

ATTACHMENT A
Application Package Part I

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

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

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: _____

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: _____ Sq Ft/Number of Units: _____

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: _____

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

Project	Proposal	
Units/rooms (# of units)	# UNITS:	#Rooms
Proposed Non-Residential Uses		S.F.)
Open Space (% and SQ.FT.)	Required %:	(Area: S.F.)
Parking (# of spaces)	PARK. SPACES:	(#)
Height (# of stories)	(# STORIES)	(FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (FT.)

Name of Current Property Owner: _____

Address of Property Owner: _____

Telephone: _____ Email Address: _____

Applicant _____ Consultant ☐ Representative ☐ Tenant ☐

Address: _____ Telephone: _____

Email Address: _____

Email Address #2: _____

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

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____



DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: [Signature] Date: 10/01/24

PRINT NAME: Edward Cohen Habaz Date: _____

Signature of Consultant/Representative: [Signature] Date: 10/01/24

PRINT NAME: Carl Levin Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

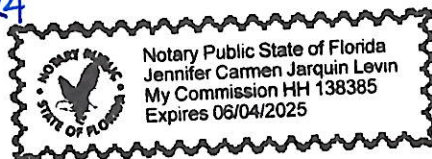
Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 2nd day of October 2024

[Signature]
Notary Public

State of Florida



My Commission Expires: 6/4/25 (Check One) ☐ Personally known to me; OR ☒ Produced Identification FL LIC # C607-172-14-300-0

[Signature]
Signature of Current Owner

Edward Cohen Habaz

Print Name

1051 South Northlake Drive
Hollywood, FL 33019

Historic Preservation Board Submission

Included Documents

General Application

Receipt of paid Application Fee

Warranty Deed

Legal Description and Project Information

Criteria Statement

Public Noticing Company

History of Permit Activity

Exhibit "A"
Property Description

Lots 29 and 30, Block 48, Hollywood Lakes Section, according to the Plat thereof, as recorded in Plat Book 1, at Page 32, of the Public Records of Broward County, Florida; subject to an easement for highway and street purposes over and across the South 30 feet of said Lots 29 and 30; Also, all that parcel of land described and bounded as follows: Being a part of Taylor Street and a part of Block 70, Hollywood Lakes Section, bounded on the South by the North line of Lots 29 and 30 in Block 48 of Hollywood Lakes Section, in the North by Block 71, otherwise described as North Lake of said Subdivision, on the East by the East line of Lot 29 in Block 48, extended in a Northerly direction and on the West by the West line of Lot 30, in Block 48, extended in a Northerly direction, as shown on the Plat of Hollywood Lakes Section recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida, being all that parcel of land lying North of Lots 29 and 30, in Block 48, of Hollywood Lakes Section, extending to the North Lake in said Subdivision.

Parcel Identification Number: 51-42-14-01-8740

Commonly known as: 1051 South Northlake Drive, Hollywood, FL 33019

10/03/24

City of Hollywood Planning Division
2600 Hollywood Blvd
Hollywood, Florida 33020

**RE: Private Residence
1051 South Northlake Drive
Hollywood, FL 33019**

To Whom it May Concern:

The following is the Legal Description and Project Information for the new residence located at 1051 South Northlake Drive.

Address: 1051 South Northlake Drive
Hollywood, FL 33019

Folio: 514214018740

Legal Description: Lots 29 and 30, Block 48 of "Hollywood Lakes Section", according to the plat thereof, as recorded in Plat Book 1, at Page 32, of the Public Records of Broward County, Florida; subject to an easement for highway and street purposes over and across the south 30 feet of said lots 29 and 30; also all that parcel of land described and bounded as follows: being a part of Taylor Street and a part of Block 70, Hollywood Lakes Section, bounded on the south by the north line of lots 29 and 30 in Block 48 of Hollywood Lakes Section, in the North by Block 71, otherwise described as North Lake of said subdivision, on the East by the east line of Lot 29 in Block 48, extended in a northerly direction and on the West by the west line of Lot 30, in Block 48, extended in a northerly direction, as shown on the Plat of Hollywood Lakes Section recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida, being all that parcel of land lying north of Lots 29 and 30, in Block 48, of Hollywood Lakes Section, extending to the North Lake in said subdivision.

Project Information: New, ground-up two-story single family residence. 7 bedrooms, 9.5 bathrooms, with a 5-car garage located in an understory

Should you have any questions or wish to discuss the above, please contact me via emails at carl@cla-d.com or on the telephone at 305-442-3118.

Sincerely,
Carl Levin

10/03/24

City of Hollywood Planning Division
2600 Hollywood Blvd
Hollywood, Florida 33020

RE: CRITERIA STATEMENT FOR HISTORIC PRESERVATION BOARD
Private Residence
1051 South Northlake Drive
Hollywood, FL 33019

To Whom it May Concern:

Carl Levin, Architecture + Design represents Mr. Edward Cohen Habaz [the Applicant], Owners of the lot located at 1051 South Northlake Drive [the Property]. Please consider this letter the applicant's Letter of Intent in support of an application seeking a certificate of appropriateness for the design of the proposed single family residence.

Property: The property is located at 1051 South Northlake Drive Hollywood FL 33019. The lot's gross area is 26,210 SF (0.60 acres) and a net lot area of 23,210 SF (0.53 acres) and it is identified by the Broward County Property Appraiser by the ID Number 514214018740. There was an existing residence on site that was demolished under a separate application by the previous land owner. The design intent for the proposed single family residence is modern.

Criteria Statement Analysis: The applicant satisfies the criteria delineated in Section 5.5.6.3.2 as follows:

1. Integrity of Location: The project is located on the southern side of the Northlake directly adjacent to the waterway. The lot measures 100'x262.10' and the proposed residence respects all of the zoning setbacks and height limitations set forth in the City of Hollywood's Zoning Code.

2. Setting: The residence is located 56'-6" from South Northlake Drive and 74'-2" from the waterway, which more than doubles the required 25'-0" front setback and almost triples the required 25'-0" rear setback. The ground floor of the residence is located above the FEMA Flood Elevation and utilizes a series of retaining walls and landscaped berms to conceal the understory from the adjacent streets fronting the property. The project provides one curb cut on S. Northlake Drive to access a small motor court in the front of the residence for guest parking. There are two curb cuts along N. 11th Avenue to access the understory parking area. Due to the landscaped berms, the second garage opening/curb cut was added along N 11th Avenue in order to achieve the open area required by FEMA for flood openings in exterior walls.

3. Workmanship: The Owner of the Property is planning the new residence to be his *forever home* for his family and he intends to work with a licensed and insured General Contractor to deliver the project with the best standards available. All State and Local Regulations with be upheld and all practices will meet or exceed the requirements of the 2023 Florida Building Code and the State of Florida Department of Environmental Protection.

4. Materials: The proposed residence is structurally designed with poured in place concrete walls for the understory and CMU block for the upper stories. The floor and roof slabs shall be constructed out of concrete slabs. The facade materials primarily consist of exposed concrete, smooth stucco, and travertine marble cladding. There are decorative elements throughout the residence to add Architectural interest; including extruded aluminum cladding with a light pecan dye sublimation, frameless glass guardrails, concrete breeze blocks, concrete eyebrows, and landscaped planters. The residence will be primarily painted white with a contrasting color on the continuous eyebrows and stucco band. By incorporating the exposed concrete, concrete breeze block, and marble cladding we feel that we meet the requirement in the Demolition resolution which states *"The applicant shall work with staff to incorporate architectural masonry in the spirit of the original home."*

5. Association: The proposed residence has been designed as a two-story residence but due to the existing site elevations and the FEMA Flood Elevation, the ground floor of the residence was required to be raised which created an understory which the applicant is using for parking. In order to prevent the residence from giving the appearance of being three stories, the project utilizes a series of retaining walls and landscaped berms to conceal the understory from the adjacent streets fronting the property. The project also incorporates a series of cascading landscaped planters and stairs to lead pedestrians to the front door of the residence. The architectural style reflects modern contemporary design which we believe will adhere to the Citywide Master Plan and the Comprehensive Plan.

6. Design: The proposed residence combines the safety and security of a concrete residence which is elevated above the FEMA Flood Elevation with a modern contemporary design that incorporates lush landscaping and natural materials to help reduce the scale of the project. The main pedestrian entrance is up a set of stairs that takes people through a series of cascading landscaped planters to a wood clad oversized entry door. The indoor-outdoor spaces are combined with the use of large sliding glass doors that will open the entire rear of the residence to the pool deck and give the residence a free flowing feel. The design doesn't maximize the use of the property leaving larger than required front and rear setbacks so the residence doesn't crowd the street or waterway and leaves opportunities for additional landscaping.

This application meets all of the standards of the City regulations and we look forward to your review and approval. Should you have any questions or wish to discuss the project, please contact me via email at carl@cla-d.com or on the telephone at 305-442-3118.

Sincerely,
Carl Levin

PRIVATE RESIDENCE

1051 SOUTH NORTHLAKE DRIVE, HOLLYWOOD, FL 33019

10/08/24 - HISTORIC BOARD SUBMISSION

PROJECT TEAM

ARCHITECT OF RECORD

CARL LEVIN, ARCHITECTURE + DESIGN
ATTN: CARL LEVIN
3390 MARY STREET, SUITE 135
COCONUT GROVE, FLORIDA 33133
T: 305-442-3118
E: CARL@CLA-D.COM

DESIGN CONSULTANT

2-ID INTERIORS
ATTN: RAFAELA SIMOES
14205 NE 18th AVENUE
NORTH MIAMI, FLORIDA 33181
T: 305-712-3535
E: RAFAELA@2IDINTERIORS.COM

CIVIL

NGA ENGINEERS, INC.
ATTN: NOBEL VALENCIA
11231 S.W. 88th STREET, SUITE D-114
MIAMI, FLORIDA 33176
T: 305-200-6701
E: NOBEL@NGAENGINEERS.COM

LANDSCAPE / ARBORIST

PSTR DESIGN
ATTN: PIETAR STRACENSKI
1906 TIGERTAIL AVE
MIAMI, FLORIDA 33133
T: 305-747-9336
E: PSTRDESIGN@GMAIL.COM

SURVEYOR

COUSINS SURVEYORS & ASSOCIATES
3921 SW 47th AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
T: 954-689-7766
E: OFFICE@CSASURVEY.NET

DRAWING INDEX

ARCHITECTURAL

A0.00 COVER SHEET
A0.01 SITE PLAN and ZONING INFORMATION
A0.02 ZONING DIAGRAMS
A0.03 SITE PHOTOS
A0.03a PREVIOUSLY DEMOLISHED RESIDENCE PHOTO
A0.04a AERIAL SITE PHOTOS
A0.05 STREET PROFILE ELEVATIONS
A0.10 EXTERIOR RENDERING
A0.11 EXTERIOR RENDERING
A0.12 EXTERIOR RENDERING
A0.13 EXTERIOR RENDERING
A0.14 EXTERIOR RENDERING
A0.14a EXTERIOR RENDERING
A0.16 CITY OF HOLLYWOOD STANDARD DETAILS
A1.00 LEVEL 0 (UNDERSL) FLOOR PLAN
A1.01 LEVEL 1 FLOOR PLAN
A1.02 LEVEL 2 FLOOR PLAN
A1.03 ROOF PLAN
A3.00 EXTERIOR ELEVATIONS
A3.01 EXTERIOR ELEVATIONS
A4.00 BUILDING SECTIONS
A4.01 BUILDING SECTIONS

CIVIL

CS-1 COVER SHEET and GENERAL NOTES
CS-2 LEVEL 1 PAVING, GRADING and DRAINAGE PLAN
CS-2.1 LEVEL 0 PAVING, GRADING and DRAINAGE PLAN
CS-3 PAVING and DRAINAGE DETAILS
CS-3.1 PAVING and DRAINAGE DETAILS
CS-4 STORM WATER POLLUTION PREVENTION PLAN
CS-5 WATER and SEWER PLAN
CS-6 WATER and SEWER DETAILS
CS-7 WATER and SEWER DETAILS

LANDSCAPE

L-01 TREE DISPOSITION PLAN
L-02 PLANTING PLAN
L-03 PLANTING DETAILS and NOTES
LR RENDERED LANDSCAPE PLAN

TO THE BEST OF THE ARCHITECTS OR ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE FBC, THIS SECTION, AND CHAPTER 833, FLORIDA STATUTES.

THE FOLLOWING ARE THE BASED CODE FOR DESIGN:

- 2023 FLORIDA BUILDING CODE, 7th EDITION
- 2020 FLORIDA FIRE PREVENTION CODE, 7th EDITION
- 2018 NFPA 101 LIFE SAFETY CODE
- 2018 NFPA 1 FIRE CODE
- 2016 NFPA 72 NATIONAL FIRE ALARM and SIGNALING CODE
- 2017 NFPA 70 NATIONAL ELECTRICAL CODE

SCOPE OF WORK
NEW CONSTRUCTION OF A TWO STORY SINGLE FAMILY RESIDENCE WITH PARKING LOCATED WITHIN AN ENCLOSED UNDERSTORY



LOCATION PLAN 1

SITE



ZONING MAP 1

SITE

City Stamps

CLAD

CARL LEVIN ARCHITECTURE + DESIGN
3390 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
305-442-3118 CARL@CLA-D.COM

2-id

INTERIORS

CONSTRUCTION DRAWINGS FOR A:

PRIVATE RESIDENCE

1051 SOUTH NORTHLAKE DRIVE

HOLLYWOOD, FL 33019

Seal

CARL LEVIN, P.A.

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF CARL LEVIN, P.A. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF CARL LEVIN, P.A. (c)2024

Revision

11/19/24 HISTORIC BOARD COMMENTS

Project Number

24-004

Date

10/08/24

Sheet Title

COVER SHEET and GENERAL NOTES

Drawn by:

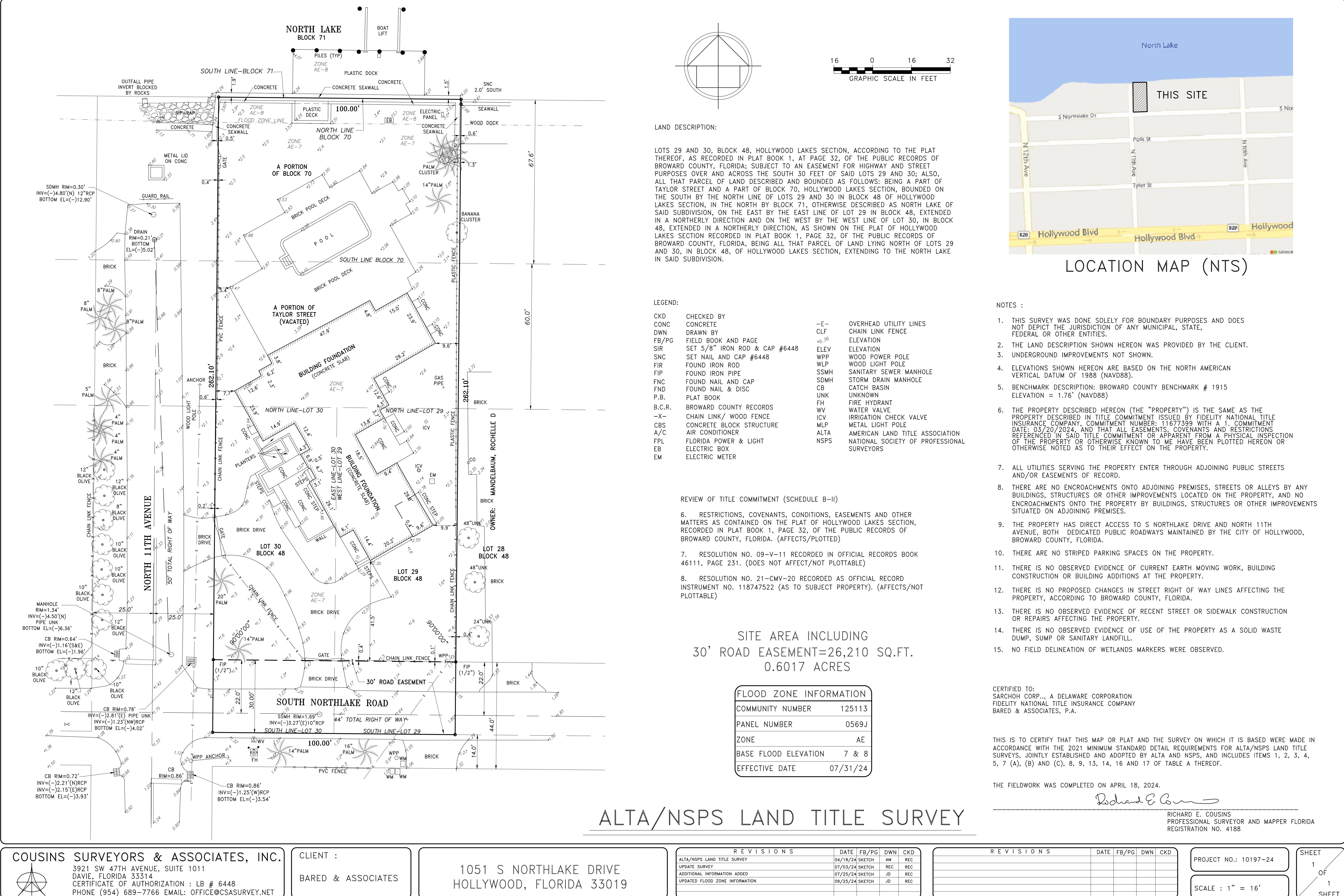
JLL

Checked by:

CDL

Sheet Number

A 0.00



FENCE FOOTER NOTE
NO PORTION OF THE FENCE, GATES, FOOTERS WILL ENCRACH INTO THE ROW OR BEYOND THE PROPERTY LINES

FENCING NOTE
PROVIDE 2'-6" CONCRETE RETAINING WALL WITH A 3'-6" VERTICAL PICKET FENCE ABOVE ALONG SOUTH NORTHLAKE DRIVE. ONLY ALUMINUM PICKET FENCING SHALL BE PERMITTED WITH THE VERTICAL PICKETS SPACED AT A MINIMUM OF 3' O.C. AND A MAXIMUM OF 4' O.C. TO PREVENT THE PASSAGE OF A 4" SPHERE.

SITE VISIBILITY TRIANGLE and CORNER SETBACK AREA NOTE
12x12 SITE VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTION OF THE PROPERTY LINE AND DRIVEWAYS. THERE SHALL BE A CORNER SETBACK DELINEATED BY A LINE CONNECTING POINTS MEASURED 25' DISTANT ALONG THE PROPERTY LINES FROM THE INTERSECTION OF A STREET. ALL FENCES, WALLS, BUSHES, HEDGES, AND ANY OTHER LANDSCAPING OR PLANTED MATERIAL WITHIN THE VISIBILITY TRIANGLE AND/OR CORNER SETBACK AREA SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL BETWEEN 30" AND 72" ABOVE GROUND LEVEL.

DRIVEWAY INFORMATION
CONCRETE DRIVEWAYS: CONCRETE DRIVEWAYS ON PRIVATE PROPERTIES SHALL BE 5" THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITH THE ROW WILL BE A MINIMUM OF 6" THICK, 3,000 PSI WITH NO METAL OR FIBER MESH AND SHALL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SF AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN, STRAIGHT LINE.
PAVER DRIVEWAYS: PAVER DRIVEWAYS 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 THE PERIMETER TO INTERLOCK PAVERS. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

EQUIPMENT ELEVATIONS
BOTTOM ELEVATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING A/C UNIT, SHALL BE ELEVATED TO BASE FLOOD ELEVATION + 1'-0" AT A MINIMUM.

GREEN BUILDING PRACTICES
AS PER THE CITY OF HOLLYWOOD ORDINANCE #0-2015-06 THIS PROJECT SHALL ADHERE TO THE FOLLOWING GREEN BUILDING PRACTICES

1. RADIANT BARRIER ROOF - SEALOFLEX COOL ROOF - REFLECTO WHITE, WALLS - AL-FOIL REFLECTIVE
2. WINDOWS AND GLAZING LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.56, SHGC 0.25
3. DOORS INSULATED AND FIRE RATED
4. ENERGY STAR ROOFING SEALOFLEX COOL ROOF - REFLECTO WHITE
5. PROGRAMMABLE THERMOSTATS
6. OCCUPANCY SENSORS
7. DUAL FLUSH TOILETS
8. 80% OF PLANT MATERIAL NATIVE
9. ENERGY EFFICIENT OUTDOOR LIGHTING
10. INSULATED PIPING
11. RECYCLING AREA
12. ENERGY STAR APPLIANCES
13. ONE LOW FLOW SHOWERHEAD
14. ENERGY EFFICIENT OUTDOOR LIGHTING
15. ENERGY EFFICIENCY 10% BETTER THAN STANDARD ESTABLISHED BY ASHRAE
16. MERV 8 AC FILTERS

SITE LIGHTING
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINES ADJACENT TO RESIDENTIAL ZONE OR RESIDENTIALLY USED AREAS

SITE and ZONING INFORMATION

LEGAL DESCRIPTION
LOTS 29 AND 30, BLOCK 48, OF "HOLLYWOOD LAKES SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SUBJECT TO AN EASEMENT FOR HIGHWAY AND STREET PURPOSES OVER AND ACROSS THE SOUTH 30 FEET OF SAID LOTS 29 AND 30; ALSO ALL THAT PARCEL OF LAND DESCRIBED AND BOUNDED AS FOLLOWS: BEING A PART OF TAYLOR STREET AND A PART OF BLOCK 70, HOLLYWOOD LAKES SECTION, BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOTS 29 AND 30 IN BLOCK 48 OF HOLLYWOOD LAKES SECTION, IN THE NORTH BY BLOCK 71, OTHERWISE DESCRIBED AS NORTH LAKE OF SAID SUBDIVISION, ON THE EAST BY THE EAST LINE OF LOT 29 IN BLOCK 48, EXTENDED IN A NORTHERLY DIRECTION AND ON THE WEST BY THE WEST LINE OF LOT 30, IN BLOCK 48, EXTENDED IN A NORTHERLY DIRECTION, AS SHOWN ON THE PLAY OF HOLLYWOOD LAKES SECTION RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING ALL THAT PARCEL OF LAND LYING NORTH OF LOTS 29 AND 30, IN BLOCK 48, OF HOLLYWOOD LAKES SECTION, EXTENDING TO THE NORTH LAKE IN SAID SUBDIVISION.

PROPERTY ID: 514214018740
ADDRESS: 1051 S. NORTHLAKE DRIVE, HOLLYWOOD, FLORIDA 33019
MUNICIPALITY: CITY OF HOLLYWOOD
ZONING SUBDIVISION: RS-9
OCCUPANCY CLASSIFICATION: R-3 as per FBC 2023 SECTION 310.1 SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE: V as per FBC 2023 SECTION 802.5
LOT AREA: GROSS: 26,210 SF (0.60 ACRES) *
NET: 23,210 SF (0.53 ACRES)
* Gross Lot Area includes 30' road easement

FLOOD ZONE: AE-8 and AE-7
FINISHED FLOOR ELEVATION TO BE LOCATED A MINIMUM OF 12" ABOVE HIGHEST FLOOD ELEVATION LOCATED WITHIN THE PROPERTY
HIGHEST FLOOD ELEVATION: 8.00' + 12" = 9.00' N.A.V.D.
GROUND FLOOR SLAB ELEVATION PROPOSED 13.00' N.G.V.D.

TOTAL SITE LANDSCAPE AREA: 40% SITE AREA MINIMUM REQUIRED
23,210 SF x 40% = 9,284 SF MINIMUM REQUIRED
10,954 SF (47.2%) Refer to 1/A0.02

TOTAL LANDSCAPE AREA PROVIDED: 10,954 SF (47.2%) Refer to 1/A0.02

LANDSCAPE AREA AT FRONT SETBACK: 20% SITE AREA IN FRONT SETBACK REQUIRED
2,500 SF x 20% = 500 SF MINIMUM REQUIRED
1,810 SF (72.4%) Refer to 2/A0.02

LANDSCAPE AREA PROVIDED AT FRONT SETBACK: 1,810 SF (72.4%) Refer to 2/A0.02

BUILDING HEIGHT ALLOWED: 2 STORIES, 30'-0" ABOVE THE FEMA FLOOD ELEVATION + 12' 8.00' NAVD + 12" = 9.00' NAVD + 30.00' = 39.00' NAVD MAX HEIGHT

BUILDING HEIGHT PROVIDED: 2 STORIES, 28'-6" (37.50' NAVD) TO TOP OF ROOF SLAB MEASURED FROM FEMA FLOOD ELEVATION + 12'

PARKING REQUIRED: 2 PARKING SPACES FOR THE FIRST 2,000 SF AND 1 SPACE FOR EVERY 500 SF AFTER THAT WITH A 5 PARKING SPACE LIMIT
5 PARKING SPACES REQUIRED

PARKING PROVIDED: 5, 8'-6"x19'-0" PARKING SPACES PROVIDED

SETBACKS	REQUIRED	PROVIDED
PRINCIPAL FRONT (South)	25'-0"	56'-6"
SIDE STREET (West)	15'-0"	15'-1"
SIDE (East)	10'-0"	10'-1"
REAR (North)	25'-0"	±76'-2 1/4"

* The sum of the side yards shall be at least 25% of the lot width. 100'-0" x 25% = 25'-0"
Combined side setbacks provided: 25'-0"
** Lots in the Lakes Area - For lots with a lot line adjacent to a lake, rear setback is 25'-0"

LEVEL 0 (Understory) AREA:	448 SF (Under A/C) 6,272 SF (Parking)
LEVEL 1 AREA:	5,726 SF (Under A/C)
LEVEL 2 AREA:	4,278 SF (Total Under A/C North Unit) 538 SF (Front Terrace) 237 SF (Master Terrace)
BUILDING TOTAL:	10,452 SF (Total Building Under A/C) 7,047 SF (Total Building Area Unconditioned) 17,499 SF (Total Building Area)

City Stamps

CLAD
CARL LEVIN ARCHITECTURE + DESIGN
3390 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
305-442-3119 CARL@CLAD.COM

2.id
INTERIORS

CONSTRUCTION DRAWINGS FOR A:
PRIVATE RESIDENCE
1051 SOUTH NORTHLAKE DRIVE
HOLLYWOOD, FL 33019



CARL LEVIN, PA

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF CARL LEVIN, PA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF CARL LEVIN, PA (c)2024

Revision
11/19/24 HISTORIC BOARD COMMENTS
12/16/24 HISTORIC BOARD COMMENTS

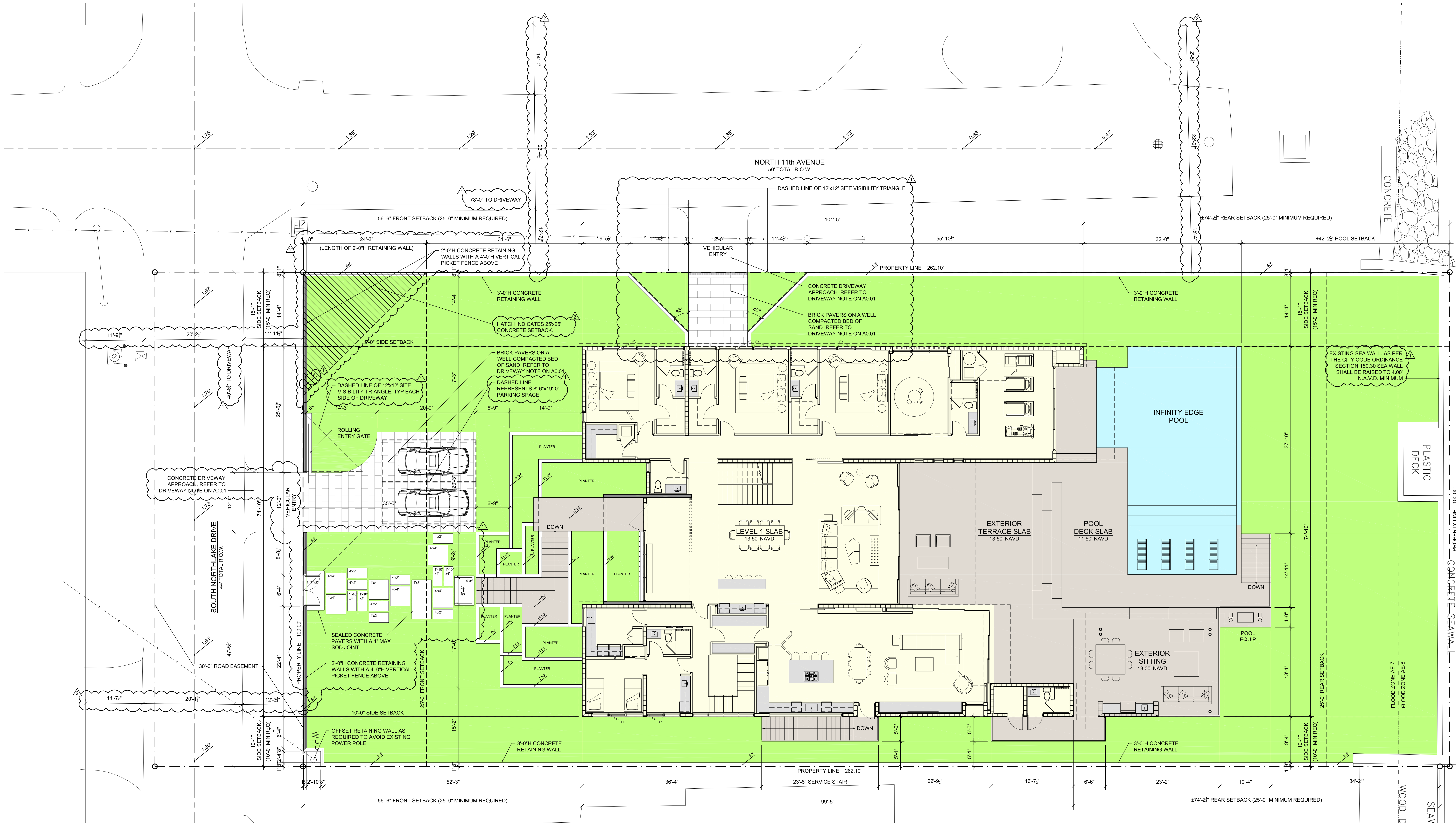
Project Number
24-004

Date
10/08/24

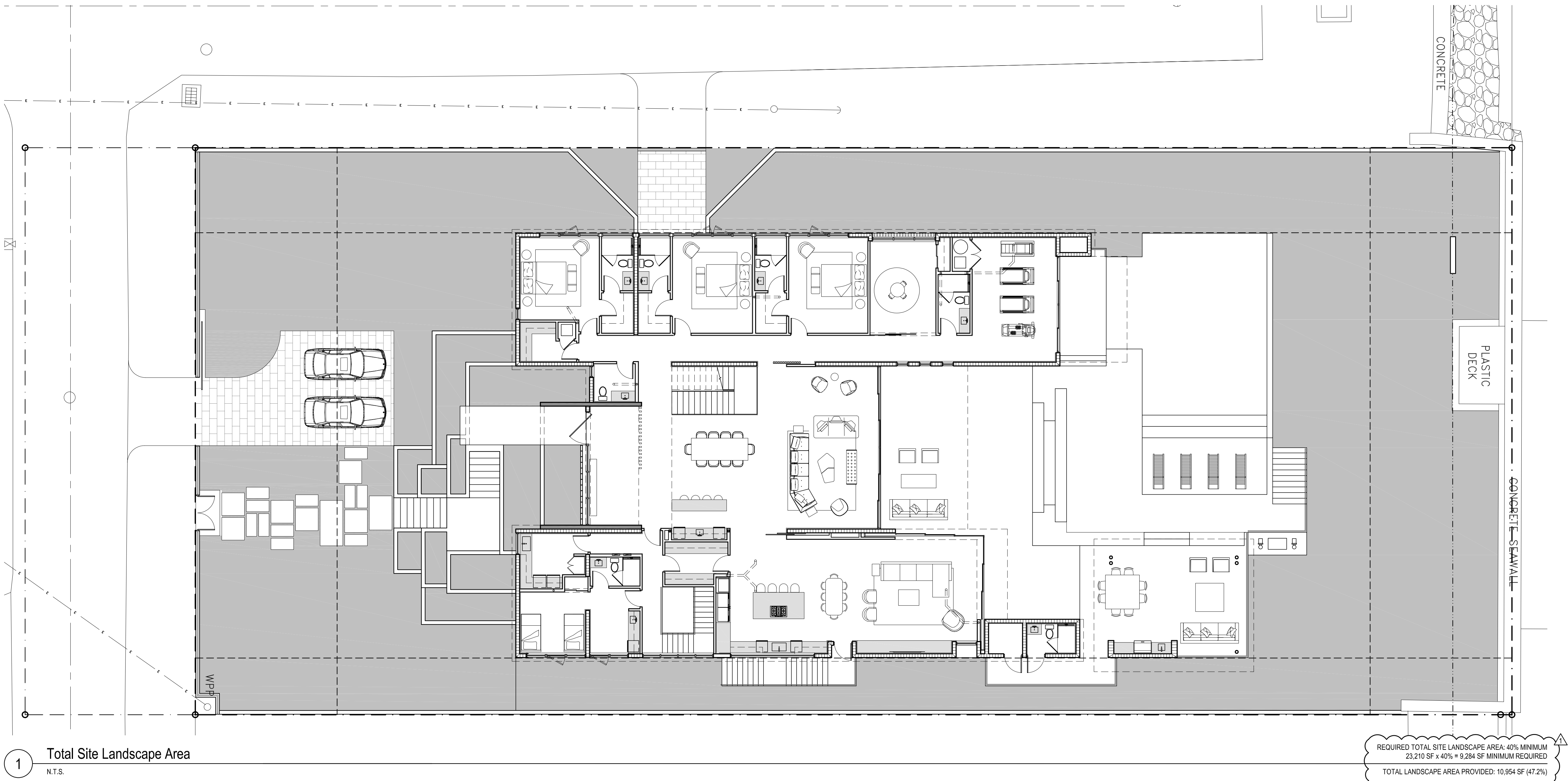
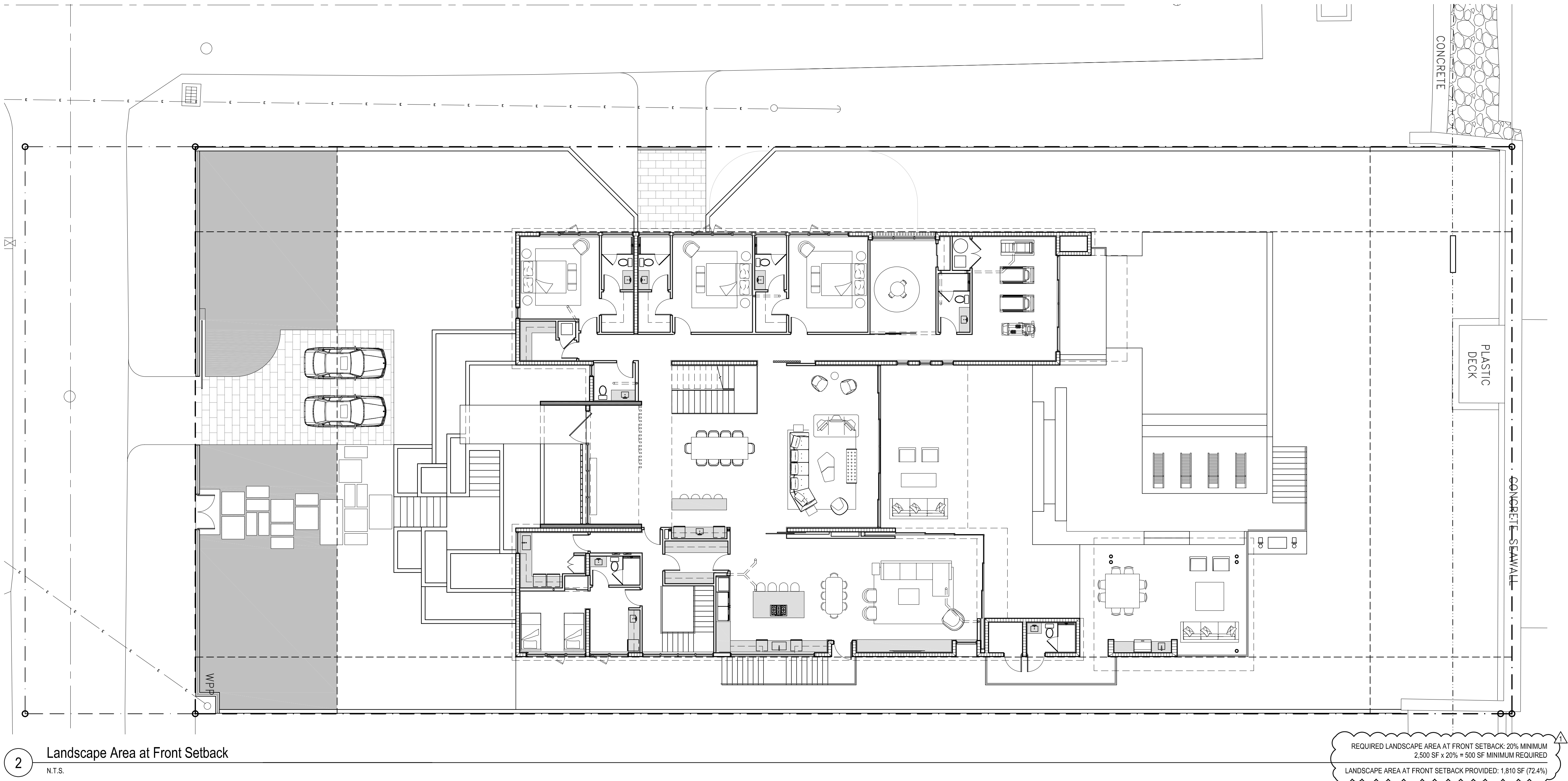
Sheet Title
SITE PLAN and
ZONING INFORMATION

Drawn by: JLL
Checked by: CDL
Sheet Number

A 0.01



1 Overall Site Plan
1/8" = 1'-0"





CLAD
CARL LEVIN ARCHITECTURE + DESIGN
3390 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
305-442-3116 CARL@CLAD.COM

2·id
INTERIORS

CONSTRUCTION DRAWINGS FOR A:
PRIVATE RESIDENCE
1051 SOUTH NORTHLAKE DRIVE
HOLLYWOOD, FL 33019

Seal

CARL LEVIN, P.A. AR-0017274

ALL DRAWINGS AND WRITTEN MATERIAL
APPEARING HEREIN CONSTITUTE THE ORIGINAL
AND UNPUBLISHED WORK OF CARL LEVIN, P.A.
AND MAY NOT BE DUPLICATED, USED, OR
DISCLOSED WITHOUT THE EXPRESS WRITTEN
CONSENT OF CARL LEVIN, P.A. (c)2024

Revision

Project Number 24-004

Date 10/08/24

Sheet Title
**SITE
PHOTOS**

Drawn by: JLL

Checked by: CDL

Sheet Number


A 0.03

CLAD
CARL LEVIN ARCHITECTURE + DESIGN
3390 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
305-442-3119 CARL@CLAD.COM

2·id
INTERIORS

CONSTRUCTION DRAWINGS FOR A:
PRIVATE RESIDENCE
1051 SOUTH NORTHLAKE DRIVE
HOLLYWOOD, FL 33019



Seal

CARL LEVIN, PA

ALL DRAWINGS AND WRITTEN MATERIAL
APPEARING HEREIN CONSTITUTE THE ORIGINAL
AND UNPUBLISHED WORK OF CARL LEVIN, PA,
AND MAY NOT BE DUPLICATED, USED, OR
DISCLOSED WITHOUT THE EXPRESS WRITTEN
CONSENT OF CARL LEVIN, PA (c)2024

Revision
11/19/24 HISTORIC BOARD COMMENTS

Project Number
24-004

Date
10/08/24

Sheet Title
**RESIDENCE PREVIOUSLY
DEMOLISHED**

Drawn by: JLL

Checked by: CDL

Sheet Number

A 0.03a



15 1107 S Northlake Drive
Single Family Residence



14 1101 Polk Street
Single Family Residence



13 1100 S. Northlake Drive
Single Family Residence



12 1100 S. Northlake Drive
Single Family Residence



11 1100 S. Northlake Drive
Single Family Residence



10 307 N 11 Ave
Single Family Residence



9 1050 S Northlake Drive and 307 N 11 Ave
Single Family Residence



8 1048 S. Northlake Drive
Single Family Residence



7 1044 S. Northlake Drive
Single Family Residence



6 1030 S. Northlake Drive
Single Family Residence



5 1010 S Northlake Drive
Vacant Lot



4 1012 S Northlake Drive
Single Family Residence



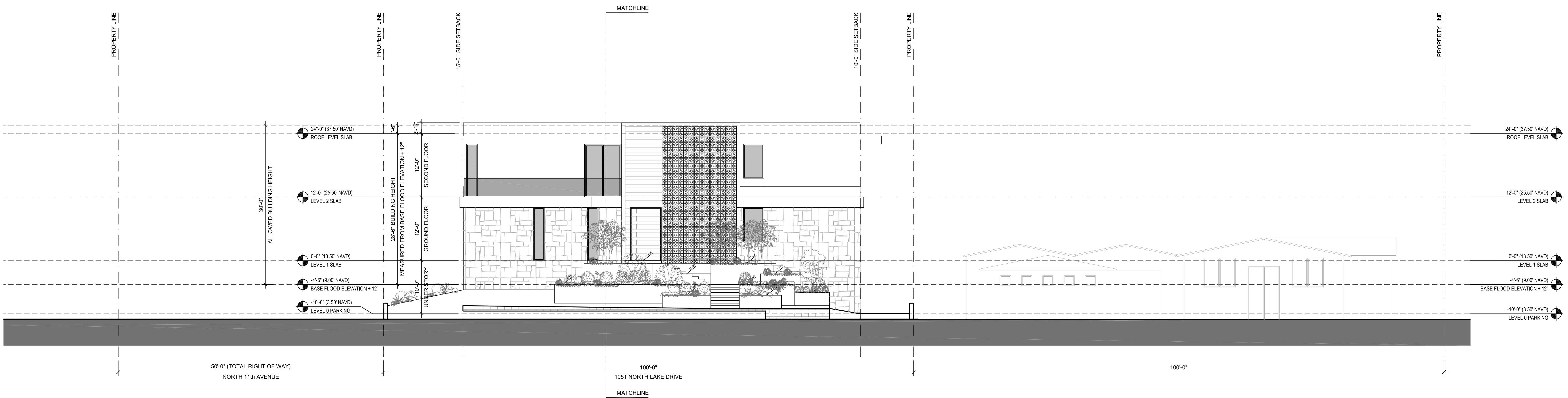
3 1018 S Northlake Drive
Vacant Lot



2 1045 S Northlake Drive
Single Family Residence

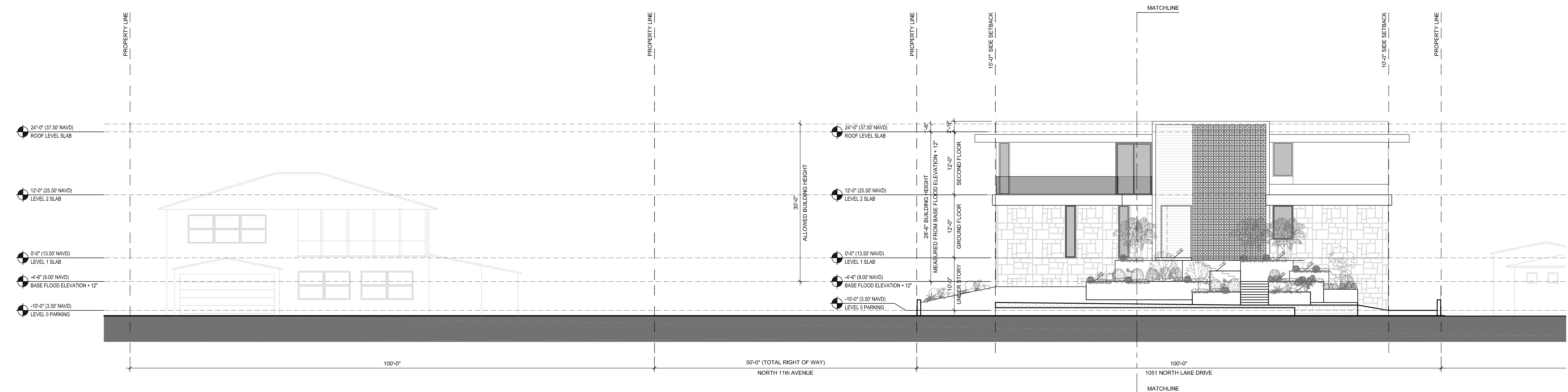


1 Location Map



2 Street Profile Elevation

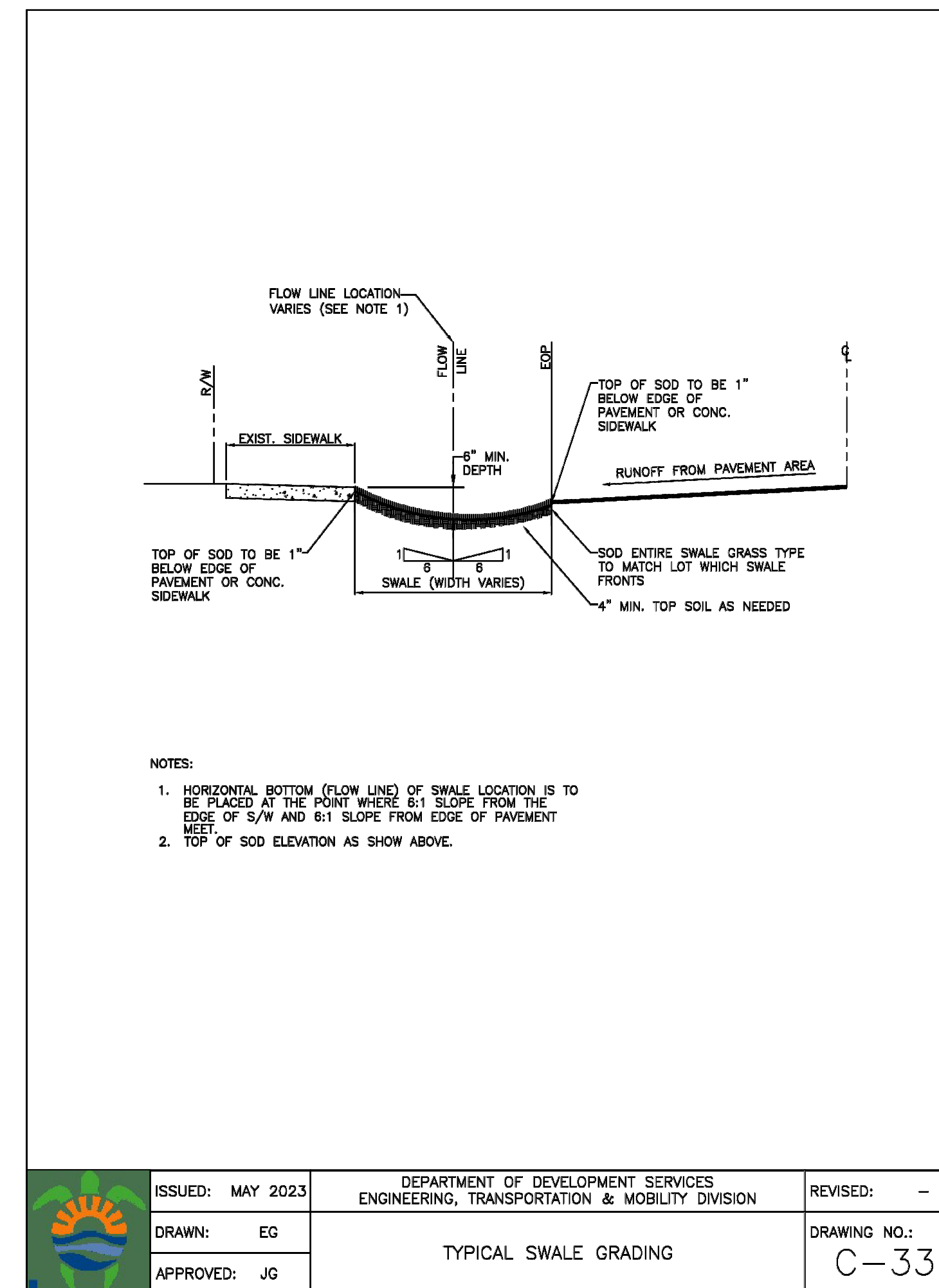
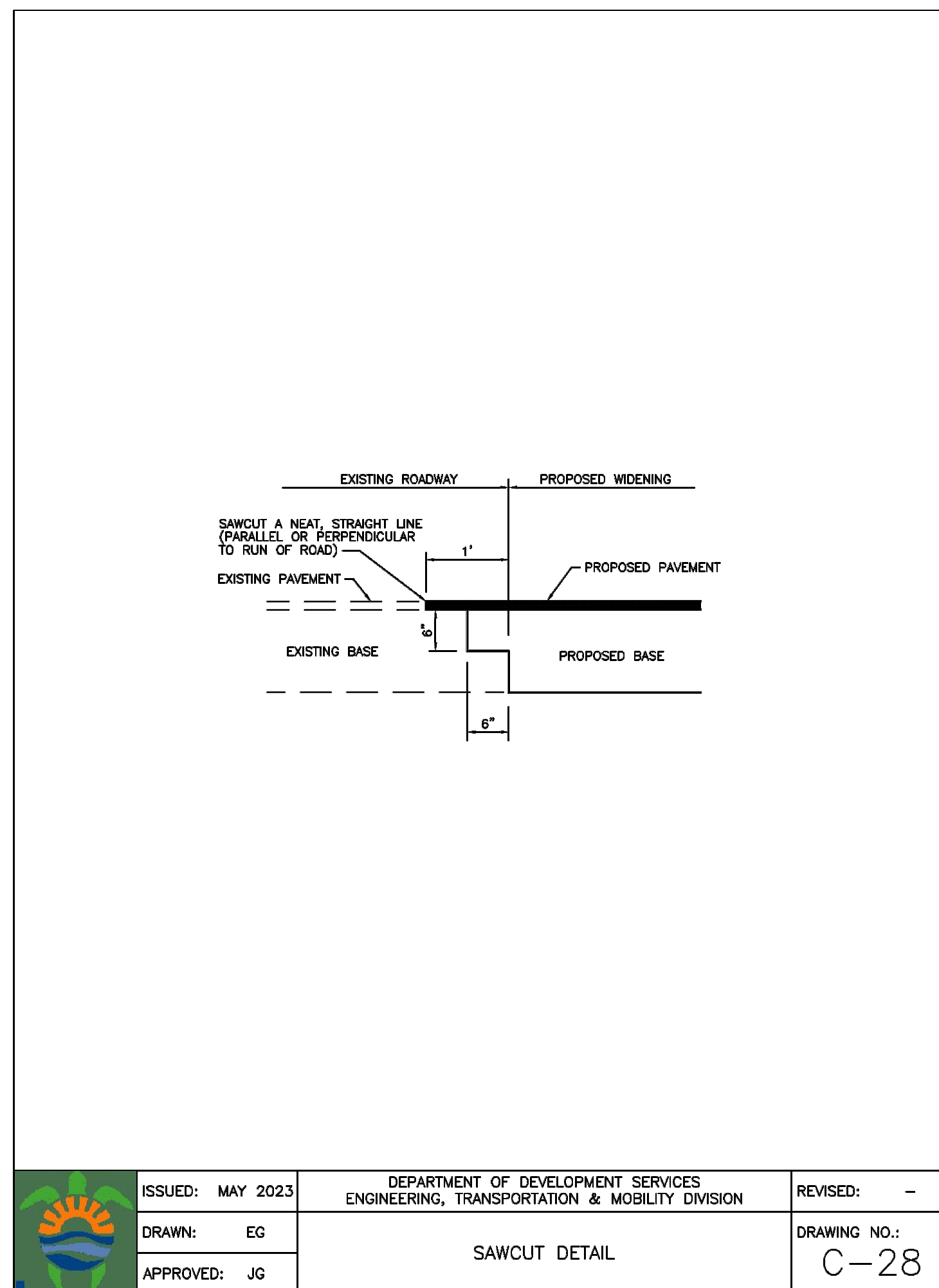
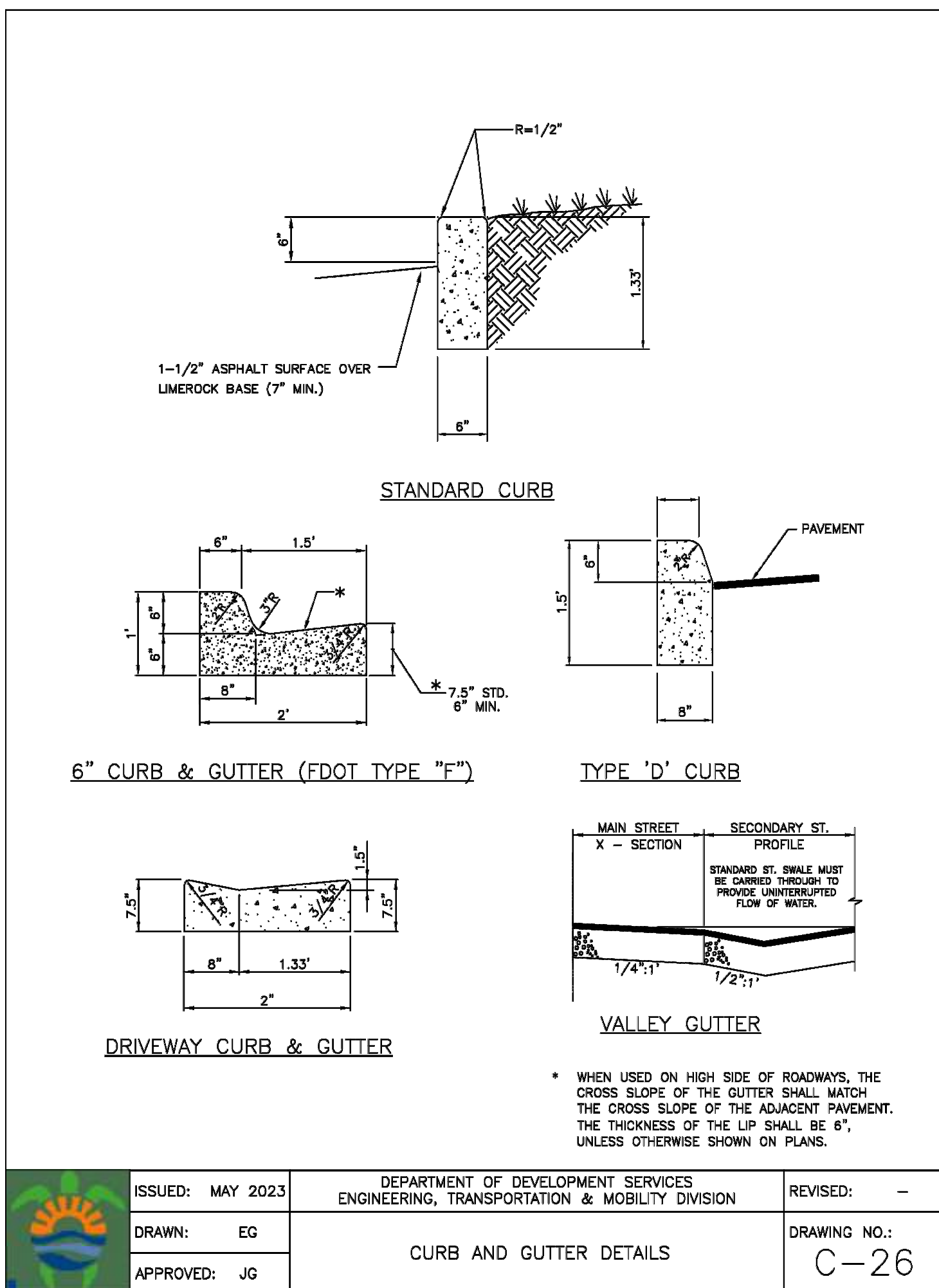
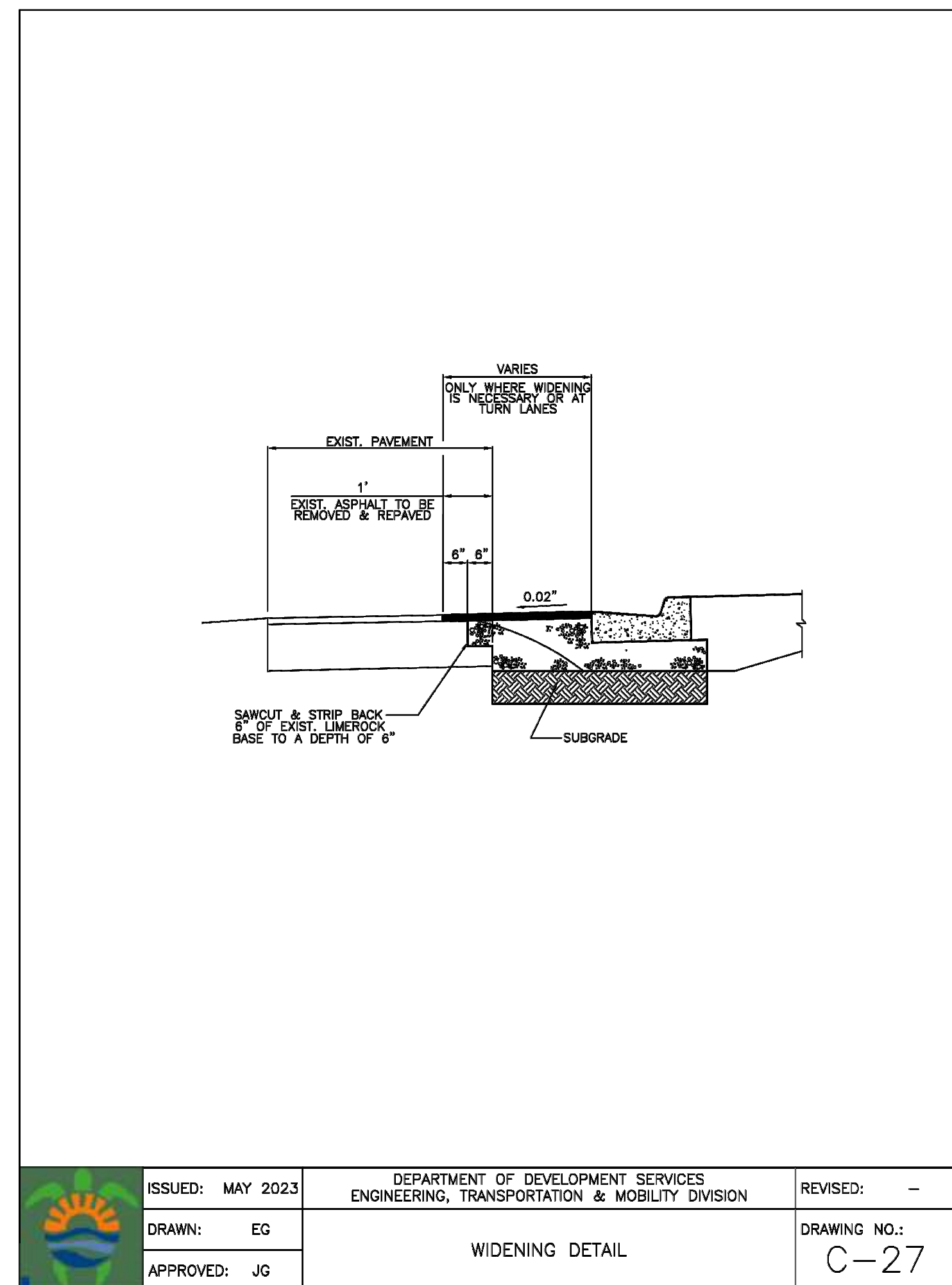
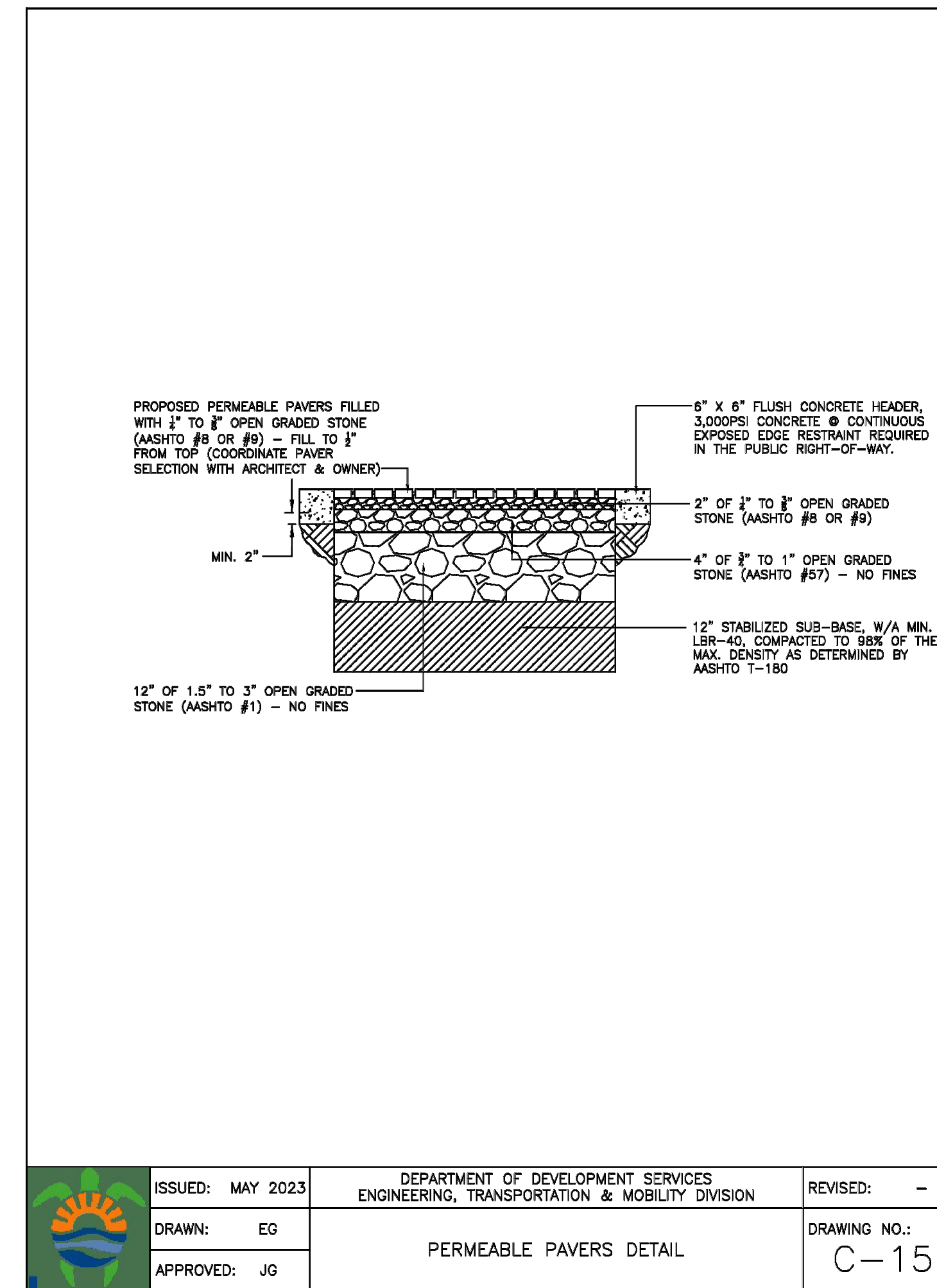
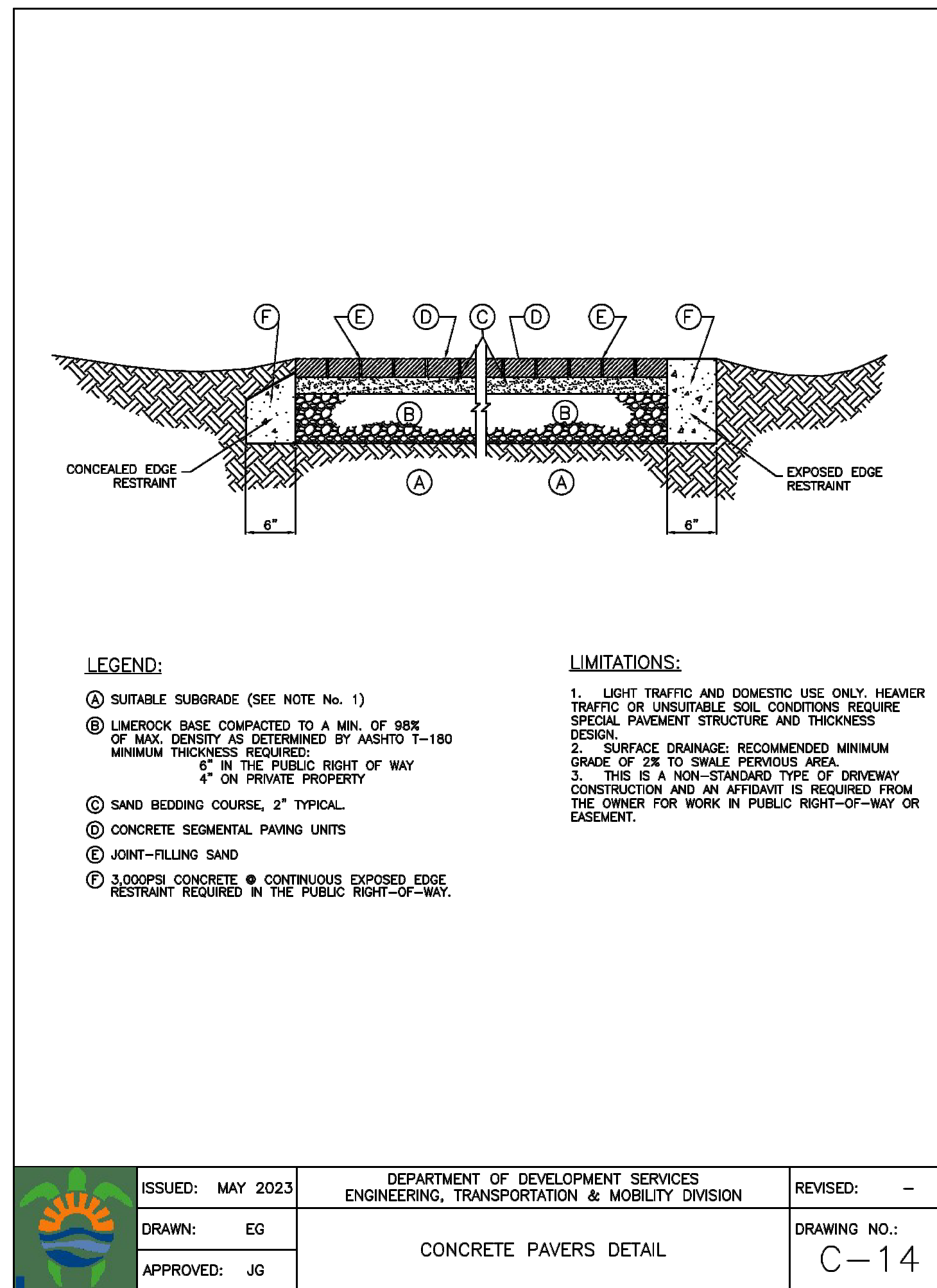
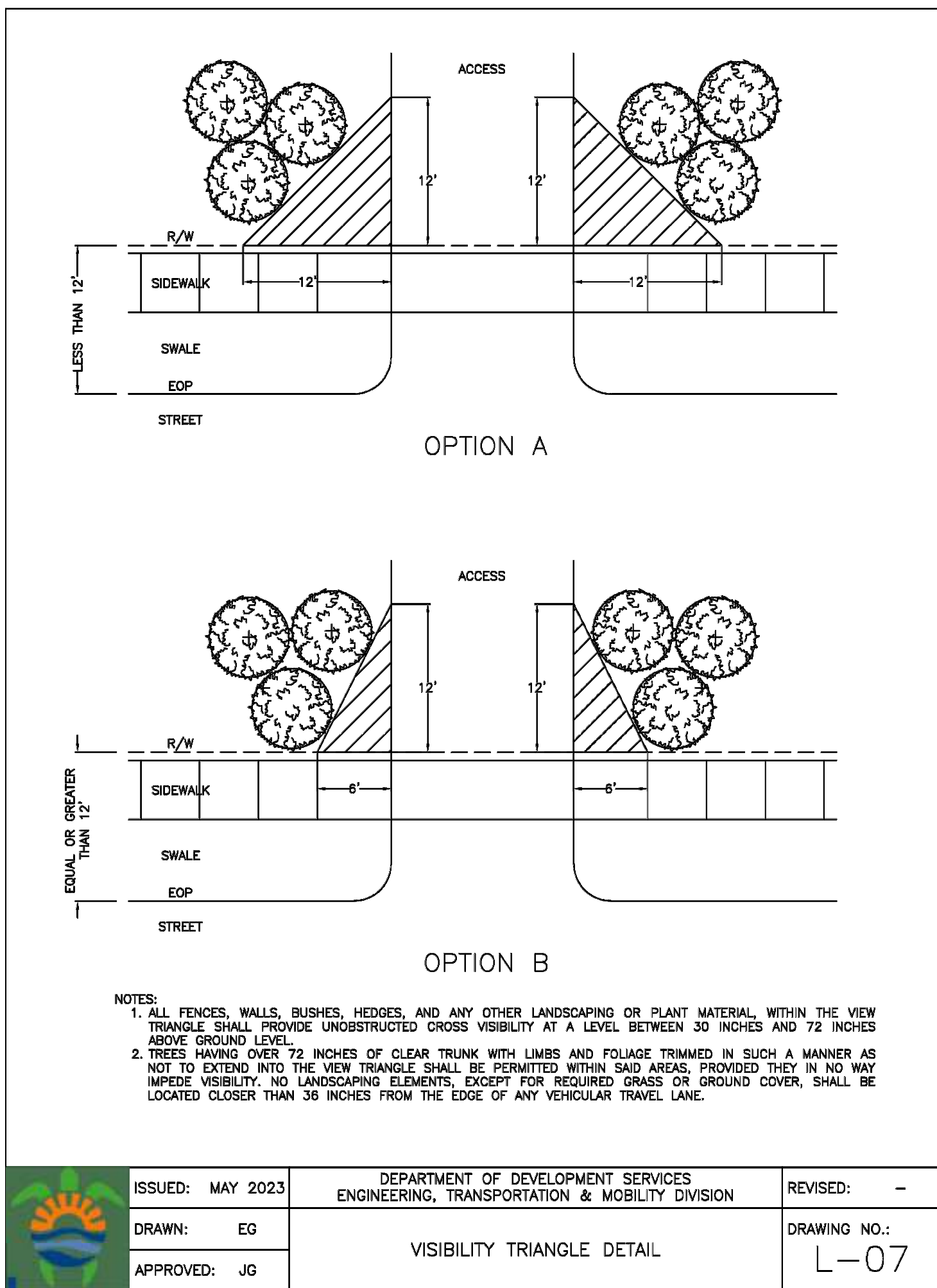
1/8" = 1'-0"



1 Street Profile Elevation

1/8" = 1'-0"





FLOOD VENT CALCULATIONS
TOTAL LEVEL 0 (Understory) AREA: 6,720 SF
6,720 SF ÷ 1,302 SI (NET OPEN AREA OF GARAGE GATES, 1 SI PER 1 SF) = 5,418 SF
5,418 SF / 200 (FLOOD VENT COVERAGE AREA) = 27.09 or 28 SINGLE PERIMETER VENTS
28 FLOOD VENTS PROVIDED

City Stamps

CLAD
CARL LEVIN ARCHITECTURE + DESIGN
3390 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
305-442-3119 CARL@CLAD.COM

2.id
INTERIORS

CONSTRUCTION DRAWINGS FOR A:
PRIVATE RESIDENCE
1051 SOUTH NORTHLAKE DRIVE
HOLLYWOOD, FL 33019



CARL LEVIN, P.A.

ALL DRAWINGS AND WRITTEN MATERIAL
APPEARING HEREIN CONSTITUTE THE ORIGINAL
AND UNPUBLISHED WORK OF CARL LEVIN, P.A.
AND MAY NOT BE DUPLICATED, USED, OR
DISCLOSED WITHOUT THE EXPRESS WRITTEN
CONSENT OF CARL LEVIN, P.A. (c)2024

Revision
11/19/24 HISTORIC BOARD COMMENTS

Project Number
24-004

Date
10/08/24

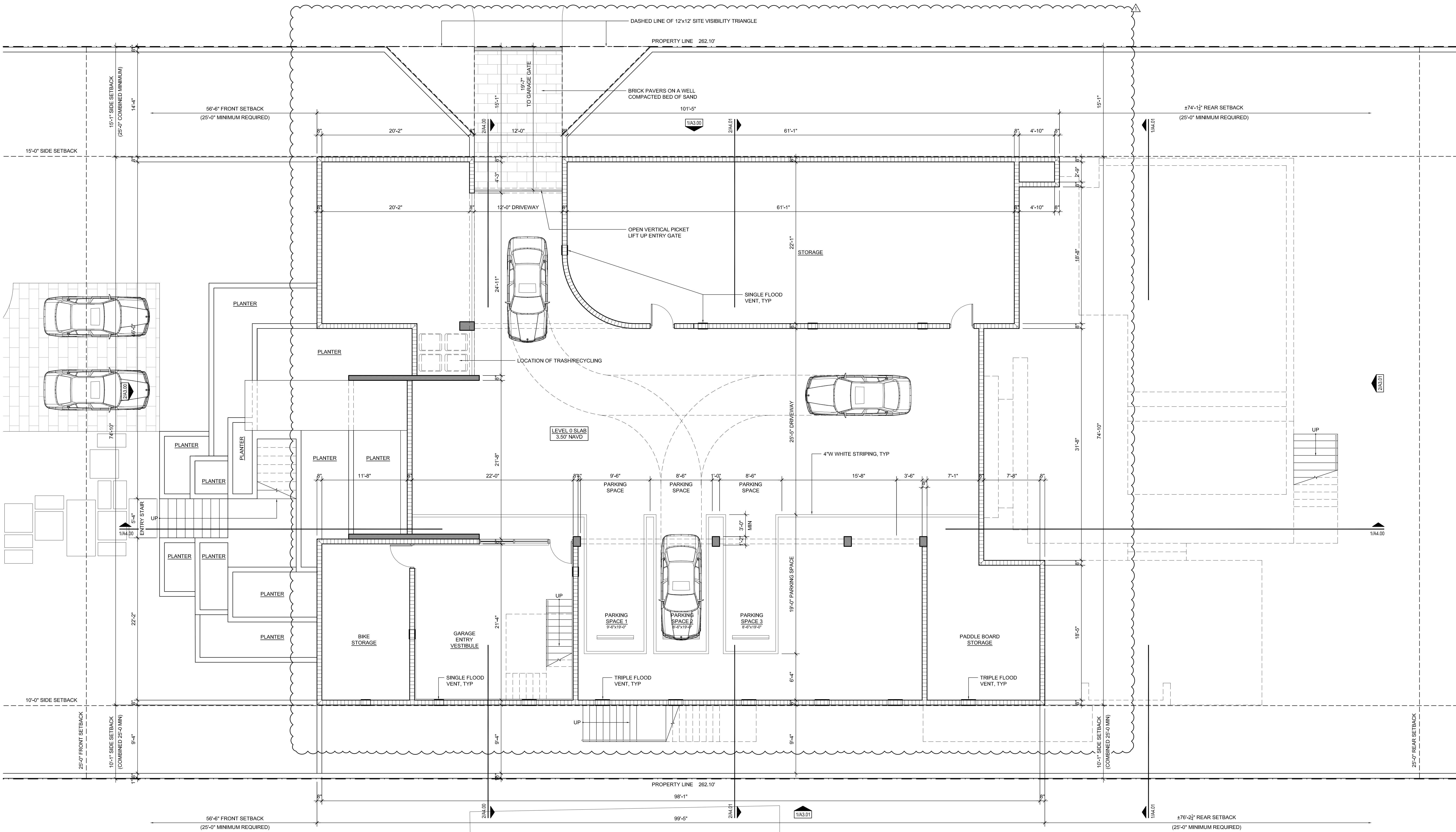
Sheet Title
LEVEL 1 (understory)
FLOOR PLAN

Drawn by: JLL

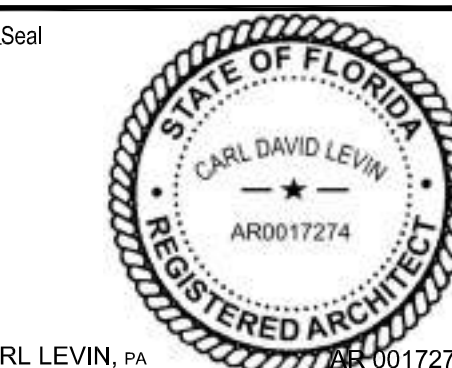
Checked by: CDL

Sheet Number

A 1.00



1 Level 0 (understory) Floor Plan
3/16" = 1'-0"

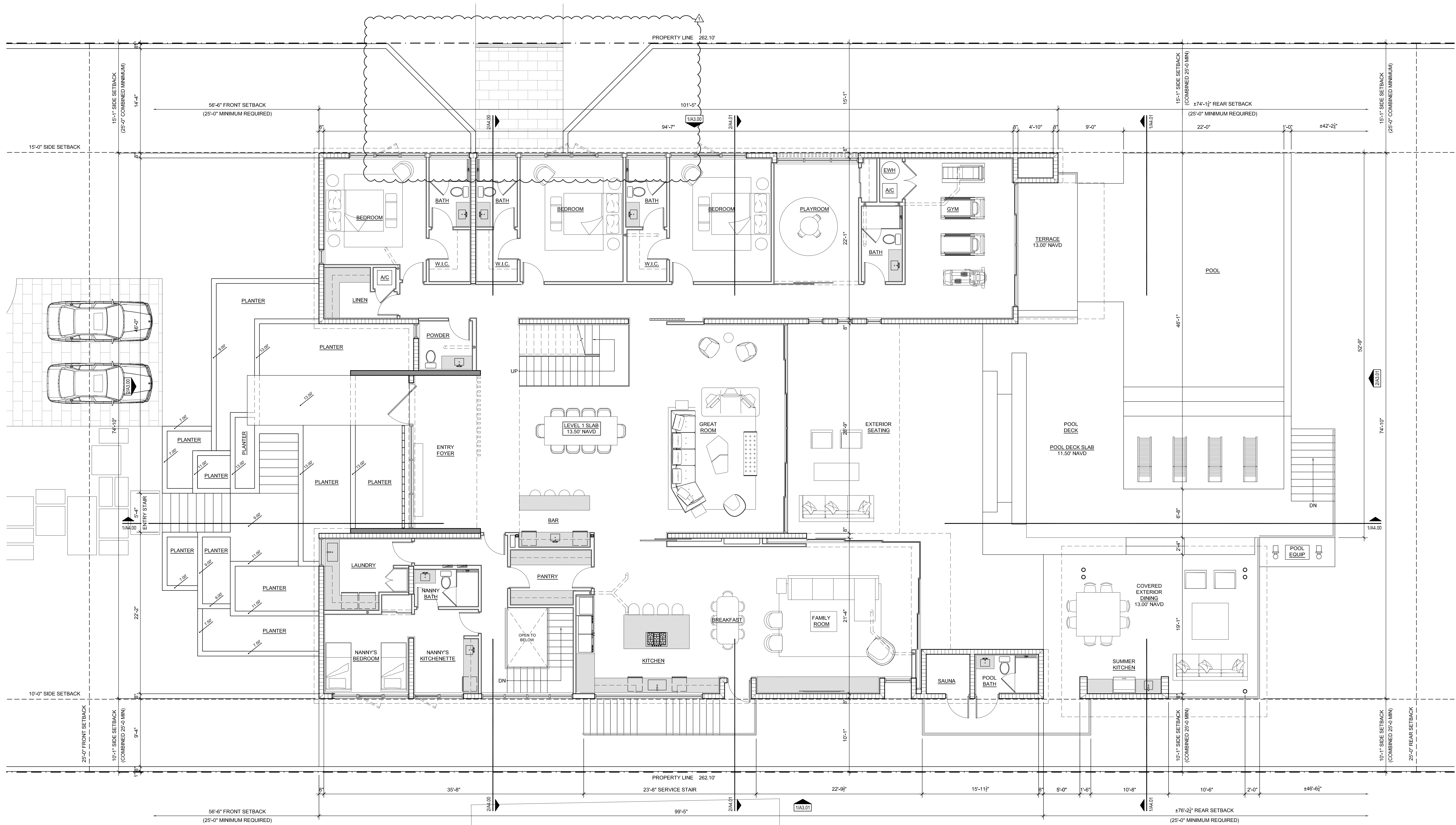
CONSTRUCTION DRAWINGS FOR A:
PRIVATE RESIDENCE
1051 SOUTH NORTHLAKE DRIVE
HOLLYWOOD, FL 33019

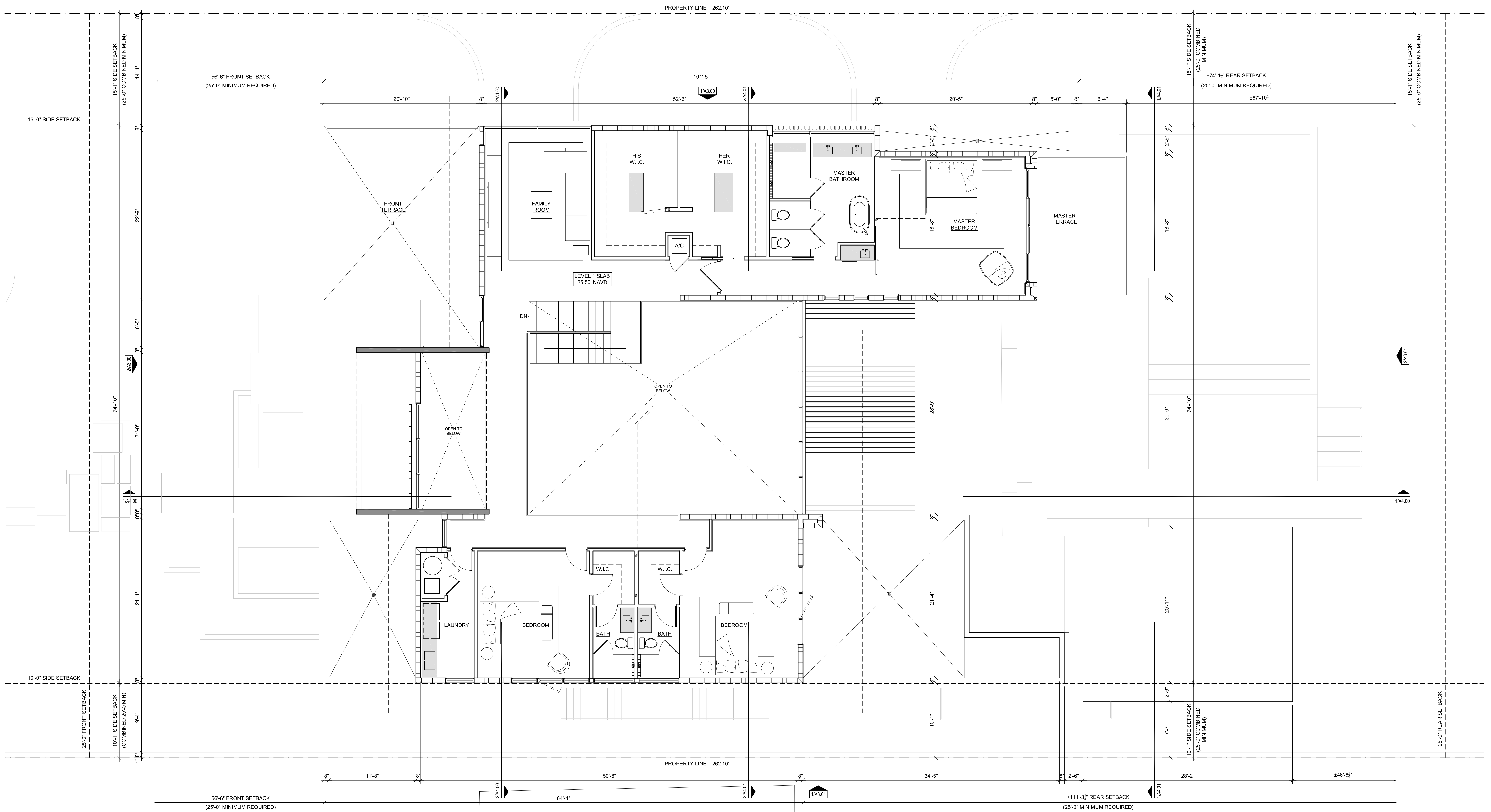
CARL LEVIN, PA

ALL DRAWINGS AND WRITTEN MATERIAL
APPEARING HEREIN CONSTITUTE THE ORIGINAL
AND UNPUBLISHED WORK OF CARL LEVIN, PA,
AND MAY NOT BE DUPLICATED, USED, OR
DISCLOSED WITHOUT THE EXPRESS WRITTEN
CONSENT OF CARL LEVIN, PA (c)2024Revision
11/19/24 HISTORIC BOARD COMMENTSProject Number
24-004Date
10/08/24Sheet Title
LEVEL 1
FLOOR PLANDrawn by:
JLLChecked by:
CDL

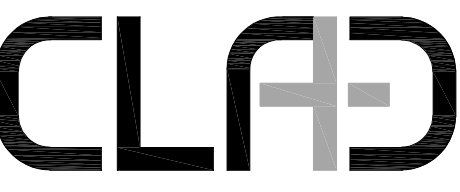
Sheet Number

A 1.01





1 Level 2 Floor Plan
3/16" = 1'-0"



CARL LEVIN ARCHITECTURE + DESIGN
3390 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
305-442-3116 CARL@CLAD.COM

2·id
INTERIORS

CONSTRUCTION DRAWINGS FOR A:
PRIVATE RESIDENCE
1051 SOUTH NORTHLAKE DRIVE
HOLLYWOOD, FL 33019



CARL LEVIN, PA

ALL DRAWINGS AND WRITTEN MATERIAL
APPEARING HEREIN CONSTITUTE THE ORIGINAL
AND UNPUBLISHED WORK OF CARL LEVIN, PA,
AND MAY NOT BE DUPLICATED, USED, OR
DISCLOSED WITHOUT THE EXPRESS WRITTEN
CONSENT OF CARL LEVIN, PA (c)2024

Revision

Project Number 24-004

Date 10/08/24

Sheet Title

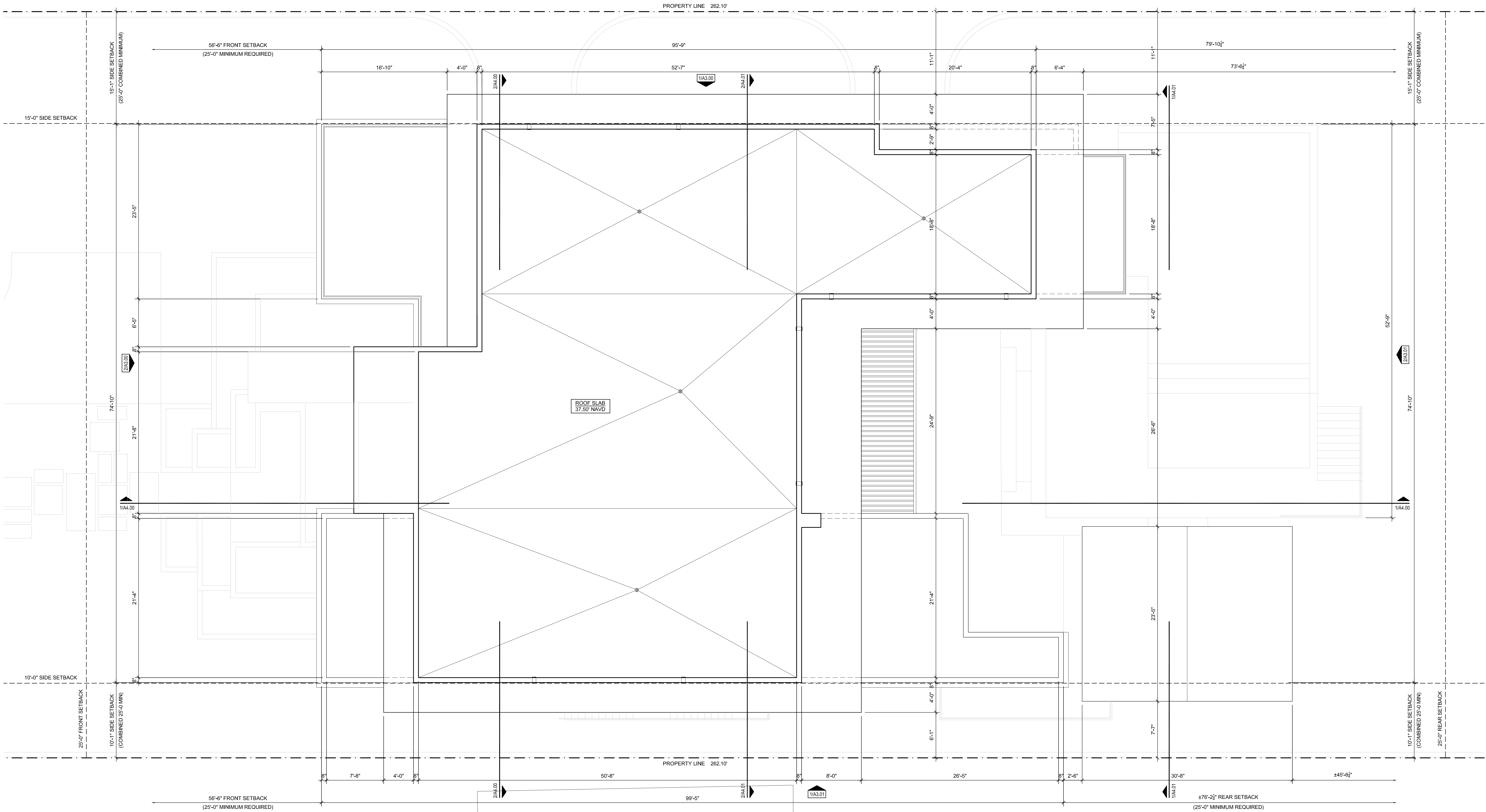
**ROOF
PLAN**

Drawn by: JLL

Checked by: CDL

Sheet Number

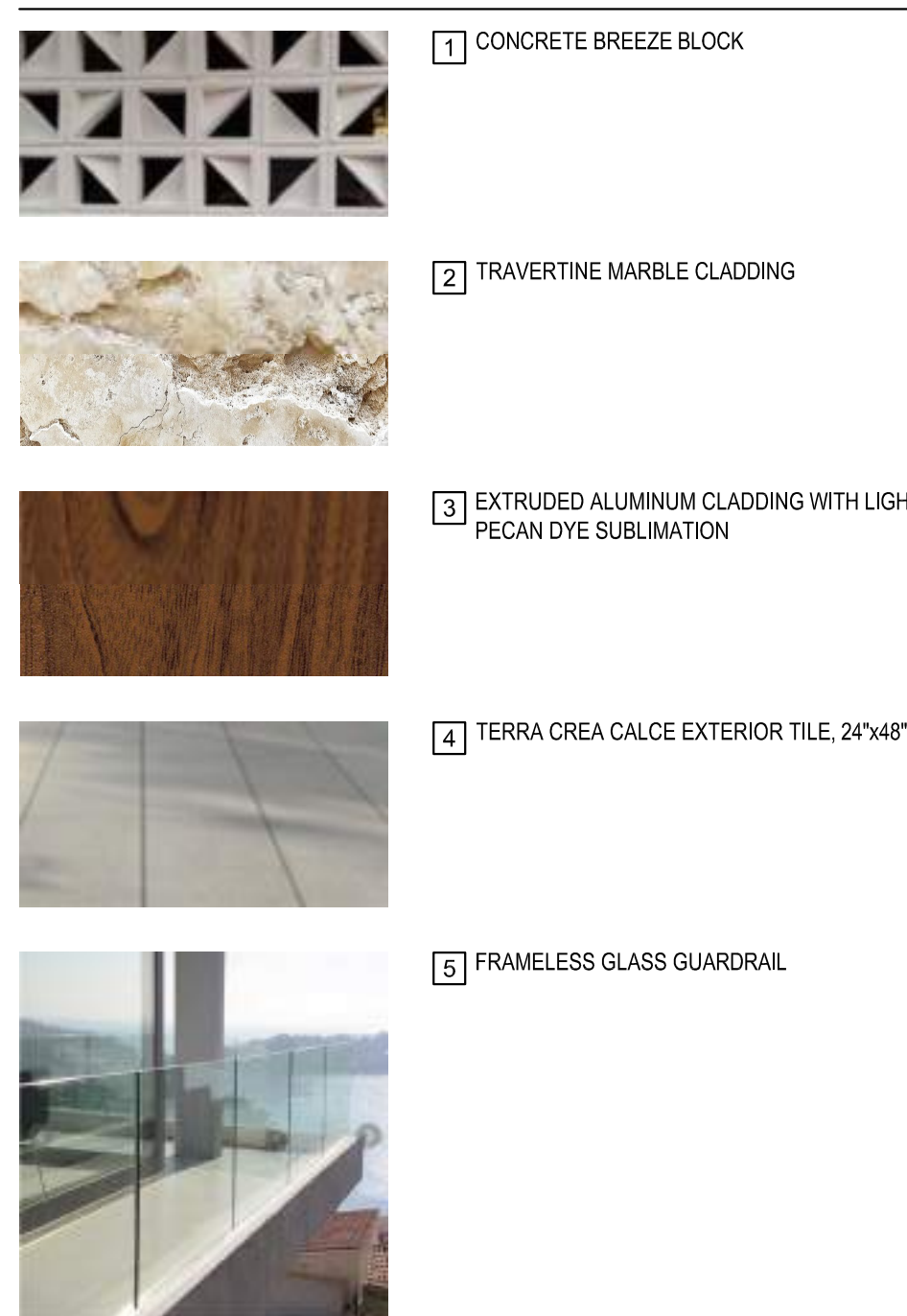
A 1.03



ELEVATION COLOR LEGEND

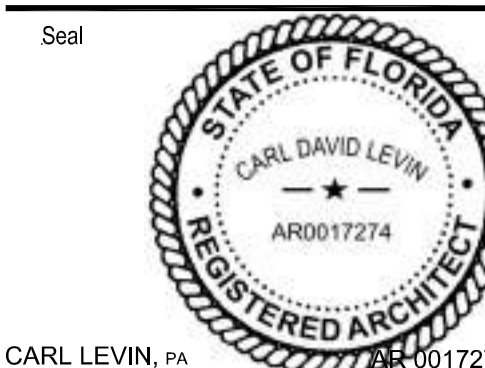


EXTERIOR MATERIAL SELECTIONS

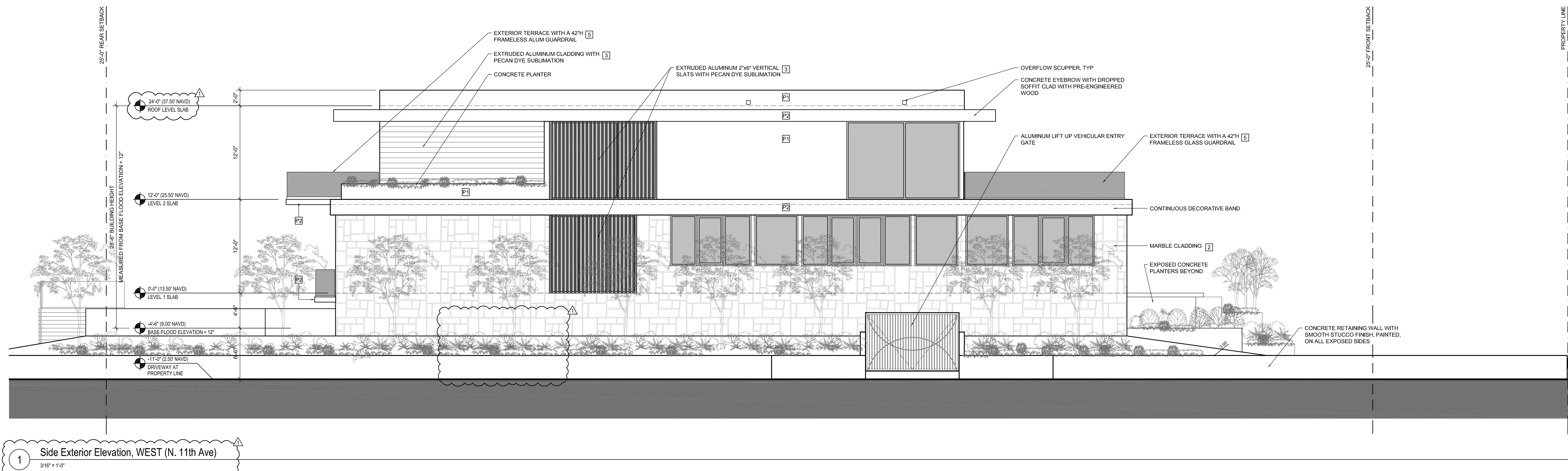
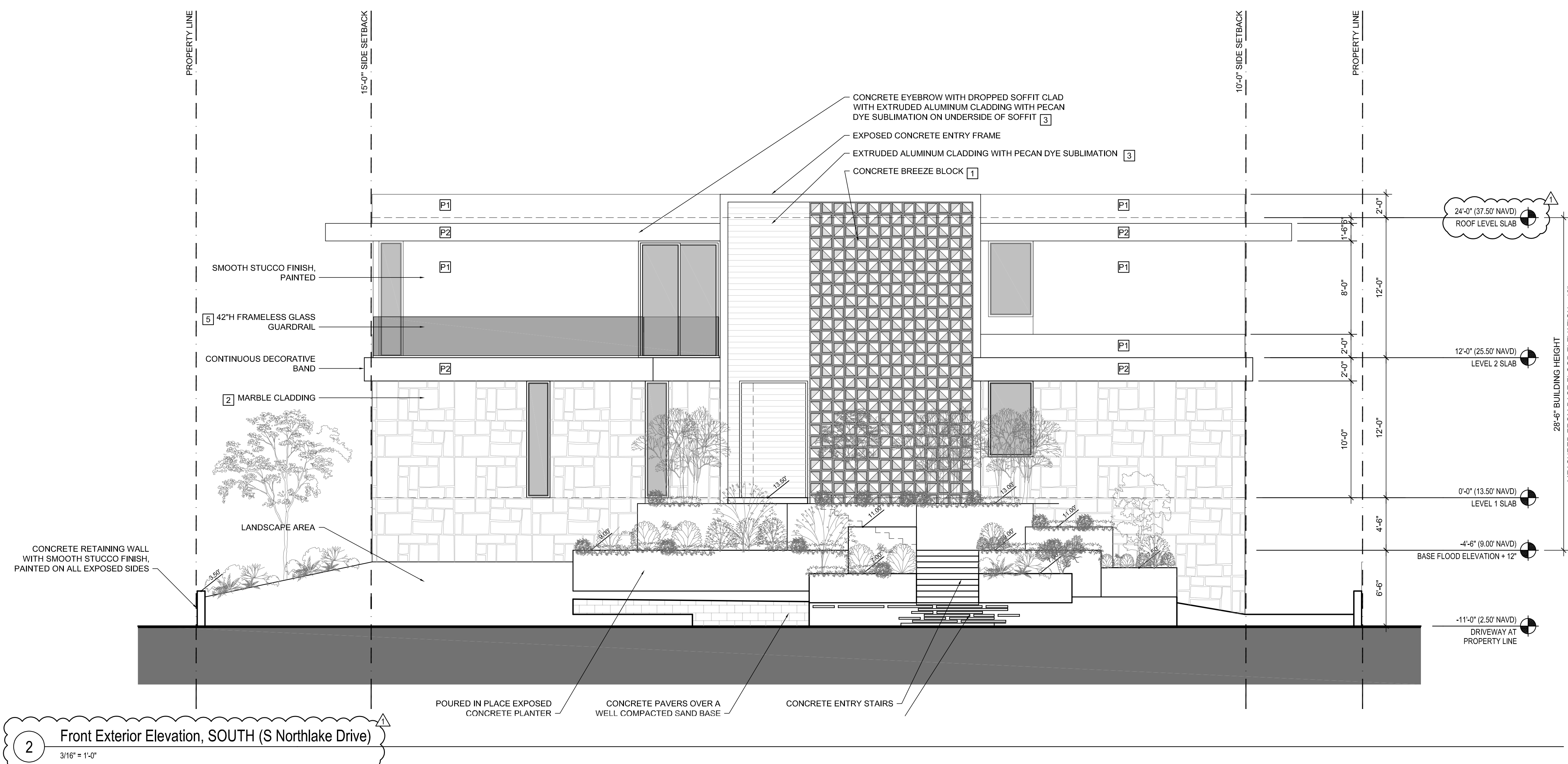


City Stamps

CLAD

CARL LEVIN ARCHITECTURE + DESIGN
3390 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
305-442-3119 CARL@CLAD.COM2.id
INTERIORSCONSTRUCTION DRAWINGS FOR A:
PRIVATE RESIDENCE
1051 SOUTH NORTHLAKE DRIVE
HOLLYWOOD, FL 33019ALL DRAWINGS AND WRITTEN MATERIAL
APPEARING HEREIN CONSTITUTE THE ORIGINAL
AND UNPUBLISHED WORK OF CARL LEVIN, PA,
AND MAY NOT BE DUPLICATED, USED, OR
DISCLOSED WITHOUT THE EXPRESS WRITTEN
CONSENT OF CARL LEVIN, PA (c)2024Revision
11/19/24 HISTORIC BOARD COMMENTSProject Number
24-004Date
10/08/24Sheet Title
EXTERIOR
ELEVATIONSDrawn by: JLL
Checked by: CDL
Sheet Number

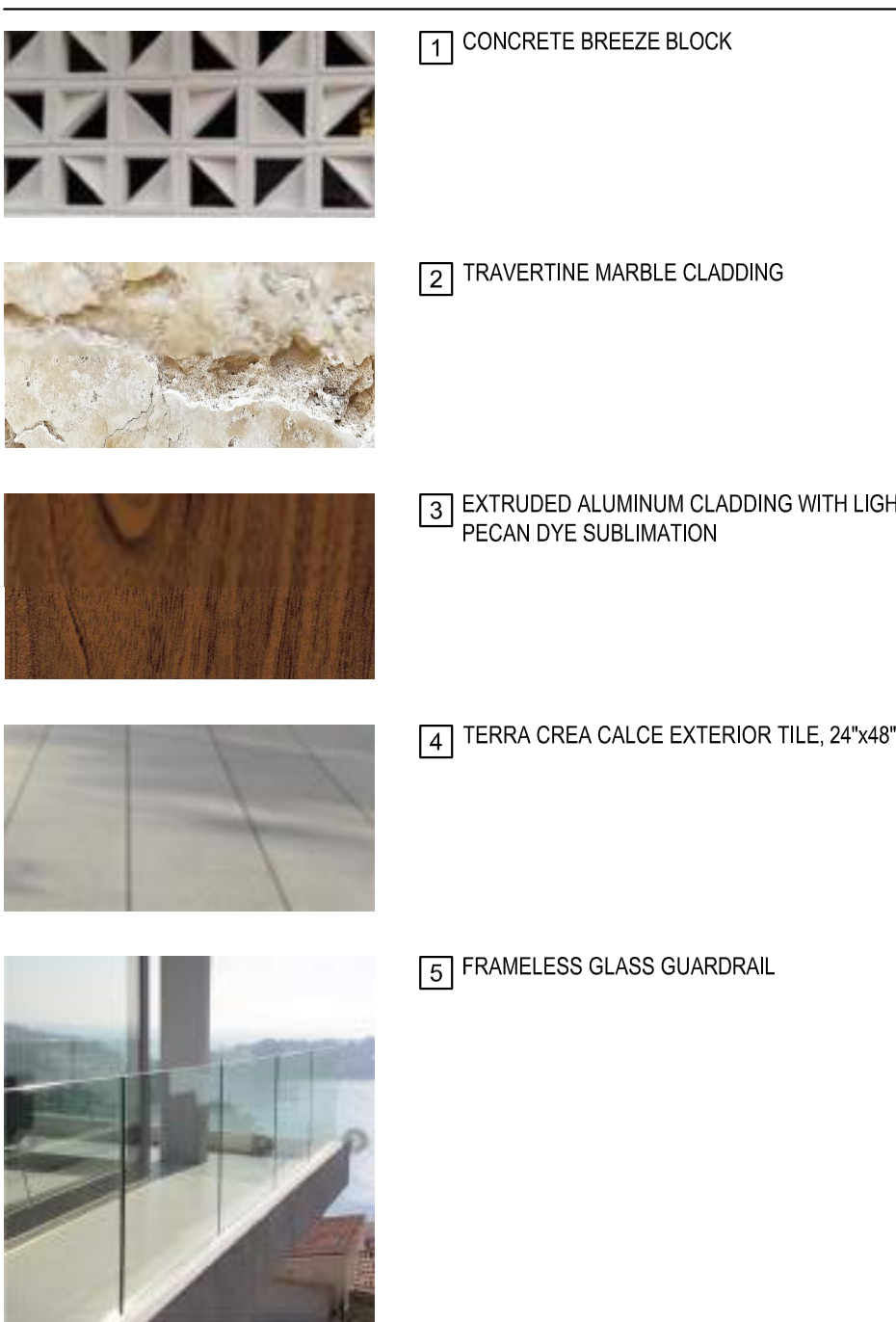
A 3.00



ELEVATION COLOR LEGEND



EXTERIOR MATERIAL SELECTIONS



City Stamps



CARL LEVIN ARCHITECTURE + DESIGN
3390 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
305-442-3119 CARL@CLAD.COM

2·id
INTERIORS

CONSTRUCTION DRAWINGS FOR A:
PRIVATE RESIDENCE
1051 SOUTH NORTHLAKE DRIVE
HOLLYWOOD, FL 33019



CARL LEVIN, PA 24-0017214

ALL DRAWINGS AND WRITTEN MATERIAL
APPEARING HEREIN CONSTITUTE THE ORIGINAL
AND UNPUBLISHED WORK OF CARL LEVIN, PA,
AND MAY NOT BE DUPLICATED, USED, OR
DISCLOSED WITHOUT THE EXPRESS WRITTEN
CONSENT OF CARL LEVIN, PA (c)2024

Revision
11/19/24 HISTORIC BOARD COMMENTS

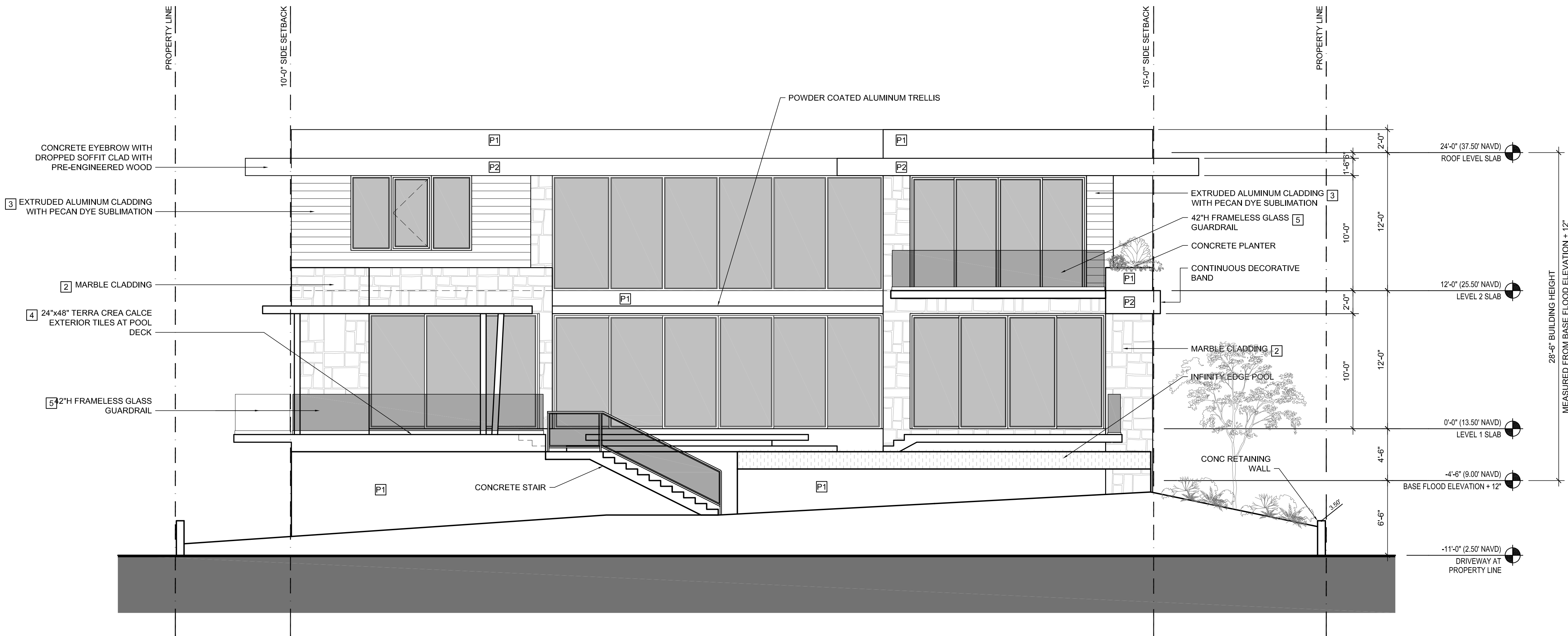
Project Number
24-004

Date
10/08/24

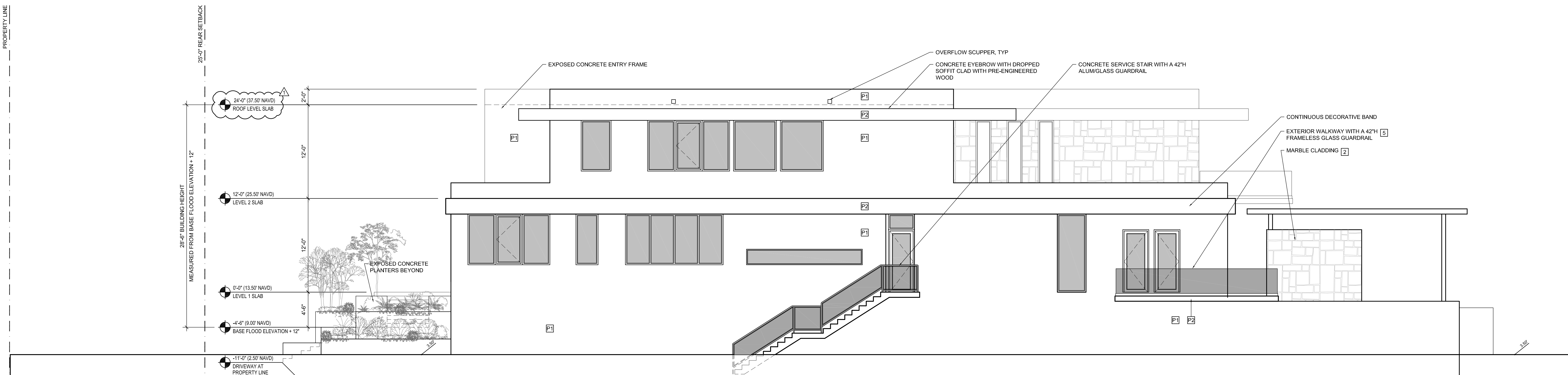
Sheet Title
**EXTERIOR
ELEVATIONS**

Drawn by: JLL
Checked by: CDL
Sheet Number

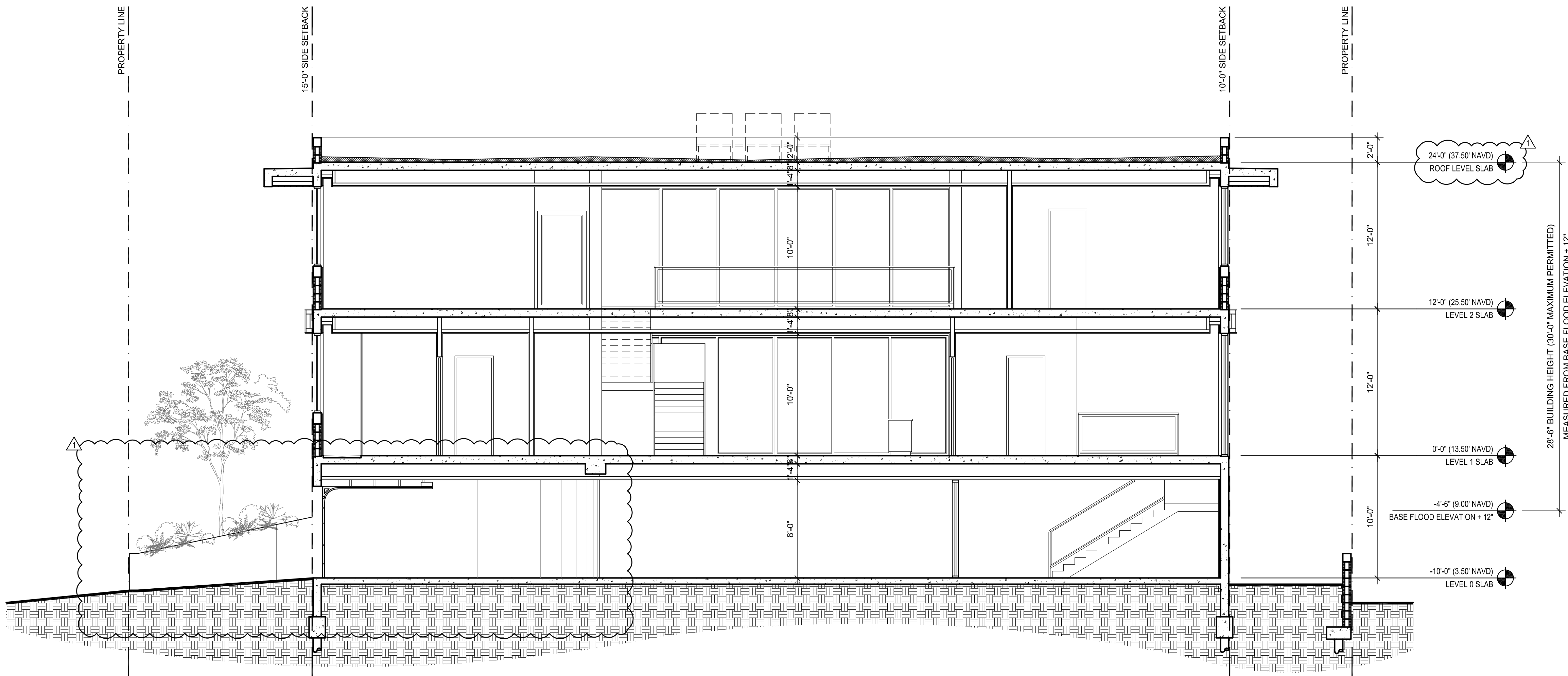
A 3.01



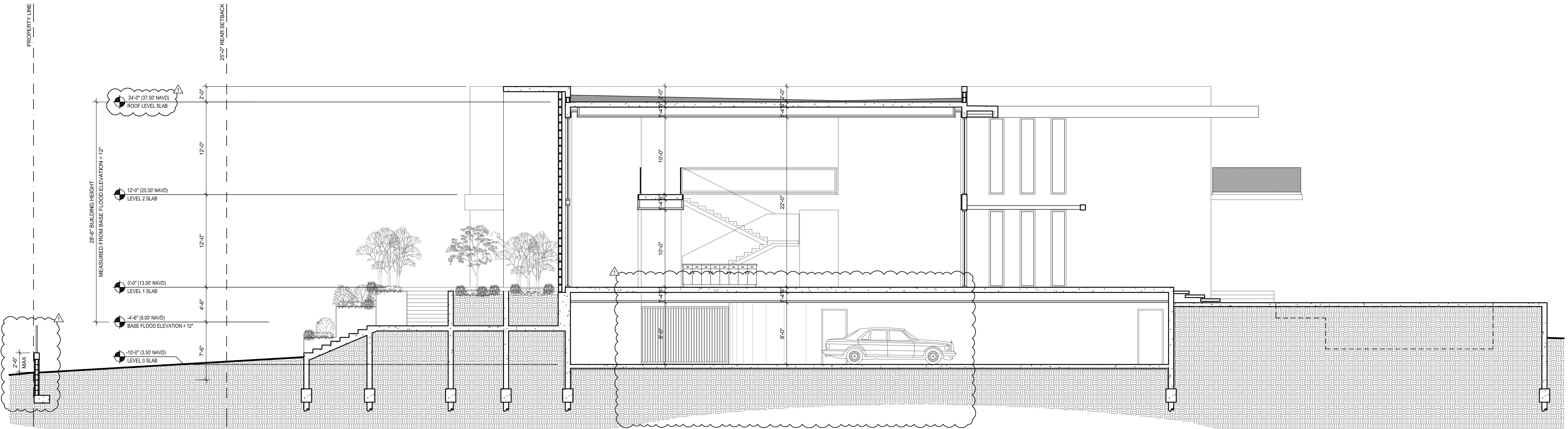
2 Rear Exterior Elevation, NORTH (Waterside)
3/16" = 1'-0"



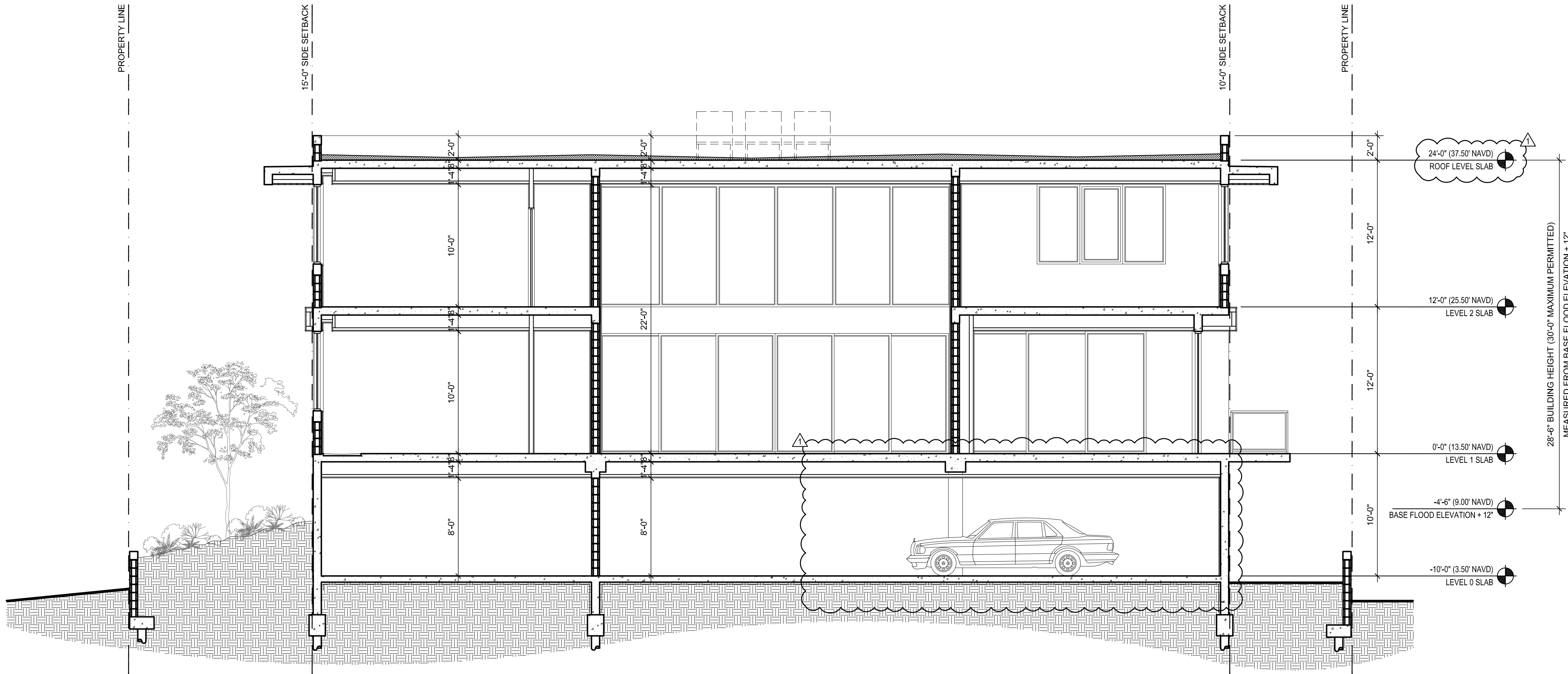
1 Side Exterior Elevation, EAST (Interior Lot Line)
3/16" = 1'-0"



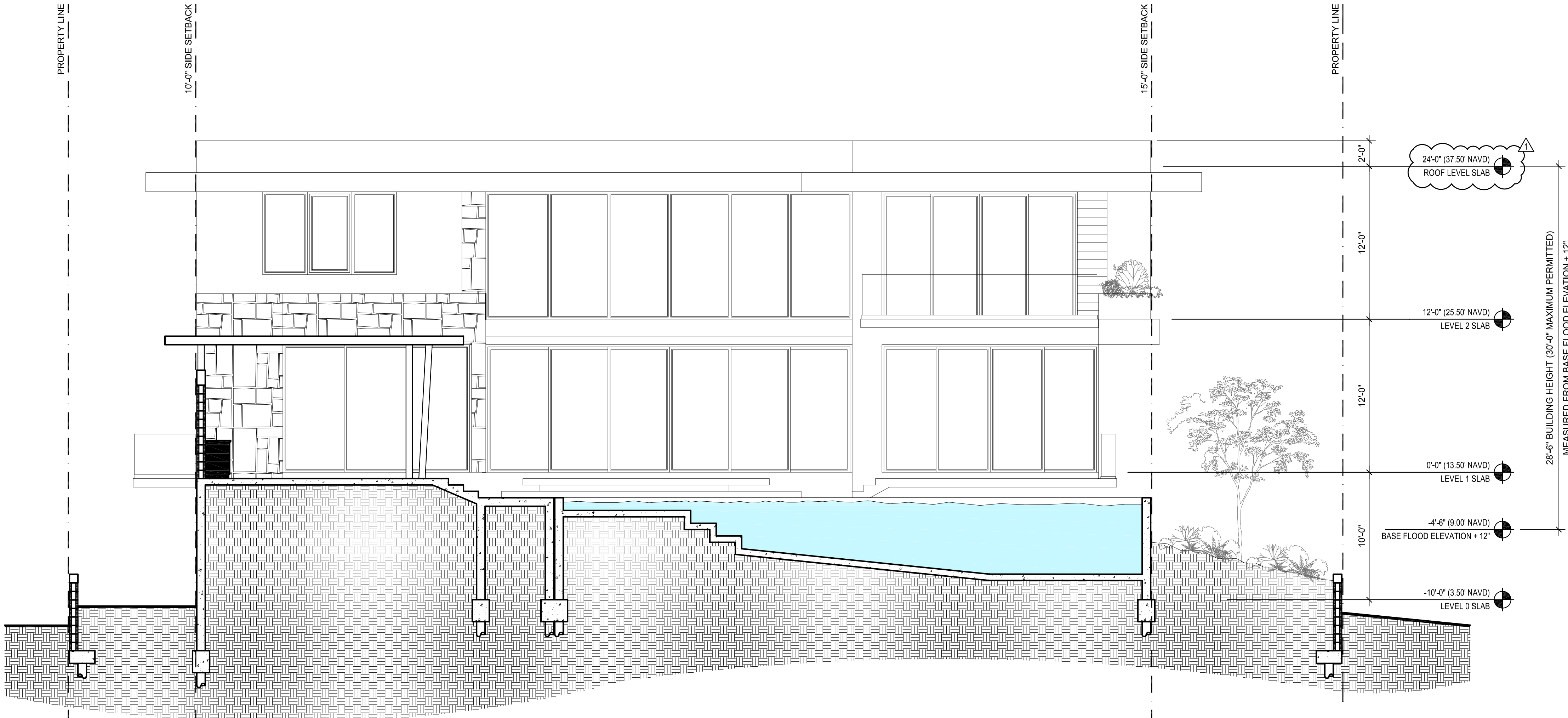
2 Building Section
3/16" = 1'-0"



1 Building Section
3/16" = 1'-0"



2 Building Section
3/16" = 1'-0"



1 Building Section
3/16" = 1'-0"