

Historic Preservation Board

Tuesday, September 9, 2025

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. Approval of Previous Meeting Minutes

Attachments: [2025_0812 Minutes HPB](#)

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

B. Applications**ITEMS # 1-3 BELOW ARE CONSIDERED QUASI-JUDICIAL****C. Old Business**[1. 2025 0909](#)

FILE NO.: 25-CV-04

APPLICANT: Mike Ariss

LOCATION: 828 S Southlake Drive

REQUEST: Certificate of Appropriateness for Design and a variance request for the side setback for a second-story addition to an existing single-family dwelling, located at 828 N Southlake Drive within the Hollywood Lakes Historic District.

Attachments: [2504 HPB Staff Report 2025 0909](#)
[Attachment A Application Package](#)
[Attachment B Aerial Map](#)
[Attachment C Public Participation](#)

[2. 2025 0909](#)

FILE NO.: 22-V-49

APPLICANT: 404 N 17 Ave LLC.

LOCATION: 404 N 17th Avenue

REQUEST: Variance to reduce a pool and deck setback requirements facing a street in a historic designated building pursuant to Section 4.23.B.15 of the ZLDR in the FH-2 zoning district within the Regional Activity Center (RAC).

Attachments: [2249 HPB Staff Report 2025 0909](#)
[Attachment A Application Package](#)
[Attachment B Aerial Map](#)

[3. 2025 0909](#)

FILE NO.: 25-CV-63
APPLICANT: 1317 Harrison St LLC
LOCATION: 1317 Harrison St
REQUEST: Certificate of Appropriateness of Design to construct additions to an existing single family dwelling, and a Variance to Article 7, Section 7.2 of the Zoning and Land Development Regulations, to reduce the parking requirements in the RS-6 zoning district located at 1317 Harrison Street, within the Harrison Tyler Historic Overlay District.

Attachments: [2563 CV Staff Report 2025 0909](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)

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: 9/15/2025

Agenda Number:

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, August 12th, 2025, at 3:00 PM** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Terry Cantrell
Fred Villiers-Furze
Dulce Conde
Diana Pittarelli

Kathleen DiBona
Stephanie Bendoym
Ari Sklar

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

Anand Balram	Planning Manager
Cameron Palmer	Principal Planner/Supervisor
Carmen Diaz	Planner III
Adrian Montoya	Planner II
Urja Modi	Planner I
Rachel Marshall	Assistant Planner
Stacey Sequeira	Development Services Support Coordinator
Shira Ridley-Risk	Administrative Assistant II

Also Present:

Kim Phan	Assistant City Attorney
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3. Approval of the Meeting Minutes
July 22, 2025 – Approved.

MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY KATHLEEN DIBONA TO APPROVE THE JULY 22, 2025 MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Summary of Appeals to City Commission

None

5. Additions, Deletions, Withdrawals, and Continuances

Continuance:

FILE NO.: 25-C-04

APPLICANT: Mike Ariss

LOCATION: 828 S Southlake Drive

REQUEST: Certificate of Appropriateness for Design for a second-story addition to an existing single-family dwelling, located at 828 N Southlake Drive within the Hollywood Lakes Historic District.

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-61

APPLICANT: Ricki Kaneti

LOCATION: 800 S 7th AVE

REQUEST: Certificate of Appropriateness for Design to construct a new single-family residence and Variance requests to Article 4, Section 4.22(E) to increase the maximum allowable roof coverage for a rooftop scenery loft in the RS-6 Zoning District and the Hollywood Lakes Historic District.

Terry Cantrell read the Application.

Board member Ari Sklar recused himself as he is the applicant representing the project.

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

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

Terry Cantrell opened the meeting to public comments. Gerry Quinn, from the public, expressed concern that the applicant is attempting to the acquisition of the street. Terry Cantrell closed the public comment portion.

Ari Sklar removed himself from the room prior to decision making.

Board discussion ensued.

MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY FRED VILLIERS-FURZE TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR DESIGN WITH CONDITIONS- REDUCTION TO THE AC'D AREA, LIMITED TO A VESTIBULE AND THAT THE PARAPET REFLECT ROOF SLATS AND NO HISTORIC MARKER. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY KATHLEEN DIBONA TO APPROVE VARIANCE. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

2. **FILE NO.:** 24-C-672
APPLICANT: KR Holding Inc.
LOCATION: 1940-1942 Hollywood Boulevard
REQUEST: Certificate for Appropriateness for Design for façade alterations to an existing building in the RC-2 zoning district, located within the Historic Hollywood Business District.

Terry Cantrell read the Application.

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

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

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 ARI SKLAR TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR DESIGN WITH STAFF CONDITIONS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

3. **FILE NO.:** 25-C-65
APPLICANT: Sheri Skolnick and Menahem Skolnick
LOCATION: 1028 Jefferson Street
REQUEST: Certificate of Appropriateness for Design for a rear addition, covered porch and front façade alterations to the existing single-family dwelling located at 1028 Jefferson Street within the Hollywood Lakes Historic District.

Terry Cantrell read the Application.

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 I, 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. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. **FILE NO.:** 25-CV-66
APPLICANT: Got The Magic House LLC
LOCATION: 1006 North Southlake Drive
REQUEST: Certificate of Appropriateness of Design to construct a new single-family dwelling, and a Variance to Article 7, Section 7.2 of the Zoning and Land Development Regulations, to reduce the parking requirements in the RS-9 zoning district located at 1006 North Southlake Drive, within the Hollywood Lakes Historic Overlay District.

Terry Cantrell read the Application.

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. Martin Lewis and Caryn Lewis, from the public, commented on this item. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY ARI SKLAR AND SECONDED BY DIANA PITTARELLI TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR DESIGN WITH CONDITION THAT THE APPLICANT WORK WITH STAFF TO MEET THE PARKING REQUIREMENTS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY DIANA PITTARELLI TO DENY THE VARIANCE AND SECONDED BY ARI SKLAR. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

5. **FILE NO.:** 25-C-68
APPLICANT: 1929 Fairness LLC
LOCATION: 1929 Hollywood Boulevard
REQUEST: Certificate for Appropriateness for Design for façade alterations to an existing building in the Historic Retail Core (RC-2) zoning district located at 1929 Hollywood Boulevard, within the Hollywood Boulevard Historic Business Overlay District.

Terry Cantrell read the Application.

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 ARI SKLAR AND SECONDED BY DIANA PITTARELLI TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR DESIGN FOR VERSION 1 WITH CONDITIONS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

6. **FILE NO.:** 25-C-04
APPLICANT: Mike Ariss
LOCATION: 828 S Southlake Drive
REQUEST: Certificate of Appropriateness for Design for a second-story addition to an existing single-family dwelling, located at 828 N Southlake Drive within the Hollywood Lakes Historic District.

This item will have a continuance.

C. OLD BUSINESS

None

D. NEW BUSINESS

1. **Informational update by Planning and Urban Design to discuss the Historic Preservation Element of the Comprehensive Plan.** -This item is to be deferred.

E. ADJOURNMENT

The meeting was adjourned at 5:32 P.M.



City of Hollywood

Staff Summary

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

File Number: 1. 2025 0909

Agenda Date: 9/9/2025

To: Historic Preservation Board

Title: FILE NO.: 25-CV-04
APPLICANT: Mike Ariss
LOCATION: 828 S Southlake Drive
REQUEST: Certificate of Appropriateness for Design and a variance request for the side setback for a second-story addition to an existing single-family dwelling, located at 828 N Southlake Drive within the Hollywood Lakes Historic District.

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

DATE: September 9, 2025 **FILE:** 25-CV-04

TO: Historic Preservation Board

VIA: Anand Balram, Assistant Director/Chief Planner

FROM: Reginald White, MPA, Planner III

SUBJECT: Request for a Certificate of Appropriateness for Design and Variance request to Article 4.1C of the Zoning and Land Development Regulations pertaining to the aggregate side setback for a 2nd story addition with renovations of an existing single-family home located at 828 South Southlake Drive within the Hollywood Lakes Multiple Resource Listing District.

APPLICANT'S REQUEST

Request for a Certificate of Appropriateness for Design and variance request for the side setback for a 2nd story addition with renovations of an existing single-family home located at 828 South Southlake Drive within the Hollywood Lakes Multiple Listing District.

STAFF'S RECOMMENDATION

Approval of Variance - The reduction of the minimum combined side setback requirement of 25% (15'-6") of the lot's net width (62.50 ft); per the City of Hollywood's Land Development Code Section 4.1(D); to a proposed combined side setback of 15'-1" (24% of the lot's net width). This proposed reduction and extension is being requested to allow the use of the existing eastern wall of the property, which is located 7'5" from the eastern property line, while providing the minimum side setbacks on the western property line.

Certificate of Appropriateness for Design: Approved if Variance requests are granted.

BACKGROUND

The existing one-story home was constructed in 1960, according to the Broward County Property Appraiser. The house was built on a lot containing approximately 7,814 square feet that is zoned in the RS-6 zoning district and is surrounded by multiple single-family homes similar in scale. The existing house is approximately 2,341 square feet in size. The current main entrance to this lot is located on the south side of Southlake Drive. The applicants propose an addition to an existing single-family home, featuring interior and exterior renovations. The proposed renovations will remedy illegal construction concerning an unpermitted family room, an unpermitted bedroom, and other electrical and plumbing work done without a permit (Violation V23-05679).

REQUEST

The Applicant requests a Certificate of Appropriateness for a 2nd-story addition with renovations of an existing single-family home, and a variance request to reduce the minimum required combined side setback.

Section 4.1(D) provides that properties within the RS-6 zoning district maintain a minimum setback of 7.5 feet per side with a total combined setback equal to 25% of the lot width. The requests pertains to the reduction of the minimum combined side setback requirement of 25% (15'-6") of the lot's net width (62.50 ft). The applicant is proposing a reduced combined side setback of 15'-1" (24% of the lot's net width) to maintain the existing building line on the east side of the property. The proposed second-floor addition is identical to the ground floor of the eastern building line of 7'5" and the expansion will maintain the side setbacks on the western building line of 7'-8".

The existing single-family home sits on a 62.50-foot-wide lot centered on the site, and the second-story addition will not encroach on the required side setback. The renovated home is proposed to include a Modern-Contemporary design with pure orthogonal geometries and volumetric elements. The proposed single-family home is a two-story home containing approximately 2,679 square feet, with the first level providing a living room, office space, dining area, and three bedrooms. The ground floor is covered with a combination of landscaping and driveway stone pavers that make up the driveway. The backyard features a pool with a covered terrace, a BBQ space, and a sitting area. The second floor consists of the master bedroom and bathroom. Required parking will be provided via a driveway accessible only from Southlake Drive. The proposed renovated home maintains compatibility with neighboring properties in terms of scale, rhythm, and spatial relationship.

The proposed materials are compatible and consistent in quality, color, texture, finish, and dimension with other previously approved structures with contemporary design in the historic district. The design proposes a warm palette of wood, grey porcelain tile, bronze aluminum glass screening, and a smooth stucco finish, providing a sophisticated look. Additionally, the proposed landscaping will enhance the ambiance achieved by the home's design, allowing for shade, visibility, and framing of the property.

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 district. The proposed home is consistent with the character of the Lakes Area Historic Multiple Resource Listing District, and the design maintains compatibility with its scale and massing.

SITE BACKGROUND

Applicant/Owner:	Mike Ariss
Address/Location:	828 South Southlake Drive
Size of Property:	7,814 sq. ft. (0.18 acres)
Present Zoning:	Single-Family Residential (RS-6)
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Single Family
Year Built:	1960 (BCPA)

ADJACENT ZONING

North:	Single-Family Residential District (RS-6)
South:	Single-Family Residential District (RS-9)
East:	Single-Family Residential District (RS-6)
West:	Single-Family Residential District (RS-6)

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 design is consistent with the scale and massing of the adjacent neighborhood, while allowing the Applicant to maximize the living area of their property.

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. The proposed new house and improvements are sensitive to the character of the Historic Lakes Section through its design which possesses similar characteristics to existing structures in the surrounding 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 has minimal impact on the current streetscape.

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 existing one-story home was constructed in 1960. It is a ranch style home dating back to the Post War Modern era between 1946 and 1960 that is described in the City of Hollywood's design guidelines for the Historic District. The applicant proposes exterior and interior renovations, as well as a second story addition that is consistent with the architectural features described in the Design Guidelines for Historic Properties and Districts and enforced by the Historic Preservation Board. Therefore, it will not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: That the requested Variances maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The property is located in the Hollywood Lakes District on the southern side of South Lake close to the Intracoastal Waterway, built in 1960 as a One-Story Single family home sits alongside its respective residential zoning; and it was legally built under old regulations, but now doesn't meet the current zoning requirements since it has existing non-conforming side yard setbacks. However, even though the project maintains both East setback (7'-5") and West setback (7'-8"), it does not break the visual harmony and the historic character of the house, and also preserves the appearance of the block.

FINDING: Consistent.

CRITERIA 2: That the requested Variances are otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The home's current placement is compatible with neighboring properties and consistent with the overall built environment of the district, many of which also feature similar historic setbacks. The variance does not introduce any incompatible land use, nor does it alter the single-family residential nature of the area. Granting the variance will not be detrimental to the community but rather will help preserve the visual continuity and charm of the neighborhood. Both the

existing house and the addition on the 2nd floor don't negatively impact neighbors or the overall look of the area.

FINDING: Consistent.

CRITERIA 3: That the requested Variances are consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

ANALYSIS: The request is consistent with the City's Comprehensive Plan, particularly in promoting the preservation of historic structures and neighborhoods. It supports goals related to maintaining community character, encouraging reinvestment in historic districts, and allowing reasonable use of historically significant properties. By maintaining the original setbacks, we ensure the home remains a viable, contributing structure within the historic district.

FINDING: Consistent.

CRITERIA 4: That the need for the requested Variances are not economically based or self-imposed.

ANALYSIS: The need for this variance is not economically driven nor self-imposed. The structure was built with the current setbacks prior to the implementation of more restrictive zoning regulations. The applicant is seeking to maintain the existing footprint rather than expand or redevelop. The request is strictly to preserve the original footprint of a historically contributing property without undue hardship or loss of historic value.

FINDING: Consistent.

CRITERIA 5: That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not Applicable.

APPLICABLE CRITERIA

Analysis of criteria and findings 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 property is located in the Hollywood Lakes District on the southern side of South Lake close to the Intracoastal Waterway, built in 1960 as a One-Story Single family home sits alongside its respective residential zoning; also it sits on a 62'-5" wide lot like its neighboring properties within its zoning designation of RS-6. The second-floor expansion respects the original footprint and maintains the building's orientation within the streetscape, preserving the home's historic relationship to its site.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The existing building was built in 1960 and through the years, it was repaired and renovated, but its original design hasn't been altered that much, especially on the front facade. The new 2nd floor addition and the exterior renovation proposed refreshes the curb appeal alongside S Southlake Dr with a Mid-Century/Modern style to bring the historic essence of its surroundings and embrace the new without forgetting the old, also interact harmoniously in scale and positioning, creating a cohesive spatial relationship. These volumes invite an abundance of natural light while also highlighting the richness of the surrounding contextual environment. Accepting the variance request allows for a design that contributes to this residential area's progression towards adopting Modern-Contemporary aesthetics.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: The setting of the existing single-family home is representative of most of the homes in the Historic District Section, sitting on the south side of Southlake Drive with direct access to South Lake Drive and the Intracoastal Waterway. However, the new proposed design will seamlessly help transition into an adequate structure relevant to the historic district. The addition does not disrupt the visual cohesion of the historic neighborhood. It maintains compatibility with neighboring properties in terms of scale, rhythm, and spatial relationship. Landscaping and site elements will be preserved or enhanced to support the historic context. The reduction of the minimum combined setback will not negatively impact surrounding buildings as it follows already established conditions in the area.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: The proposed building's materials and colors are intended to be neutral and cohesive. The proposed palette of white, beige and dark gray stone, complemented by clear glass. Features such as light natural wood ceilings and vertical elements, and clear glass railings throughout will create a striking contrast, highlighting its modern and sophisticated design.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The workmanship of the proposed new construction is guaranteed through compliance with all State and Local regulations. Proper barricading will be provided during the demolition of the existing structure and new construction work. All practices will meet or exceed requirements of the Florida Building Code 2023, 8th edition and the State of Florida Department of Environmental Protection.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: The home will continue to reflect its historic identity as a single-family residence within the district. The addition supports continued residential use and ensures the long-term viability of the property while respecting its heritage and contribution to the district's character. The Architectural style does not break the visual harmony and the historic character of the house, and also preserves the appearance of the neighborhood.

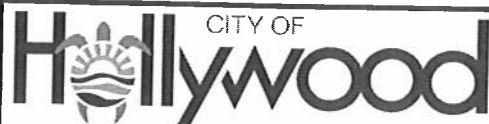
FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Map
ATTACHMENT C: Public Participation

ATTACHMENT A

Application Package



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: 828 S SOUTHLAKE DR, HOLLYWOOD, FL 33019
 Lot(s): 32 W 1/2 33 SSW 1/4 Block(s): 78 Subdivision: HOLLYWOOD LAKES
 Folio Number(s): 5142 1402 5110

Zoning Classification: RS-6 Land Use Classification: RESIDENTIAL
 Existing Property Use: SINGLE FAMILY HOME Sq Ft/Number of Units: 2,341 SQ. FT.
 Is the request the result of a violation notice? ☐ Yes ☒ No If yes, attach a copy of violation.
 Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: VARIANCE APPROVAL FOR EXISTING NON-CONFORMING REAR & SIDES SETBACKS, NEW 2ND FLOOR ADDITION, INTERIOR & EXT. RENOVATIONS

Phased Project: Yes ☐ No ☒ Number of Phases: 1

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>1</u> #Rooms <u>4</u>
Proposed Non-Residential Uses	<u>N/A</u> S.F.)
Open Space (% and SQ.FT.)	Required %: <u>100</u> (Area: <u>3,178 (49.27)</u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>3</u>)
Height (# of stories)	(# STORIES) <u>2</u> (<u>21.67</u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<u>2879</u> FT.)

Name of Current Property Owner: MIKE ARISS
 Address of Property Owner: 828 S SOUTHLAKE DR HOLLYWOOD, FL 33019
 Telephone: 305 494 1120 Email Address: mikeariss333@gmail.com

Applicant CONRADO MUNOZ Consultant ☐ Representative ☒ Tenant ☐
 Address: 1108 KANE CONCOURSE #212 BAY HARBOR Telephone: 786 389 9535

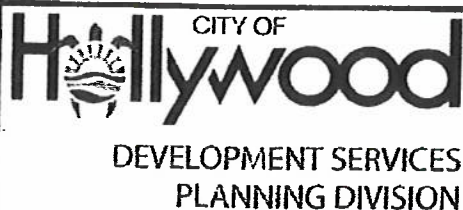
Email Address: gmunoz@sixsidesinc.com
 Email Address #2: SCORIALO@SIXSIDESINC.COM

Date of Purchase: 04/29/24 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): _____

E-mail Address: _____



GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ ✓

Date: 15-Apr-25

PRINT NAME: Mike Ariss ✓

Date: 15-Apr-25

Signature of Consultant/Representative: _____

Date: 04.14.25

PRINT NAME: GONZALO MUÑOZ

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for VARIANCE APPROVAL & 2ND FLOOR ADDITION to my property, which is hereby made by me or I am hereby authorizing GONZALO MUÑOZ 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 15 day of APRIL, 2025

Notary Public
State of Florida



SUSANA CORRIA-ARIAS
Notary Public
State of Florida
Comm# HH531274
Expires 7/8/2028

Signature of Current Owner

Mike Ariss
Print Name

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

PROJECT INFORMATION

OWNER: Mike Ariss

ADDRESS: 828 S Southlake Drive, Hollywood, FL 33019

SUBDIVISION: HOLLYWOOD LAKES

FOLIO NO: 5142 1402 5110

LEGAL DESCRIPTION: Hollywood Lakes Section 1-32 B Lot 32 W1/2,33 Less W 12.5 BLK 78

YEAR BUILT: 1960

PROPERTY USE: Single Family Home

ZONING: RS-6



#AA26002922
SIX SIDES ARCHITECTURE, INC.
1102 KANE CONCOURSE, SUITE #212
BAY HARBOUR ISLAND FL 33154
Ph. 786.389.9535

CRITERIA OF APPROPRIATENESS FOR DESIGN

To: City of Hollywood
Historic Preservation Board
2600 Hollywood Boulevard
Hollywood, Florida 33020

Date: July 8th, 2025

Project: Second floor addition and Renovations for:
Mike Ariss
828 S SOUTHLAKE DR
Hollywood, Florida 33019

INTEGRITY OF LOCATION

The property is located in the Hollywood Lakes District on the southern side of South Lake close to the Intracoastal Waterway, built in 1960 as a One-Story Single family home sits alongside its respective residential zoning; also it sits on a 62'-5" wide lot like its neighboring properties within its zoning designation of RS-6. The second-floor expansion respects the original footprint and maintains the building's orientation within the streetscape, preserving the home's historic relationship to its site.

DESIGN

The existing building was built in 1960 and through the years, it was repaired and renovated, but its original design hasn't been altered that much, specially on the front facade. The new 2nd floor addition and the exterior renovation proposed refreshes the curb appeal alongside S Southlake Dr with a Mid-Century/Modern style to bring the historic essence of its surroundings and embrace the new without forgetting the old, also interact harmoniously in scale and positioning, creating a cohesive spatial relationship. These volumes are inviting an abundance of natural light while also highlighting the richness of the surrounding contextual environment.

SETTING

The setting of the existing single-family home is typical to most of the homes in the Historic District Section, sitting on the south side of the S Southlake Dr. with directly access to the South Lake and The Intracoastal Waterway.

However, the new proposed design will seamlessly help transition into an adequate structure relevant to the historic district. The addition will not disrupt the visual cohesion of the historic neighborhood. It maintains compatibility with neighboring properties in terms of scale, rhythm,



#AA26002922
SIX SIDES ARCHITECTURE, INC.
1102 KANE CONCOURSE, SUITE #212
BAY HARBOUR ISLAND FL 33154
Ph. 786.389.9535

and spatial relationship. Landscaping and site elements will be preserved or enhanced to support the historic context.

MATERIALS

The proposed building's materials and colors are intended to be neutral and cohesive. We are proposing a palette of white, beige and dark gray stone, complemented by clear glass. Features such as light natural wood ceilings and vertical elements, and clear glass railings throughout will create a striking contrast, highlighting its modern and sophisticated design.

ASSOCIATION

The home will continue to reflect its historic identity as a single-family residence within the district. The addition supports continued residential use and ensures the long-term viability of the property while respecting its heritage and contribution to the district's character

WORKMANSHIP

The proposed renovation and second-floor addition will maintain and highlight the quality of craftsmanship that characterizes the original structure. Existing features that reflect the home's mid-century workmanship — such as the clean lines, overhangs, and masonry details — will be preserved and carefully integrated into the new construction. New construction elements, including wood ceilings, trim, and exterior finishes, will be executed with high-quality materials and skilled techniques to ensure that the level of craftsmanship is consistent with the original period and style. Where repairs are necessary, methods and details will replicate or complement the original work to honor the home's historic integrity.

We are committed to ensuring the renovation and a second-floor addition enhances the home while preserving its historic significance. We respectfully request the Board's approval for the Certificate of Appropriateness for Design.

Sincerely,

Daniel Gomez (AOR)
Sixsides Architecture, Inc.
#AA26002922



#AA26002922
SIX SIDES ARCHITECTURE, INC.
1102 KANE CONCOURSE, SUITE #212
BAY HARBOUR ISLAND FL 33154
Ph. 786.389.9535

VARIANCE CRITERIA

To: City of Hollywood
Historic Preservation Board
2600 Hollywood Boulevard
Hollywood, Florida 33020

Date: April 16th, 2025

Project: Variance approval for non-conforming setbacks for:
for:

Mike Ariss
828 S SOUTHLAKE DR
Hollywood, Florida 33019

INTENT AND PURPOSE

The property is located in the Hollywood Lakes District on the southern side of South Lake close to the Intracoastal Waterway, built in 1960 as a One-Story Single family home sits alongside its respective residential zoning; and it was legally built under old regulations, but now doesn't meet the current zoning requirements since it has existing non-conforming side yard setbacks.

However, even though the project maintain both East setback (7'-2") and West setback (7'-8") does not break the visual harmony and the historic character of the house, and also preserves the appearance of the block.

COMPATIBILITY

The home's current placement is compatible with neighboring properties and consistent with the overall built environment of the district, many of which also feature similar historic setbacks. The variance does not introduce any incompatible land use, nor does it alter the single-family residential nature of the area. Granting the variance will not be detrimental to the community but rather will help preserve the visual continuity and charm of the neighborhood.

Both the existing house and the addition on the 2nd floor don't negatively impact neighbors or the overall look of the area.



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1102 KANE CONCOURSE, SUITE #212
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Ph. 786.389.9535

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The request is consistent with the City's Comprehensive Plan, particularly in promoting the preservation of historic structures and neighborhoods. It supports goals related to maintaining community character, encouraging reinvestment in historic districts, and allowing reasonable use of historically significant properties. By maintaining the original setbacks, we ensure the home remains a viable, contributing structure within the historic district.

NOT ECONOMICALLY BASED OR SELF-IMPOSED

The need for this variance is not economically driven nor self-imposed. The structure was built with the current setbacks prior to the implementation of more restrictive zoning regulations. We are seeking to maintain the existing footprint rather than expand or redevelop. The request is strictly to preserve the original footprint of a historically contributing property without undue hardship or loss of historic value.

COMPLIANCE WITH STATE / FEDERAL LAW

The variances supports the principles set forth in federal and state preservation guidelines which encourage the protection and continued use of historic structures. The requested variances approval represents the minimum relief necessary to avoid compromising the historic design and placement of the existing structure, thereby aligning with the intent of preservation standards.

Sincerely,

Daniel Gomez (AOR)
Sixsides Architecture, Inc.
#AA26002922

HISTORIC PRESERVATION BOARD

NEW 2ND FLOOR ADDITION

828 S SOUTHLAKE DRIVE
HOLLYWOOD, FL 33019



NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

HISTORIC PRESERVATION
BOARD

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
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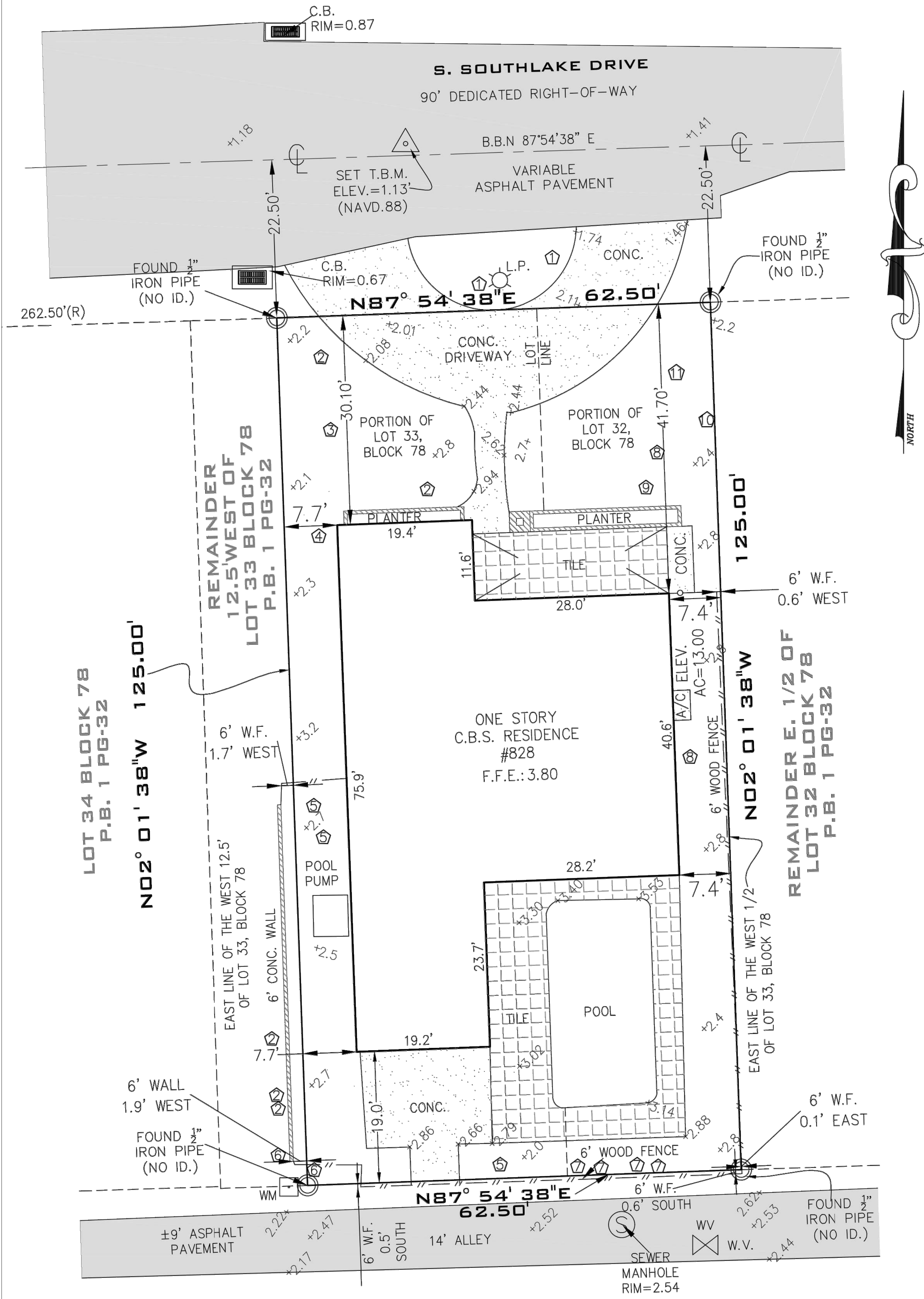
REVISED:

COVER

241119SSMA

08/12/2025

A-001



PROJECT DATA:

2ND FLOOR ADDITION FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR
HOLLYWOOD, FL. 33019

PROPERTY ADDRESS & FOLIO NUMBER:

828 S SOUTHLAKE DR
HOLLYWOOD, FL. 33019

FOLIO NO: 5142 1402 5110

PROPERTY OWNER:

MIKE ARISS

828 S SOUTHLAKE DR
HOLLYWOOD, FL. 33019

FULL LEGAL DESCRIPTION:

HOLLYWOOD LAKES SECTION 1-32 B; LOT 32 W1/2, 33 LESS W 12.5; BLK 78.

LOCATION MAP:



SCOPE OF WORK:

THIS SCOPE OF WORK IS INTENDED TO PROVIDE A GENERAL DESCRIPTION OF THE WORK PROPOSED. THE PROJECT ENCOMPASSES A SECOND FLOOR ADDITION FOR AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE; EXTERIOR AND INTERIOR RENOVATIONS; SEE PLANS.

INDEX:

- A-001 COVER
- A-002 INDEX / GENERAL INFO
- A-003 ADJACENT PROPERTIES PICTURES
- A-004 SUBJECT SITE PICTURES
- A-005 SITE PLANS (EXISTING & PROPOSED)
- A-006 COLORED SITE PLAN
- A-007 DEMO PLANS
- A-008 FIRST FLOOR
- A-009 SECOND FLOOR
- A-010 ROOF PLAN
- A-011 ELEVATIONS
- A-012 ELEVATIONS
- A-013 ELEVATIONS
- A-014 STREET ELEVATION
- A-015 RENDERINGS
- A-016 COLOR PALETTE

NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL. 33019

PROJECT:

HISTORIC PRESERVATION
BOARD

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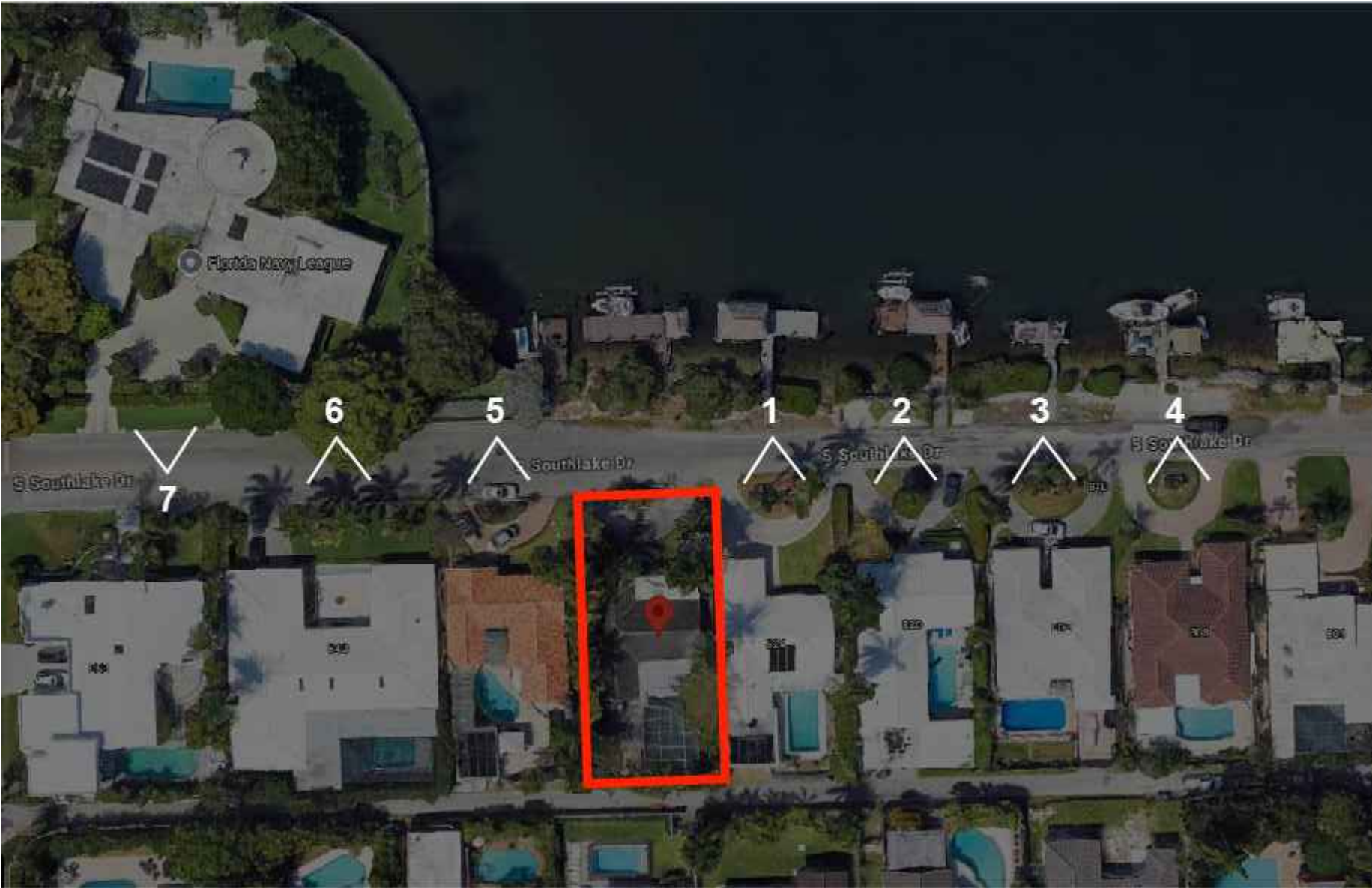
GENERAL INFO /
INDEX

241119SSMA

08/12/2025

A-002

KEY MAP



1- 824 S SOUTHLAKE DR



2- 820 S SOUTHLAKE DR



3- 812 S SOUTHLAKE DR



4- 808 S SOUTHLAKE DR



5- 832 S SOUTHLAKE DR



6- 840 S SOUTHLAKE DR



7- 858 S SOUTHLAKE DR



8- 845 S SOUTHLAKE DR



NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

HISTORIC PRESERVATION
BOARD

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ADJACENT PROPERTIES

241119SSMA
08/12/2025

EXISTING SUBJECT PROPERTY



NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

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BOARD

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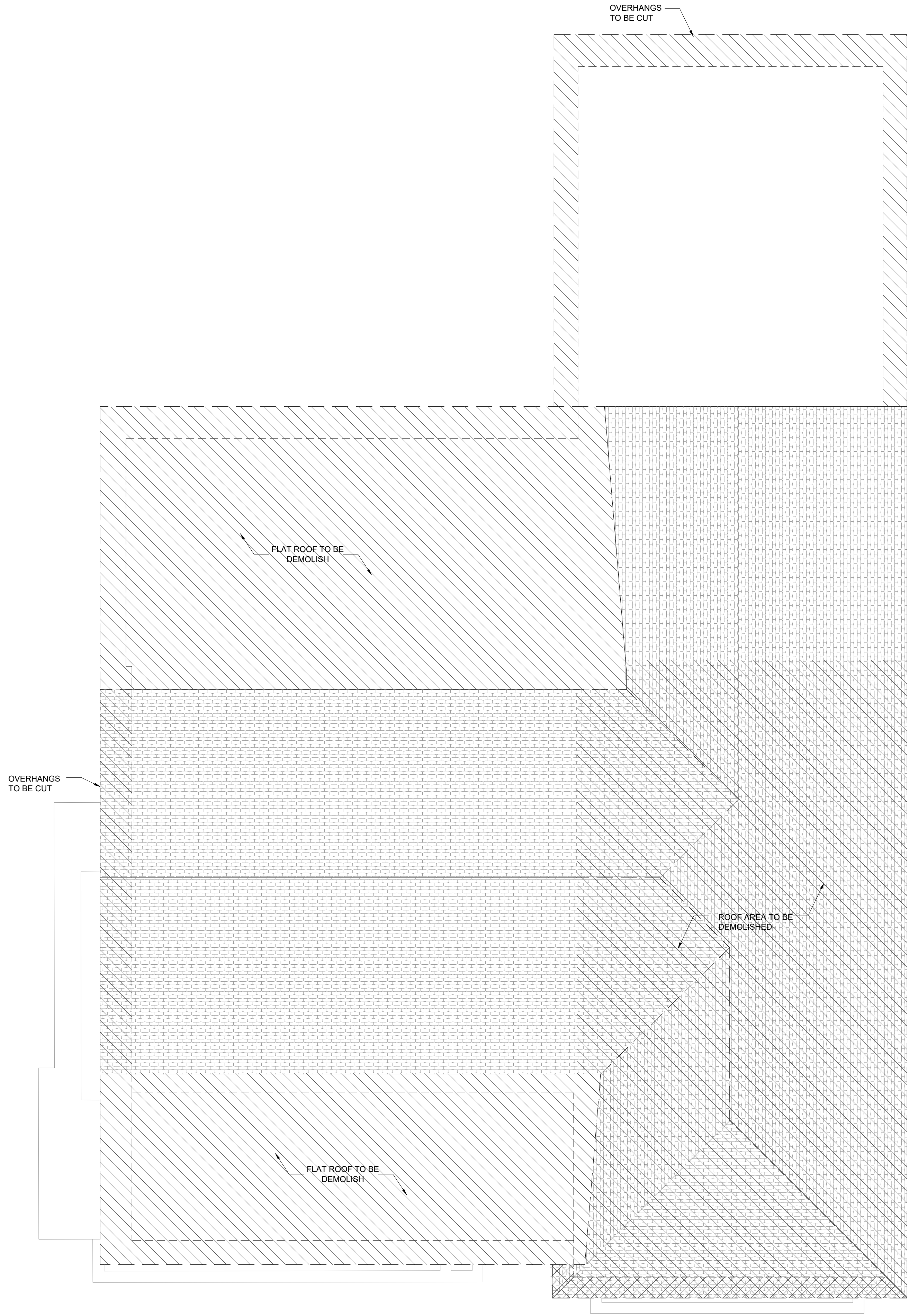
REVISED:

SUBJECT SITE
PICTURES

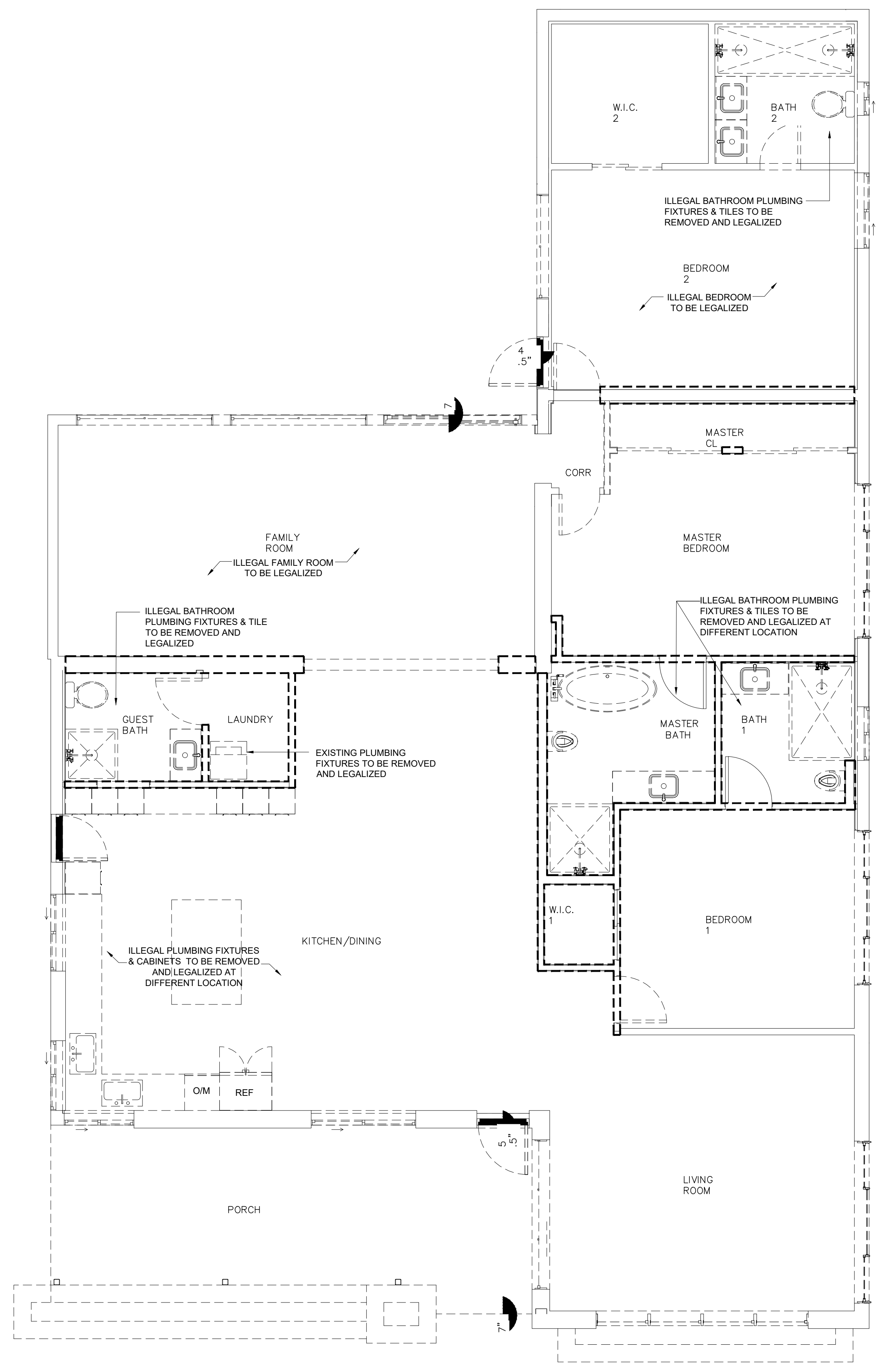
241119SSMA

08/12/2025

A-004



2 DEMO ROOF PLAN
Scale: 1/4" = 1'-0"



1 DEMO FLOOR PLAN
Scale: 1/4" = 1'-0"



PROJECT: NEW 2ND FLOOR ADDITION FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

HISTORIC PRESERVATION BOARD

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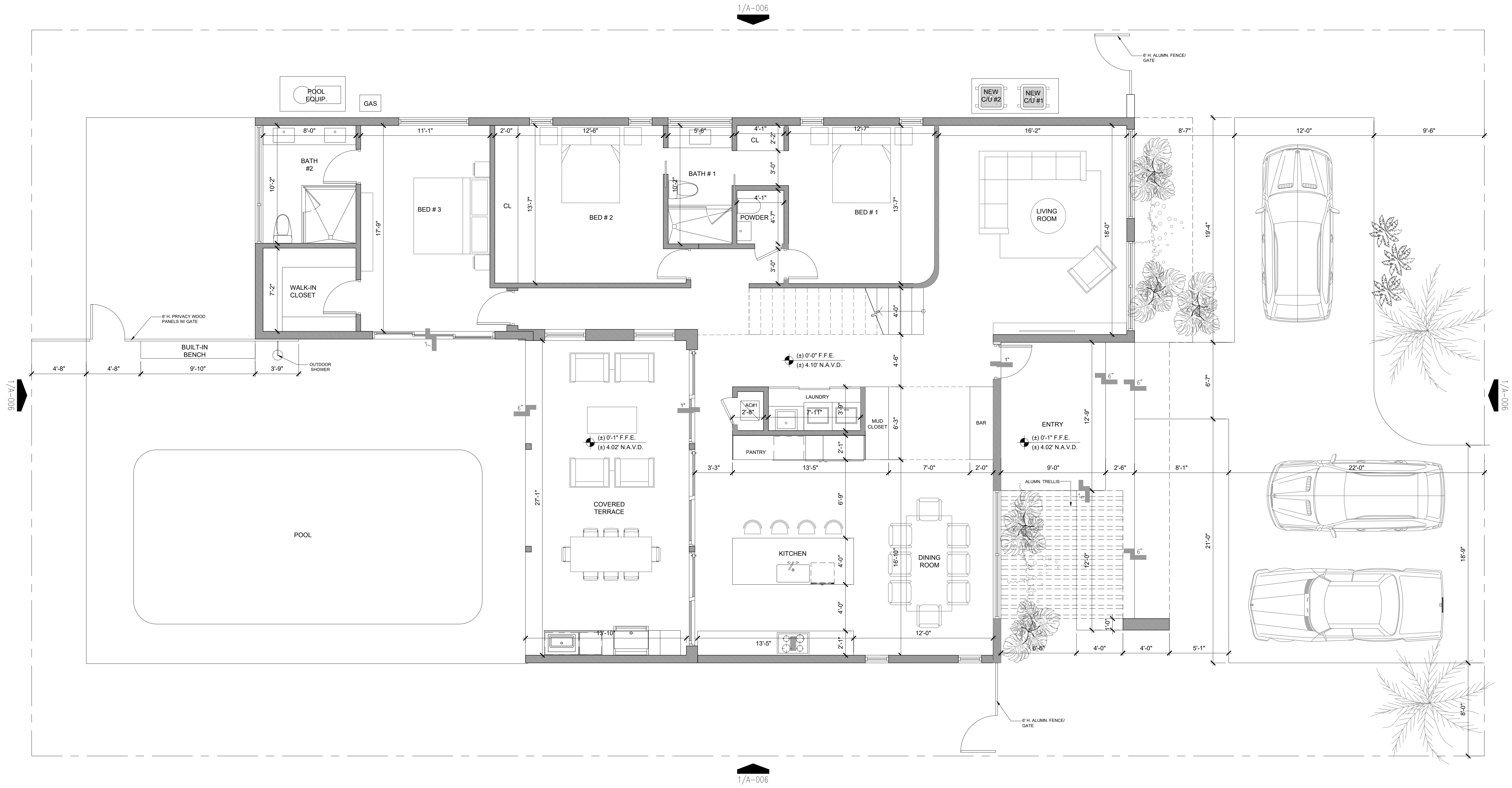
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DEMO PLANS

241119SSMA

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NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

HISTORIC PRESERVATION BOARD

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REVISED:

FIRST FLOOR PLAN

241119SSMA
08/12/2025

1
NEW
1ST FLOOR PLAN
Scale: 1/4" = 1'-0"



A-008

NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

HISTORIC PRESERVATION
BOARD

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SECOND FLOOR PLAN

241119SSMA
08/12/2025

A-009

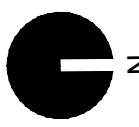
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1/A-006

1
NEW
2ND FLOOR PLAN
Scale: 1/4" = 1'-0"



NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

HISTORIC PRESERVATION
BOARD

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ROOF PLAN

241119SSMA

08/12/2025

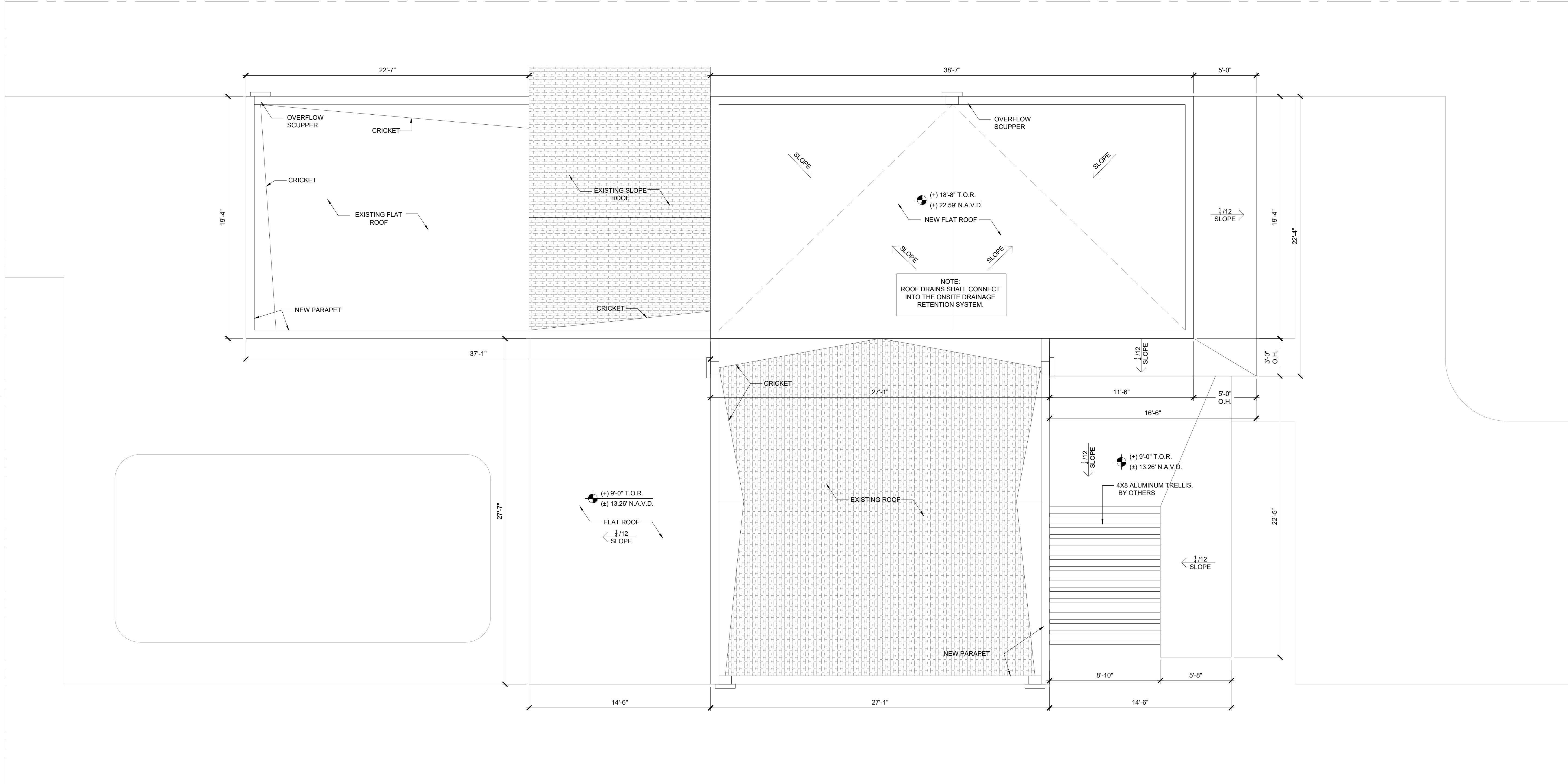
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1/A-006

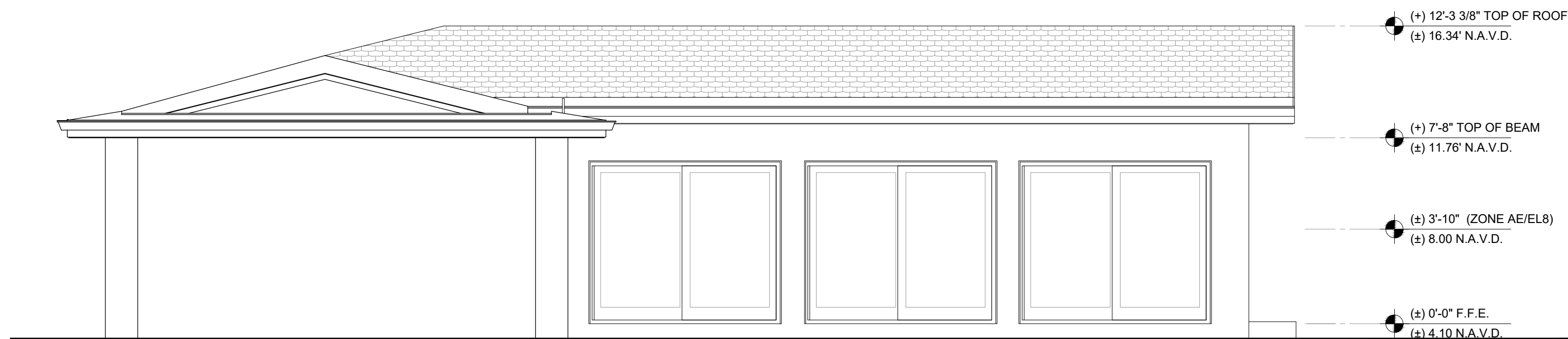


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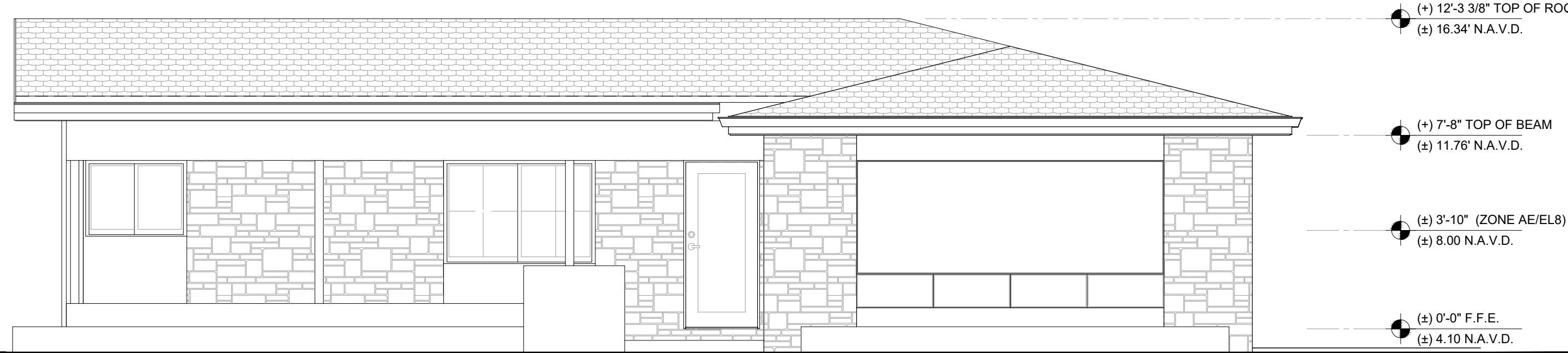


PROJECT:
NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

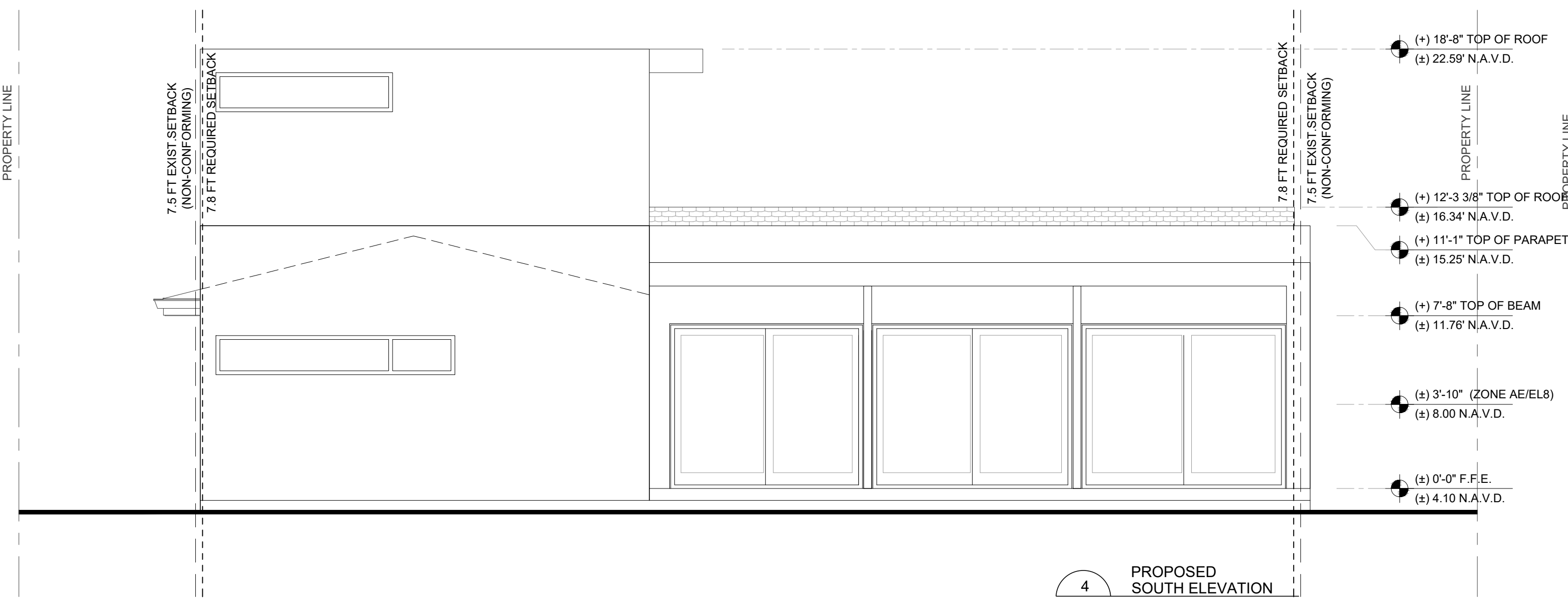
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BOARD



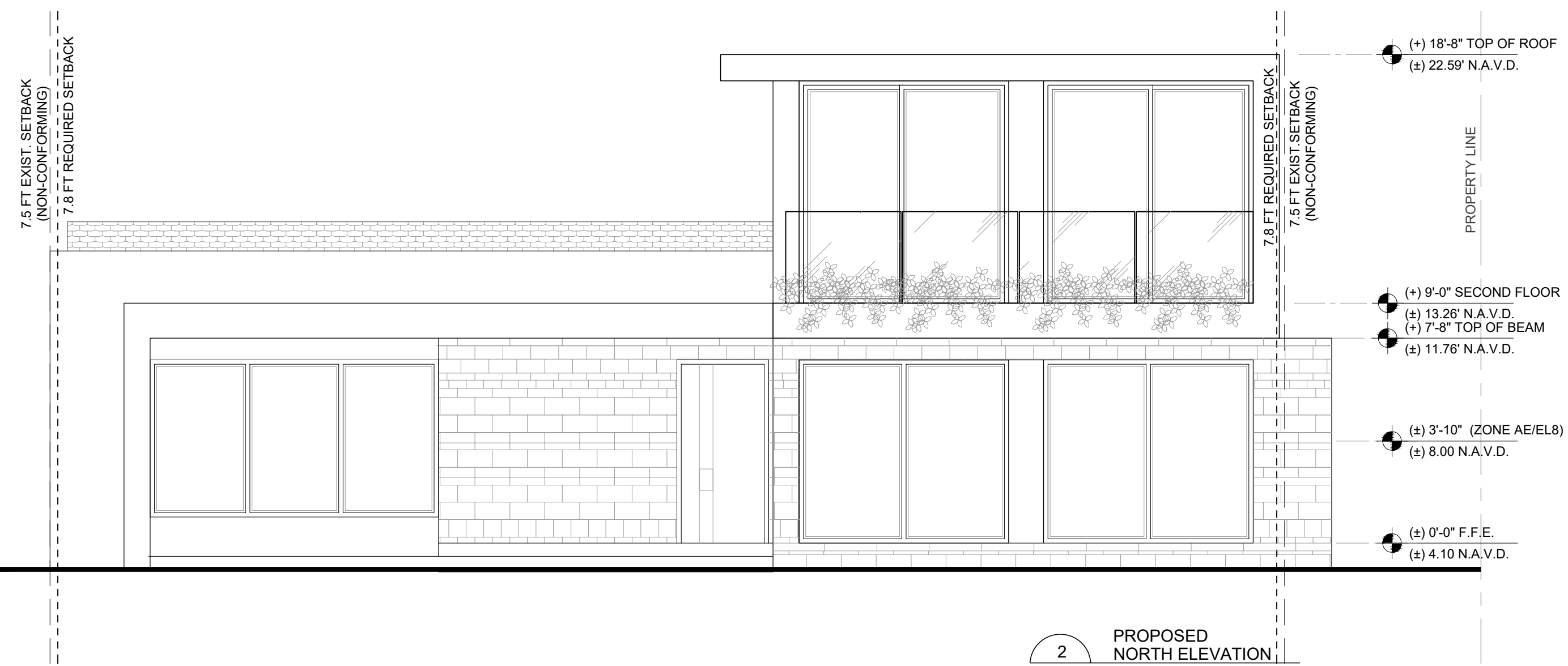
3 EXISTING
SOUTH ELEVATION
Scale: 1/4" = 1'-0"



1 EXISTING
NORTH ELEVATION
Scale: 1/4" = 1'-0"



4 PROPOSED
SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED
NORTH ELEVATION
Scale: 1/4" = 1'-0"

SIXSIDES ARCHITECTURE, INC.
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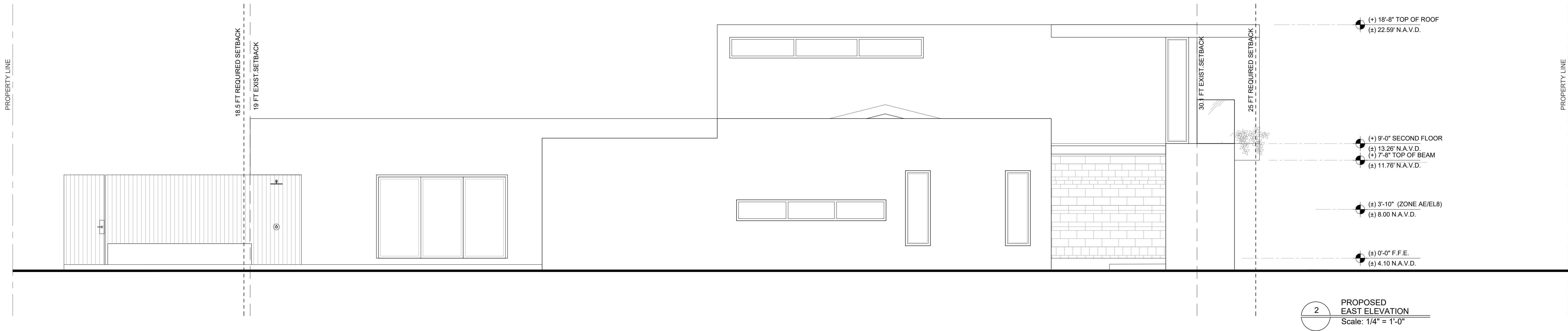
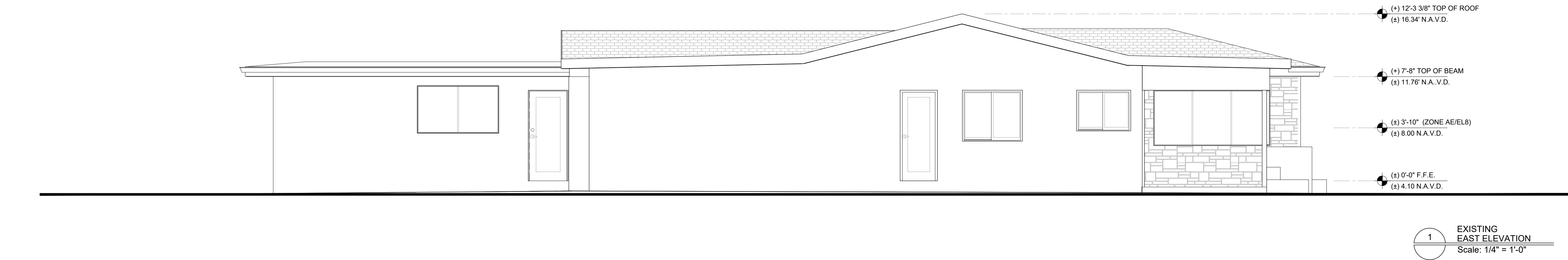
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ELEVATIONS

241119SSMA

08/12/2025

A-011



PROJECT:
NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

HISTORIC PRESERVATION
BOARD

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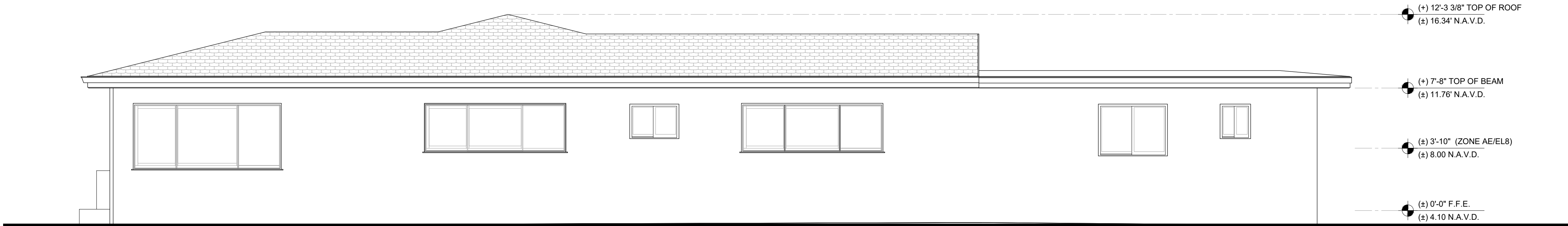
REVISED:

ELEVATIONS

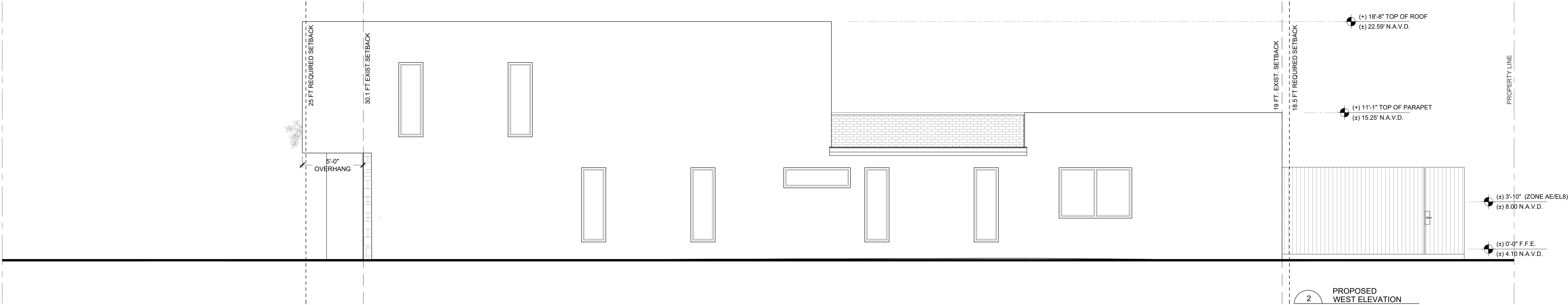
241119SSMA

08/12/2025

A-012



1
EXISTING
WEST ELEVATION
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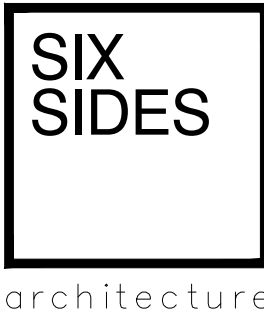
2
PROPOSED
WEST ELEVATION
Scale: 1/4" = 1'-0"

NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
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PROJECT:

HISTORIC PRESERVATION
BOARD

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REVISED:

ELEVATIONS

241119SSMA

08/12/2025

A-013

NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

HISTORIC PRESERVATION
BOARD

SIXSIDES ARCHITECTURE, INC.
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SIX
SIDES

architecture

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REVISED:

STREET
ELEVATION

241119SSMA

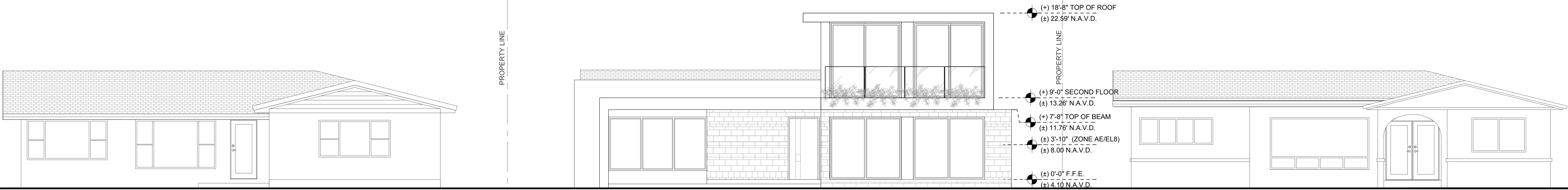
08/12/2025

A-014

824

828

832



S SOUTHLAKE DR

2 PROPOSED
WEST ELEVATION
Scale: 1/4" = 1'-0"



824 S SOUTHLAKE DR



832 S SOUTHLAKE DR

RENDERINGS



NORTH VIEW



WEST VIEW



SOUTH VIEW



EAST VIEW

NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

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REVISED:

RENDERINGS

241119SSMA

08/12/2025

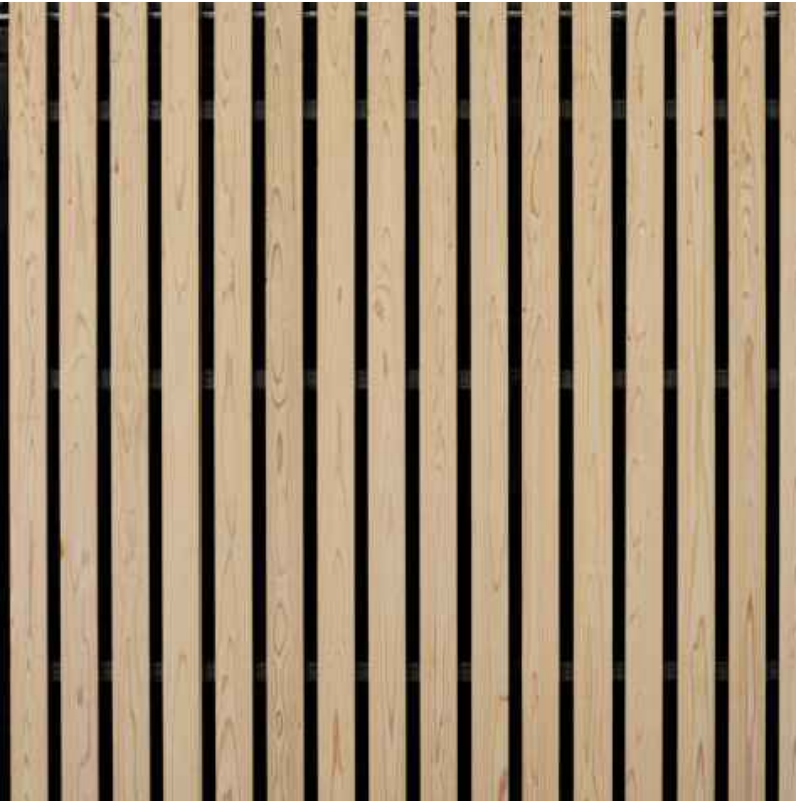
A-015

MATERIAL BOARD / EXTERIORS

_WHITE SMOOTH STUCCO FACADE



_EXTERIOR WOOD CEILING



_EXTERIOR SIDING



_EXTERIOR ALUMINUM TRELLIS



_CONCRETE FLAT ROOF TILE (GREY)



_DRIVEWAY STONE PAVER



_EXTERIOR TILE (GREY PORCELAIN)



_SLIDING GLASS DOORS/WINDOWS (BRONZE)



_FLOATING ENTRY STEPS (GREY PORCELAIN)



_EXTERIOR WALL COVERING (GREY STONE)



_BUILT-IN PLANTER / GLASS RAILING



NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
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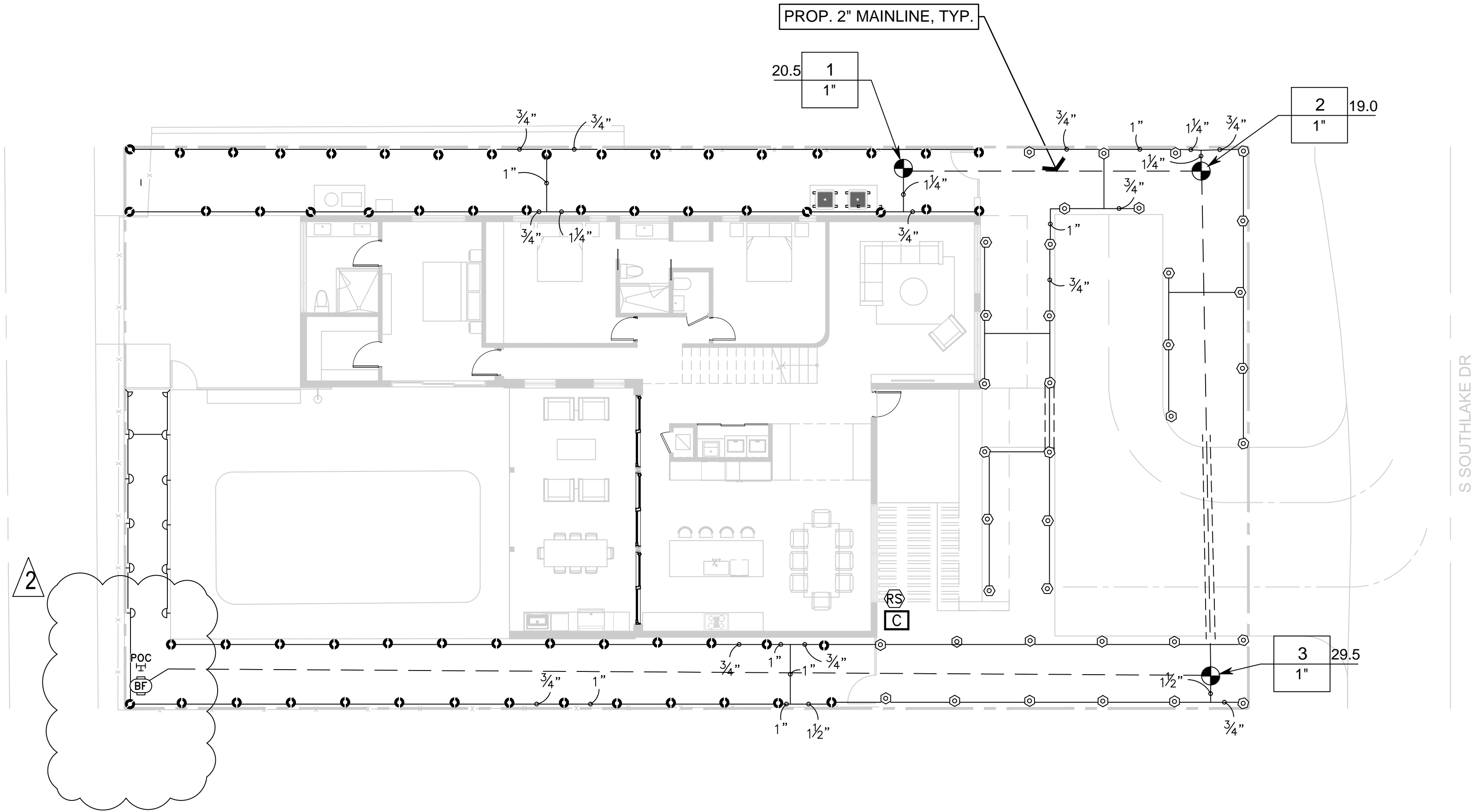
REVISED:

COLOR PALETTE

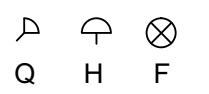
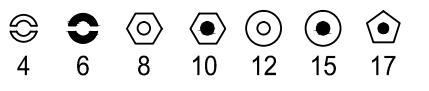





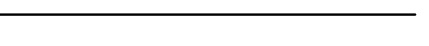

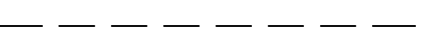
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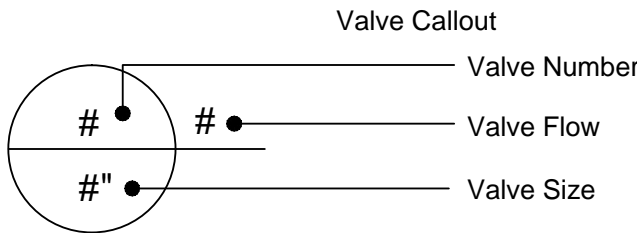
08/12/2025

A-016



VALVE SCHEDULE				
NUMBER	MODEL	SIZE	TYPE	GPM
1	HUNTER ICV-G	1"	SHRUB SPRAY	20.5
2	HUNTER ICV-G	1"	SHRUB SPRAY	19.03
3	HUNTER ICV-G	1"	SHRUB SPRAY	29.49

IRRIGATION_SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
 Q H F	HUNTER PROS-06 5' RADIUS SHRUB SPRAY, 6" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	12	30
 4 6 8 10 12 15 17	HUNTER PROS-06 ADJUSTABLE ARC SHRUB SPRAY, 6" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	97	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	3	
	FEBCO 765 1" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12" ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1	
	HUNTER XC-800 (2) 8 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, OUTDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.	1	
	HUNTER MINI-CLIK RAIN SENSOR, MOUNT AS NOTED	1	
	POINT OF CONNECTION 2" POTABLE WATER SOURCE	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	712.9 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	203.0 LF	
	PIPE SLEEVE: PVC CLASS 200 SDR 21	29.9 LF	

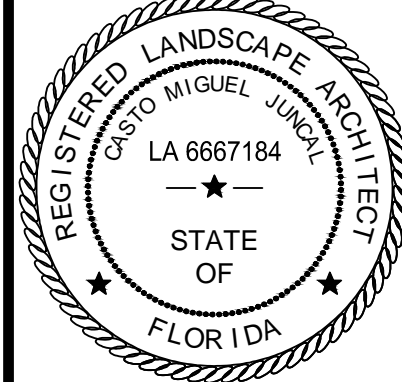


NO.	DATE	REVISIONS	DES. (DWG.)			
			PLANS	UPDATED	PER	CITY
1	12/11/24					
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						

NEW RESIDENCE

828 S. SOUTHLAKE DRIVE, HOLLYWOOD, FLORIDA-33019

IRRIGATION PLAN



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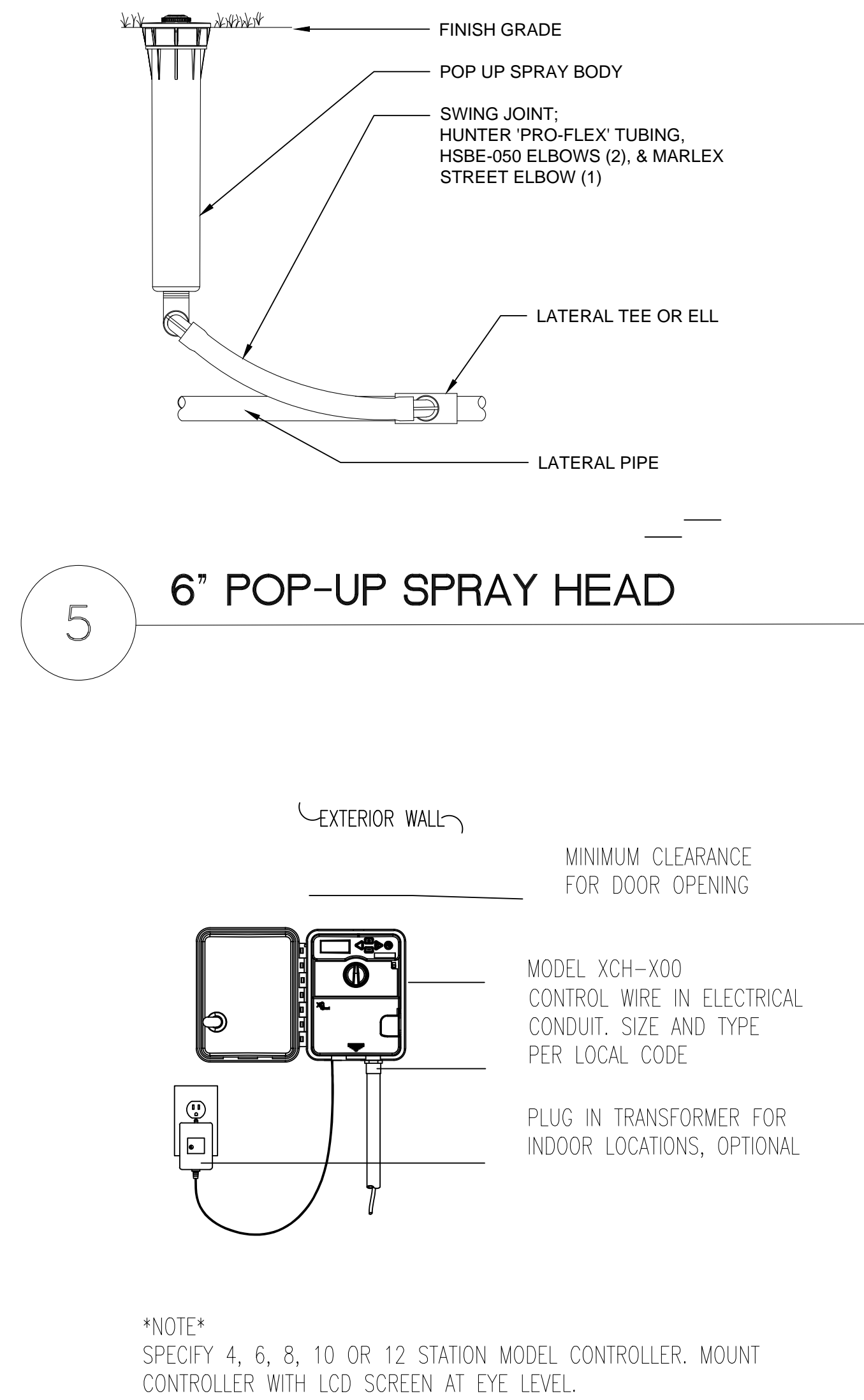
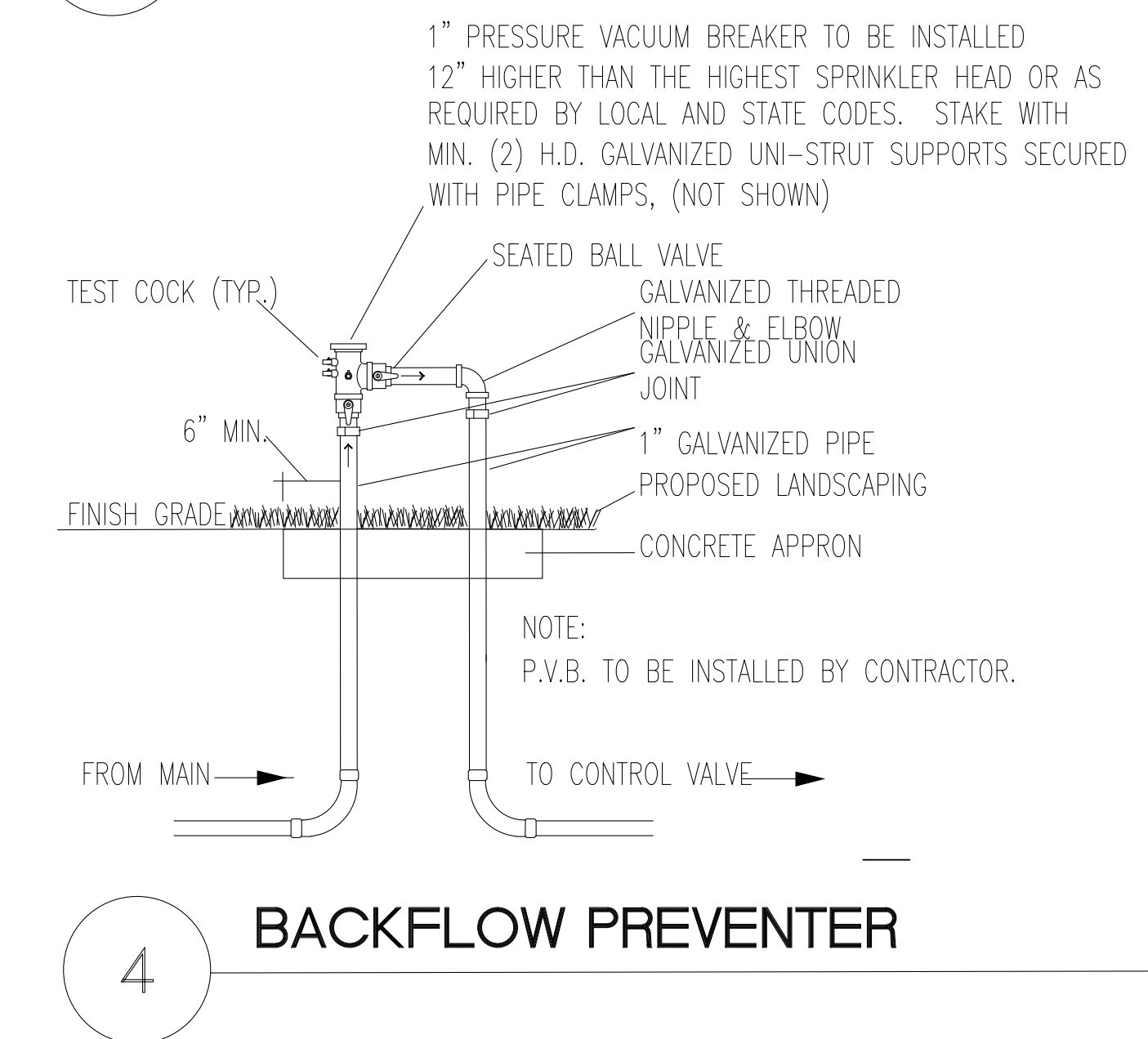
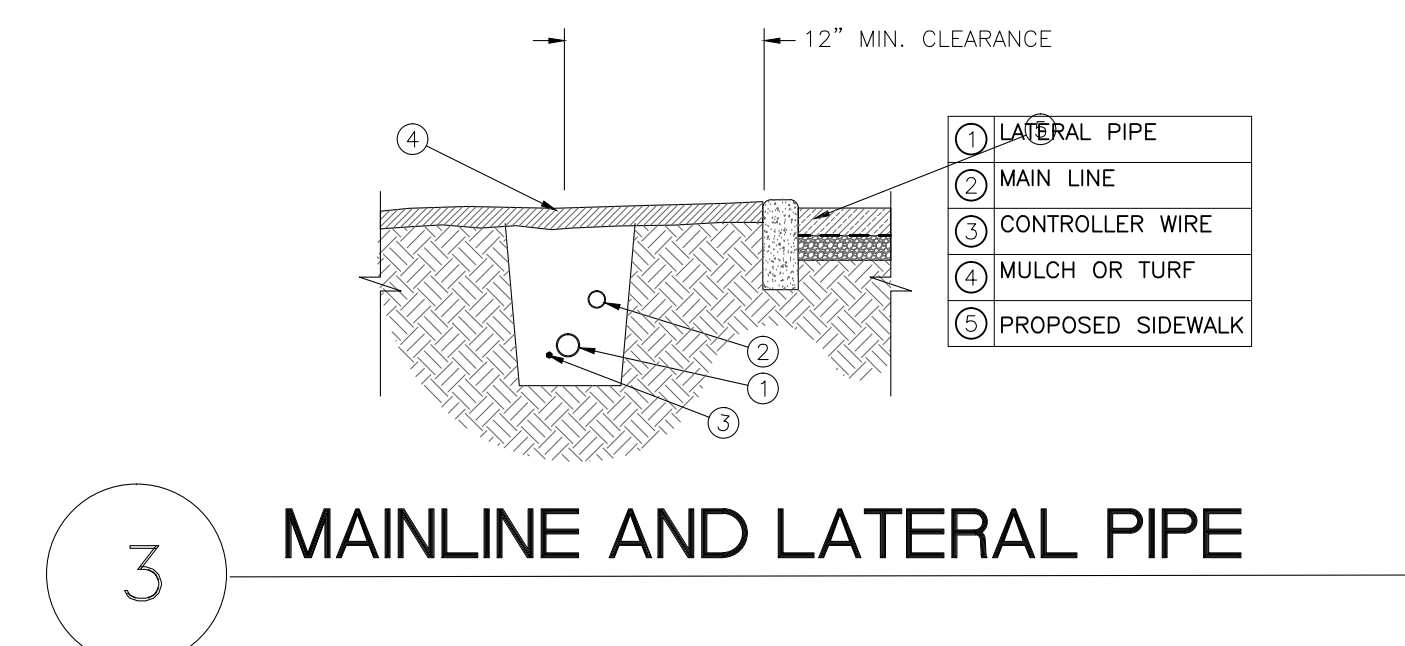
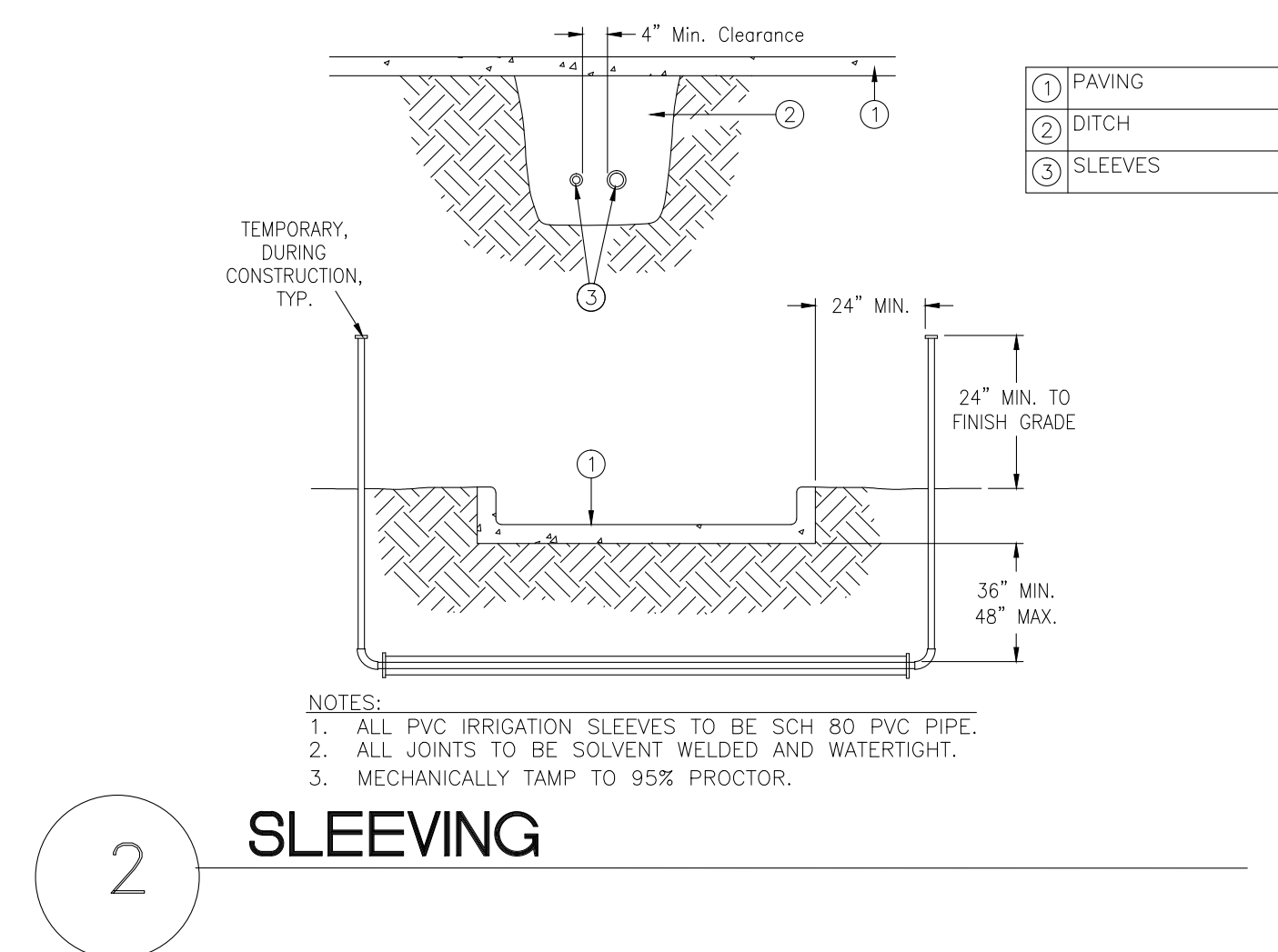
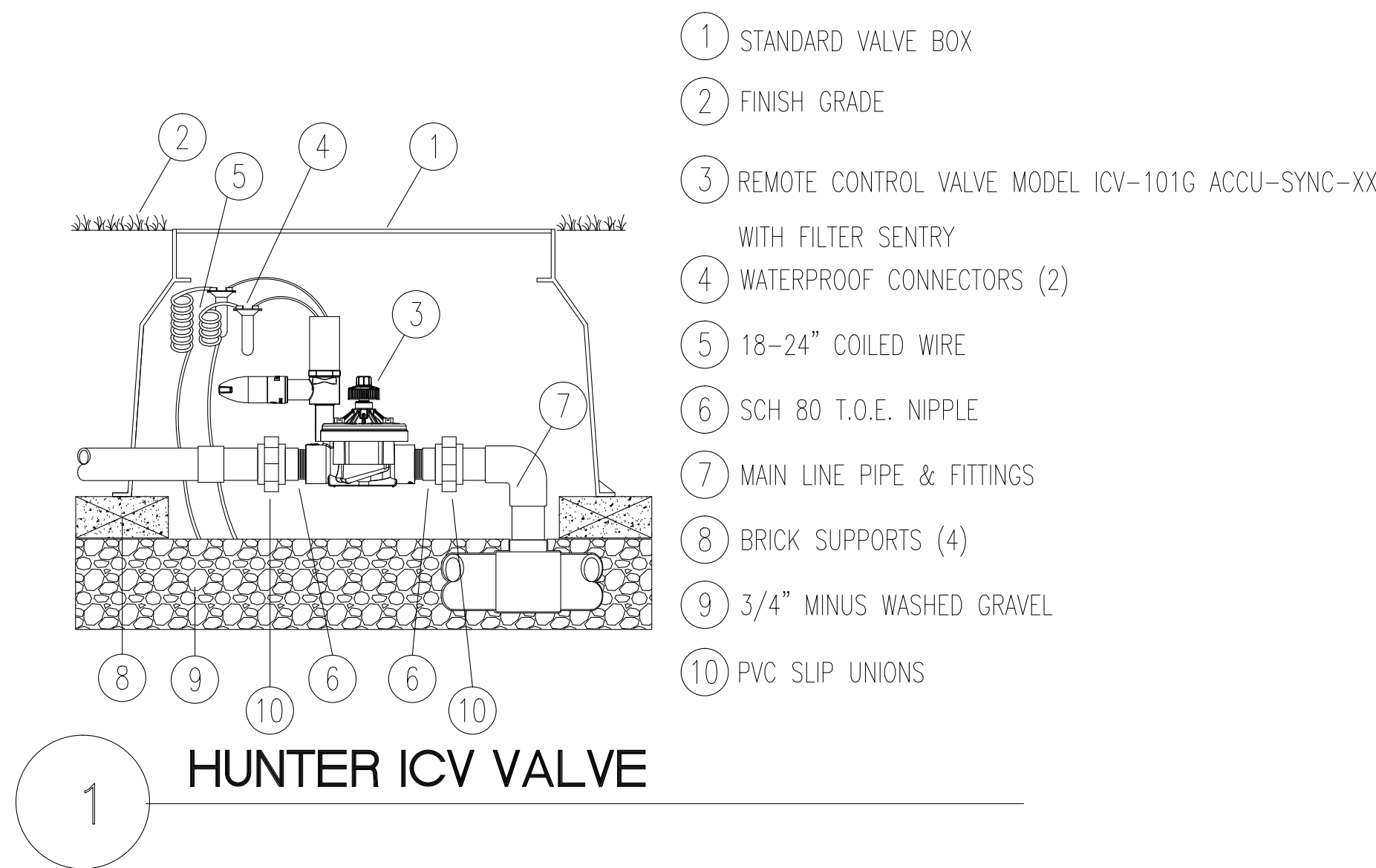
JuncalDesignStudio@gmail.com

MJ	MJ	MJ
DES.	DWN.	CHK.

IRR-1

12/11/241 OF 3

IRRIGATION DETAILS

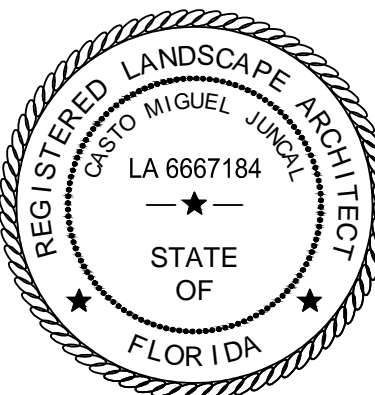


- ## IRRIGATION NOTES

1. CONTRACTOR TO VERIFY THE LOCATION OF WATER SOURCE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING IRRIGATION SERVICE TO AREAS OUTSIDE OF THE CONSTRUCTION SITE THAT WOULD RESULT IN THE DISRUPTION OF SERVICE DURING CONSTRUCTION. THE CONTRACTOR WILL RESTORE/REPAIR ALL DAMAGED IRRIGATION LOCATED WITHIN THE CONSTRUCTION SITE OR ANY AREAS BEING USED BY THE CONTRACTOR, SUCH AS STAGING AREAS AND PARKING AREAS. IF ANY SOD/LANDSCAPING DIES INSIDE OR OUTSIDE THE CONSTRUCTION FENCE AS A RESULT OF IRRIGATION FAILURE DUE TO CONSTRUCTION, THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR RESTORING THE AREAS EXACTLY AS THEY WERE PREVIOUS TO CONSTRUCTION.
3. THE PROPOSED VALVES AND IRRIGATION HEADS ARE CONNECTED TO THE EXISTING IRRIGATION SYSTEM.
4. IRRIGATION SYSTEMS SHALL BE DESIGNED TO MEET THE NEEDS OF THE PLANTS IN THE LANDSCAPE.
5. THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIAL TO INSTALL A FULLY OPERATIONAL IRRIGATION SYSTEM.
6. ALL SPRINKLER HEADS SHALL BE INSTALLED WITH SWING .
7. IRRIGATION SLEEVES ARE REQUIRED UNDER HARDSCAPE AREAS SUCH AS PAVED AREAS, DRIVEWAYS, RETAINING WALLS, AND ALL OTHER HARD-WEARING MATERIALS SUCH AS STONE, CONCRETE SIDEWALKS, ROAD, ETC. ALL IRRIGATION SLEEVE PIPE SHALL BE SCHEDULE 40 PVC. SLEEVES SHALL BE 2 PIPE SIZES LARGER THAN THE RUNNING PIPE AND SHALL EXTEND 24" OUTWARD FROM EDGE OF ASPHALT/ROADWAY OR CONCRETESLAB. SLEEVES UNDER PAVED AREAS SHALL BE INSTALLED TO A MINIMUM DEPTH OF 24".
8. VALVES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.
9. IRRIGATION MAIN PIPE SHALL BE SCHEDULE 40 PVC.
LATERALS: CLASS 200
SLEEVES: SCHEDULE 40
10. TOP OF VALVE BOXES AND SPRINKLER HEADS SHALL BE INSTALLED AT FINISH GRADE LEVEL.
11. MAINS SHALL BE @ 18" BELOW FINISH GRADE AND LATERALS BETWEEN 6" AND 12" (DEPENDING OF THE PIPE SIZE) BELOW FINISH GRADE. ALL IRRIGATION TRENCHES TO BE BACK FILLED WITH 100% SAND TO PREVENT PIPE RUPTURES.
12. ZONE CONTROLLING VALVES WILL BE ADJUSTED AND CONNECTED TO THE EXISTING CONTROLLER.
13. WHEN FEASIBLE, IRRIGATION SYSTEMS SHALL BE DESIGNED TO SEPARATELY SERVE TURF AND NON-TURF AREAS.
14. THE DESIGN SHALL CONSIDER SOIL, SLOPE, AND OTHER SITE CHARACTERISTICS IN ORDER TO MINIMIZE WATER WASTE, INCLUDING OVERSPRAY, WATERING OF IMPERVIOUS SURFACES AND OTHER NON-VEGETATED AREAS, AND OFF-SITE RUNOFF.
15. RAIN SWITCHES OR OTHER APPROVED DEVICES, SUCH AS SOIL MOISTURE SENSORS, TO PREVENT UNNECESSARY IRRIGATION SHALL BE INCORPORATED.
16. A RECOMMENDED SEASONAL OPERATING SCHEDULE AND AVERAGE PRECIPITATION RATES FOR EACH IRRIGATION ZONE FOR BOTH ESTABLISHMENT AND MAINTENANCE CONDITIONS SHALL BE PROVIDED.
17. SPRINKLER LOCATIONS SHALL BE COORDINATED WITH EXISTING AND PROPOSED PLANTING MATERIAL, SITE LIGHTING, UTILITIES, ETC. TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW.
18. BEFORE ANY CONSTRUCTION START, A TEST OF THE IRRIGATION SYSTEM MUST BE CONDUCTED. THE CONTRACTOR, PROJECT MANAGER AND IRRIGATION TECHNICIAN MUST BE THERE TO SEE IF THERE ARE ANY INFRACTIONS THAT HAVE TO BE ADDRESSED.
19. TESTING FOR PRESSURE AND LEAKAGE SHALL BE ACCOMPLISHED UPON THE COMPLETION OF EACH SECTION OF ZONED PIPING. ALL RISERS SHALL BE INSTALLED PRIOR TO TESTING AND SHALL BE SUITABLE PLUGGED AND BLOCKED. THE CONTRACTOR SHALL ALLOW ALL SOLVENT-WELDED JOINTS TO CURE ACCORDING TO MANUFACTURER'S DIRECTION PRIOR TO PRESSURE TESTING. THE CONTRACTOR MAY NOT BACKFILL JOINTS BEFORE TESTING. IN THE EVENT OF AN UNSATISFACTORY TEST, THE CONTRACTOR WILL UNCOVER THE SECTIONS FOR LOCATION OF LEAKS AND MAKE THE REQUIRED REPAIRS.
20. ALL LINES SHALL BE FLUSHED AND ALL OUTLETS SHALL BE CAPPED AND PLUGGED BEFORE TESTING. PRESSURE TESTING (100 PSI FOR A MINIMUM OF ONE HOUR) SHALL BE CONDUCTED IN THE PRESENCE OF THE PROJECT MANAGER. TEST SHALL PASS WHEN THERE IS NO DETECTABLE CHANGE IN PRESSURE AT THE END OF ONE HOUR PERIOD. THE TESTING COST SHALL BE PAID FOR BY THE CONTRACTOR.
21. BACKFILL SHALL BE CAREFULLY PLACED TO AVOID PIPE DISLOCATION. BACKFILL MATERIAL SHALL BE FREE OF ROCKS, STUMPS, ROOTS, STONES, AND OTHER DEBRIS THAT COULD DAMAGE IRRIGATION SYSTEM COMPONENTS.
22. POP-UP ROTORS SHALL BE RAIN BIRD 5004 AND SPRAY HEADS SHALL BE RAIN BIRD 18006 SERIES. ROTORS FOR ATHLETIC FIELDS SHALL BE FALCON 6504 HIGH-SPEED #12 NOZZLE.
23. SIX INCH POP-UP SPRAYHEADS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH. TWELVE INCH POP-UP TYPE SPRAYHEADS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUNDCOVERS. BUBBLERS SHALL BE INSTALLED AT ROYAL PALMS AND LARGE TREES.
24. THE CONTRACTOR SHALL FULLY WARRANT THE IRRIGATION SYSTEM FOR A PERIOD OF ONE (1) YEAR AFTER FINAL ACCEPTANCE. THE CONTRACTOR WILL RECEIVE A WRITTEN CONFIRMATION FROM THE LANDSCAPE ARCHITECT, AFTER ACCEPTANCE, WHICH WILL STATE THE DURATION OF WARRANTY PERIOD FROM BEGINNING TO END.

[illegible]

NEW RESIDENCE

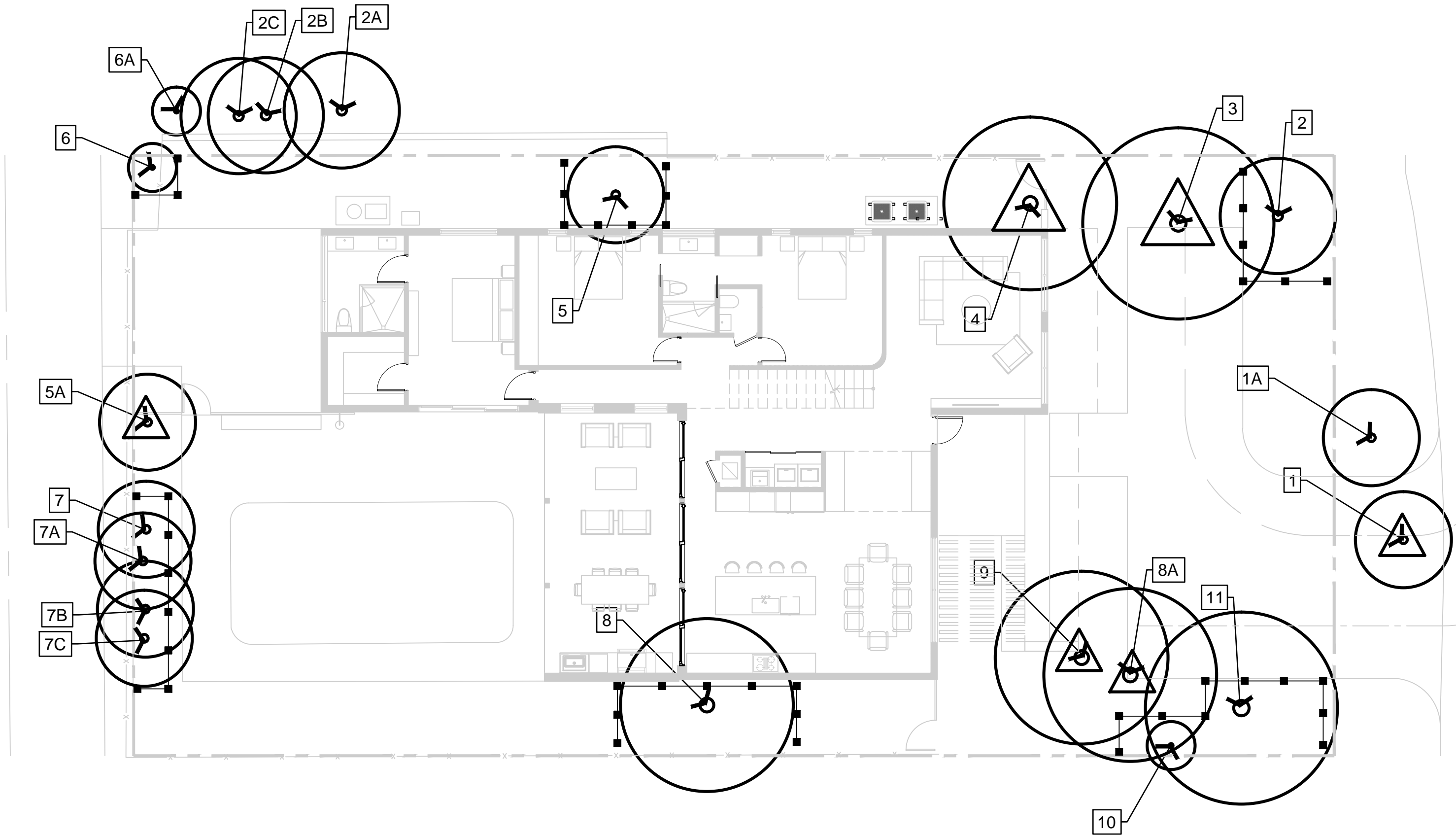


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MJ	MJ	MJ
DES.	DWN.	CHK.

IRR-2

12/11/24 SHEET 1 OF 3



LEGEND

- EXISTING TREE TO BE REMOVED EXISTING TREE TO REMAIN EXISTING TREE TO RELOCATE
- TREE PROTECTION FENCE TPZ AREA

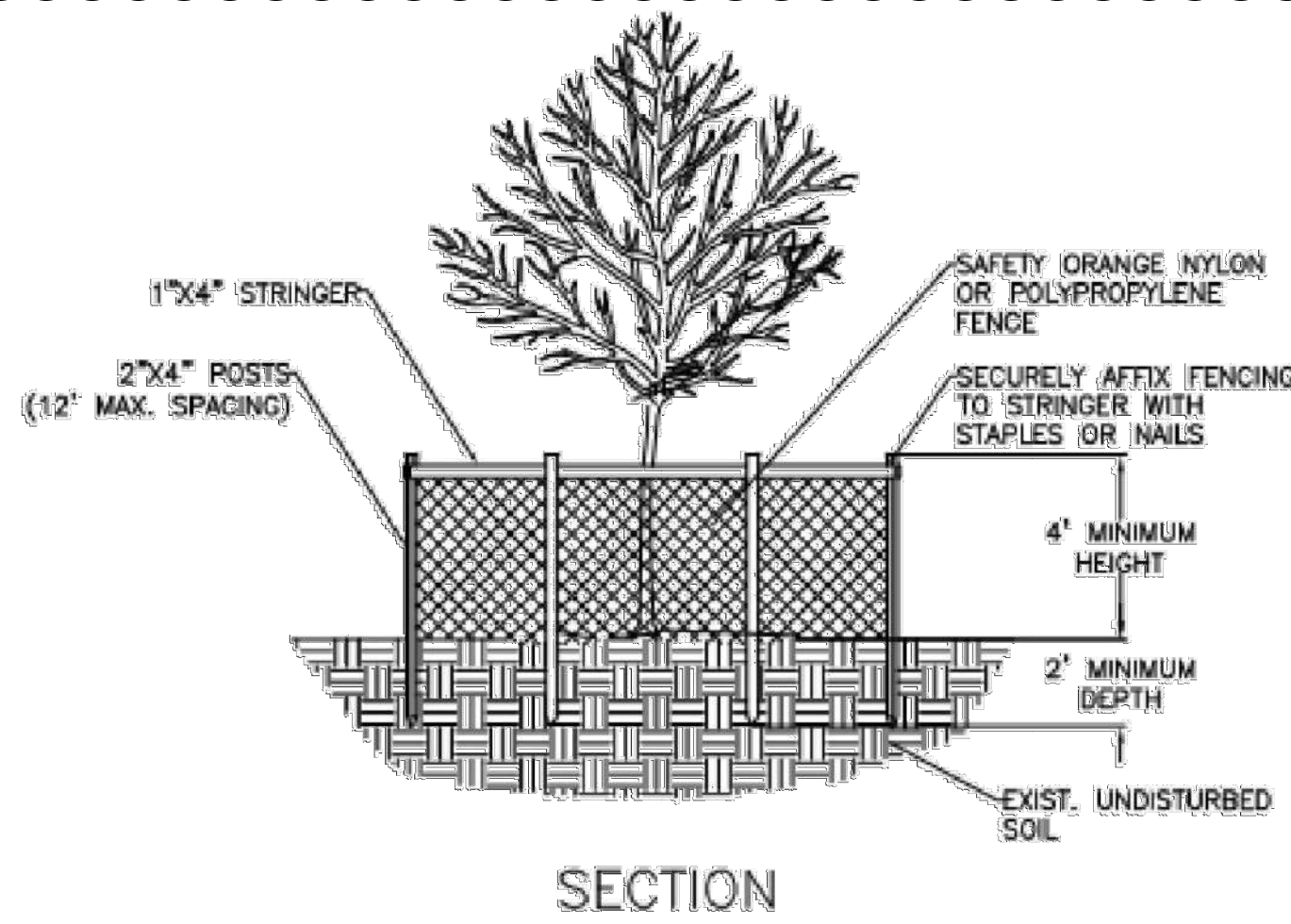
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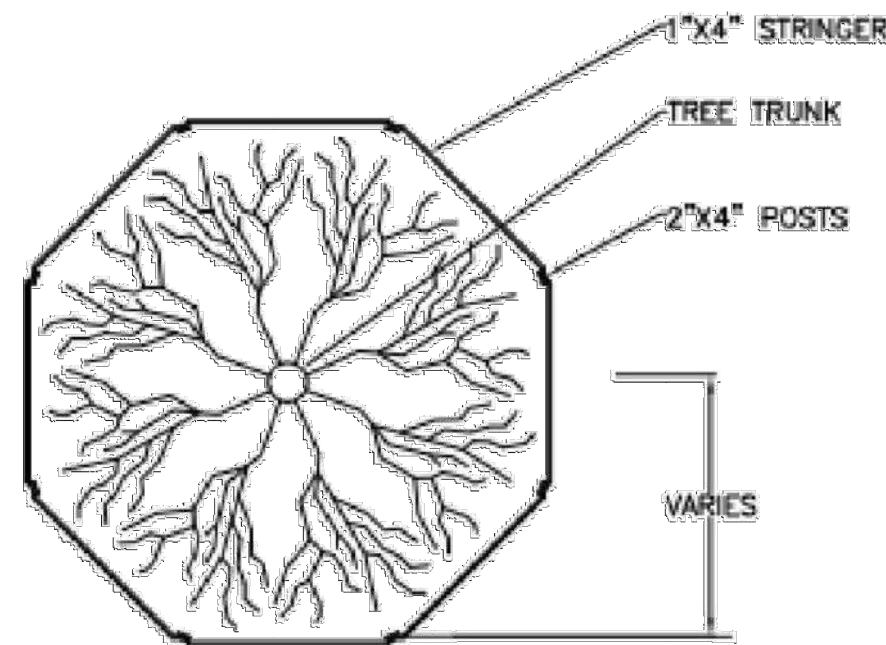
SCALE 1" : 10'

Tree Disposition Chart									
No.	Botanical Name	Common Name	D.B. H./ft	Height/ft	Spread/ft	Condition	Remarks	Disposition	T.P.Z. / ft. radius
1	Cycas revoluta	Sago Palm	1	14	10	Fair		Relocate	3
1A	Livistona chinensis	Chinese Fan Palm	1	14	10	Fair	2	Remain	5
2	Washingtonia robusta	Washington Palm	1.8	24	12	Fair		Remain	5
2A	Roystonea regia	Royal Palm	1.8	24	12	Fair		Remain	5
2B	Roystonea regia	Royal Palm	1.8	24	12	Fair		Remain	5
2C	Roystonea regia	Royal Palm	1.8	24	12	Fair		Remain	5
3	Bambusa spp.	Bamboo	2.3	22	20	Fair		Relocate	8
4	Roystonea regia	Royal Palm	2	30	18	Fair		Relocate	5
5	Roystonea regia	Royal Palm	2	24	10	Fair		Remain	5
6	Roystonea regia	Royal Palm	0.8	12	5	Fair		Remain	5
6A	Roystonea regia	Royal Palm	0.8	12	5	Fair		Remain	5
7	Roystonea regia	Royal Palm	1.6	18	10	Fair		Remain	5
7A	Roystonea regia	Royal Palm	1.6	18	10	Fair		Remain	5
7B	Roystonea regia	Royal Palm	1.6	18	10	Fair		Remain	5
7C	Roystonea regia	Royal Palm	1.6	18	10	Fair		Remain	5
8	Roystonea regia	Royal Palm	2.4	35	18	Fair		Remain	5
8A	Bismarkia nobilis	Bismark Palm	2.4	35	18	Fair		Relocate	5
9	Roystonea regia	Royal Palm	2	24	18	Fair		Relocate	5
10	Vietchia merrillii	Christmas Palm	0.8	12	5	Fair		Remain	3
11	Phoenix canariensis	Canary Island Date Palm	2.5	12	20	Fair		Remain	5

1



SECTION



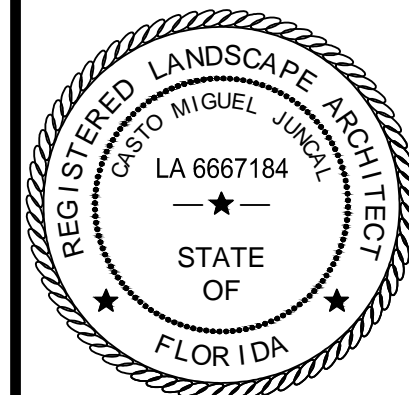
TOP VIEW

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

TREE PROTECTION BARRIER DETAIL BY CITY OF HOLLYWOOD
<https://www.hollywoodfl.org/DocumentCenter/View/21607/43-L-08-TREE-PROTECTION-DETAIL>

NO.	DATE	REVISIONS	DES. DWN.
1	4-23-25	CITY COMMENTS	
2	5-13-25	CITY COMMENTS	

NEW RESIDENCE
828 S. SOUTHLAKE DRIVE, HOLLYWOOD, FLORIDA-33019
TREE DISPOSITION PLAN

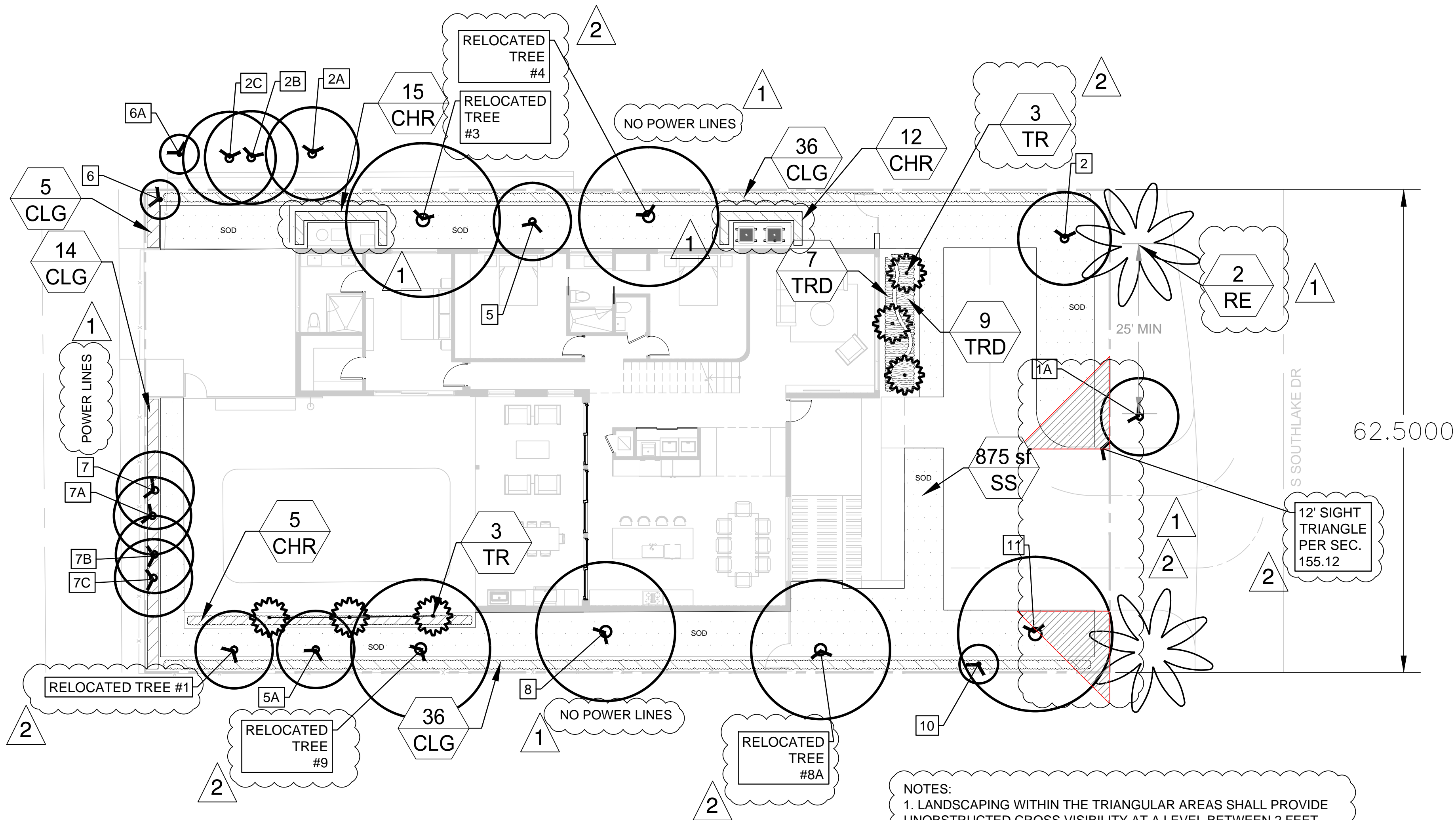


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DES.	DWN.	CHK.

L-1

12/11/24 1 OF 3



NOTE: NEW AND RELOCATED TREES/PALMS SHALL BE AT LEAST 5' AWAY FROM PROPERTY LINES

PLANT_SCHEDULE

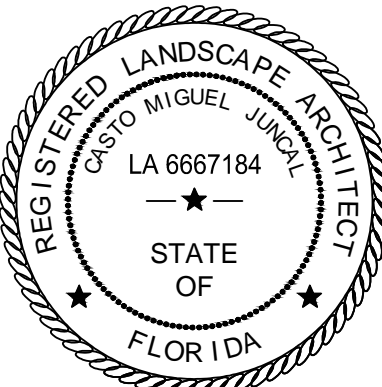
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	REMARKS	ROOT DEPTH
TREES							
	RE	2	ROYSTONEA ELATA ROYAL PALM	8' GRAY WOOD	YES		
	ET	37	EXIST. TREE				
PALMS							
	TR	6	THRINAX RADIATA FLORIDA THATCH PALM	8' HT	YES		
SHRUB AREAS							
	CHR	32	CHRYSOBALANUS ICACO 'RED TIP'	48" HT. X 24" SPR.	YES	24" O.C.	36" o.c.
	CLG	91	RED TIP COCOPLUM NATIVE SHRUB CLUSIA GUTTIFERA SMALL LEAF CLUSIA	36" HT. X 30" SPRD.	YES	30" OC	24" o.c.
	TRD	16	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	3G, 12 IN HT X 18 IN SPRD	YES	36" O.C.	N** 24" o.c.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	SS	1,748 SF	STENOTAPHRUM SECUNDATUM ST. AUGUSTINE GRASS	SOD

LANDSCAPE REQUIREMENTS TABLE
CITY OF HOLLYWOOD LANDSCAPE REQUIREMENTS, CHAPTER
9.4. Minimum Landscape Requirements for Single Family
Residential.

828 S. SOUTHLAKE DRIVE, HOLLYWOOD, FLORIDA-33019 B 311 LOT AREA 7,813 SF ACRES 0.179		
Required Trees	Required	Provided
SQUARE FEET OF REQUIRED OPEN SPECIES AND INDICATED ON THE SITE PLAN LOT AREA + 7,813 SF X 25 % = 1,953 SF	1,953	1,994
SQUARE FEET OF PARKING LOT OPEN SPACES ARE REQUIRED BY CODE, AS INDICATED IN THE SITE PLAN NUMBER OF PARKING SPACES 30 X 10 S.F PER PARKING SPACE:	N/A	N/A
TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED A+B	1,953	1,994
LAWN AREA CALCULATION		
SQUARE FEET OF LANDSCAPED OPEN SPECIES REQUIRED BY CITY OF HOLLYWOOD MAXIMUM LAWN AREA (SOD) PERMITTED = 25 % X 26,605 SF	1,953	1,994
TREES		
NUMBER OF TREES REQUIRED PER NET LOT ACRE, LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS = 3 TREES X 0.16 NET LOT ACRES - NUMBER OF EXISTING TREES =	4	(4) EXIST. TREE
% PALMS ALLOWED: NUMBER OF TREES PROVIDED X 50% =	2	2
% NATIVES REQUIRED: NUMBER OF TREES PROVIDED X 60% =	1	1
% DROUGHT TOLERANT AND LOW MAINTENANCE: NUMBER OF TREES PROVIDED X 20% =	1	1
STREET TREES (MAXIMUM AVERAGE SPACING OF 50' O.C.): 62.50 LINEAR FEET ALONG STREET / 50 =	2	3
SHRUBS		
NUMBER OF SHRUBS REQUIRED: NUMBER OF TREES REQUIRED X 10 =	60	61
% NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS PROVIDED X 50% =	18	18
% DROUGHT TOLERANT AND LOW MAINTENANCE REQUIRED: A NUMBER OF SHRUBS PROVIDED X 20%=	12	12

NEW RESIDENCE
828 S. SOUTHLAKE DRIVE, HOLLYWOOD, FLORIDA-33019
LANDSCAPE PLANS



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MJ	MJ	MJ
DES.	DWN.	CHK.

L-2

12/11/24 2 OF 3



1

PROPOSED
SITE PLAN
Scale: 1/8" = 1'-0"



S SOUTHLAKE DR

NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

PROJECT:

HISTORIC PRESERVATION
BOARD

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REVISED:

COLORED
SITE PLAN

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08/12/2025

A-006

LOCATED IN: E:\New My Company\Projects\2024\2453-828 Sunshine Drive\CD\C-1 - GENERAL NOTES - 828 S SOUTHLAKE DR.dwg & PRINTED ON: Tuesday, April 15, 2025, 2:53:15 PM

GENERAL NOTES:

- 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 CONSTRUCTION. 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.
- 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 (ECSO), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY ECSO AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSO 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.
- THE CONTRACTOR SHALL NOTIFY ECSO 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.
- ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING/ STORAGE AREA. CONTRACTOR SHALL SECURE STAGING STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
- 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.
- CONTRACTOR SHALL CLEAN/ SWEEP AT LEAST ONCE A DAY OR AS REQUIRED BY THE ENGINEER.
- CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN/ ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
- 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.
- SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
- ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSO UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 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 ECSO FIELD ENGINEER.
- 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.
- 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.
- MAIL BOXES, FENCES, OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITIONS.
- CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
- NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM ECSO FIELD ENGINEER.
- 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.
- 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 ECSO.
- 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 REPAIR ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
- WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
- 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.
- ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
- ALL GRASS AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
- 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 RESETTling OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
- EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
- TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
- CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
- 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.
- CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.
- 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.



- 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.
- A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSO 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
 - 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.
 - 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
 - THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
 - 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.
 - 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.
 - ALL CAD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD " SURVEY/ AS-BUILT CAD DRAWING STANDARDS"

WATER SYSTEM NOTES

- 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.
- 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)].
- 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)].
- NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- POLYETHYLENE ENCASMENT 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.
- 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.
- 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.
- 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.
- 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.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- 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.
- 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.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
- MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- 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.
- 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.
- 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

- 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".
- ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 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.
- 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.
- 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.
- 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
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- 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.
- ALL CATCH BASINS WILL BE COVERED DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ALL CATCH BASINS WILL BE CLEANED AND BE FREE OF DEBRIS.
- ANY DAMAGE TO THE RIGHT OF WAY MUST BE REPAIRED BY THE CONTRACTOR.
- APPROACH MUST HAVE 5FT RADIUS.

PROJECT NAME

NEW 2nd FLOOR ADDITION
FOR A SINGLE-FAMILY HOME
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

SHEET TITLE

GENERAL NOTES
AND
SPECIFICATIONS

B.E.S PROJ. No.: _____

DATE: DECEMBER, 2024

DRAWN BY: _____

DESIGNED BY: _____

CHECKED BY: _____

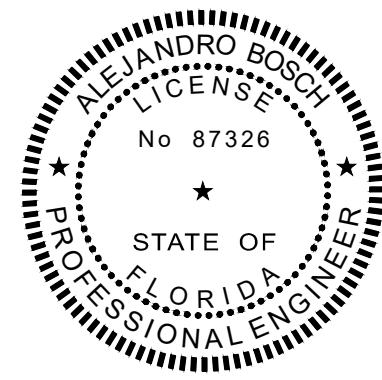
REVISIONS _____

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date	description	no.

SHEET

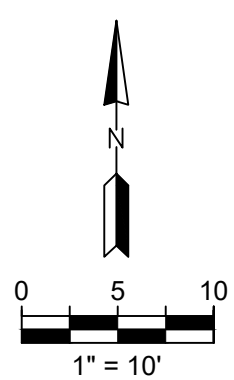
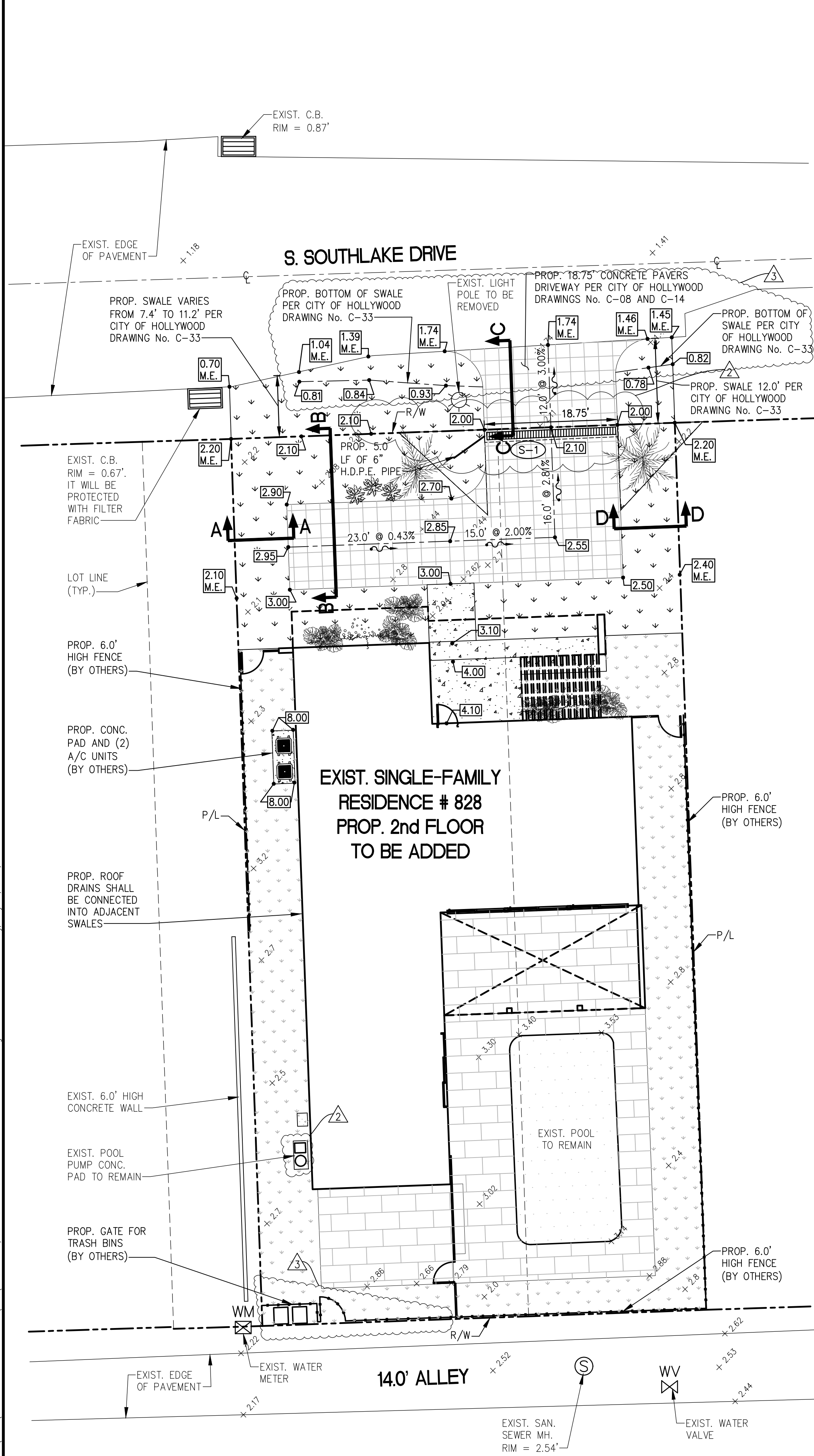
C-1

This item has been digitally signed and sealed by ALEJANDRO BOSCH, P.E. 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.



4/22/2025

LOCATED IN: E:\For My Company\Projects\2024\2451-828 Southlake Drive\CAD\C-2 - P&ID DETAILS & SECTIONS - 828 S SOUTHLAKE DR.dwg & PRINTED ON: Thursday, July 10, 2025, 4:36:03 PM



- LEGEND:**
- PROPOSED CONCRETE AREA
 - PROPOSED CONCRETE PAVEMENT AREA
 - EXISTING CONCRETE AREA
 - PROPOSED GREEN AREA
 - EXISTING GREEN AREA
 - EXISTING PAVEMENT AREA
 - EXISTING ELEVATION
 - PROPOSED ELEVATION
 - PROPOSED RUNOFF FLOW

- GENERAL NOTES:**
- EXISTING TOPOGRAPHIC AND TREE LOCATION INFORMATION HAS BEEN OBTAINED FROM MAP BOUNDARY SURVEY PREPARED BY COUSINS SURVEYORS AND ASSOCIATES INC ON 11/10/2020.
 - ELEVATIONS SHOWN ON DRAWINGS ARE IN FEET BASED ON NAVD88
 - THE CONTRACTOR SHALL NOTIFY IMMEDIATELY WHEN A CONFLICT BETWEEN THE DRAWING AND ACTUAL CONDITIONS ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR THE CONSTRUCTION OF THE WORK TO PERFORM SUCH TESTS, STUDIES, AND SURVEYS AS HE DEEMS NECESSARY TO SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS EXISTING AT THE SITE. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES TO PERMIT THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE FOR CONSTRUCTION BY CALLING SUNSHINE STATE ONE CALL 811
 - CONTRACTOR SHALL HAVE A SET OF PLANS WITH CURRENT FIELD CHANGES MARKED THERE-ON AND SHALL DELIVER THESE PLANS TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
 - NO CONSTRUCTION ACTIVITY SHALL TAKE COMMENCE PRIOR TO OBTAINING ALL THE REQUIRED PERMITS AND APPROVALS FOR THIS PROJECT. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND COMPLY WITH APPROVED PLANS/ ALL DIMENSIONS AND ELEVATIONS SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENT OF ALL PERMITTING AGENCIES.
 - PROPOSED BERM IS REQUIRED TO BE CONSTRUCTED OF SUITABLE FILL MATERIAL, NO MUCK OR OPEN GRADED SILICA, COMPACTED TO 92% DENSITY, AND SODDED OR STABILIZED IN AN APPROVED METHOD TO PREVENT EROSION.

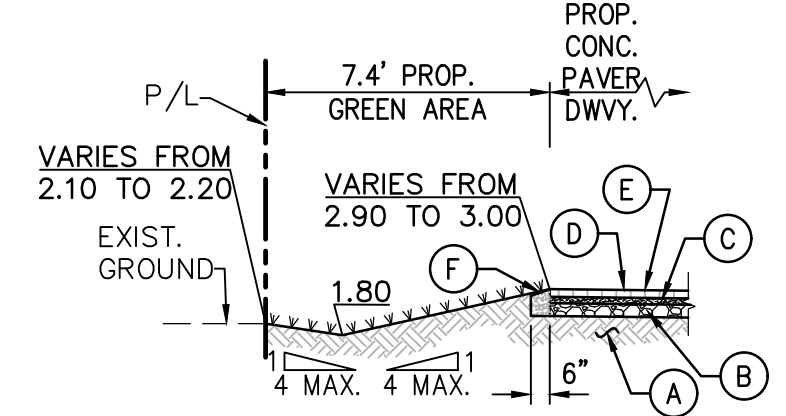
PAVING AND DRAINAGE NOTES:

- PAVER DRIVEWAY REQUIRE A MINIMUM OF 2 3/8" PAVERS PLACED OVER A 1 1/2" SAND BASE AND COMPACTED SUBBASE. IN ADDITION TO A MINIMUM 6" EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND PERIMETER TO INTERLOCK PAVERS.
- THE FULL DEPTH OF ALL EXISTING ORGANIC AND DETERIUS MATERIALS WITHIN THE RIGHT-OF-WAY AND UTILITY DRAINAGE EASEMENT SHALL BE REMOVED. NO MATERIAL OF FDOT CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED.
- PRIME COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLON PER SQUARE YARD. PRIME AND TACK COAT FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTION 300-1 THROUGH 300-7 OF FDOT STANDARDS SPECIFICATIONS.
- PROCTORS SHALL BE PERFORMED ON ALL MATERIAL, SUBGRADE, AND BASE AND ANY SUBSEQUENT CHANGE IN MATERIALS. LIMEROCK BEARING RATIOS, SIEVES ANALYSIS, AND DENSITIES REQUIRED BY THE CONTRACTOR DOCUMENTS SHALL BE SUBMITTED TO THE CITY AND THE ENGINEER OF RECORD. THE CONTRACTOR SHALL PAY FOR ALL REQUIRED TESTING. TEST RESULTS SHALL BE SIGNED AND SEALED BY THE LABORATORY PROFESSIONAL ENGINEER REGISTER IN THE STATE OF FLORIDA.
- AS-BUILT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO ENGINEERING OF RECORD TO SHOW FINISH GRADE OF THE SUBGRADE AND ENTIRE SITE ELEVATIONS.
- ALL FILL IMPORTED/ BORROW MATERIAL SHALL BE CLEAN SANDY SOIL FREE OF ROCKS, CONCRETE, AND ORGANIC MATERIAL AND SHALL MEET THE FDOT STANDARDS FOR BORROWED FILL.

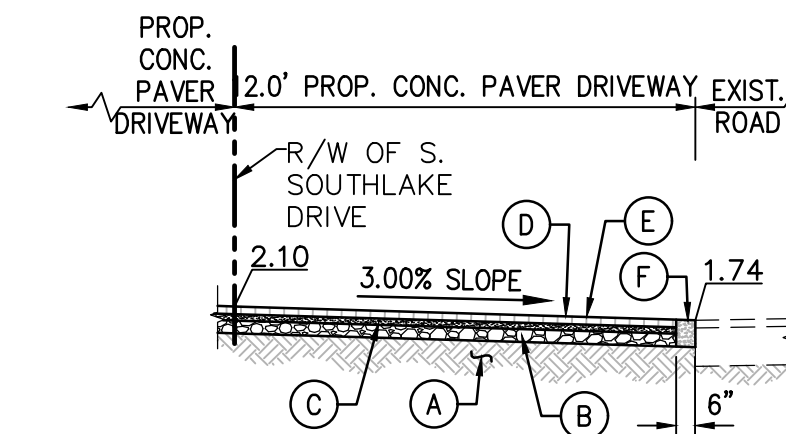
REFER TO SITE PLAN BY ARCHITECT FOR SITE DIMENSIONS AND CONSTRUCTION LAYOUT



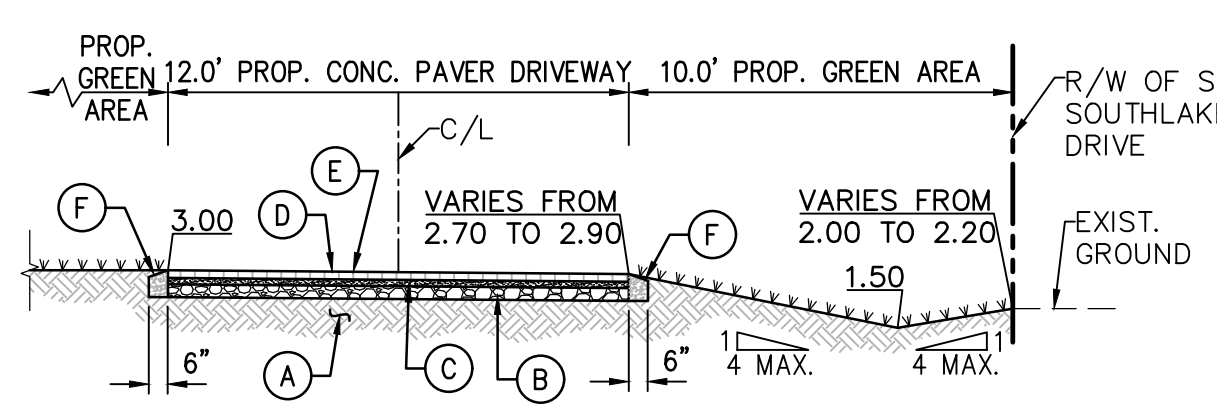
DRAINAGE STRUCTURE SCHEDULE					
STRUCTURE No.	STRUCTURE TYPE	FRAME AND GRATE	RIM ELEVATION	BOTTOM ELEVATION	PIPE INVERT ELEVATION
S-1	ZURN Z882 (12" WIDE REVEAL TRENCH DRAIN)	DUCTILE IRON SLOTTED GRATE	2.10	-	1.58



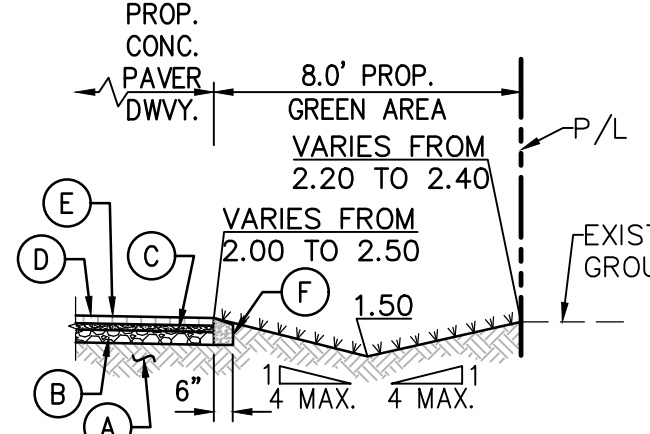
TYPICAL SECTION "A-A"
SCALE: N.T.S.



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



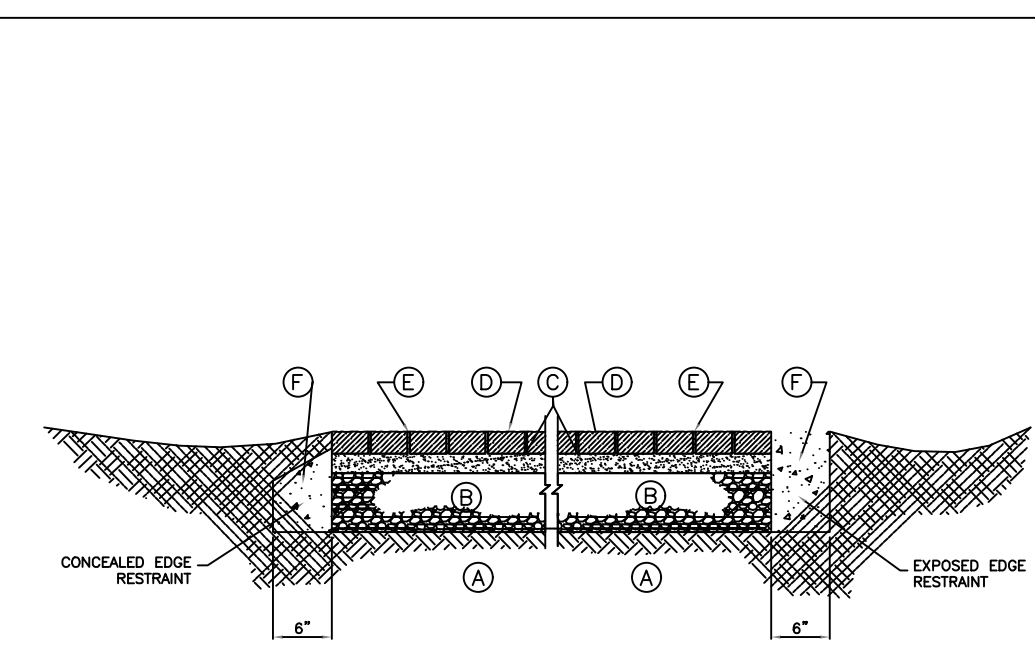
TYPICAL SECTION "B-B"
SCALE: N.T.S.



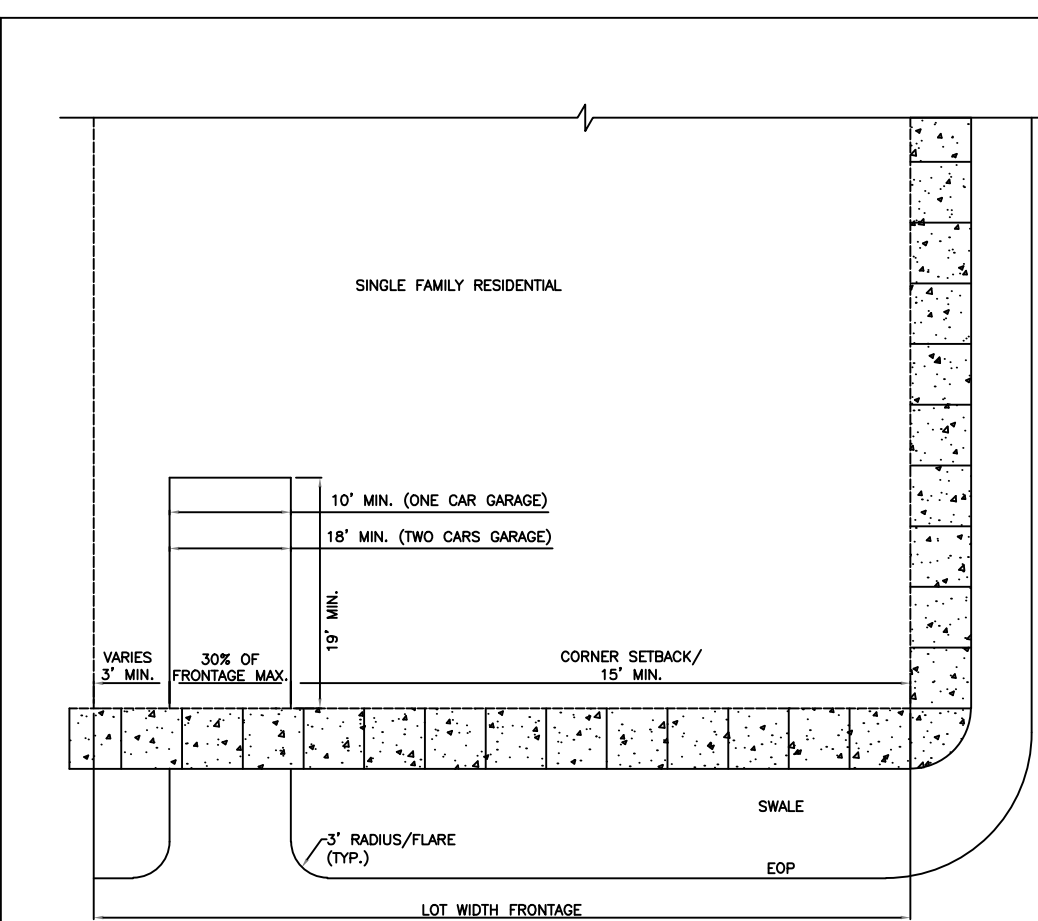
TYPICAL SECTION "D-D"
SCALE: N.T.S.

TYPICAL SECTIONS LEGEND:

- (A) SUBGRADE
- (B) 8" LIMEROCK BASE COURSE COMPACTED TO MIN. 98% OF MAX. DENSITY AS DETERMINED BY AASHTO T-180. MINIMUM THICKNESS REQUIRED: 6" IN THE PUBLIC RIGHT OF WAY, 4" ON PRIVATE PROPERTY.
- (C) 2" SAND BEDDING COURSE.
- (D) CONCRETE SEGMENTAL PAVING UNITS
- (E) JOINT-FILLING SAND
- (F) 3,000 PSI CONCRETE CONCEALED/EXPOSED EDGE RESTRAINT



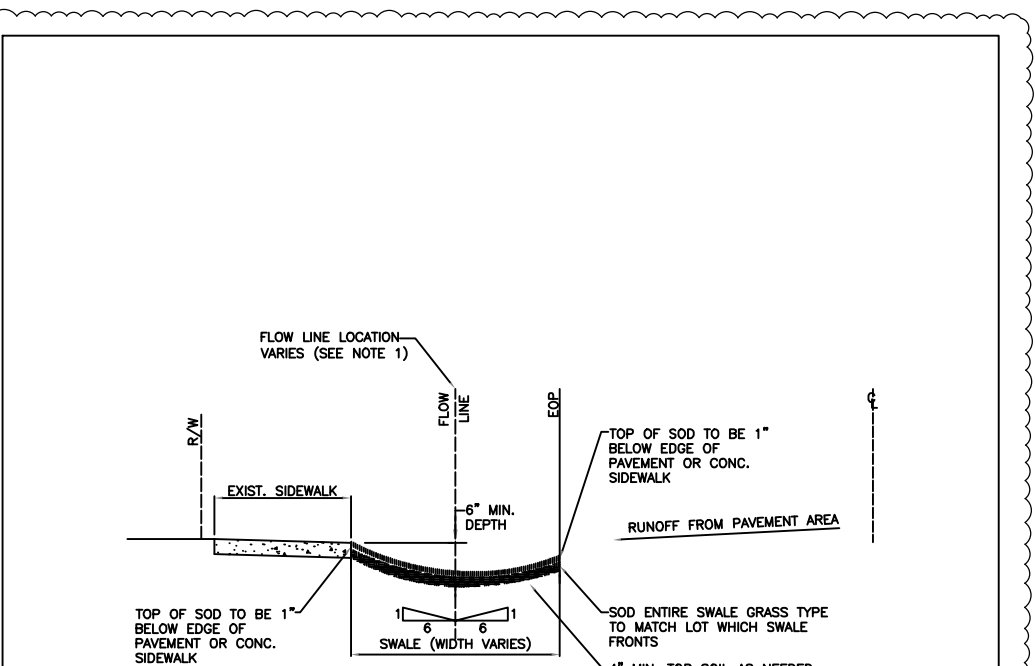
- LEGEND:**
- SUBGRADE (SEE NOTE NO. 1)
 - LIMEROCK BASE COMPACTED TO A MIN. OF 98% OF MAX. DENSITY AS DETERMINED BY AASHTO T-180 MINIMUM THICKNESS REQUIRED:
 - 2" IN THE PUBLIC RIGHT OF WAY
 - 4" ON PRIVATE PROPERTY
 - SAND BEDDING COURSE, 2" TYPICAL
 - CONCRETE SEGMENTAL PAVING UNITS
 - JOINT-FILLING SAND
 - 3,000 PSI CONCRETE EXPOSED/CONCEALED EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY.
- LIMITATIONS:**
- 1. LIGHT TRAFFIC AND DOMESTIC USE ONLY. HEAVIER TRAFFIC OR UNDESIRABLE SOIL CONDITIONS REQUIRE SPECIAL PAVEMENT STRUCTURE AND THICKNESS.
 - 2. SURFACE DRAINAGE: RECOMMENDED MINIMUM GRADE OF 2% TO ADJACENT PAVED AREA.
 - 3. CONSTRUCTION AND AN AFFIDAVIT IS REQUIRED FROM THE OWNER FOR WORK IN PUBLIC RIGHT-OF-WAY OR EASEMENT.



- NOTES:**
- ALL DRIVEWAY AND CURB CUTS SHALL BE IN ACCORDANCE WITH CITY OF HOLLYWOOD'S CODE OF ORDINANCES SECTION 155.08 AND 155.11.
 - 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/PORT.
 - 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 WITHIN A MINIMUM OF 10 FEET FROM THE CURB CUTS AND 18 FEET FROM THE 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	CONCRETE PAVERS DETAIL	DRAWING NO.: C-14
APPROVED: JG		

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		



- NOTES:**
- HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE A 1% SLOPE FROM THE EDGE OF PAVEMENT AND A 1% SLOPE FROM EDGE OF PAVEMENT.
 - TOP OF SOD ELEVATION AS SHOWN ABOVE.

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

DRAINAGE CALCULATIONS

TOTAL AREA= 0.179 Ac = 7,811 SF

EXISTING CONDITIONS AREA BREAKDOWN

BUILDING AREA= 0.060 Ac = 2,636 SF
IMPERVIOUS AREA= 0.053 Ac = 2,324 SF
PERVIOUS AREA= 0.065 Ac = 2,851 SF

PROPOSED CONDITIONS AREA BREAKDOWN

BUILDING AREA= 0.051 Ac = 2,220 SF
IMPERVIOUS AREA= 0.0645 Ac = 2,813 SF
PERVIOUS AREA= 0.063 Ac = 2,764 SF

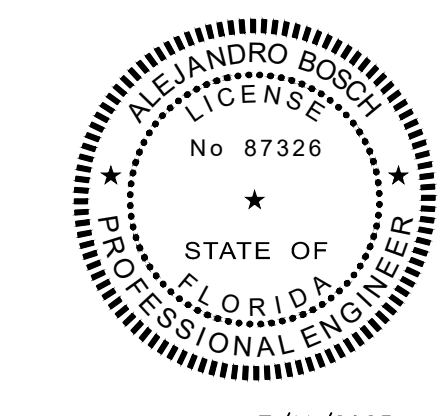
DIFFERENCE OF IMPERVIOUS AREA BETWEEN EXISTING AND PROPOSED CONDITIONS = 73 SF

WATER QUALITY CALCULATIONS FOR INCREASE OF IMPERVIOUS AREA

- THE AMOUNT OF 2.5 INCHES TIMES THE IMPERVIOUS AREA
 $2.5 \times (73) / (12 \times 3560) = 0.00034 \text{ Ac} \cdot \text{FT}$
 $= 15.20 \text{ CUBIC FT}$

THE INCREASE OF IMPERVIOUS AREA AND WATER QUALITY REQUIREMENTS IS MINIMUM AND CAN STILL BE MAINTAINED WITHIN THE ADJACENT RESHAPED SWALES SYSTEM.

This item has been digitally signed and sealed by ALEJANDRO BOSCH, P.E. 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.



PROJECT NAME

NEW 2nd FLOOR ADDITION
FOR A SINGLE-FAMILY HOME
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

SHEET TITLE

PAVING, GRADING AND
DRAINAGE PLAN AND DETAILS
AND TYPICAL SECTION

B.E.S PROJ. No.: _____
DATE: DECEMBER, 2024
DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____

REVISIONS		
5/29/2025		
7/11/2025		
date	description	no.

SHEET

C-2





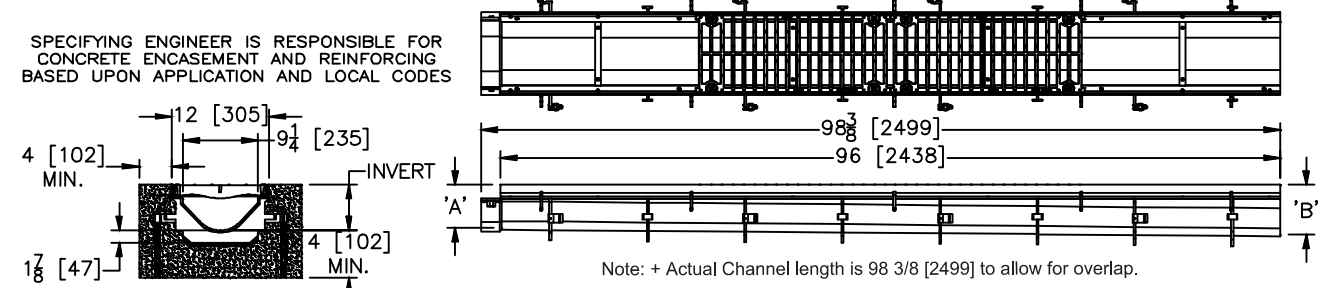
Z882
12 [305] WIDE REVEAL TRENCH DRAIN
SYSTEM WITH STEEL FRAME

SPECIFICATION SHEET

TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice

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



ENGINEERING SPECIFICATION: Zurn Z882
Channels shall be 96" (2438mm) long, 12" (305mm) wide reveal and have a 9-1/4" (235mm) throat. Modular channel sections shall be made of 0% water absorbent High Density Polyethylene (HDPE). Shall have a positive mechanical connection between channel sections that will not separate during the installation and shall mechanically lock into the concrete surround every 12" (305mm). Channels shall weigh less than 5.05 lbs. (2.29kg) per linear foot, have a smooth, 3" (76mm) radiused self cleaning bottom with a Manning's coefficient of 0.009 and 1.04% or neutral 0% built in slope. Channels shall have rebar clips standard to secure trench in its final location. Shall be provided with standard DGC grates that lock down to frame. Zurn 12" (305mm) wide reveal ductile iron slotted grate conforming to ASTM specification A536-84, Grade 80-55-08. Ductile iron grate is rated class C per the DIN EN1433 top load classifications. Supplied in 24" (608mm) nominal lengths with 1/316" (21mm) wide slots, and 1-1/2" (38mm) bearing depth. Grate has an open area of 80.8 sq. in. per ft. (171,027 sq. mm per meter). The 1/4" (6mm) thick heavy-duty carbon steel frame assembly conforms to ASTM specification A36 with 10 - 4" (102mm) long concrete anchors per 96" (2438mm). Grate lockdown bars are to be integral to the frame. The frame is supplied with a powder coated finish. All welds must be performed by a certified welder per ASTM standard AWS D1.1. Frames shall be produced in the U.S.A.

PREFIX OPTIONS (Check/specify appropriate options)

___Z Eight-foot High Density Polyethylene (HDPE) Channel, Heavy-Duty Frame with Anchor Studs.*

SUFFIX OPTIONS (Check/specify appropriate options)

Outlet Adapters Add/Each

___E1 Closed End Cap ___U4 4 (102) No-Hub Bottom Outlet
___E4 4 (102) No-Hub End Outlet ___U6 6 (152) No-Hub Bottom Outlet
___E6 6 (152) No-Hub End Outlet ___U8 8 (203) No-Hub Bottom Outlet
___E8 8 (203) No-Hub End Outlet

Grate Options (Load Classifications are per DIN EN1433)

___BDC Black Acid Resistant Epoxy Coated Ductile Grate - Class C

___BDE Black Acid Resistant Epoxy Coated Ductile Grate - Class E

___BDF Black Acid Resistant Epoxy Coated Ductile Grate - Class F

___DC Ductile Iron Solid Cover - Class E

___DCC Ductile Iron Slotted Grate - Class C *

___DGE Ductile Iron Slotted Grate - Class E

___DGF Ductile Iron Slotted Grate - Class F

___DGP Galvanized Ductile Slotted Grate - Class C

___GDE Galvanized Ductile Slotted Grate - Class E

___GDF Galvanized Ductile Slotted Grate - Class F

___GHPD Galvanized Heel-Proof Ductile Slotted Grate - Class B

___GHPDE Galvanized Heel-Proof Ductile Slotted Grate - Class E

___HPD Heel-Proof Ductile Slotted Grate - Class B

___HPDE Heel-Proof Ductile Slotted Grate - Class E

___HPDE Heel-Proof Ductile Slotted Grate - Class E

___RFGC Reinforced Slotted Galvanized Grate - Class C

___RPGC Reinforced Perforated Galvanized Grate - Class C

___RPGCR Reinforced Perforated Galvanized Reverse Punch Grate - Class C

MADE in the U.S.A

___ADA-USA Meets Americans with Disabilities Act Requirements - Class C

___BG Galvanized Steel Bar Grate - Class D

___DCC-USA Ductile Iron Slotted Grate - Class C

___DGE-USA Ductile Iron Slotted Grate - Class E

___FG Fabricated Galvanized Steel Slotted Grate - Class A

___FS Fabricated Stainless Steel Slotted Grate - Class A

___GADA-USAGalvanized Ductile ADA Slotted Grate - Class C

___GDC-USA Galvanized Ductile Slotted Grate - Class C

___GDE-USA Galvanized Ductile Slotted Grate - Class E

___GHPDE-USAGalvanized Ductile Slotted Grate - Class E

___HPDE-USA Heel-Proof Ductile Slotted Grate - Class E

Trench No.	'A' Shallow Inv.	'B' Deep Inv.	(cfs)	Flow (gpm)(lps)
8201	6.25(159)	7.25(184)	1.241	557 35
8202	7.25(184)	8.25(210)	1.725	774 49
8203	8.25(210)	9.25(235)	2.226	999 63
8203N	9.25(235)	9.25(235)	-	-
8204	9.25(235)	10.25(260)	2.745	1232 78
8205	10.25(260)	11.25(286)	3.271	1468 93
8206	11.25(286)	12.25(311)	3.898	1709 108
8206N	12.25(311)	12.25(311)	-	-
8207	12.25(311)	13.25(337)	4.347	1951 123
8208	13.25(337)	14.25(362)	4.893	2196 139
8209	14.25(362)	15.25(387)	5.443	2443 155
8209N	15.25(387)	15.25(387)	-	-
8210	15.25(387)	16.25(413)	5.996	2691 170
8211	16.25(413)	17.25(438)	6.551	2940 186
8212	17.25(438)	18.25(464)	7.106	3189 202

___RFSC Reinforced Slotted Stainless Steel Grate - Class C
___RPSC Reinforced Perforated Stainless Steel Grate - Class C
___RPSCR Reinforced Perforated Stainless Steel Reverse Punch Grate - Class C

Miscellaneous Options

___CBF Black Acid Resistant Coated Top Frame

___JC Joint Connector

___SW Sidewall Extensions - 11 [279] High

___SW2 Double Sidewall Extensions - 22 [559] High

___VP Vandal-Proof Lockdown

___DB Bottom Dome Strainer

___GG Fiberglass Grate - Class A

___PG Perforated Galvanized Steel Grate - Class A

___PS Perforated Stainless Steel Grate - Class A

___SBG-L Stainless Steel Bar Grate - Class C

Miscellaneous Options

___DB Bottom Dome Strainer

* Regularly furnished unless otherwise specified.

Zurn Industries, LLC Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA U.S.A. 16562 - Ph: 855-663-9876, Fax 814-454-7929

In Canada: Zurn Industries Limited
3544 Nashua Drive, Mississauga, Ontario L4V 1L2 - Ph: 905-405-8272, Fax 905-405-1292

www.zurn.com

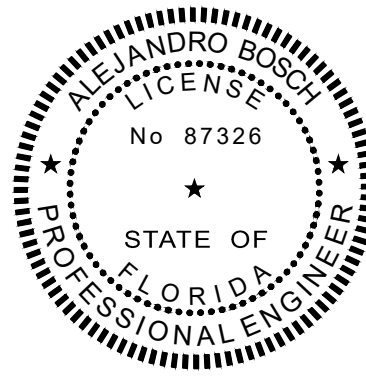
Rev. G

Date: 12/15/17

C.N. No. 139333

Prod. | Dwg. No. Z882

This item has been digitally
signed and sealed by
ALEJANDRO BOSCH, P.E. on
the date adjacent to the
seal.
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document are not considered
signed and sealed and the
signature must be verified on
any electronic copies.



5/28/2025

PROJECT NAME

NEW 2nd FLOOR ADDITION
FOR A SINGLE-FAMILY HOME
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

SHEET TITLE

DRAINAGE DETAILS 2

B.E.S PROJ. No.: _____

DATE: DECEMBER, 2024

DRAWN BY: _____

DESIGNED BY: _____

CHECKED BY: _____

REVISIONS _____

date	description	no.

SHEET

C-2A



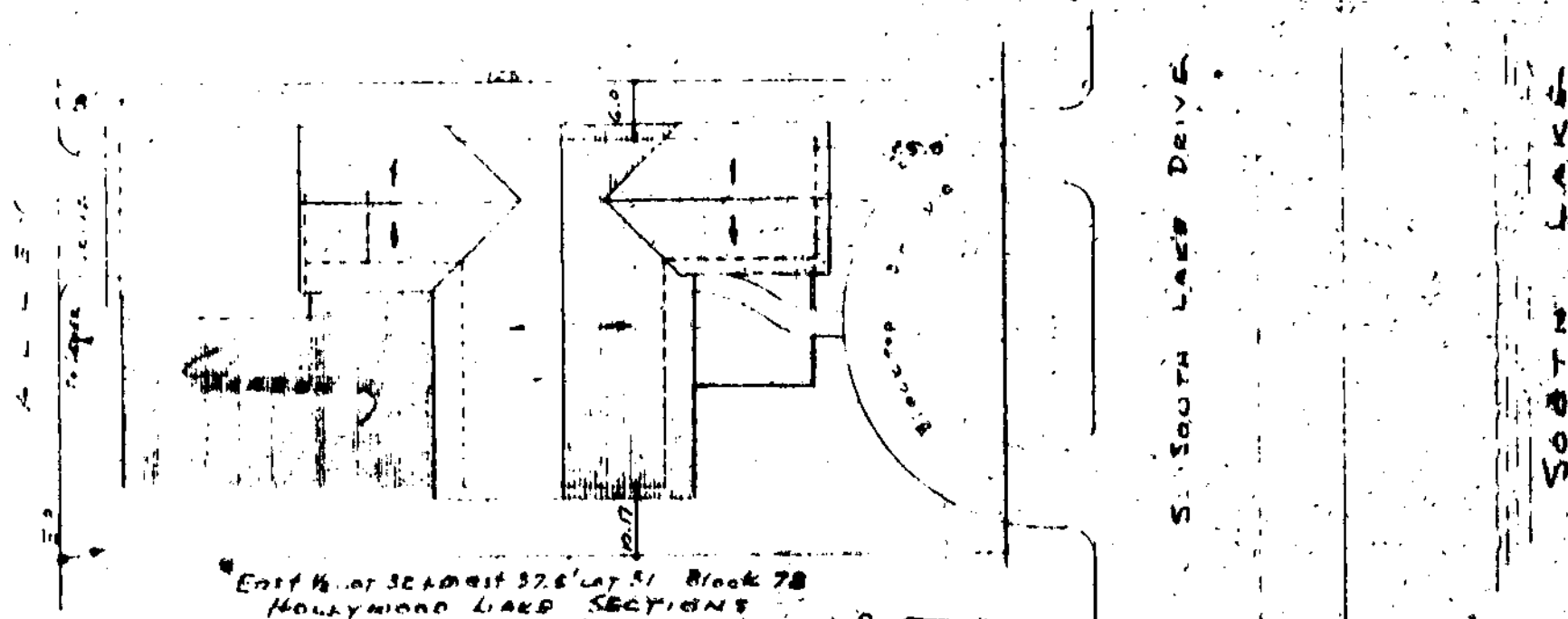
GRADE BEAM SCHEDULE

BEAM			SIZE		BEAM BARS			STIRRUPS		NOTES
No.	Mark	Span	b	d	Straight	Bent	Top	No.	Spacing	
6	101	E	8	20	1- #7	1- #8		16	#2	Low: To support garage slab Extend top bar 36" into B103
1	102	E	8	22	2- #6		1- #7	4	"	
1	103	C	8	24	1- #7	1- #8		8	"	
2	104	C	8	24	1- #7	1- #8		8	"	
1	105	C	8	24	1- #7	1- #8		8	"	
1	106	S	8	16	1- #6	1- #7		6	"	Low: to receive slab
1	107	S	8	16	1- #6	1- #7		6	"	Low: to receive slab
1	108	C	8	24	1- #7	1- #7		8	"	
2	109	C	8	24	1- #7	1- #7		8	"	
1	110	C	8	24	1- #7	1- #7		6	"	
1	111	C	8	24	1- #7	1- #7		6	"	Low: to support pool deck
1	112	S	8	18	1- #7	1- #7		6	"	do
1	113	C	8	18	1- #7	1- #7		6	"	do
1	114	C	8	18	1- #7	1- #7		6	"	
2	115	C	8	24	1- #7	1- #7		6	"	Low: to support pool deck
2	116	C	8	18	1- #6	1- #7		6	"	Low: to support garage slab
2	117	E	8	20	1- #7	1- #8		14	"	
1	118	E	8	24	2- #6		2- #6	2	"	
1	119	C	8	24	2- #6		2- #6	2	"	
1	120	S	8	24	2- #7		2- #7	14	"	
1	121	S	8	24	1- #7	1- #8		21	"	
5	122	E	8	22	1- #7	1- #7		6	"	
4	123	C	8	22	1- #7	1- #7		6	"	
1	124	C	8	24	1- #7	1- #8		6	"	
1	125	C	8	22	1- #6		2- #6	4	"	Extend top bar 30 into B122

All concrete shall be certified 2500 PSI.

All reinforcing shall be accurately fabricated and set in conformance with all recommendations of the American Concrete Institute.

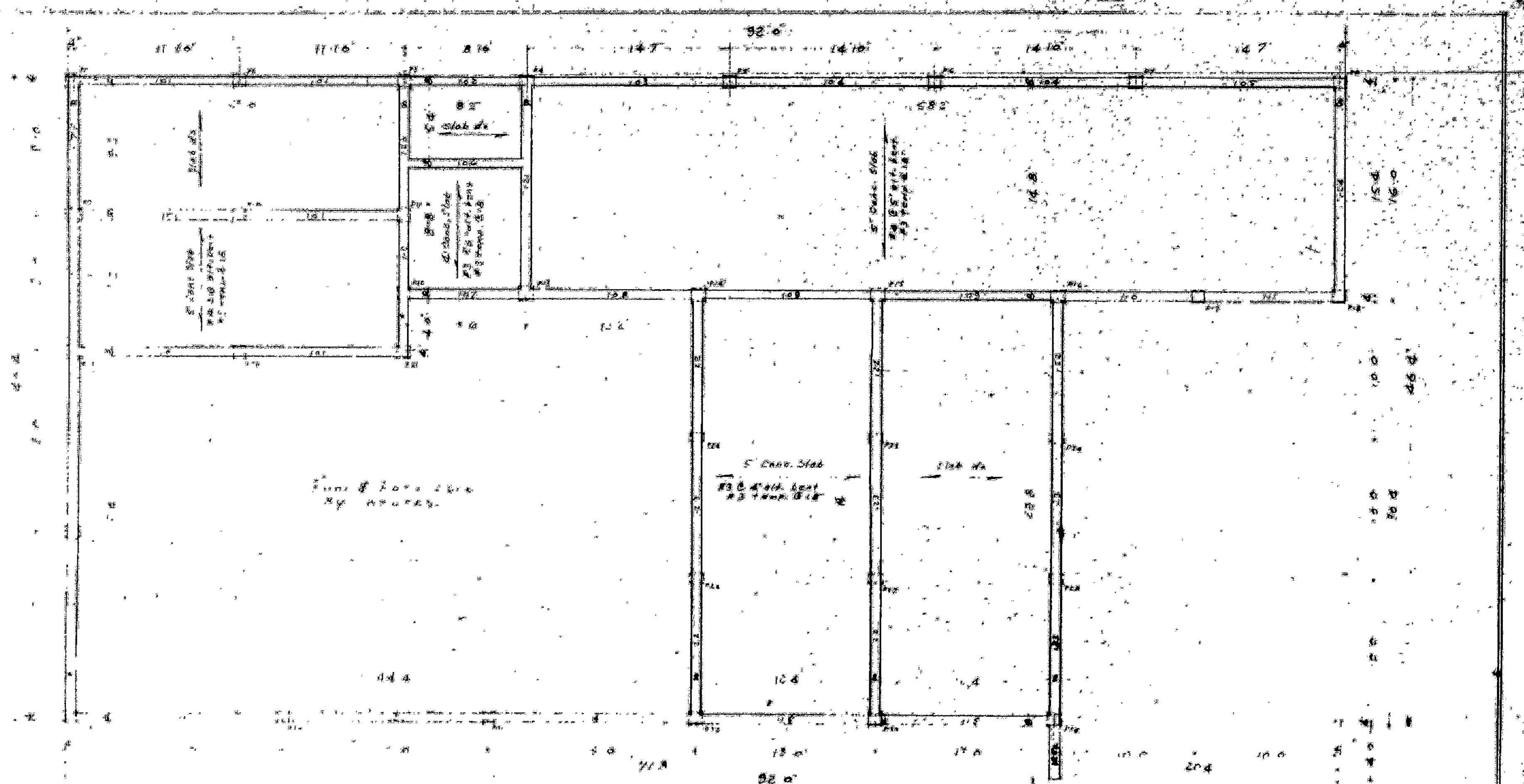
All piers shall be 10x10 precast concrete driven plumb and square to a safe bearing value of 27,600 lbs each within two inches of positions indicated.



1000' & PLOT PLAN

1/16" = 1' 0"

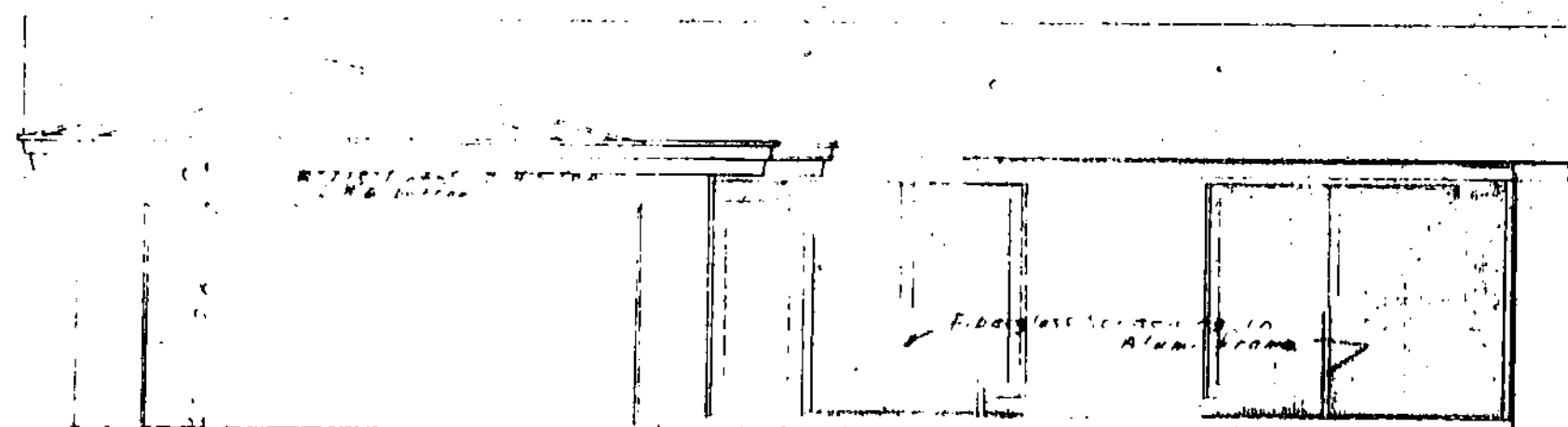
2A





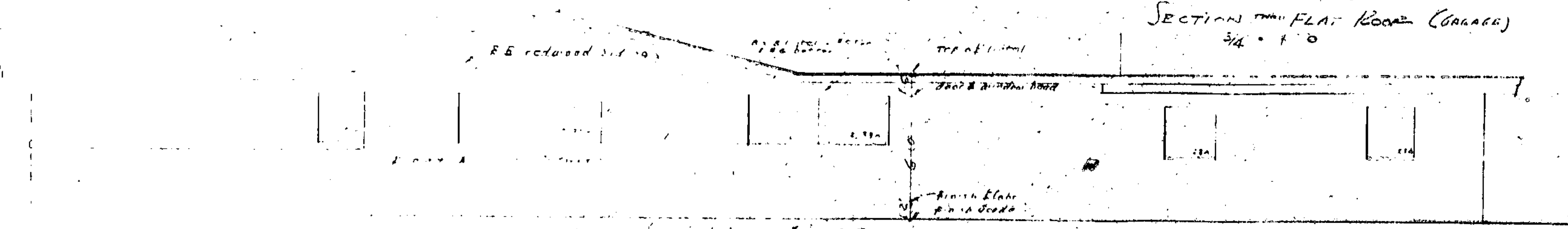
FRONT ELEVATION

1/4" = 1' 0"



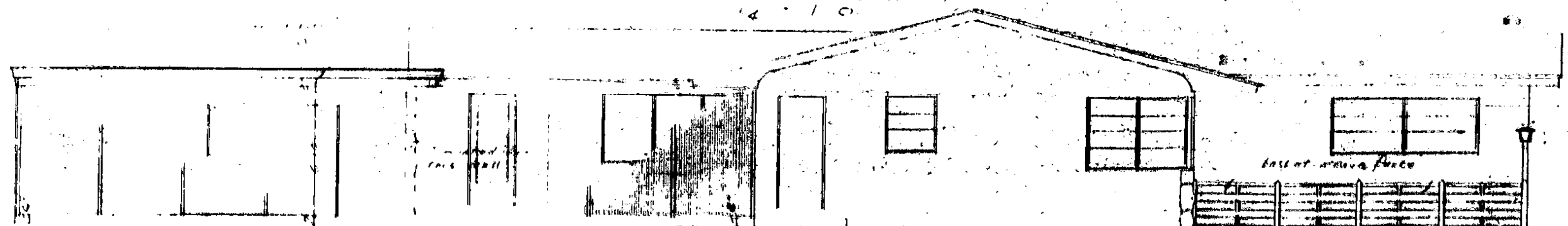
LEFT SIDE ELEVATION

1/4" = 1' 0"



RIGHT SIDE ELEVATION

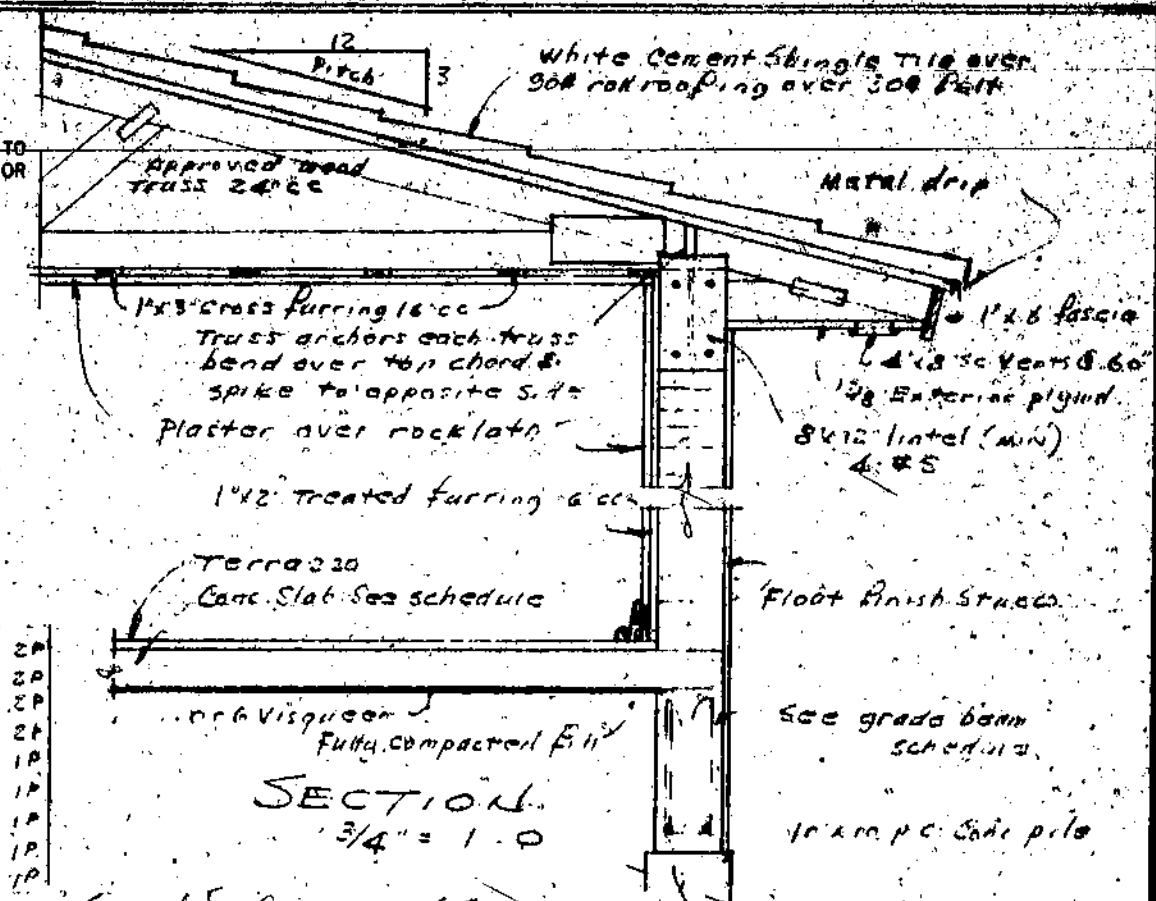
1/4" = 1' 0"



LEFT SIDE ELEVATION

1/4" = 1' 0"

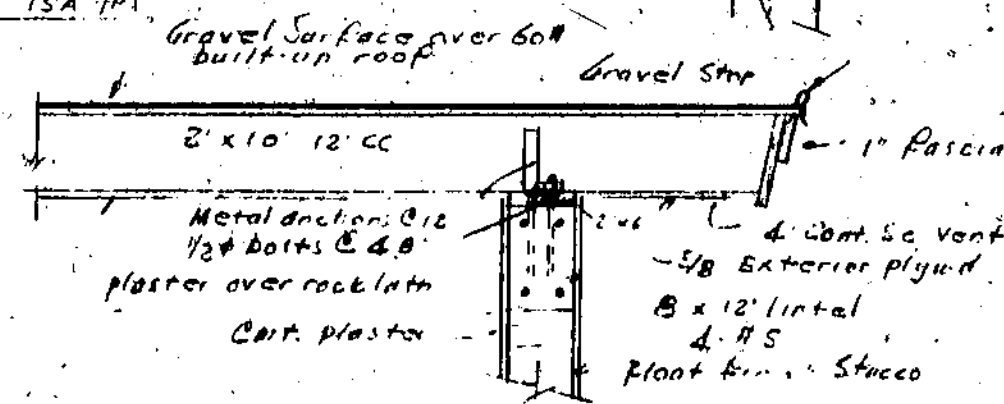
TRUSSED RAFTER DETAILS SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL BEFORE APPLICATION FOR PERMIT IS MADE.



SECTION

3/4" = 1' 0"

1. Cook top	40A	2P
1. Oven	30A	2P
1. W.H.	30A	2P
5 A.C. units	20A	2P
1. Refriger	20A	1P
1. Washer	20A	1P
2. Heaters (bath)	20A	1P
2. Small appl	20A	1P
3. G.P.	15A	1P



SECTION thru FLAT ROOF (GARAGE)

3/4" = 1' 0"

ATTACHMENT B

Aerial Map



ATTACHMENT C

Public Participation

Carlos J. Maradiaga
Georgina Cabrera
Property Owners Data Researches Services
3802 SW 79th Ave, #117
Miami, FL 33155
Pho: (305) 262-8965 • Pho: (305) 207-1412
E-mail: DataResearchAssociates@gmail.com
Date: August 21, 2025

Number of Owners: 30 (including Subject)

COVER LETTER & CERTIFICATION

TO: City Of Hollywood
2600 Hollywood Blvd
Hollywood, FL 33020-4807

RE: Property Owners within a 500 FOOT RADIUS of:
828 S SOUTHLAKE DR
HOLLYWOOD, FL 33019-1943
PID # 5142-14-02-5110

Legal Description: As Describe in Exhibit "A"
HOLLYWOOD LAKES SECTION 1-32 B LOT 32 W1/2,33 LESS W 12.5 BLK 78

I hereby certify that I have prepared the attached ownership list, map, and mailing labels which are a complete and accurate representation of all the real estate property and property owners who live (or own) real estate property within a 500 foot radius of the external boundaries of the subject property listed above. All of which reflects the latest ad-valorem tax records on file in the Broward County Tax Assessor's Office.

Sincerely,





500 FOOT RADIUS MAP APPROXIMATE SCALE = 1' = 500'

PROPERTY ADDRESS:
828 S SOUTHLAKE DR
HOLLYWOOD, FL 33019-1943
PID # 5142-14-02-5110

LEGAL DESCRIPTION:
HOLLYWOOD LAKES SECTION 1-32 B LOT 32 W1/2,33 LESS W 12.5
BLK 78



Property Owner Name	Property Address	Property City	Property Zip Code
Investment AGJFH LP	10000 Rue Du Plein-Air	Mirabel Qc, J7J 1S5 CANADA	
William Pender & Helen M. Durkan	901 Adams St	Hollywood, FL	33019-1906
Randy Wade & Mary Mchugh	900 Adams St	Hollywood, FL	33019-1907
Tucker Pierre & Sherri Verret	805 Washington St	Hollywood, FL	33019-1919
Raul Cabrera & Anita Funtek	825 Washington St	Hollywood, FL	33019-1919
Petr Mikes & Eva Mikesova	821 Washington St	Hollywood, FL	33019-1919
Samuel Marlin & Sara Marlin	817 Washington St	Hollywood, FL	33019-1919
Erez Khteeb	801 Washington St	Hollywood, FL	33019-1919
Kirk Opsal	845 Washington St	Hollywood, FL	33019-1919
Goce Markovski & Violeta Markovski	841 Washington St	Hollywood, FL	33019-1919
Margot Luque	837 Washington St	Hollywood, FL	33019-1919
Naomi Lerner & Lerner Naomi	838 Washington St	Hollywood, FL	33019-1920
Christopher D. Dacek & Mary Jane Dacek	901 Washington St	Hollywood, FL	33019-1921
Frederick Heidemann	720 S Southlake Dr	Hollywood, FL	33019-1941
Doris Edelman - Doris Edelman Tr	712 S Southlake Dr	Hollywood, FL	33019-1941
Michele Towbin	832 S Southlake Dr	Hollywood, FL	33019-1943
David Hazan & Mushka Greenwald	858 S Southlake Dr	Hollywood, FL	33019-1943
Tzill Kashani	840 S Southlake Dr	Hollywood, FL	33019-1943
Charles L. & J. A. Geanuracos	800 S Southlake Dr	Hollywood, FL	33019-1943
Cynthia Klar & Eric H. Newman	804 S Southlake Dr	Hollywood, FL	33019-1943
Ghazi Atallah	808 S Southlake Dr	Hollywood, FL	33019-1943
Michael J. & Tonya Quarequio - Quarequio Fam Tr	812 S Southlake Dr	Hollywood, FL	33019-1943
Shareena & Gerard Quinn	820 S Southlake Dr	Hollywood, FL	33019-1943
Shawn L. Fanshier - Shawn L. Fanshier Rev Liv Tr	824 S Southlake Dr	Hollywood, FL	33019-1943
Mike Ariss	828 S Southlake Dr	Hollywood, FL	33019-1943
David E. M. & Lynn L. Drucker	845 S Southlake Dr	Hollywood, FL	33019-1944
Osher Khteeb	3725 S Ocean Dr # Ph07	Hollywood, FL	33019-2926
City Of Hollywood	2600 Hollywood Blvd # 206	Hollywood, FL	33020-4807
Alaa Y. Alsafadi	1430 Polk St	Hollywood, FL	33020-5245
Vitali Stesik	4568 Bedford Ave	Brooklyn, NY	11235-2527

Investment AGJJFH LP
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Mirabel Qc, J7J 1S5
CANADA

William Pender &
Helen M. Durkan
901 Adams St
Hollywood, FL 33019-1906

Randy Wade & Mary Mchugh
900 Adams St
Hollywood, FL 33019-1907

Tucker Pierre & Sherri Verret
805 Washington St
Hollywood, FL 33019-1919

Raul Cabrera & Anita Funtek
825 Washington St
Hollywood, FL 33019-1919

Petr Mikes & Eva Mikesova
821 Washington St
Hollywood, FL 33019-1919

Samuel Marlin & Sara Marlin
817 Washington St
Hollywood, FL 33019-1919

Erez Khteeb
801 Washington St
Hollywood, FL 33019-1919

Kirk Opsal
845 Washington St
Hollywood, FL 33019-1919

Goce Markovski &
Violeta Markovski
841 Washington St
Hollywood, FL 33019-1919

Margot Luque
837 Washington St
Hollywood, FL 33019-1919

Naomi Lerner & Lerner Naomi
838 Washington St
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Christopher D. Dacek &
Mary Jane Dacek
901 Washington St
Hollywood, FL 33019-1921

Frederick Heidemann
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Doris Edelman
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1430 Polk St
Hollywood, FL 33020-5245

Vitali Stesik
4568 Bedford Ave
Brooklyn, NY 11235-2527

Parcel ID	Legal Description	Owner Name 1	Owner Address 1
5142-14-02-1460	HOLLYWOOD LAKES SECTION 1-32 B LOT 13,14 W1/2 BLK 57	OSHER KHTEEB	3725 S OCEAN DR # PH07
5142-14-02-1470	HOLLYWOOD LAKES SECTION 1-32 B LOT 14 E1/2 & 15 BLK 57	CHRISTOPHER D DACEK	901 WASHINGTON ST
5142-14-02-1480	HOLLYWOOD LAKES SECTION 1-32 B LOT 16,17,18 E 40 BLK 57	RANDY WADE	900 ADAMS ST
5142-14-02-1630	HOLLYWOOD LAKES SECTION 1-32 B LOT 13 TO 15 BLK 58	WILLIAM PENDER & HELEN M DURKAN	901 ADAMS ST
5142-14-02-4910	HOLLYWOOD LAKES SECTION 1-32 B THAT PT BLK 77 E OF 13 AVE LESS PAR 6 AS IN PB 17/23-A & LESS PT IN OR 2088/759 & LESS PT ADJ TO LOTS 13 TO 18 BLK 59	CITY OF HOLLYWOOD	2600 HOLLYWOOD BLVD # 206
5142-14-02-4911	HOLLYWOOD LAKES SECTION 1-32 B THAT PT BLK 77 AS DESC IN OR 2088/759	DAVID E M & LYNN L DRUCKER	845 S SOUTHLAKE DR
5142-14-02-4930	HOLLYWOOD LAKES SECTION 1-32 B LOT 1,2 BLK 78	KIRK OPSAL	845 WASHINGTON ST
5142-14-02-4931	HOLLYWOOD LAKES SECTION 1-32 B LOT 3,4 W1/2 BLK 78	GOCE MARKOVSKI	841 WASHINGTON ST
5142-14-02-4932	HOLLYWOOD LAKES SECTION 1-32 B LOT 4 E1/2,5 BLK 78	MARGOT LUQUE	837 WASHINGTON ST
5142-14-02-4940	HOLLYWOOD LAKES SECTION 1-32 B LOT 6,7 W 14 BLK 78	VITALI STESIK	4568 BEDFORD AVE
5142-14-02-4941	HOLLYWOOD LAKES SECTION 1-32 B LOT 7 E 36,8 W 40 BLK 78	RAUL CABRERA	825 WASHINGTON ST
5142-14-02-4950	HOLLYWOOD LAKES SECTION 1-32 B LOT 8 E 10,9,10 W 16 BLK 78	PETR MIKES	821 WASHINGTON ST
5142-14-02-4960	HOLLYWOOD LAKES SECTION 1-32 B LOT 10 LESS W 16,11 W 42 BLK 78	SAMUEL A MARLIN	817 WASHINGTON ST
5142-14-02-4961	HOLLYWOOD LAKES SECTION 1-32 B LOT 11 E 8,12,13 W 18 BLK 78	ALAA Y ALSAFADI	1430 POLK ST
5142-14-02-4962	HOLLYWOOD LAKES SECTION 1-32 B LOT 13 E 32,14 W 44 BLK 78	TUCKER PIERRE & SHERRI VERRET	805 WASHINGTON ST
5142-14-02-4970	HOLLYWOOD LAKES SECTION 1-32 B LOT 14 E 6,15,16 W 24.3 BLK 78	EREZ KHTEEB	801 WASHINGTON ST
5142-14-02-5030	HOLLYWOOD LAKES SECTION 1-32 B LOT 23 BLK 78	DORIS EDELMAN	712 S SOUTHLAKE DR
5142-14-02-5040	HOLLYWOOD LAKES SECTION 1-32 B LOT 24 BLK 78	FREDERICK HEIDEMANN	720 S SOUTHLAKE DR
5142-14-02-5050	HOLLYWOOD LAKES SECTION 1-32 B LOT 25,26 E 12 1/2 BLK 78	CHARLES L & J A GEANURACOS	800 S SOUTHLAKE DR
5142-14-02-5060	HOLLYWOOD LAKES SECTION 1-32 B LOT 26 LESS E 12 1/2,27 E1/2 BLK 78	CYNTHIA KLAR & ERIC H NEWMAN	804 S SOUTHLAKE DR
5142-14-02-5070	HOLLYWOOD LAKES SECTION 1-32 B LOT 27 W1/2,LOT 28 E 37.50, BLK 78	GHAZI ATALLAH	808 S SOUTHLAKE DR
5142-14-02-5080	HOLLYWOOD LAKES SECTION 1-32 B LOT 28 W 12.50,LOT 29,BLK 78	MICHAEL J & TONYA R QUAREQUIO	812 S SOUTHLAKE DR
5142-14-02-5090	HOLLYWOOD LAKES SECTION 1-32 B LOT 30,31 E 12.5 BLK 78	SHAREENA & GERARD QUINN	820 S SOUTHLAKE DR
5142-14-02-5100	HOLLYWOOD LAKES SECTION 1-32 B LOT 31 W 37.5,32 E1/2 BLK 78	SHAWN L FANSHIER	824 S SOUTHLAKE DR
5142-14-02-5110	HOLLYWOOD LAKES SECTION 1-32 B LOT 32 W1/2,33 LESS W 12.5 BLK 78	MIKE ARISS	828 S SOUTHLAKE DR
5142-14-02-5120	HOLLYWOOD LAKES SECTION 1-32 B LOT 33 W 12.5,34 BLK 78	MICHELE TOWBIN	832 S SOUTHLAKE DR
5142-14-02-5140	HOLLYWOOD LAKES SECTION 1-32 B LOT 35,36 BLK 78	TZILL KASHANI	840 S SOUTHLAKE DR
5142-14-02-5160	HOLLYWOOD LAKES SECTION 1-32 B LOT 37,38 BLK 78	DAVID HAZAN	858 S SOUTHLAKE DR
5142-23-10-0431	HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 11 E 18.87,12 LESS E 38.87 BLK 5	ELAINE T BUCCI	
5142-23-10-0440	HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 12 E 38.87,13 W 62 BLK 5	DAN BERGER	
5142-23-10-0450	HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 13 E 28,14 LESS E 18 BLK 5	AHMAD M AMER	
5142-23-10-0460	HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 14 E 18,15 W 82 BLK 5	NAOMI LERNER	838 WASHINGTON ST
5142-23-10-0470	HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 15 E 8,16 W 86 BLK 5	ANTONINO & STEPHANIE DE FILIPPO	
5142-23-10-0480	HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 16 E 4,17 BLK 5	820 WASHINGTON LLC	
5142-23-10-0500	HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 18 BLK 5	INVESTMENT AGJJFH L P	10000 RUE DU PLEIN-AIR



CITY OF HOLLYWOOD
NOTICE OF PUBLIC HEARING
FILE no 25-C-04
LOCATION CITY HALL - ROOM 219
TIME AND DATE SEPT 09 @ 3:00 PM
FOR INFORMATION CALL THE CITY OF HOLLYWOOD
OFFICE OF PLANNING AT 954.921.3471
POSTED 08/21/25 BY SIXSIDES ARCHITECTURE

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Mushka Greenwald**
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	

Postmark Here

Mike Ariss
828 S Southlake Dr
Hollywood, FL 33019-1943

for Instructions

7019 1640 0001 1394 0077

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	

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City Of Hollywood
2600 Hollywood Blvd # 206
Hollywood, FL 33020-4807

for Instructions

7021 1970 0000 4561 5569

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	

Postmark Here

Charles L. & J. A. Geanuracos
800 S Southlake Dr
Hollywood, FL 33019-1943

for Instructions

7021 1970 0000 4561 5572

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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	

Postmark Here

Michael J. & Tonya Quarequio
812 S Southlake Dr
Hollywood, FL 33019-1943

for Instructions

7021 1970 0000 4561 5596

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	

Postmark Here

Michele Towbin
832 S Southlake Dr
Hollywood, FL 33019-1943

for Instructions



City of Hollywood

Staff Summary

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

File Number: 2. 2025 0909

Agenda Date: 9/9/2025

To: Historic Preservation Board

Title: FILE NO.: 22-V-49
APPLICANT: 404 N 17 Ave LLC.
LOCATION: 404 N 17th Avenue
REQUEST: Variance to reduce a pool and deck setback requirements facing a street in a historic designated building pursuant to Section 4.23.B.15 of the ZLDR in the FH-2 zoning district within the Regional Activity Center (RAC).

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

DATE: September 9, 2025 **FILE:** 22-V-49

TO: Historic Preservation Board

VIA: Anand Balram, Assistant Director/Chief Planner

FROM: Carmen Diaz, Planner III

SUBJECT: Variances to reduce deck and pool street-side setback requirements on a historic designated site, Pursuant to Section 4.23(B)(5) & (15) of the Zoning and Land Development Regulations in the FH-2 zoning district within the RAC at 404 N. 17th Avenue.

REQUEST:

Variance to reduce deck and pool street-side setback requirements on a historic designated site, Pursuant to Section 4.23(B)(5) & (15) of the Zoning and Land Development Regulations in the FH-2 zoning district within the RAC at 404 N. 17th Avenue.

RECOMMENDATIONS:

Variance 1: Approval
Variance 2: Approval

BACKGROUND

In the summer of 1924, Harry B. Hutchinson, a former retail clothing merchant from Philadelphia, organized a mortgage and loan company and developed a prominent 55-room hotel in Central Hollywood: the Hutchinson Hotel.

Designed by architect John M. Peterman, the Hutchinson Hotel showcases the Mediterranean Revival architectural style, popular in early 20th-century coastal developments. Located at the corner of Taylor Street and 17th Avenue, the hotel occupied a prime site directly across from the Hollywood Country Club and Golf Course (now the Hollywood Beach Golf Club).

The three-story rectangular building features a distinct three-part plan, with a taller central section flanked by two-story wings. One of its most notable architectural features is the open eight-bay arched loggia on the east-facing ground floor, offering views of the golf course.

Despite changes in ownership over the decades, the Hutchinson Hotel has experienced minimal alterations and continues to retain the integrity of Peterman's original 1924 design. Recognizing its architectural and historical significance, the Hutchinson Hotel was officially designated a Historic Property

Overlay Site (HPOS) in May 2000, as documented in Zoning and Land Development Regulations Article 5.5.D.7.b.

REQUEST

The applicant is requesting two variances related to the proposed construction of a deck and pool at the corner of Taylor Street and 17th Avenue:

Deck Setback Variance:

A request to reduce the required minimum 12-foot setback for a deck facing a side street to 4 feet.

Pool Setback Variance:

A request to reduce the required 15-foot setback for a pool from a side street to 8 feet.

These variances are requested to accommodate the proposed location of the deck and pool on the subject property.

The Hutchinson Hotel is located on a corner lot, and the existing historic structure occupies most of the site, leaving limited open space for new amenities. As part of a broader renovation effort that includes both interior and exterior improvements, the Applicant seeks to enhance the guest experience by adding a pool amenity.

The corner of Taylor Street and 17th Avenue represents the only viable open space on the property that can accommodate the proposed pool without disturbing the historic building footprint. The variance is therefore necessary to make reasonable use of the site while preserving the architectural and historical integrity of the Hutchinson Hotel.

The purpose of Sections 3.4.23 is to protect the character and urban fabric of the neighborhood. Granting this variance does not negatively impact the character of the neighborhood or hinder the intent of the regulation.

SITE INFORMATION

Owner/Applicant:	404 N 17 AVE LLC
Address/Location:	404 N 17 th Avenue
Size of Property:	10,281 sq. ft. (0.24 net acre)
Future Land Use:	Regional Activity Center (RAC)
Present Zoning:	Federal Highway Medium-High Intensity Mixed-Use Zoning District (FH-2)
Present Use of Land:	Multifamily residential
Year Built:	1924

ADJACENT LAND USE

North:	Regional Activity Center (RAC)
South:	Regional Activity Center (RAC)
East:	Open Space and Recreation (OSR)
West:	Regional Activity Center (RAC)

ADJACENT ZONING

North: Federal Highway Medium-High Intensity Mixed-Use Zoning District (FH-2)
South: Federal Highway Medium-High Intensity Mixed-Use Zoning District (FH-2)
East: Government Use (GU)
West: Federal Highway Medium-High Intensity Mixed-Use Zoning District (FH-2)

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*. It also states:

Objective 4: *Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that not blighted.*

The variance would allow the Applicant to provide an amenity that goes along with the proposed use and is consistent with the fabric of the surrounding neighborhood, while allowing the Applicant to maximize the use of their property.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving and enhancing residential neighborhoods, stating:

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.*

As the proposed reduction of the pool setbacks allows for the use of the property adding a pool amenity that will complement the use of the building, the integrity of the neighborhood is not altered.

APPLICABLE CRITERIA

Analysis of criteria and finding for Variances as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.3.F

Variance 1: To reduce the required street side deck setback to 4 feet, whereas 12 feet is required pursuant to Section 4.23(B)(5) of the Zoning and Land Development Regulations

Variance 2: To reduce the required street side pool setback to 8 feet, whereas 15 feet is required pursuant to Section 4.23(B)(15) of the Zoning and Land Development Regulations

CRITERION 1: That the requested Variances maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The intent of Sections 4.23(B)(5) & (15) are intended to preserve and protect the established character and urban fabric of the neighborhood. The subject property contains a historically designated structure that occupies the majority of the lot, significantly limiting areas available for new development. The only feasible location for the proposed pool is on the south side of the property, which fronts both Tyler Street and N. 17th Avenue. While the proposed design fully complies with the required side interior pool and deck setbacks, it is not possible to meet the setback requirements on the street-facing side due to site constraints imposed by the existing historic structure.

The proposed pool and surrounding deck are designed at grade level and are sensitively integrated into the site to minimize any visual or physical impact on the surrounding streetscape. The low profile of the installation, coupled with appropriate landscaping and screening, ensures that the project will not negatively affect the character or pedestrian experience of the neighborhood. Accordingly, the requested variance is consistent with the spirit and intent of the code, and it allows for reasonable use of the property while maintaining compatibility with the historic and urban context of the area.

FINDING: Variance 1: Consistent
Variance 2: Consistent

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The subject property is located within the Regional Activity Center (RAC) land use designation, which is characterized by a mix of multifamily residential and mixed-use zoning districts. This designation supports versatile and dynamic neighborhood development. The requested variance will allow the applicant to add a pool and deck amenity to the existing historically designated building. These proposed improvements do not alter or conflict with the underlying land use designation. Instead, it enhances the functionality and livability of the site while maintaining full compatibility with the surrounding land uses.

FINDING: Variance 1: Consistent
Variance 2: Consistent

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time.

ANALYSIS: The Land Use Element of the Comprehensive Plan *promotes a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing land owners to maximize the use of their property.* The variance would allow the Applicant to provide an amenity to the existing historic building. The pool and deck will have the required fence and landscape around. The requested variances are compatible with the adjacent residential and commercial buildings around the neighborhood.

FINDING: Variance 1: Consistent
Variance 2: Consistent

CRITERION 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: The variance request is not the result of an economic hardship or self-imposed condition by the Applicant. While the desire to install a pool and deck may have recreational and economic benefits, the actual need for relief stems from the unique circumstances of the property itself. The subject site is occupied by a historically designated structure that consumes the majority of the lot area in its approved and established location. In order to uphold the objectives of the Comprehensive Plan with respect to the preservation of historic resources, the principal building should not be relocated or significantly altered to accommodate new accessory uses. Consequently, the placement of a pool and deck are inherently constrained by the footprint of the historic structure and the setbacks that were in effect at the time of its construction.

This condition is further compounded by the fact that the property is a corner lot with a street-side frontage. Were this a typical interior lot, the requested 8-foot pool setback and 4-foot deck setbacks would be permitted as of right (Section 4.23(B)(5) & (15) provides for a deck and pool setback of 3 feet and 6 feet, respectively). The only reason this request rises to the level of a formal variance is because of the additional setback obligations triggered by the lot's corner configuration, a circumstance beyond the control of the Applicant.

The proposed pool and deck location respects the historic character of the property and neighborhood, with full screening provided by fencing and landscaping despite no such requirement. The need for relief arises from the historic structure's placement and the corner-lot geometry, not from economic convenience. Approval of the variance upholds the Comprehensive Plan by preserving the historic resource while permitting reasonable, compatible use of the property.

FINDING: Variance 1: Consistent
Variance 2: Consistent

CRITERION 5: That the Variance is necessary to comply with state or federal law and in the minimum Variance necessary to comply with the applicable law.

ANALYSIS: State or Federal law is not the impetus of the requested variance.

FINDING: Variance 1: Not applicable.
Variance 2: Not applicable

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Map

ATTACHMENT A

Application Package



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.

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: 404 N 17 AVE, HOLLYWOOD - FL 33020

Lot(s): 11, 12 Block(s): 53 Subdivision: Hollywood 1-21 B

Folio Number(s): 5142 15 02 0760

Zoning Classification: FH-2 Land Use Classification: Residential

Existing Property Use: 03-01-Multifamily 10-49 Units Sq Ft/Number of Units: 13,916 SF / 31 Units

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: Request for a variance for the pool setbacks.

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="31"/> #Rooms <input type="text" value="31"/>
Proposed Non-Residential Uses	<input type="text" value="N/A"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="20"/> (Area: <input type="text" value="2,056"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="0"/>)
Height (# of stories)	(# STORIES) <input type="text" value="3"/> (<input type="text" value="28'-8"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text" value="16,890"/> FT.)

Name of Current Property Owner: 404 N 17 AVE LLC

Address of Property Owner: 420 S DIXIE HWY, HALLANDALE, FL - 33009

Telephone: 305 733 1513 Email Address: ivana@dixiecapital.com

Applicant Joseph B. Kaller Consultant ☒ Representative ☐ Tenant ☐

Address: 2417 HOLLYWOOD BLVD Telephone: (954) 920-5746

Email Address: joseph@kallerarchitects.com

Email Address #2: jdiaz@kallerarchitects.com

Date of Purchase: 04-29-2021 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only):

E-mail Address: CUTRO PLANNING@yahoo.com

CLICK HERE FOR
FORMS CHECKLISTS &
APPLICATION FEES

CUTRO ASSOCIATES

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: 08-12-2025

PRINT NAME: Lior Raviv

Date: 08-12-2025

Signature of Consultant/Representative: _____

Date: 08-12-2025

PRINT NAME: JOSEPH B. KALLER

Date: 08-12-2025

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

I, am the current owner of the described real property and that I am aware of the nature and effect the request for Historic Preservation Review to my property, which is hereby made by me or I am hereby authorizing Joseph B Kaller 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 12 day of August 2025

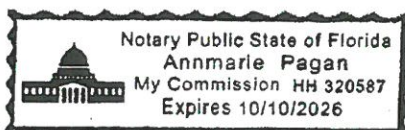
Annmarie Pagan
 Notary Public

State of Florida

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

Signature of Current Owner

Lior Raviv
 Print Name



FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM

802 = =

(FORMER) Site Name Hutchinson Apartment Hotel Site No. 082 ~~9~~ 154
Address of Site: 404 North 17th Avenue Hollywood, Florida Survey Date 8008
Instruction for locating on the W. side of 17th Ave. between Taylor and Filmore St.

Location: Hollywood 1-21 B 53 11 and 12
subdivision name block no. lot no.

County: Broward 808 = =

Owner of Site: Name: P.L. and Helen Mulligan

Address: 404 North 17th Avenue

Hollywood, Florida 33020 902 = =

Type of Ownership Private 848 = = Recording Date 832 = =

Recorder:

Name & Title: Marlyn Kemper, Director

Address: Historic Broward County Preservation Board

1900 Tyler Street Hollywood, Florida 33020 818 = =

Condition of Site: Integrity of Site: Original Use Apartment Hotel 838 = =

Check One

☐ Excellent 863 = =

☒ Good 863 = =

☐ Fair 863 = =

☐ Deteriorated 863 = =

Check One or More

☐ Altered 858 = =

☐ Unaltered 858 = =

☒ Original Site 858 = =

☐ Restored () (Date: X) 858 = =

☐ Moved () (Date: X) 858 = =

Present Use Hotel 850 = =

Dates: Beginning 1924 844 = =

Culture/Phase American 840 = =

Period Twentieth Century 845 = =

NR Classification Category: Building 916 = =

Threats to Site:

Check One or More

☐ Zoning (X) 878 = =

☐ Development (X) 878 = =

☐ Deterioration (X) 878 = =

☐ Borrowing (X) 878 = =

☒ Other (See Remarks Below): Unknown 878 = =

☐ Transportation (X) 878 = =

☐ Fill (X) 878 = =

☐ Dredge (X) 878 = =

Areas of Significance: Historical, Other 910 = =

Significance:

HISTORICAL: Shown on 1926 Sanborn Map.

HOLLYWOOD AND DANIA CITY DIRECTORY AND GUIDE 1933 page 23:

According to this publication, the Hutchinson
Apartment Hotel was situated at 404 North 17th Avenue.
Harry B. Hutchinson was the manager.

TenEick, Virginia Elliott HISTORY OF HOLLYWOOD (1920 TO 1950)
page 129:

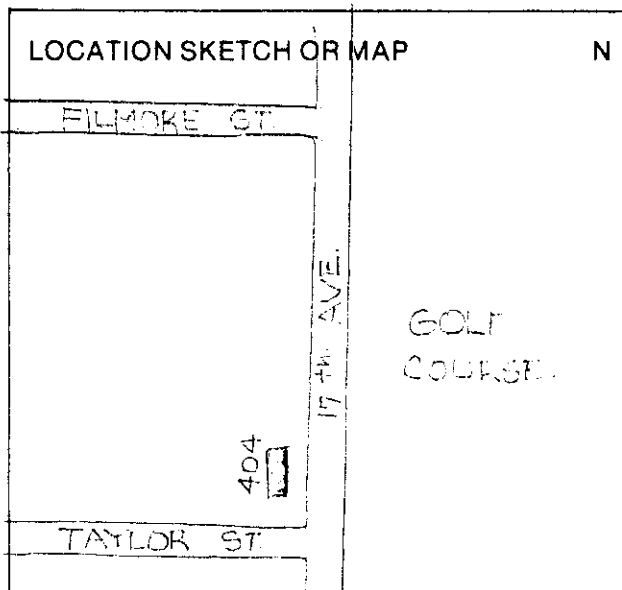
In the summer of 1924, Harry B. Hutchinson formerly a
retail clothing merchant of Philadelphia organized a
mortgage and loan company and built the 55 room hotel, the
Hutchinson, at the corner of Taylor Street and present
17th Avenue.

Additional Statement of Significance Attached.

911 = =

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

ARCHITECT Unknown 872 = =
 BUILDER Unknown 874 = =
 STYLE AND/OR PERIOD Mediterranean Revival 964 = =
 PLAN TYPE Rectangular: unknown 966 = =
 EXTERIOR FABRIC(S) Stucco: unknown 854 = =
 STRUCTURAL SYSTEM(S) Unknown 856 = =
 PORCHES E/1-story porch, 8 bays, access from the E. 942 = =
 FOUNDATION: Stemwall: unknown, unknown 942 = =
 ROOF TYPE: Assume flat, built-up with parapet 942 = =
 SECONDARY ROOF STRUCTURE(S): Unknown 942 = =
 CHIMNEY LOCATION: NA 942 = =
 WINDOW TYPE: DHW, 6/1, wood, grouped in 3 942 = =
 CHIMNEY: NA 882 = =
 ROOF SURFACING: Assume built-up 882 = =
 ORNAMENT EXTERIOR: Concrete, tile: unknown 882 = =
 NO. OF CHIMNEYS Unknown 952 = = NO. OF STORIES 3 950 = =
 NO. OF DORMERS None 954 = =
 Map Reference (incl. scale & date) USGS Ft. Lauderdale South, Fla.
7.5 Min. 1962 (1969) 809 = =
 Latitude and Longitude: ° ' " ° ' " 800 = =
 Site Size (Approx. Acreage of Property): 1T 1 833 = =



Township	Range	Section
51S	42E	15

812 = =

UTM Coordinates:

17 585880 2877400 890 = =
 Zone Easting Northing

Photographic Records Numbers R7/F2 860 = =

Contact Print

Statement of Significance:

HOLLYWOOD, CITY OF
Hutchinson Hotel
404 North 17th Avenue

HOLLYWOOD REPORTER, August 1924

"New Mortgage Loan Company"

Harry B. Hutchinson announces he is organizing a mortgage and loan company that will be available for financing of buildings in Hollywood. He owns \$20,000 worth of property in this city. Mr. Hutchinson is formerly of Philadelphia where he was in the clothing business.

HOLLYWOOD HERALD, October 13, 1933

"Hutchinson Hotel and Apartment Is Leased by Bolus"

The leasing of the Hutchinson Hotel to R. C. Bolus, who has operated the Casa Bianca Hotel in Hollywood for the past two years has been finalized; the Hutchinson Hotel consists of 16 rooms and 11 apartments. Also included in this lease is the Ruthlyn Apartment House of four units in the same block as the Hutchinson which is located across from Hollywood's 18-hole golf course and country club.

There will also be a dining room operated in connection with the hotel.

HOLLYWOOD HERALD, November 19, 1948

Sale of the Hutchinson Hotel at 404 N. 17th Avenue by Mr. and Mrs. E. L. Winn to Thomas J. Heslin and Catherine Mulligan at \$100,000 was the largest real estate sale of the week here.

TenEick, Virginia Elliott, HISTORY OF HOLLYWOOD (1920 to 1950)

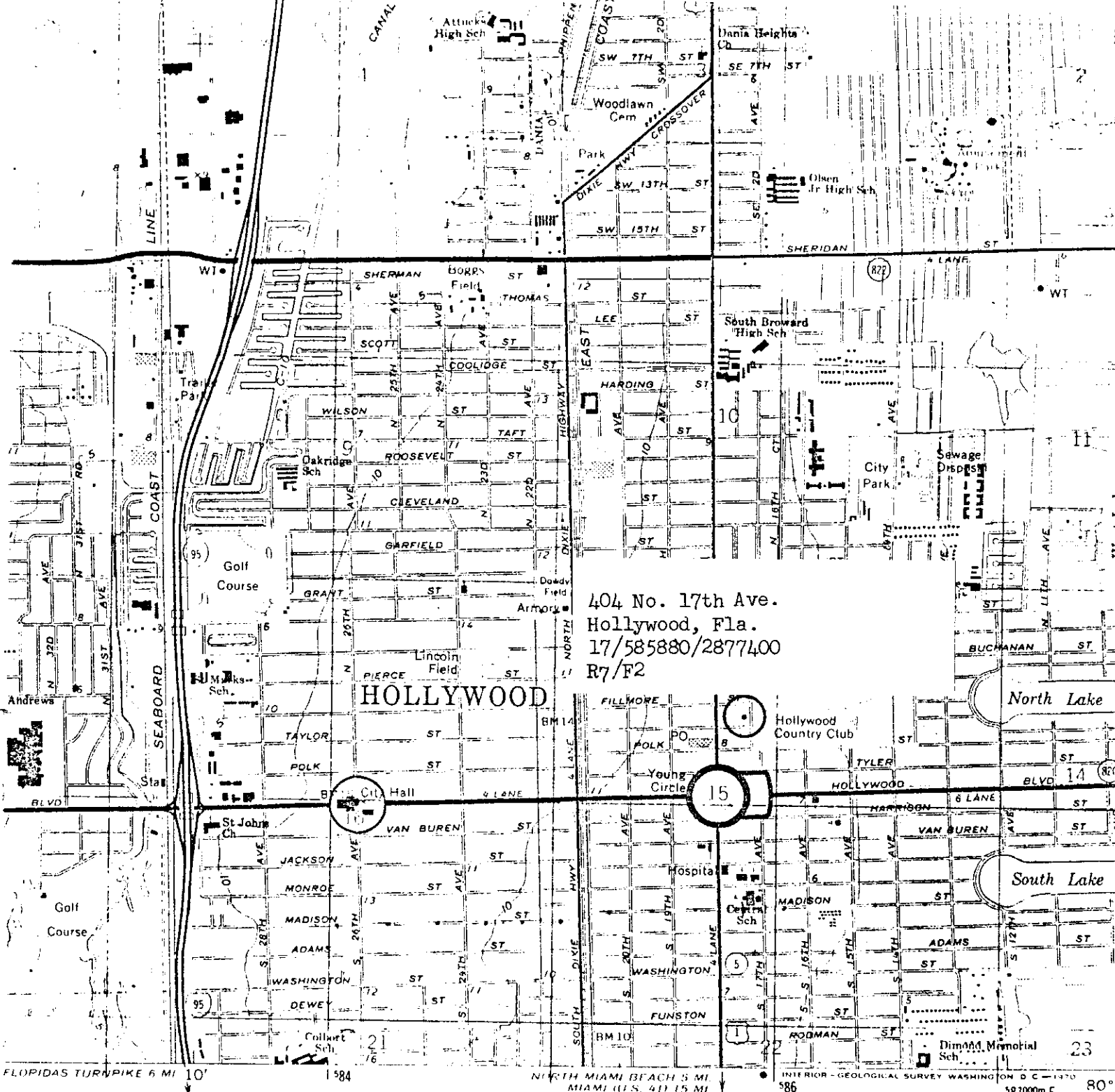
Page 127: In the summer of 1924, Harry B. Hutchinson, formerly a retail clothing merchant of Philadelphia, organized a mortgage and loan company and built the 55 room hotel, the Hutchinson, at the corner of Taylor and 17th Avenue.

404 North 17th Avenue

Statement of Significance (use continuation sheet if necessary)

OTHER: This building is significant because it dates from the earliest construction period in Hollywood, Florida. Although this building is not architecturally significant on an individual basis, its significance in the historic built environment may become greater as the older structures in Hollywood are demolished.

911==



404 No. 17th Ave.
Hollywood, Fla.
17/585880/2877400
R7/F2

ROAD CLASSIFICATION

—————	Light-duty	Unimproved dirt
- - - - -	Medium-duty	()	Interstate Route
()	U. S. Route	()	State Route

FORT LAUDERDALE SOUTH, FLA
N2600—W8007.5/7.5

1962
AMS 4936 II SW—SERIES V847

FLORIDA MASTER SITE FILE
HISTORIC SITE DATA SHEET

	FDAHRM	802==
Site No.	8Bd154	1009==
Site Name	Golf View Hotel/Apts.	830==
Other Name(s) for Site	Hutchinson Apts.	930==
Other Nos. for Site		906==
NR Classification Category:	Building	916==
County	Broward	808==
Instruction for locating (or address)	404 N. 17th Avenue Hollywood, Florida	
	(opposite Hollywood Golf and Country Club)	813==
Location:	/ /	868==
	subdivision name block no. lot no.	
Owner of Site: Name:	Mulligan, Helen and Peter	;
Address:	404 N. 17th Avenue	902==
	Hollywood, Florida	902==
Occupant, Tenant, or Manager:		
Name:		;
Address:		
		904==
Reporter (or local contact):		
Name:		;
Address:		
		816==
Recorder:		
Name & Title:	Evans, Mary K., Historic Sites Spec.	;
Address:	FDAHRM	
	Tallahassee, Florida	818==
Survey Date	7406	820==
Type of Ownership	Private	848==
Inventory Status		914==
Previous Survey(s): (enter activity/title of survey/name/date/repository)		
		839==
Recording Station		804==
Specimens (Inventory Numbers)		870==
Date of Visit to Site	828==	Recording Date
		832==
Photographic Record Numbers	74-N-11-60	
		860==

Location of Site (Specific):

Map Reference (incl. scale & date) Ft. Lauderdale South, 1:24000; 1962; 809==
photo revised, 1969

Township	Range	Section	¼ Sec.	¼ ¼ Sec.	¼ ¼ ¼ Sec.
T51S	R42E	S15			

812==

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY							
LATITUDE				LONGITUDE			
Point	Degrees °	Minutes '	Seconds "	Degrees °	Minutes '	Seconds "	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES							
26°	00'	47"		80°	08'	27"	800==

UTM Coordinates:

Zone Easting Northing

890==

Description of Site:

Site Size (approx. acreage of property) One acre

833==

<p>Condition of Site:</p> <p>Check one</p> <table style="width: 100%;"> <tr> <td><input type="checkbox"/> Excellent 863==</td> <td><input type="checkbox"/> Deteriorated 863==</td> </tr> <tr> <td><input type="checkbox"/> Good 863==</td> <td><input type="checkbox"/> Ruins 863==</td> </tr> <tr> <td><input checked="" type="checkbox"/> Fair 863==</td> <td><input type="checkbox"/> Unexposed 863==</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Redeposited 863==</td> </tr> </table>	<input type="checkbox"/> Excellent 863==	<input type="checkbox"/> Deteriorated 863==	<input type="checkbox"/> Good 863==	<input type="checkbox"/> Ruins 863==	<input checked="" type="checkbox"/> Fair 863==	<input type="checkbox"/> Unexposed 863==		<input type="checkbox"/> Redeposited 863==	<p>Integrity of Site:</p> <p>Check one or more</p> <table style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> Altered Slightly 858==</td> <td><input type="checkbox"/> Restored () Date: () 858==</td> </tr> <tr> <td><input type="checkbox"/> Unaltered 858==</td> <td><input type="checkbox"/> Moved () Date: () 858==</td> </tr> <tr> <td><input type="checkbox"/> Destroyed 858==</td> <td><input checked="" type="checkbox"/> Original Site 858==</td> </tr> </table>	<input checked="" type="checkbox"/> Altered Slightly 858==	<input type="checkbox"/> Restored () Date: () 858==	<input type="checkbox"/> Unaltered 858==	<input type="checkbox"/> Moved () Date: () 858==	<input type="checkbox"/> Destroyed 858==	<input checked="" type="checkbox"/> Original Site 858==
<input type="checkbox"/> Excellent 863==	<input type="checkbox"/> Deteriorated 863==														
<input type="checkbox"/> Good 863==	<input type="checkbox"/> Ruins 863==														
<input checked="" type="checkbox"/> Fair 863==	<input type="checkbox"/> Unexposed 863==														
	<input type="checkbox"/> Redeposited 863==														
<input checked="" type="checkbox"/> Altered Slightly 858==	<input type="checkbox"/> Restored () Date: () 858==														
<input type="checkbox"/> Unaltered 858==	<input type="checkbox"/> Moved () Date: () 858==														
<input type="checkbox"/> Destroyed 858==	<input checked="" type="checkbox"/> Original Site 858==														

Condition of Site (Remarks): ()

() 863==

Threats to Site:

Check one or more

<input type="checkbox"/> Zoning () 878==	<input type="checkbox"/> Transportation () 878==
<input type="checkbox"/> Development () 878==	<input type="checkbox"/> Fill () 878==
<input type="checkbox"/> Deterioration () 878==	<input type="checkbox"/> Dredge () 878==
<input type="checkbox"/> Borrowing () 878==	
<input type="checkbox"/> Other (See Remarks below): 878==	

Threats to Site (Remarks):

879==

Statement of Significance (use continuation sheet if necessary)

The Golf View Hotel/Apts. was among the numerous hotels and apartments that were constructed in Hollywood during the early days of the city's development. It follows the typical architectural design of Spanish-Mediterranean that was popularized in South Florida during the "boom."

HISTORIC SITE DATA SUPPLEMENT

Site Name Golf View Hotel/Apts.

Present Use (check one or more as appropriate)

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Agricultural 850== | <input type="checkbox"/> Government 850== | <input type="checkbox"/> Park 850== | <input type="checkbox"/> Transportation 850== |
| <input checked="" type="checkbox"/> Commercial 850== | <input type="checkbox"/> Industrial 850== | <input type="checkbox"/> Private Residence 850== | Other (Specify): |
| <input type="checkbox"/> Educational 850== | <input type="checkbox"/> Military 850== | <input type="checkbox"/> Religious 850== | <input type="checkbox"/> 850== |
| <input type="checkbox"/> Entertainment 850== | <input type="checkbox"/> Museum 850== | <input type="checkbox"/> Scientific 850== | <input type="checkbox"/> 850== |

Original Use (check one or more as appropriate)

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Agricultural 838== | <input type="checkbox"/> Government 838== | <input type="checkbox"/> Park 838== | <input type="checkbox"/> Transportation 838== |
| <input checked="" type="checkbox"/> Commercial 838== | <input type="checkbox"/> Industrial 838== | <input type="checkbox"/> Private Residence 838== | Other (Specify): |
| <input type="checkbox"/> Educational 838== | <input type="checkbox"/> Military 838== | <input type="checkbox"/> Religious 838== | <input type="checkbox"/> 838== |
| <input type="checkbox"/> Entertainment 838== | <input type="checkbox"/> Museum 838== | <input type="checkbox"/> Scientific 838== | <input type="checkbox"/> 838== |

Cultural Classification: Specific Dates: Beginning 1924-25 844==

Culture/Phase _____ 840==

Developmental Stage _____ 842==

Period (check one or more as appropriate)

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Pre-Columbian 845== | <input type="checkbox"/> 16th Century 845== | <input type="checkbox"/> 18th Century 845== | <input checked="" type="checkbox"/> 20th Century 845== |
| <input type="checkbox"/> 15th Century 845== | <input type="checkbox"/> 17th Century 845== | <input type="checkbox"/> 19th Century 845== | |

Areas of Significance (check one or more as appropriate)

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Aboriginal 910== | <input type="checkbox"/> Community Planning 910== | <input type="checkbox"/> Landscape Architecture 910== | <input type="checkbox"/> Sculpture 910== |
| <input type="checkbox"/> Archaeology Prehistoric 910== | <input type="checkbox"/> Conservation 910== | <input type="checkbox"/> Law 910== | <input type="checkbox"/> Social/Humanitarian 910== |
| <input type="checkbox"/> Archaeology Historic 910== | <input type="checkbox"/> Economics 910== | <input type="checkbox"/> Literature 910== | <input type="checkbox"/> Theater 910== |
| <input type="checkbox"/> Agriculture 910== | <input type="checkbox"/> Education 910== | <input type="checkbox"/> Military 910== | <input type="checkbox"/> Transportation 910== |
| <input checked="" type="checkbox"/> Architecture 910== | <input type="checkbox"/> Engineering 910== | <input type="checkbox"/> Music 910== | Other (Specify): |
| <input type="checkbox"/> Art 910== | <input type="checkbox"/> Exploration & Settlement 910== | <input type="checkbox"/> Philosophy 910== | <input type="checkbox"/> 910== |
| <input type="checkbox"/> Commerce 910== | <input type="checkbox"/> Industry 910== | <input type="checkbox"/> Politics/Govt. 910== | <input type="checkbox"/> 910== |
| <input type="checkbox"/> Communications 910== | <input type="checkbox"/> Invention 910== | <input type="checkbox"/> Religion 910== | <input type="checkbox"/> 910== |
| | | <input type="checkbox"/> Science 910== | <input type="checkbox"/> 910== |

Remarks & Recommendations:

Site No. 8Bd154

Site Name Golf View Hotel/Apts.

ARCHITECTURAL SITE DATA SUPPLEMENT

ARCHITECT John M. Peterman and H. B. Hutchinson 872==

BUILDER Erwin Cahow 874==

STYLE AND/OR MODE Spanish 964==

PLAN TYPE U-shaped 966==

EXTERIOR FABRIC(S) Stucco 854==

STRUCTURAL SYSTEM(S) Concrete and interlocking tile 856==

FEATURE OF STRUCTURE (942):

FOUNDATION: Concrete piers 942==

ROOF TYPE: Flat 942==

SECONDARY ROOF STRUCTURE(S): 942==

CHIMNEY LOCATION: Rear (west) 942==

WINDOW TYPE: Double-hung sash; casement 942==

MATERIALS (882):

CHIMNEY: 882==

ROOF SURFACING: Barrel tile 882==

INTERIOR WALLS: 882==

ORNAMENT INTERIOR: Wood 882==

ORNAMENT EXTERIOR: Stucco, wood, concrete 882==

QUANTITATIVE DATA (950-960):

NO. OF STOREYS Three 950==

NO. OF CHIMNEYS One 952==

OTHER (SPECIFY) 954==

956==

OTHER NOTABLE FEATURES OF BUILDING (FREE TEXT) (865==):

ROOF STRUCTURAL SYSTEM: Flat roof with red barrel tile covering

MAIN ENTRANCE: Facade center; double doorways; cross mullioned fanlite above each area; original wooden doors, now replaced with jalousies to inner side and two large vertical modern lights to outside portion

WINDOW PLACEMENT:

WINDOW SURROUNDS AND DECORATION: Plain wooden, except between each of windows engaged columns porch area; on facade concrete lintel; alternating voussoirs on sides; slight lug sill

PORCHES, VERANDAS, GALLERIES AND BALCONIES: Front porch one story high open divided by 3 square columns, at far end loggia effect each end with 8 bays and flat stucco roof above; balcony above front entrance width of first floor porch; two end terraces third floor

EXTERIOR ORNAMENT AND COLOR: White stucco trimmed in white; wood at windows; top of third floor has simple decoration in smooth concrete following roofline; six brackets under overhanging eaves on projecting area of facade

INTERIOR COMMENTS: Wooden moldings; contained 13 apartment suites of 2 and 3 rooms each; 11 hotel rooms; 7 bachelor suites; lobby; kitchen; dining room on first floor

OTHER (SPECIFY): Condition fair to good

MAJOR ALTERATIONS (FREE TEXT) (857==): Some windows changed from double-hung sash to modern storm windows

OUTBUILDINGS (FEATURES OF SITE) (876==): Private home behind structure of same material, originally residence of owners of apartment building

SURROUNDINGS (CLASSIFICATION) Residential neighborhood 864==

RELATIONSHIP TO SURROUNDINGS (FREE TEXT) (859==): Faces east toward golf course; nicely landscaped with tropical shrubbery and trees

FLORIDA MASTER
SITE FILE

FDAHRM 802==

Site No. 88d154 1009==
Site Name Golf View Hotel/Apts. 830==

Other Name(s) for Site Hutchinson Apts.
930==

Other Nos. for Site 906==

Type of Site Building 832==

Location of Site:

County Bd, Fl. 808==

Instructions for locating site (or address) 404 N. 17th Ave., Hollywood
opposite Hollywood Golf and Country Club
813==

Ownership:

Owner of Site: Name Helen and Peter Mulligan 902==

Address 404 N. 17th Ave. Hollywood 903==

Occupant, Tenant or Manager:

Name Same 904==

Address 905==

Form Prepared By:

Reporter (or local contact):

Name 816==

Address 817==

Recorder:

Name & Title Evans, M.K., Historic Sites Specialist 818==

Address FDAHRM 819==

Date of Site Survey 7406 820==

Previous Survey(s), Excavation(s) or Collection(s) (Enter title of survey, date, whether Federal, State, County or Local, Location of Survey Report(s) and Material's Collected).

n/a

839==

Photographic Record Numbers 74-N-11-60

860==

Location of Site (Specific):

photo revised, 1969

Map Reference (incl. scale & date) Ft. Laud. South; 1:24000; 1962, 812==

Township	Range	Section	1/4 Sec.	1/4 1/4 Sec.	1/4 1/4 1/4 Sec.
51S	42E	15			
					812==

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY						O R LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES						
CORNER	LATITUDE			LONGITUDE			LATITUDE			LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
	°	'	"	°	'	"						
	°	'	"	°	'	"	26	00	47	80	08	27
	°	'	"	°	'	"						
	°	'	"	°	'	"						
	°	'	"	°	'	"						
	°	'	"	°	'	"						
												812==

Global Reference Code 884==

Description of Site:

Site Size (approx. acreage of property) approx. one acre 833==

Present Condition of Site

Check one		Check one		Check one if appropriate	
<input type="checkbox"/> Excellent	863==	<input type="checkbox"/> Deteriorated	863==	<input checked="" type="checkbox"/> Altered <u>slightly</u>	<input type="checkbox"/> Moved
<input type="checkbox"/> Good	863==	<input type="checkbox"/> Ruins	863==	<input type="checkbox"/> Unaltered	863==
<input checked="" type="checkbox"/> Fair	863==	<input type="checkbox"/> Unexposed	863==		<input checked="" type="checkbox"/> Original Site
					863==

Present & Original Physical Appearance (use continuation sheet if necessary)

See checklist for architectural description

PHYSICAL DESCRIPTION FOR STATE INVENTORY

Golf View Apts.
Hollywood, Fla.

ARCHITECT-BUILDER John M. Peterman and H. B. Hutchinson

RELATION OF STRUCTURE TO SITE AND SURROUNDINGS faces east toward golf course; nicely landscaped with tropical shrubbery and trees
residential neighborhood

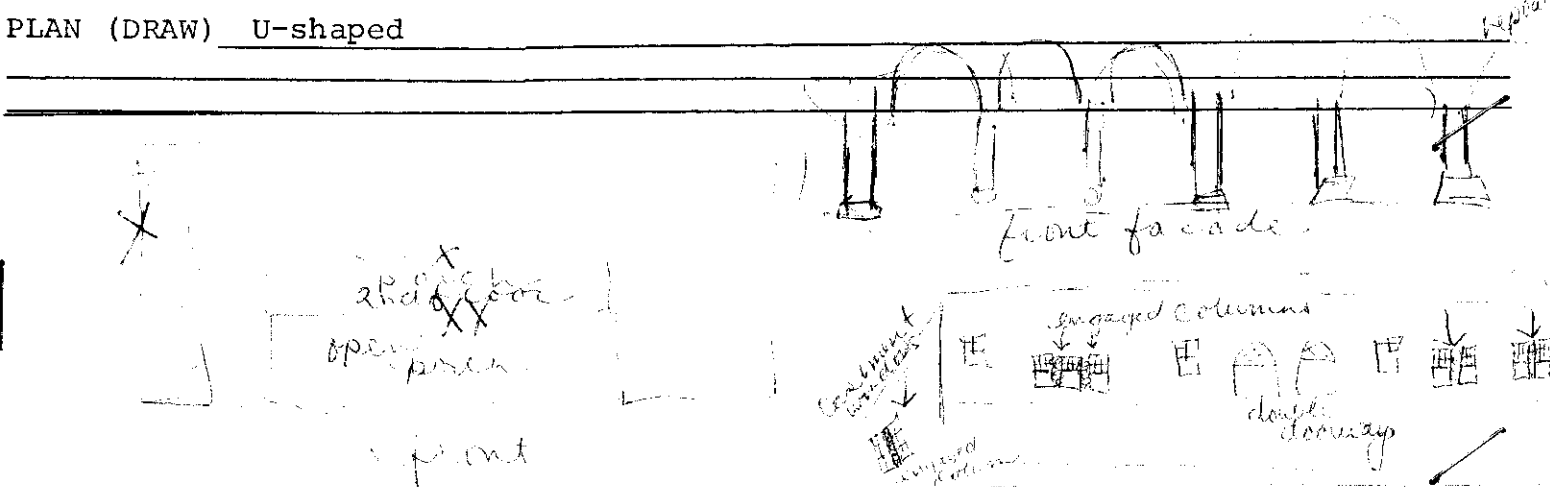
FOUNDATION (TYPE AND MATERIALS) concrete piers

STRUCTURAL SYSTEM concrete and interlocking tile

EXTERIOR FABRIC (BOND TYPE, IF BRICK) rough stucco

NUMBER OF STORIES three

PLAN (DRAW) U-shaped



ROOF TYPE AND COVERING MATERIAL flat roof with red barrel tile covering
shed roof on north and south wings; barrel tile covering
DORMERS AND SECONDARY ROOF STRUCTURES

CHIMNEYS (NUMBER, LOCATION, MATERIALS) one; rear (west) side

MAIN ENTRANCE (LOCATION, DESIGN) facade center; double doorways; cross
mullioned fanlite above each area; orig. wooden doors, now replaced w/
jalousies to inner side and two large vertical modern lights to outside
SUBSIDIARY ENTRANCES left side, step porch portion

FENESTRATION (TYPE) double hung sash-six/over plain lower glass pane on facade;
on ends of porch a pair of casement windows at each

WINDOW SURROUNDS, LINTELS, SHUTTERS plain wooden; except between each of windows
engaged columns on porch area; on facade concrete lintel; alternating
voussoirs on sides; slight lug sill

PORCH (HEIGHT, WIDTH, ROOF, SUPPORTS, ENCLOSURES, TYPE, MATERIALS) one story high; inner area enclosed at ends; open porch; quarry red tile step
porch, front porch space divided by 3 square columns in center and two
smaller circular columns to each side and one square column; at far end
of porch on each end a loggia effect with 8 bays and flat stucco roof above.

SECONDARY PORCHES, INCLUDING BALCONIES one balcony above front entrance, two end terraces on third floor; balcony extends width of first floor porch

EXTERIOR ORNAMENT AND COLOR white stucco trimmed in white; wood at windows; top of third floor has simple decoration in smooth concrete following the roofline; on projecting area of facade six brackets under overhanging eaves

INTERIOR COMMENTS wooden moldings; contained 13 apt. suites of two and three rooms each; 11 hotel rooms; 7 bachelor suites; lobby, kitchen, and dining room on first floor.

CONDITION fair to good

ALTERATIONS change in some windows from double hung sash to modern storm windows

OUTBUILDINGS private home behind structure; originally was residence of the owners of the apartment building; built of same material

STYLE AND/OR PERIOD 1924-25, Spanish motif

ARCHITECTURAL SIGNIFICANCE AND IMPRESSIONS Florida Mediterranean reflecting the typical architectural style that prevailed in South Florida during the 1920's (boom period)

Building cost is estimated at \$80,000; construction by Erwin Cahow of Ft. Lauderdale

HISTORIC SITE DATA SUPPLEMENT

Site No. _____
Site Name Golf View Hotel/
Apts.

Present Use (check one or more as appropriate)

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Agricultural 838== | <input type="checkbox"/> Government 838== | <input type="checkbox"/> Park 838== | <input type="checkbox"/> Transportation 838== |
| <input checked="" type="checkbox"/> Commercial 838== | <input type="checkbox"/> Industrial 838== | <input type="checkbox"/> Private Residence 838== | Other (Specify): |
| <input type="checkbox"/> Educational 838== | <input type="checkbox"/> Military 838== | <input type="checkbox"/> Religious 838== | <input type="checkbox"/> 838== |
| <input type="checkbox"/> Entertainment 838== | <input type="checkbox"/> Museum 838== | <input type="checkbox"/> Scientific 838== | <input type="checkbox"/> 838== |

Period (check one or more as appropriate)

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Pre-Columbian 842== | <input type="checkbox"/> 16th Century 842== | <input type="checkbox"/> 18th Century 842== | <input checked="" type="checkbox"/> 20th Century 842== |
| <input type="checkbox"/> 15th Century 842== | <input type="checkbox"/> 17th Century 842== | <input type="checkbox"/> 19th Century 842== | |

Specific Dates: Beginning 1924-25 844== Ending 846==

Areas of Significance (check one or more as appropriate)

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Aboriginal
Prehistoric 910== | <input type="checkbox"/> Education 910== | <input type="checkbox"/> Political 910== | <input type="checkbox"/> Urban Planning 910== |
| <input type="checkbox"/> Aboriginal
Historic 910== | <input type="checkbox"/> Engineering 910== | <input type="checkbox"/> Religion/Philosophy 910== | Other (Specify): |
| <input type="checkbox"/> Agriculture 910== | <input type="checkbox"/> Industry 910== | <input type="checkbox"/> Science 910== | <input type="checkbox"/> 910== |
| <input checked="" type="checkbox"/> Architecture 910== | <input type="checkbox"/> Invention 910== | <input type="checkbox"/> Sculpture 910== | <input type="checkbox"/> 910== |
| <input type="checkbox"/> Art 910== | <input type="checkbox"/> Landscape Architecture 910== | <input type="checkbox"/> Social/Humanitarian 910== | <input type="checkbox"/> 910== |
| <input type="checkbox"/> Commerce 910== | <input type="checkbox"/> Literature 910== | <input type="checkbox"/> Theater 910== | <input type="checkbox"/> 910== |
| <input type="checkbox"/> Communications 910== | <input type="checkbox"/> Military 910== | <input type="checkbox"/> Transportation 910== | |
| <input type="checkbox"/> Conservation 910== | <input type="checkbox"/> Music 910== | | |

Thematic Classification:

- | | | |
|---|---|--------------------------------|
| <input type="checkbox"/> Aboriginal 912== | <input type="checkbox"/> Military 912== | Other (Specify): |
| <input checked="" type="checkbox"/> Architectural 912== | <input type="checkbox"/> Political 912== | <input type="checkbox"/> 912== |
| <input type="checkbox"/> The Arts 912== | <input type="checkbox"/> Society 912== | <input type="checkbox"/> 912== |
| <input type="checkbox"/> Exploration & Settlement 912== | <input type="checkbox"/> Science & Technology 912== | <input type="checkbox"/> 912== |

Statement of Significance (use continuation sheet if necessary)

The Golf View Hotel/Apts. was among the numerous hotels and apartments that were constructed in Hollywood during the early days of the city's development. It follows the typical architectural design of Spanish-Mediterranean that was popularized in south Florida during the "boom".

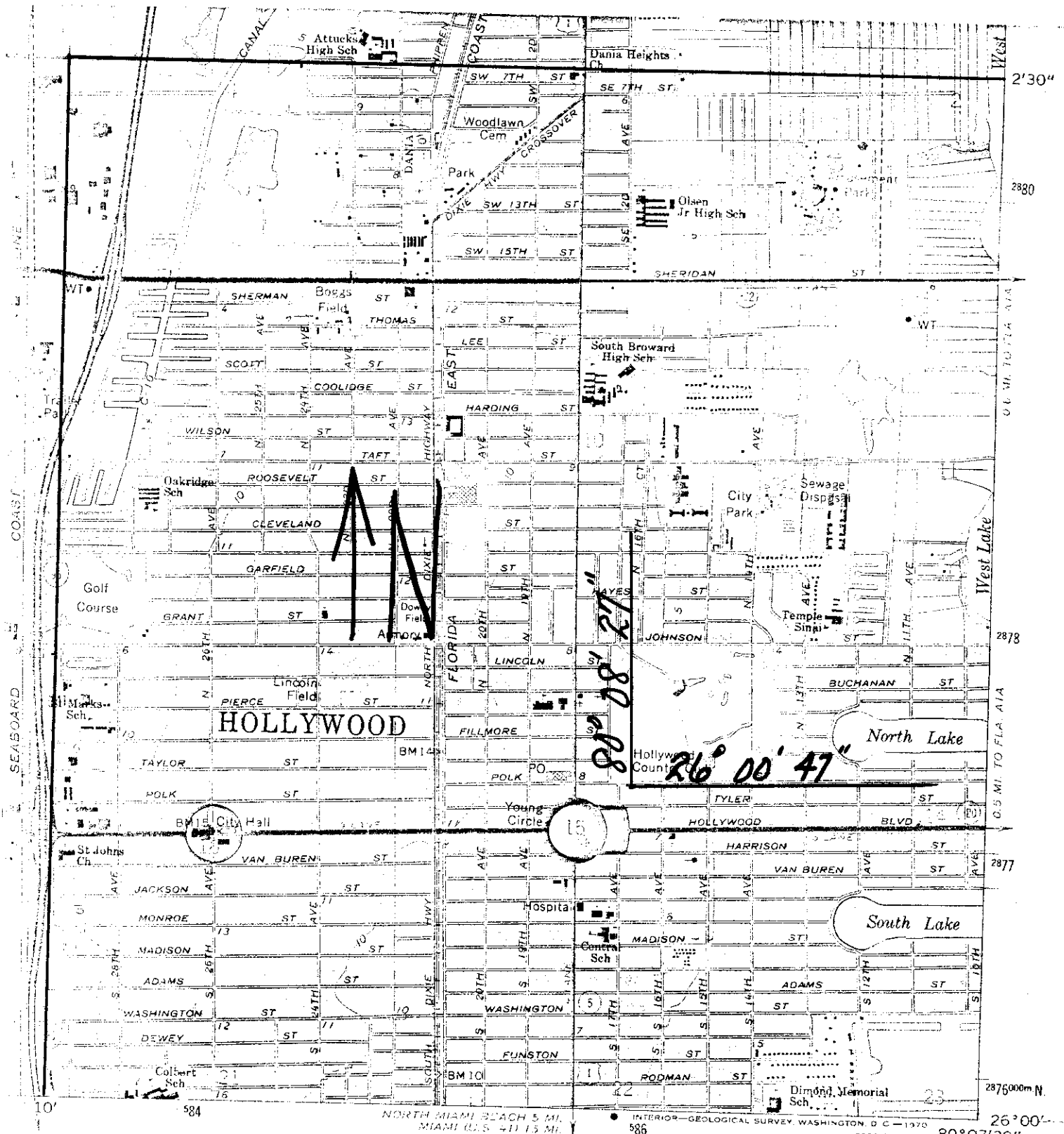
Remarks & Recommendations:

835==

Major Bibliographic References:

920==

Golf View Hotel/Apt.
Broward County



QUADRANGLE LOCATION

- ROAD CLASSIFICATION
- Heavy-duty ————— Light-duty - - - - -
 - Medium-duty ———— Unimproved dirt - - - - -
 - Interstate Route (thick line with 'X' markers) U.S. Route (thin line with 'X' markers) State Route (dashed line with 'X' markers)

FORT LAUDERDALE SOUTH, FLA.
N2600—W3007.5/7.5

1962
PHOTOREVISED 1969
AMS 4936 II SW—SERIES V847

Page 1 **HISTORICAL STRUCTURE FORM**
FLORIDA SITE FILE

Site # **8BD03051**

Site Name **HUTCHINSON HOTEL**

Recorder # **0**

Field Date **2/25/97**

Survey

Yes **Original**

Form Date **2/14/97**

No **Update**

Multilist #: **0**

National Register Category **BUILDING**

Survey #:

LOCATION AND IDENTIFICATION

Address (include N,S,E,W; st. ave, etc) **404 N 17 AVE**

Cross Streets (nearest/between)

Nearest City/Town **HOLLYWOOD**

Within City Limits **Yes**

County **BROWARD**

Tax #

Subdivision Name **HWD 1-21B**

Ownership **PRIV-PROFIT**

Block **53**

Lots **11,12**

Name of Public Tract (e.g., park)

Route To

MAPPING

USGS Map Name **Santerdale South 1012**

Township **51** Range **42** Sect. **15** 1/4 **1/4** 1/4 - 1/4: **Irreg. Sect.? No**

UMT ZONE (16 OR 17): **17** Easting **585880** Northing **2877400**

Landgrants:

Plat or Other Map (Map's name, Location) **HWD 1-21B**

DESCRIPTION

Style **MEDITERRANEAN REVIVAL** Exterior Plan **RECTANGULAR** No. Stories **3**

Structural Systems **UNKNOWN**

Foundation Types **STEMWALL**

Materials **UNKNOWN**

Exterior Fabrics **STUCCO**

Roof Types **FLAT W/PARAPET**

Materials **UNKNOWN**

Secondary Strucs. (dormers etc.) **NA**

Chimney: No. **2** Materials **UNKNOWN** Locations **W, CEN; E, CEN**

Windows: Types **6/1. 1/1 DHS, JALOUSIE, AWW** Materials

Main Entrance (stylistic details) **PORTICO**

Open Porches **1** Closed **0** Incised **1** Locations **E 1ST & 2ND STORY**

Porch Roof Types **PRIN**

Exterior Ornament **STUC, TILE**

Interior Plan **UNKNOWN**

Condition **GOOD**

Surroundings

Ancillary Features **UNKNOWN**

Archaeological Remains at Site: **NONE-NA**

NARRATIVE: (eg description of interior, landscape, architecture, etc. 250 character limit.)

THIS INTERESTING MEDITERRANEAN REVIVAL BUILDING IS COMPATIBLE WITH THE NEIGHBORHOOD.

HISTORY

Construction Date 1924 CIRCA: No
 ARCHITECT (last name first): UNKNOWN
 BUILDER (last name first): UNKNOWN
 Moves No Dates Orig. addr.
 Alterations No Dates Nature
 Additions No Dates Nature
 Original Use (give dates): HOTEL From To
 Intermediate Uses (give dates): From To
 Present Uses (give dates): APARTMENT From To

OWNERSHIP HISTORY:

TENEICK, VIRGINIA E, HISTORY OF HWD, PG 129: IN THE SUMMER OF 1924, HARRY B. HUTCHINSON FORMERLY A RETAIL CLOTHING MERCHANT OF PHILADELPHIA ORGANIZED A MORTGAGE AND LOAN CO AND BUILT THE 55 ROOM HOTEL.

RESEARCH METHODS (Check all choices that apply; if needed write others at bottom)

No Archaeological survey/testing: No Tax records only: No Library research-local: No Subdivision maps:
 No Exposures inspected, informal: No Interior inspection: No Library special collectn: No Sanborn maps:
 No Controlled archaeological surf colltn: No FMSF survey search: No Building Permits: No Plat maps:
 No Archaeological form completed: No FMSF sites search: No Demolition permits:d: No Newspapers:
 No Public Lands Survey: No FL Archives (Gray Bldg): No Commercial permits: No Occupant interview:
 No Tax records/property deeds: No FL Phono Archives: No Occupation permits: No neighbor interview:
 No other: (Specify)

SURVEYOR'S EVALUATION OF SITE

Potentially eligible for local designation? Yes
 Individually eligible for National Register? No Category HMPROLD-1
 Potential contributor to National Register district? No
 Historical Associations ARCHITECTURE

Explanation of Evaluation

THIS MEDITERRANEAN REVIVAL BUILDING IS REPRESENTATIVE OF THE DEVELOPMENT OF HOLLYWOOD DURING THE BOOM TIME ERA OF THE 1920'S.

DOCUMENTATION (Photos, Plans, etc.)**Bibliographic References (Use continuation Sheet, give FSF Manuscript # if relevant)**

TENEICK, VIRGINIA E, HISTORY OF HWD, PG 129.

Location of negatives + negative numbers

NOTE: For computer entry on "Smartform" please refer to the REPOSITORY section to input information on photographs)

RECORDER

Recorder Name KRASSY, SUSAN P
 Recorder Address BOCA RATON, FL
 Recorder Phone 352-393-6197
 Affiliation RESEARCH ATLANTICA

CITY OF HOLLYWOOD, FLORIDA

Mara Giuliani, Mayor
Kenneth Gottlieb, Vice Mayor
Cathleen A. Anderson, Commissioner
Richard S. Blattner, Commissioner
Eleanor Sobel, Commissioner

Samuel A. Finz, City Manager
Jamie Alan Cole, City Attorney
George R. Keller, Jr., AICP, Director of Development Administration

PLANNING AND ZONING ADVISORY BOARD

Patricia Asseff
Robin Berman
Brenda Chalifour
Mitchell Fogel
Charles Fox Miller
Rosalie Schlaen
Jeffrey Gross
Jonathan S. Marcus
Steve Werthman

HISTORIC PRESERVATION BOARD

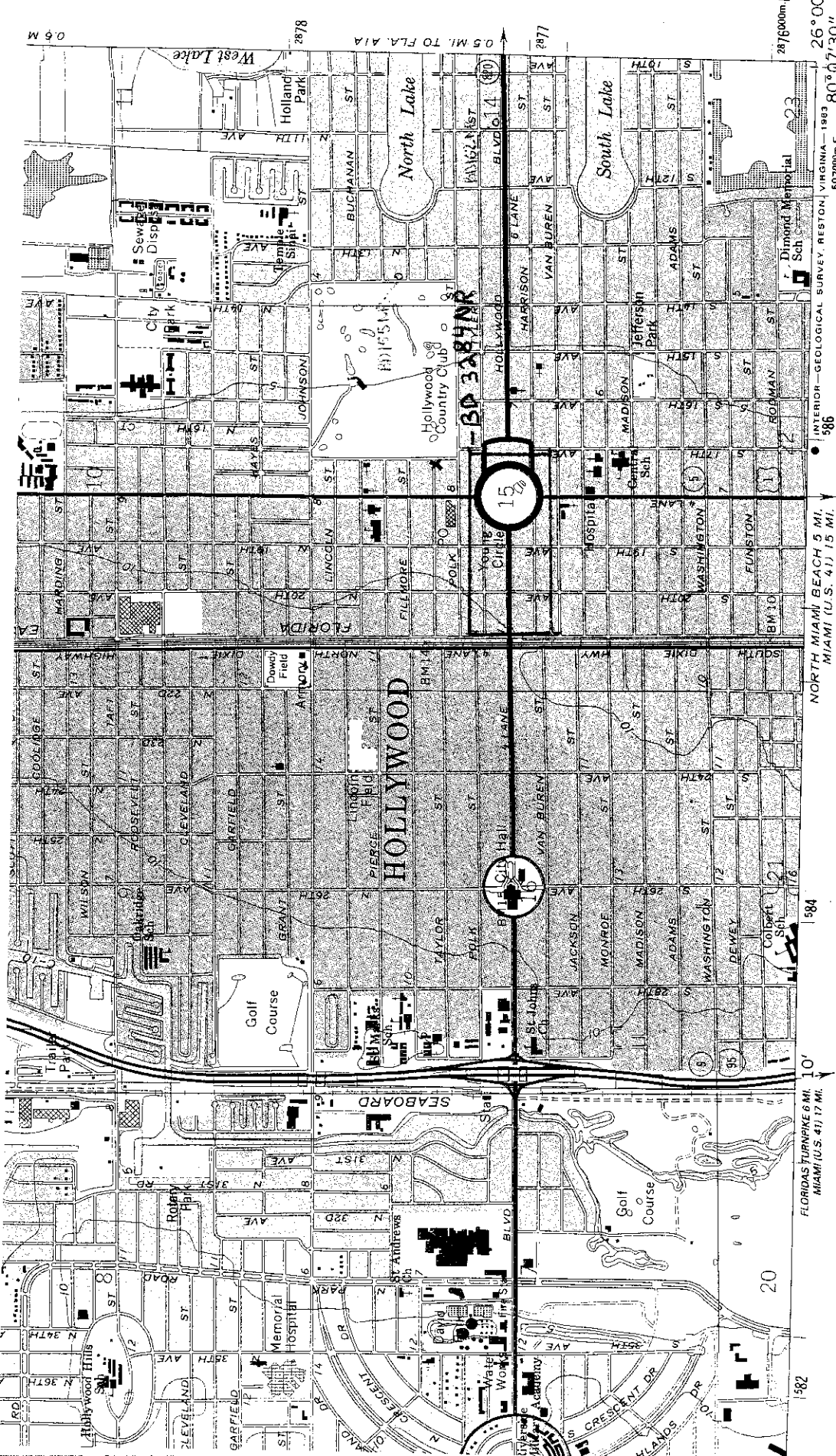
George Chillag
Bennett L. David
Joseph B. Kaller
Mary V. Johnson
James E. Orr
Christopher J. Ryan
Lee Seligman

COMMUNITY PLANNING DIVISION

Jud Kurlancheek, Director
Cathy Woodbury, ASLA/AICP, Principal Planner

prepared by
Jane S. Day, Susan P. Krassy and Teresa Van Dyke for
Research Atlantica, Inc. 1995

This project (or publication) has been financed in part with historic preservation grant assistance provided by the National Park Service, U.S. Department of the Interior, administered through the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State, assisted by the Historic Preservation Advisory Council. However, the contents and opinions do not necessarily reflect the views and opinions of the Department of the Interior or the Florida Department of State, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the Florida Department of State. This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U. S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, Post Office Box 37127, Washington, D.C. 20013-7127.



(NORTH MIAMI)
4935 / NW

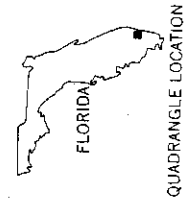
ROAD CLASSIFICATION

- Heavy-duty ————— Light-duty —————
- Medium-duty ————— Unimproved dirt —————
- Interstate Route ○ U.S. Route ○ State Route
- County Route

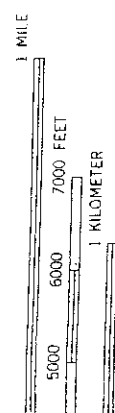
FORT LAUDERDALE SOUTH, FLA.

26080-A2-TF-024

1962
PHOTOREVISED 1983
DMA 4936 II SW-SERIES V847



QUADRANGLE LOCATION



OF 1929
LOW WATER
IS VARIABLE
OF MEAN HIGH WATER
2.1 FEET

RACY STANDARDS
SURVEY
/IRGINIA 22092

IS AVAILABLE ON REQUEST

General Information

Historic Name of Site: Hutchinson Hotel

Current Name of Site: Golf View Hotel and Apartments

Address: 404 N. 17th Avenue, Hollywood, FL

Owner: Randy Herscovici
130 SE 12th Avenue
Pompano Beach, FL 33060

Legal Description: Hollywood 1-21 B, Lots 11, 12, Block 53

Folio Number: 51 4215020760

Function: Hotel/Apartment Building

Construction Date: 1924

Previous Listing: Florida Master Site File

THE HUTCHINSON HOTEL 404 NORTH 17TH AVENUE LOCAL HISTORIC SITE

Statement of Significance:

Historical Information

The Hutchinson Hotel at 404 North 17th Avenue is historically significant for its association with Harry B. Hutchinson, a Hollywood pioneer, businessman and civic leader. Constructed in 1924, the Hutchinson Hotel is also significant as one of the earliest hotel/apartment buildings in the City of Hollywood.

Prior to 1924 Harry B. Hutchinson came to Hollywood from Philadelphia, Pennsylvania where he was a clothing merchant. After Hutchinson came to Hollywood, he organized a mortgage and loan company in 1924. He was one of four people who represented Hollywood during their negotiations with Fort Lauderdale to create Port Mabel, the deep water port that eventually became Port Everglades. In addition, late in 1924 Hutchinson served on the committee to draft the charter that eventually led to the incorporation of the City of Hollywood.¹

In 1924, at the height of the Florida Land Boom, Hutchinson hired prominent Fort Lauderdale architect John M. Peterman to design the Hutchinson Hotel in Central Hollywood. Peterman designed a fifty-five room hotel in the popular Mediterranean architectural style. Peterman also designed "Old Dillard School" located at 2501 N.W. 11th Street in Fort Lauderdale which is now listed on the National Register of Historic Places. The Hutchinson Hotel's prime location at the corner of Taylor Street and 17th Avenue was directly across the street from the Hollywood Country Club and Golf Course.²

The Hutchinson Hotel has had numerous owners. In 1933 the hotel was leased to R.C. Bolus who converted the hotel into rental property with sixteen rooms and eleven apartments. At this time Bolus also added a dining room. In 1948 the building was sold by Mr. and Mrs. E.L. Winn to Thomas J. Heslin and Catherine Mulligan for \$100,00. The present owners of the Hutchinson Hotel maintain the hotel/apartment building with thirty-

¹Virginia TenEick, *History of Hollywood*, (Port Salerno, FL: Florida Classics Library, 1966), 129, 184-185. The exact date of Hutchinson's arrival in Hollywood can not be determined.; August Burghard & Philip Weiding, *Checkered Sunshine: The Story of Ft. Lauderdale, 1793-1955*, (Ft. Lauderdale, FL: Wake-Brook House, 1974), 121.; TenEick, *Hollywood*, 230.

²State of Florida, Bureau of Historic Resources, "Master Site File Form, 404 N. 17th Avenue."

six rental units. It is now known as the Golf View Hotel and Apartments.³

Architectural Information

The Hutchinson Hotel is a rectangular shaped three story Mediterranean Revival style building constructed in 1924. The Mediterranean Revival style is the product of the variety of architectural expressions found along the Mediterranean coast. Italian, Spanish, and North African Moorish themes combined with French details are sources of inspiration for this style. Typical features of the Mediterranean Revival style include applied ornamentation, stucco walls, multilevel roofs covered with tile, arched openings, twisted columns, balustrades, balconies, and entrance loggias.⁴

The Hutchinson Hotel is designed in a three part plan. The central portion of the building is three stories in height with distinct two story wings. One of the most prominent features of the building is the open eight bay arched loggia located on the ground floor of the east (front) facade. The eight bays are separated by columns that are topped with classical capitals. Within the loggia, windows on the first story include: wood double hung sash 6/1, 4/1, and 1/1; and 6 light wood casement. Twisted engaged columns are located between the windows. The second story of the central block contains an open balcony that spans the entire length of the bay on the east facade. The balcony railing is comprised of decorative concrete. Windows on the second story include wood double hung sash 6/1 and awning windows that are a later addition. Three French doors are centrally located on the open porch. The third story of the central block has awning windows. A raised parapet surrounds the flat roof. The original roof was flat with a barrel tile parapet.

The two story south wing has a flat roof and parapet lined with rows of red barrel tile. The fenestration is symmetrical. Windows on the east facade of this wing include a set of three wood double hung sash 6/1 on both the first and second stories. A vertical ornamental column decorates the south end of the east facade. The south elevation of this bay contains a centrally located entry covered by a shed roof that is supported by wooden brackets. Red barrel tile covers the shed roof. An exterior metal staircase leads to a second story entry. Windows on the south elevation include wood double hung sash 6/1 and 1/1 and jalousie.

The two story north wing of the building also has a flat roof and parapet lined with rows of red barrel tile. The fenestration is symmetrical. Windows on the east facade of this wing include a set of three wood double hung sash 6/1 on both the first and second stories. The north elevation of this bay contains an entrance that leads to a second floor entry. Windows on the north elevation include 6 light wood casement, wood double hung

³Ibid.

⁴Metropolitan Dade County, *From Wilderness to Metropolis, 2nd Ed.*, (Miami: Metropolitan Dade County, 1992), 183.

sash 6/1 and 4/1.

The west elevation has a centrally located stucco chimney with windcap. A one story masonry storage room is centered on this elevation. Windows include wood double hung sash 6/1 and 4/1, 6 light casement, and awning.

Alterations to this structure have been minimal. The building retains the integrity of the original design by John M. Peterman.

Criteria for Designation:

Under the City of Hollywood Zoning and Land Regulation 5.10, Historic Preservation Board and Historic District Regulations, 404 North 17th Avenue meets the following criteria:

(D.3.a) "Integrity of location, design, setting, materials, workmanship, and association." 404 North 17th Avenue is located within the City of Hollywood's original town plan. It is one of the earliest hotel/apartment buildings found in the City. The architectural integrity of John M. Peterman's 1924 Mediterranean Revival style design has been maintained.

(D.3.b) 1. "Association with the lives of persons significant in our past." 404 North 17th Avenue is important for its association with original owner, Harry B. Hutchinson, a Hollywood pioneer and prominent businessman and civic leader. John M. Peterman, a prominent "Boom Time" architect designed the Hutchinson Hotel.

(D.3.b) 2. "Embodiment of the distinctive characteristics of a type, period, or method of construction." 404 North 17th Avenue embodies the characteristics of the Mediterranean Revival style of architecture in a large commercial building. Examples of the Mediterranean Revival style features incorporated in this building are an open loggia, a multilevel roof, columns, arched openings and stucco walls. It is representative of the "Boom Time" years of the 1920s in Hollywood-by-the-Sea.

(D.3.b) 4. "Possession of high artistic values." 404 North 17th Avenue was built of the highest quality materials available during the 1920s. It is representative of high artistic value for its overall design and detail.

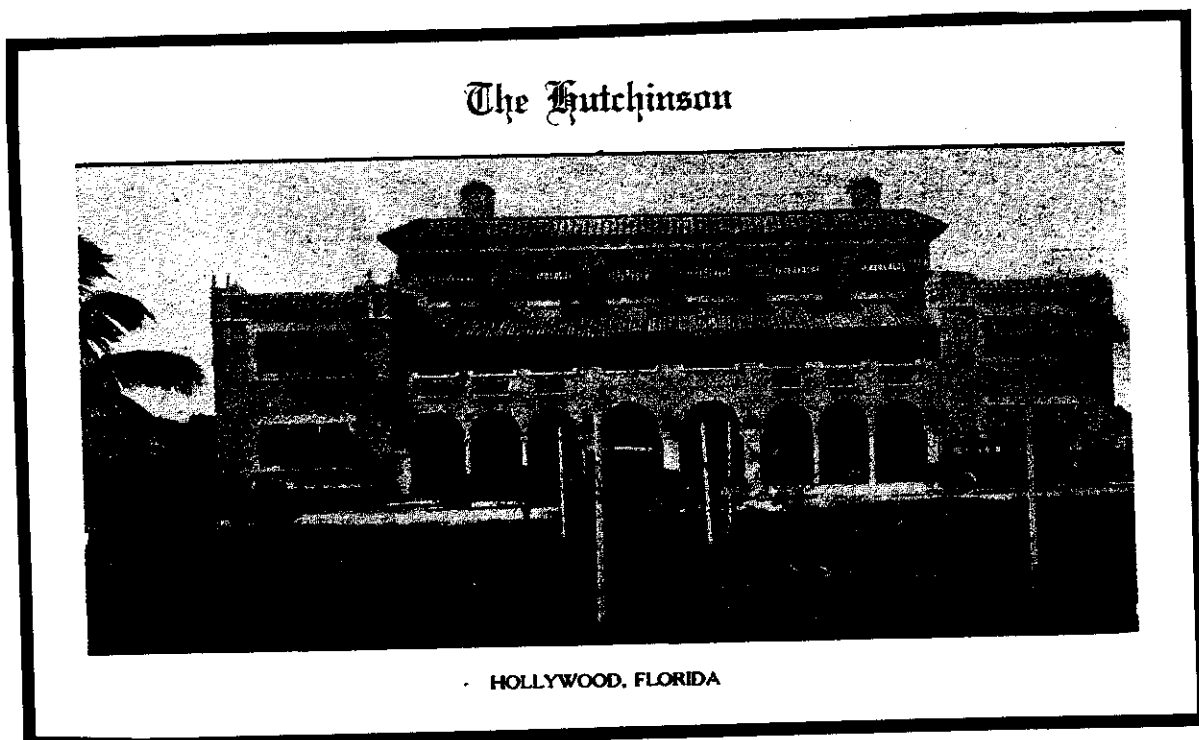
Recommendation:

Based upon the information presented in this report, it is recommended that the City of Hollywood designate 404 North 17th Avenue as an individual historic site.

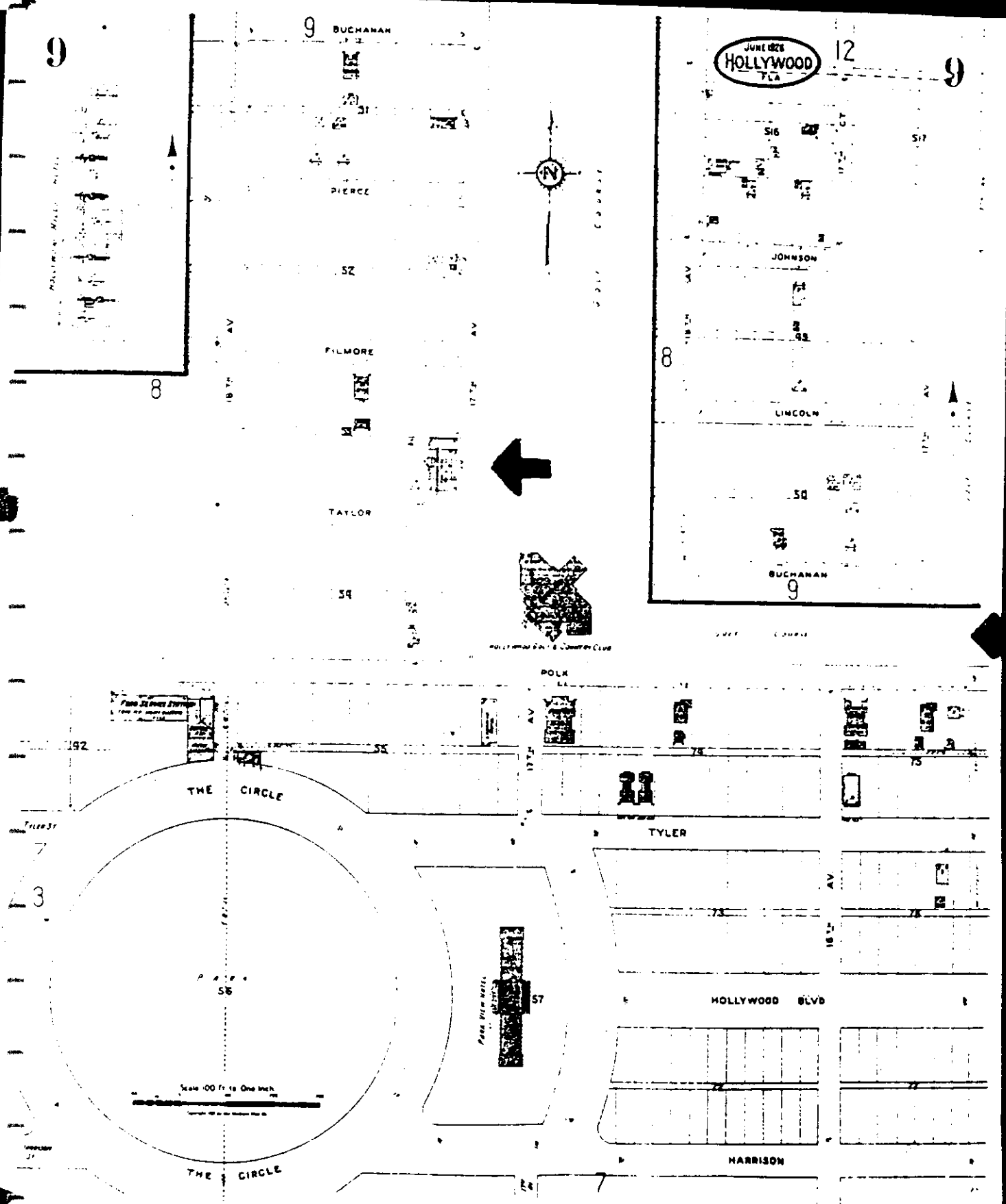
1. Areas Subject to Review: All exterior building elevations.

2. Review Guidelines: The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings, as amended, be the standard for review

of projects.



Postcard (c1920s)
courtesy of the Historical Association of Southern Florida



HISTORIC DESIGNATION REPORT

HUTCHINSON HOTEL 404 N. 17TH AVENUE



March 24, 1997

**City of Hollywood, Florida
Department of Development Administration
Community Planning Division**

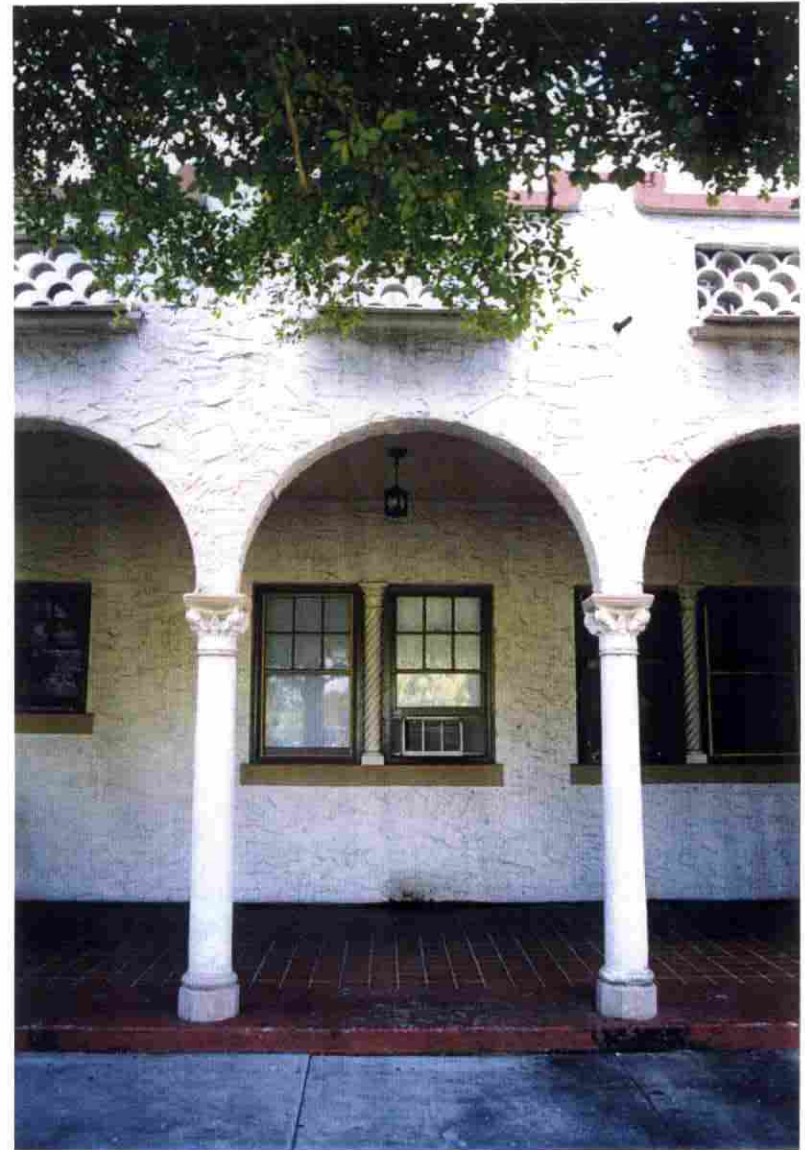


by

Research Atlantica, Inc.



Front loggia
note: Block columns



Front loggia







KallerArchitecture

City of Hollywood
Planning Department

July 7, 2023

Project Name **Historic Building**
Project Address **404 N 17 Avenue, Hollywood FL 33019**
Regarding **Historic Board / P&D Board Request**

To Whom It May Concern:

Please see legal description and project information below.

Address

404 N 17 AVENUE, HOLLYWOOD FL 33020

Legal Description

HOLLYWOOD 1-21 B LOT 11,12 BLK 53

Project Description

Proposed new, in-ground swimming pool with pool deck at the Southern portion of the lot to enhance and improve the quality and overall experience of the subject building's tenant base.

If I can be of any further assistance in this matter, please feel free to contact me at 954-920-5746.

Sincerely,

Joseph B. Kaller, LEED AP
Kaller Architecture
Principal

VARIANCE CRITERIA STATEMENT
FOR NEW SWIMMING POOL SETBACK VARIANCE
404 N 17 AVENUE, HOLLYWOOD FL 33019
AUGUST 7, 2022

- A. *That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City:*

The Project is located on the West side of 17th Avenue between Taylor Street and an Alleyway. The subject site is situated in the FH-2 zoning within Recreational Activity Center (RAC) in a cluster of Residential and Commercial developed properties lying just West of the existing Golf Course on Johnson Street. This area is located only a few blocks North of Young Circle with active multifamily, restaurants, bars or other retail establishments and thus is characterized by nearly active streets and Downtown Hollywood vibrancy.

The subject Variance is requesting setback variances for the proposed swimming pool on the ground floor which the Owners are proposing to improve the existing historic building with the subject swimming pool while still maintaining the existing façade. As per the Zoning code for swimming pools in the RAC zoning, swimming pools are required to be set back at 15' from the water's edge to a Street and/or Avenue. The proposed swimming pool is a smaller sized pool for a commercial building while attempting to set back the pool as far as possible from the roadways while still allowing for walkability around the pool to the existing building. As a result, the proposed swimming pool would be requesting a variance of a setback at 11'-11" at from 17th Avenue and 5'-2" from Taylor Street. Furthermore, the Owner will install a decorative fence for security purposes and is proposing lush landscaping on the East and South sides which front the two streets to further buffer the proposed concept.

- B. *That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the Community:*

All surrounding and adjacent properties are Residential Multifamily and Commercial uses, which is the same zoning use as the subject building. Furthermore, the subject zoning for FH-2 allows for swimming pools by right in the zoning code. The proposed swimming pool meets all the required paved

areas around the water edge of the pool and we have provided for lush landscaping around the pool and Southern part of the site.

The requested setback variances for the pool would thus be compatible with the surrounding allowable uses, land uses and overall feel of the surrounding Community.

- C. *That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City:*

The Variance requested are consistent with the goals and Comprehensive Plan of the City of Hollywood. The Variance allows for an improvement of landscaping on the site, a decorative fence for security and provide an improved visual enhancement at the South portion of the site and also an enhanced experience for the subject, existing multifamily building. The Project is compatible in its uses with the adjacent residential and commercial buildings and will not provide the feel of a private swimming pool for the subject building.

- D. *That the need for the requested Variance is not economically based or self-imposed.*

The requested Variance is not economically based or self-imposed. The subject building has zero activity and utilization at the South side of the existing building and the subject variance request is required to be compatible with the surrounding residential and commercial land uses.

- E. *That the Variance is necessary to comply with State or Federal Law and is the minimum Variance Necessary to comply with the applicable law.*

The Variance being requested does not conflict with any State or Federal Laws.

Map of Hollywood, Florida, showing the location of the subject property at 326 N 17th Ave. The map includes major streets like Fillmore St, Taylor St, Polk St, and N 17th Ave. Landmarks such as the Hollywood Chamber of Commerce, Elvia Restaurant, and the Publix Super Market are marked. A red pin and a red box with diagonal lines highlight the subject property at 326 N 17th Ave, Hollywood, FL 33020.

Tree

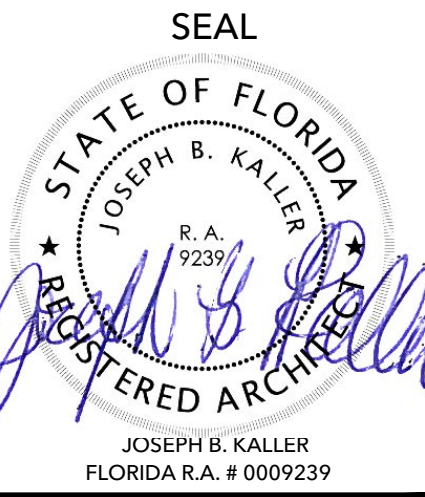


A circular red seal for a Professional Land Surveyor & Mapper in the State of Florida. The outer ring contains the text "JULIO SERGIO PITA" at the top and "PROFESSIONAL LAND SURVEYOR & MAPPER" at the bottom, separated by two stars. The inner circle contains the word "CERTIFICATE" at the top, "No. 5789" in the center, and "STATE OF FLORIDA" at the bottom, also separated by two stars.

COMMUNITY NAME AND NUMBER: CITY OF HOLLYWOOD: 125113		
PANEL NUMBER AND SUFFIX: 12011 C 0569 H		
FIRM PANEL EFFECTIVE DATE: 08 / 18 / 2014		DRAWN: I.C.
FLOOD ZONE: X	BASE FLOOD ELEVATION : N/A	CHECKED: J.P.
COUNTY NAME: BROWARD	STATE: FLORIDA	FIELD DATE : 06 / 04 / 2022
No.	REVISIONS	DATE : 06 / 07 / 2022
		<div>SHEET</div> <div>1 of 1</div>



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



PROJECT TITLE
HISTORIC BUILDING
404 N 17 AVENUE
HOLLYWOOD, FL 33020

SHEET TITLE
STREET PROFILE
NEARBY PROPERTIES

REVISIONS		
No.	DATE	DESCRIPTION

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 21163
DATE: 08.12.25
DRAWN BY: J. DIAZ
CHECKED BY: JBK

SHEET
SP-2

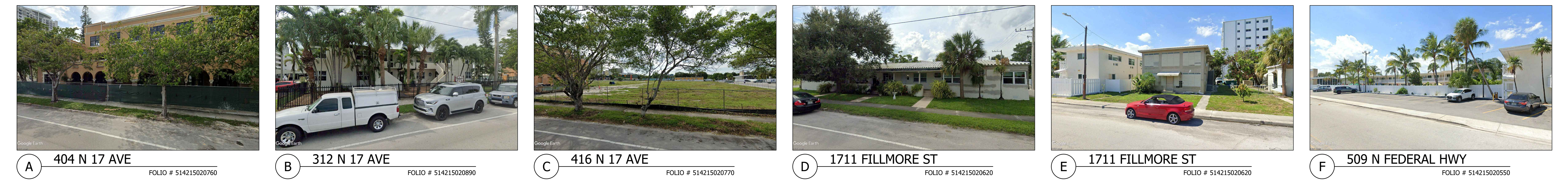


1 STREET PROFILE - 17TH AVE
N.T.S.



3 AERIAL KEY VIEW

N.T.S.



2 NEARBY PROPERTIES
N.T.S.

N. 17TH AVE

THREE STORY APARTMENTS

404 N. 17TH AVE. HOLLYWOOD, FL 33020

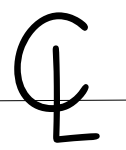
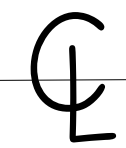
PROPOSED
POOL

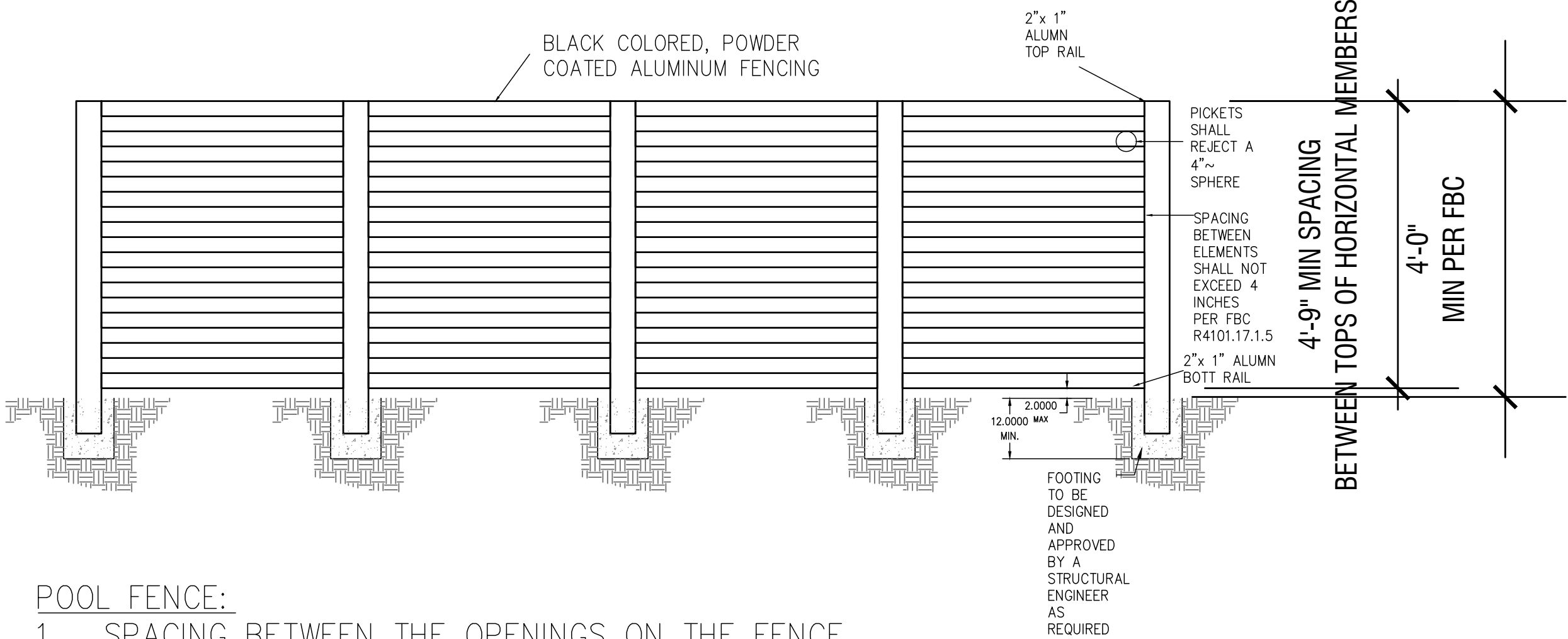
ADJACENT PROPERTY

PROPERTY LINE

PROPERTY LINE

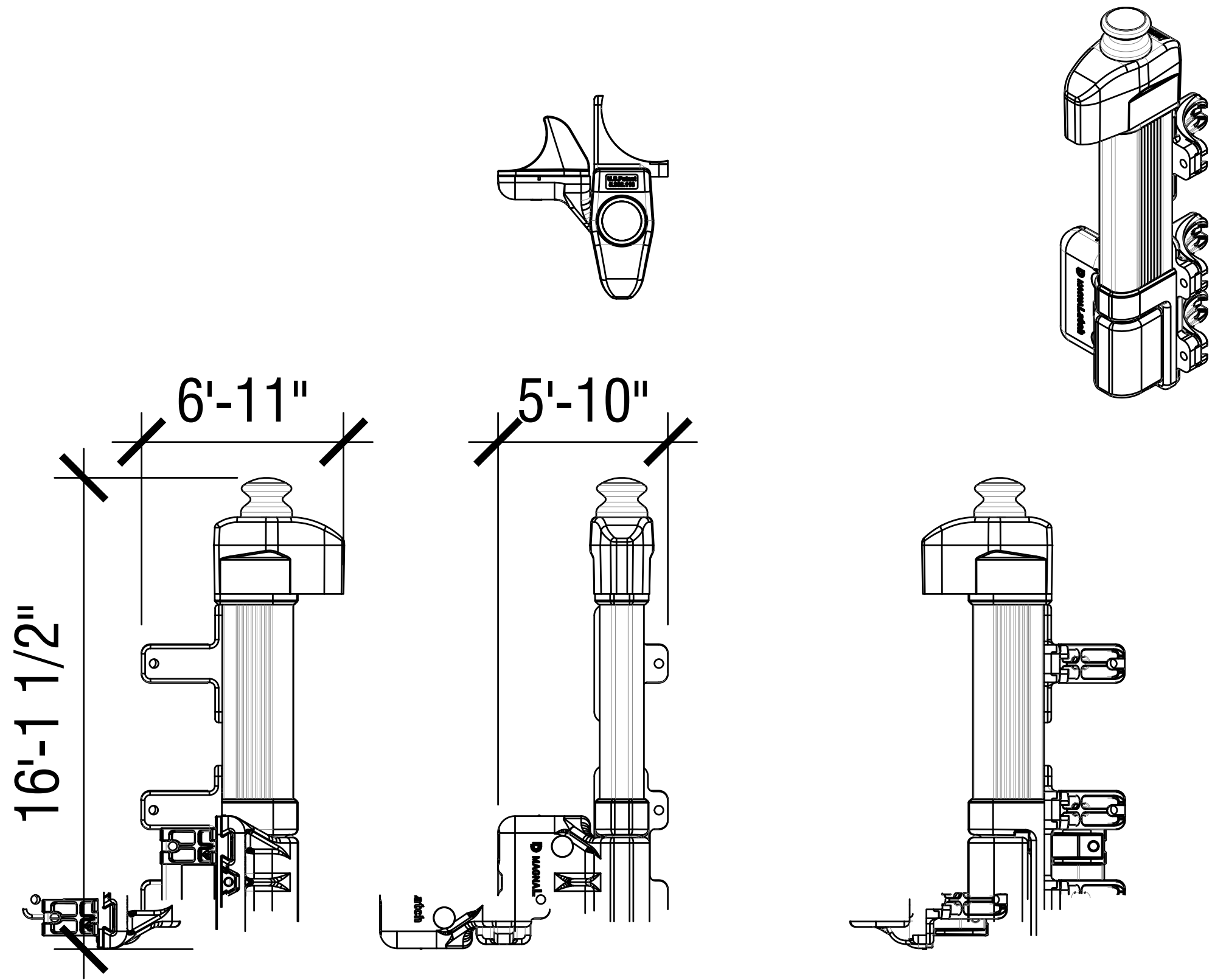
TAYLOR STREET





- POOL FENCE:
1. SPACING BETWEEN THE OPENINGS ON THE FENCE ARE TO BE MAXIMUM OF 4" TO REJECT 4" OBJECTS
 2. G.C. SHALL PROVIDE SHOP DRAWINGS FOR POOL FENCE FOR APPROVAL PRIOR TO FABRICATION.

3 POOL FENCE ELEVATION
SCALE: 1/2" = 1'-0"



2 POOL CLOSURE DETAILS
SCALE: 1/4" = 1'-0"

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

HISTORIC BUILDING
404 N 17 AVENUE
HOLLYWOOD, FL 33020

SHEET TITLE

POOL FENCE DETAILS

REVISIONS		
No.	DATE	DESCRIPTION

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DATE: 08.30.21
DRAWN BY: FC
CHECKED BY: JBK

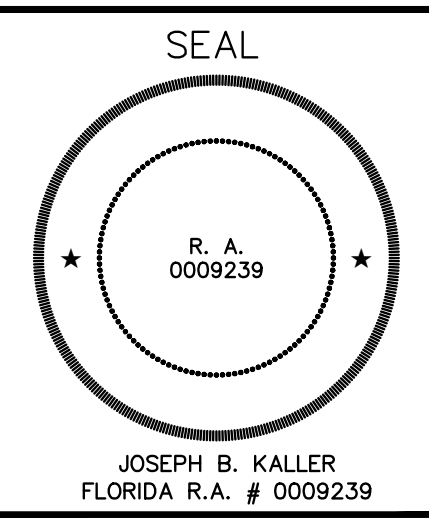
SHEET
A-1

1 POOL FENCE DESIGN
N/A



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HISTORIC BUILDING
404 N 17 AVENUE
HOLLYWOOD, FL 33020

ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION

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DATE: 08.30.21
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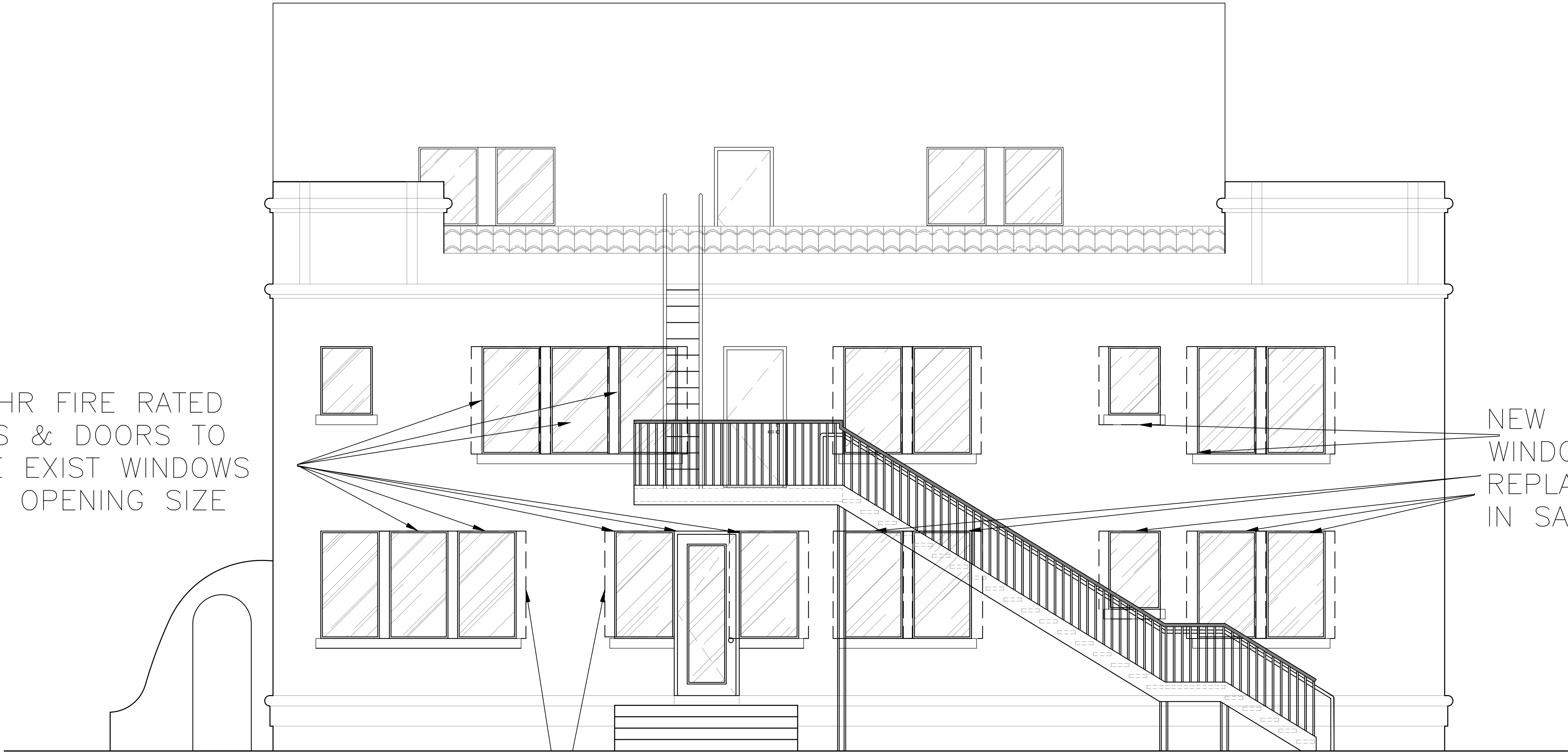
SHEET
A-2

NEW 1 HR FIRE RATED
WINDOWS & DOORS TO
REPLACE EXIST WINDOWS
IN SAME OPENING SIZE

NEW 1 HR FIRE RATED
WINDOWS & DOORS TO
REPLACE EXIST WINDOWS
IN SAME OPENING SIZE

NEW 1 HR FIRE RATED
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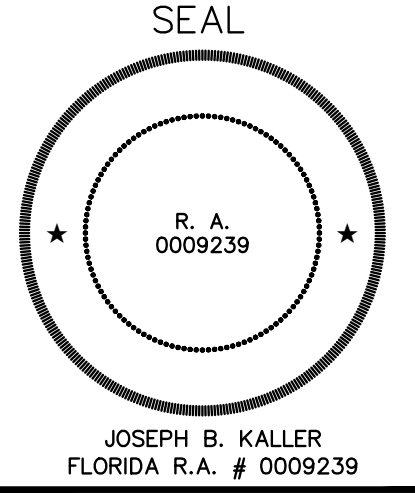
TYP. WINDOW SHUTTERS FOR
HURRICANE PROTECTION ONLY





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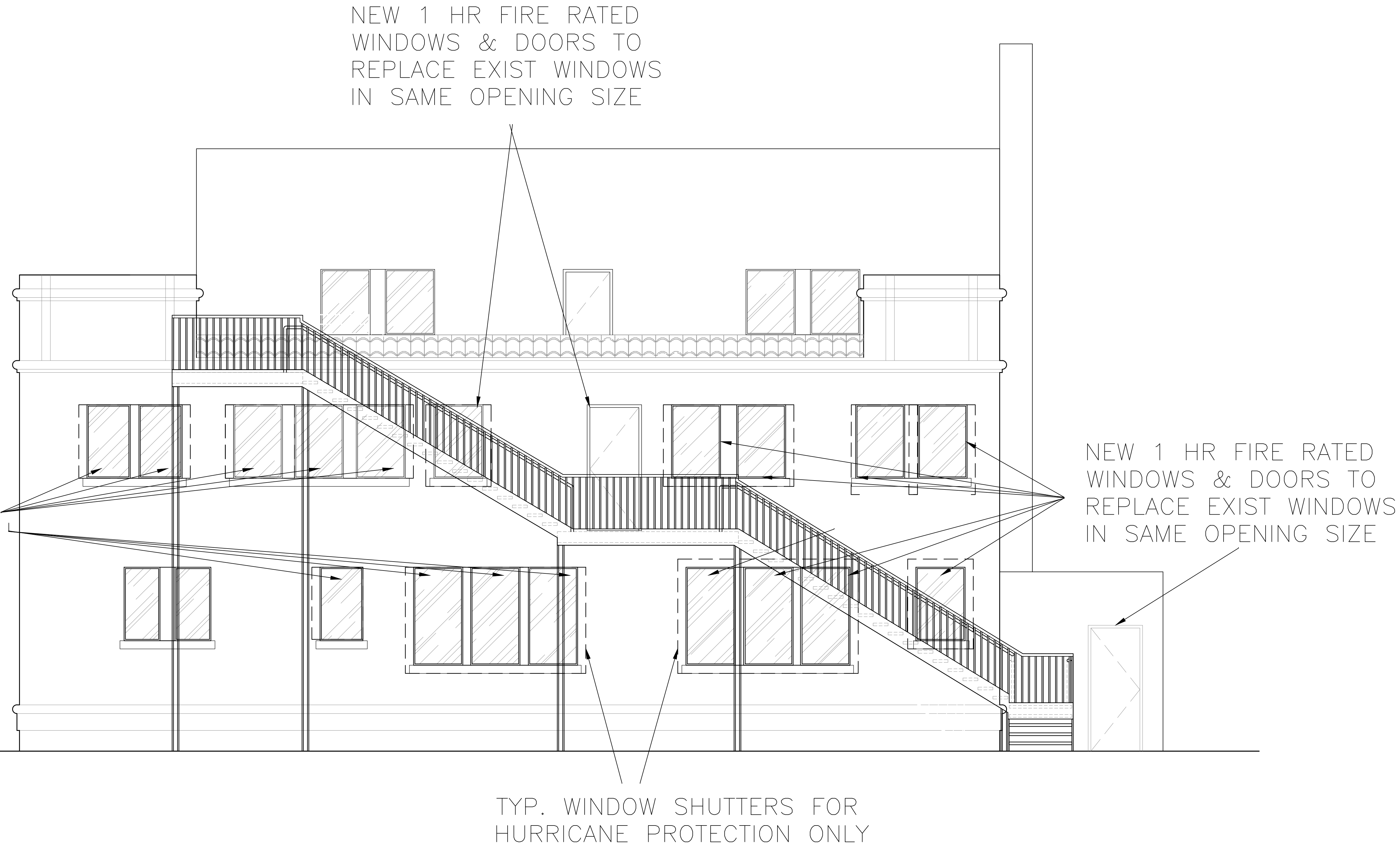
SHEET TITLE
ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION

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PROJECT No.: 21163
DATE: 08.30.21
DRAWN BY: FC
CHECKED BY: JBK

SHEET
A-3



NEW 1 HR FIRE RATED
WINDOWS & DOORS TO
REPLACE EXIST WINDOWS
IN SAME OPENING SIZE

NEW 1 HR FIRE RATED
WINDOWS & DOORS TO
REPLACE EXIST WINDOWS
IN SAME OPENING SIZE

NEW 1 HR FIRE RATED
WINDOWS & DOORS TO
REPLACE EXIST WINDOWS
IN SAME OPENING SIZE

TYP. WINDOW SHUTTERS FOR
HURRICANE PROTECTION ONLY

GENERAL LANDSCAPE NOTES

The plan takes precedence over the plant list.

2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. For City of Fort Lauderdale Utilities call 1-954-828-8000. Contractors are responsible for coordinating with the owners and appropriate public in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations..

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

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

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be filled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.

All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.

All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. 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. 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.

All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

No fertilizers are required.

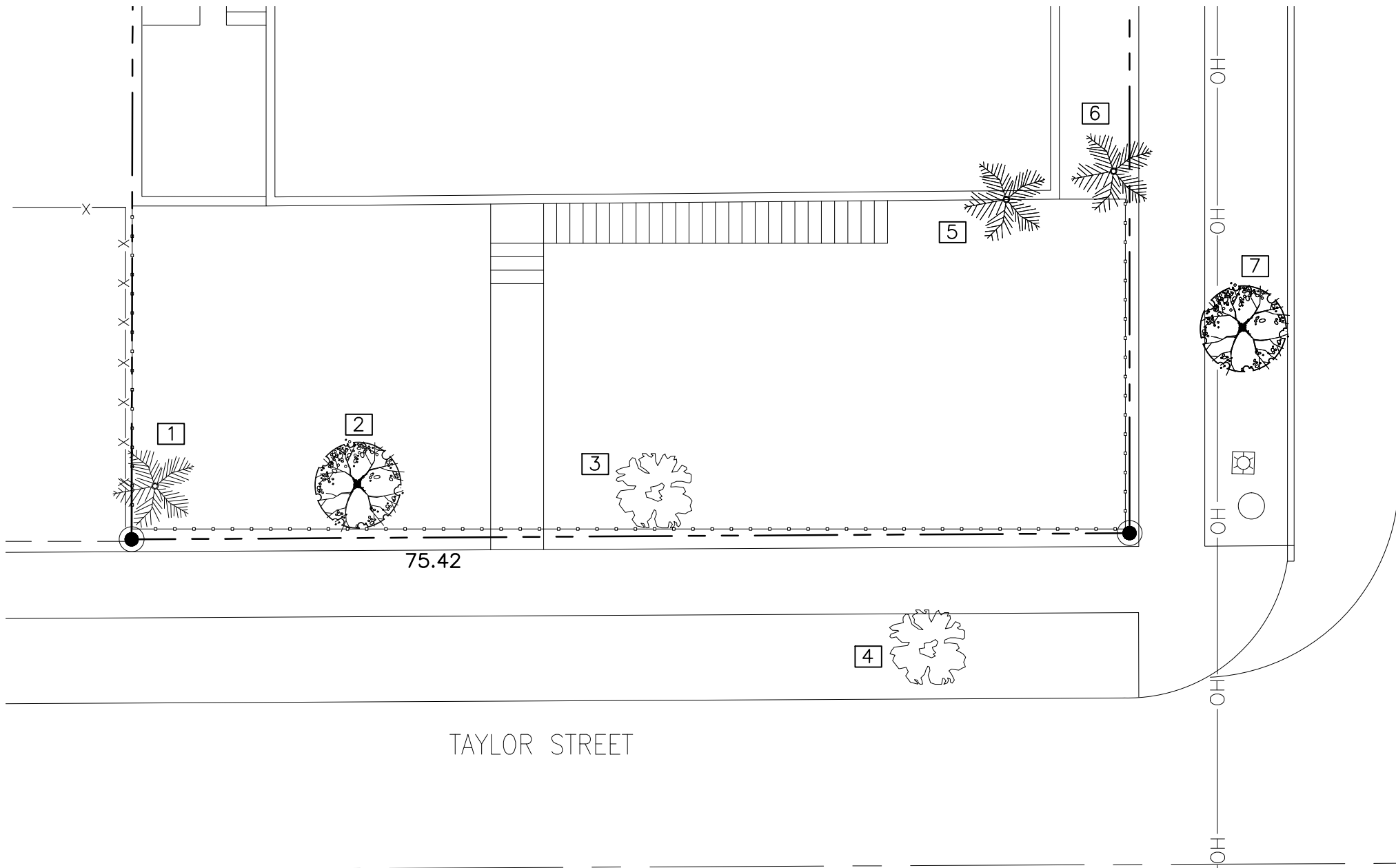
All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4" diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

All open areas not covered by trees, palms, shrubs, vines or ground covers shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. All noted s.f. shall be approximate; it is the contractor's responsibility to do his or her take off and sod all open areas. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.

Please refer to the planting details for a graphic representation of the above notes.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of the Thomas White, ASLA-ISA.

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.



PROPOSED POOL AREA TREE SURVEY

Existing Tree List

Case/Location: 404 N 17th Avenue, Hollywood, FL

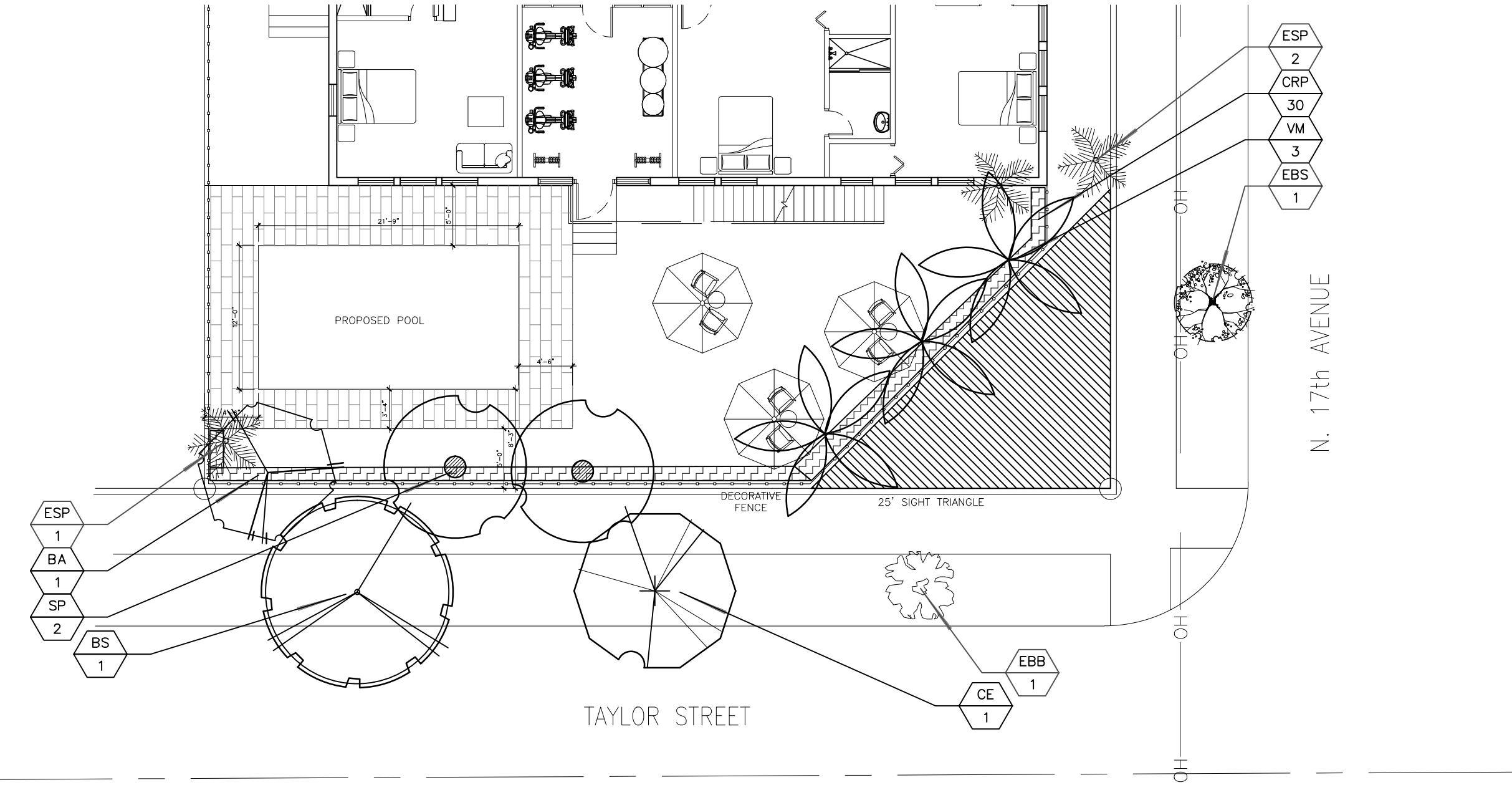
Date: 9/6/2022

Appraiser: Thomas White, ASLA-ISA, Arborist FL-5248A

Tree #	Species Botanical Name / Common Name	Ht. (In Ft.)	Spr. (In Ft.)	DBH (In Inches)	Condition	Caliper Removed (In Inches)	Disposition
2	Araucaria heterophylla / Norfolk Island Pine (Cat 1 Invasive)	60	12	30	Fair-Poor	0	Remove
3	Bucida buceras / Black Olive	40	30	25	Poor	25	Remove
4	Bucida buceras / Black Olive	40	30	25	Fair-Poor	0	Remain
7	Bursera simarubra / Gumbo Limbo	20	20	8	Fair	0	Remain
Caliper Removed						25	

Existing Palm List

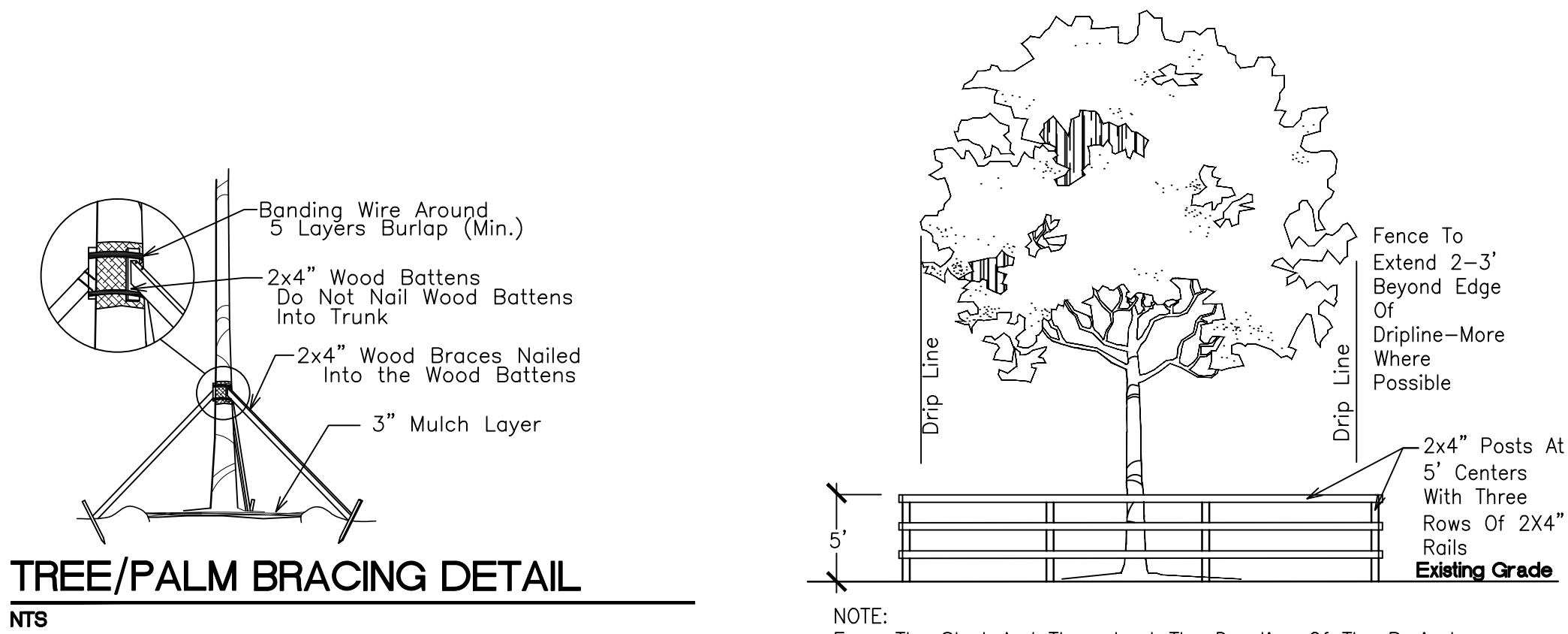
Palm #	Species Botanical Name / Common Name	Ht. (In Ft.)	CT (In Ft.)	DBH (In Inches)	Condition	Replacement Palms	Disposition
1	Sabal palmetto / Cabbage Palm	20	12	14	Good	0	Remain
5	Sabal palmetto / Cabbage Palm	26	18	14	Good	0	Remain
6	Sabal palmetto / Cabbage Palm	26	18	14	Good	0	Remain
Replacement Palms Required						0	



NEW POOL AREA LANDSCAPE PLAN

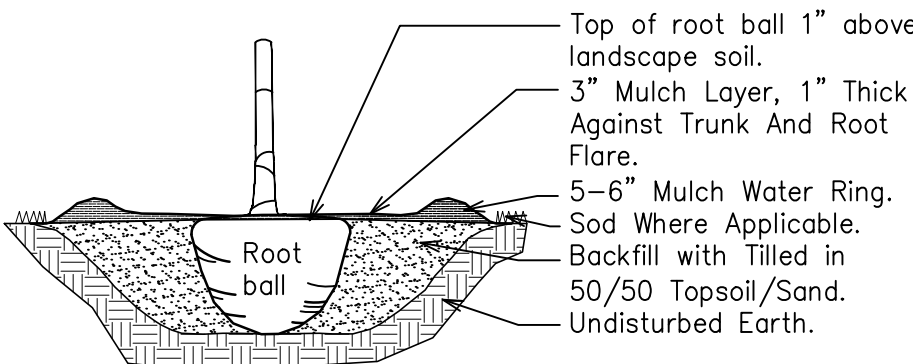
PLANT LIST

Code	Drought	QTY.	Botanical Name / Common Name	Specifications
EXISTING TREES / PALMS				
EBB	V	1	Bucida buceras / Black Olive	25" Cal. DBH
EBS	(N) V	1	Bursera simarubra / Gumbo Limbo	8" Cal. DBH
ESP	(N) V	3	Sabal palmetto / Cabbage Palm	12-18" CT
PROPOSED TREES / PALMS				
BA	V	1	Bulnesia arborea / Verawood	12x5-6', 4" Cal. DBH, Sng. Trunk
BS	(N) V	1	Bursera simarubra / Gumbo Limbo	12x4-5', 2" Cal. DBH, Sng. Trunk
CE	(N) V	1	Conocarpus erectus sericeus / Silver Buttonwood	12x4-5', 2" Cal. DBH, Sng. Trunk
SP	(N) V	2	Sabal palmetto / Cabbage Palm	12-18" CT
VM	V	3	Valtochia montgomeryana / Montgomery Palm	8-10" CT
				5 Total Proposed Trees (SP & VM Counted 3:1)
				3 Native Trees
				57% Native Trees
ACCENTS / SHRUBS				
CRP	(N) V	30	Clusia rosea / Pitch Apple	7 Gal., 42"x 24, 30-36" OC
GROUND COVER / SOD				
Sod	M		By GC S.F. Stenotaphrum secundatum / St. Augustine 'Palmetto'	Solid application - no gaps between seams



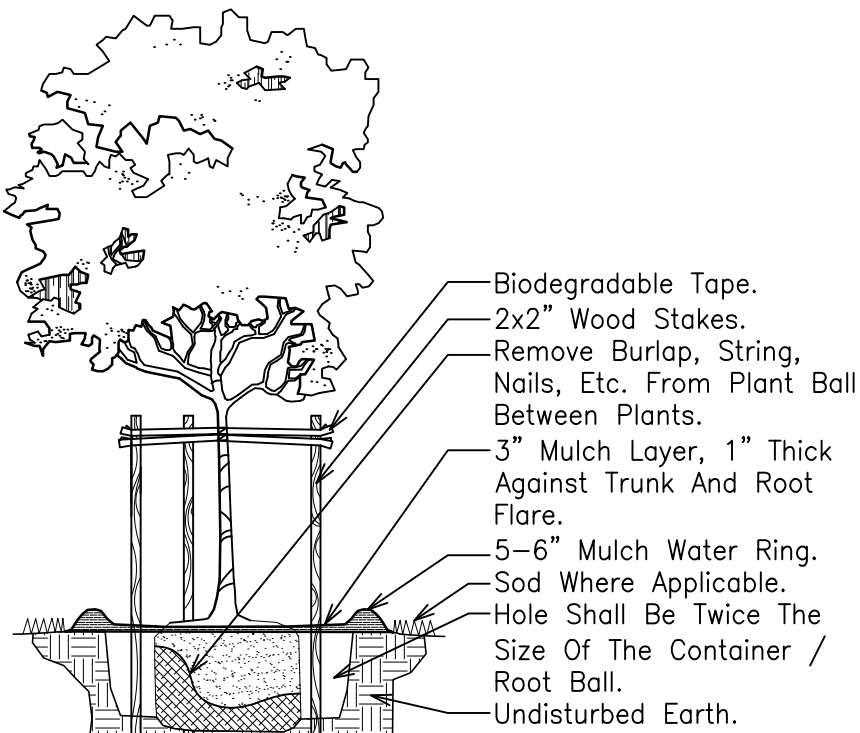
TREE/PALM BRACING DETAIL

NTS



TREE/PALM PLANTING DETAIL

NTS

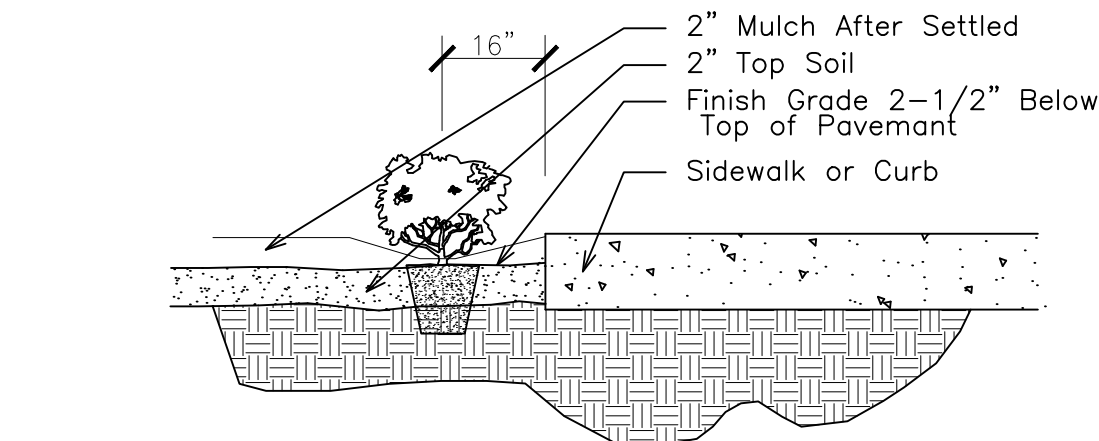


SMALL TREE PLANTING DETAIL

NTS

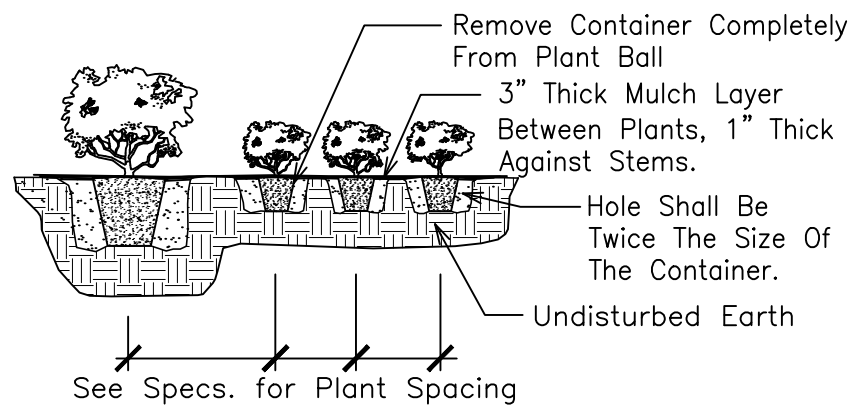
EXISTING TREE PROTECTION DETAIL

NTS



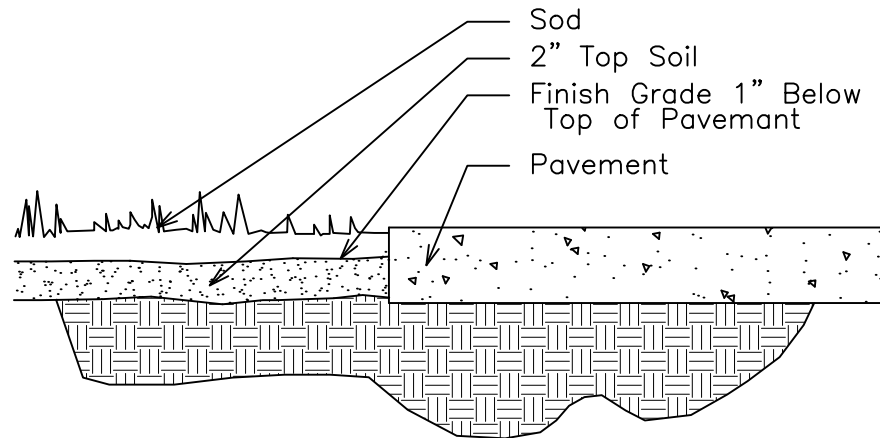
SHRUB INSTALLATION DETAIL

NTS



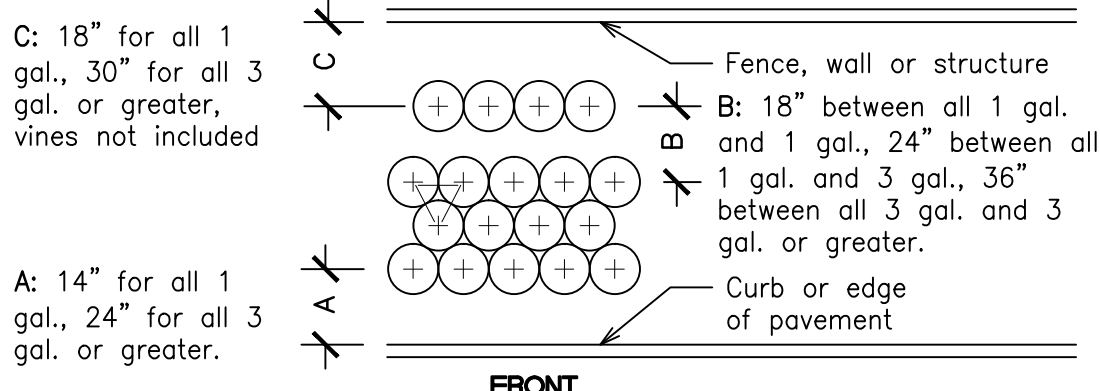
SHRUB PLANTING DETAIL

NTS



SOD INSTALLATION DETAIL

NTS



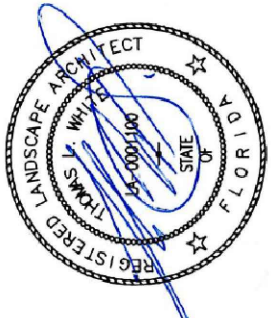
TYPICAL PLANT SPACING DETAIL

NTS

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST,
2600 NE 27th AVENUE 33306
FORT LAUDERDALE, FLORIDA
tcwhite@tellsouth.net
954-253-2265

REVISIONS

Proposed Pool Area Tree Survey and Landscape Plan
Store Building
404 N 17th Avenue
Hollywood, Florida 33020



DRAWN:
TW
CHECKED:
TW
DATE:
9-6-2022
SCALE: 1"=10'

Sheet No.

L-1
Sheet 1 Of 1

ATTACHMENT B

Aerial Photograph

AERIAL MAP
404 N. 17TH AVENUE





City of Hollywood

Staff Summary

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

File Number: 3. 2025 0909

Agenda Date: 9/9/2025

To: Historic Preservation Board

Title: FILE NO.: 25-CV-63
APPLICANT: 1317 Harrison St LLC
LOCATION: 1317 Harrison St
REQUEST: Certificate of Appropriateness of Design to construct additions to an existing single family dwelling, and a Variance to Article 7, Section 7.2 of the Zoning and Land Development Regulations, to reduce the parking requirements in the RS-6 zoning district located at 1317 Harrison Street, within the Harrison Tyler Historic Overlay District.

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

DATE: September 9, 2025 **FILE:** 25-CV-63

TO: Historic Preservation Board

VIA: Anand Balram, Assistant Director / Chief Planner

FROM: Adrian Montoya, Planner II

SUBJECT: 1317 Harrison St LLC requests a Certificate of Appropriateness of Design to construct additions to a single family dwelling, and a Variance to Article 7, Section 7.2.A of the Zoning and Land Development Regulations to permit a reduction of required parking spaces from 5 to 3 parking spaces in the RS-6 zoning district located at 1317 Harrison St, within the Harrison Tyler Historic Overlay District.

APPLICANT'S REQUEST

Certificate of Appropriateness of Design to construct additions to an existing single family dwelling, and a Variance to Article 7, Section 7.2 of the Zoning and Land Development Regulations, to reduce the parking requirements in the RS-6 zoning district located at 1317 Harrison Street, within the Harrison Tyler Historic Overlay District.

Variance: Reduce the required number of parking spaces from 5 to 3 parking spaces.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Approval

Variance: To be determined by the Board

BACKGROUND

The subject property contains a single family dwelling originally constructed in 1925 in the 'RS-6' Single Family Zoning District at 1317 Harrison Street. The lot is a 121-foot by 150-foot lot and is approximately 18,150 square feet in size. The lot is surrounded by single family residences to the north, east, west, and south. The original design is representative of the Mediterranean Revival/Spanish Eclectic architecture that was prevalent from the 1915-1935 time period. Archival and building permit history confirms that since its construction, there have been various renovations to the original design.

REQUEST

The Applicant requests a Certificate of Appropriateness for additions to an existing single family dwelling, along with a Variance to allow a reduction in the number of required parking spaces from 5 to 3 parking spaces. Parking requirements are outlined in Article 7, Section 7.2.A of the Zoning and Land Development Regulations. Single-family dwellings must provide 2 spaces for the first 2,000 square feet, plus one additional space for every 500 square feet thereafter, up to a maximum of 5 spaces. The proposed additions will increase livable space by 1,478 square feet for a total air-conditioned area of 3,907 square feet, requiring a total of 5 parking spaces. First-floor additions include a new master bedroom, secondary bedroom, dining area, and linen closet. Interior renovations on this level will remodel the living room, kitchen, laundry area, bathroom, and sitting area. The second-floor addition includes a new bedroom, with interior renovations to an existing bedroom and bathroom. Remodeling is also proposed for the accessory structure at the rear of the property. Apart from the requested variance, the proposed development complies with all applicable requirements of the Zoning and Land Development Regulations.

The proposed design exhibits a Spanish Revival architectural style, characterized by its low-pitched, red barrel-tile roof, smooth white stucco exterior walls, and asymmetrical façade. The central entry is accentuated by a decorative gable parapet and a wood plank gate providing a focal point to the otherwise linear composition. Multi-light, double-hung and casement windows are set within simple rectangular openings, trimmed in a contrasting dark color that complements the warm tones of the roof. The building maintains a low, horizontal profile, consistent with Mediterranean-influenced architecture.

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 District. The proposed home is consistent with the evolving character of the Harrison Tyler Historic Overlay District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	1317 Harrison St LLC
Address/Location:	1317 Harrison St
Size of Property:	18,150 sq. ft. (0.42 acres)
Present Zoning:	Single Family District (RS-6) Harrison Tyler 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) Harrison Tyler Historic Overlay District

West: Single Family District (RS-6)
Harrison Tyler 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) within the Land Use Element. The proposed additions to the existing single-family residence are consistent with this designation. The design of the additions aligns with the scale and massing of both the existing dwelling and the surrounding neighborhood, while allowing the Applicant to maximize the livable area of the property.

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. The proposed additions are sensitive to the Harrison Tyler Historic District, preserving the architectural integrity of the dwelling and remaining compatible with the surrounding 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 enhances the character of the area, and the variance request to reduce the number of required parking spaces is the only deviance from the applicable Zoning and Land Development Regulations.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

Variance Request: To permit a reduction in the number of required parking spaces from 5 parking spaces to 3 parking spaces, pursuant to Article 7, Section 7.2.A of the Zoning and Land Development Regulations.

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The proposed reduction in parking is intended to minimize visual impacts on the property and preserve its historic character. Two parking spaces are introduced at the northwest corner of the lot, screened from primary street views, while the existing space at the front of the property is maintained. This configuration avoids additional paving and better protects the property's historic appearance.

FINDING: Consistent

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The requested variance is compatible with the surrounding single-family district. By reducing the number of required parking spaces, the proposal limits new paving and hardscape in the front yard, thereby retaining green space and minimizing disruption to the property's established character and the district's setting.

FINDING: Consistent

CRITERIA 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

ANALYSIS: The request is supported by Comprehensive Plan policies that prioritize the preservation of historic resources and neighborhood character. By limiting new paving, the proposal protects historic site features, including the rear wall, while ensuring the home remains functional for modern residential use. This balance of preservation and adaptation reflects the City's vision of maintaining historically significant structures while allowing sensitive upgrades.

Further, the Design Guidelines for Historic Districts and Properties advise against creating new impervious areas where they have not historically existed. The proposal maintains one parking space at the front of the property and introduces only limited paving to an existing slab at the rear to accommodate two additional spaces.

FINDING: Consistent

CRITERIA 4: That the need for the requested Variance is not economically based or self-imposed.

ANALYSIS: The variance request arises from the intent to preserve the property's historic features rather than from financial considerations. Meeting the requirement for five parking spaces would likely necessitate the removal of the rear wall and an increase in paving, which would compromise the historic integrity of the site. The request therefore reflects an effort to maintain contributing features while providing reasonable parking.

While the desire to preserve character is valid, the lot size itself does not prevent compliance with the parking requirement.

FINDING: Inconclusive, Board to determine.

CRITERIA 5: That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

ANALYSIS: State or Federal law is not the impetus of the requested variance.

FINDING: Not applicable.

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 applicant proposes additions to a single-family residence within the Harrison Tyler Historic Overlay District, located south of Hollywood Boulevard. The design complies with applicable zoning and design regulations, and the applicant has worked with staff to ensure consistency with the City's Historic District criteria.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The existing dwelling possesses both one-story and two-story elements. The proposed design maintains this composition with compatible additions that respect the existing height relationships.

The one-story master suite addition on the east side is recessed from the home's front façade, ensuring it remains visually distinct from the original structure. This setback allows the original portion of the home to retain visual prominence. The two-story addition will be slightly lower than the existing two-story element, known as "The Tower," preserving the Tower's distinctive presence. The Tower's original sloped roof will remain, while the addition will feature a lower flat roof. Both two-story elements are located at the rear of the home and are minimally visible from the street.

Over time, the home has received incompatible window and door modifications and replacements. The proposed renovations will replace all windows and doors with impact-resistant units in a style compatible with the original design, though some will be relocated from their current positions. The current configuration includes two front doors, creating a confusing entry sequence. The proposed design consolidates the entry to a single location through the Breezeway. On the east side, within the master bath, a new window and stucco detail will be introduced, scaled smaller but inspired by a similar feature located west of the Breezeway.

The existing roof forms will largely remain intact. The new roof elements have been designed to complement the existing home's forms and materials.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: The subject property is a larger lot when compared to adjacent properties which allows intensification of the site to have a minimal impact on neighbors. To the east and west of the subject property exist two two-story single family dwellings. The proposed additions

are consistent with the scale and massing of neighboring properties, and its larger lot size results in these additions maintaining applicable zoning setback and height requirements.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: The existing dwelling possesses rough stucco with various textures and patchwork due to renovations that have taken place since its original construction. The proposal includes smooth stucco throughout to unify the building's textures and patterns.

The existing dwelling relies on a combination of shallow foundations and pile/grade beams with CMU walls and hand-framed roofs. The proposal will utilize trusses for all additions, and the existing concrete roof tiles will be updated with a neutral color palette.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The project will meet or exceed local construction codes and practices. All work will be performed by licensed professionals to ensure excellence in both craftsmanship and safety.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: The proposed design aligns with the Citywide Master Plan, the Comprehensive Plan, the Design Guidelines for Historic Districts and Properties, and applicable neighborhood plans. The project seeks to contribute positively to the ongoing development and preservation of neighborhoods and the city's character.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Map

ATTACHMENT C: Permit History

GENERAL APPLICATION

APPLICATION DATE: 6/9/25

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: 1317 Harrison St, Hollywood FL 33019

Lot(s): 10, 11, 12 Block(s): 8 Subdivision: Hollywood Lakes

Folio Number(s): 5142 14 01 1580

Zoning Classification: RS-6, Residential Land Use Classification: _____

Existing Property Use: Residential Sq Ft/Number of Units: 1 unit

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: Requesting approval of construction of additions as per plans

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="1"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text" value="0"/> S.F.)
Open Space (% and SQ.FT.)	Required -%: <input type="text" value="61"/> (Area: <input type="text" value="11,048"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="5"/>)
Height (# of stories)	(# STORIES) <input type="text" value="2"/> (<input type="text" value="20-4.25"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text" value="3907"/> FT.)

Name of Current Property Owner: 1317 Harrison St LLC

Address of Property Owner: 1631 Van Buren St, Hollywood FL 33020

Telephone: 6174478488 Email Address: iakovandandrea@gmail.com

Applicant Andrea Smith & Iakov Kremenskiy Consultant ☐ Representative ☐ Tenant ☐

Address: 1631 van Buren St Hollywood FL 33020 Telephone: 6174478488

Email Address: iakovandandrea@gmail.com

Email Address #2: _____

Date of Purchase: 4/7/25 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : RDR

E-mail Address: diana@rdrmiami.com

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: Iakov Kremenskiy Date: 06/10/2025

PRINT NAME: Iakov Kremenskiy Date: 6/9/25

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

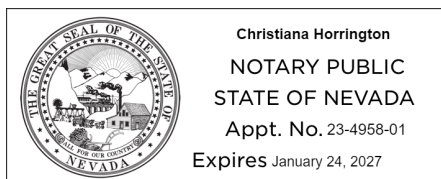
Sworn to and subscribed before me
this 10th day of June 2025

C. H. H.

Notary Public

State of ~~Florida~~ Nevada

My Commission Expires: 01/24/2027



Iakov Kremenskiy

Signature of Current Owner

Iakov Kremenskiy

Print Name

(Check One) ☐ Personally known to me; OR ☒ Produced Identification Drivers License

Notarized remotely using audio-video communication technology via Proof.

Prepared by and return to:
Andrew D. Tarr, Esq.
President
Andrew D. Tarr, P.A.
The Wave - Suite C03
2501 South Ocean Drive
Hollywood, FL 33019
305-974-0121
File Number: 2643.25001

Parcel Identification No. 514214011581 & 514214011580

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 7th day of April, 2025 between Tiram Real Estate Enterprises LLC, a Delaware limited liability company who inadvertently took title as Tiram Real Estate Enterprises LLC, a Florida limited liability company, whose post office address is 17555 Collins Avenue - PH-1, Sunny Isles Beach, FL 33160 of the County of Miami-Dade, State of Florida, grantor*, and 1317 Harrison St LLC, a Florida limited liability company whose post office address is 1631 Van Buren St, Hollywood, FL 33020 of the County of Broward, State of Florida, grantee*,

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:

East 1/2 of Lot 11 and all of Lot 12, Block 8, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

and

Lot 10 and West 1/2 of Lot 11, Block 8, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Tiram Real Estate Enterprises LLC, a Delaware limited liability company

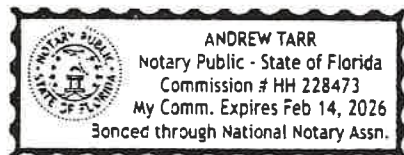
Witness Name: Andrew Tarr By: Aaron Tiram, Manager
Witness Address: 2501 S. Ocean Dr. Suite L-03
Hollywood, FL 33019

Witness Name: Waleska Anez
Witness Address: 2501 S. Ocean Dr. PH-37
Hollywood, FL 33019

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April, 2025 by Aaron Tiram of Tiram Real Estate Enterprises LLC, a Delaware limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name:

My Commission Expires:

Prepared by and return to:
Andrew D. Tarr, Esq.
President
Andrew D. Tarr, P.A.
The Wave - Suite C03
2501 South Ocean Drive
Hollywood, FL 33019
305-974-0121
File Number: 2643.25001
Will Call No.:

_____ [Space Above This Line For Recording Data] _____

Title Affidavit (Scrivener's)

(Seller)

Before me, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned ("Affiant"), who, after being by me first duly sworn, depose(s) and say(s) that:

1. Tiram Real Estate Enterprises LLC, a Delaware limited liability company ("Seller"), is the owner of and is selling the following described property to 1317 Harrison St LLC, a Florida limited liability company ("Buyer"), to wit:

East 1/2 of Lot 11 and all of Lot 12, Block 8, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

and

Lot 10 and West 1/2 of Lot 11, Block 8, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

Parcel Identification Number: 514214011581 & 514214011580


2. That Tiram Real Estate Enterprises LLC, a Delaware limited liability company contracted for the purchase of the property identified above with Penelope T. Johns as Trustee of the Elsie Johns Revocable Trust UAD August 5, 2009; that it paid full consideration of \$900,000 to Tiram Real Estate Enterprises, LLC, that its state of domicile is Delaware and not Florida; that it was erroneously referred to as Tiram Real Estate Enterprises, a Florida limited liability company in the WD recorded in Broward County, FL, under Instrument #11766378, that the intention was always to acquire title to the property in the name Tiram Real Estate Enterprises LLC, a Delaware limited liability company.

All recording references set forth herein are to the Public Records of Broward County, Florida, unless otherwise noted. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing Andrew D. Tarr, P.A. and First American Title Insurance Company to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Seller hereby holds Andrew D. Tarr, P.A. and First American Title Insurance Company harmless and fully indemnifies same (including but not limited to attorney's fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Tiram Real Estate Enterprises LLC, a Delaware limited liability company

By:

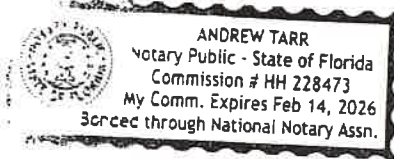

Aaron Tiram, Manager

State of Florida
County of Broward

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April, 2025 by Aaron Tiram of Tiram Real Estate Enterprises LLC, a Delaware limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification

[Notary Seal]


Notary Public



Printed Name:

My Commission Expires:

Bill of Sale

This Bill of Sale, made on April 7, 2025, between Tiram Real Estate Enterprises LLC, a Delaware limited liability company ("Seller"), and 1317 Harrison St LLC, a Florida limited liability company ("Buyer").

Witnesseth, that Seller, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to Seller by Buyer, receipt and sufficiency of which is hereby acknowledged, delivers, grants, bargains, sells and transfers forever to Buyer the following goods and chattels, to wit:

All those items as contained in that certain AS-Is Contract by and between the parties dated February 19, 2025.

Said property being located at:

East 1/2 of Lot 11 and all of Lot 12, Block 8, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

and

Lot 10 and West 1/2 of Lot 11, Block 8, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.


Also known as 1313 & 1317 Harrison Street, Hollywood, FL 33020

Seller covenants to Buyer that Seller is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that Seller has good right to sell that property, and that Seller will warrant and defend the sale of said property, goods and chattels unto the Buyer against the lawful claims and demands of all persons whomsoever.

"Seller" and "Buyer" shall be used for singular or plural, natural or artificial, which terms shall include the heirs, legal representatives, successors and assigns of Seller and Buyer whenever the context so requires or admits.

Tiram Real Estate Enterprises LLC, a Delaware limited liability company

By:

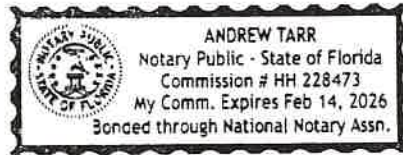


Aaron Tiram, Manager

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April, 2025 by Aaron Tiram of Tiram Real Estate Enterprises LLC, a Delaware limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name:

My Commission Expires:

Closing Affidavit

(Seller)

Before me, the undersigned authority, personally appeared the undersigned ("Affiant"), who being by me first duly sworn, on oath, depose(s) and say(s) that:

1. **Tiram Real Estate Enterprises LLC, a Delaware limited liability company ("Seller")**, is the owner of and is selling the following described property to **1317 Harrison St LLC, a Florida limited liability company ("Buyer")**, to wit:

East 1/2 of Lot 11 and all of Lot 12, Block 8, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

And

Lot 10 and West 1/2 of Lot 11, Block 8, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

2. The above described property is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description of record whatsoever, except for mortgage or mortgages, if any, described in the Deed and except for real estate and personal property taxes for the year **2025**, which are not yet due and payable.
3. There have been no improvements, alterations, or repairs since acquisition by the Seller to the above described property for which the costs thereof remain unpaid, that there are no claims for labor or material furnished for repairing or improving the same, which remain unpaid since the acquisition by Seller, and that there are no mechanic's, materialmen's, or laborer's liens since acquisition by Seller against the above described property.
4. There have been no documents recorded in the Public Records of **Broward County, Florida** subsequent to **February 21, 2025**, which affect title to the Property and Seller has not entered into any contracts for the sale, disposition or leasing of the Property since said date except as may have been disclosed to **Andrew D. Tarr, P.A.** in writing, and Seller has no knowledge of any matter affecting title to the Property.
5. The personal property contained in the building on said property, or on the said premises, and which, if any, is being sold free and clear of all liens, encumbrances, claims and demands whatsoever. The Seller knows of no violations of Municipal or County Ordinances pertaining to the above described property. No judgment or decree has been entered in any court in this State or the United States against said Seller which remains unsatisfied. There are no persons other than Seller in possession of the above described property.
6. Seller agrees that in the event the current real estate or personal property taxes vary in amount from the figures used in making the prorations used in closing the transfer and conveyance of the above described property to said buyers, then a new proration and a correct and proper adjustment will be made upon demand.
7. There are no matters pending against the Seller that could give rise to a lien that would attach to the property between the effective date of commitment and the recording of the interest to be insured. Seller has not and will not execute any instruments that would adversely affect the interest to be insured.
8. Seller's title to, and possession and enjoyment of, the property have been open, notorious, peaceable and undisturbed, and have never been disputed nor questioned.
9. There are no disputes concerning the boundary lines of the property, and the operation of any buildings on said property has been in compliance with the applicable building codes, ordinances and statutes.
10. Affiant has received no notice of any public hearing regarding assessment for improvements or changes in applicable zoning laws concerning said property within the past ninety (90) days.

11. There are no actions or proceedings now pending in any State or Federal Court to which the Seller is a party, including but not limited to, proceedings in bankruptcy, receivership or insolvency, nor are there any judgments, bankruptcies, liens or executions of any nature which constitute or could constitute a charge or lien upon said property.
12. There are no unrecorded easements, claims of easement or rights-of-way affecting all or any portion of the property.
13. Seller understands that Section 1445 of the Internal Revenue Code provides that a Buyer of a United States real property interest must withhold tax if the Seller is a foreign person. To inform the Buyer that withholding of tax is not required upon purchase of the above described property, Seller certifies the following:
 - a. Seller is not a nonresident alien individual, foreign corporation, foreign partnership, foreign trust or foreign estate for purposes of United States federal income taxation.
 - b. Seller's U.S. Taxpayer Identification Number is 85-3761362
 - c. Seller's address is: **17555 Collins Avenue - PH-1, Sunny Isles Beach, FL 33160.**
 - d. No other persons or entities have an ownership interest in the above described property.

Seller understands the Buyer of the described property intends to rely on the foregoing representations in connection with the United States Foreign Investment in Real Property Tax Act. (FIRPTA). Seller understands this certification may be disclosed to the Internal Revenue Service by the Buyer and that any false statements contained in this certification may be punished by fine, imprisonment or both. Seller has the authority to sign this affidavit as either individual Seller or on behalf of an entity Seller. Under penalties of perjury, Seller states that this declaration was carefully read and is true and correct.

14. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **Andrew D. Tarr, P.A. and First American Title Insurance Company** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Seller hereby holds **Andrew D. Tarr, P.A. and First American Title Insurance Company** harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. Seller further states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Seller further certifies that he/she has read, or heard read, the full facts of this Affidavit and understands its context.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Tiram Real Estate Enterprises LLC, a Delaware limited liability company

By: 
Aaron Tiram, Manager

State of Florida
County of Miami-Dade

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April, 2025 by Aaron Tiram of Tiram Real Estate Enterprises LLC, a Delaware limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: _____

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY and RETURN TO:

Andrew D. Tarr, Esq.
2501 S Ocean Drive – Suite C03
Hollywood, FL 33019
File No.: 2582.23001

Limited Liability Company Affidavit

BEFORE ME, the undersigned authority, personally appeared AARON TIRAM (the “Affiant”), individually and as Manager of TIRAM REAL ESTATE ENTERPRISES LLC, who being duly sworn according to law, deposes and say that:

1. Affiant has personal knowledge of the facts set forth herein, all of which are true and correct.
2. Affiant AARON TIRAM, is the Manager of TIRAM REAL ESTATE ENTERPRISES, a Delaware limited liability company, (hereinafter the “LLC”).
3. The LLC is currently in existence under valid Articles of Organization for Delaware limited liability companies and has not been terminated or dissolved. The LLC is Manager managed and not governed by an Operating Agreement and one has never been executed. No Statement of Authority limiting the Affiant’s authority has been filed with the Florida Department of State or recorded in the Official Records of any county in the State of Florida. The LLC remains in good standing as of the date of closing under the laws of the States of Florida and Delaware.
4. The LLC is transferring the following described real property (hereinafter the “Property”):

East 1/2 of Lot 11 and all of Lot 12, Block 8, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

and

Lot 10 and West 1/2 of Lot 11, Block 8, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

Parcel Identification Number: 5142 1401 1581 & 5142 1401 1580

Property Address: 1313-1317 Harrison Street, Hollywood, FL 33019

5. The LLC has the requisite powers and authority to transfer the Property described above to 1317 Harrison St LLC, a Florida limited liability company and to carry on the business regarding the same.
6. Affiant, in his capacity as the Manager of the LLC, hereby ratifies and confirms that certain agreement by and between the LLC as transferor and 1317 Harrison St LLC, a Florida limited liability company, as transferee, dated February 19, 2025 for the transfer of the Property.
7. Affiant, in his capacity as the sole Manager of the LLC states that AARON TIRAM, Manager of the LLC is authorized by the LLC, its Articles of Organization to execute any and all papers including Deeds, affidavits, and other closing documents on behalf of the LLC relative to the transfer of the Property.
8. No member or manager authorizing the transaction or executing the instruments to be insured has become dissociated pursuant to Sec. 605.0302(11), F.S. (by filing a statement of dissociation), Secs. 605.0212, 605.0601, or 605.0602, F.S., nor has that person wrongfully caused dissolution of the company.
9. Affiant declares that Affiant has read the foregoing document and that the facts stated in same are true and correct.

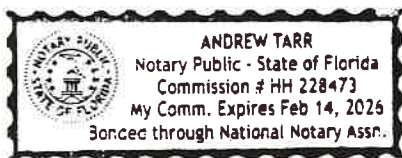
Signed and executed this 7th day of April 2025.

TIRAM REAL ESTATE ENTERPRISES a
Delaware limited liability company,

By: AARON TIRAM, Manager

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7 day of April, 2025 by AARON TIRAM, as Manager of TIRAM REAL ESTATE ENTERPRISES LLC who ☐ is personally known or ☒ has produced a driver's license as identification.

(Seal)



[Signature]
NOTARY PUBLIC

My Commission Expires: _____

A. Settlement Statement

Buyer/Seller
Settlement Statement

B. Type of Loan

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins.	6. File Number 2643 25001	7. Loan Number ID:	8. Mortg. Ins. Case Num.
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.				

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BUYER: 1317 Harrison St LLC, a Florida limited liability company
 Address of Buyer: 1631 Van Buren St, Hollywood, Florida 33020

E. NAME OF SELLER: Tiram Real Estate Enterprises LLC, a Delaware limited liability company
 Address of Seller: 17555 Collins Avenue - PH-1, Sunny Isles Beach, Florida 33160 TIN:

F. NAME OF LENDER: Tiram Real Estate Enterprises, LLC, a Delaware limited liability company
 Address of Lender: 17555 Collins Avenue, PH-1, Sunny Isles Beach, Florida 33160

G. PROPERTY LOCATION: 1313 & 1317 Harrison Street, Hollywood, Florida 33020

H. SETTLEMENT AGENT: Andrew D. Tarr, P.A.
 Place of Settlement: The Wave - Suite C03, 2501 South Ocean Drive, Hollywood, Florida 33019 TIN: 65-0875761
 Phone: 305-974-0121

I. SETTLEMENT DATE: 4/7/25 DISBURSEMENT DATE: 4/7/25

J. Summary of buyer's transaction		K. Summary of seller's transaction	
100. Gross amount due from buyer:		400. Gross amount due to seller:	
101. Contract sales price	1,300,000.00	401. Contract sales price	1,300,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (Line 1400)	24,699.33	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance:		Adjustments for items paid by seller in advance:	
106. City/town taxes		406. City/town taxes	
107. County taxes from 04/07/25 to 09/30/25	167.30	407. County taxes from 04/07/25 to 09/30/25	167.30
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from buyer:	1,324,866.63	420. Gross amount due to seller:	1,300,167.30
200. Amounts paid or in behalf of buyer:		500. Reductions in amount due to seller:	
201. Deposit or earnest money	300,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	50,986.30
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller	910,000.00	507. Principal amt of mortgage held by seller	910,000.00
208.		508.	
209.		509.	
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes		510. City/town taxes	
211. County taxes 1581 1313 from 01/01/25 to 04/07/25	4,788.47	511. County taxes 1581 1313 from 01/01/25 to 04/07/25	4,788.47
212. County Taxes 1580 1317 from 01/01/25 to 04/07/25	1,420.46	512. County Taxes 1580 1317 from 01/01/25 to 04/07/25	1,420.46
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for buyer:	1,216,208.93	520. Total reductions in amount due seller:	967,195.43
300. Cash at settlement from/to buyer:		600. Cash at settlement to/from seller:	
301. Gross amount due from buyer (line 120)	1,324,866.63	601. Gross amount due to seller (line 420)	1,300,167.30
302. Less amount paid by/for the buyer (line 220)	(1,216,208.93)	602. Less total reductions in amount due seller (line 520)	(967,195.43)
303. Cash (<input checked="" type="checkbox"/> From <input type="checkbox"/> To) Buyer:	108,657.70	603. Cash (<input checked="" type="checkbox"/> To <input type="checkbox"/> From) Seller:	332,971.87

Substitute Form 1099 Seller Statement: The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

Seller Instructions: To determine if you have to report the sale or exchange of your main home on your tax return, see Instructions for Schedule D (Form 1040 or 1040-SR). If not your main home, report the transaction on Form 4797, Form 6252, and/or Schedule D for the appropriate income tax form.

Buyer/Seller Settlement Statement

Page 2

L. Settlement charges						Buyer POC	Seller POC	Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales/Brokers Com. based on price	\$1,300,000.00 @		3.0000 % =	39,000.00					
701.	39,000.00	3.0000 % to	RE/MAX 5 Star Realty						
702.		% to							
703.	Commission paid at settlement								39,000.00
704.		to							
800. Items payable in connection with loan:						Buyer POC	Seller POC		
801.	Loan origination fee		% to						
802.	Loan discount		% to						
803.	Appraisal fee		to						
804.	Credit report		to						
805.	Lender's inspection fee		to						
806.	Mortgage insurance application fee		to						
807.	Assumption Fee		to						
808.	Attorney's Fees		to Andrew D. Tarr, P.A.				2,500.00		
809.			to						
810.			to						
811.			to						
900. Items required by lender to be paid in advance:						Buyer POC	Seller POC		
901.	Interest from	04/07/25	to	05/06/25 @	/day		7,583.33		
902.	Mortgage insurance premium for		months to						
903.	Hazard insurance premium for		years to						
904.	Flood insurance premium for		years to						
905.			years to						
1000. Reserves deposited with lender:						Buyer POC	Seller POC		
1001.	Hazard insurance		months @	per month					
1002.	Mortgage insurance		months @	per month					
1003.	City property taxes		months @	per month					
1004.	County property taxes		months @	per month					
1005.	Annual assessments		months @	per month					
1006.	Flood insurance		months @	per month					
1007.			months @	per month					
1008.			months @	per month					
1009.	Aggregate accounting adjustment								
1100. Title charges:						Buyer POC	Seller POC		
1101.	Settlement or closing fee		to Andrew D. Tarr, P.A.				1,250.00		
1102.	Abstract or title search		to Andrew D. Tarr, P.A.					400.00	
1103.	Title examination		to						
1104.	Lien Search x 2		to Accurate Lien Search/LTSI					750.00	
1105.	Document preparation		to						
1106.	Document Review Fee		to Bruce Hornstein PA				1,600.00		
1107.	Attorney's Fees		to Andrew D. Tarr, P.A.					1,500.00	
(includes above item numbers:)									
1108.	Title Insurance		to First American Title Insurance Company/Andrew D. Tarr, P.A.				5,850.00		
(includes above item numbers:)									
1109.	Lender's coverage (Premium):		\$910,000.00 (\$25.00)						
1110.	Owner's coverage (Premium):		\$1,300,000.00 (\$5,825.00)						
1111.	Endorse: 8.1-25.F9-585.00						610.00		
1112.	Costs, copies, courier, FedEx		to Andrew D. Tarr, P.A.					125.00	
1113.	Digital Imaging & Storage		to Andrew D. Tarr, P.A.				65.00	65.00	
1200. Government recording and transfer charges:									
1201.	Recording fees	Deed	\$23.25	Mortgage(s)	\$181.00	Releases	204.25		
1202.	City/county tax/stamps	Deed		Mortgage(s)	\$1,820.00		1,820.00		
1203.	State tax/stamps	Deed	\$9,100.00	Mortgage(s)	\$3,185.00		3,185.00	9,100.00	
1204.	LLC Affidavit & Scrivener's Affidavit		to Clerk of Court					46.50	
1205.	LLC Affidavit and Resolution		to Clerk of Court				31.75		
1300. Additional settlement charges:						Buyer POC	Seller POC		
1301.	Survey		to						
1302.	Pest Inspection		to						
1303.			to						
1304.			to						
1305.			to						
1306.			to						
1307.			to						
1308.			to						
1309.									
1400. Total settlement charges:									
(Enter on lines 103, Section J and 502, Section K.)								24,699.33	50,986.50

**BUYER/SELLER
SETTLEMENT STATEMENT ADDENDUM**

File Number: 2643.25001

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

Buyer(s)

1317 Harrison St LLC

By: _____
Iakov Kremenskiy
Manager and Member

By: _____
Andrea Smith
Member

Seller(s)

Tiram Real Estate Enterprises LLC, a Delaware limited liability company

By: _____
Aaron Tiram
Manager

Settlement Agent

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Andrew D. Tarr, P.A.

By: _____

Date: _____

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Page 1 **HISTORICAL STRUCTURE FORM**
FLORIDA SITE FILE

Site # 8BD00498

Site Name EDWIN R CLOSS RESIDENCE

Recorder # 0

Field Date 1/1/96

Form Date 1/5/96

Survey

No Original

Multilist #:

Yes Update

Survey #:

National Register Category BUILDING

LOCATION AND IDENTIFICATION

Address (include N,S,E,W; st. ave, etc) 1317 HARRISON ST

Cross Streets (nearest/between) 13 AND 14 AVE

Nearest City/Town HOLLYWOOD

Within City Limits Yes

County BROWARD

Tax # 514214011580

Subdivision Name HWD LAKES 1-32B

Block 8

Lots 10,11,12

Ownership PRIV-INDIV

Name of Public Tract (e.g., park)

Route To N SIDE OF HARRISON ST

MAPPING

USGS Map Name FT LAUD SOUTH 1962 PR 1969

Township 51 Range 42 Sect. 14 1/4 SW 1/4 - 1/4: NW Irreg. Sect.? No

UMT ZONE (16 OR 17): 17 Easting 586640 Northing 2876980

Landgrants:

Plat or Other Map (Map's name, Location) HWD LAKES 1-32B

DESCRIPTION

Style MISSION Exterior Plan IRREGULAR No. Stories 1

Structural Systems MASONRY: CONCRETE BLOCK

Foundation Types PIERS Materials CONCRETE BLOCK

Exterior Fabrics STUCCO

Roof Types GA, FLAT, SHED Materials BARREL TILE

Secondary Strucs. (dormers etc.) NONE

Chimney: No. 1 Materials STUCCO Locations WEST: OFFSET, INTERIOR

Windows: Types AWNING 1", GLASS BLOCK Materials ANODIZED ALUM

Main Entrance (stylistic details) QUOINED STUCCO ENTRYWAY

Open Porches 0 Closed 0 Incised 0 Locations NONE

Porch Roof Types

Exterior Ornament TICL, STUC

Interior Plan UNKNOWN Condition FAIR

Surroundings A-RESI

Ancillary Features GRGE-REAR, PER. WALL, POOL

Archaeological Remains at Site: NONE-NA

NARRATIVE: (eg description of interior, landscape, architecture, etc. 250 character limit.)

SCUPPERS AND A ROW OF BARREL TILE ENHANCING THE FLAT ROOF LINE ADD TO THE INTEGRITY OF THIS MISSION STYLE HOUSE. ADD'L FEATURES INCLUDE A RECESSED FOCAL WINDOW W/ A SEGMENTED ARCH; PORTE-COCHERE; DEC STONE SILL; TICL PARAPET; AND ELAB CHIMNEY.

HISTORY

Construction Date 1925 CIRCA: Yes

ARCHITECT (last name first): UNKNOWN

BUILDER (last name first): UNKNOWN

Moves No Dates Orig. addr.

Alterations Yes Dates Nature WINDOWS, ROOF

Additions Yes Dates Nature

Original Use (give dates): RESIDENCE From To

Intermediate Uses (give dates): RESIDENCE From To

Present Uses (give dates): RESIDENCE From To

OWNERSHIP HISTORY:

HWD HERALD, APRIL 1, 1932, "COFFEE KING IS PURCHASER OF A HOLLYWOOD HOME". ACCORDING TO THIS PUBLICATION EDWIN CLOSS SOLD THIS PROPERTY TO WILLIAM RICH, PRES OF CHASE AND SANBORN COFFEE CO ON THIS DATE. STATEMENT ATTACHED.

RESEARCH METHODS (Check all choices that apply; if needed write others at bottom)

No Archaeological survey/testing:	Yes Tax records only:	Yes Library research-local:	Yes Subdivision maps:
No Exposures inspected, informal:	No Interior inspection:	Yes Library special collectn	Yes Sanborn maps:
No Controlled archaeological surf colltn	Yes FMSF survey search:	Yes Building Permits:	Yes Plat maps:
No Archaeological form completed:	Yes FMSF sites search:	Yes Demolition permits:	No Newspapers:
No Public Lands Survey:	No FL Archives (Gray Bldg):	No Commercial permits	No Occupant interview:
No Tax records/property deeds:	No FL Photo Archives	No Occupation permits:	Yes neighbor interview:

No other: (Specify)

SURVEYOR'S EVALUATION OF SITE

Potentially eligible for local designation? Yes

Individually eligible for National Register? No Category HPOD-2

Potential contributor to National Register district? No

Historical Associations ARCHITECTURE

Explanation of Evaluation

BLDG DATES FROM EARLIEST CONSTRUCTION PERIOD IN HWD AND IS AN EXAMPLE OF MISSION STYLE WHICH FEATURES INCLUDE FLAT ROOFS W/STRAIGHT OR CURVED PARAPETS, EDGED W/TILE OR RAISED MOLDING, AND USE OF SCUPPERS, STUCCO AND ARCHES.

DOCUMENTATION (Photos, Plans, etc.)

Bibliographic References (Use continuation Sheet, give FSF Manuscript # if relevant)

C:1925: AS INDICATED ON "BUILDING CARDS, BROWARD COUNTY PROPERTY APPRAISER'S OFFICE"; HWD HERALD, APRIL 1, 1932, "COFFEE KING IS PURCHASER OF A HWD HOME". STATEMENT ATTACHED.

Location of negatives + negative numbers 96N014ARS(FRAME 5)

NOTE: For computer entry on "Smartform" please refer to the REPOSITORY section to input information on photographs)

RECORDER

Recorder Name NIPE, FRANCES

Recorder Address 2600 HWD BLVD, HWD, FL, 33020-9045

Recorder Phone 954-921-3471

Affiliation COM PLN DIV, CITY OF HWD

ADDITIONAL INFORMATION

OWNERSHIP HISTORY: HOLLYWOOD HERALD, APRIL 1, 1932, "COFFEE KING IS PURCHASER OF A HOLLYWOOD HOME": SALES THIS WEEK INCLUDED A LOT IN THE LAKES SECTION AND ALSO THE BEAUTIFUL HOME OF SPANISH ARCHITECTURE AT 1317 HARRISON STREET OWNED BY EDWIN R. CLOSS. THIS PROPERTY WAS SOLD FOR CASH TO WILLIAM T. RICH OF NEWTON, MASSACHUSETTS WHO IN FORMER YEARS WAS A GUEST AT THE BEACH HOTEL AFTER INTRODUCTION TO HOLLYWOOD THROUGH HIS FRIENDSHIP WITH W. J. COZENS OF W. J. COZENS REALTY. HE HAD PRIOR TO THAT WINTERED FOR SEVERAL YEARS AT THE ROYAL PALM HOTEL IN MIAMI. — UNTIL RECENTLY, MR. RICH WAS PRESIDENT OF THE CHASE AND SANBORN COFFEE COMPANY WITH HEADQUARTERS IN BOSTON AND CHICAGO. HE IS WELL KNOWN THROUGHOUT THE EASTERN STATES AS ONE OF THE OUTSTANDING LAYMEN OF THE METHODIST EPISCOPAL CHURCH. — MR. RICH PLANS TO MAKE HOLLYWOOD HIS FUTURE PERMANENT WINTER HOME AND IS HAVING THE HARRISON STREET PROPERTY AND ADJACENT LOT LANDSCAPED AND REDECORATED UNDER THE SUPERVISION OF COZENS.

BIBLIOGRAPHIC REFERENCES: "COFFEE KING IS PURCHASER OF A HOLLYWOOD HOME," HOLLYWOOD HERALD, APRIL 1, 1932.

Historic Properties: Harrison Street



1317 Harrison Street Mission Style c. 1925

A porte cochere adds integrity to this Mission Style house. The windows have been altered.

FLORIDA MASTER SITE FILE Site Inventory Form

FDAHRM

802 = =

1009 = =

(FORMER) Edwin R. Closs Residence Site No. 830 = = Survey Date 11-8008 820 = =

Site Name 1317 Harrison Street Hollywood, Florida 905 = =

Address of Site: on the N. side of Harrison St. between 13th and 14th Ave. 813 = =

Instruction for locating Hollywood Lakes Section 1-32 B 8 10,11,12 868 = =

Location: Broward subdivision name block no. lot no. 808 = =

County: Helina Tomich Name: 808 = =

Owner of Site: 1317 Harrison Street Address: 902 = =

Hollywood, Florida 33020 902 = =

Type of Ownership Private 848 = = Recording Date 832 = =

Recorder: Marlyn Kemper, Director Name & Title: 818 = =

Historic Broward County Preservation Board Address: 818 = =

1900 Tyler Street Hollywood, Florida 33020 818 = =

Condition of Site: Integrity of Site: Original Use Residence 838 = =

Check One Check One or More

☐ Excellent 863 = = ☐ Altered 858 = =

☒ Good 863 = = ☐ Unaltered 858 = =

☐ Fair 863 = = ☒ Original Site 858 = =

☐ Deteriorated 863 = = ☐ Restored () (Date: X) 858 = =

☐ Moved () (Date: X) 858 = =

Present Use Residence 850 = =

Dates: Beginning c1925 844 = =

Culture/Phase American 840 = =

Period Twentieth Century 845 = =

NR Classification Category: Building 916 = =

Threats to Site:

Check One or More

☐ Zoning (X) 878 = = ☐ Transportation (X) 878 = =

☐ Development (X) 878 = = ☐ Fill (X) 878 = =

☐ Deterioration (X) 878 = = ☐ Dredge (X) 878 = =

☐ Borrowing (X) 878 = =

☒ Other (See Remarks Below): Unknown 878 = =

Areas of Significance: Historical, Streetscape, Other 910 = =

Significance:

HISTORICAL: c1925: As indicated on "Building Cards, Broward County Property Appraiser's Office."

STREETSCAPE: One of a series of residences on Harrison St. between 8th and 16th Ave. Establishes a definite character, but the sites are too dispersed to form a district. However, neighborhood conservation is recommended.

OTHER: This building is significant because it dates from the earliest construction period in Hollywood, Florida. Although this building is not architecturally significant on an individual basis, its significance in the historic built environment may become greater as the older structures in Hollywood are demolished.

Additional Statement of Significance attached.

911 = =

ARCHITECT Unknown 872 ==
 BUILDER Unknown 874 ==
 STYLE AND/OR PERIOD Mediterranean Revival 964 ==
 PLAN TYPE Irregular: unknown 966 ==
 EXTERIOR FABRIC(S) Stucco: unknown 854 ==
 STRUCTURAL SYSTEM(S) Masonry: concrete block 856 ==
 PORCHES Unknown

942 ==

FOUNDATION: Piers: concrete block, unknown 942 ==

ROOF TYPE: Flat, built-up 942 ==

SECONDARY ROOF STRUCTURE(S): Gable 942 ==

CHIMNEY LOCATION: NA 942 ==

WINDOW TYPE: Jalousie, metal, paired 942 ==

CHIMNEY: NA 882 ==

ROOF SURFACING: Built-up 882 ==

ORNAMENT EXTERIOR: 882 ==

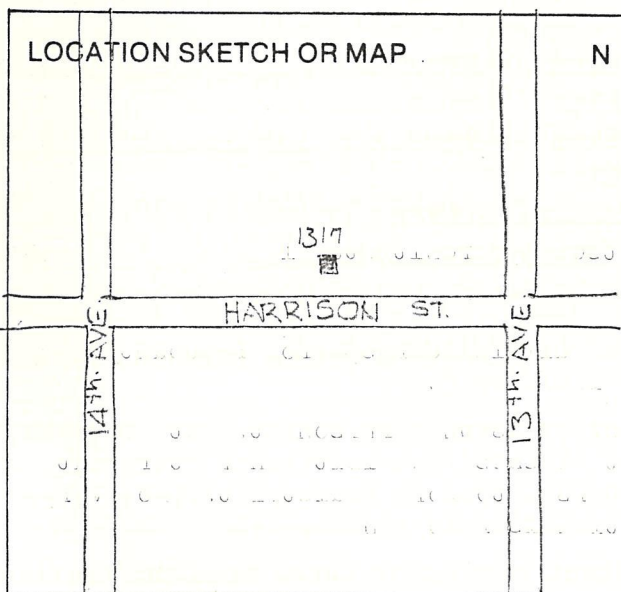
NO. OF CHIMNEYS 952 == NO. OF STORIES 1 950 ==

NO. OF DORMERS 954 ==

Map Reference (incl. scale & date) USGS Ft. Lauderdale South, Fla.
7.5 Min. 1962 (1969) 809 ==

Latitude and Longitude: " " " " " " 800 ==

Site Size (Approx. Acreage of Property): LT 1 833 ==



Township	Range	Section
51 ^S	42 ^E	14

812 ==

UTM Coordinates:

17 586640 2876980 890 ==
 Zone Easting Northing

Photographic Records Numbers R18/F25 860 ==

Contact Print

Statement of Significance:

HOLLYWOOD, CITY OF
1317 Harrison Street

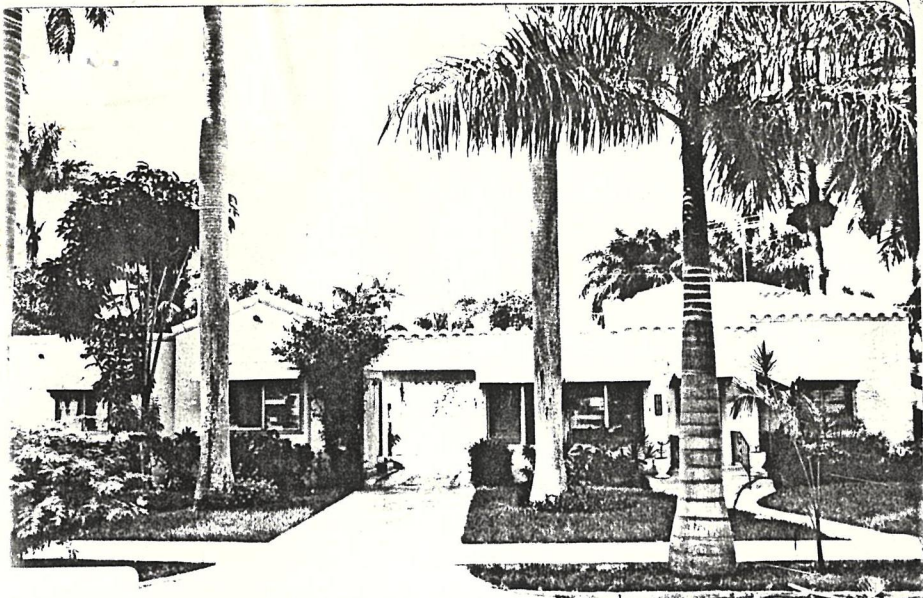
HOLLYWOOD HERALD, April 1, 1932

"Coffee King Is Purchaser of a Hollywood Home"

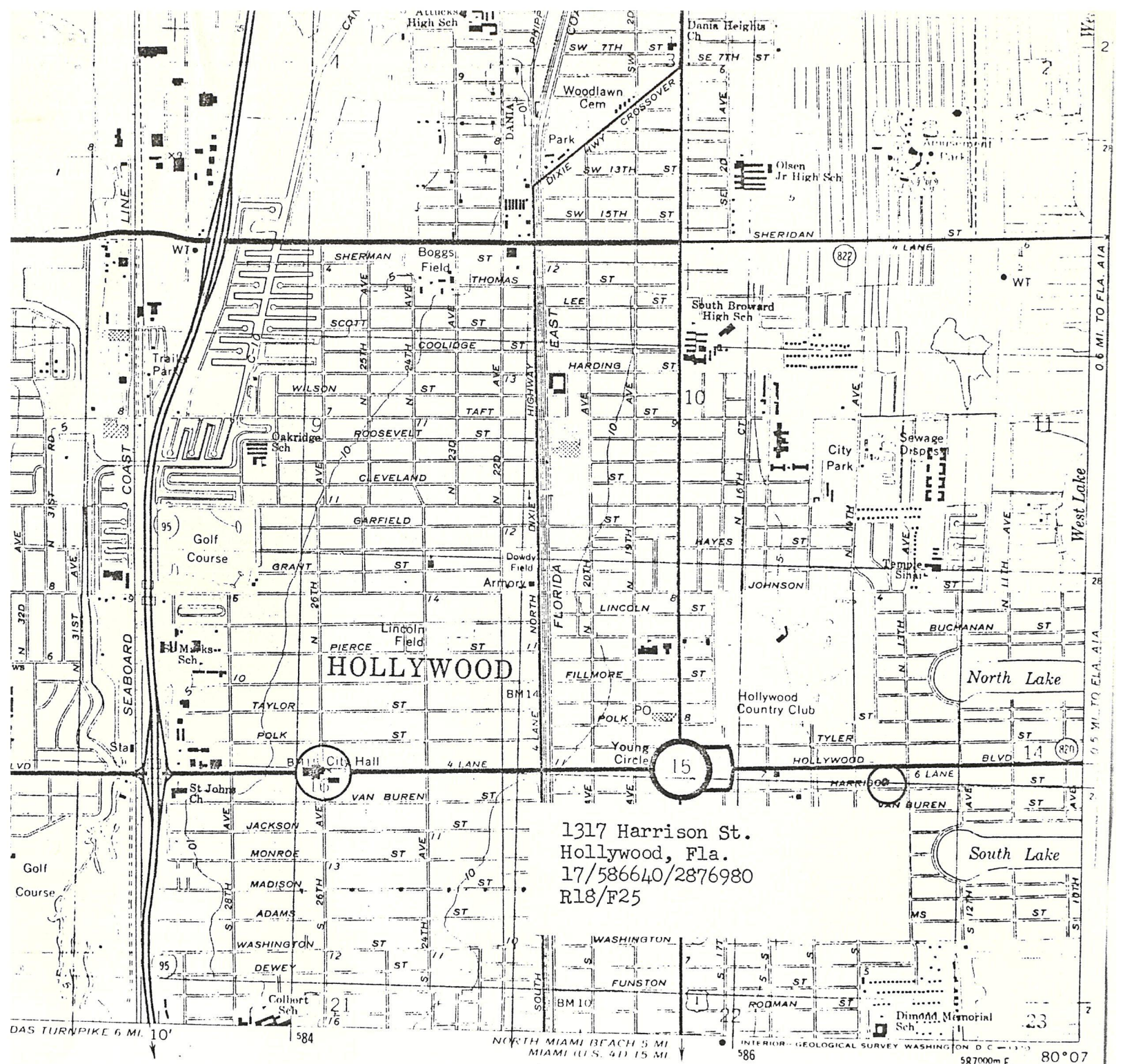
Sales this week included a lot in the Lakes section and also the beautiful home of Spanish architecture at 1317 Harrison Street owned by Edwin R. Closs. This property was sold for cash to William T. Rich of Newton, Massachusetts who in former years was a guest at the Beach Hotel after introduction to Hollywood through his friendship with W. J. Cozens of W. J. Cozens Realty. He had prior to that wintered for several years at the Royal Palm Hotel in Miami.

Until recently, Mr. Rich was president of the Chase and Sanborn Coffee Company with headquarters in Boston and Chicago. He is well known throughout the eastern states as one of the outstanding laymen of the Methodist Episcopal Church.

Mr. Rich plans to make Hollywood his future permanent winter home and is having the Harrison Street property and adjacent lot landscaped and redecorated under the supervision of Cozens.



1317



1317 Harrison St.
Hollywood, Fla.
17/586640/2876980
R18/F25

ROAD CLASSIFICATION

- | | | | |
|------------------|--------------|-----------------|-------------|
| Heavy duty | ————— | Light duty | ----- |
| Medium duty | - - - - - | Unimproved dirt | |
| Interstate Route | (thick line) | U. S. Route | (thin line) |
| | | State Route | (circle) |



QUADRANGLE LOCATION

FORT LAUDERDALE SOUTH, FLA.
N2600—W8007.5/7.5

1962
AMS 4936 II SW—SERIES V847

GENERAL LEGEND:

A/C

=

AIR CONDITIONER

AF

=

ALUMINUM FENCE

BCR

=

BROWARD COUNTY RECORDS

BM

=

BENCHMARK

CB

=

CATCH BASIN

CBS

=

CONCRETE BLOCK STRUCTURE

CBW

=

CINDERBLOCK WALL

C/L

=

CENTERLINE

CLF

=

CHAIN LINK FENCE

CME

=

CANAL MAINTENANCE EASEMENT

CO

=

CLEAN OUT

CONC

=

CONCRETE

D

=

DELTA (CENTRAL ANGLE)

DE

=

DRAINAGE EASEMENT

E

=

EAST

EB

=

ELECTRIC BOX

ELE

=

ELEVATION

EM

=

ELECTRIC METER

X 0.00'

=

ELEVATION

EOP

=

EDGE OF PAVEMENT

EOW

=

EDGE OF WATER

FDH

=

FOUND DRILLHOLE

FF

=

FINISHED FLOOR

FH

=

FIRE HYDRANT

FN

=

FOUND NAIL

FND

=

FOUND

FPL

=

FLORIDA POWER AND LIGHT

IF

=

IRON FENCE

IP

=

IRON PIPE

IR

=

IRON ROD

INV

=

INVERT

L

=

ARC LENGTH

LP

=

LIGHT POLE

LME

=

LAKE MAINTENANCE EASEMENT

N

=

NORTH

N/A

=

NO BASE FLOOD (FOR FLOOD ZONE X)

N&D

=

NAIL & DISC

NO ID

=

NO IDENTIFICATION

MF

=

METAL FENCE

MH

=

MAN HOLE

OH

=

OVERHEAD CABLES

OR

=

OFFICIAL RECORD BOOK

O/S

=

OFFSET

PB

=

PLAT BOOK

PBCR

=

PALM BEACH COUNTY RECORDS

PC

=

POINT OF CURVATURE

PCC

=

POINT OF COMPOUND CURVATURE

PG

=

PAGE

PL

=

PLANTER

POB

=

POINT OF BEGINNING

POC

=

POINT OF COMMENCEMENT

P&M

=

PLAT AND MEASURED

PP

=

POOL PUMP

PE

=

POOL EQUIPMENT

PRC

=

POINT OF REVERSE CURVATURE

PVCF

=

POLYVINYL CHLORIDE FENCE

R/W

=

RIGHT OF WAY

S

=

SOUTH

S/W

=

SIDEWALK

SIR

=

SET 1/2" IRON ROD

SND

=

SET NAIL & DISC

TYP

=

TYPICAL

UE

=

UTILITY EASEMENT

UP

=

UTILITY POLE

W

=

WEST

WF

=

WOOD FENCE

WM

=

WATER METER

WV

=

WATER VALVE

OVERHEAD CABLES (OH)

=

POLYVINYL CHLORIDE FENCE (PVCF)

=

CHAIN LINK FENCE (CLF)

=

WOOD FENCE (WF)

=

METAL FENCE (MF)

=

DEGREE SYMBOL

=

AT&T BOX

=

CATCH BASIN

=

CENTERLINE

=

LIGHT POLE

=

CABLE TV RISER (CA/TV)

=

UTILITY BOX

=

FIRE HYDRANT

=

ELECTRIC BOX

=

VALVE

=

WATER METER

=

UTILITY POLE

=

BOUNDARY CORNER

=

SEWER CLEANOUT

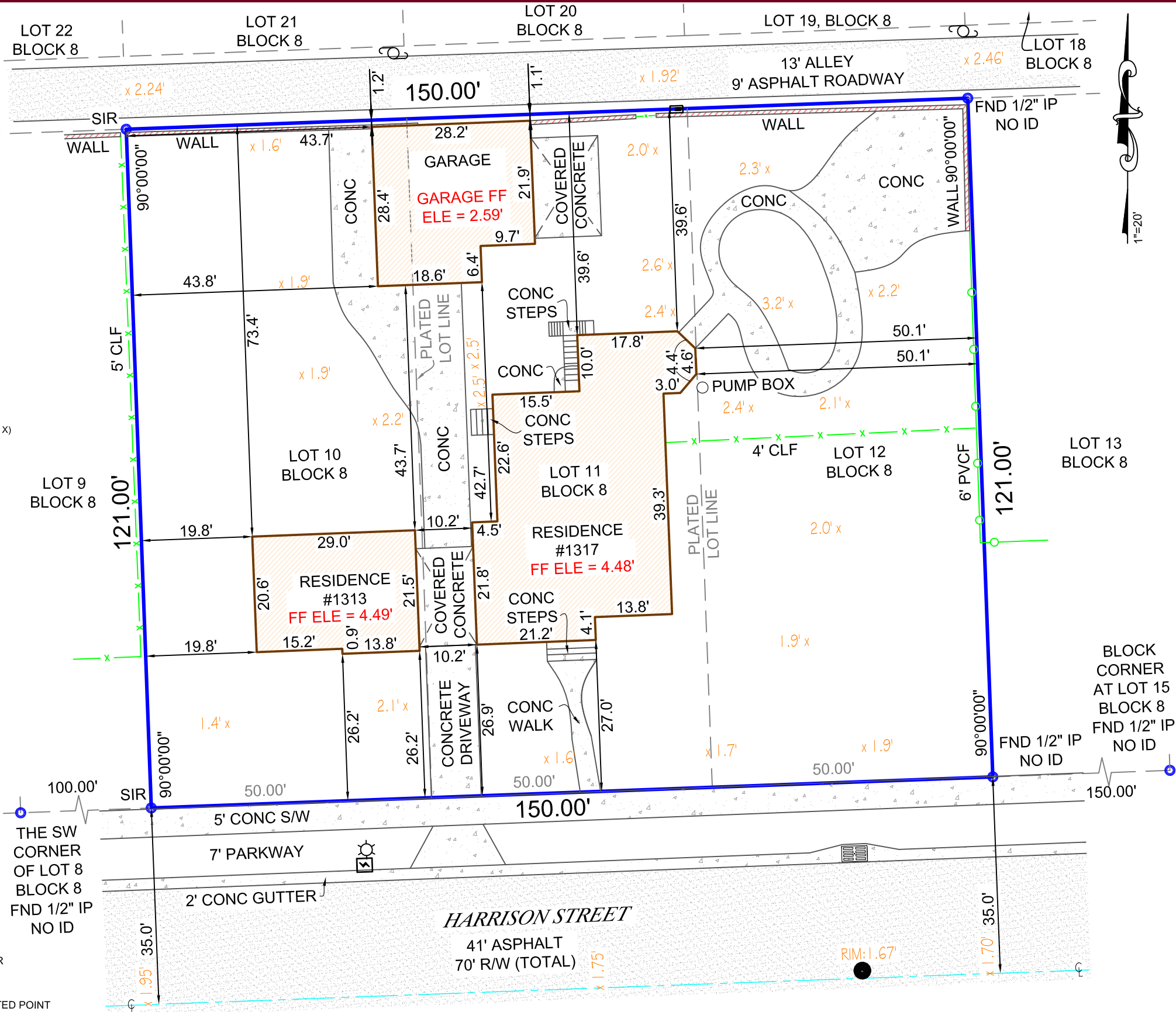
=

SEWER MANHOLE

=

CALCULATED POINT

=



LEGAL DESCRIPTION:

LOTS 10, 11, AND 12, BLOCK 8, HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATIONS:

1317 Harrison Street LLC.
Andrea Smith and Iakov Kremenskiy

SURVEYORS NOTES:

(1.) ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.

(2.) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.

(3.) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.

(4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.

(5.) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.

(6.) SURVEY PURPOSE FOR PERMITTING.

(8.) ALL FENCE LOCATION SHOWN IS THE CENTER OF THE EXISTING FENCE.

(9.) ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UNLESS OTHERWISE NOTED. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK #1896, ELEVATION = 9.42' (NAVD 1988)

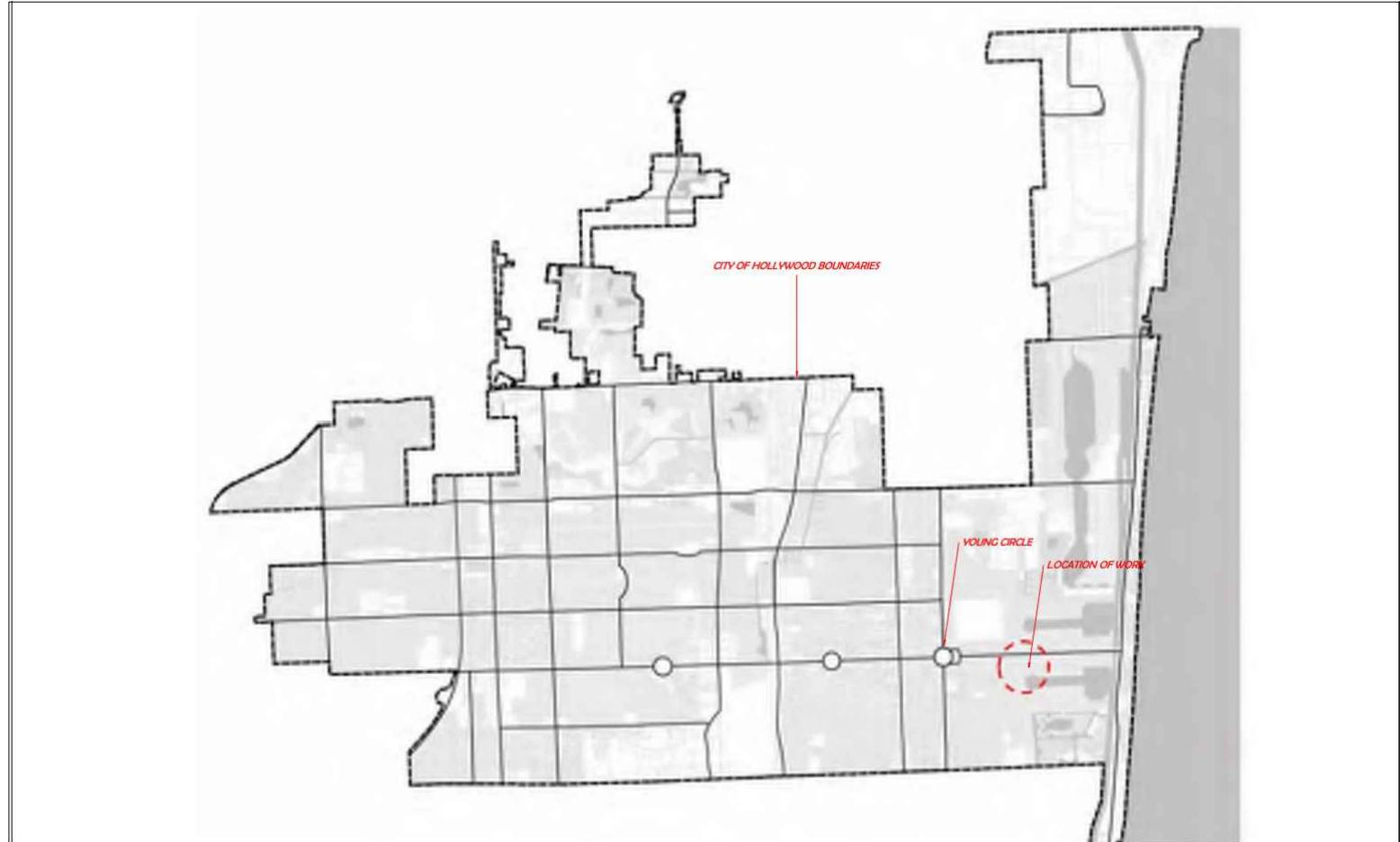
<div>BOUNDARY SURVEY</div> <div>PROPERTY ADDRESS:</div> <div>1313-1317 HARRISON STREET, HOLLYWOOD, FL 33019</div>	FLOOD ZONE: AE		DATE OF SURVEY:		SCALE: 1" = 20'	
	BASE FLOOD: 7		FIELD LOCATION OF IMPROVEMENTS		CADD: NM	
	COMMUNITY #: 125113				CHECKED BY: RBJ	
	MAP/PANEL #: 12011C0569J				INVOICE #: 25-62647	
	DATE OF FIRM: 7/31/2024				SHEET # 1 OF 1	

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

ROBERT B. JOHNSON, PSM., STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 7290
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALL COUNTY SURVEYORS

PROFESSIONAL
SURVEYORS AND MAPPERS
LICENSE NO. 6677
OFFICE: (954) 777-4747
FAX: (954) 777-2707
5400 SOUTH UNIVERSITY DRIVE
DAVIE, FLORIDA 33328 SUITE 216



4 LOCATION MAP

NOT TO SCALE



3 ZONING INFORMATION

NOT TO SCALE

5 SHEET INDEX

NOT TO SCALE

- 1 A-1 COVER SHEET, LOCATION MAP
- 2 A-2 SITE PLAN
- 3 A-3 FLOOR PLAN
- 4 A-4 DEMOLITION PLAN
- 5 A-5 FRONT (SOUTH) ELEVATION, BEFORE AND AFTER
- 6 A-6 SIDE (EAST) ELEVATION, BEFORE AND AFTER
- 7 A-7 REAR (NORTH) ELEVATION, BEFORE AND AFTER
- 8 A-8 SIDE (WEST) ELEVATION, BEFORE AND AFTER
- 9 A-9 SIDE (WEST) ELEVATION, BEFORE AND AFTER
- 10 A-10 BUILDING SECTIONS
- 11 A-11 ROOF PLAN

Existing First Floor A/C Area	1,600 S.F.
Existing First Floor A/C Area	612 S.F.
Addition First Floor A/C Area (Master)	864 S.F.
Addition First Floor A/C Area (Rear)	424 S.F.
Total First Floor A/C Area	3,500 S.F.
Existing Second Floor A/C Area	217 S.F.
Addition Second Floor A/C Area	190 S.F.
Total A/C area	3,907 S.F.
Breezeway	188 S.F.
Rear Storage / Work Shop Building	740 S.F.
Total Roofed (non A/C) Areas	928 S.F.
Total Roofed (A/C + non A/C) Areas	4,835 S.F.

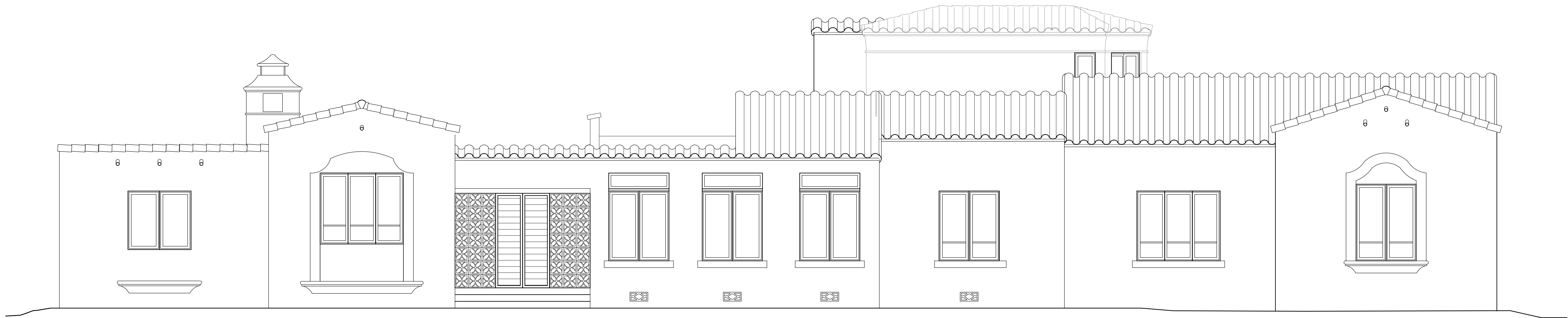
LOT COVERAGE		
Total lot area	18,150 S.F.	100%
Total First Floor A/C Footprint	3,500 S.F.	
Breezeway	188 S.F.	
Rear Storage / Work Shop Building	740 S.F.	
Existing Pool and Pool Deck	766 S.F.	
New Rear Concrete Deck	268 S.F.	
Existing Concrete Slab East of Garage	213 S.F.	
New Front Paver Driveway	243 S.F.	
New Rear Paver Driveway	522 S.F.	
New Equipment Pads - (3) A/C and (1) Pool Equipment	61 S.F.	
Existing Site Walls	98 S.F.	
Rear Steps from House (off Dining Room)	38 S.F.	
Total Impervious - Non-Landscape	6,637 S.F.	37%
Total Pervious - Landscape Green Areas	11,513 S.F.	63%

2 LOT CALCULATIONS

NOT TO SCALE

1 PROPOSED FRONT ELEVATION - SOUTH

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

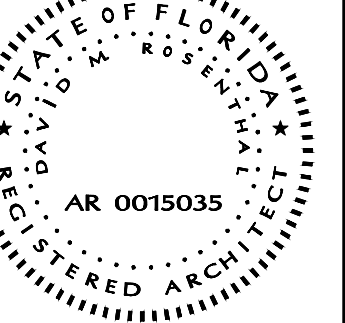


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david@dmr-architect.com

ARCH. LIC. NO. AA26000878



REVISIONS BY

RENOVATION/ADDITION
KREMENSKIY SMITH RESIDENCE
1317 HARRISON STREET
HOLLYWOOD, FL 333019

PROJECT NAME

SITE PLAN

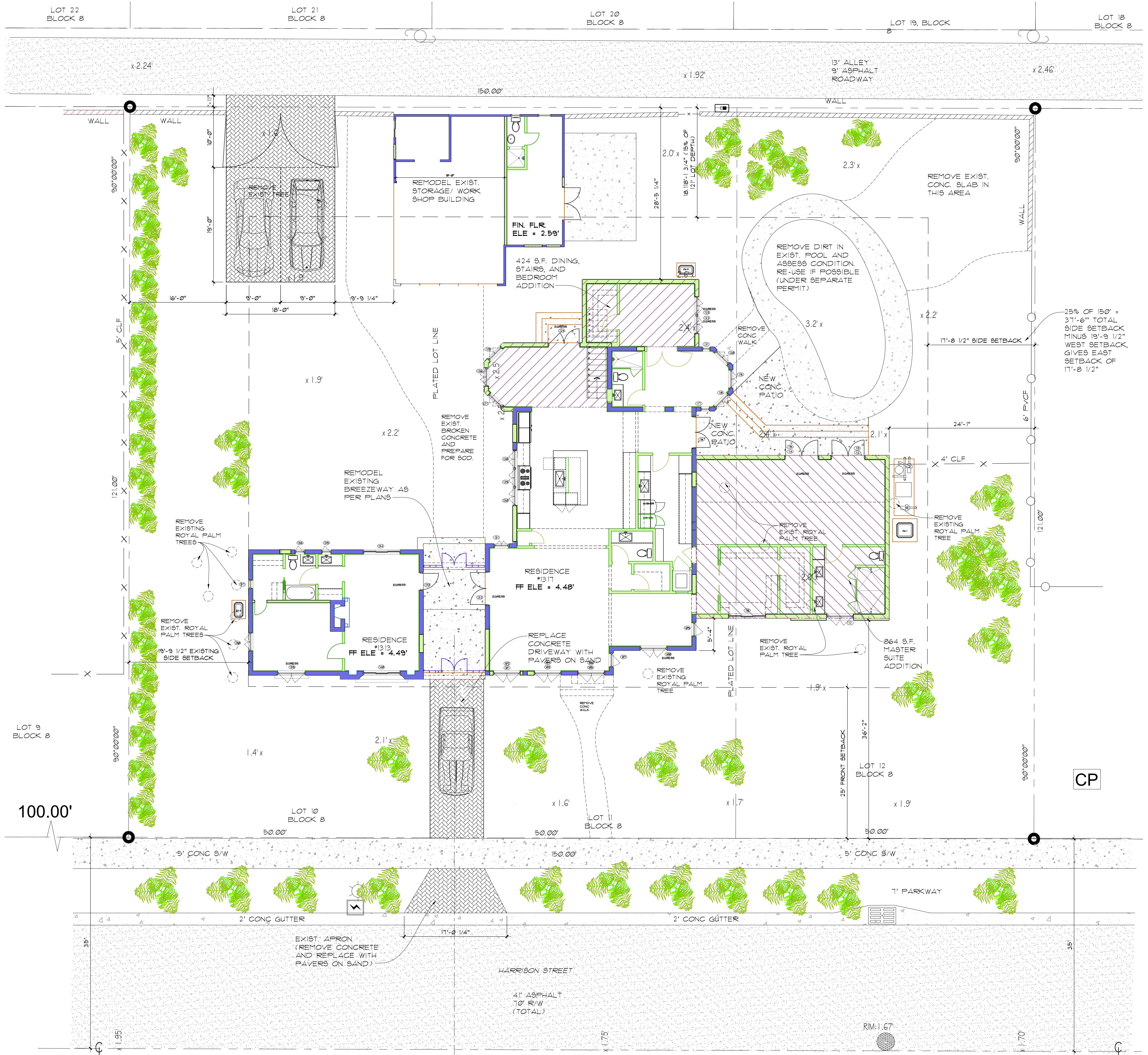
SHEET TITLE

DRAWN
DMR
CHECKED
DMR
DATE
06.04.25
SCALE
AS NOTED
JOB. NO.
25-0129
SHEET

A-1

1 OF 11 SHEETS

HISTORIC PRESERVATION BOARD SUBMITTAL



1 SITE PLAN
SCALE: 1/8" = 1'-0"

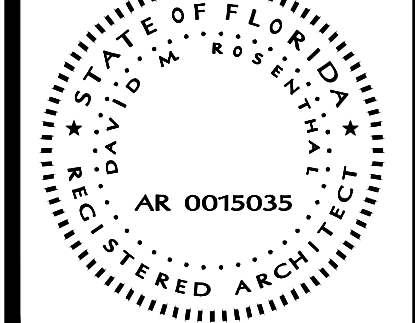


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REVISIONS	BY

RENOVATION/ADDITION
KREMENSKIY SMITH RESIDENCE
1317 HARRISON STREET
HOLLYWOOD, FL 333019

PROJECT NAME

SITE PLAN

SHEET TITLE

DRAWN
DMR
CHECKED
DMR
DATE
05.30.25
SCALE
AS NOTED
JOB. NO.
25-0129
SHEET

A-2

2 OF 11 SHEETS

HISTORIC PRESERVATION BOARD SUBMITTAL

ROADWAY



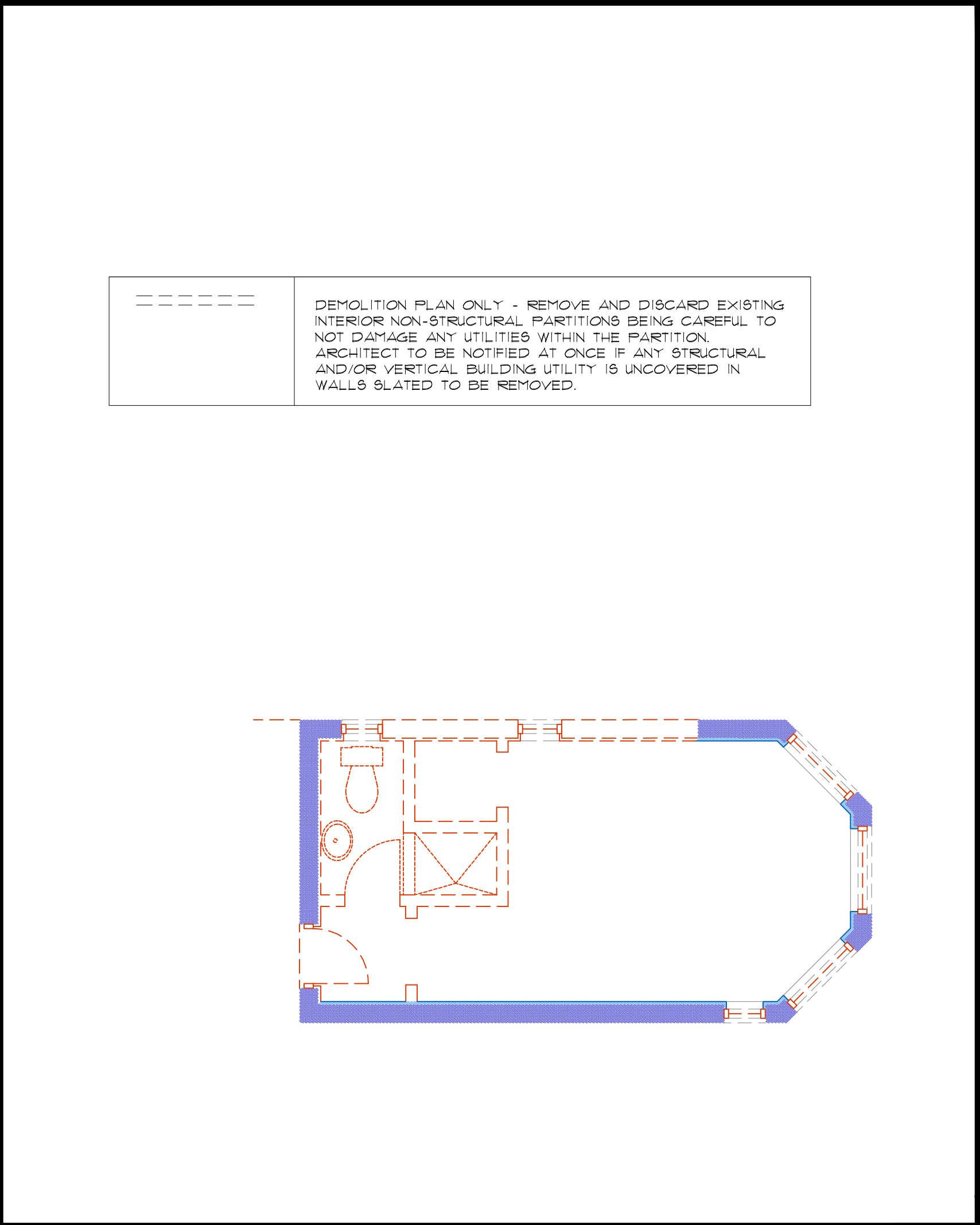
NOTE: Proposed additions are marked with an asterisk. Those areas without an asterisk are already existing

- 1 BREEZEWAY*
- 2 TV ROOM
- 3 LIVING ROOM
- 4 KITCHEN
- 5 DINING*
- 6 SITTING*
- 7 LAUNDRY
- 8 LINEN
- 9 POWDER ROOM
- 10 MASTER BEDROOM*
- 11 MASTER BATHROOM*
- 12 MASTER WIC*
- 13 BEDROOM 2*
- 14 OFFICE
- 15 BATHROOM
- 16 WIC*
- 17 CABANA BATH*
- 18 STORAGE

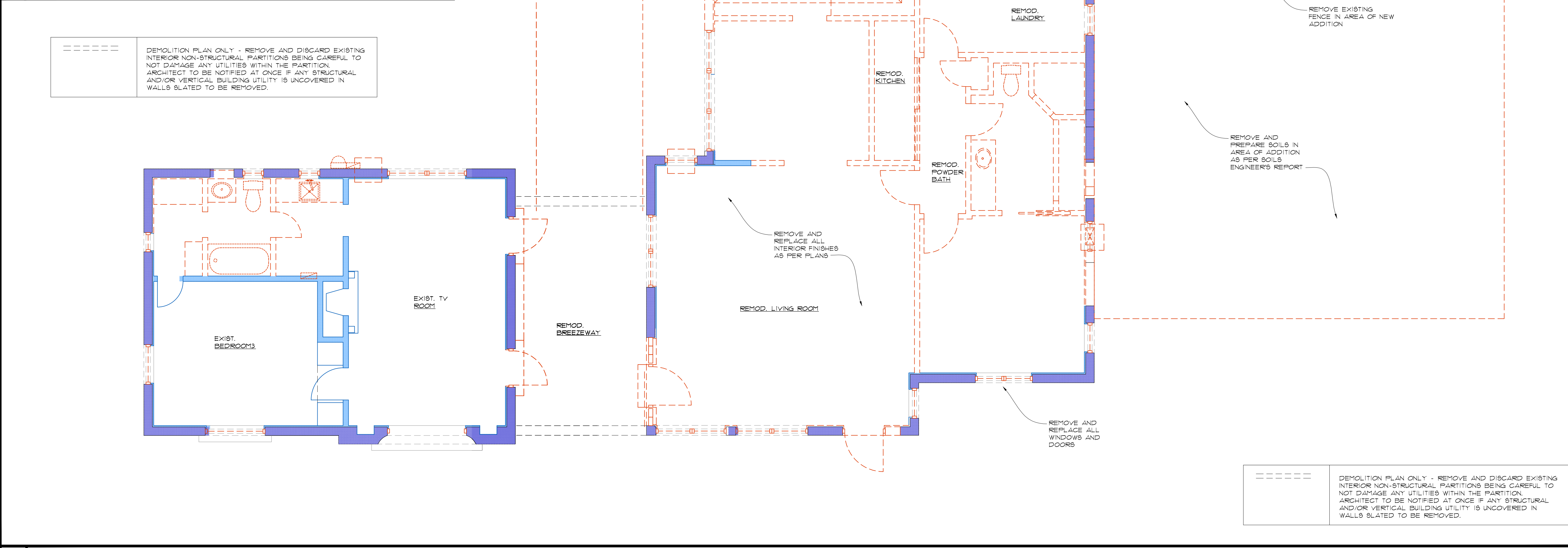
HARRISON STREET

SITEPLAN
A1 PAPER SIZE





2 | DEMOLITION PLAN - SECOND FLOOR (TOWER)
SCALE: 1/4" = 1'-0"



1 | FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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STATE OF FLORIDA
REGISTERED ARCHITECT
AR 0015035

REVISIONS	BY

HISTORIC PRESERVATION BOARD SUBMITTAL

RENOVATION/ADDITION
KREMENSKIY SMITH RESIDENCE

1317 HARRISON STREET
HOLLYWOOD, FL 333019

PROJECT NAME

DEMO. PLAN

SHEET TITLE

DRAWN
DMR

CHECKED
DMR

DATE
05.30.25

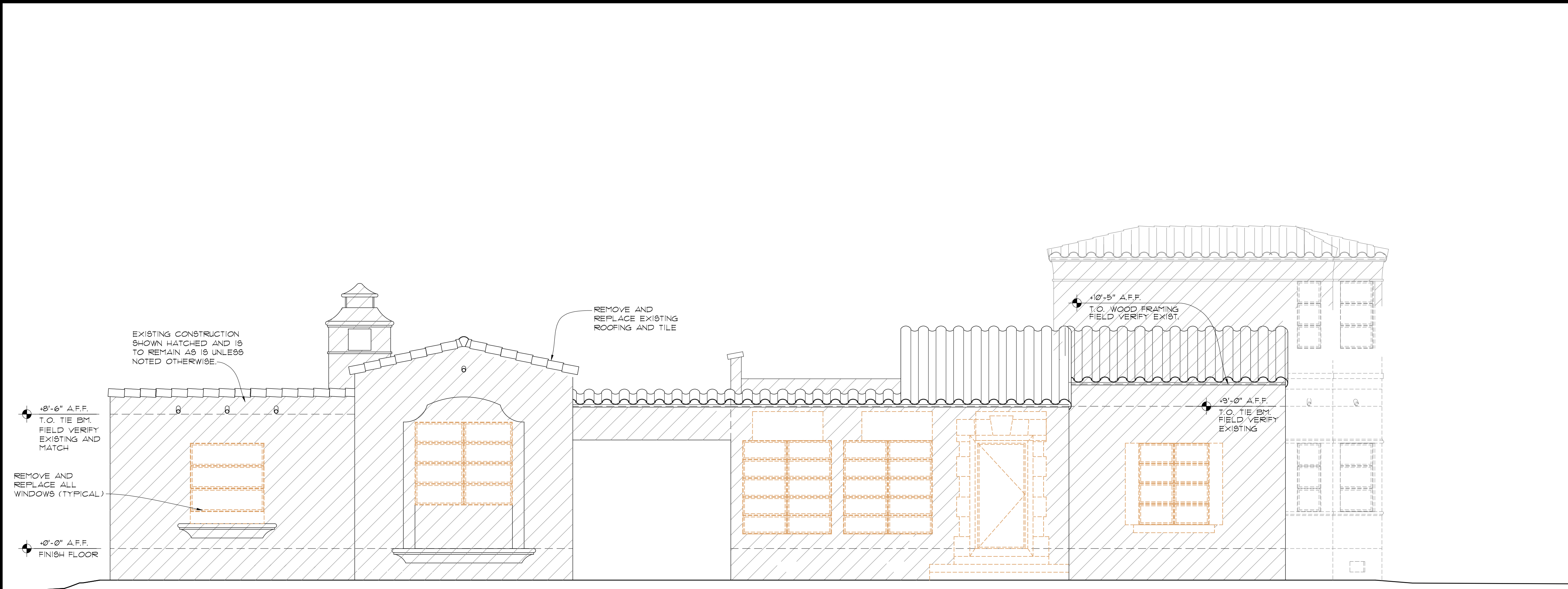
SCALE
AS NOTED

JOB. NO.
25-0129

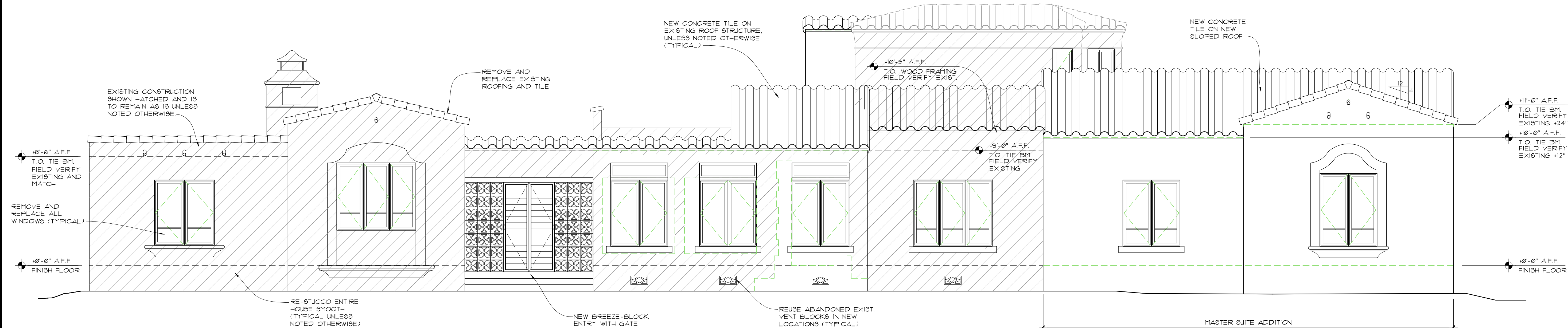
SHEET

A-4

4 OF 11 SHEETS



2 | EXISTING FRONT ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



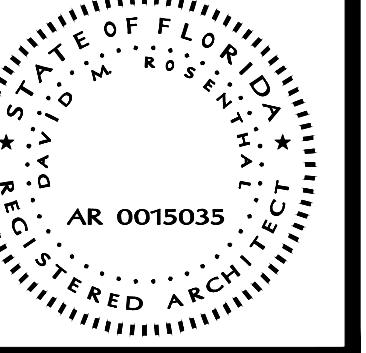
1 | PROPOSED FRONT ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

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REVISIONS	BY

RENOVATION/ADDITION
KREMENSKIY SMITH RESIDENCE
1317 HARRISON STREET
HOLLYWOOD, FL 333019

PROJECT NAME

FRONT SOUTH
ELEVATION

SHEET TITLE

DRAWN
DMR
CHECKED
DMR
DATE
05.30.25
SCALE
AS NOTED
JOB NO.
25-0129
SHEET

A-5

5 OF 11 SHEETS

HISTORIC PRESERVATION BOARD SUBMITTAL

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STATE OF FLORIDA

REGISTERED ARCHITECT

AR 0015035

REVISIONS	BY

HISTORIC PRESERVATION BOARD SUBMITTAL

RENOVATION/ADDITION
KREMENSKIY SMITH RESIDENCE
1317 HARRISON STREET
HOLLYWOOD, FL 333019

PROJECT NAME

SIDE EAST ELEVATION

SHEET TITLE

DRAWN
DMR

CHECKED
DMR

DATE
06.05.25

SCALE
AS NOTED

JOB NO.
25-0129

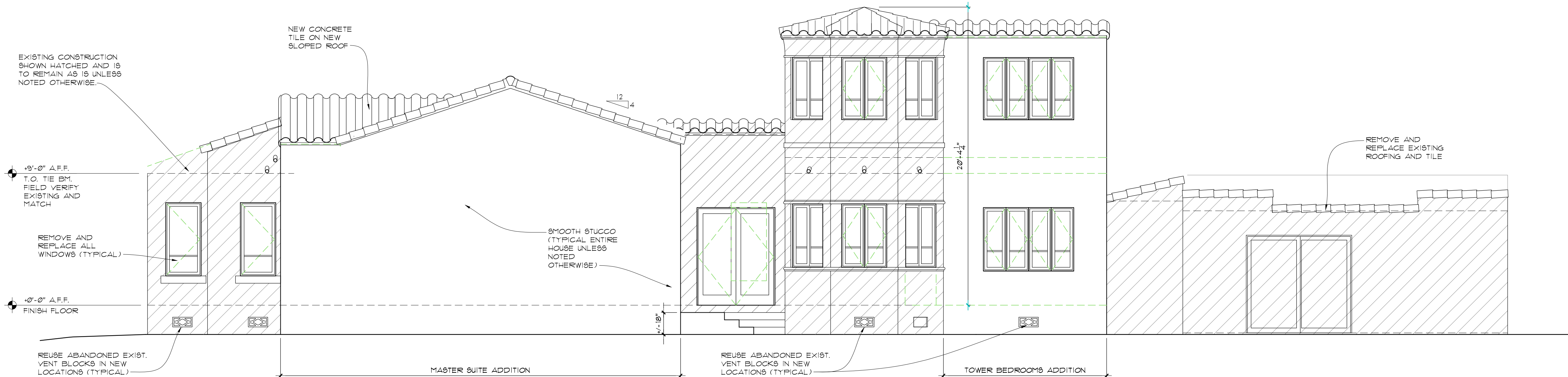
SHEET

A-6

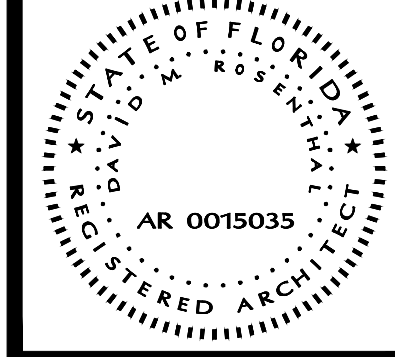
6 OF 11 SHEETS



2 EXISTING SIDE ELEVATION - EAST
SCALE: 1/4" = 1'-0"



1 PROPOSED SIDE ELEVATION - EAST
SCALE: 1/4" = 1'-0"



REVISIONS	BY

RENOVATION/ADDITION
KREMENSKIY SMITH RESIDENCE
1317 HARRISON STREET
HOLLYWOOD, FL 333019

PROJECT NAME

REAR NORTH
ELEVATION

SHEET TITLE

DRAWN
DMR
CHECKED
DMR
DATE
05.30.25
SCALE
AS NOTED
JOB NO.
25-0129
SHEET

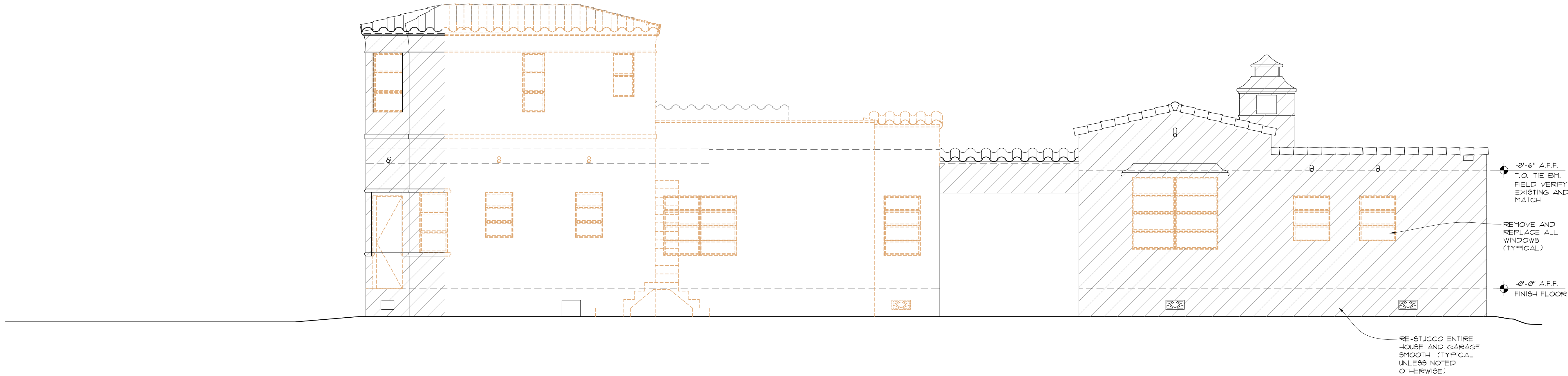
A-7

7 OF 11 SHEETS

HISTORIC PRESERVATION BOARD SUBMITTAL

2 EXISTING REAR ELEVATION - NORTH

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



1 PROPOSED REAR ELEVATION - NORTH

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



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STATE OF FLORIDA
REGISTERED ARCHITECT
AR 0015035

REVISIONS	BY

HISTORIC PRESERVATION BOARD SUBMITTAL

RENOVATION/ADDITION
KREMENSKIY SMITH RESIDENCE
1317 HARRISON STREET
HOLLYWOOD, FL 333019

PROJECT NAME

SIDE WEST ELEVATION

SHEET TITLE

DRAWN
DMR

CHECKED
DMR

DATE
05.30.25

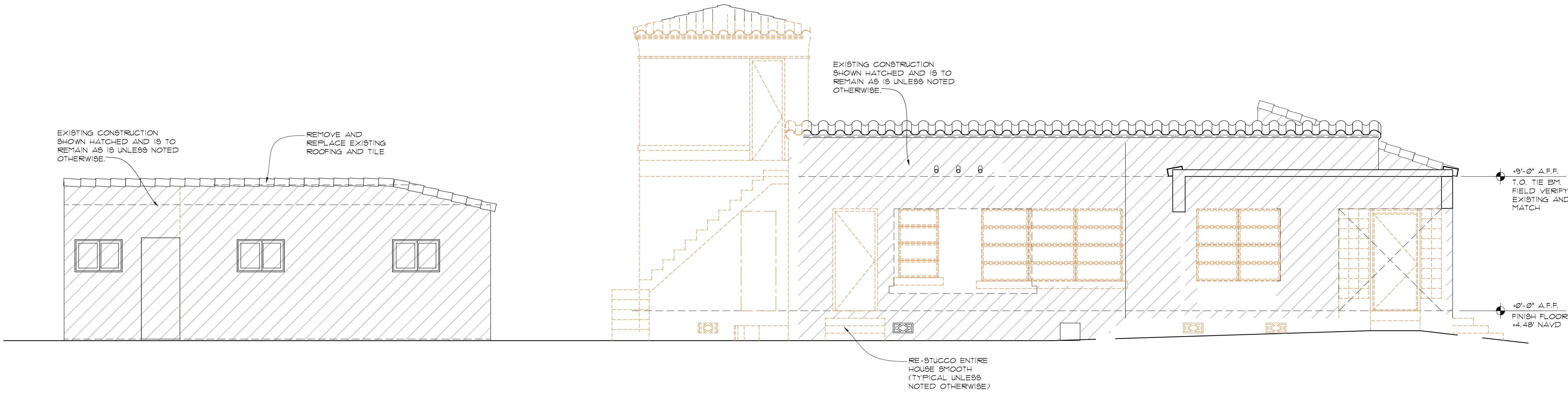
SCALE
AS NOTED

JOB NO.
25-0129

SHEET

A-8

8 OF 11 SHEETS



2 EXISTING SIDE ELEVATION - WEST (BUILDING SECTION THRU BREEZEWAY)
SCALE: 1/4" = 1'-0"



1 PROPOSED SIDE ELEVATION - WEST (BUILDING SECTION THRU BREEZEWAY)
SCALE: 1/4" = 1'-0"

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STATE OF FLORIDA
REGISTERED ARCHITECT
AR 0015035

REVISIONS	BY

HISTORIC PRESERVATION BOARD SUBMITTAL

RENOVATION/ADDITION
KREMENSKIY SMITH RESIDENCE
1317 HARRISON STREET
HOLLYWOOD, FL 333019

PROJECT NAME

SIDE WEST ELEVATION

SHEET TITLE

DRAWN
DMR

CHECKED
DMR

DATE
05.30.25

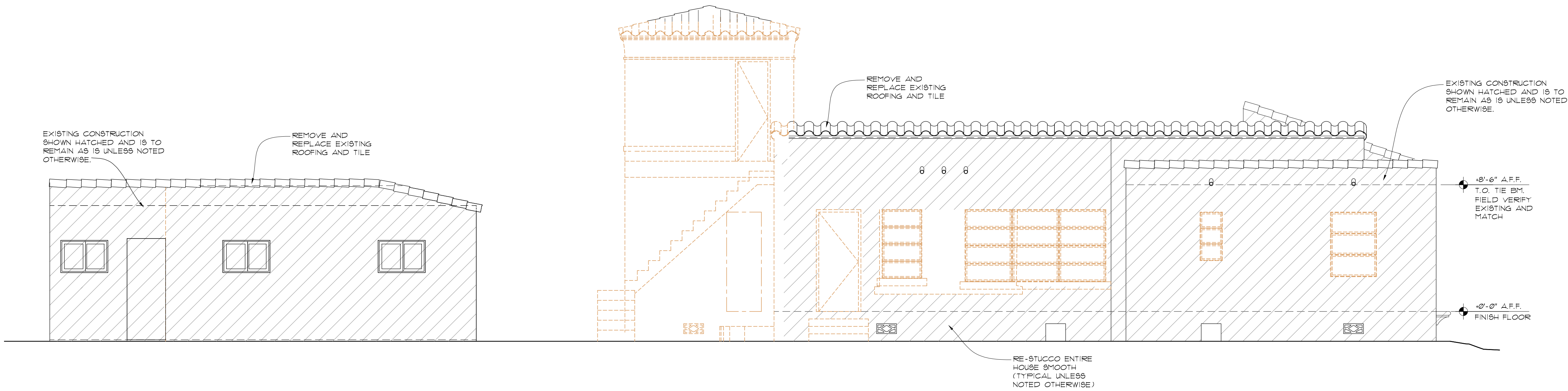
SCALE
AS NOTED

JOB NO.
25-0129

SHEET

A-9

9 OF 11 SHEETS

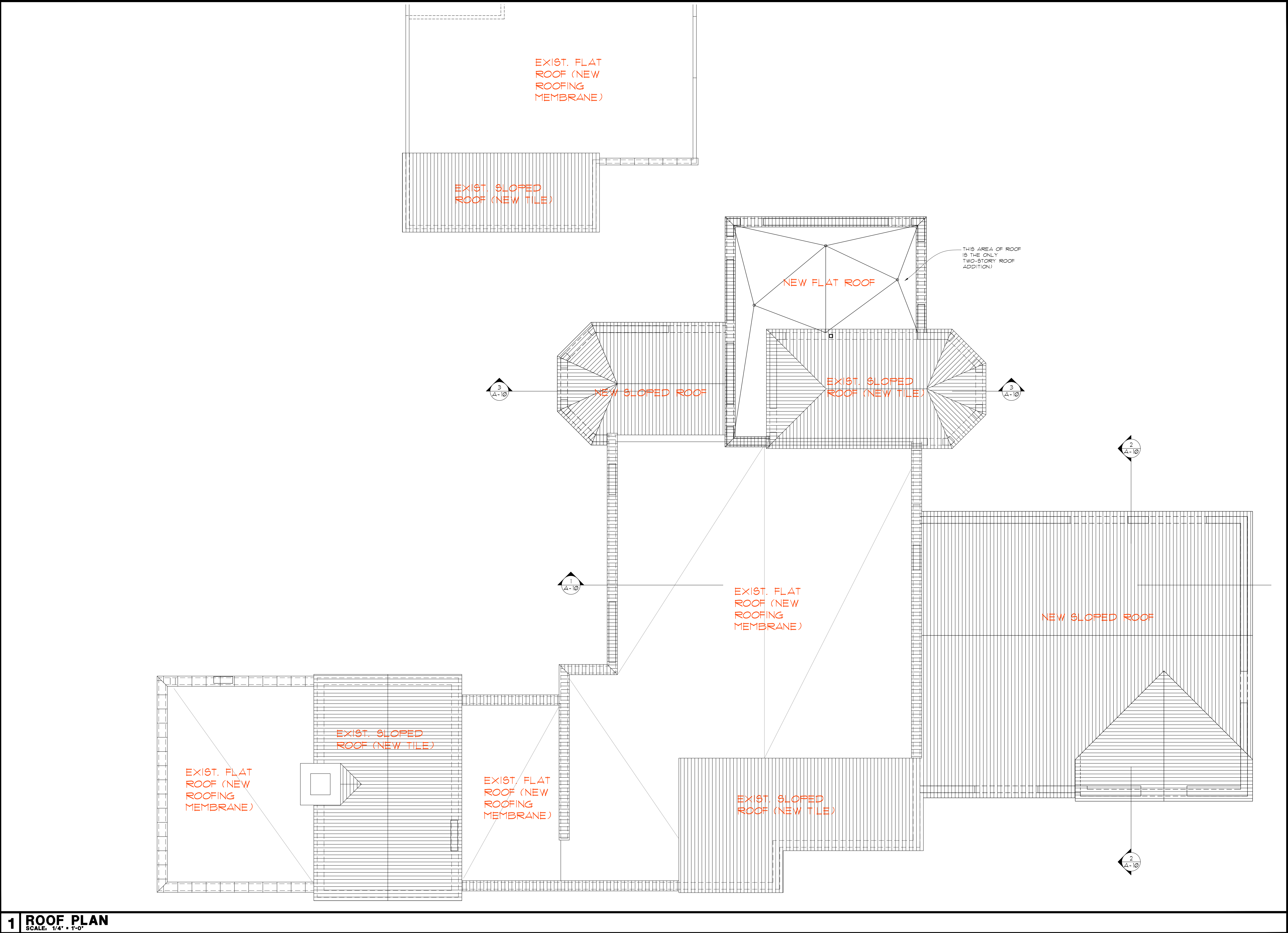


2 EXISTING SIDE ELEVATION - WEST
SCALE: 1/4" = 1'-0"



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

10 OF 11 SHEETS



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STATE OF FLORIDA
REGISTERED ARCHITECT
AR 0015035

REVISIONS	BY

HISTORIC PRESERVATION BOARD SUBMITTAL

RENOVATION/ADDITION
KREMENSKIY SMITH RESIDENCE
1317 HARRISON STREET
HOLLYWOOD, FL 333019

PROJECT NAME

ROOF PLAN

SHEET TITLE

DRAWN
DMR

CHECKED
DMR

DATE
06.04.25

SCALE
AS NOTED

JOB NO.
25-0129

SHEET
A-11

11 OF 11 SHEETS







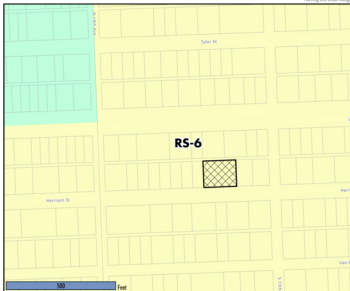




25-CV-63

1317 Harrison Street

folio(s): 514214011580



LEGEND

LAND USE

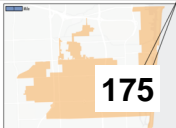
LOW (S) RESIDENTIAL

LOW-MEDIUM (10) RESIDENTIAL

ZONING

PARCELS

SUBJECT SITE



Permit Search Results

[Search](#) > Properties located at/on/near '...1317 Harrison...'

6 permits were found for
1317 HARRISON ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		B25-101511	FOUNDATION-REPAIR	6/10/2025	7/2/2025
Details		P23-101007	DEMOLITION- PLUMBING	7/31/2023	8/31/2023
Details	86845	B0501094	RE-ROOF FLAT	2/23/2005	2/28/2005
Details		B9706636	REPAIRS- STRUCTURAL		9/18/1997
Details		B9605475	ALTERATIONS- EXTERIOR		7/30/1996
Details		B9206659	RE-ROOF-FLAT		10/7/1992

NAME OF OWNER Matt Tomich

ADDRESS 1317 Harrison St.

LEGAL DESCRIPTION Lot 10, 11, 12 B-8 Hard Lakes COST \$12.6

DESCRIPTION OF CONST. Sec

ARCHITECT:

Swimming Pool

PERMIT TYPE	NO.	DATE	TO WHOM	EXT. or OUT.
BLDG.	3449	7-8-70	Red Pools	
ROOF				
ELECTRICAL	1920	8-24-70	Swanner	
PLUMBING	1490	3-25-71	Peoples Gas	gas out
GAS				gas out
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

JOE CARD

OWNER M. Tomich		JOB ADDRESS 1317 Harrison Street	
LEGAL DESCRIPTION	LOT NUMBER 10, 11, 12	BLOCK 8	SUBDIVISION OR ADDITION Hollywood Lakes
MICROFILM NO. 78-0337	ARCHITECT		FEE \$ 19.20
			VALUATION \$ 2469.00

DESCRIPTION OF CONSTRUCTION

mono footing and pads - remodel and new patio screen

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING 192	24538	2/27/75	Wally Bjork	SEPTIC/SEWER			
ROOF 200				AIR/CONDITION			
ELECTRIC-BASIC	8610	2-28-75	Anderson	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX. 3	6338	2/28/75	MGR Corp	POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

FORM 1144-13

JOB CARD

OWNER Johns		JOB ADDRESS 1317 Harrison St.	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO.	ARCHITECT	FEE \$ 45.00	VALUATION \$5820.00

DESCRIPTION OF CONSTRUCTION remove & replace 40 windows	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
---	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	77313	9-1-82	Windowrama	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
C-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County surcharge: \$2.04

JOB CARD

OWNER Melina Tomich		JOB ADDRESS 1317 Harrison St.	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO.	ARCHITECT	FEE \$ 15.00	VALUATION \$ 500.

DESCRIPTION OF CONSTRUCTION Replace wall unit	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
--	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION	15756	5/10/84	Holden A/C
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County Surcharge: .20

JOB CARD

OWNER

M. Tomich

JOB ADDRESS

1317 Harrison St.

LEGAL
DESCRIPTION

LOT NUMBER

BLOCK

SUBDIVISION OR ADDITION

MICROFILM NO.

ARCHITECT

FEE

\$ 7.00

VALUATION

\$ 1400.00

DESCRIPTION OF CONSTRUCTION

Re-roof - T & G

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF 1000	53975	5/1/79	White Seal	AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

County Surcharge \$.49

JOB CARD

OWNER THOMICH	JOB ADDRESS 1317 Harrison St.
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LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
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MICROFILM NO.	ARCHITECT	FEE \$ 6.00	VALUATION \$ 400
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DESCRIPTION OF CONSTRUCTION 1-2 ton Window Unit	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
--	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION	9518	9/15/78	H E Holden
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

JOB CARD

OWNER

TOMICH

JOB ADDRESS

1317 Harrison St.

LEGAL
DESCRIPTION

LOT NUMBER

BLOCK

SUBDIVISION OR ADDITION

MICROFILM NO.

ARCHITECT

FEE

\$ 7.00

VALUATION

\$ 450

DESCRIPTION OF CONSTRUCTION

Re Roof Tar & Gravel

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF 300	46263	3/10/78	White Seal	AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

JOB CARD

OWNER THOMICH	JOB ADDRESS 1317 Harrison St.
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LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
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MICROFILM NO.	ARCHITECT	FEE \$ 2.50	VALUATION \$ 300
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DESCRIPTION OF CONSTRUCTION 1-1 Window Unit	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
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TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION	4261	5/14/74	United App.
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
I.-P.-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:	FORM 1144-13
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JOB CARD 691

OWNER Tomick		JOB ADDRESS 1317 Harrison St.	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO.	ARCHITECT	FEE \$ 6.30	VALUATION \$ 500.00

DESCRIPTION OF CONSTRUCTION Re-Roof	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
---	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF 800 Ø	3229	11/5/72	Alpha	AIR/CONDITION			
ELECTRIC-BASIC	1148	4-13-72	Minim	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES;

FORM 0860-13

JOB CARD

OWNER

JOB ADDRESS

Tomich

1317 Harrison St.

LEGAL
DESCRIPTION

LOT NUMBER

BLOCK

SUBDIVISION OR ADDITION

MICROFILM NO.

ARCHITECT

FEE

VALUATION

\$ 11.30

\$ 1800.00

DESCRIPTION OF CONSTRUCTION

Re-ROOF 1600#

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	<i>550</i>	<i>12/15/71</i>	<i>Alpha</i>	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

JOE CARD

OWNER

M. Tomich

JOB ADDRESS

1317 Harrison Street

LEGAL DESCRIPTION

LOT NUMBER

10, 11, 12

BLOCK

8

SUBDIVISION OR ADDITION

Hollywood Lakes

MICROFILM NO.

ARCHITECT

FEE

VALUATION

78-0337

\$ 19.20

\$ 2469.00

DESCRIPTION OF CONSTRUCTION

mono footing and pads - remodel and new patio screen

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT

NUMBER

DATE

CONTRACTOR

TYPE PERMIT

NUMBER

DATE

CONTRACTOR

BUILDING 192

24538

2/27/75

Wally Bjork

SEPTIC/SEWER

ROOF 200

AIR/CONDITION

ELECTRIC-BASIC

8610

2-28-75

Anderson

MECHANICAL

ELECTRIC-SUPP.

SCREEN

PLUMBING NO. FIX. 3

6338

2/28/75

MGR Corp

POOL

L-P-DRY WALL

DRIVEWAY

FENCE

PATIO or WALK

NOTES:

FORM 1144-13

78-0351

250

Let's Issued 2-27-75 Permit No. 24538
Owner M. Tomich
Description Remodel - add new PATIO - Screen
Location 1317 Harrison St
Lot 10-1-12 Block 8 Subdivision HARD LAKES
Contractor or Builder Wally B. Clark & Son
License No. _____
Architect and/or Engineer _____
Cubic Ft. 1728 Valuation \$ 2469⁰⁰
Square Ft. 192 Roof 200
Date Plans Received 2/25/75 3:25 pm
Mono Ftg. & Pads

78-0351
Zoning Single 2-26-75
Engineering-Curb Cuts _____
Sidewalk _____
Drainage _____
Utilities-Water _____
Sewer _____
Traffic Eng. _____
Bldg.-Electric EH 2-26-75
Plumbing EH 2-26-75
A/C-Mech. _____
Structure _____
Fire Bureau _____
Plan Review Ray [Signature]

subj to field insp.

Relocate Laundry
Remove cap w/ 4 feet
(Min. Permit) J. M. Cowell

"SEPARATE PLUMBING PERMIT
AND INSPECTION REQUIRED"

Blueprints
Subdivisions

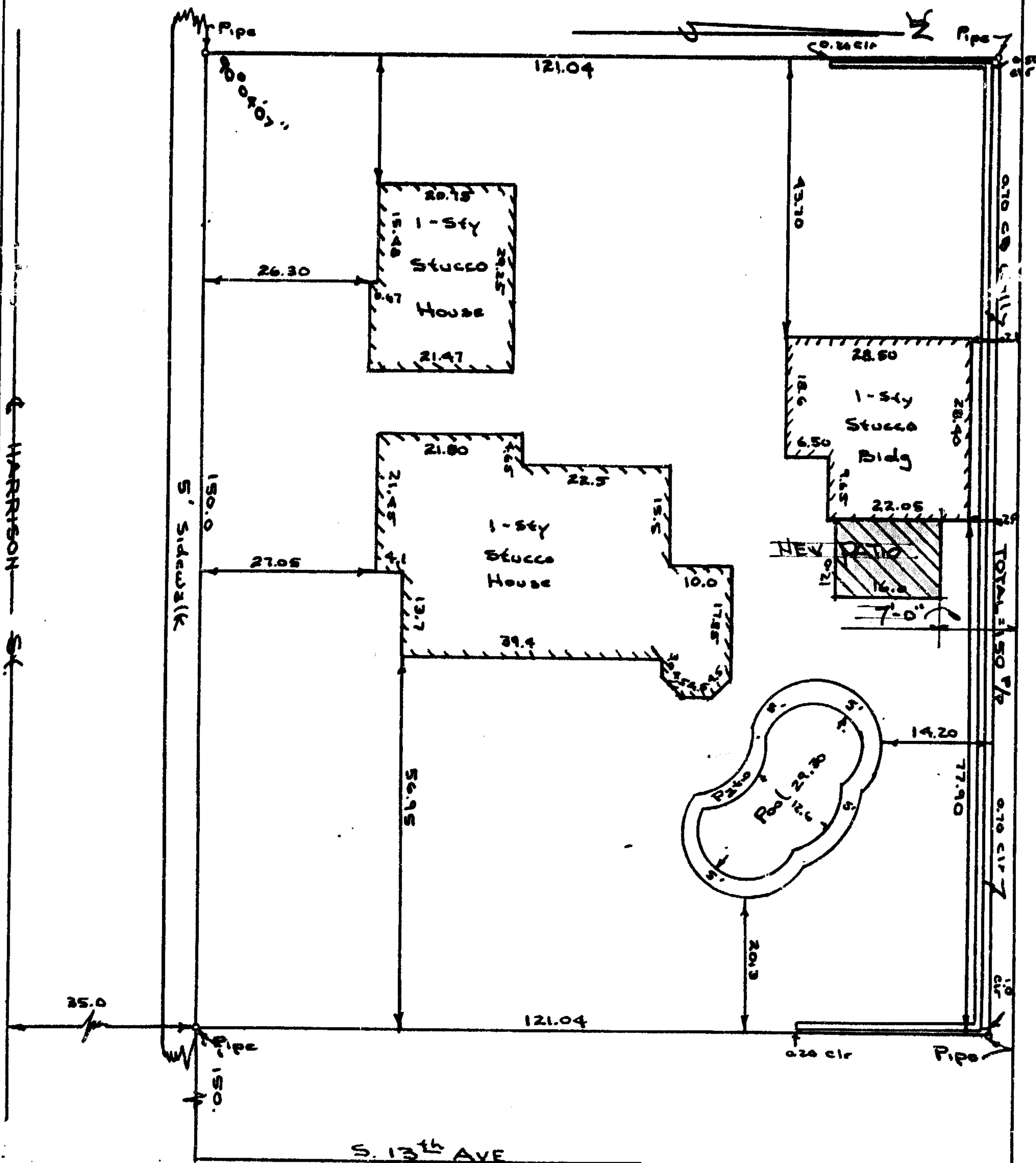
Survey for

Photostats
Land Planning

M. TOMICH
E. JOHNS

Scale 1" = 20'

DESCRIPTION: Lots 10, 11, and 12, Block 8 of HOLLYWOOD LAKES SECTION" according to the Plat thereof recorded in Plat Book 1, Page 32 of the Public Records of Broward County, Florida.



I hereby certify that I have made a recent survey of the above described property and it is true and correct to the best of my knowledge and belief. I also certify that there are no above ground encroachments, unless otherwise noted. Dated this 25th day of February, 1975, A.D.

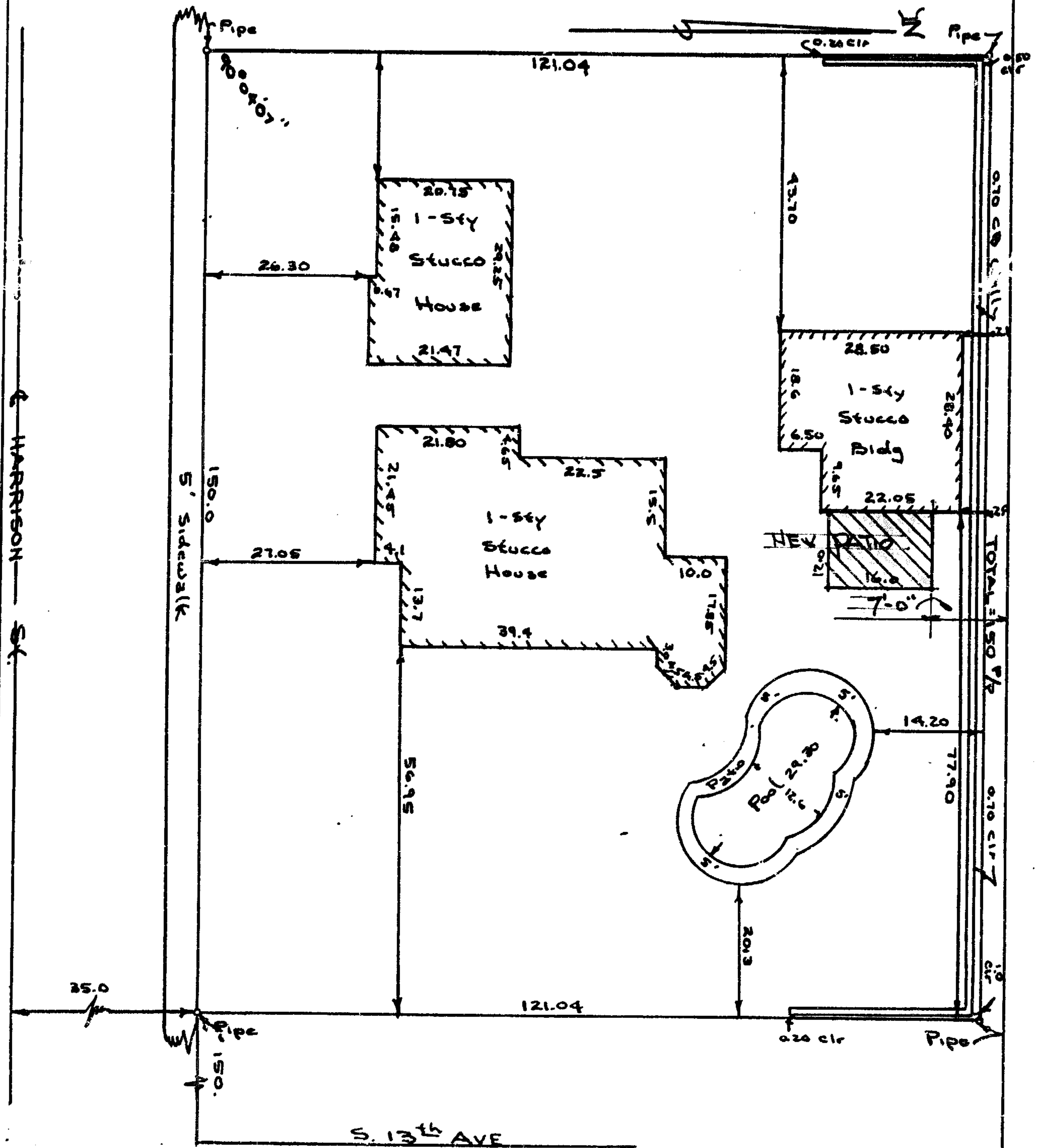
"I further certify that the survey represented hereon meets the minimum requirements adopted by the F.S.P.L.S. and the F.L.T.A."

Arthur C. Boggs
ARTHUR C. BOGGS
Registered Land Surveyor No. 724
State of Florida

M. TOMICH
E. JOHNS

Scale 1" = 20'

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"I further certify that the survey represented hereon meets the minimum requirements adopted by the F.S.P.I.S. and the F.I.T.A."

ARTHUR C. BOGGS
Registered Land Surveyor No. 724
State of Florida

EXISTING 2 CAR GARAGE
CONCRETE SLAB

STRUCTURAL NOTES
NEW LAUNDRY AREA

ROOF - 2x4 P/T - 3/4" A/C.
DECKING - 3/4" - TREATED - BOTH SIDES
DRILL WALL - 3/8" - P/C - TAPED JOINTS
PAINTING - 2 COATS - WHITE
FLOOR COVER - VINYL ASBESTOS
ON 15 LB. FELT
REMOVE LOWER STORAGE DIST.
CORRECT PATERS SO THAT
FACE OF D/W = FACE OF CAB.

+1 5/8'-0"

EXISTING WORK SHOP

EXISTING STORAGE CABINET
8'-0"

NEW LAUNDRY AREA

RAISE FLOOR

DRILL WALL - CEILING

AND WALLS

REMOVE EXISTING

TOILET AND LAV.

EXISTING
W.C. W/IN P.T.C.

LAUNDRY
TRAY

EXISTING WALL

EXISTING
FINISHED
LAUNDRY
ROOM

PAINT
(SEE LATER DETAIL)

EXISTING BATH
NO CHANGE

REMOVE WASHER AND
DRYER - SEE NEW LOCATION

REMOVE EXISTING
TOILET - MEDIAN WALL

TRX HI - BACK TO BACK

20'-0"

1 INCH
SEPARATION

2'-0" 6'-0 3/4"

REMOVE 2 EX. WINDOWS
AND WALL SECTION -
INSTALL - 6'-0" ALUM.
PATIO DOOR - TEMPERED GLASS.

FREE FLOATING PATIO SLAB
SEE DETAIL ①

EXISTING MASONRY RAIL

16'-0"

4'-5"

PLAN
SCALE - 3/8" = 1'-0"

SEPARATE PLUMBING AND ELECTRICAL PERMITS

EXISTING GARAGE

ALLOW 1' CLEARANCE

2" CONCRETE SLAB
6x6 MESH
TROWEL FINISH
CONCRETE - 3000 PSI

SLOPE 1/8"

#5 @ EW

#5 CONTINUOUS

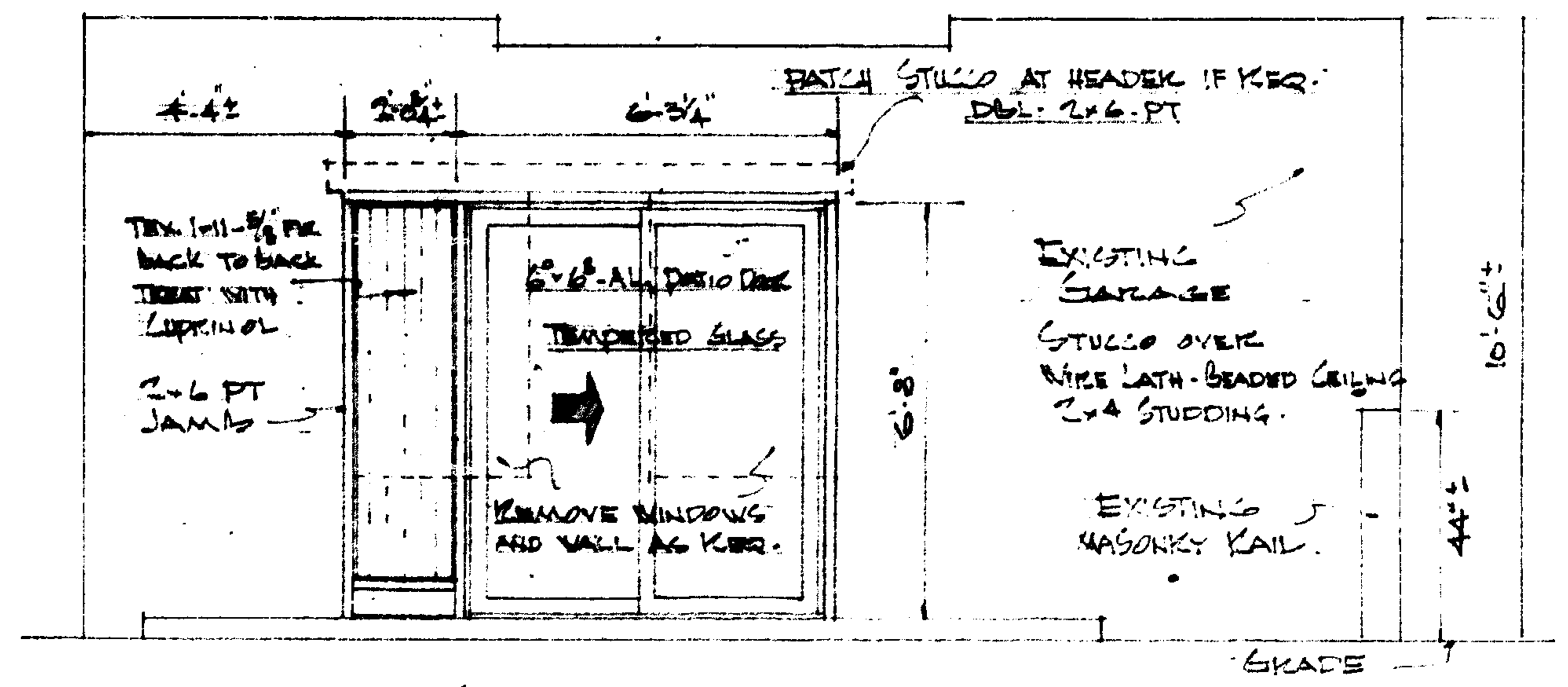
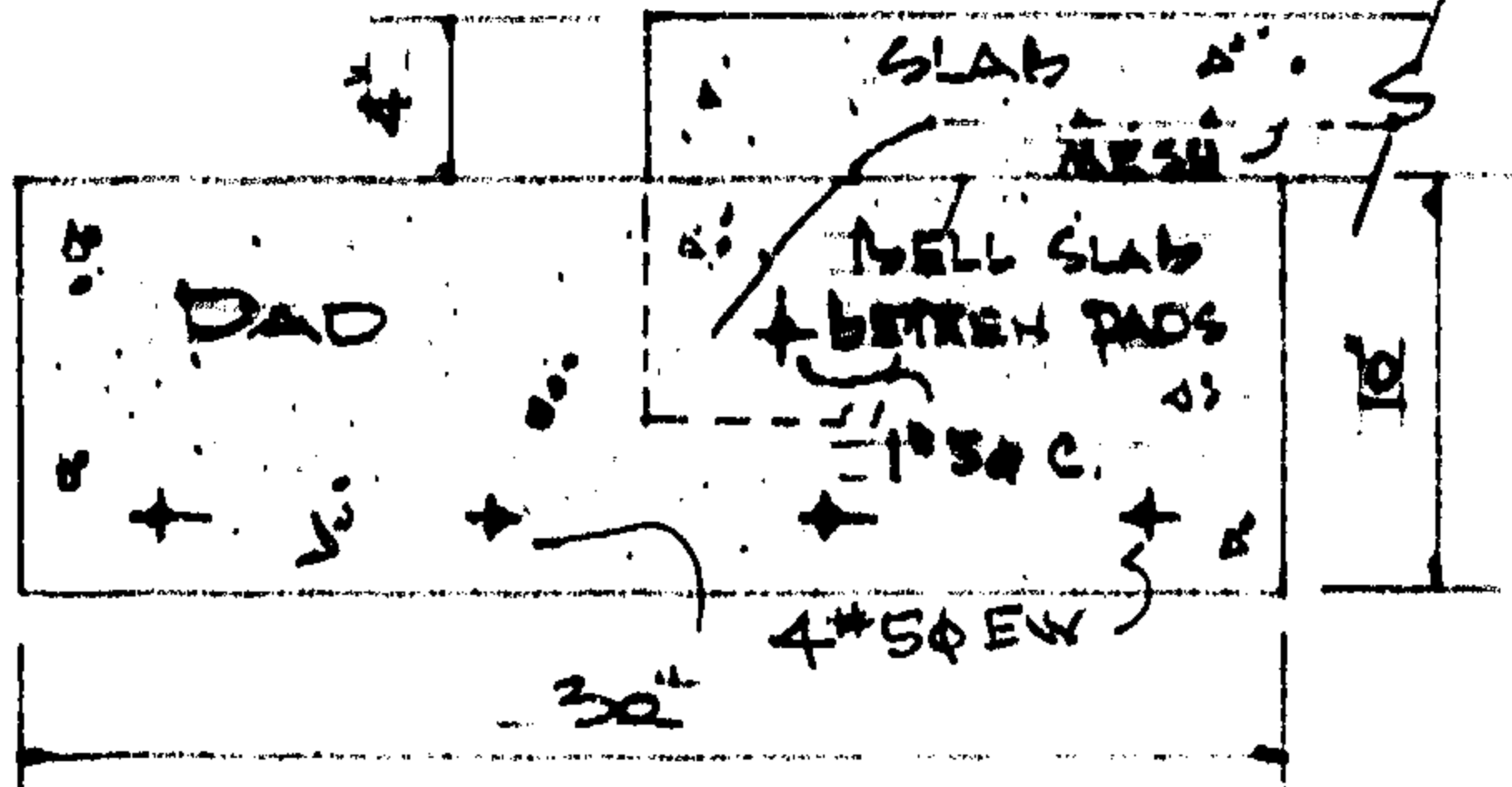
30"

30"

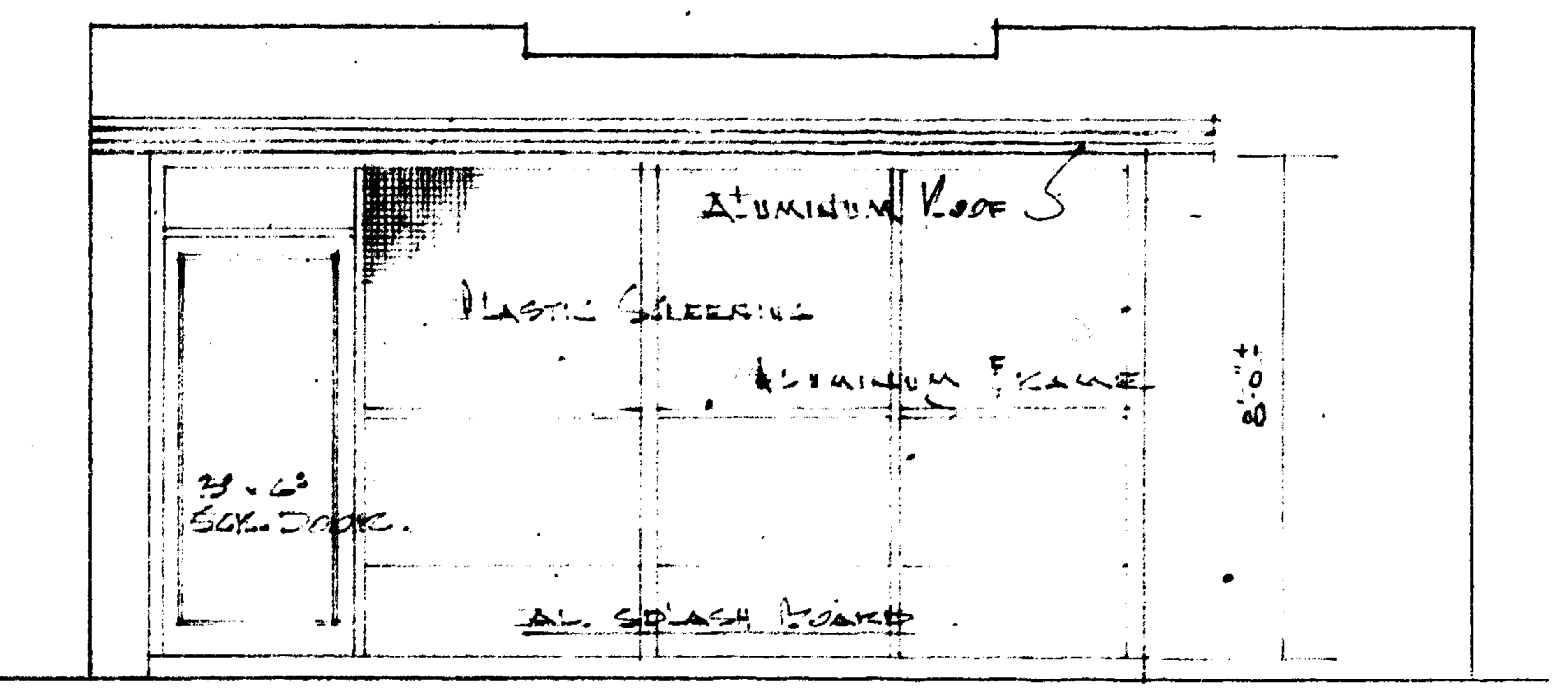
16'-0"

SLAB AND PADS
SCALE - 1/4" = 1'-0"

①



EAST ELEVATION - SHOWING PATIO DOOR



EAST ELEVATION - SHOWING SCREENING
OTHER SIDES - DITTO - NO SCREEN DOOR

RESIDENTIAL ALTERATIONS
FOR MRS. M. TOMICH.....
1317 HARRISON ST, HOLLYWOOD, FLA.
WALLY BJORK AND SON
GENERAL CONTRACTORS
HOLLYWOOD LICENCE # 73-22802

EXISTING GARAGE CONCRETE SLAB

STRUCTURAL NOTES NEW LAUNDRY AREA

DECKING - 2x4 P/T - 2x4 A/C.
DECKING - 1/2" - TREATED - BOTH SIDES
DECK WALL - 1/2" - MC-TAPED JOINTS
PAINTING - 2 COATS - WHITE
FLOOR COVER - VINYL ASBESTOS
ON 15 LB. FELT
REMOVE LOWER STORAGE UNIT.
CORRECT PLATES SO THAT
FACE OF D/W = FACE OF CAB.

EXISTING WORK SHOP

EXISTING STORAGE CABINET
5'-0"

NEW LAUNDRY AREA

REMOVE FLOOR

REMOVE CEILING
AND WALLS

REMOVE EXISTING
TOILET AND LAV.

EXISTING
VENTILATE.

LAUNDRY
TRAY

EXISTING WALL

EXISTING
FINISHED
LAUNDRY
ROOM

WALL
(SEE LATER DETAIL)

EXISTING BATH
NO CHANGE

REMOVE WASHERS AND
DRYER - SEE NEW LOCATION

REMOVE EXISTING
TOILET - REPAIR WALL

TRX 1x1 - BACK TO BACK

1 INCH
SEPARATION

REMOVE 2 EX. WINDOWS
AND WALL SECTION -
INSTALL - 6'-0" ALUM.
PATIO DOOR - TEMPERED GLASS.

FREE FLOATING PATIO SLAB

SEE DETAIL ①

EXISTING MASONRY WALL

PLAN
SCALE - 3/8" = 1'-0"

SEPARATE PLUMBING AND ELECTRICAL PERMITS

EXISTING GARAGE

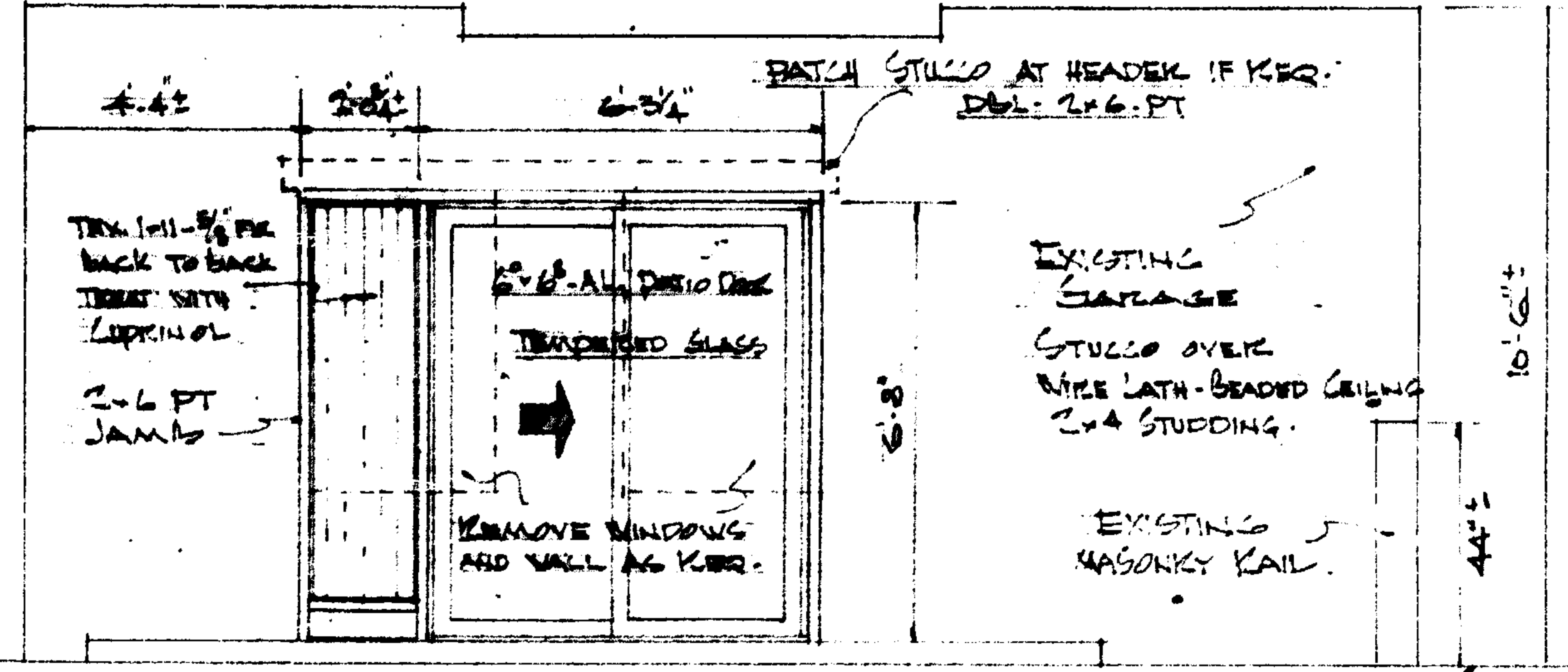
ALL NEW CLEARANCE

CONCRETE SLAB
6'-0" MESH
THIN FILL
CONCRETE - 3000 PSI

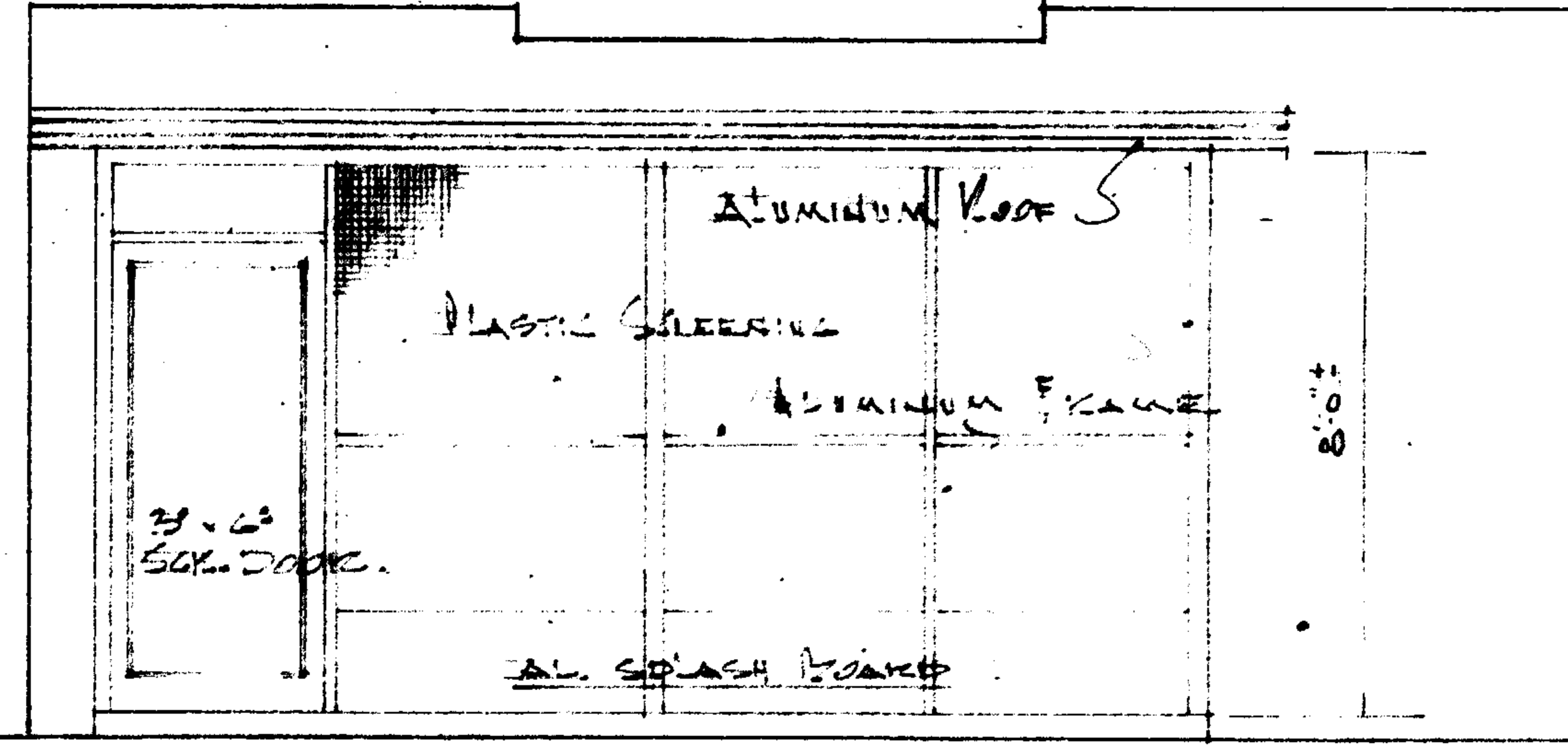
1" 5x CONTINUOUS

SLAB AND PADS
SCALE - 1/4" = 1'-0"

SECTION
PAD AND SLAB - TYP.
SCALE - 1 1/2" = 1'-0"

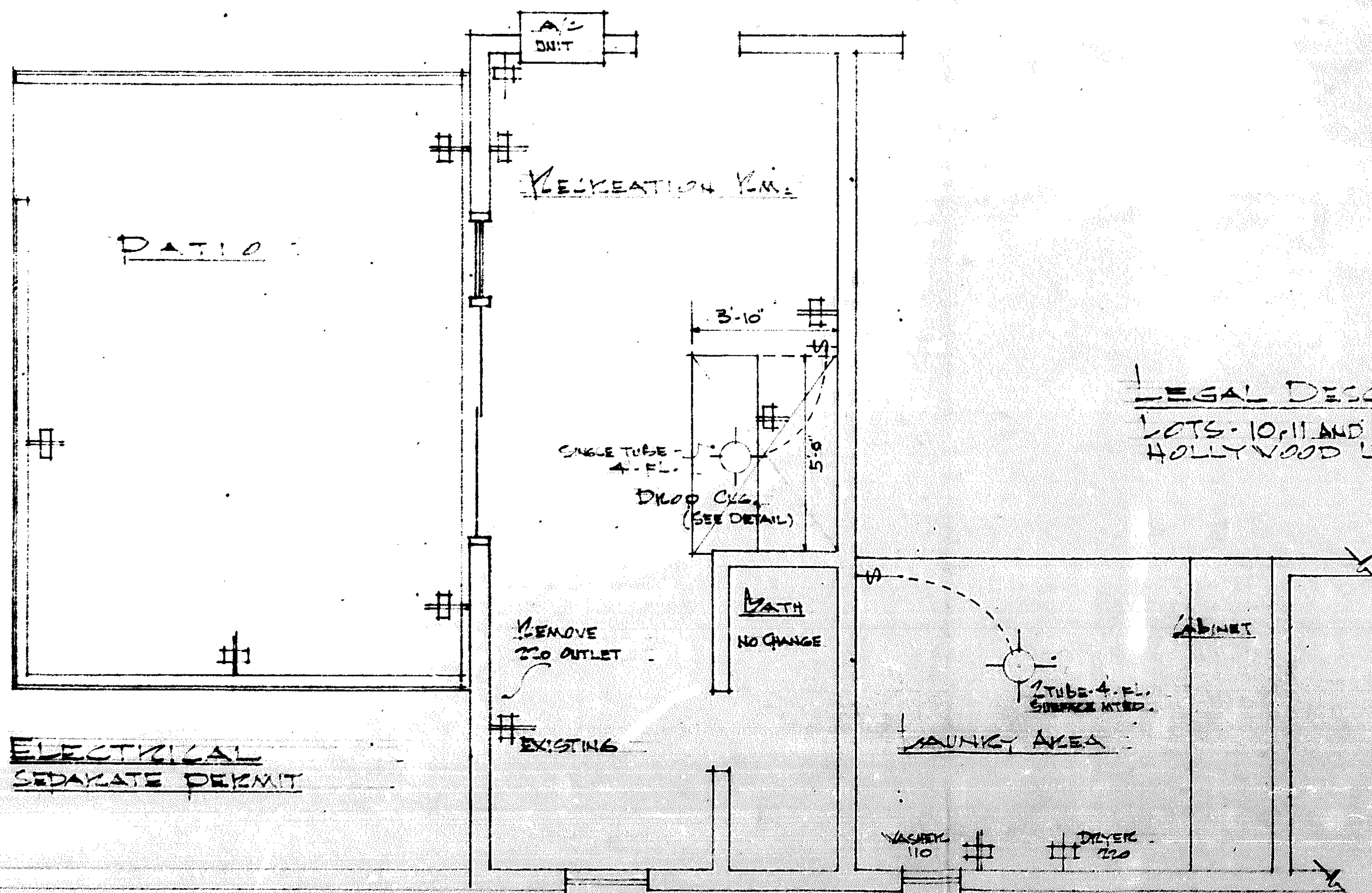
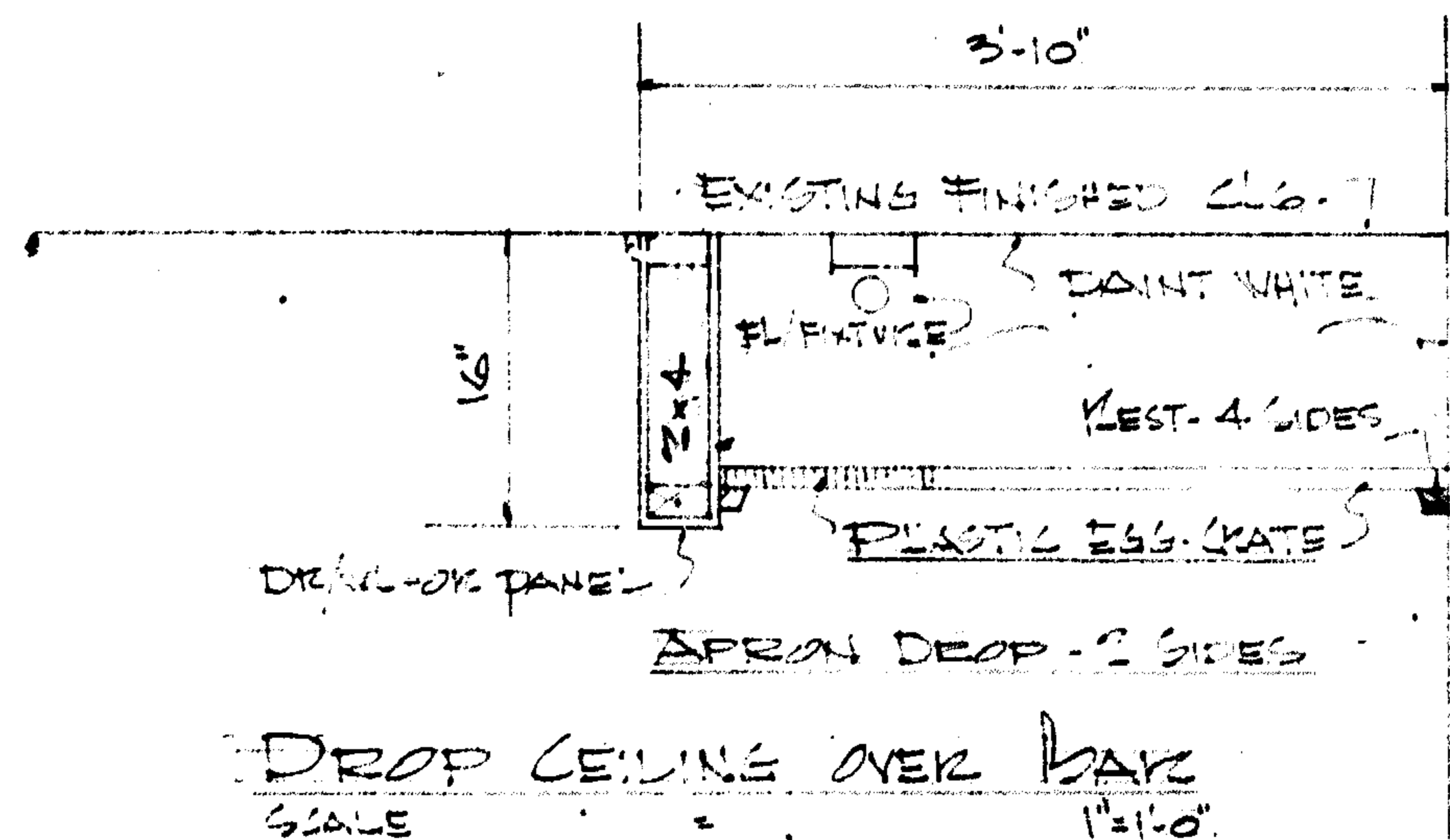


EAST ELEVATION - SHOWING PATIO DOOR



EAST ELEVATION - SHOWING SCREENING
OTHER SIDES - DITTO - NO SCREEN DOOR

RESIDENTIAL ALTERATIONS
FOR MRS. M. TOMICH.....
1317 HARRISON ST, HOLLYWOOD, FLA.
WALLY BLOCK AND SON
GENERAL CONTRACTORS
HOLLYWOOD LICENSE # 73-22802

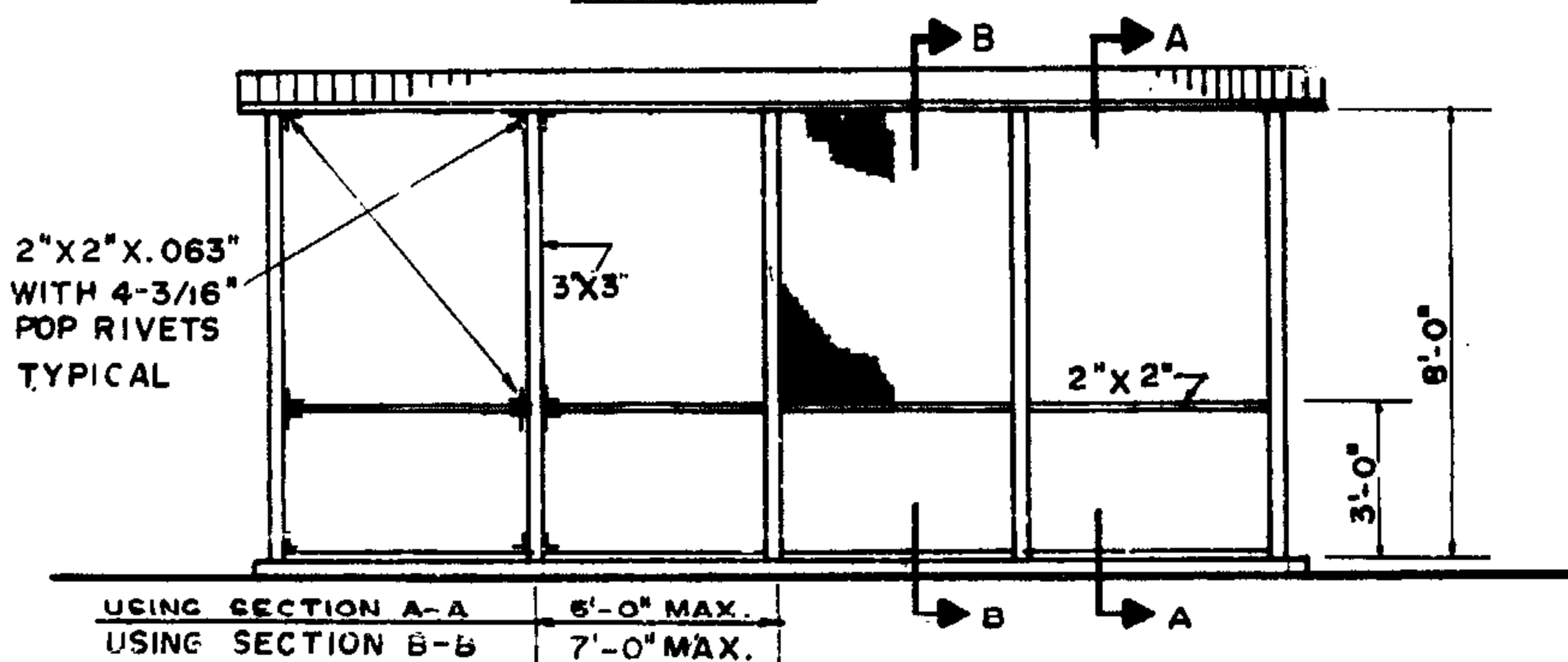
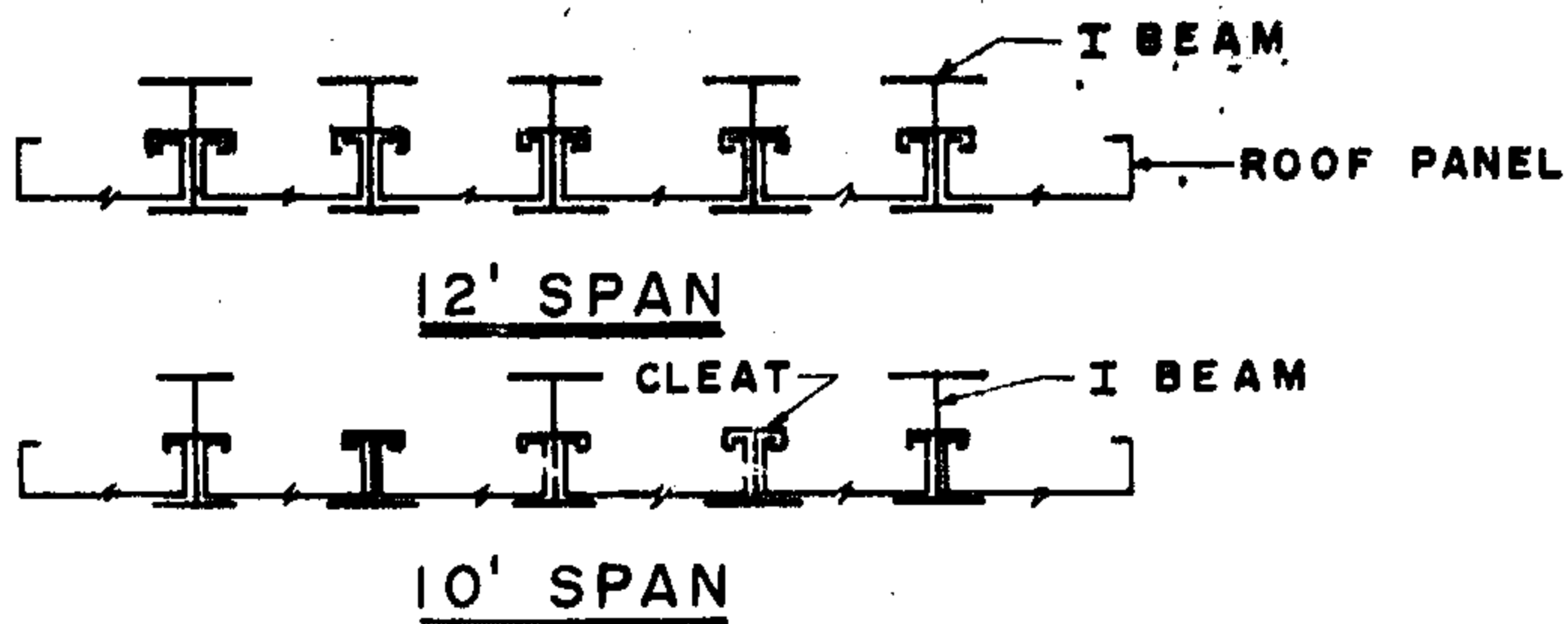
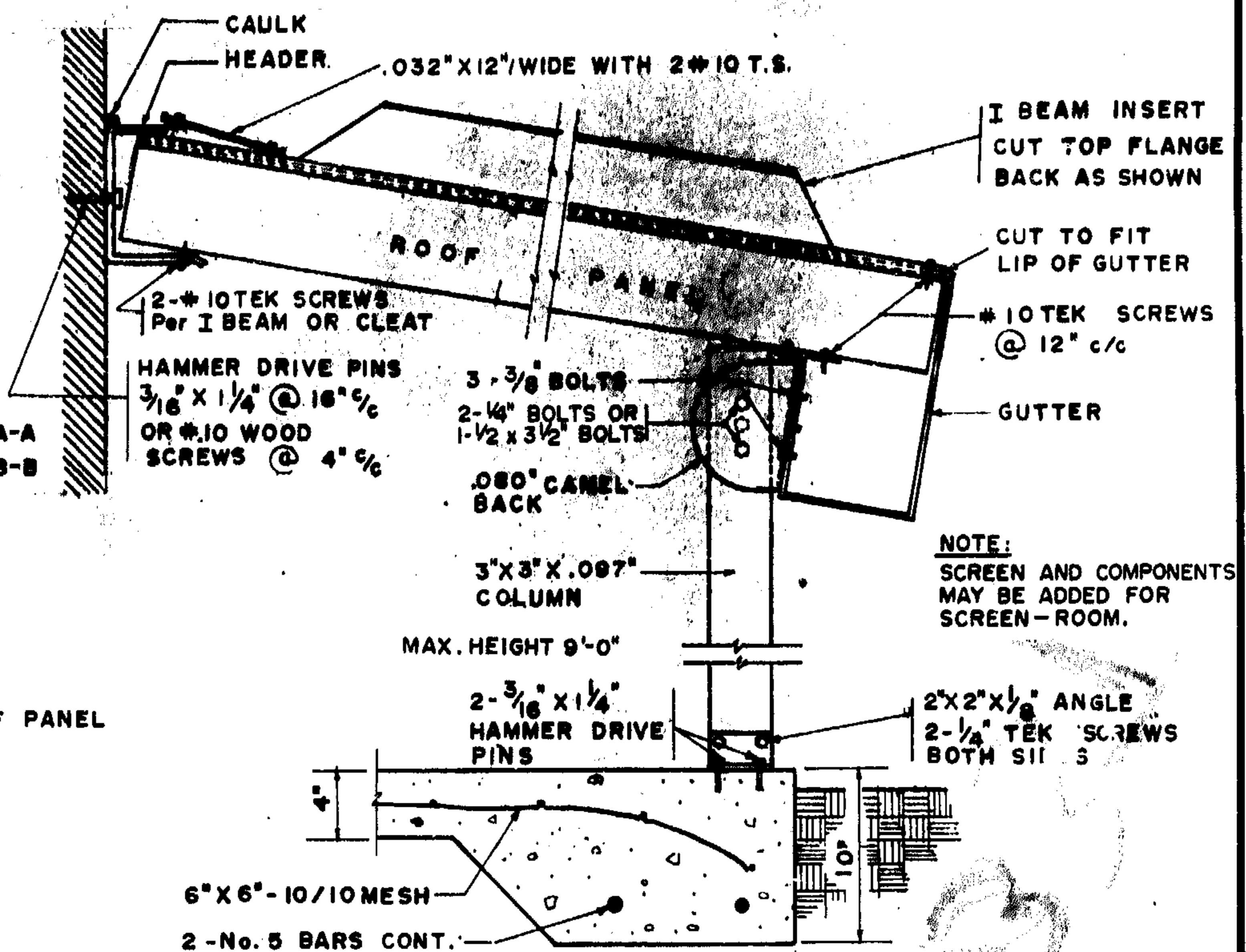
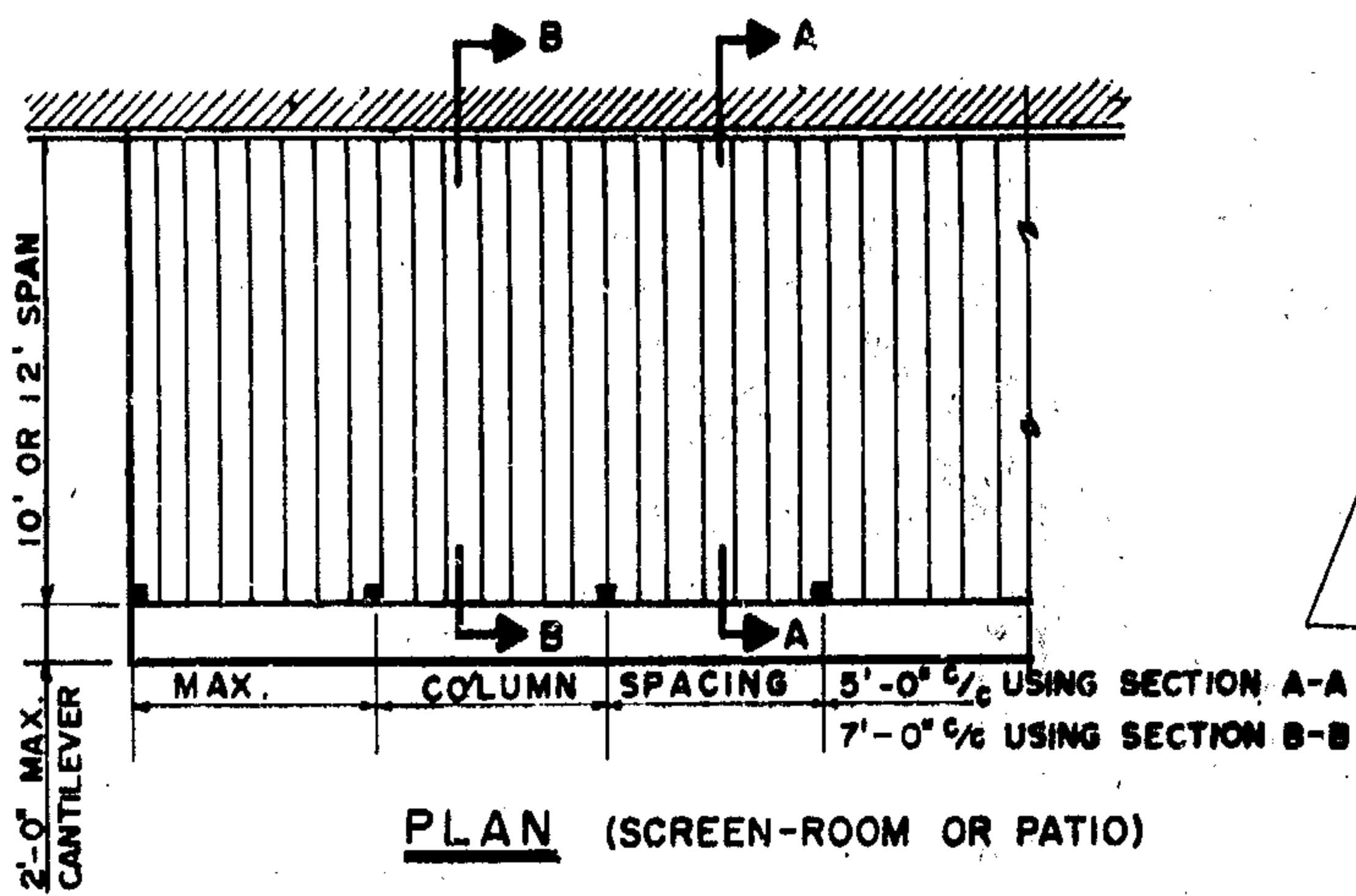


LEGAL DESCRIPTION
 LOTS 10, 11 AND 12 - BLOCK 8,
 HOLLYWOOD LAKES.

ELECTRICAL
 SEPARATE PERMIT

SEPARATE ELECTRICAL
 PERMIT REQUIRED

MRS. M. TOMICH RESIDENCE
 WALLY BJORK. AND SON
 WALLY BJORK SHEET 2 OF 3 2/13/75



PATIO ELEVATION, SIMILAR W/ REMOVAL OF SCREEN & COMPONENTS

SPECIFICATIONS

DESIGN CRITERIA
 LOADING DESIGN 30 PSF
 DEFLECTION: PRIMARY MEMBERS L/180
 SECONDARY MEMBERS L/80
 RECOVERY FROM WIND LOAD 9 %
 COLUMNS: L/r not greater than 200
 FASTENERS: SAFETY FACTOR EQUALS 3 MINIMUM

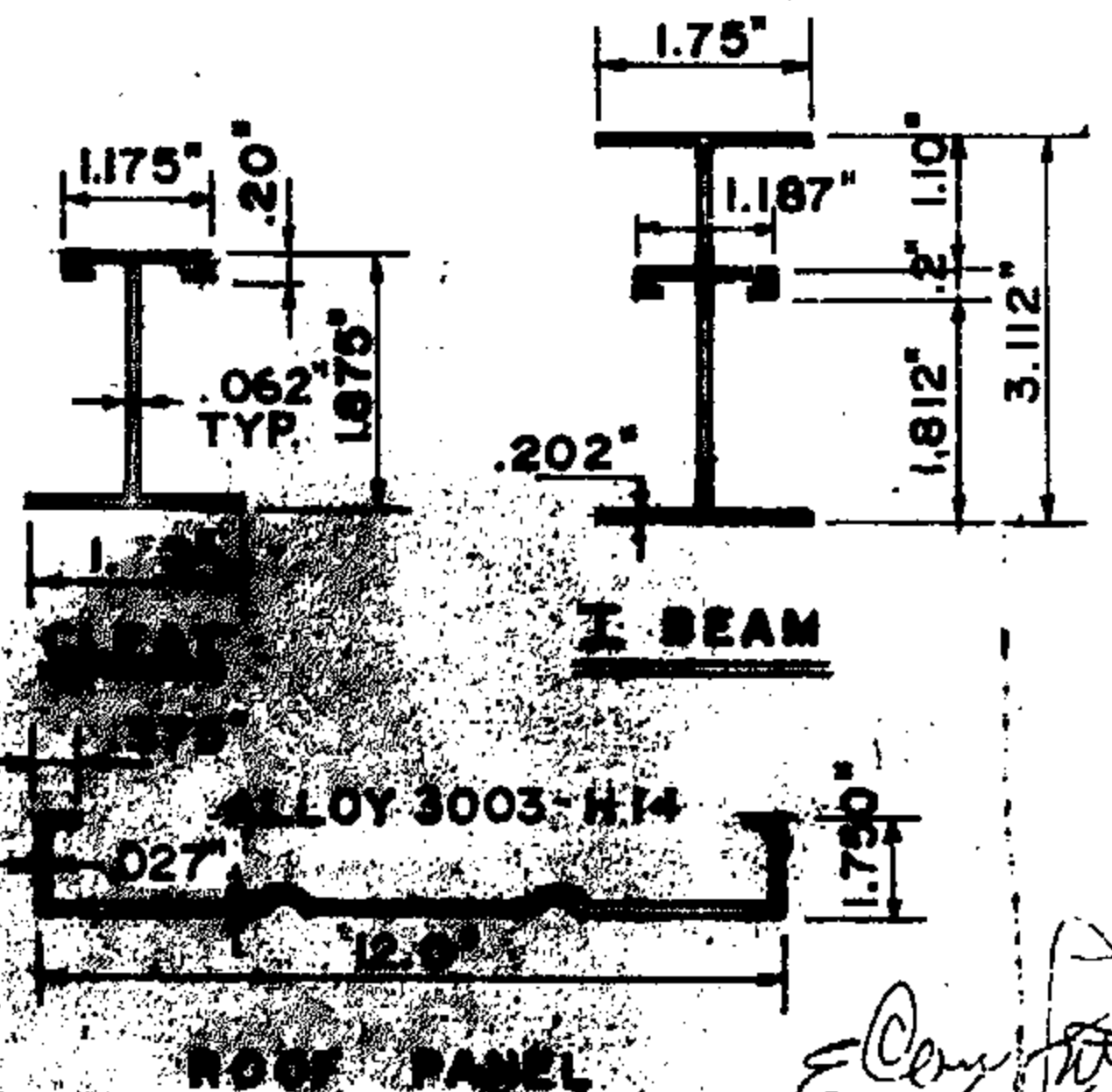
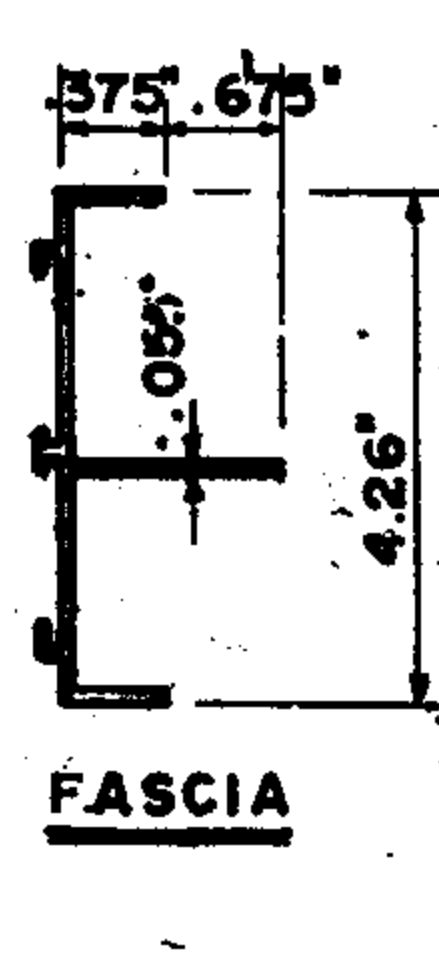
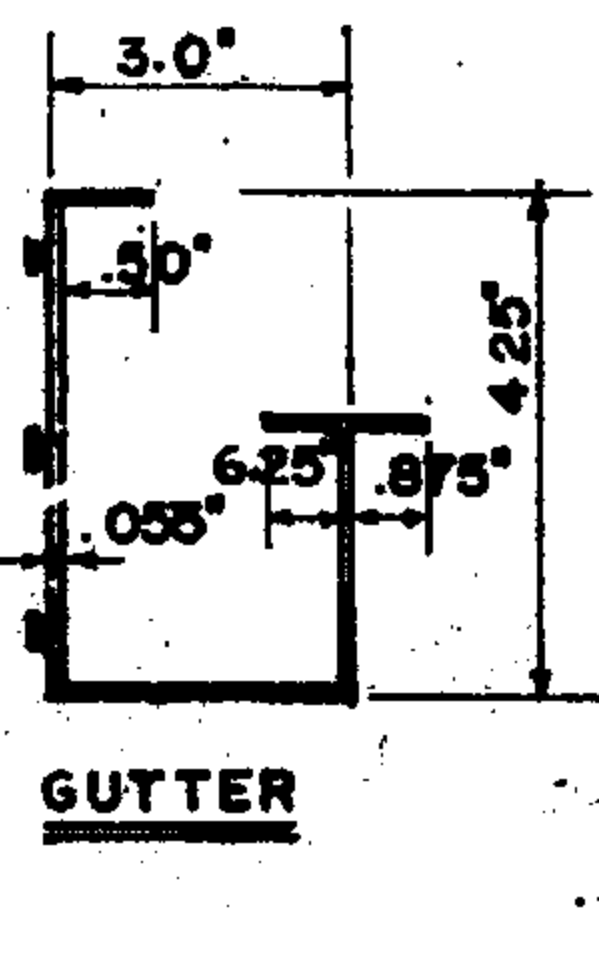
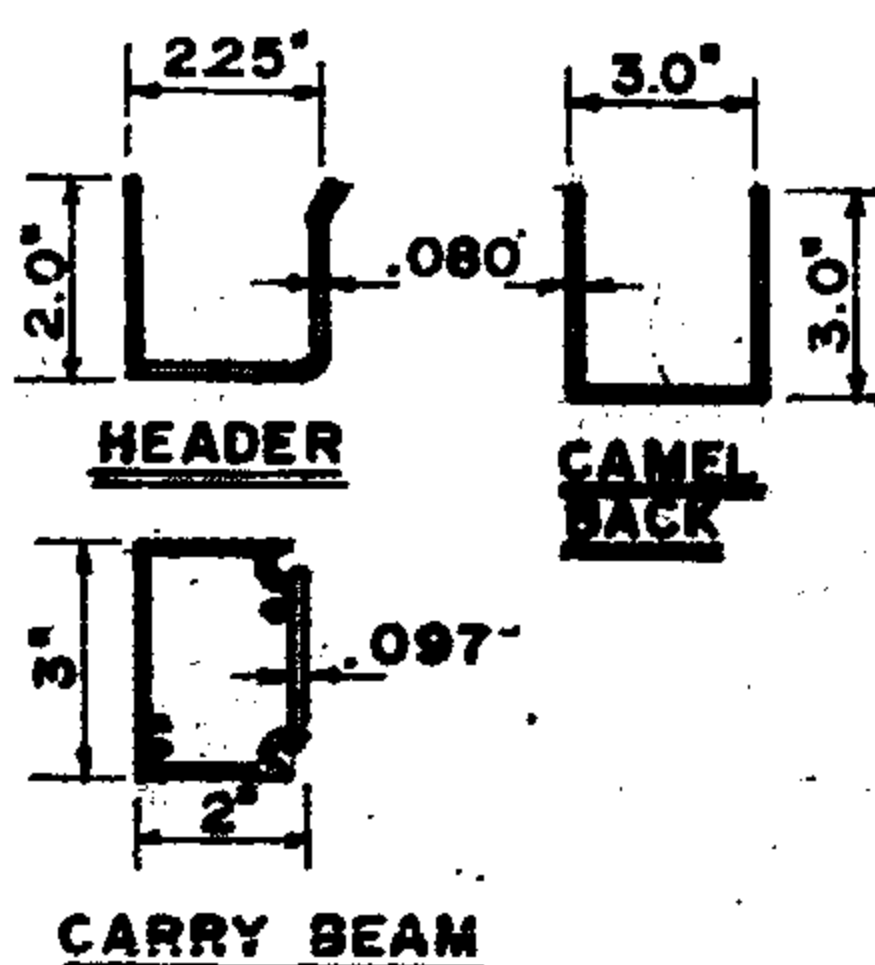
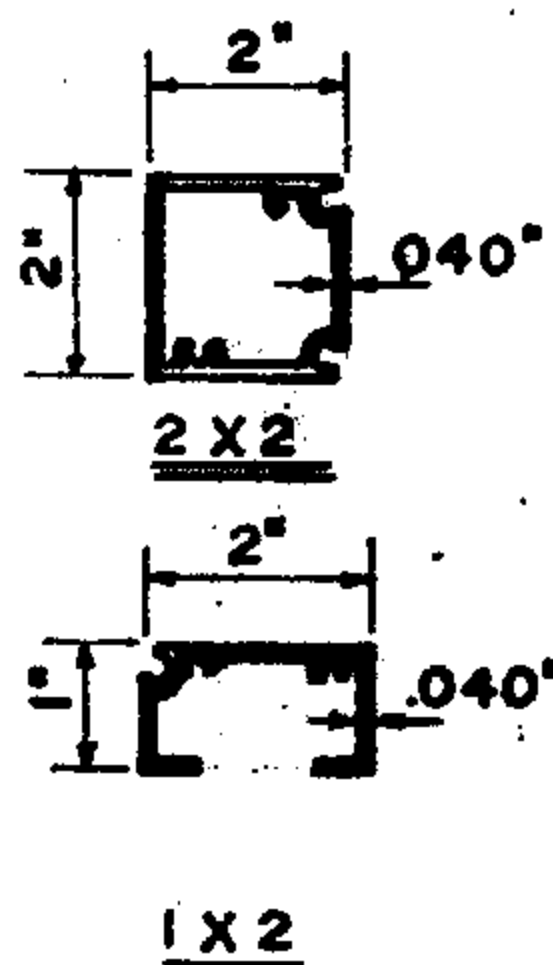
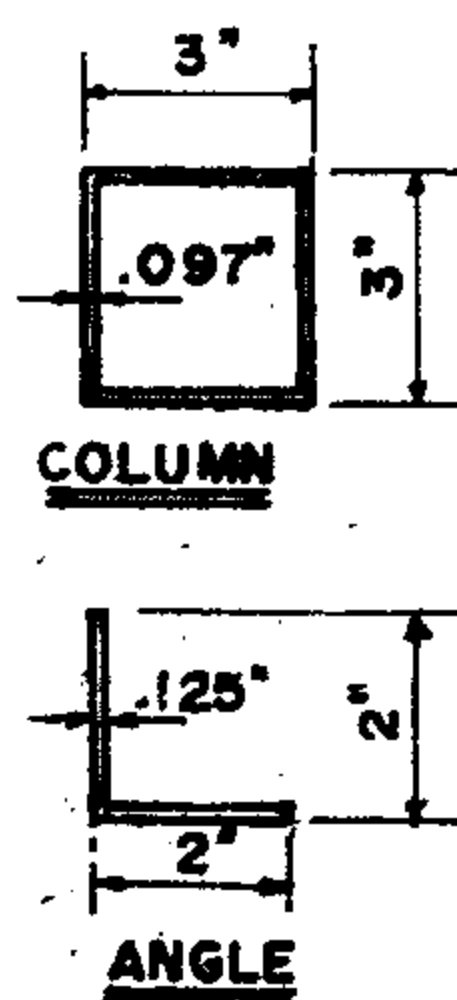
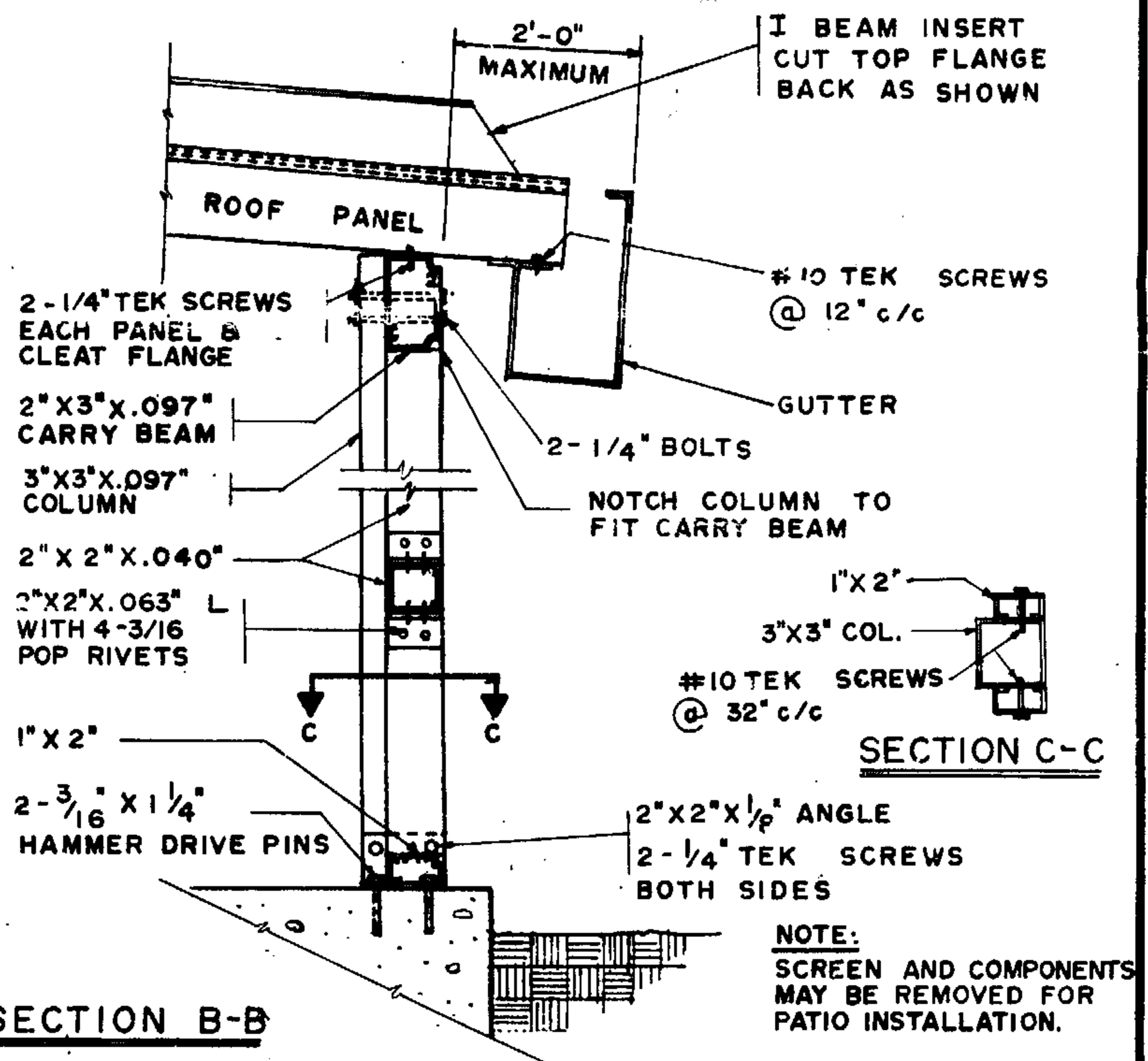
ALL ALUMINUM EXTRUSIONS SHALL BE ALLOY 6063-T5
 ALL NUTS, BOLTS AND SCREWS SHALL BE ALUMINUM ALLOY 2024-T4

CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.

SOIL UNDER SLAB SHALL BE FREE OF ORGANIC MATTER AND HAVE A MINIMUM BEARING VALUE OF 1000 PSF.

PITCH OF ROOF SHALL BE 1/4" Per FOOT MIN.

IT SHALL BE DETERMINED THAT THE EXISTING STRUCTURE CAN SAFELY SUPPORT THE LOADS IMPOSED BY THIS PATIO ROOF.



CAIR SMITH & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 CORAL GABLES, FLORIDA

D & D ALUMINUM INSTALLATION
 5970 FUNSTON ST.
 HOLLYWOOD, FLA. 33023
 989-0692

NO.	DATE	REVISION	FILE NO.	73185
1	6/74	PANEL THICKNESS TO .027	DRAWN G.S.	SHEET NO.
2	6/74	ALTERNATE 1/2" BOLT COL. TO BEAM	DESIGN C.S.	1 OF 1
			CHECK K.N.	
			DATE OCT-73	