Historic Preservation Board

Tuesday, November 14, 2023
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 the Division of Engineering/Transportation & Mobility, 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).

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: 2023_0711 Minutes Draft HPB.pdf
2023_0912 Minutes Draft HPB.pdf

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

Attachments: Witness List P-23-24.pdf
Quasi-Judicial Hearing Procedures.pdf

B. Applications

ITEMS # 2-4 BELOW MAY BE CONSIDERED QUASI-JUDICIAL

1. 2023 1114

FILE NO.: 22-G-64
APPLICANT: City of Hollywood
LOCATION: City-wide
REQUEST: Historic Properties Survey Grant Overview

Attachments: City of Hollywood Historic Resources Report.pdf

2. 2023 1114

FILE NO.: 23-C-47
APPLICANT: Anita Funtek and Raul Cabrera
LOCATION: 825 Washington Street
REQUEST: Certificate of Appropriateness for Design for an addition to an existing house in the Lakes Area Historic Multiple Resource Listing District.

Attachments: 2347_C_Staff Report_2023_1114.pdf
Attachment A_Application package.pdf
Attachment B_Aerial Map.df.pdf

3. 2023 1114

FILE NO.: 23-CM-65
APPLICANT: Norma Garcia and Mariela Cardona.
LOCATION: 1619 Hollywood Boulevard
REQUEST: Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design for a new three-unit residential development in the Lakes Area Historic Multiple Resource Listing District.

Attachments: 2365_CM_StaffReport_2023_1114.pdf
Attachment A_Application Package.pdf
Attachment B_Aerial Map.pdf

4. 2023 1114

FILE NO.: 23-CM-67
APPLICANT: SF&GM Property LLC.
LOCATION: 728 Tyler Street
REQUEST: Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design to build a new house in the Lakes Area Historic Multiple Resource Listing District.

Attachments: 2367_CM_StaffReport_2023_1114.pdf
Attachment A_Application Package.pdf
Attachment B_Aerial Map.pdf

C. Old Business

D. New Business

1. Proposed 2024 calendar

Attachments: Proposed 2024 Calendar.pdf

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 the Division of Engineering/Transportation & Mobility, 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: 11/14/2023 **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 Terry Cantrell on **Tuesday, July 11, 2023 at 3:03 p.m.** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Terry Cantrell	Steven Toth
Dulce Conde	Fred Villiers-Furze
Steven Piper	William Treece

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

Andria Wingett	Deputy Director of Development Services
Anand Balram	Planning Manager
Isaiah Valcin	Development Review Coordinator
Tasheema Lewis	Associate Planner
Laura Gomez	Associate Planner
Solange Baquero-Meza	Administrative Assistant I

Also Present:

Denisse Manos	Assistant City Attorney

3. New Board Member Introductions and Elections

A MOTION TO ELECT TERRY CANTRELL AS BOARD CHAIR WAS MADE BY STEVEN TOTH AND SECONDED BY DULCE CONDE. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

A MOTION TO ELECT STEVEN TOTH AS BOARD VICE CHAIR WAS MADE BY TERRY CANTRELL AND SECONDED BY JOSEPH STADLEN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

A MOTION TO ELECT STEVEN PIPER AS SECRETARY WAS MADE BY DULCE CONDE AND SECONDED BY STEVEN TOTH. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Approval of the Meeting Minutes.
June 13, 2023 – approved.

DRAFT

4. Summary of City Commission actions
   None.

5. Additions, Deletions, Withdrawals, and Continuances

Andria Wingett introduced Isaiah Valcin as the Development Review Coordinator.

6. City Attorney Announcements
   Denise Manos informed the Board of Quasi-Judicial Proceedings.

B. APPLICATIONS

1. FILE NO.: 23-C-24
APPLICANT: Brian Gruber/Kyle Mailoux.
LOCATION: 1308 Harrison Street
REQUEST: Certificate of Appropriateness for Design for an addition to a single-family home located in the 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 waived.

Tasheema Lewis, Associate Planner, made a presentation.

The applicants, Rachel Daniels and Brian Gruber were present and answered questions from the Board.

Terry Cantrell opened the meeting to public comments. No Public Comments were made. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY FRED VILLIERS-FURZE AND SECONDED BY DULCE CONDE TO APROVE THE CERTIFICATE OF APPROPRIATENESS FOR DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

C. OLD BUSINESS

D. NEW BUSINESS
Andria Wingett provided an update of projects that may come before the Historic Preservation Board.

E. ADJOURNMENT
The meeting adjourned at **3:48 P.M.**

DRAFT

SUMMARY OF THE MINUTES
HISTORIC PRESERVATION BOARD
CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

A. ADMINISTRATION

1. Pledge of Allegiance

2. Roll Call
The meeting of the Historic Preservation Board was called to order by Terry Cantrell on **Tuesday, September 12, 2023, at 3:05 p.m.** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Terry Cantrell	Steven Toth
Dulce Conde	Ari Sklar
Steven Piper	William Treece

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

Andria Wingett	Deputy Director of Development Services
Anand Balram	Planning Manager
Isaiah Valcin	Development Review Coordinator
Tasheema Lewis	Associate Planner
Laura Gomez	Associate Planner
Solange Baquero-Meza	Administrative Assistant I

Also Present:

Denisse Manos	Assistant City Attorney

3. Approval of the Meeting Minutes.
None provided.

4. Summary of City Commission actions
None.

5. Additions, Deletions, Withdrawals, and Continuances
None.

6. City Attorney Announcements
Denise Manos informed the Board of Quasi-Judicial Proceedings.

DRAFT

B. APPLICATIONS

1. **FILE NO.:** 23-CM-53 & 23-CM-54
   APPLICANT: Tiran Real Estate Enterprise LLC.
   LOCATION: 1313 & 1317 Harrison Street
   REQUEST: Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design for two new single-family homes in the Lakes Area Historic Multiple Resource Listing District. (Tiram Residence #2).

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 waived.

Anand Balram, Planning Manager, clarified that the proposal is for two new single-family homes in the Lakes Area, he made a presentation and answered questions from the Board.

Ari Sklar, applicant's Architect, and Talia Tiram, the applicant, were present and answered questions from the Board.

Terry Cantrell opened the meeting to public comments. Dana Gallop and Daniel James Gallop made comments. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY STEVEN TOTH AND SECONDED BY STEPHEN PIPPER TO DECLARE THE PROPERTY AS HISTORIC, AS IT COMPLIES WITH AT LEAST THREE OF THE CRITERIA OF THE HISTORIC DISTRICT DESIGN GUIDELINES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

C. OLD BUSINESS

D. NEW BUSINESS

Andria Wingett, Interim Director, mentioned that the project list that was previously shared is still being worked on and will provide a new update next month.

Andria will email the Board information about the last text amendment made to the Code Ordinance regarding types of driveways and materials permitted

Steven Toth requested further information regarding the two State Laws that changed in July.

E. ADJOURNMENT

The meeting adjourned at **4:34 P.M.**

City of Hollywood

Staff Summary

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

Agenda Date: 11/14/2023

To: Historic Preservation Board

Title:

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

DATE: November 14, 2023 **MEMO NO.:** P-23-24

TO: City Clerk

FROM: Andria Wingett, Director of Development Services

SUBJECT: Witness List for Quasi-Judicial Items (Revised)

EXPLANATION:

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

Donna Biederman	Community Development Coordinator
Liliana Beltran	Housing Inspector
Raelin Storey	Assistant City Manager
Andria Wingett	Director, Development Services
Azita Behmardi	Deputy Director, Development Services
Clarissa Ip	City Engineer
Rick Mitinger	Transportation Engineer
Lisa Bernstein	External Traffic Consultant
Ralph Aronberg	External Traffic Expert, Aronberg and Associates Consultants Engineers Inc.
Carina Harvey	District Access Management Manager, FDOT Consultant
Favio Perez	Landscape Plans Examiner
Russell Long	Chief Building Official
Daniel Quintana	Assistant Building Official
Timothy Jones	Chief Structural Inspector
Rolando Rodriguez	Building Compliance Officer
Jovan Douglas	Parking Division Director
Elaine Franklin	Environmental Sustainability Coordinator
Feng Jiang	Assistant Director of Public Utilities
Alicia Verea-Feria	Engineer, Public Utilities
Chris Clinton	Fire Marshal / Division Chief
Marcy Hofle	Deputy Fire Marshal / Battalion Chief
Maribel Medina	Fire Prevention Officer III
Meghan Grimsley	Fire Prevention Officer III
Ryan Ostrowsky	Police Sargent
Christine Adamcik	Crime Prevention Specialist
Doreen Avitabile	Crime Prevention Specialist

Annalie Holmes	Assistant Director, Public Works
David Vazquez	Assistant Director, Parks, Recreation, and Cultural Arts
Anand Balram	Planning Manager
Cameron Palmer	Principal Planner
Carmen Diaz	Planning Administrator
Tasheema Lewis	Associate Planner
Jorge Camejo	Executive Director, CRA
Susan Goldberg	Deputy Director, CRA
Francisco Diaz-Mendez	Project Manager, CRA
Herbert Conde-Parlato	Economic Development Manager
Joseph Kroll	Director, Public Works

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

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

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

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

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

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

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

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

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

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

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

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

V. Party Intervenors.

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

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

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

VI. Conduct of Hearing.

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

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

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

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

E. The order of proof shall be as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IX. Rules of Evidence.

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

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

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

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

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

XII. Transcription of hearing.

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

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

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

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

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

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

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

City of Hollywood

Staff Summary

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

File Number: 1. 2023 1114

Agenda Date:	11/14/2023	**Agenda Number:**	
To:	Historic Preservation Board		
Title:	FILE NO.: 22-G-64 APPLICANT: City of Hollywood LOCATION: City-wide REQUEST: Historic Properties Survey Grant Overview		

CITY OF HOLLYWOOD, FLORIDA HISTORIC RESOURCE SURVEY

Southeast Quadrant, Lakes Historic District

RFP-033-23-SK

City of Hollywood, Broward County, Florida

LG2 Project Number
312023023
July 31, 2023

The Simon House (BD08807), designed by Charles Reed, Jr. and built in 1956

Prepared for

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Prepared by

LG2 Environmental Solutions, Inc.
10475 Fortune Parkway, Suite 201
Jacksonville, Florida 32256

Joseph Paul Maggioni
Principal Investigator

Authors:
Sierra DeVanie, RPA
Shelby Foy
Joseph Paul Maggioni, MHP

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EXECUTIVE SUMMARY

A total number of 302 resources were recorded within the surveyed area of the City of Hollywood, Broward County, Florida as part of the City of Hollywood Historic Survey. Only one of these was a previously recorded resource. The survey area for this project encompassed a portion of the City of Hollywood, within the existing Lakes Area Historic Multiple Resource Listing District, a local historic district. The survey area was the neighborhood west and south of South Lake, bounded by Washington Street to the south, South 14th Avenue to the west, Van Buren Street to the north, and South Lake to the east and north.

Of the 302 historic structures, five structures were evaluated as individually eligible for the National Register of Historic Places, although there was insufficient evidence to determine eligibility as part of a historic district. Eight structures were evaluated as having insufficient evidence regarding their eligibility either as an individual resource or as a contributing component of a historic district, and 158 structures were evaluated as ineligible as individual resources and as having insufficient evidence as to whether they were eligible as part of a district. A total of 131 structures were evaluated as ineligible for the NRHP, either as individual resource or as contributing components to a district.

Actions recommended for City of Hollywood include completing a comprehensive building inventory of the Lakes Area District, providing a contributing structure list for the Historic Preservation Board for all local historic districts in Hollywood, preparing a new historic preservation plan, conducting a city-wide study to identify all important mid-century architectural landmarks and potential mid-century historic districts, update design guidelines, and continue historic building surveys as prioritized by the new preservation plan.

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ACKNOWLEDGEMENTS

This publication has been funded from a grant by the National Park Service and administered through the Florida Division of Historical Resources and the City of Hollywood.

City agencies, non-profits, and many of the ordinary citizens of Hollywood participated in this project and supported the authors through advice, guidance, and their historical knowledge. The authors of this report wish to thank Ms. Mawusi Watson, Planning Administrator for the City of Hollywood, for her advice and assistance on this project. Edgar Cristo, Records Manager for the City of Hollywood Archives, and his staff, proved extremely helpful in retrieving relevant historical information for this survey, retrieving scans of original plans and building permits for many of the buildings inventoried by this project. Their contribution provided invaluable information for both the contextual history and for National Register evaluation of these buildings.

Special thanks must also be given to Hollywood Historical Society President Clive Taylor, Vice President Steven Toth, as well as Hammerstein House & Research Center staff and volunteers. The latter included Richard Quadracci, Mary Beth Busutil, Lesley Lee Yuen, and Joan Mickelson, PhD. These individuals for facilitated and guided research, providing their expertise as both historical subject matter experts and residents of the City of Hollywood.

Current residents encountered during the project also volunteered historic information on homes and former residents. The survey would not have been nearly as successful without this public input.

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1. INTRODUCTION

LG2 conducted a historic resources survey for the City of Hollywood, in Broward County, Florida as part of City of Hollywood Contract RFP-033-23-SK. This work was conducted through a grant administered by the State of Florida Department of State, Division of Historical Resources, and funded by the National Park Service. This survey is intended to comply with the National Historic Preservation Act (NHPA) of 1966 (as amended), Chapter 267 Florida Statutes (F.S.), and Article 5, Section 5.5 of the City of Hollywood Zoning and Land Development Regulations. This survey also conforms to the professional guidelines set forth in the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (48 FR 4416).

Project Description

This project is a historical resources survey within the Lakes Area Historic Multiple Property Resource Listing District (HMPROLD, Figures 1 and 2), a locally designated historic district that has neither been listed in the National Register of Historic Places (NRHP) nor evaluated as eligible for listing in the NRHP. The project included the preparation of this survey report conforming to Chapter 1A-46 Florida Administrative Code (FAC), production of 301 new Florida Master Site File (FMSF) structure forms and the FMSF form update of one previously inventoried structure. The survey area (Figure 1) is bound to the west by South 14th Avenue; to the north by Jackson Street, Van Buren Street, South Lake, and South Lake Drive; on the east by South 12th Avenue and South Lake; and on the south by Washington Street. The entire project area is located within the City of Hollywood in Broward County, Florida.

This project is a partial inventory (approximately 20%) of the estimated number of historic period buildings in the Lakes Area HMPROLD (302 buildings out of approximately 1,500 buildings according to city tax records). The Lakes Area HMPROLD, the oldest developed area in Hollywood, was originally surveyed for NRHP-eligible buildings in 1979 and 1996. These previous surveys assessed eligibility of individual buildings but did not evaluate the area for NRHP eligibility as a historic district. In addition, a large proportion of the building stock in the area dates to the mid-twentieth century, which because of their age at the time of previous surveys (less than fifty years old) were neither surveyed by the 1979 and 1996 building inventories. This survey sought to accomplish the following goals:

- The survey would inventory and produce at least 300 FMSF forms.
- The survey would be an initial step towards determining NRHP eligibility of the Lakes Area HMPROLD.
- The survey's historic context on mid-century development in Hollywood, and within the Lakes Area HMPROLD specifically, would serve as a starting point for future historic building inventories in Hollywood assessing mid-century architecture.
- Survey conclusions would act as guidance for a future complete historic building inventory of the Lakes Area HMPROLD. The survey results would help DHR, City of Hollywood and Broward County officials with long-term project planning; reviewing projects under Section 106 of the National Historic Preservation Act; and responding to disasters in the project area.
- Survey recommendations would include recommendations that look at the big picture for Hollywood historic preservation, including specifically suggested updates to both the local ordinance and design guidelines, as well as development of a historic preservation plan to guide these efforts.

This report consists of this introduction, a chapter explaining the project methodology, a historic context chapter of City of Hollywood, a chapter discussing architectural styles found during the survey, a chapter on survey results, and a conclusions and recommendations chapter. There are also three appendices.

Appendix A consists of a table of all surveyed structures, Appendix B is the FMSF Survey Log and survey map, and Appendix C is the principal investigator's resume.

Survey Location and Surrounding Area

The City of Hollywood is located on the east coast of Florida in Broward County. Located between Fort Lauderdale and Miami, it is considered as part of the Miami metropolitan area. With the residents of this region confined to a strip of land between the Florida Everglades and the Atlantic Ocean comes a higher population density compared to the rest of the Southeastern United States. As of 2021, the population of the City of Hollywood was estimated at 152,131. The municipality features five miles of Atlantic Ocean coastline.

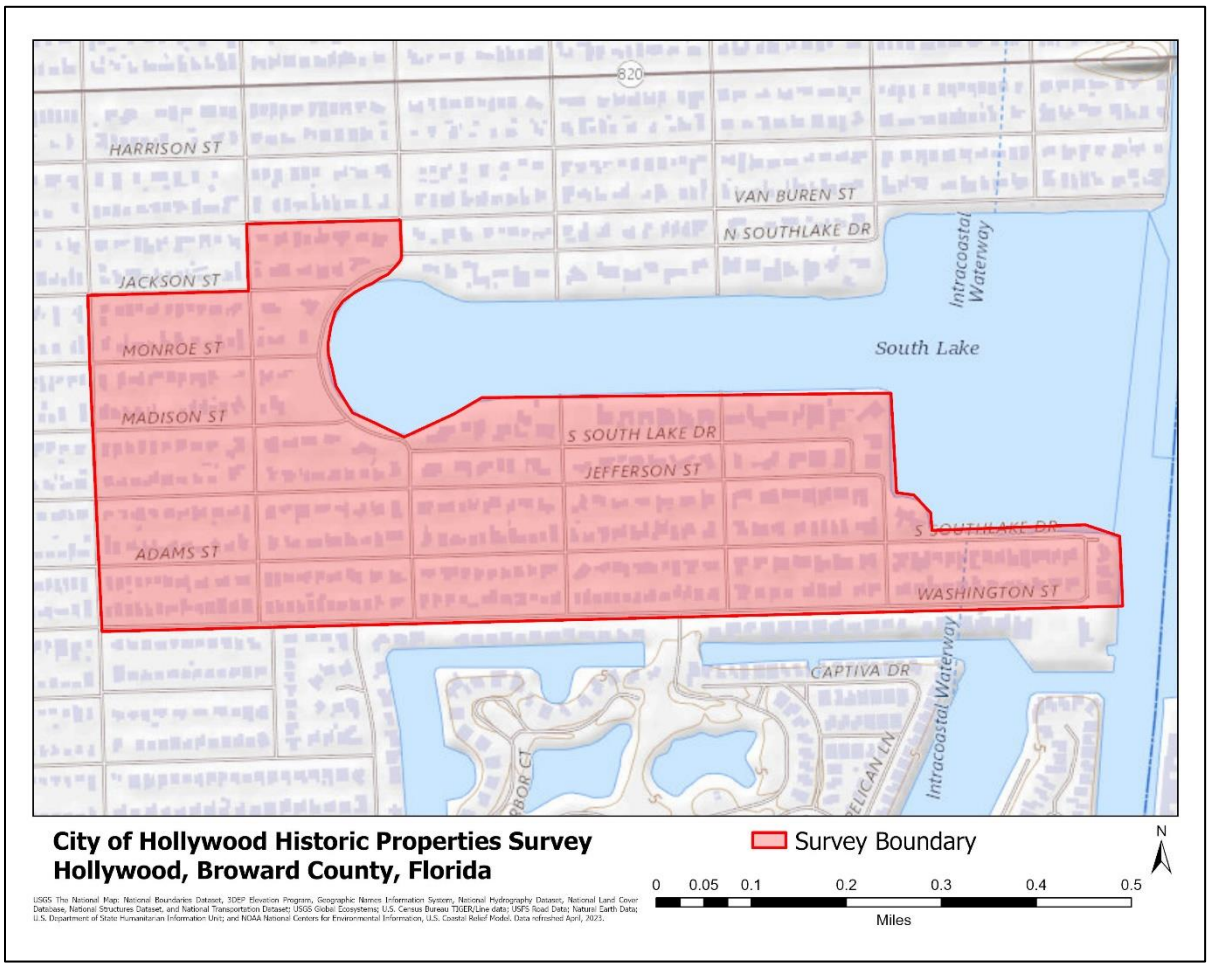

Figure 1 City of Hollywood completed historic building survey area (2023)

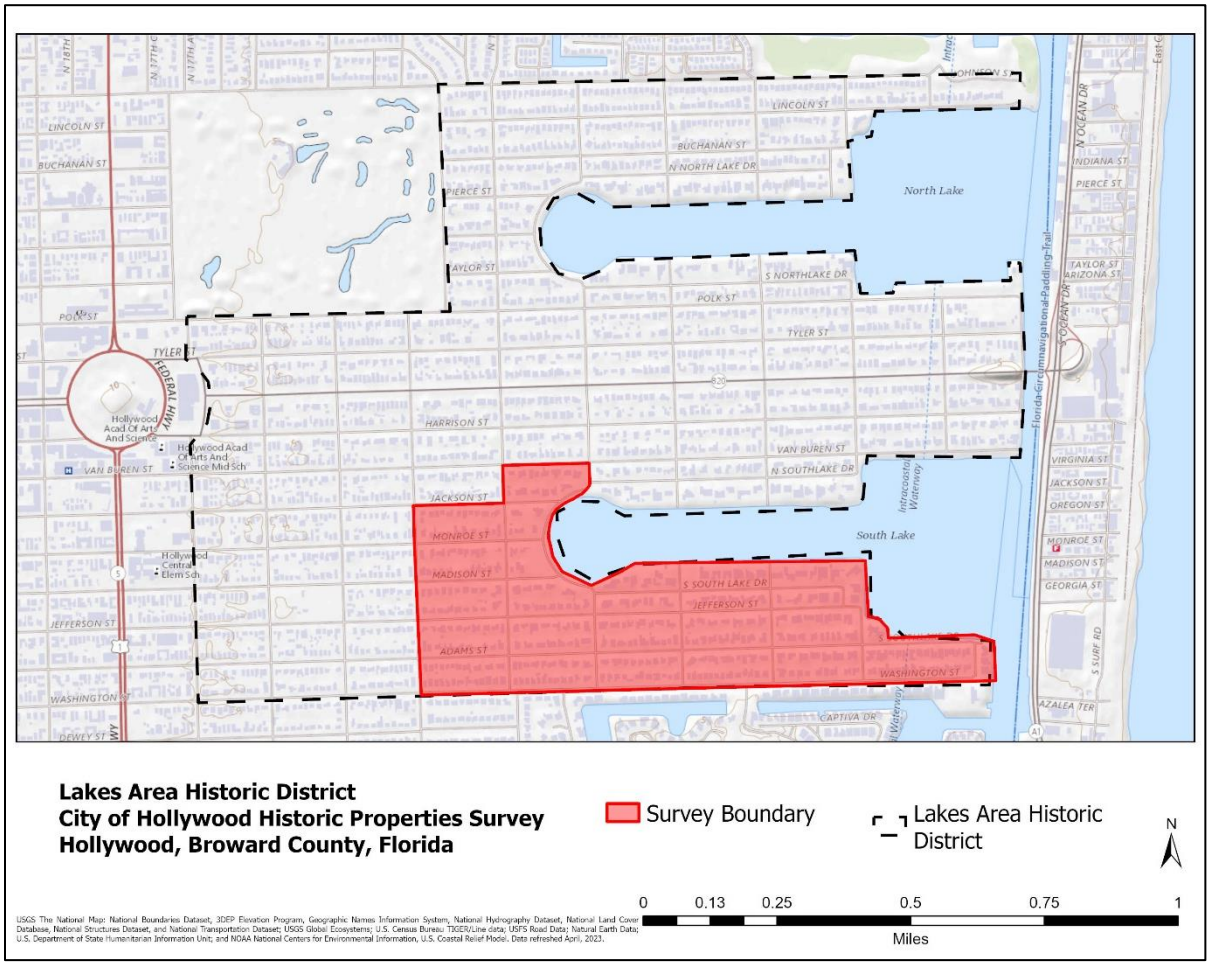

Figure 2 City of Hollywood historic building survey area and Lakes HMPROLD

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2. METHODOLOGY

Research

LG2 utilized a generous amount of locally available resources for information regarding the survey area. Initial research occurred at the City of Hollywood Archives. Research was conducted in flat files, photograph collections, and city directories at the Archives. In addition, Archives personnel made available scanned as-built plans, alteration and addition plans, and building permits for many (although not all) of the buildings within the project area. These historical documents proved invaluable in determining the extent of modifications for certain buildings, and in learning about original builders, architects, and owners.

LG2 also conducted research at the City of Hollywood Division of Planning and Urban Design. Research at this office included copies of older historic building surveys, and planning documents for the City dating from the 1970s through the 2000s.

The Hollywood Historical Society (HHS) provided much guidance for our research. The LG2 researchers appreciated the industry and professionalism of the Historical Society's volunteer archivists, one of whom, John Mickelson, was the daughter of the chief of surveyors who laid out the city in the 1920s, and a historian in her own right. Archivists, in particular Mary Beth Busutil, helped guide our research, and brought to our attention multiple resources that proved invaluable to developing the historic context.

The research team also spent time at the Broward County main library in Fort Lauderdale. The library held a limited collection of local histories and copies of a local Broward County historical journal, as well as more city directories.

Finally, LG2 researchers utilized both Ancestry.com and Newspapers.com. These websites proved particularly useful locating information about individual properties, and also helped flesh out a basic mid-century history of Hollywood and the Lakes Area HMPROLD.

Previous Investigations

The LG2 Team acquired FMSF data of previous investigations and historic resources surveys within the Survey Area (Table 2). One survey in 1996 was a comprehensive building survey of the Lakes Area HMPROLD. Two building surveys involved cultural resource assessment surveys of specific project areas.

Table 1 Previous Historic Building Inventories within the Survey Area

Survey	Date	Sponsor	Consultant	Title
04433	1996	City of Hollywood	Research Atlantica, Inc.	Hollywood Designation Report, Hollywood Lakes Section
14000	2006	Florida Dept. of Transportation – Dist. 4	Janus Research	Cultural Resources Reconnaissance Study South Florida East Coast Corridor Transit Analysis, Miami-Dade, Broward, and Palm Beach Counties
25602	2018	Florida Dept. of Transportation – Dist. 4	Janus Research	Cultural Resource Assessment Survey, Broward Mobility, Hollywood, Florida

In addition to these inventories, Marilyn Kemper, of the Historic Broward County Preservation Board conducted historic building inventory of multiple structures within Hollywood during the 1980s and possibly into the 1990s. Ms. Kemper wrote the first historic building survey of Hollywood in 1979. Although her later work did not produce a report, and therefore is not listed in Table 1, she did generate many completed FMSF forms. These previous investigations recorded two structures within the survey area, BD00589 (recorded as a masonry vernacular residence built in 1930) and BD00671 (recorded as a frame vernacular house constructed ca. 1926). Both buildings were originally recorded by Kemper, and neither structure had been evaluated for the NRHP. BD00671 had been demolished prior to the current survey.

Historic Context Development

A robust historic context is critical for effective historic preservation planning because it helps to identify events and patterns of history, people, architects, engineers, and stylistic influences in the built environment and the significant resources representing these criteria. The historic context was developed using information from the HHS, City of Hollywood Archives, the Broward County Library, Newspapers.com, Florida Memory, Florida History Online, and Ancestry.com. The historic context focuses on the development and settlement patterns of the City of Hollywood.

Field Survey

LG2 planned the survey in close coordination with the Hollywood Division of Planning and Urban Design. Because few of the resources within the Lakes Area HMPROLD had been formally surveyed and evaluated for the NRHP, it was decided to survey within this local district, and specifically a portion of the Lakes Area with few previously recorded resources. The southeast quadrant of the Lakes Area HMPROLD, immediately to the south and west of the South Lake, fit these characteristics, so it was decided to conduct the survey of approximately 300 structures at this location.

Utilizing GIS to analyze this area for parcels showing improvements constructed in 1973 or earlier, LG2 originally selected a 23-block area located east of South 14th Avenue, north of Washington Street, west of South Lake, and south of Monroe Street and South Lake. As the survey continued it became evident that there were less than 300 resources within the original survey area, so LG2, in consultation with the Division of Planning and Urban Design, extended the survey boundaries north three blocks to Van Buren Street. This boundary expansion included the only previously recorded structure in the survey area, BD00589.

Surveyors were to record all structures within the entire survey area visible from the public right of way (ROW). The surveyors were also attempting to evaluate the resources as part of a potential larger district, which could possibly overlay the existing Lakes Area HMPROLD.

The crew consisted of two personnel led by an architectural historian meeting the Secretary of the Interior's professional qualifications. The Team conducted the City of Hollywood survey between April 22-27, 2023. LG2 uploaded GIS data of the pre-1974 parcels identified during the desktop review into ESRI Field Maps, a field collector application. LG2's GIS staff also customized the collector application to collect field data to comply with FMSF survey standards for individual structures.

The field surveyors used the collector application on both tablets and mobile phones, collecting GPS points, data, and field notes with the application. Surveyors used the collector application to locate historic period buildings and structures and walked all public access roads within the designated survey area. For the most part, based on both fieldwork and building permit research, City of Hollywood tax records accurately conveyed construction date information for nearly all of the resources.

For safety considerations the surveyors applied magnetic signs reading "Survey in Progress" to their vehicles and wore reflective vests during field work and generally worked within one block of each other. The surveyors performed all field work from the public ROW.

Following field work, the Team reviewed the surveyed properties, applied NRHP eligibility criteria, assessed integrity, prepared NRHP eligibility recommendations, analyzed the collective recommendations, and provided recommendations for treatment of resources and future preservation planning efforts.

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3. CITY OF HOLLYWOOD HISTORIC CONTEXT

This historic context first covers the broader setting and major historic events (pre-1900s) that led to the City of Hollywood's initial founding. The historic context then focuses on events of the twentieth century which led to the development of the City of Hollywood, with the intention to provide a historic context focused on the mid-twentieth century, necessary to identify cultural resources within the Hollywood Lakes Area HMPROLD.

The first Europeans to explore Florida were the Spanish, who began their incursions early in the sixteenth century. By 1565 the Spanish established the colony of Saint Augustine in northeast Florida, along with numerous Catholic missions up the eastern seaboard and west into the interior of Florida. In 1763, after the Seven Years' War, the Spanish ceded Florida to Great Britain, which held the territory until the 1783 Treaty of Paris, which ended the American Revolution, and gave back Florida to the Spanish.

The first European settlement in present-day Broward County dates to the time of the second period of Spanish rule. At some point in the late 1780s or early 1790s the Lewis family and the Robbins family, both British, emigrated from the Bahamas and built homes on the south side of New River, possibly around the mouth of the Tarpon River, about eight miles north of present-day Hollywood (McGoun 1978:16).

Seminole Wars and Early Statehood (1821 – 1861)

In 1821, the U.S. acquired Florida, which originated in Andrew Jackson's 1818 government-authorized raid against Seminoles and those who had escaped enslavement in the region. The Onís-Adams Treaty (also called the Transcontinental Treaty) between the United States and Spain, was ratified in 1821, and defined the western limits of the 1803 Louisiana Purchase without requiring additional compensation to Spain (Office of the Historian, U.S. State Department 2016).

After the U.S. government's acquisition of Florida in 1821, the U.S. Army sent surveyors to the new territory. Colonel James Gadsden conducted a government survey of the area in the 1820s and reported the presence of two families, one headed by William Cooley and the other by David Williams. Cooley, a Maryland native, worked the land as a subsistence farmer, while processing the coontie root into arrowroot starch for cash income. Cooley traveled and traded using his own schooner, the *Pulaski*. Cooley traded frequently with the local Seminole and was thought to be well-liked by them (Knetsch 2003:73; McGoun 1978:16). Around 5,000 Seminoles were living in Florida when it became a U.S. territory in 1821. To slaveowners in Georgia and Alabama, the Seminole represented a direct threat, as the Indians not only offered refuge to escaped slaves but adopted them into the tribe.

In 1823 the U.S. government negotiated the Treaty of Moultrie Creek with the Seminoles, which confined the Indians to a 4,000,000-acre reservation taking up much of the central portion of Florida. In 1830, the United States Congress passed the Indian Removal Act, and many tribes were relocated from ancestral homelands to make way for settlement. The Federal government planned to resettle the Seminole in Arkansas and a delegation of Seminoles traveled out west to inspect the land. To this end the government negotiated two Treaties with the Seminole, the Treaty of Payne's Landing, signed in Florida in 1832, and the Treaty of Fort Gibson, signed in Arkansas in 1833. These treaties, however, were deliberately misrepresented to the Native Americans, and resulted in significance loss of rights, land, and cultural identity within their communities (Knetsch 2003:44-45, 60-66).

With the U.S. government pressuring them into an unwanted emigration to an unknown territory, the Seminoles felt they had to act. In December 1835 a 110-man U.S. Army column under Major Francis Dade was annihilated in a battle with 180 Seminole warriors under Chief Micanopy, marking the beginning of the Second Seminole War (1835–1842) (Knetsch 2003:70-75). The Seminoles proved elusive, usually

avoiding battle with strong U.S. Army columns sent to bring them to bay while striking smaller, more vulnerable points, including civilian farms and settlements. Throughout the duration of the conflict, more than 1,500 white soldiers were killed.

In January 1836, less than a month after the Dade battle, Seminoles wiped out the Cooley settlement, killing Cooley's wife and children and driving away other New River settlers. Cooley had been away in the Keys salvaging lead from a shipwreck when the Seminoles killed his family (Knetsch 2003:72-73).

In March 1838 the U.S. Army pushed into the area as part of General Thomas Jesup's 1837-1838 campaign to suppress the Seminoles. The plan called for one Army column to push west into the peninsula from the Caloosahatchie River, a second column under Colonel Zachary Taylor to march southeast from Tampa and descend the Kissimmee River, a third column led by Jesup himself to push south down the St Johns River, while finally a fourth column led by General Abraham Eustis and General Joseph Hernandez of the state militia to advance south along the east coast until reaching Jupiter Inlet (roughly 80 miles north of the project area). With these maneuvers Jesup attempted to force the Seminoles south and into the interior of the Everglades (Knetsch 2003:100).

Jesup sent a mixed force of Regular Army soldiers, U.S. Navy personnel, and civilian volunteers under command of a U.S. Navy lieutenant, Levin Powell, on a lengthy reconnaissance in force south, skirting the east coast of Florida. Powell helped the Army establish numerous forts on the coast and the Keys that would assist in the encirclement of the Seminole. During this operation the energetic Powell helped establish Fort Dallas in present-day Miami and assisted a unit of Tennessee volunteers under Major William Lauderdale in establishing a stockade fort that bore the major's name, located in present-day Broward County (Figure 3). Powell and Lauderdale joined forces and attacked the able Seminole war leader Sam Jones at Pine Island. This action resulted in the Seminoles abandoning this area to the Americans. Fort Lauderdale would continue as a U.S. Army garrison until 1842, when the Second Seminole War ended (Knetsch 2003:108-109; McGoun 1978:17).

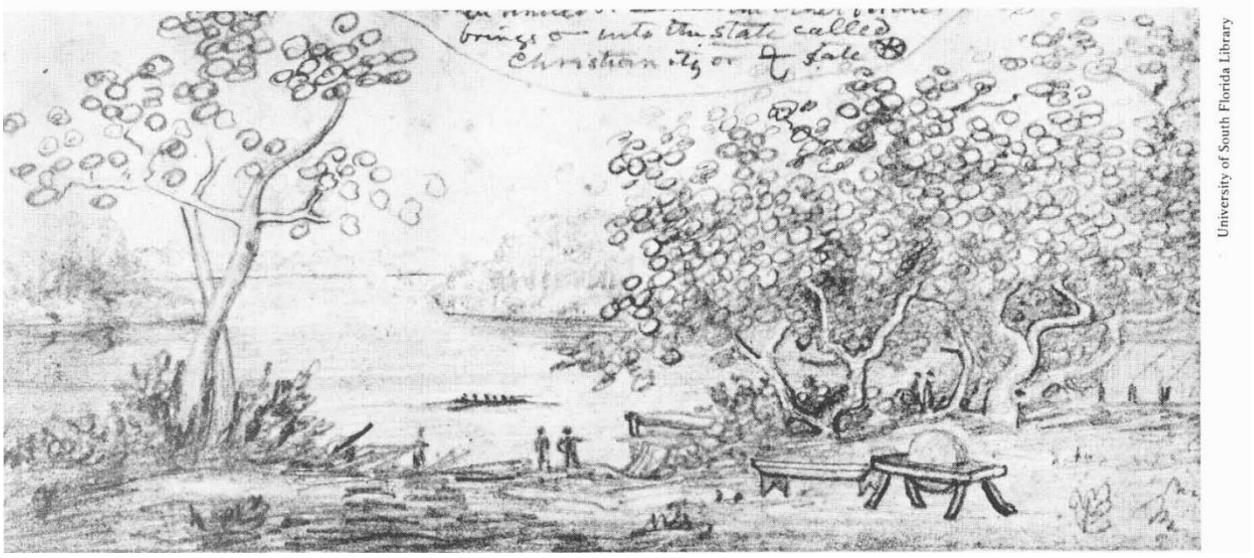

Figure 3 Drawing of New River made during Second Seminole War by Fort Lauderdale surgeon (McGoun 1978:17)

In 1842 the U.S. Congress passed the Armed Occupation Act (Mahon 1967). Designed to stimulate white immigration and pressure the remaining Seminoles to leave the territory, the law provided men willing to settle on the Florida frontier 160 acres of land. Most of those taking the proffered lands engaged in agriculture. Thereafter economic development progressed rapidly in Florida. The population passed 54,000 by 1840, and soon after the war, on March 3, 1845, Florida's legislature applied for and was granted entry into the U.S. as the nation's 27th state (Mahon 1967).

When the Army abandoned Fort Lauderdale after the Second Seminole War, Euro-American presence ceased in the area. Up to the 1870s a Seminole band on Pine Island were the only inhabitants of Broward County (McGoun 1978:18).

The Civil War, Reconstruction, and the Late Nineteenth Century (1861 – 1899)

Following the election of President Lincoln in 1860, emergency meetings were held across the state. Florida's politicians, like their counterparts throughout the southern states, feared that the new Republican administration would move to limit or even dismantle slavery. Session commissioners were dispatched across the state to elicit support for withdrawing from the Union (Dew 2002). In 1861, both houses of the Florida General Assembly unanimously passed a bill calling for a constitutional convention (Gannon 2003:41). On January 10, 1861, the convention adopted an Ordinance of Secession, becoming the third southern state to withdraw from the Union (Dew 2002).

Union forces in Florida quickly focused on controlling the coast, while Confederate forces sought to maintain control of the agricultural and cattle-producing interior of the state. Cattle, salt (for curing meat), and citrus (for medical treatment) produced in towns along the east coast of Florida were important to the war effort (Gannon 2003). There were no Euro-American settlements in the area during the Civil War, which left Broward County unaffected.

In 1876 a Life Saving Station was established in what is now Birch State Park in Fort Lauderdale manned by Washington Jenkins. Additional settlers came into the area throughout the 1890s, although the area remained mostly inaccessible except by boat (McGoun 1978:18-19).

By the mid-1870s, planted orange groves began to replace staple crops in the state, such as cotton and sugar (Ott and Chazal 1966). As the citrus industry boomed, the state's post-Civil War economic doldrums began to ease as new residents were drawn to the industry. Another major catalyst for growth in Florida came in the early 1880s as railroads expanded west and south, allowing for quicker travel to places along the coast and interior of the peninsula. By 1881, 550 miles of railroad crisscrossed the state, and within two decades that number increased to 3,500 miles.. Railroads allowed for the transport of building materials, development in previously impenetrable parts of the state, and scores of people seeking land, employment, and recreation. Perhaps most significantly for south Florida, in the 1880s, Henry Flagler began construction on the Florida East Coast Railroad, which eventually stretched north to south along Florida's Atlantic Coast, from Jacksonville to Key West (Gannon 2003)

Throughout the 1880s and early 1890s people continued to relocate to Florida to try their hand at growing citrus, the state's primary cash crop. A series of hard freezes, however, struck Florida in December 1894 and February 1895. These weather incidents, collectively referred to as the *Great Freeze*, devastated the Florida citrus industry. The freeze, however, did not extend south into present-day Broward County. Henry Flagler, upon seeing this, decided to extend his Florida East Coast Railway south from Palm Beach to Miami. In February 1896 Flagler's railroad came to Broward County on the way to Miami. For Flagler to reap profits from his railway, he had to promote the area so more settlers would come and settle there. He soon recruited farmers from north and south. Scandinavian farmers from the Midwest founded Dania and Hallandale (now north and south of the present-day City of Hollywood), while southern farmers founded

Deerfield and Pompano. Truck farming became the first industry of Broward County and the area of the present-day City of Hollywood (Martin 1949:153-155; McGoun 1978:19).

Early Twentieth Century: 1900 – 1950

Broward County, 1900 - 1920

Present-day Broward County remained a rural area of farming communities through the 1900s and 1910s. Dania incorporated in 1904, followed by Pompano (1908) and Fort Lauderdale (1911). In 1915 the state legislature formed Broward County from north Dade County and south Palm Beach County (McGoun 1978:19). Because most of the area is naturally poorly drained, most of the population at this time clustered along the coast. At the time of the establishment of Broward County in 1915 there were 8000 citizens in the area, most living either in the three incorporated towns of Dania, Pompano, or Fort Lauderdale, or else in the unincorporated settlements of Deerfield, Hallandale, Davie, Progresso, and Colohatchee. Seventy-five miles of rocked road connected farms and communities and provided transportation to the railroad (Kemper et al. 1981:I-10).

Agriculture, specifically truck farming (the practice of growing one or more vegetable crops on a large scale for shipment to distant markets), dominated the local economy and the site of the present-day City of Hollywood. In the 1900s and 1910s present-day Hollywood consisted of either farmland, forest, or swamp. Kemper et al. (1981) presents a vivid narrative of the Hollywood site in the 1910s:

> Higher areas in present-day Hollywood were valued as farmland by Hallandale grower Olaf Zetterlund and Dania growers Martin Frost, Harry T. Tubbs, Sr., Elliott Chapman Edge [and others]. Beans, squash, cabbage and tomatoes were sited in the "West Marsh" between the present-day Seaboard Air Line Railway Tracks and what is now Park Road; and tomatoes were cultivated in productive acreage in the "East Marsh" between what is now the Intracoastal Waterway and present-day 14th Street. Hacked out by farmers growing vegetables, present-day Johnson Street was a narrow artery running east. A large pineapple field covered the site of what is now Watson Circle; turpentine mangoes were planted in the vicinity of present-day Polk and Taylor Streets, and tomato patches dotted what are no Funston, Rodman and Dewey Streets. (Kemper et al. 1981:I-11)

Kemper also notes that a man named Fred Zirbs was the first settler to live within the present-day boundaries of Hollywood. Zirbs established a five-acre farm in the present-day 1200 block of North 17th Court in about 1910. Zirbs grew peppers and tomatoes, and owned a mule, cows, chickens, pigs, ducks, and 130 beehives (Kemper et al. 1981:I-11 – I-12).

Carl Fisher and Miami

South of Broward County beginning in the late 1890s Miami began its rapid ascent from sleepy frontier backwater to one of the largest municipalities in the world. Miami owed its initial development to Flagler and his railroad. Flagler built a hotel in Miami, the Royal Palm, and began advertising the area's charms to interested buyers across the nation, calling Miami "The Magic City" in promotional brochures (Mickelson 2013:45). Prior to the coming of the railroad, all of Dade County (which at this time also included the southern part of Broward) numbered only a little over 860 Euro-Americans (Newell 1937:4). Flagler's railroad now connected South Florida to the rest of the country. With increasing ease of travel, South Florida's climate began attracting vacationers from the Midwest and Northeast, particularly during the winter months. From 1896 when the railroad first came to 1915 the population grew to over 15,000 (Leynes and Cullison 1998:19).

Another factor that would influence the rapid growth of Miami, and the rest of South Florida, was the automobile. It was around the turn of the century when automobiles were introduced to Florida, and 1905

when the state began requiring automobile registration (Florida Memory 2015). In 1906, there were 296 automobiles in the state. By 1913, there were over 15,000. In 1915, the State Road Department was created, and hard surface roads were constructed on the secondary road system used today (Gannon 2003:71).

Carl Fisher, an Indianapolis automobile manufacturer, sparked Miami's (and South Florida's) second boom in the 1910s. Fisher (who also developed the Indianapolis Speedway) initially settled in Miami with plans to retire with his wife Jane. Miami cast a spell on Fisher, however, and he envisioned a future magnificent city and beach resort on what was at the time a small, swampy island.

Fisher, like Flagler a powerful visionary, began development of Miami into a premier resort for the well-to-do. EFisher built a golf course, casino, hotels, and causeways. He even dredged Biscayne Bay and dumped the spoil on the west side of the beach island, providing more land for construction. Fisher also built-up causeways in the area.

Earlier, Fisher had pushed for the construction of the first interstate automobile road in the country, the Lincoln Highway, which crossed the country from east to west. To promote Miami, Fisher became a primary booster for construction of the Dixie Highway, linking north to south, which when constructed in 1915 connected Chicago to Miami. Fisher inaugurated the Dixie Highway by driving from Chicago to Miami in his Packard, accompanied initially by one hundred other automobiles, which by the end of the trip swelled to over a thousand vehicles. The Dixie Highway ran north-south through the present-day City of Hollywood, which at the time consisted of vegetable farms (Mickelson 2013:41-42, 46).

With south Florida now easily accessed by automobile, the 1920s ushered in Florida's largest growth expansion. Runaway land sales fueled a speculative real estate market with prices spiraling upward at a rapid pace. Miami was overwhelmed when it received an influx of 2.5 million people (Gannon 2003:76). During the 1920s, speculators constructed housing subdivisions, and opened hotels and resorts. Wealth poured into the state. It is during this time that the "Mediterranean" style of architecture, inspired by the architecture of Rome and Spain, was introduced to the state.

Fisher's extravagant vision and initial success inspired another fellow Indianapolis resident and real estate entrepreneur to try his hand at city-building in South Florida. His name was Joseph Young.

Figure 4 Joseph Wesley Young, 1923

Joseph Young and Hollywood-by-the-Sea

Joseph Wesley Young (Figure 4) was born on August 4, 1882, in Seattle, Washington. Between 1900 and 1916, Young gained experience in real estate in Southern California and Indiana. Young found success as a land developer in both California and Indianapolis. He purchased land, surveyed the area and divided it by lots. Young usually installed basic utilities, sidewalks, and built unpaved roads, and then sold the land to housing developers (Mickelson 2013:32).

When Carl G. Fisher successfully developed Miami Beach, other Indiana developers quickly followed suit. Young set his sights on a plot of marshland in Florida that he would later name Hollywood or Hollywood-by-the-Sea. Edythe Whitson, married to one of Young's business partners,

speculated that the name was simply one that Young liked. At the time, there were 19 other cities in the U.S. that shared the name (Mickelson 2013:49-50).

Young initially moved to Miami in 1920 to develop subdivisions in that city (*Hollywood Sun-Tattler* November 8, 1975). Grander visions, however, began percolating in his mind, and in a patch of rough, undeveloped land south of Dania, Young saw an opportunity to develop not just a subdivision but an entire city. It would be a city planned entirely from the beginning, with strict zoning ordinances carefully defining certain areas for certain uses. Uniform and consistent building regulations would guide all construction. A uniform grid street design would tie the entire city together (Behymer 1924; *The Hollywood Reporter* April 1922, June 15, 1924).

The original Hollywood city plan (Figure 5) is considered a classic "City Beautiful" plan. The City Beautiful concept came from the 1909 Chicago Plan, designed by the famous architect and city planner Daniel Burnham (1846-1912). The City Beautiful envisioned a city both beautiful and practical, utilizing long, central avenues, waterfronts, large open public spaces, all designed for both beauty and convenience. The cities often featured grand, straight boulevards with large, grand terminations at the end (Mickelson 2013:63-64). In the words of historian Joan Mickelson, "Young had the advantage over city planners in Miami, or any other established city that might have simply grown from early settlements, for he was working with what amounted to an empty canvas. His city could be beautiful from the first sketches on paper." (Mickelson 2013:64)

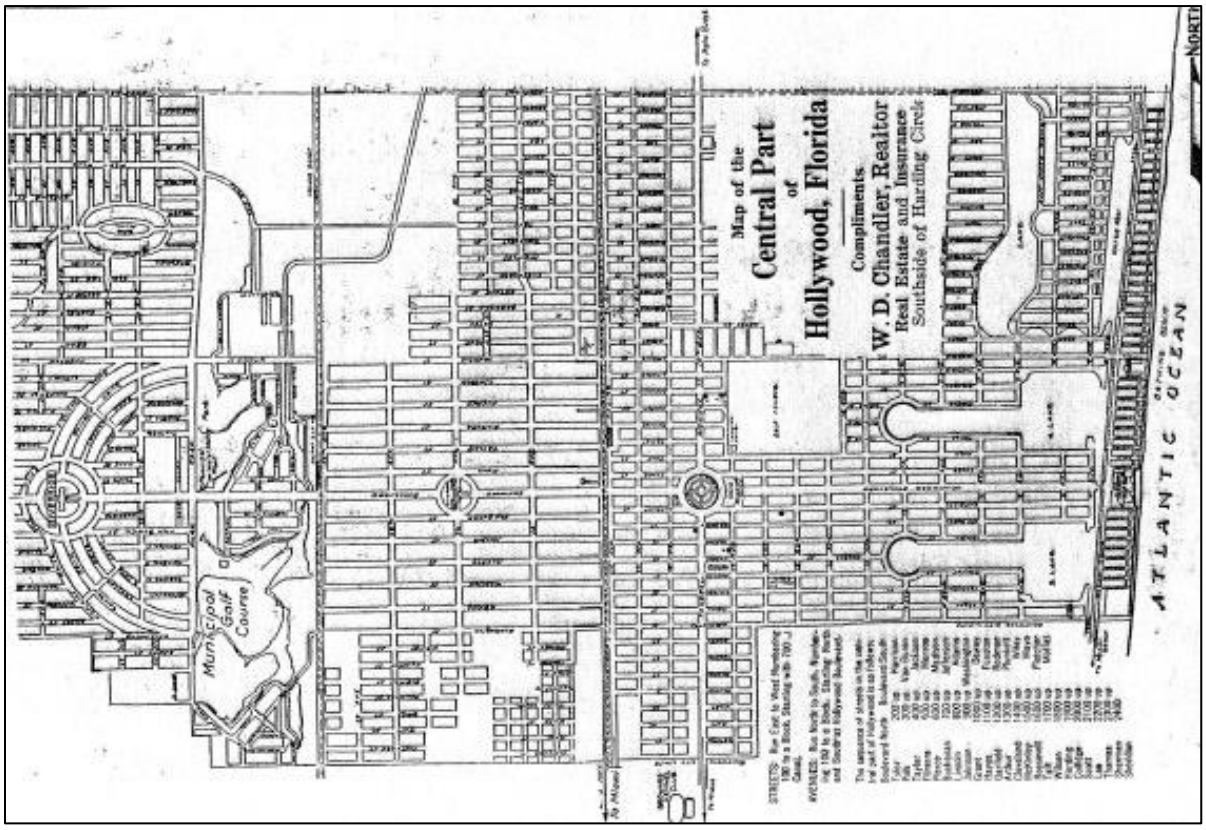

Figure 5 Hollywood, Florida city plan

The Hollywood master plan evolved from 1922 to 1923. Most of the plan is likely the work of Frank Dickey, whom Young hired in 1921. The 1923 plan featured a rectangular design, with the original Circle Park having an island to the east for a hotel, and an 18-hole golf course to the north. The plan also features for the first time the two man-made lakes in what would become the Hollywood Lakes Section (Mickelson 2013:64-65). In the words of Mickelson, "This is a very sophisticated classical [Beaux-Arts] design, with symmetrical elements matched and balanced…" (Mickelson 2013:65) The new city plan with its grand boulevard and grid design was also advertised as being designed and planned for the automobile (Casler 1985:66).

Young purchased 2000 acres of land at the center of present-day Hollywood at $175 an acre, straddling the railroad and the Dixie Highway, from a Dania farmer, Stephen Alsobrook. Alsobrook had 48 acres planted with pineapples, 600 acres with vegetables, with the rest undeveloped woodland. After the land purchase Young began forming the corporations required to build his dream city. Young and two partners formed the Hollywood Land and Water Company (1921) to begin clearing, surveying, and planning for the city. Young had already formed his Home Seekers Realty Company and Home Seekers Building Company in Indianapolis by 1920 (Mickelson 2013:32, 47-48). The Home Seekers Realty Company would serve as the sales agent for the Hollywood Land and Water Company (Casler 1985:65). Soon surveyors were busy laying out streets and lots in the dense Florida undergrowth (Figure 6).

In 1922 Young also purchased a portion of the sandy barrier island across the Intracoastal Waterway. Inspired by the public beach in Long Beach, California, Young wanted to give beach access to the citizens of the city, and would develop a boardwalk, hotel, and other amenities there by 1925 (Mickelson 2013:58, 123-124).

Figure 6 A.C. "Tony" Mickelson, Hollywood Boulevard, May 1, 1921, before clearing of underbrush started (Florida Memory)

Young hired the Indianapolis architectural firm of Rubush and Hunter (an Indianapolis firm consisting of partners Preston C. Rubush and Edgar Hunter, which began in about 1905). In 1919 the firm received their first Florida commission when Carl Fisher hired them to build the Flamingo Hotel in Miami in 1919 (Casler 1985:11, 61). In 1921 Young hired them for their second (and final) commission in Florida, designing residences, commercial buildings, and public buildings for the Home Seekers Realty Company for Hollywood (Casler 1985:65-66). Rubush and Hunter may have also had a hand in the Hollywood city plan, as some of its earlier commissions in the Midwest had similar plans (Mickelson 2013:70-71).

Young and his architects created a uniform style for the new city's civic and commercial buildings. All public buildings would be built from concrete in "Spanish type" or "semi-Spanish" architecture intended to make a "uniform and striking appearance, harmonious and artistic," made from "material of fireproof character." (Casler 1985:66; Mickelson 2013:71) Young also thought that many neighborhoods should adhere to a particular style. The designs made by Rubush and Hunter at Young's direction were mostly in the Spanish Mission style, a style derived from old Spanish Missions in California. This style had been very popular in Los Angeles County where Young lived as a young man from 1902 to 1915. Young also allowed for Craftsman Bungalows in his Central and Lakes neighborhoods, also popular in California during Young's residence there. There are still plentiful examples of both Mission and Craftsman-style homes in the oldest sections of the city (Mickelson 2013:71). According to one study, however, few of the residences and commercial buildings designed by Rubush and Hunter survived into the 1980s (Casler 1985:70).

In February 1921 workers broke ground, clearing the land and building roads. By January 1922 over $1 million had been invested in the new community (Casler 1985:66). By December 1921 construction began on ten residences, with 107 more under contract for construction (Mickelson 2013:71). The H.S. Bastian Company of Indianapolis built many of the earlier homes in the early 1920s (Casler 1985:66).

In 1922 Young began an advertising campaign boosting the new development to prospects all over the eastern United States (Mickelson 2013:78). A little over a year after construction of the first houses, Young had constructed a Golf and Country Club, a bank, and other public and commercial buildings. In the business section the value of an empty lot jumped from $1000 to $6000. By 1922 over 2000 people lived in Hollywood. The city was still unincorporated, and the Hollywood Land and Development Company provided police and other services (Mickelson 2013:107-108).

The Hollywood Lakes Section

In March 1923, a little over two years after initial groundbreaking, the Hollywood Land and Water Company began advertising lots in the new one-mile square Hollywood Lakes Section, "A superb district with the choicest residential spots in the state." (*The Hollywood Reporter* March 1923) Hollywood Boulevard, from the Dixie Highway to the Atlantic Ocean, ran straight through the Lakes Section, providing a central east-west access through the city (Figure 7). This area was at this time the undrained East Marsh of Hollywood, bounded in the present day by 14th Street to the west, Johnson Street to the north, the Intracoastal Waterway to the east, and Washington Street to the south (Mickelson 2013:88).

Young named his new neighborhood the Lakes Section from the two massive, identical man-made lakes connected to the Intracoastal Waterway (Figure 8) planned for excavation in the neighborhood (*The Hollywood Reporter* March 1923). One period account described Young's plan for the lakes:

> These two parallel lagoons, containing a total of 175 acres, will be the largest artificial lakes in the State of Florida… At the western extremities are two expansive circular turning basins of ten acres each, where yachts and houseboats can dock in the very heart of the city… (*The Hollywood Reporter* November 1923)

Young put his chief engineer, Frank Dickey, in charge of this monumental task (Mickelson 2013:88). The dredges, under Dickey's direction, removed all soil in the lake basins down to coral rock bottom and use the spoil to create the land for the Lakes Section. Tons of rock were also removed from the coral rock bottoms and used for paving streets in both the Hollywood Lakes Section and the beach (*The Hollywood Reporter* March 1923 and March 1924). It was an incredible feat of engineering to drain a large marshland with only a few inches of incline, and it took time. The Lakes area would not be ready for development until 1925 (Mickelson 2013:89).

Young envisioned the Lakes Section as a beautiful, middle-class neighborhood. The Hollywood Land and Water Company lavished money on landscaping the lots, while Lakes section homes ranged in price from $5000 to $7000, and featured landscaped drives and parkways (TenEick 1966:79; *The Hollywood Reporter* March 1923). The residences themselves would be "beautiful homes of the better sort," planned "to give this section the tone and standing which its natural setting calls for." (*The Hollywood Reporter* March 1923) By February 1924 lots for the future Lakes Section had been sold out, and that "Hundreds of people are patiently waiting until the time comes when the Company announces that building may proceed." (*The Hollywood Reporter* February 1, 1924:15)

In March 1925 the *Fort Lauderdale News* reported the first approved development of the Lakes Section. A hundred residences would be built at the Lakes by Sol Meyer, an Indianapolis banker, with architectural designs "follow[ing] the lines of Spanish Architecture" designed by Edgar Hunter of Rubush & Hunter (Figure 9). The cost estimate for Lakes residences had gone up to between $10,000 and $25,000 (*Fort Lauderdale News* March 23, 1925:7). In August, the Meyer-Kiser Corporation of Florida commenced construction of 25 of a planned 50 buildings, one- or two-story residences with between five and eight rooms each (*Fort Lauderdale News*, August 10, 1925:4). In June of that year the City of Hollywood transplanted hundreds of palms both for Hollywood Beach and to line the streets of the Lakes Section (*Fort Lauderdale News* June 11, 1925:7).

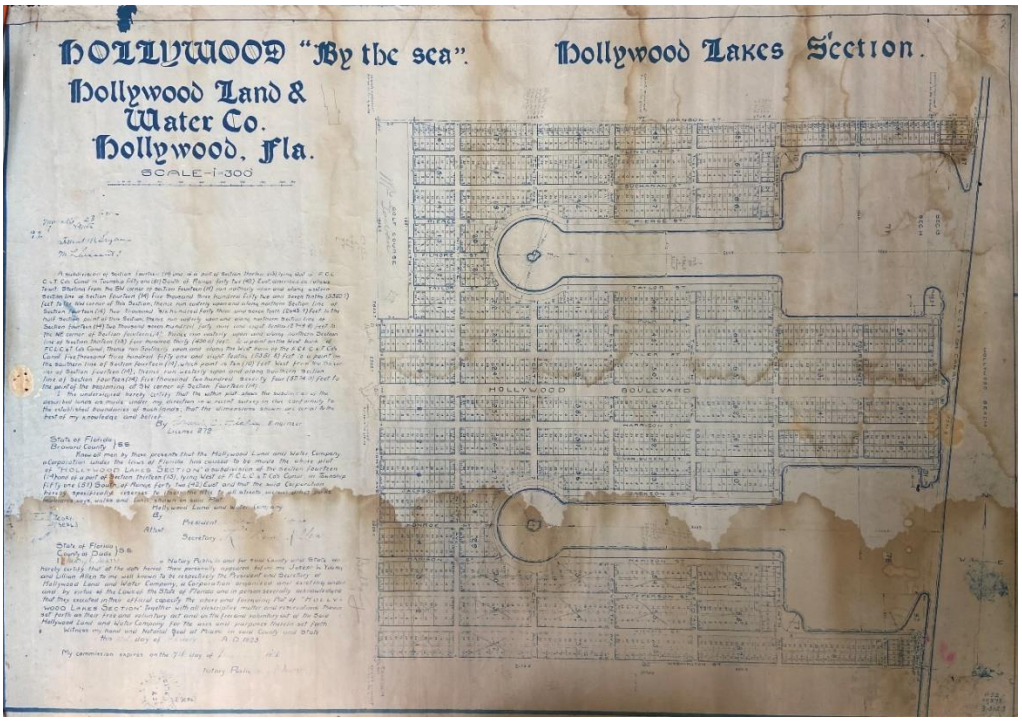

Figure 7 Hollywood Lakes 1923 plat (City of Hollywood Archives, Collection M20, Box 3)

Figure 8 North and South Lake Development (1925, Hollywood City Archives)

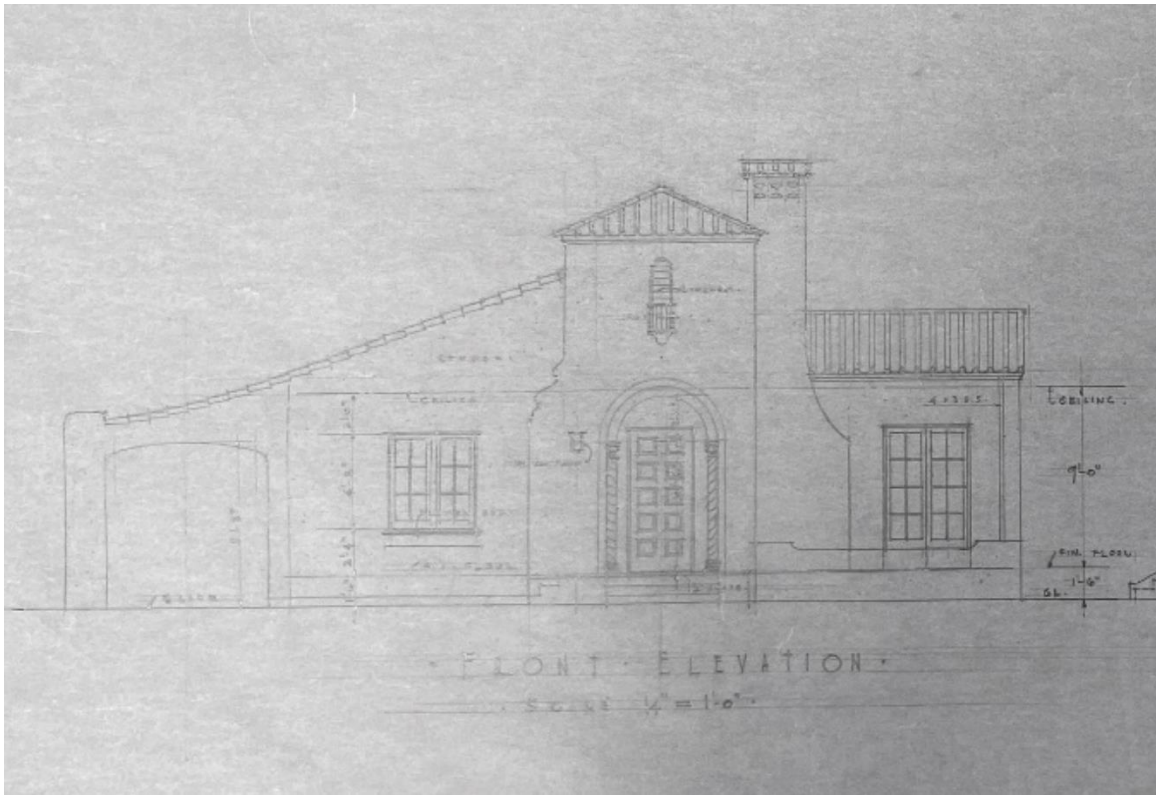

Figure 9 Rubush & Hunter design, 936 South South Lake Drive, no longer extant (City of Hollywood Archives, File M05, Box 48)

Hollywood: Peak and Nadir, 1925 - 1939

In February 1922 Hollywood only had five families living east of the Dixie Highway (TenEick 1966:158). By early 1926 the entire city had about 18,000 residents living in 2420 single family homes and 36 apartment buildings, working or shopping at 252 commercial buildings (Figure 10). The grand Hollywood Boulevard was essentially complete (Figure 11). Hollywood also had six hotels with three under construction (Hollywood Research Bureau 1926). Young was working on dredging a new seaport between Hollywood and Fort Lauderdale, Port Everglades, directly adjacent to and north of Hollywood (Mickelson 2013:134-135). The community was officially incorporated as the City of Hollywood in November 1925, although the city government would be strapped for cash over the next decade (Mickelson 2013:131-132).

Throughout 1925 speculators quickly bought and sold Hollywood lots, artificially driving up prices. Speculation was rampant statewide, but particularly in South Florida. Property was being turned over so fast that in some cases a single parcel of property could change hands for a profit up to a dozen times a day. Florida's speculative real estate market peaked in October 1925 (Gannon 2003:82). Then in November the stock market slumped and banks tightened loans. A new income tax law also came into effect, which placed a tax on 50% of any gains from property sales. With the softening of demand speculators could not let go of their stake and began defaulting on payments. Revenues dropped and the real estate business came to a screeching halt (Allen 1931:230-231; TenEick 1966:258-261).

Figure 10 Aerial view of Hollywood Florida, Young Circle at center, 1925 (Florida Memory)

Figure 11 View down Hollywood Boulevard toward beach circa 1925 (State Archives)

To instill confidence Young rashly began developing the Hollywood Hills section in west Hollywood. Prior to this time the Hollywood Land and Water Company paved the streets, constructed curbs, and installed sidewalks. The Company lacked the capital equipment to install the mile upon mile of streets and sidewalks for Hollywood Hills in one operation, so in June 1926 Young contracted with the Highway Construction Company of Ohio, under Samuel Horvitz, to develop Hollywood Hills. Horvitz, who had been working in Miami, had completed most of the work when on September 18, 1926, a hurricane hit the city (*Hollywood Sun-Tattler* October 22, 1970, and November 8, 1975).

The hurricane killed 37 people in Hollywood, uprooted trees, and demolished houses (Figure 12). Young took charge of the rebuilding efforts, but soon thousands began moving back up north. The city's population plummeted from 18,000 to 2000, while beach lots which had once sold for between $3000 and $10,000 were advertised for sale at between $10 and $300 each (*Hollywood Sun-Tattler* November 8, 1975; TenEick 1966:272, 297-298). Hollywood struggled through to the end of the 1920s, with housing construction at a standstill and the job picture unpromising. Young continued construction of Port Everglades (which he completed in early 1928), and desperately attempted to boost recovery for Hollywood. However, Young had lost millions and had overextended the Hollywood Land and Water Company with his ill-fated development of Hollywood Hills. Horvitz, claiming Young owed the Highway Construction Company $63,000 from their Hollywood Hills work, successfully sued Young in Cuyahoga County, Ohio. In settlement of the debt, on September 1, 1930, Young's Hollywood holdings were sold at auction. The Highway Construction Company, the Mercantile Investment and Holding Company of New York, along with three newly formed corporations (Hollywood, Inc., Hollywood Land Company, and the Mercantile Certificate Corporation), would consolidate and liquidate all of Young's debts, including mortgages and foreclosed properties for thousands of lots in Hollywood Hills and North Central Beach (*Hollywood Sun-Tattler* November 8, 1975; Ray 1981). Young maintained a home in Hollywood and pursued other ventures up north. He died in Hollywood in 1934 (Mickelson 2013:148-154, 173-174).

Figure 12 1926 hurricane damage, Hollyywood (Florida Memory)

The Great Depression hit the country in 1929. For Hollywood, however, the Depression had come three years earlier in 1926 with the popping of the Florida real estate bubble and the hurricane. People struggled throughout the late 1920s and 1930s in the aftermath of the hurricane and the Depression. Businesses shut down, land values collapsed, and hundreds of homeowners lost their residences because they could not pay the mortgage (Kemper 1979).

Although in the 1930s the U.S. faced some of its most difficult economic times, Hollywood showed signs of life after the initial shock of the stock market crash wore off. Tourists flocked to Hollywood during the winter season of 1932-1933 filling all rentable space in the community, and these individuals began purchasing real estate to build summer homes. Buyers included northerners investing in existing apartments, as well as both northern and local buyers of small homes in Hollywood. In 1933 *The Hollywood Herald* noted that "The volume of real estate sales in the Hollywood area the past few months has been surprisingly large in view of national economic conditions." (*The Hollywood Herald* July 14, 1933:2)

Most of the movement in the real estate market, however, consisted of the purchase of distressed properties. Some new construction, however, was occurring in the beach section of Hollywood. Another July 1933 article in the same newspaper stated, "Hollywood's real estate movement, starting a decided upturn this past March, has steadily increased its momentum and today sales frequently at sharply increased prices over a year ago, are being recorded by all dealers… [this] has gone a long way toward sweeping the market clean of distressed property offered at far below its value. This property, holding back sales of other owners at fair market value, will be completely off the market within a few weeks…" (*The Hollywood Herald* July 21, 1933:1)

Professional and civic organizations started conducting conventions again in Hollywood. In 1934 the Orange Brook Golf and Country Club opened (*The Hollywood Herald* September 30, 1932; Kemper April 8, 1979). In 1937 Samuel Horvitz bought out his partners in Hollywood, Inc., opened an office in Miami,

and began selling properties on Hollywood's east side. With liens and mortgages left over from Young's company finally paid off, Hollywood, Inc. was in control of 25,000 lots in the city in Hollywood Hills, Hollywood Central Beach, Central Beach Business Section, the Lake Mabel Section, Central Section and the Hollywood Lakes area (*Hollywood Sun-Tattler* October 1970:8). By the end of 1937 the City of Hollywood had issued over $1 million in building permits for 600 new buildings, including a new theater, hotels, apartments, commercial buildings, garages, and gas stations.

The upswing in south Florida tourism brought with it some unsavory aspects. Illegal gambling dens, particularly in Hallendale just south of Hollywood, attracted the New York mob, in particular Vincent "Jimmy Blue Eyes" Alo (Figure 13) and his partner, Meyer Lansky. In the late 1930s and 1940s Hollywood and Hallandale became a home base for Alo, who was involved in such local casinos and nightclubs as La Boheme and The Plantation on Hallandale Beach Boulevard, the Colonial Inn, and the Green Acres west of the Dixie Highway. His niece recalled, "He also had gambling machines [in Hallendale]. The authorities looked the other way. It was good for everything and everyone was making money." (Deitche 2015:13; Jones 2023) Hallandale, a gambler's paradise, also boasted of numerous bars and speakeasies. Lansky, Alo, and other gangsters involved in local gambling operations gave generously to Hollywood churches, synagogues, hospitals, and other charitable causes. In return, the authorities and residents did not make much of a fuss over illegal activities to the south. Some illegal gambling also occurred in Hollywood itself (Jones 2023).

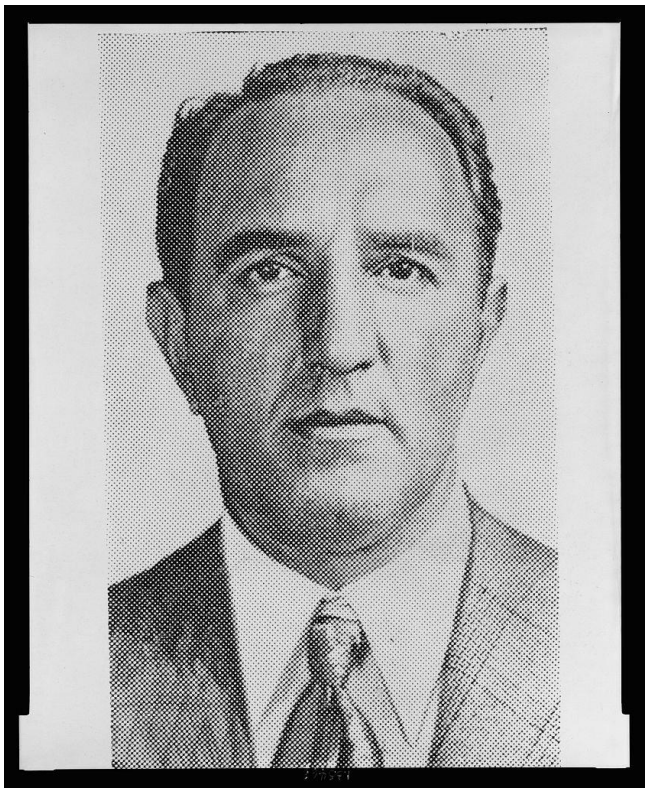

Figure 13 Vincent "Jimmy Blue Eyes" Gallo (Library of Congress)

At the end of the decade, in 1940, Hollywood real estate seemed on the road to recovery (Figure 14), with the first three months' real estate sales of 1940 topping the first months of 1939 by 90% (*The Hollywood Herald* May 3, 1940:4). Hollywood's population had more than doubled during the Depression, from 2,689 in 1930 to 6,239 in 1940 (Department of Growth Management 1977:9).

Hollywood and World War II

The first brush with World War II for Hollywood occurred prior to U.S. entry into the war. On December 19, 1939, the British cruiser H.M.S. *Orion* chased the German freighter *Arauca* into Port Everglades, where she remained until seized by the U.S. after the bombing of Pearl Harbor in December 1941, which ushered the U.S. into the conflict (McGoun 1978:21). Hollywood unexpectedly found itself on the front lines of the global conflict as German U-boats attacked merchant shipping within sight of Hollywood (Kemper September 24, 1978). Ten weeks following the attack on Pearl Harbor U-128 began patrolling the busy shipping lanes along Florida's coast. On the night of February 19, 1942, the U-boat U-128 torpedoed the U.S. tanker *Pan Massachusetts* off the coast of Cape Canaveral (Gannon 2003). During German U-boat operations along the U.S. coast, hundreds of ships were sunk, including 24 off the coast of Florida (Gannon 1990). The closest to the action that Hollywood got occurred on May 4, 1942, when U-boats torpedoed seven ships off southeast Florida, one of which made it back to Port Everglades (McGoun 1978:21).

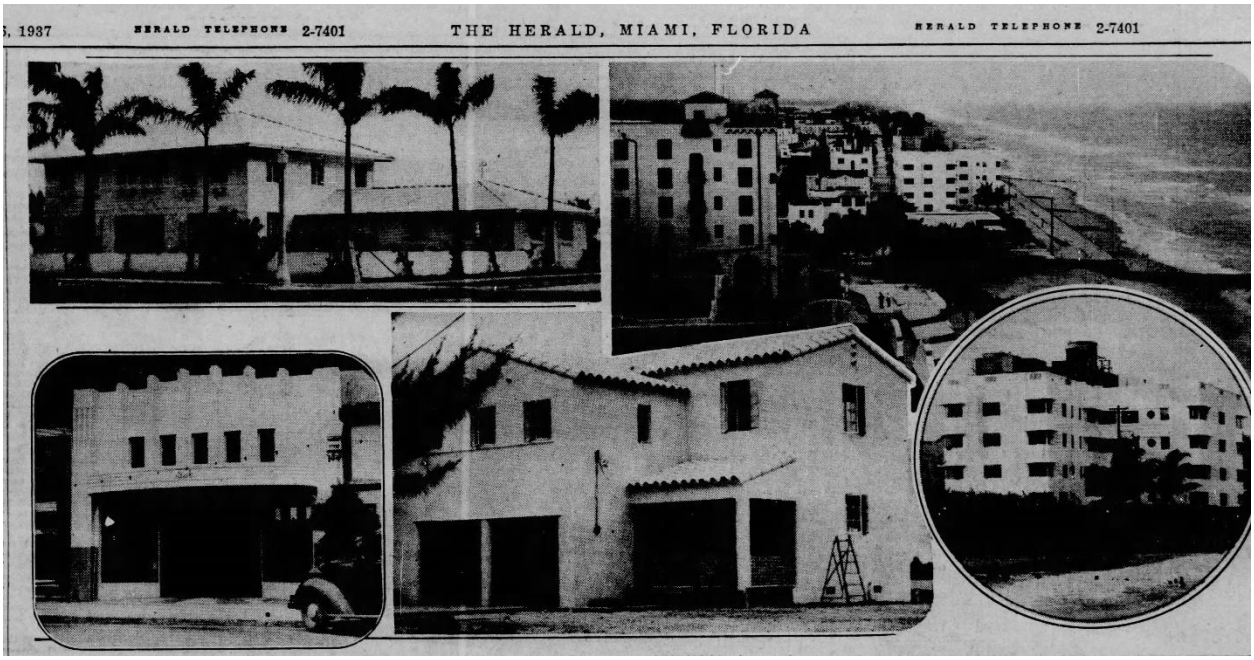

Figure 14 New construction in Hollywood in 1937, Weill house at bottom center built at 12th Avenue and South Lake, now demolished (Miami Herald December 26, 1937:22)

Construction ceased during the war. The U.S. military realized that Florida's weather, flat land, and hundreds of miles of coastline made the state an ideal place for military training. By the end of 1942, over 172 military installations ranging from training camps to large bases dotted the Florida landscape (NPS 2018). The War Department virtually invaded Hollywood during the war. The U.S. Navy converted Hollywood's Riverside Military Academy into a Naval Air Gunners' School and transformed the Hollywood Beach Hotel into a Naval Indoctrination and Training School. Doing their part, the Hollywood Chamber of Commerce converted the Hollywood Golf and Country Club into an entertainment center for servicemen (Kemper September 24, 1978).

In fact, all of Broward County became a military camp. Every airfield in the county, plus the Broward County College's central campus, became military training facilities. Perhaps the most important effect of World War II for the City of Hollywood was that after the war, "thousands of servicemen recalled how nice it had been in Broward. With their families, they returned. Thousands of others joined them, and the greatest boom was on." (McGoun 1978:22)

World War II proved to be a catalyst for economic development, not just in Hollywood but for Florida statewide. Post war advances in mosquito control, air conditioning, and electric refrigeration, continued to help Florida grow. Between 1940-1950, the Florida population grew by 46 percent, relative to a 15 percent national growth rate (Gannon 2003:106). By 1950, the Florida population was 2,771,305, 65 percent of which lived in the five major cities, Miami, Jacksonville, Tampa, St. Petersburg, and Orlando (Gannon 2003: 106). By 1950, Miami replaced Jacksonville as the largest populated city in the state. Additionally, tourism dollars began to edge out agriculture as the state's primary revenue stream (Gannon 2003:118).

Figure 15 Hollywood Lakes area, mostly undeveloped in 1947 (Florida Memory)

The postwar population of Hollywood doubled in the space of five years, from 1945 to 1950. Even two successive hurricanes in 1947 did not deter this explosive growth (Department of Growth Management 1977:9; *Hollywood Sun-Tattler* October 22, 1970). One newspaper account from 1970 stated that "Scattered lots in the southeastern part of Hollywood [which includes the project survey area] and in the area between the Florida East Coast Railroad and the City Hall were sold and developed for single family housing." (*Hollywood Sun-Tattler* October 22, 1970). There was no comprehensive plan or guide to this development, and sellers conveyed lots "as is" to investors and builders with no thought for community planning (*Hollywood Sun-Tattler* October 22, 1970). The Lakes Area was still only sparsely developed by the late 1940s (Figure 15).

Contemporary Hollywood: 1950 – Present

Population Growth and City Development, 1950-1959

Between 1950-1960, Florida experienced its largest population growth to date, increasing 78.7 percent over the decade (Gannon 2003: 119). Due to the increase in population and the surge in tourism, and required to improve the flow of traffic, Florida made dramatic improvements to the road system. Between 1949-1953, the state invested $500 million to rehabilitate 3,000 miles of aging roads and bridges (Gannon 2003: 130).

In the 1950s and 1960s, newspaper listings for homes in the Hollywood area describe the Lakes section as "desirable". Home advertisements would even boast the landscaping in the listings, describing the royal palms, mango trees, and coconut palms.

William D. Horvitz moved to Hollywood in 1953 to join his father and owner of Hollywood, Inc., Samuel Horvitz. Together, they began work on Hollywood, Inc.'s first planned development located between present-day Orange Brook Golf Course and Arthur Street. Included in the successful plan were street improvements, housing, and 30 acres that would become the Hollywood Mall. In the same year, Vice President of Hollywood, Inc., Stanley M. Beckerman resided in the South Lake area at 1345 Jefferson Street.

Figure 16 William Horvitz (Sun-Tattler 1964)

When Samuel Horvitz died in 1956, William Horvitz (Figure 16) became his successor and accepted the role of Hollywood, Inc.'s president. It would be fair to say that in the latter half of the twentieth century, the Horvitz family and Hollywood, Inc., reaped what Joseph Young sowed. By late 1958, Hollywood, Inc. pursued the grand opening of a large, planned community, Hollywood Hills. Equipped with paved streets, sidewalks, alleyways and utilities, the community was ready for new residential construction. After seven development stages primarily over the following nine years, Hollywood Hills had an excess of 5,000 homes by 1970 (*Hollywood Sun-Tattler* October 22, 1970).

Recreation and Tourism

As early as 1947 the City of Hollywood witnessed a mass influx of northern visitors during the winter months. It became common for residents of northern states to own second homes in Florida to escape the winters. These part-time residents were well integrated into Hollywood life, participating in social clubs, theater events, and sports (Hollywood Herald 1947)

Gambling in nearby Hallendale and to a lesser extent, Hollywood, continued into the 1940s. Shortly after World War II, Vincent Alo constructed a house adjacent to South Lake (see page 75, BD08864). Casinos at the beach were reportedly run by "syndicates," according to Hollywood locals. For about a month and a half during peak tourism season, the Casinos catered to a large clientele and employed robust staff (Oliver 2000:92). In 1950 the U.S. Senate established the five-member Special Committee to Investigate Organized Crime in Interstate Commerce, headed by Senator Estes Kefauver. The Kefauver Commission quickly cracked down on illegal gambling in South Florida. Lansky and Alo shifted their focus to Havana, and then after Castro came to power and nationalized the casinos in 1960, to Las Vegas (Jones 2023). Alo, however, continued to live in Hollywood up to his death in 2001.

Population Growth and City Development, 1960 - 1969

By 1960 Hollywood had 229 miles of paved streets and 12,171 single-family homes, and a population of 35,237 representing a population increase of over 12,000 from only five years before (Department of Growth Management 1977:3; Kemper et al. 1981:I-57). The development boom continued into the 1960s in Hollywood to accommodate a growing year-round population. Broward County gained new suburbs and luxury waterfront homes. Shopping centers were constructed to meet consumption needs and industrial complexes were developed for the growing workforce (*Hollywood Sun-Tattler* October 22, 1970). This included the air-conditioned Hollywood Mall at Park Road and Hollywood Boulevard, a 325,000-square foot commercial center with a Sears store as its anchor, designed by architectural firm of Herbert Johnson

& Associates, and built by contractor Frank J. Rooney (*Miami Herald* March 28, 1965). That same year the 18-story Home Federal Tower (Figure 17), designed by Hollywood architect Jim Hartley, opened. Hartley won a local design award for the Tower (DeVine 1965:84)

It was during this decade that the section of I-95 to Miami and Fort Lauderdale opened, allowing for convenient daily commuter transportation for employees living in Hollywood but working in the larger cities. It was along I-95 that Hollywood, Inc. developed the Florida Industrial Park, which would house notable tenants such as Spalding Sporting Goods, Burroughs, Eckerd Drugs, and *The Hollywood Sun-Tattler*. (*Hollywood Sun-Tattler* October 22, 1970).

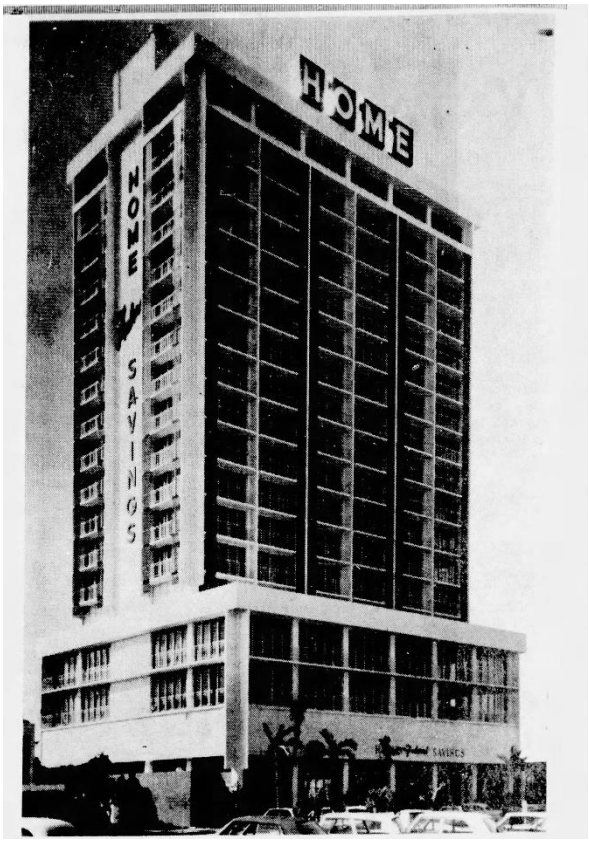

Figure 17 Federal Home Tower, 1965 (DeVine 1965:84)

In the 1960s and the 1970s diverse sectors drove the economies of both Broward County and the City of Hollywood. By the early 1970s tourism in Broward County brought in about $500 million annually. In 1972, Hollywood's economic sectors included:

- 1,172 retail businesses with $365 million annual sales.
- 167 wholesale businesses with $238 million annual sales.
- 1,229 "selected service" businesses with $95.6 million sales. This broad category included personal services such as laundries, barber shops, and funeral parlors; and business services like advertising, building maintenance, data processing, and consulting.
- 124 manufacturing businesses with $40.8 million annual sales (Department of Growth Management 1977:25).

Many of these businesses originated in the Northeast and Midwest. One example of this is Apex Manufacturing, which produced promotional items such as customized pencils, corkscrews, and bottle openers. Started by Paul Poutinen and his wife Irene in New York City, the couple became weary of the three-hour New York commute and decided to move operations completely to Florida in 1952. By 1955 the Poutinens had started their manufacturing concern in Dania (Johnson 1955:34). In 1960 the Poutinens commissioned the firm of Charles McKirahan of Fort Lauderdale to design their South Lake home (see page 66, BD08808), recorded and evaluated by this survey.

Civil Rights and Desegregation

In the 1950s and 1960s the Civil Rights movement sought to end racial discrimination and segregation. This movement upended the old racial order that dated back to before the beginning of the nation. In 1954, the U.S. Supreme Court ruled in the Brown v. Board of Education case that school segregation was unconstitutional. This was met across the state with opposition from many Floridians. One of the first public protests in the Civil Rights Movement was the Tallahassee bus boycott, which eventually disrupted many protests in Florida to end racial segregation in stores, schools, public beaches, and other public spaces.

Following one of the longest congressional debates in history and a 75-day Senate filibuster, Congress passed the Civil Rights Act of 1964. The law banned racial discrimination in public accommodations, employment, and voting (Oliver 2000:96).

Hollywood was not immune to the racial tensions of the era. Segregation was still a major issue, and there were protests and demonstrations in the city. Some of the most notable events that occurred during this time included the desegregation of schools, the integration of public spaces like beaches and parks, and the passage of laws protecting the voting rights of African Americans. While progress was slow and sometimes difficult, the Civil Rights Movement helped to pave the way for greater equality and justice in the region (Figure 18).

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Figure 18 Seniors from the 1966 South Broward yearbook (Oliver 2000:120)

Population Growth and Development, 1970 - 1975

By 1967 the number of single-family homes in Hollywood had ***nearly tripled*** in seven years from over 12,000 to 35,045, in addition to 1,985 duplexes, 753 apartment buildings, 595 hotels and motels, 61 condominiums, and 17 trailer parks (Kemper et al. 1981:I-58). These numbers were at least partially driven by annexations. About a third of Hollywood's area as of the mid-1970s had been acquired through a series of eight annexations occurring between 1953 and 1969. The 1954 opening of State Road 820 (the westward extension of Hollywood Boulevard) connecting State Road 7 to U.S. 27 initiated Hollywood's westward expansion. Other expansion occurred east of the Florida Turnpike south to University Drive, while its northern boundary was extended to Stirling Road. Hollywood's population continued to grow at an

unsustainable rate, from 67,500 in 1965 to nearly doubling that number to 121,400 in 1975, an increase in population over 17 times that of the city's World War II population (Department of Growth Management 1977:3).

This rapid and uncontrolled growth incurred a heavy burden on city roads, utilities, and other facilities, and created incompatible land uses and excessive housing density. In the early and mid-1970s the city established a growth management program to improve quality of and better coordination between development and public sector improvements, as well as placing limits on high rise development within the city. In 1973 the city commission instituted a building moratorium on construction projects to give city planners sufficient time to conduct land use studies. In 1975 the city adopted its first comprehensive land use plan (Kemper 1981:I-61, I-62).

The Lakes Section: Post-War and Mid-Century

Development in the Lakes section from 1945 to the mid-1970s consisted entirely of infill construction. The streets, street plan, and lots dated to Young's Hollywood Land and Water Company plan for the neighborhood (Figure 7). Although in-depth research of conveyances for properties was not conducted, it is more than likely that most of the lots in the Lakes section (and survey area) were owned by Hollywood, Inc., and put on the market strategically for purchase and development. Sometimes builders would buy multiple adjacent lots and build out a half block or more of houses. This was the case with Hollywood Dream Homes, which bought multiple lots on the west end of the 1000 block of Washington Street and developed them in 1973 (Florida Department of Revenue 2019; Plan Number 7201 1972). Based on tax records, most homes within the survey area were constructed in the 1950s when the city tripled in size. Complete build-out within the survey area was apparently achieved by the early 1970s (Florida Department of Revenue 2019).

Prominent builders active in the Lakes section Mid-Century included Dellman Homes, Sam Milanese, Ross and Rosof, South Lake Builders, Valentine Builders, and the Solomon Construction Company. Louis Solomon began his business in 1948, building and selling hundreds of homes throughout South Broward County at the Orange Brook Golf Estates, Sheridan Park, Lawn Acres, Hollywood Hills, and of course the Lakes section. An example of a Solomon residence within the survey area is the home at 1029 Washington Street (see page 40, BD08680), with a design by architect Marvin Hahn (Hahn 1961). Solomon himself lived in the area, at 1103 Adams Street (BD08840) (*Hollywood Sun-Tattler* February 22:11).

Based on field observation, it is likely that most Lakes builders in Mid-Century utilized standard plans for construction, building on multiple lots simultaneously. These lots were often grouped together, so multiple buildings of similar design can be clustered along a particular block. The engineer James A. Young is listed in City of Hollywood building permit records as architect for at least 38 Lakes section residences. These residences were constructed primarily in the 1950s and of standard design.

The more expensive residences adjacent to South Lake or within a block of South Lake, however, were frequently custom designed, often by prominent architects. The Poutinen House (see page 166, BD08808), for instance, was designed by Richard Reilly, who at the time worked for Fort Lauderdale architect Charles McKirahan, and later became a prominent designer of high-rises in South Florida and the Caribbean (Reilly 2023). Other South Florida architects of note who designed residences in the Lakes section include Robert Hansen, Bayard Lukens, Claus Moberg, Kenneth Spry, Cedric Start, and Charles Reed.

Local Mid-Century master Charles Reed designed the Simon House (see page 65, BD08807). Reed worked under the influential Modernist architect Igor Polevitzky, which Reed later described as "pivotal" for his career. During Reed's six years with Polevitsky, the latter architect designed the "Birdcage" house on Miami's Venetian Causeway and the Havana Riviera Hotel in Havana for Jimmy Alo's friend and business

partner, the gangster Meyer Lansky (Friend 2007:27) interviewed extensively in 2004, purposefully eschewed stucco, and instead designed his homes exhibiting plain concrete block. Reed stated, "Concrete block had texture, subtle color, and geometric linearity…the… stucco house certainly does its job, it's certainly not very interesting!" (Friend 2007:33) Reed strived to make his architecture an organic part of the landscape, and to design his residences with the climate and environment in mind (Friend 2007:28). For instance, for Reed, "Tropical downpours are always a consideration for me, so that's why I favor, in most cases, the wide overhang to keep water away from the house so you can also enjoy the downpour." (Friend 2007:33) Reed often placed his buildings oriented diagonally to the street. The Simon House is so oriented. For Reed, "Whenever a house is placed diagonally… it is never done as a caprice; it was for a particular reason such as orientation to the compass, the sun rising and setting, and the prevailing breezes." (Friend 2007:29).

Based on perusal of contemporary newspapers, this southeastern section of the Lakes was primarily, although not entirely, Jewish. There are prominent notices of Jewish charitable and social groups meeting at homes, bar mitzvahs, and other Jewish religious ceremonies. The Jewish community in the area appears to have strongly supported the Civil Rights movement in the 1960s as there were also many notices of meetings in community members' homes between Jewish and Civil Rights groups. One such meeting occurred at a Lakes residence of Joseph Biegelsen at 920 South South Lake Drive (see page 64, BD08805) between the National Council of Jewish Women and local African American civil rights leaders (*Hollywood Sun-Tattler*, November 18, 1963:5; Murray 1963:2).

A review of multiple City Directories from the early 1950s to the mid-1970s illustrates the social and class makeup of the southeast portion of the Lakes section. It must be noted that the directories record only a minority of individuals' occupations. The majority of people with recorded occupations in the city directories held middle class and upper middle-class occupations, with higher-paying occupations or large business owners living closest to the Lakes or Intracoastal Waterway. William Horvitz, Jesse Martin, and many other Hollywood, Inc. executives lived in the Lakes section at this time. Others included Chamber of Commerce officials, bankers, physicians, accountants, and home builders. Also living within the neighborhood were lower-level managers and assistant managers as well (Price and Lee Company 1953; R.L. Polk and Company 1955, 1968, 1969, 1971, 1973, 1974).

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4. ARCHITECTURAL CONTEXT

This chapter presents a brief history of each architectural style commonly observed within the survey area in the vicinity of South Lake, and each style's more obvious character-defining features. Where appropriate, comparative information is included to identify the differences between similar styles.

Architectural style refers to the ornamentation and features that distinguish buildings from each other. Buildings of an architectural style share common elements; however, a building's intended use, the construction budget, and changes over time create variations within each style. Despite the variations, each style has common design elements—or character-defining features—that allow us to classify, investigate, and evaluate buildings.

Most architectural styles in the United States were popular during specific eras, although some overlap exists. Styles changed as architects adapted designs to new ideologies, evolving construction methods, and readily available materials. Early European colonists constructed practical buildings. After the American Revolution, architects and builders interpreted ancient Greek designs to symbolize democracy in the new nation, particularly in public buildings. Revivals of older architectural traditions, such as Gothic and Classical Revival styles, remained popular through the mid-twentieth century, although architects also drew inspiration from new design ideologies from France, as displayed in the Second Empire and Beaux-Arts styles.

Technological advances also influenced architectural styles. The Industrial Revolution introduced automation, allowing mass production of materials and tools. These more rapidly produced and affordable materials were shipped around the nation on the expanding railroad system, leading to lower building costs. Increased steel production enabled skyscraper construction in large cities, and construction practices changed to accommodate the growing dependence on automobiles. As the nation became more interconnected through its trains and automobiles in the twenty-first century, styles and designs more rapidly disseminated across the nation, producing widespread architectural trends, such as the Craftsman style, which swiftly blanketed the country.

The historical architectural styles observable throughout the nation are many, and are the product of historical events, attitudes, beliefs, and technological developments. This document will identify the architectural styles found in the survey area within the Hollywood Lakes neighborhood of the City of Hollywood, and the character-defining features that distinguish each style.

International (1925-Present)

The International style (Figure 19) first became popular in Europe after World War I and was introduced in the United States in the 1930s. The International style was created to emphasized new, clean designs taking advantage of new building technologies, eschewing architectural references to traditional architecture. In the majority of International style homes, the exterior walls are not structural; instead these homes often have steel skeletons as structural support. Since the walls are not structural, their façade treatments can be vastly different from structures with structural walls. Long ribbon windows and large floor-to-ceiling windows are common features in these homes. Smooth exterior walls were favored for these houses, with stucco being the most common material, but smooth board and sometimes smooth brick walls were used.

- Flat roof, commonly without ledge
- Windows flush with outer walls, usually metal casements
- Unornamented doors and windows
- Smooth wall surface
- Asymmetrical façade (McAlester 1984: 468-470)

All International style homes within the survey area are located on South South Lake Drive. Three of the four were completely remodeled and converted into International style homes from residences originally constructed in the late 1950s and early 1960s, and the fourth was also likely a late remodel. Based on tax record data and city building permit information, these renovations occurred from the late 1970s to the early 1990s (Florida Department of Revenue 2019; Young 1961). International-style homes in the project area feature blank walls, ribbon windows, complex building plans, and planters built into the facades of the residence.

Figure 19 International style home at 949 South South Lake Drive (BD08799)

Masonry Vernacular (1840s-present)

The Masonry Vernacular style (Figure 20) usually represents simple masonry buildings constructed based on the builder's experience, accessible materials, local needs, tradition, and the local environment. As a result, the Masonry Vernacular style is found throughout the United States and can vary greatly from area to area based on these factors. The Masonry Vernacular style can also be influenced by high styles popular during the time of construction such as Greek Revival, Gothic Revival, or Colonial Revival. Characteristics of the Masonry Vernacular style include, but are not limited to:

- One- or two-stories
- Low massing
- Masonry exteriors, such as brick, cement block, limestone, Ocala block, stucco, and stone
- Gable or hipped roofs
- Minimal ornamentation
- Single or grouped double-hung windows (City of Fort Lauderdale 2012: 3; City of Miami 2022a).

Typical building types and forms that can be found utilizing the Masonry Vernacular style include, but are not limited to:

- Various residential house types:
    - Single Pen
    - Double Pen
    - Hall-Parlor
    - Saddlebag
    - Dogtrot
    - Shotgun
    - Double Shotgun
    - Pyramid Cottage
    - Saltbox
    - Extended Hall-Parlor
    - I-House
- Various commercial building types:
    - Community Store
    - Single Retail
    - Corner Store
    - Multiple Retail
- Various religious building types:
    - Front Gable
    - Central Tower
    - Corner Tower
    - Double Tower (Cloues 2013; Georgia Historic Preservation Division 2022a, 2022b)

There were only four masonry vernacular residences found within the survey area. One was a concrete block and stucco building built in 1951 that appears to derive its form from the bungalow house type, with an offset entry vestibule echoing a bungalow-style front porch (Figure 20). There is also a two-story mid-century residence on a lake with modest Mid-Century characteristics, such as ribbon plate glass windows, built-in garage, and a flat roof. There is a very small and heavily modified 1937 residence that appears to be a hall-parlor type plan, a very unusual vernacular house for the area. Finally, there is a heavily modified two-story building with a possible two-story addition, what looks to be a garage partially filled in with glass block, and fenestration almost completely removed from the ground floor.

Figure 20 Masonry vernacular house at 1327 Madison Street (BD08904)

Mediterranean Revival (1917-1935)

Mediterranean Revival style (Figures 21 and 22) was influenced by, and often mixed elements from, historic architectural styles. These styles include Gothic, Renaissance, and Baroque while blending a variety of cultures including Spanish, French, Italian, and Moorish. The resulting style is eclectic and flamboyant while being playful and picturesque.

Figure 21 Mediterranean Revival residence at 1315 Monroe Street (BD08930)

Figure 22 1315 Monroe Street (BD08930) built by Hollywood Inc in 1938 (Miami News 1938:31)

The Mediterranean Revival style boomed mostly in South Florida due to the heavy connection between the interior and exterior spaces. Characteristics of the Mediterranean Revival style include, but are not limited to:

- Low pitched hip or gable terra cotta tile roofs or flat roofs with multiple levels
- Little to no eave
- Terra cotta detailing and trim
- Prominent arches including semi-circular, segmental, Gothic and Venetian shapes
- Heavily textured stucco walls, often in light colors to contrast the use of terra cotta
- Residential examples are often asymmetrical, while commercial ones are often symmetrical
- Portales, covered arcaded hallways, connecting the interior and exterior spaces
- Elaborate ornamentation including chimney tops, tiled wall vents, cantilevered balconies, wrought iron window and balcony grills, parapets, twisted columns, and fountains (City of Fort Lauderdale 2012: 5; City of Hollywood 2005: 59 and 60; City of Miami 2022b).

Besides small eaves and tiled roofs, there are few commonalities amongst the three examples of the Mediterranean Style found during this survey. One two-story example had been heavily modified. Another two-story example features an irregular, complex, multi-story plan including a conical-shaped roof on one part of the residence. The survey area's single one-story example features an unusual, large, half-circle picture window flanked by Mediterranean tile (Figures 21 and 22).

Mid-Century Modern (1946-1960)

The Mid-Century Modern style (Figure 23) is often characterized by one quote from Louis Sullivan, "Form follows function." The style can trace its roots to the Bauhaus School in Germany in 1933 under the direction of Ludwig Mies van de Rohe. However, the style did not make waves in America until after World War II. The Mid-Century Modern style rejected classical and revival styles and instead distinguished itself with simplistic forms and a lack of ornamentation. Additionally, a shift towards experimentation with new technology and materials took hold in the architectural world, resulting in uniquely modern designs. Characteristics of the Mid-Century Modern style include, but are not limited to:

- Exposed beams and other structural members
- Wide overhanging eaves
- Unusual and oversized windows, window walls, and clerestory windows
- Flat pitched roofs
- Cantilevered roofs
- Interiors with split-level rooms
- Prominent hearth
- Integration between the indoor and outdoor spaces to create a connection with nature (City of Hollywood 2005: 73 and 74; Buffalo Architecture and History 2022).

There are some common decorative themes found in the Mid-Century Modern houses in the survey area. A majority of the Mid-Century Modern houses in the survey area had cantilevered roofs and recessed or obscured doorways. A number of these structures had small square windows arranged in different ways on their front facades. Others featured ribbon windows. A few of the structures have brick or faux rock elements decorating the exterior.

Figure 23 Mid-century modern home at 711 South 13th Avenue (BD08830), formerly owned by Jesse Martin of Hollywood, Inc.

Moderne (1920s – 1940s)

Moderne (Figure 24), specifically Art Moderne and Streamlined Moderne, was similar to Art Deco in that it rejected traditional and revival architectural styles. However, the style was more of a blend of the ideas and concepts of art and design. The Moderne style in America was heavily influenced by architects such as Le Corbusier and Mendelsohn as well as the designs of transportation of the era, planes, trains, automobiles, and ocean liners. Characteristics of the Moderne style include, but are not limited to:

- Flat roofs with a coping at the roof line
- Asymmetrical façades
- Smooth stucco walls with horizontal grooves
- Horizontal balustrade elements
- Window wrapped corners
- Horizontal emphasis throughout the design
- Eyebrow (window sunshades) and banded casement windows common
- Focus on the materials of structural glass, glass block, terrazzo, and stainless steel, rather than ornamentation
- Rounded corners and porthole windows (City of Fort Lauderdale 2012; City of Hollywood 2005; Kennedy and McGrath 2015)

The single example within the survey area (BD00589) is a simple Moderne home with horizontal concrete shades over windows, corner windows, flat roof, coping at roofline, smooth stucco walls, and an asymmetrical façade.

Figure 24 Moderne residence at 1255 Jackson Street (BD00589)

Ranch (ca. 1935-1975)

The Ranch style (Figures 25 and 26) originated in southern California during the 1930s and gained popularity throughout the nation following World War II. During the 1950s and 1960s, the style became the most popular style throughout the nation and was found in pre-planned, suburban communities. The Sunbelt Boom of the 1950s and 1960s contributed to the use of the Ranch style in cities like Dallas, Houston, Los Angeles, and Atlanta. Several subtypes of the Ranch style have been identified to describe the variety of floor plan designs attributed to the Ranch style, such as Linear, Courtyard, Rambling, and Alphabet. In addition to the various subtypes, Ranch houses can be influenced by a variety of previous styles or architects, such as the Wright-influenced, Eichleresque, Colonial Revival, Spanish Revival, and Rustic Ranches. Characteristics of the Ranch style include, but are not limited to:

- Broad one-story emphasizing the horizontal
- Low pitched gable or hipped roof, typically without dormers
- Moderate to wide overhanging eaves
- Attached garage or carport to integrate car culture
- Large picture window to connect the interior and exterior
- Asymmetrical façade
- A variety of window types, including jalousie in Florida
- Common exterior materials include brick, stone, wood, stone or brick veneer, concrete block, and occasionally stucco (mainly for Spanish Colonial influenced Ranches)
- Large statement chimneys are common (McAlester 2020: 596-603; New South Associates 2010).

The Ranch house is by far the most common style found during this survey. There are multiple common architectural characteristics of the Ranch style homes in the City of Hollywood. Stucco is a common exterior for most Ranch style homes in the survey area. Most of the roofs are hipped, side-gabled, or cross-gabled with Spanish or flat tile. Permastone or Roman brick detailing around the windows, corners, and front façade of the houses is very common. Many homes still retain their original cast iron porch supports. Although some ranch houses were built with carports, most were constructed with garages. Some were constructed with neither carport nor garage.

Very few of the Ranch style structures have original doors and windows, but most retain their original fenestration patterns. Some garages have been converted to living space. Other common alterations include changing roof material from tile to asphalt shingle or metal, replacing original porch supports with simple classical style columns, adding horizontal woodgrain siding to certain walls to add color and texture contrast, or adding stone or brick veneer to the exterior.

Figure 25 Ranch house at 1029 Washington Street (BD08680), note breeze block screen wall

Figure 26 Ranch house at 1250 Adams Street (BD08696)

Spanish Cottage (1910– 1930s)

The Spanish Cottage, also known as the Spanish Bungalow style, adapted the wood frame Craftsman bungalow floor plan to concrete and stucco Spanish-style residences. Spanish Cottage-style homes are one story, often featuring an open porte cochere or passage to let vehicles pass through an adjacent driveway. The Spanish Cottage did not utilize the full architectural vocabulary of the Spanish Revival style but adopted basic Spanish architectural characteristics. Foremost amongst these were stucco exterior surfaces, either a flat or Spanish tile roof, arched entryways, grouped windows, and rustic wood doors. Other decorative elements could include wing walls, elaborated chimney tops, towers, finials, crests, and Mission-style parapets (McLaughlin et al. 2020:136-137, Reft 2014).

Spanish Cottage-style residences within the survey area are of simple design (Figure 27). Many of the residences' main entryways did not directly face the street. Most of the Spanish Cottage-style residences within the survey area have wing walls and built-in planters near the front doors. Almost all the structures have tile roofs and stucco exteriors. A few of the structures have rough stucco exteriors instead of smooth. A few of the structures have a porte cochere, and one has decorative tiles around the door frame.

Figure 27 Spanish Cottage at 1340 Adams St (DB08731)

Other Styles

Neoeclectic Styles – Mansard and Neo-Mediterranean

The survey area had some examples of Neoeclectic residences, both Neoeclectic **Mansard** and Neoeclectic **Neo-Mediterranean**, styles not formally recognized by the FMSF. The Neoeclectic Style for residential houses increased in popularity starting in the late 1960s as popular tastes swung back to more traditional architectural language. Indeed, nearly all of the Neoeclectic residences in the survey area date from 1969 to 1973. Unlike most new American styles, the Neoeclectic style appears to have originated not with high-end architectural designs but was apparently first introduced by builders of more modest suburban or tract homes, taking advantage of the general public's interest in more traditional designs. Therefore, landmark architect-designed Neoeclectic houses are uncommon (MacAlester and MacAlester 1996:487).

The first popular Neoeclectic style was the Mansard which originated in the early 1960s, named for its dominating characteristic, the mansard roof form (Figure 28). There are seven Mansard residences within the survey area, six constructed in the early 1970s and one, a residence at 1311 Madison Street (BD08908), constructed in the mid-1950s (although it is unclear if this residence's Mansard styling was a later modification to what was previously a Mid-Century Modern ranch).

Residences in the Neo-Mediterranean style are characterized by a rather free interpretation of previous Mediterranean-influenced styles, such as Italian Renaissance Revival, Mediterranean Revival, Mission, or Monterey styles, with most examples having Spanish tile roofs, stucco walls, and a rounded arch motif. There are two Neo-Mediterranean style residences within the survey area. One is a former ranch house converted in 2007 into a Neo-Mediterranean residence with an arched arcade across the facade and an entryway framed by a one-and-a-half story structure resembling a tower (BD08853) (Aguirre 2006). The other is a Neo-Mediterranean residence built in 1970, featuring a wall with arched openings connecting two projecting wings of the house, forming a semi-enclosed courtyard on the residence's façade (Figure 29).

Figure 28 Neoeclectic Mansard residence at 930 Jefferson Street (BD08779), built 1973

Figure 29 Neoeclectic Neo-Mediterranean residence at 940 Adams Street (BD08757), built 1970

Mixed, Non-Dominant

There were six residences surveyed for this project that had no dominant style. Rather, they exhibited a heterogenous mix of styles. Three of these Mixed, Non-Dominant-style residences were buildings which had large, mostly recent additions which obscured their original architectural styles. These include the following residences:

- **1103 Adams Street (BD08840).** This was originally a modest ranch home before 2009, when the owners constructed a massive two-story Neo-Mediterranean addition and added Neo-Mediterranean detailing to the original Ranch house (Kaller 2009).
- **1122 Adams Street (BD08701).** This was originally a Ranch home until a large, two-story masonry vernacular addition was constructed at a recent date (probably circa 2020).
- **1207 North South Lake Drive (BD08948).** This was originally a high-style Mid-Century Modern residence designed by architect Robert Hansen. In 2011 a massive, Post-Modern style addition was constructed, completely altering Hansen's original plan and design (City of Hollywood 2015; Hansen 1950).

Two interwar-period residences built in 1938-1940 appear to have the long, low form of Ranch homes while exhibiting some Moderne elements (like rounded corners), and Mediterranean elements, such as tile roofs, stucco exterior, and stucco chimneys. These residences are 1215 North South Lake Drive (built 1938, BD08949, see Figure 30), and 1253 Monroe Street (BD08951, built 1940, see Figure 31), which has a tile roof, rounded steps at its entry, detached garage, and a large, rounded bay, but its original ribbon windows have been completely removed and covered with stucco.

Figure 30 Residence at 1215 North South Lake Drive (BD08949), built 1938

Figure 31 Residence at 1253 Monroe Street (BD08951), built 1940

One residence, 1150 South South Lake Drive (BD08814), built in 1969, has a curious mixture of both Mid-Century Modern and Neo-Mediterranean characteristics. Mid-Century Modern characteristics include fixed plate glass windows, a recessed entry, and a multi-level roof with clerestory windows. Neo-Mediterranean features include stucco exterior material, and a Spanish tile roof (Figure 32).

Figure 32 Residence at 1150 South South Lake Drive (BD08814), built 1969

Hollywood Survey Area – Common Features

The survey area shared some common streetscape and landscape design themes. Streetscape features vary to an extent within the survey area. Some blocks have raised curbs, with distinctive, half-circle concrete footings flanking driveway entrances (Figure 33). Other blocks have no curbs at all. Sidewalks are also inconsistently placed throughout the survey area, with some blocks having sidewalks that begin and end multiple times as you crossed property lines (Figure 34).

Nearly all lots are planted with a plethora of exotic tropical plants, often obscuring the building from the street. Many houses have half-circle driveways in the front yard, mostly paved with modern concrete pavers. Based on field observation, and an examination of historic photographs from the 1960s and building permits from the 1950s and 1960s, these half-circle driveways were mostly original to initial construction and paved with asphalt. The driveways usually include a green space in the middle extensively planted with vegetation (Figure 35). Some homes feature an identical type of massive concrete louvered fence, about five to six feet high, with large, square concrete posts (Figure 36). Homes with this fence appear to have been built roughly from the 1940s through the 1970s.

The homes within the survey area shared many commonalities regardless of architectural style. Based on building permit record data, all buildings are constructed with a concrete block structural system. Nearly all residences featured stucco exterior material and either Spanish or flat tile roofs.

Many houses were decorated with precast medallion vent covers. These vent covers had a similar theme of things related to the water with some of the more common ones being sailboats, palm trees, waves, and pelicans (Figure 37).

Figure 33 View of 1138 Adams Street (BD08698) note curb and half-circle concrete footings flanking driveway

Figure 34 View of 1336 Adams Street (BD08730), block lacks curb and interrupted sidewalk

Figure 35 A half-circle driveway at 950 South South Lake Drive (BD08801), vegetation obscures façade

Figure 36 Residence at 841 Washington Street (BD08666) features common concrete fence type

Figure 37 A decorative gable vent cover medallion at 1250 Adams Street (BD08696)

5. SURVEY RESULTS

A total number of 301 new resources were surveyed and recorded as part of this building survey and one previously recorded building was re-recorded. Of the buildings surveyed, all date to the early to mid-20th century with over two-thirds constructed between 1940-1959 (World War II and Aftermath). Nearly all of these buildings are ranch style residences. All original and current functions of the recorded buildings are categorized as private residences. No cemeteries or resource groups were recorded during the survey. Project records, entirely digital, are currently stored (2023) in electronic files at the Jacksonville office of LG2.

The following analysis includes a review of the survey results, and, when paired with Section 4. Architectural Styles, creates a narrative of the evolution of architectural styles within the survey boundaries. A table of addresses, styles, dates of construction, and conditions is part of a comprehensive inventory located in Appendix A. Survey results of architectural styles can be found in Table 2 and illustrated in Figure 38.

The survey area for this project encompassed a portion of the City of Hollywood, within the existing Lakes Area HMPROLD, which is a locally recognized district. Projects involving demolition of, alterations to, and additions to buildings within this area are subject to review and approval by the Hollywood Historic Preservation Board.

Site Revisit

Only one site was revisited during this survey, 8BD00589. 8BD00589 is a Moderne style structure built in 1931. The house is in good condition and is the only Moderne style structure recorded during this survey. It is a two-story structure with replacement windows and decorative horizontal brick bands around some of the windows (Figure 24).

Styles

The Ranch was by far the most common building style, with the Mid-Century Modern style the second most common style within the survey area. More than 95% of the surveyed buildings were constructed after World War II, and the vast majority of post-World War II residences were Ranches. In all, 84.4% of the surveyed buildings (Figure 38 and Table 2) were Ranch style houses. The Ranch house was very common in post-war Florida and Hollywood. Most Ranch style houses in the City of Hollywood are not considered “high style” but rather, more modest examples of this style.

The Mid-Century Modern style accounted for 3.6% of the surveyed residences. Most, but not all, of the Mid-Century Modern homes in the area were constructed adjacent to South Lake itself. These were primarily high-style, custom-designed homes for wealthier families.

Of the rest of the resources, 2.6% were Spanish Cottage style residences. Two Spanish Cottages were constructed during the Interwar period in the late 1930s, with the rest constructed in the World War II and Aftermath period during the late 1940s. International style residences account for 1.7%., but the majority, and possibly all of these residences, were completely remodeled from Ranch houses into International style houses in the 1970s, 1980s, and 1990s.

The balance of the surveyed residences (6.3%) are either Masonry Vernacular; of Mixed, Non-Dominant style; or are classified as Other. The Other category (3.0% of residences surveyed) are Neoeclectic residences constructed from 1969 to 1973 in the late Mid-Century period.

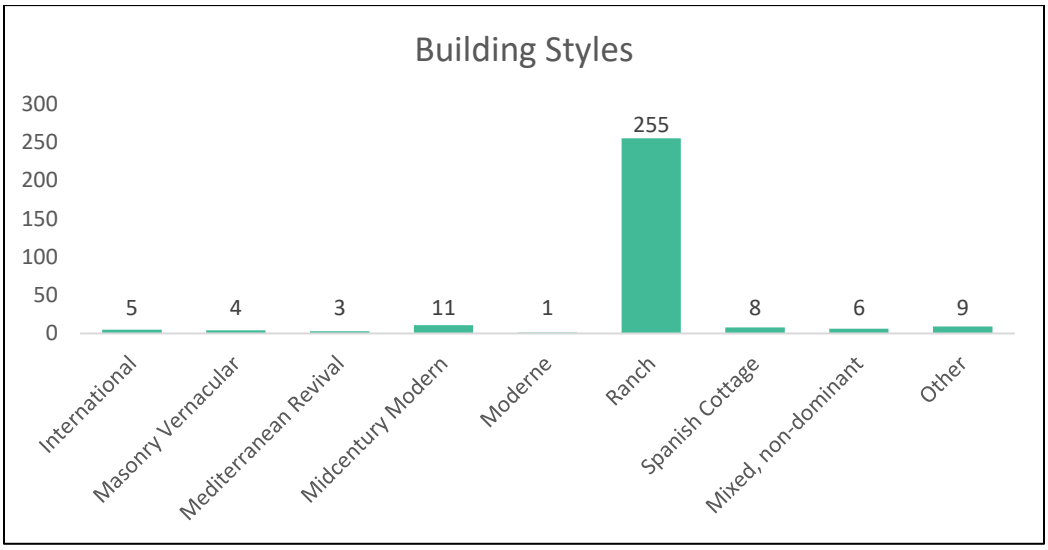

Figure 38 Architectural styles within the survey area

Table 2. Survey Results: Architectural Styles

Style	# of Buildings	% of Buildings
International	5	1.7%
Masonry Vernacular	4	1.3%
Mediterranean Revival	3	1.0%
Mid-Century Modern	11	3.6%
Moderne	1	0.3%
Ranch	255	84.4%
Spanish Cottage	8	2.6%
Mixed, non-dominant	6	2.0%
Other	9	3.0%
Total	302	100%

Periods of Construction

The historic structures surveyed in the City of Hollywood have been grouped into three (3) periods of development dating from 1919 through the mid-twentieth century (Table 3 and Figure 39). Although Joseph Young established the City of Hollywood in the early 1920s, the survey area was primarily built out from the late 1940s to the mid-1960s.

In analyzing the results of resources constructed during common historical time periods, most buildings surveyed were built between 1940 and 1959, or the World War II and Aftermath time period (see Table 3 and Figure 39). In reality nearly all of these structures post-date 1945. A total of 222 buildings (73.26%) of the 302 total buildings were constructed during this period. The second most representative period was Mid-Century (1960-1972), with 71 of the surveyed buildings (23.43%) constructed between 1960 and 1972. Nearly all of the buildings surveyed (96.69%) were constructed in 1940 or later, evidence of the massive post-war building boom experienced in Hollywood and indeed the entirety of south Florida.

Table 3. Survey Results: Periods of Development

Development Period	Year Range	# of Buildings
Interwar	1919-1939	10 (3.3%)
World War II and Aftermath	1940-1959	221 (73.26%)
Mid-Century	1960-1972	71 (23.43%)
Total:	**1950-1973**	**302 (100%)**

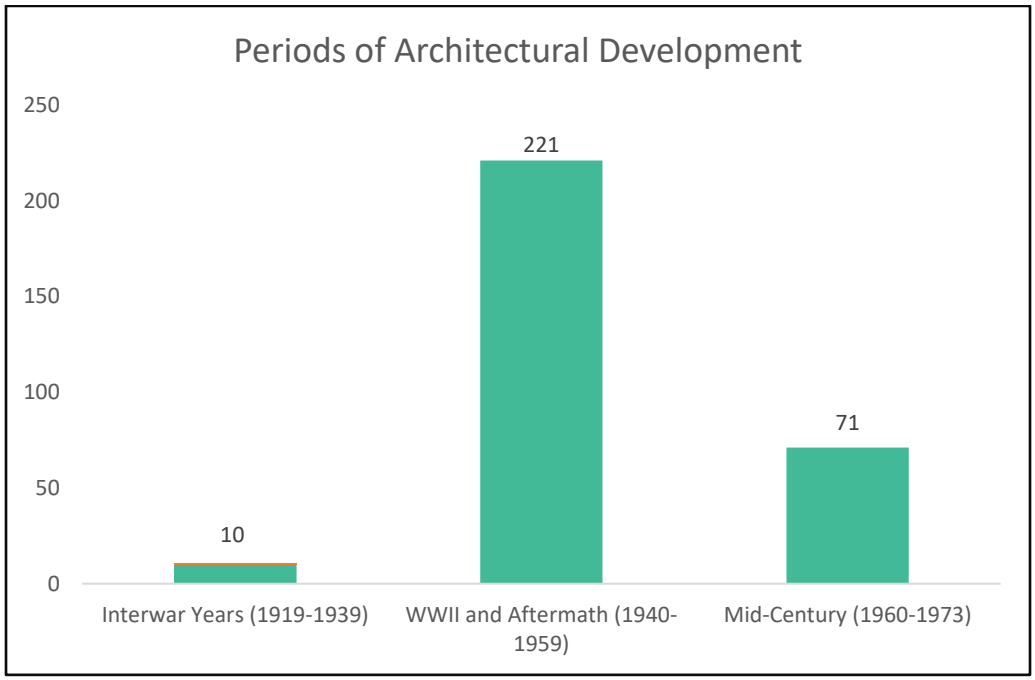

Figure 39 Number of surveyed buildings by period of development

In analyzing both individual years and decades, a clear trend can be seen with a large construction boom in the aftermath of the World Wars as people moved into the area (Table 4 and Figure 40). By the 1950s, construction increased exponentially in the survey area, with 179 new residences built during that decade, while only 42 were built in the previous decade. Also, of the 42 residences built in the 1940s, 38 were constructed after World War II and were part of the same post-war boom as the residences constructed in the 1950s. The late 1940s to 1950s postwar building boom marked the peak of construction in the survey area. The number of buildings constructed in the area dropped as the neighborhood became completely built out in the late 1960s and early 1970s. Although only four years (1970-1973) of potential construction

during the 1970s were surveyed, the slow-down in construction continued with 21 buildings constructed within the four-year time span. When reviewing the individual years, the top five years of growth include 1950 (33 buildings), 1951 (47 buildings), 1952 (20 buildings), 1956 (20 buildings), and 1957 (20 buildings). These specific years represent 46.2% of the total buildings surveyed within the survey area. It must be stated that this analysis does not account for buildings constructed during this time frame that have been subsequently demolished, but it appears most of the original building stock within the survey area is in fact intact.

The oldest buildings in the survey area dated to the 1930s and were located nearly entirely within the northwest portion of the survey area. These 1930s structures are concentrated (with two exceptions) within the block formed by Monroe and Jackson Streets and South 13th and 14th Avenues.

Table 4. Survey Results: Building Construction by Decade

Decade	No. of Buildings Surveyed	% of Buildings
1930-1939	10	3.3%
1940-1949	42	13.9%
1950-1959	179	59.3%
1960-1969	50	16.6%
1970-1973	21	7.0%
Total	302	100%

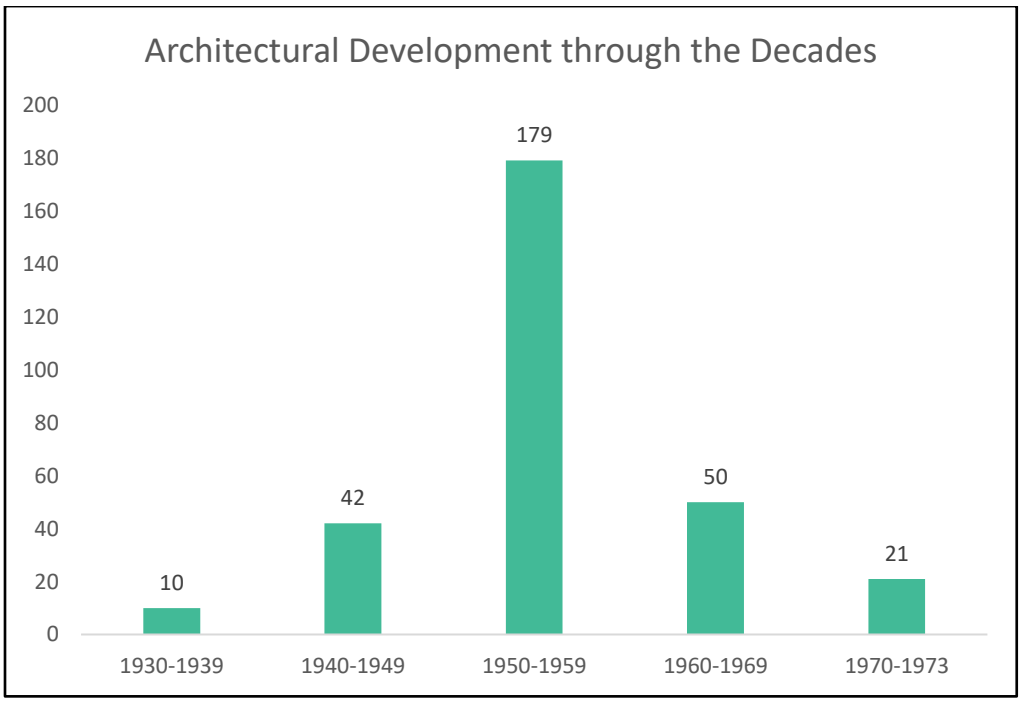

Figure 40 Architectural Development Through the Decades

Buildings constructed in the 1940s were built nearly entirely west of South 13th Avenue, although eight extant 1940s residences are located in the three blocks of the survey area adjacent to the lake, east of South 13th Avenue, and north of Madison Street (this includes the Jimmy Alo house, BD08864).

Buildings built in the 1950s, the most numerous within the survey area, are located within every part of the survey area. Buildings from the 1960s and 1970s were most prevalent east of South 11th Street, and closest to the Intracoastal Waterway.

Based on this analysis (see Figure 41) the oldest buildings dating to the 1930s are concentrated west of South 14th Avenue in the northwest portion of the survey area, in closer proximity to Hollywood Boulevard. The survey results indicate a massive wave of housing construction beginning in the 1940s and climaxing in the 1950s in the South Lake neighborhood. This historic building pattern within the survey area reflects the massive post-war population increase and development of Hollywood, as described in the historic context statement. Housing construction in the 1950s occurred from South 14th Avenue east to the Intracoastal Waterway. This construction infilled the South Lake neighborhood originally laid out by Joseph Young in the 1920s, which remained heretofore largely undeveloped. Additional infill construction in the 1960s and 1970s occurred primarily in the portion of the survey area east of South 14th Avenue and west of South Lake and the Intracoastal Waterway, completing housing infill to the east in the area.

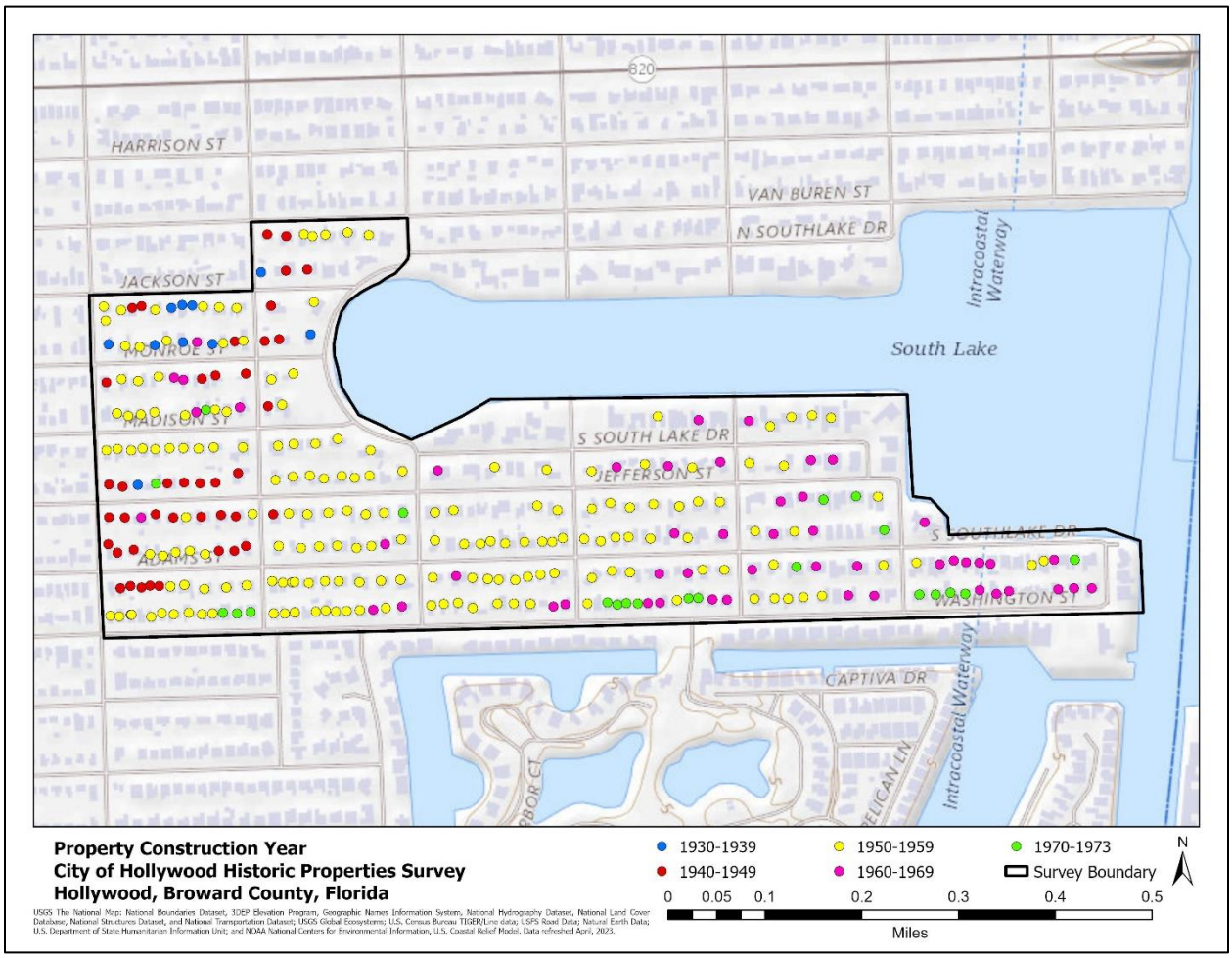

Figure 41 Surveyed property by construction year

Building Condition

Each buildings' physical condition (Table 5 and Figure 42) was evaluated based on visual inspection from the public ROW. There was no examination of the interior of buildings, or close inspection of structural integrity or foundations. These evaluations are subjective, and upon closer inspection could be subject to change. The condition "Excellent" is reserved for buildings in almost pristine historic condition with original materials, plan, and design with minimal alterations. Only 25 buildings (8.3%) were evaluated as being in "Excellent" condition. The majority of the buildings surveyed (90.1%) where considered to be in "Good" condition, which means the building maintains historic integrity, but some of the original materials have been replaced and some alterations have changed the original plan. Only 3 of the structures were in fair condition, still maintaining their historic integrity, however with more materials having been replaced or in disrepair than in good condition. A "Ruinous" evaluation means that the condition is in uninhabitable condition. Both resources evaluated as Ruinous were Ranch houses in the process of being completely gutted and renovated. Only two resources (0.7%) were ranked as Ruinous.

It must be noted that building condition is a separate issue from a building's integrity when assessing eligibility for the NRHP. A building can be in poor condition and still retain sufficient integrity for eligibility.

Table 5. Survey Results: Building Condition

Condition	# of Buildings	% of Buildings
Excellent	24	7.9%
Good	271	90.4%
Fair	3	1.0%
Ruinous	2	0.7%
Total	302	100%

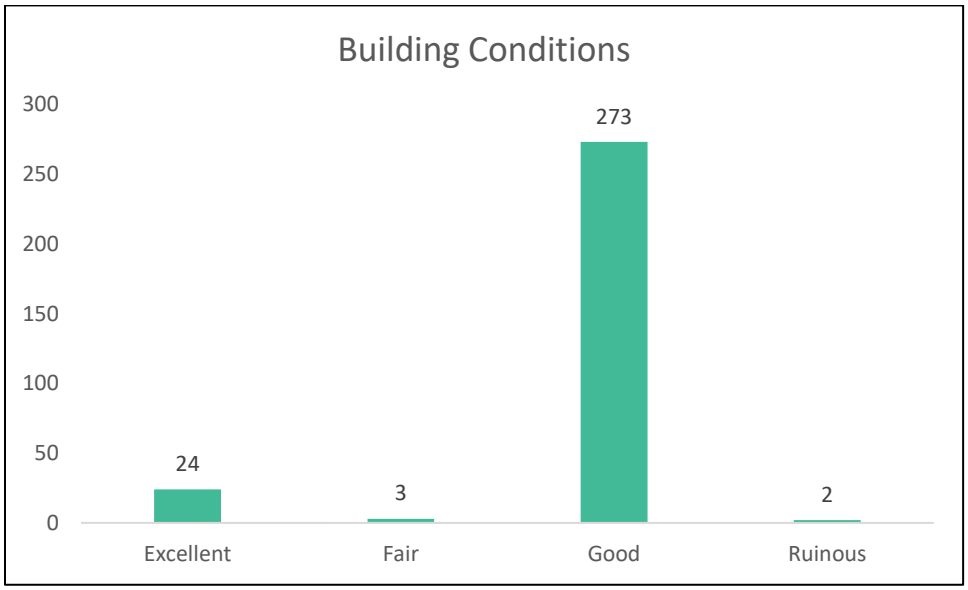

Figure 42 Building Conditions

Historic District

A National Register-eligible district is a significant concentration of historic structures, sites, or objects united in continuity or aesthetics, either by plan or physical development. A district can contain buildings, structures, objects, and spaces that do not contribute to its significance. However, the interrelationship of a district's component resources should convey a visual sense of the overall historic environment or consist of an arrangement of historically or functionally related properties, for the district to be considered eligible for the NRHP. A district must be within definable geographical boundaries, and it must be able to be distinguished from surrounding properties (NPS 1995: 5-6).

Within the survey area 302 historic structures were identified, the majority of which are in good or excellent condition. These structures appear to be part of a larger unified entity related by location, time period, and design. Most of the structures were constructed in the 1950s and most of them are Ranch style homes. The structures within the survey area also share a continuity in aesthetics that transcends the different styles. Stucco exteriors and terra cotta tile roofs are found in most of the styles represented in the survey area.

Some also have some early twentieth century or Mid-Century Modern design significance. Some of the structures within the survey area were also designed by well-known architects of the day, some locally known and some more widely known. These include, but are not limited to: Jim Hartley, Bayard Lukens, Kenneth Spry, Cedric Start, Richard C. Reilly, and Charles Reed. The survey results indicate that the structures within the survey area may be part of a larger Lakes Area National Register Historic District.

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6. CONCLUSIONS AND RECOMMENDATIONS

The primary purpose of this project, the survey and evaluation of 302 historic structures, is to assist historic preservation planning efforts in the Lakes Area HMPROLD by the initiation of a comprehensive NRHP inventory that includes Mid-Century resources. Survey of these resources is crucial for local preservation planning, particularly important with the Lakes Area HMPROLD coming under increasing development pressure.

Historic preservation provides multiple benefits to communities across the State of Florida. According to the most recent Florida State Historic Preservation Plan, "historic preservation has turned into an engine for community reinvestment, job creation, educational initiatives, and redevelopment… historic preservation is a valuable planning tool that can contribute not only to historical appreciation and **a sense of pride in place and community**, it can also **benefit the bottom line for developers and local governments** to provide the initial investment into preservation activities" (authors' emphasis). Based on this paradigm, historic preservation can impact the community through:

- **Preservation of important local historic architecture**, which contributes to an area's architectural character. This in turn contributes to the following point.
- **Preservation of a sense of place**, a feeling and setting unique to a particular area.
- **Increasing public awareness of local history and heritage**, to contribute to a sense of community cohesion and pride.
- **Providing economic and social benefits to a community.**

The specific positive economic impacts of historic preservation are undeniable. According to the Center for Governmental Responsibility at the University of Florida, revenue from preservation-related activities for the state of Florida for 2007-2008 amounted to about $6.3 billion, with heritage tourism accounting for about 75% of this amount ($4.13 billion), followed by over $2 billion spent on historic building rehabilitation and renovation. Local effects of successful preservation efforts include maintenance or increase in property values, and generation of construction jobs (McClendon et al. 2010).

Historic preservation can therefore play a vital role in the fostering of a sense of community, as well as education about local and state history. This project is but a small part of this larger effort.

This final chapter of the report will clarify the primary historical themes within the historic built environment of the survey area. The chapter will then discuss eligible and potentially eligible buildings identified by this survey. Finally, this chapter will discuss the current status of preservation efforts in Hollywood and outline recommended preservation actions based on both the findings of this report and the current state of historic preservation work in the City of Hollywood.

Historic Themes of the Survey Area

The primary historic themes in the survey area are city planning, the 1920s Florida land boom, the post-World War II South Florida construction and population boom, and Mid-Century Modern and Ranch house architecture in South Florida.

Hollywood was a planned city from its inception. Its founder, Joseph Young, was inspired by fellow Indianapolis resident Carl Fisher, the man who developed Miami, and sought to develop his own brand-new city in south Florida north of Miami as part of the massive real estate boom in Florida during the late 1910s and 1920s. Young hired an Indianapolis architectural firm, Rubush and Hunter, to plan a city inspired by David Burnham's City Beautiful movement. Young's city would feature long vistas, wide boulevards,

and public spaces such as circular parks and beachside access. The architecture originally designed for the development, Spanish Mission and Craftsman style, is thought to have been inspired by the architecture in Long Beach, California, where Young lived in the early 1900s and got his first start in real estate and development (Mickelson 2013). Although the survey area was not developed during Young's establishment of the city in the 1920s, some buildings were evidently built there in that decade, although none have survived (the earliest residence built in the survey area dates to 1930). The neighborhood plan of the survey area, including its streets, avenues, and dredged lakes, originated in Young's vision.

With the Hurricane of 1926 and the Great Depression, the survey area would not be developed until after World War II. The City of Hollywood, like most of South Florida, tripled in size from the late 1940s to the early 1970s as postwar America enjoyed unprecedented and sustained prosperity. Most of the current built environment of the survey area represents this massive development of the Lakes Area which occurred primarily from the late 1940s to the mid-1960s. This period saw the rise of suburban tract housing, the ranch house, and air conditioning, which became nearly ubiquitous throughout Florida. The Lakes Area, however, housed upper class and upper middle class city residents, many of whom could afford high-style Mid-Century Modern homes designed by prominent local architects such as Charles Reed. The built environment of the present-day survey area originates with the ranch house builders and the Mid-Century architects catering to the explosion of housing demand in 1950s South Florida.

National Register of Historic Places Criteria

Historic buildings (and all other historic resources, including but not limited to structures, historic districts, archaeological sites, cemeteries, and landscapes) are evaluated for eligibility for the NRHP through National Register Criteria A through D, as outlined in 36 CFR 60. These Criteria are as follows:

- **Criterion A.** Association with events that made a significant contribution to the broad patterns of our history.
- **Criterion B.** Association with the lives of persons significant in our past.
- **Criterion C.** Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **Criterion D.** Have yielded or may be likely to yield information important in prehistory or history (this criterion is primarily used for evaluating archaeological sites).

In addition to these criteria, a resource must also retain its integrity, or the physical qualities it needs to convey its historic significance. A resource can also be eligible for local, regional, or national significance.

In addition to eligibility using these Criteria, resources need to be assessed for integrity. There are seven aspects of integrity identified by National Register Bulletin 15. Each property depends on specific aspects of integrity more than others to express historic significance. Which aspects are deemed most important will depend on an understanding of a property's significance and its essential physical characteristics. A building's essential characteristics are the characteristics that convey a building's significance, or a sense of its historic period.

To retain historic integrity, however, a property should retain several aspects of integrity. The following is a list of each of the seven aspects of integrity and the definition of each aspect:

- **Location:** The place where the historic property was constructed or the place where the historic event occurred.

- **Design:** The combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting:** The property's physical environment, to include topographic features, open-space, views, landscapes, vegetation, manmade features, and relationships between buildings and other features. This aspect increases recognizability of the site and improves ability to interpret significance.
- **Materials:** The physical elements of a property that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling:** The property's expression of the aesthetic or historic sense of a particular period of time.
- **Association:** The property's direct link with a historic event or person.

Regarding integrity assessment, all buildings surveyed for this project retained integrity of location, setting, and association. Many buildings, however, had been modified, primarily through replacement of materials or obscuring of certain architectural details, which impacted integrity of design, materials, workmanship, and feeling. If a resource meets only one of these criteria, and retains integrity, it is eligible for listing on the NRHP.

Since most of the building stock surveyed consisted of ranch houses, use was also made of *The Ranch House in Georgia: Guidelines for Evaluation* (Sullivan et al. 2010) to assess significance and architectural integrity. This guide is particularly useful in assessing the importance of individual physical characteristics of ranch houses, and how the presence and absence of these characteristics should factor into a resource's NRHP evaluation. When evaluating each individual ranch house, the following questions were asked:

- Does the resource have character-defining features of a ranch house? This minimally means a long, low one-story residence lying lengthwise on a lot with a low profile, and usually a built-in garage or carport.
- Does the architecture appear to come from a standard design or pattern or was it custom designed by an architect?
- Is the residence associated with a resident, architect or builder of note?
- Is the residence associated with a significant event or pattern of events?

Structures were also evaluated as possible components to a larger, NRHP-eligible historic district. All residences were components of the Lakes section, a distinct neighborhood planned and established in the 1920s, but not completely developed until the 1960s and early 1970s. The southeast quadrant of the Lakes Area (the survey area) was mostly developed from the late 1940s to the early 1970s, so period of significance for the area and its resources is 1946 to 1973.

In assessing integrity, certain changes to a ranch house render them ineligible for the NRHP. This includes:

- Out-of-scale alterations
- Adding a second story
- Changes in voids and spaces

Other, smaller-scale changes can have variable effects to a ranch house's eligibility. The following are major changes to a ranch house that can seriously compromise the building's integrity, particularly those examples of ranches that are simple and have few original character defining features.

- Conversion of garage or carport into living space
- Enclosed porch

- Reconfiguring front entry and adding stylistic details alien to the Ranch House architectural vocabulary
- Altered roof design or raised roof system
- Painting over brick, stone, or patterned brick

Other common exterior alterations are not as impactful but require being carefully weighed in an evaluation:

- Front, side, or rear additions
- Chimney removal or alterations
- Window and door replacements
- New door and window openings
- Use of inappropriate replacement building materials

Some alterations do not seriously affect a property's eligibility, but should be noted in the building description:

- Shutters
- Awnings
- Window bars
- Wheelchair accessibility ramps
- New decks (Sullivan et al. 2010:90-94)

Finally, the best way to measure integrity and significance of a property is ultimately, "whether a person historically associated with the property during that time would recognize it as it exist today, the basic integrity test for a significant… property should be whether that same contemporary might feel at ease opening the door and settling in." (Sullivan et al. 2010:99)

Individually Eligible Buildings

Five buildings within the project area are recommended as individually eligible for listing on the NRHP (Table 6 and Figures 43 and 44). Three are in excellent condition and the other two are in good condition. They are organized below with the buildings in excellent condition first followed by those in good condition.

Table 6. Survey Results: Individually Eligible Buildings within the Survey Area

FMSF #	Date	Structure Name	Structure Condition
BD08755	1961	954 Adams Street	Good
BD08771	1962	Horvitz House (845 South South Lake Drive)	Excellent
BD08805	1962	Biegelsen House (920 South South Lake Drive)	Excellent
BD08807	1956	Simon House (1020 South South Lake Drive)	Excellent
BD08808	1961	Poutinen House (1015 South South Lake Drive)	Good

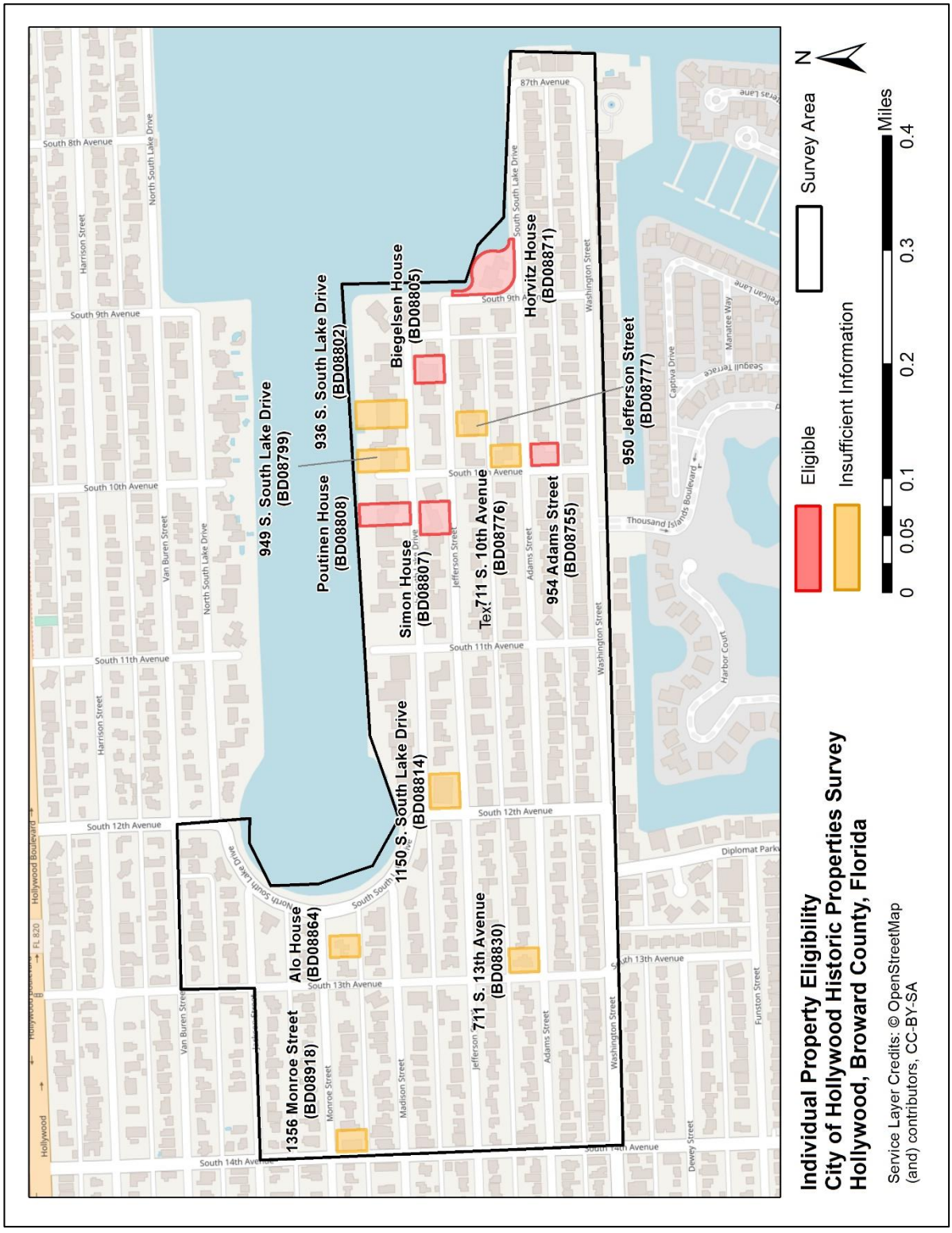

Figure 43 Individually eligible resources and resources with insufficient information to evaluate individual eligibility

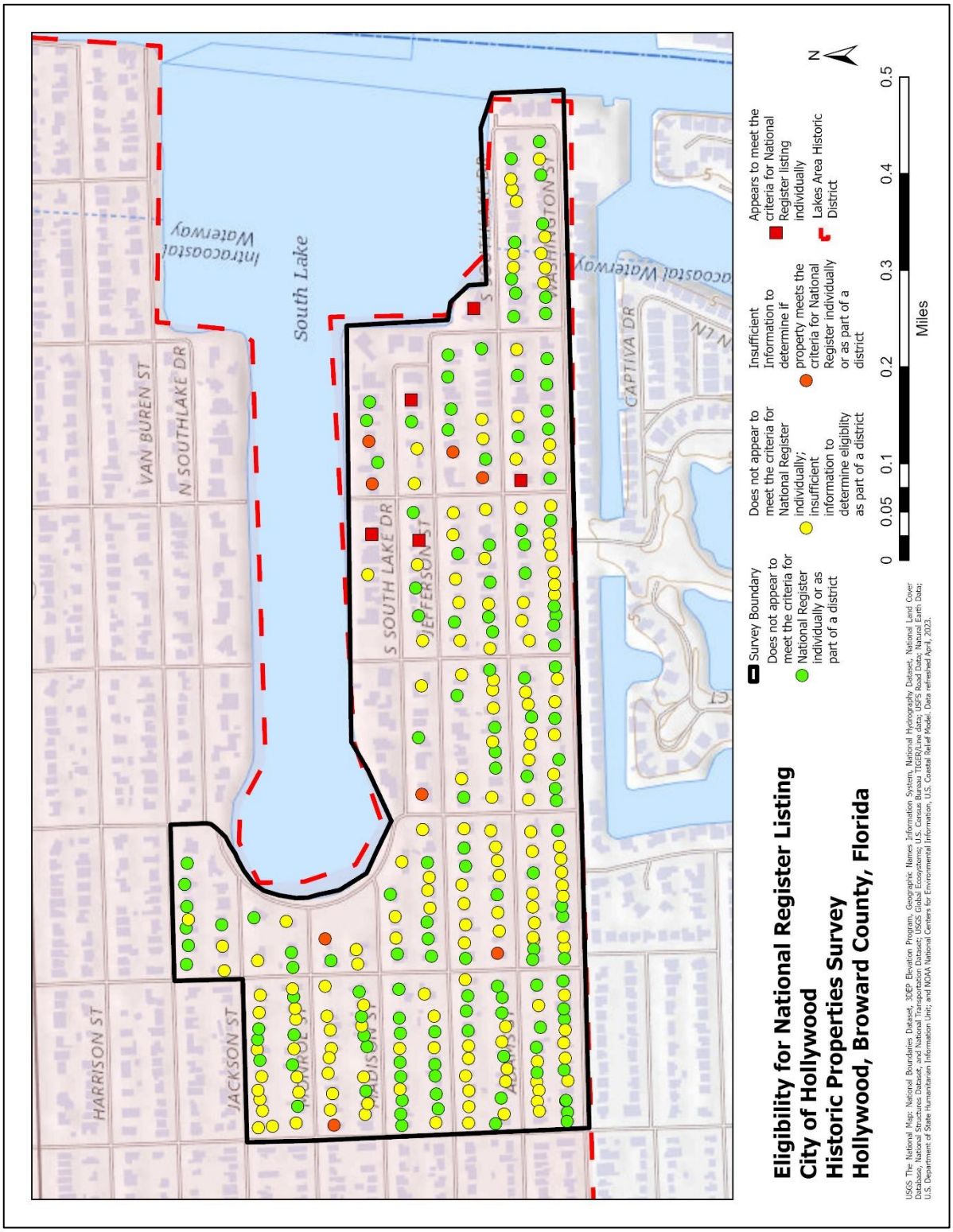

Figure 44 NRHP eligibility assessment map of surveyed resources

954 Adams Street (BD08755)

The building located at 954 Adams Street (BD08755), is a Ranch style residence built in 1961. Decorative concrete block pilasters frame the main entrance of this structure. The front façade features floor to ceiling picture windows on the front façade (Figures 45 and 46). This residence is in excellent condition, maintains historic integrity and is eligible under NRHP Criterion C as a representative example of a Ranch house with Mid-Century Modern design elements.

Figure 45 954 Adams Street (BD08755)

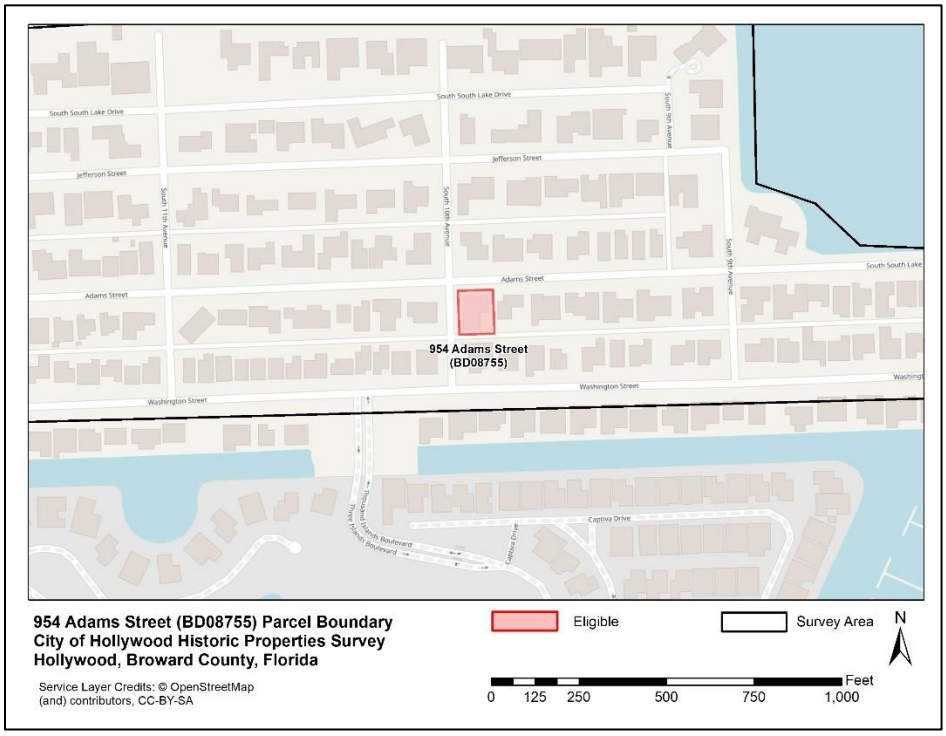

Figure 46 Parcel Boundary for 954 Adams Street (BD08755)

Horvitz House (BD08771)

The Horvitz House, located at 845 South South Lake Drive (BD08771), is a sprawling Mid-Century Modern style residence with irregular massing, built in 1962 for William Horvitz (Figure 16), the President of Hollywood, Inc. (*Hollywood Sun-Tattler* October 14, 1964:2-B). The residence has a wraparound sunroom with fixed ribbon windows facing South Lake and an octagonal cupola with observation windows. The exterior features battered stone walls. This residence maintains historic integrity, is in excellent condition, and is eligible under NRHP Criterion C as a representative example of a Mid-Century Modern style residence (Figures 47 and 48).

Figure 47 The Horvitz House, 845 South South Lake Drive (BD08771)

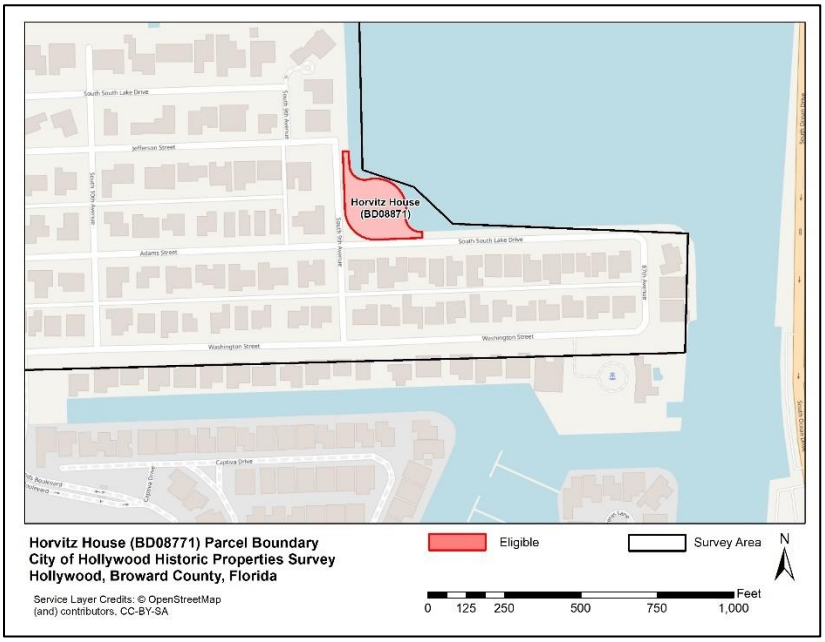

Figure 48 Parcel boundary for the Horvitz House, 845 South South Lake Drive (BD08771)

Biegelsen House (BD08805)

The Biegelsen House, located at 920 South South Lake Drive (BD08805), is a Mid-Century Modern style residence that was built in 1962. This residence features a pyramidal roof with clear skylights. The front façade consists of vertical wood siding interspersed with fixed floor to ceiling windows. The main entrance is on the west side facing away from the street, covered by an exaggerated porch cochere with circular stucco supports. This residence maintains historic integrity, is in excellent condition, and is eligible under NRHP Criterion C as a representative example of a Mid-Century Modern style residence (Figures 49 and 50).

Figure 49 The Biegelsen House, 920 South South Lake Drive (BD08805)

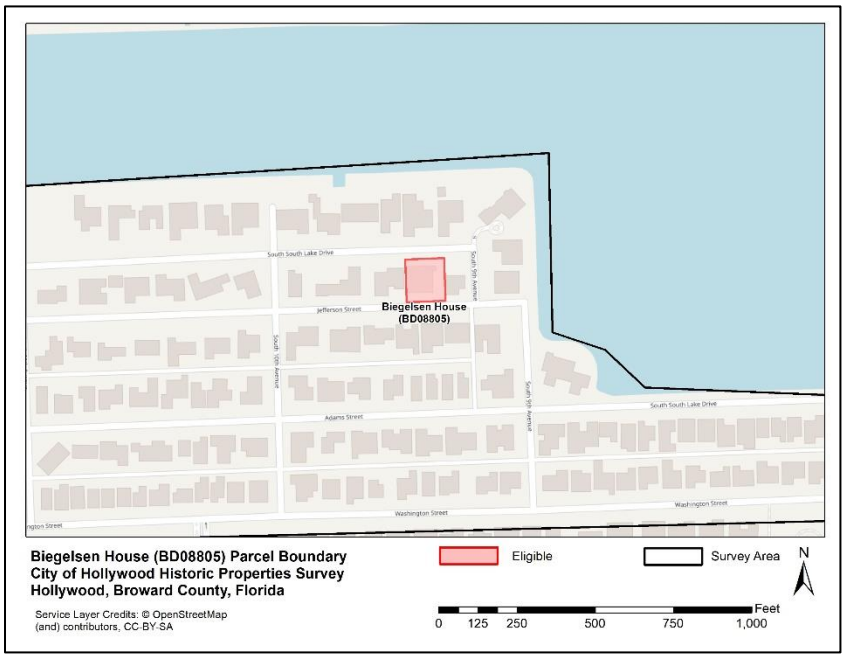

Figure 50 Parcel boundary for the Bielelsen House, 920 South South Lake Drive (BD08805)

Simon House (BD08807)

The Simon House, at 1020 South South Lake Drive (BD08807), is a Mid-Century Modern residence built in 1956. The residence, designed by prominent local Mid-Century architect Charles Reed, features long, low massing. The L-shaped house with a very shall-pitched, side gable roof is offset at an angle to the street and features a ribbon wall of floor-to-ceiling plate glass windows, blank concrete block walls interspersed with decorative colored glass block, and a carport. This residence maintains historic integrity, is in excellent condition, and is eligible under NRHP Criterion C as a good representative example of a Mid-Century Modern building style designed by a well-known local architect of the period (Figures 51 and 52).

Figure 51 The Simon House, 1020 South South Lake Drive (BD08807)

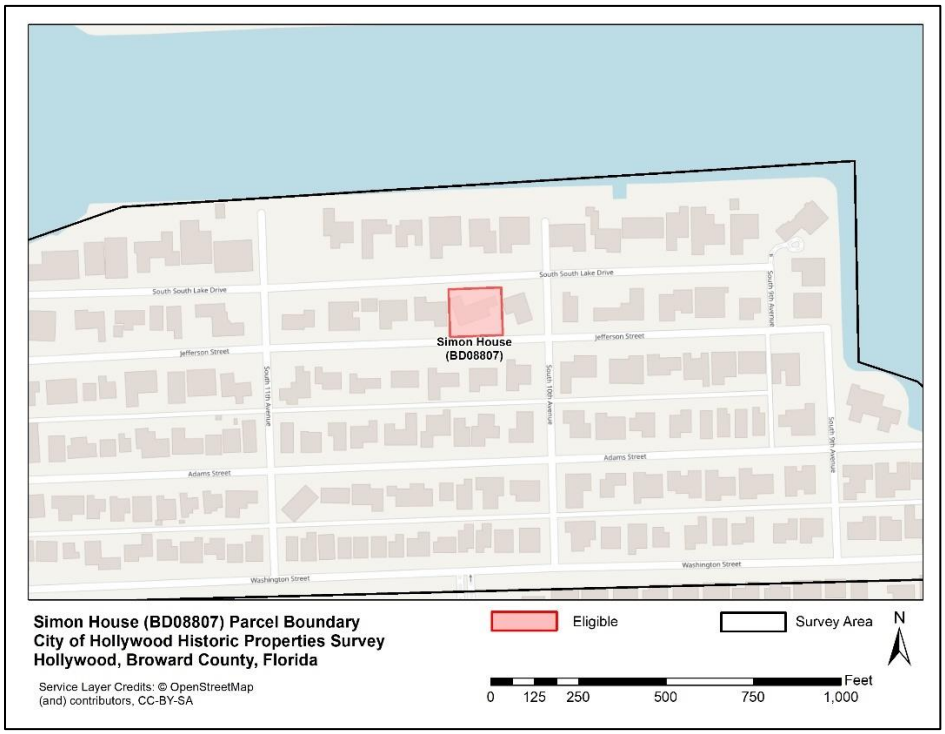

Figure 52 Parcel boundary for the Simon House, 1020 South South Lake Drive (BD08807)

Poutinen House (BD08808)

The Poutinen House, located at 1015 South South Lake Drive (BD08808), is a two-story Mid-Century Modern residence (Figures 53, 54, and 55) with a side-gable tile roof, stucco and concrete block exterior, small, square, decorative windows, and a distinctive wing wall extending off the front porch with decorative concrete block sections interspersed with voids, echoing fenestration of a ground floor.

Tis residence was designed in 1961 by Richard C. Reilly, of the firm Charles McKirahan and Associates, for resident Paul T. Poutinen. Poutinen owned Apex Products, Inc., which had moved from New York to Dania Beach in 1952. McKirahan was a prominent Ft, Lauderdale Mid-Century architect who designed the famous Mai Kai restaurant in 1956. Reilly (1926-2000) went on to start his own firm and became one of the more prominent architects of high-rises in both South Florida and the Caribbean.

The building is eligible under NRHP Criterion C as a good example of Mid-Century Architecture, as well as an early residential design of Richard Reilly who later in his career branched into high-rise developments (Glazner 2023; Johnson 1955:14B; Reilly 1960; Richard C. Reilly, Architect 2023).

Figure 53 The Poutinen House, 1015 South South Lake Drive (BD08808), design by firm of Charles McKirahan

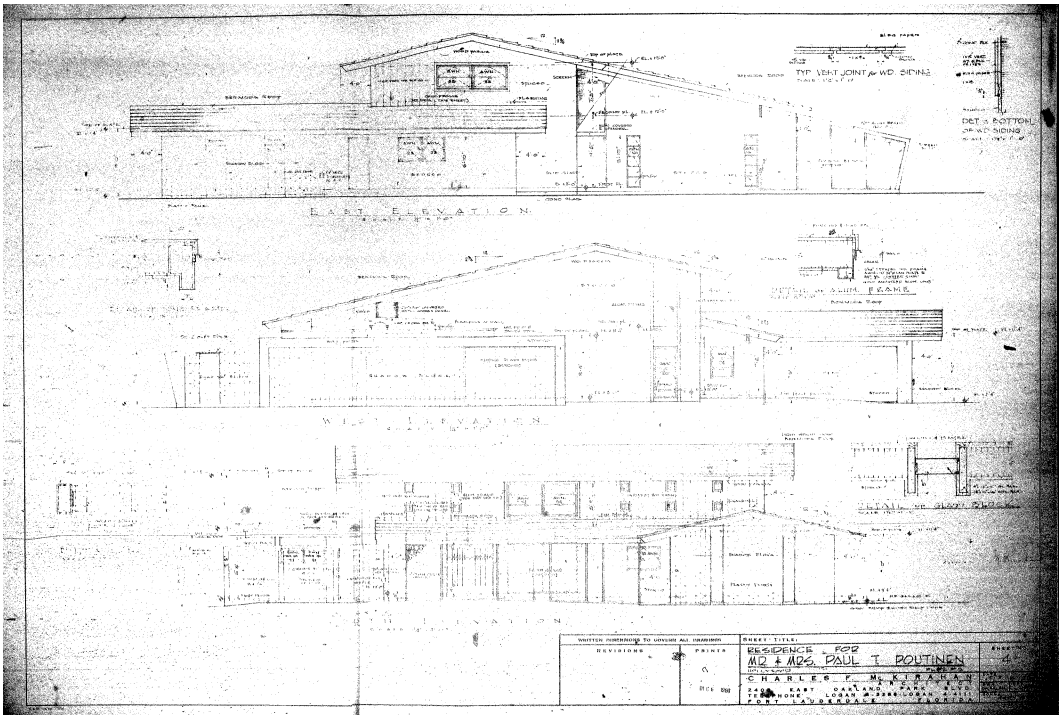

Figure 54 Original design for Poutinen House (BD08808) by Richard Reilly of the firm of Charles McKirahan

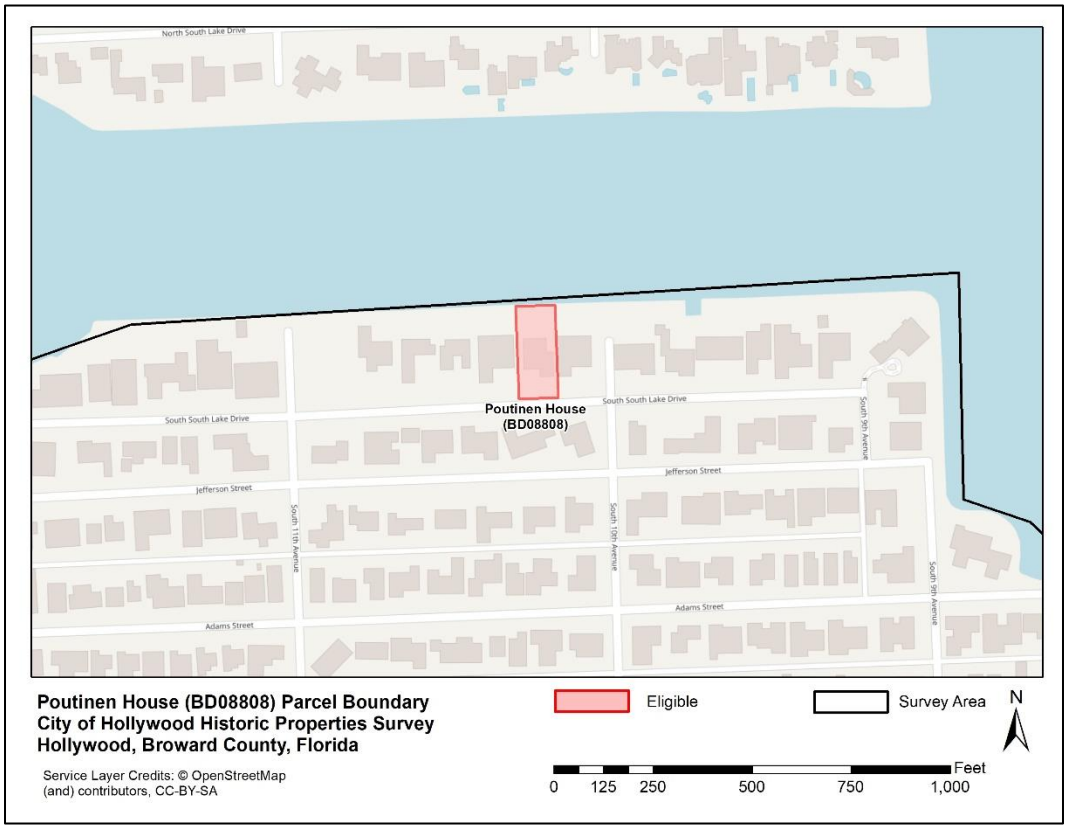

Figure 55 Parcel boundary for Poutinen House, 1015 South South Lake Drive (BD08808)

Structures with Insufficient Information to Determine Eligibility

Eight structures within the project area may be NRHP-eligible but require more research to determine eligibility (Table 7 and Figures 43 and 44). One of these structures is in excellent condition and the other seven are in good condition.

Table 7 Buildings with Insufficient Information to Determine Eligibility

FMSF #	Date	Structure Name	Structure Condition
BD08776	1956	711 South 10th Avenue	Good
BD08777	1960	950 Jefferson Street	Excellent
BD08799	1963	949 South South Lake Drive	Good
BD08802	1953	936 South South Lake Drive	Good
BD08814	1969	1150 South South Lake Drive	Good
BD08830	1951	711 South 13th Avenue	Good
BD08864	1956	Vincent "Jimmy" Alo House	Good
BD08918	1948	1356 Monroe Street	Good

711 South 10th Avenue (BD08776)

The building located at 711 South 10th Avenue (BD08776) is a two-story Mid-Century Modern residence with a gabled tile roof, Permastone and stucco siding, and large fixed windows. The windows and doors have been replaced, affecting integrity of materials and workmanship. It is unclear if the residence's two-story wing is an addition, or how recent the addition is, so there is potential that this building may also lack integrity of design. There is insufficient information to make a determination of eligibility for this building, either as an individual resource or as a contributing component to a potential Lakes Area National Register Historic District (Figures 56 and 57).

Figure 56 711 South 10th Avenue (BD08776)

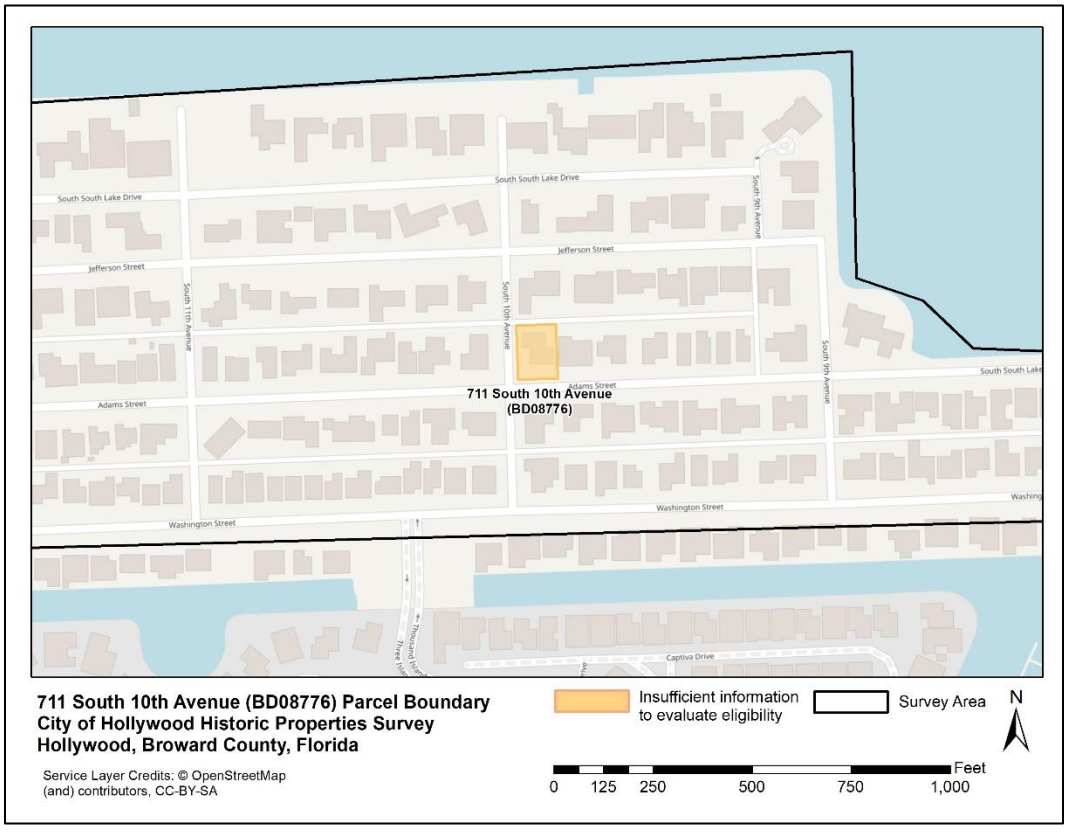

Figure 57 711 Parcel Boundary South 10th Avenue (BD08776) Map

950 Jefferson Street (BD08777)

The residence located at 950 Jefferson Street (BD08777), is a massive, sprawling Mid-Century Modern style residence built in 1960. Unlike most residences in the area, this building's primary exterior veneer is brick, not stucco. The structure's façade is obscured by the curved brick side-oriented carport and plentiful vegetation (Figures 58 and 59). The central bay of the house features a very shallow-pitched, side gable roof, with multiple flat secondary roofs. There is insufficient information to make a determination of eligibility for this building as an individual resource, although the building could be a contributing component to a potential Lakes Area National Register Historic District.

Figure 58 950 Jefferson Street (BD08777)

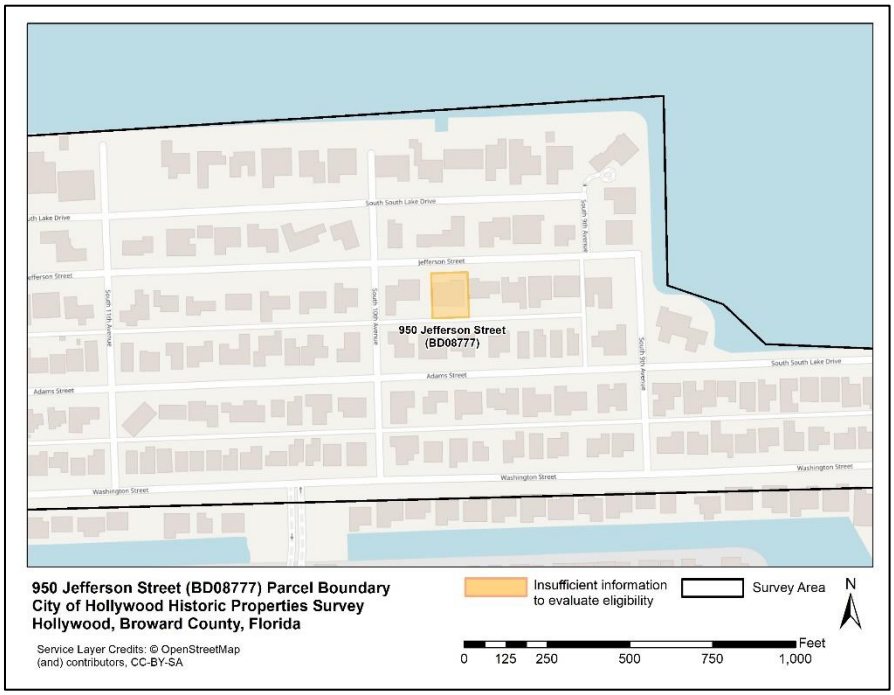

Figure 59 Parcel boundary for 950 Jefferson Street (BD08777)

949 South South Lake Drive (BD08799)

The building located at 949 South South Lake Drive (BD08799) is a two-story International style building with an irregular plan, asymmetrical facade, flat roof, fixed or casement ribbon windows, and built-in planters. According to tax records this building was constructed in 1963, but this style of architecture was not prevalent in this neighborhood at this time period. Like the other International-style residences surveyed for this project, this building's current appearance may be a product of a massive rehabilitation in the 1970s or 1980s of an earlier ranch house. There is insufficient information to make a determination of eligibility for this building, either as an individual resource or as a contributing component to a potential Lakes Area National Register Historic District (Figure 60 and 61).

Figure 60 949 South South Lake Drive (BD08799)

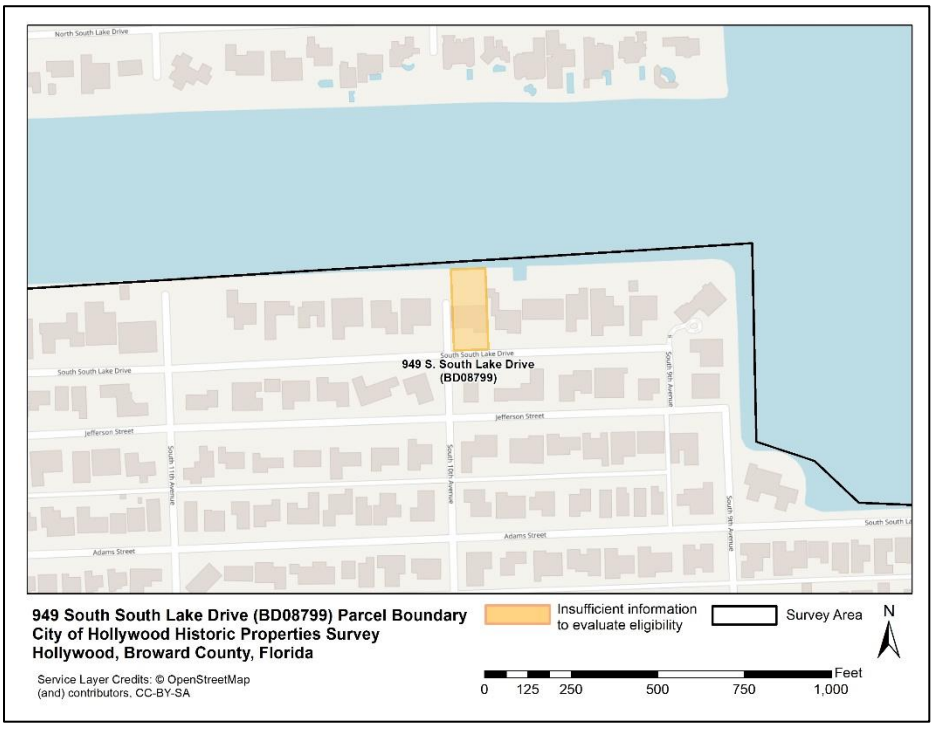

Figure 61 Parcel boundary for 949 South South Lake Drive (BD08799)

936 South South Lake Drive

The building located at 936 South South Lake Drive (BD08802) is a two-story masonry vernacular residence with some Mid-Century design elements, such as an attached garage and plate glass ribbon windows. There is insufficient information to make a determination of eligibility for this building as an individual resource, although the building could be a contributing component to a potential Lakes Area National Register Historic District (Figures 62 and 63).

Figure 62 936 South South Lake Drive (BD08802)

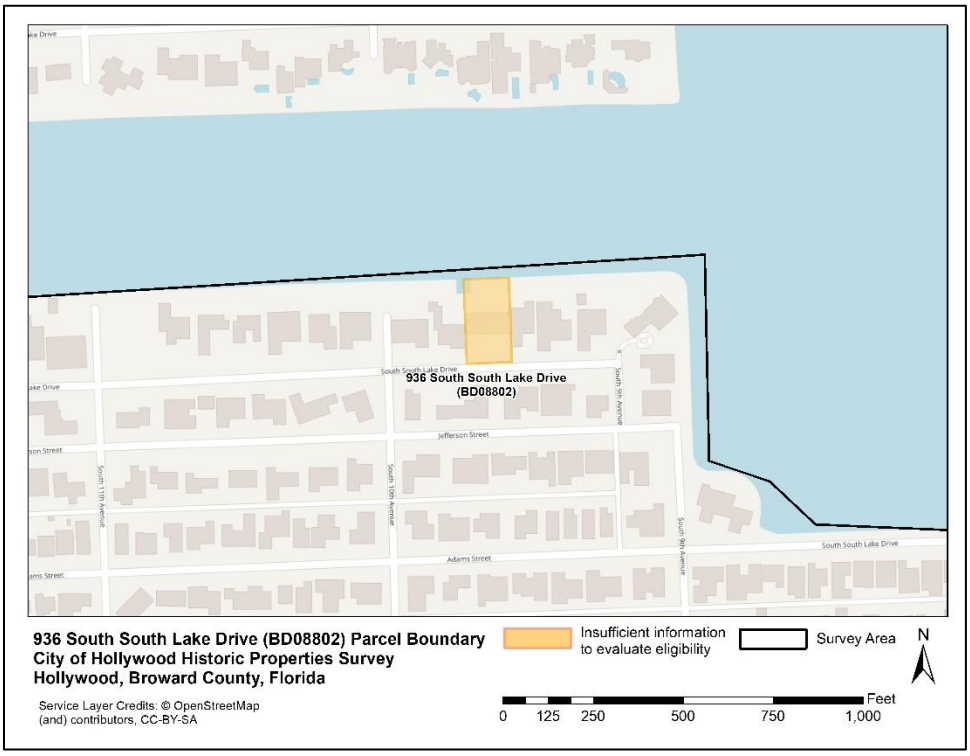

Figure 63 Parcel boundary for 936 South South Lake Drive (BD08802)

1150 South South Lake Drive (BD08814)

The building at 1150 South South Lake Drive (BD08814) is a building of mixed Mid-Century Modern and Neo-Mediterranean styles. The building features fixed plate glass windows, a wall of floor-to-ceiling plate glass windows, blank walls, a recessed and obscured entry accessed through a cast-iron gate, and clerestory windows under a multi-level roof. The exterior material echoes the Spanish style theme of the neighborhood, with stucco exterior material and a Spanish style roof. The building also has a screen porch addition at its rear with classical columns. It is unclear to what extent the original architecture of this unusual building has been modified, and additional research needs to be conducted to determine the structure's integrity. There is insufficient information to make a determination of eligibility for this building, either as an individual resource or as a contributing component to a potential Lakes Area National Register Historic District (Figures 64 and 65).

Figure 64 1150 South South Lake Drive (BD08814)

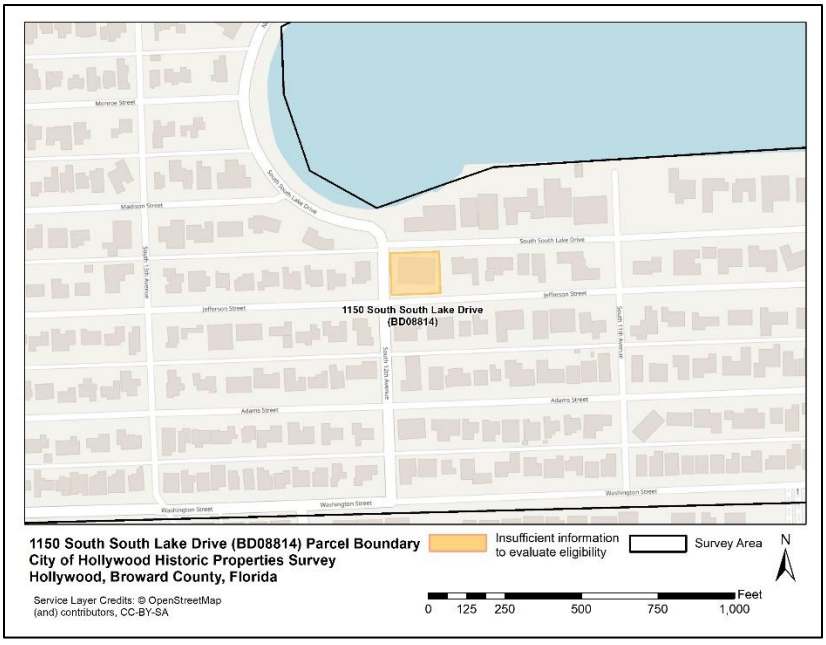

Figure 65 Parcel boundary for 1150 South South Lake Drive (BD08814)

711 South 13th Avenue (BD08830)

The building at 711 South 13th Avenue (BD08830) is a Mid-Century Modern residence, with an asymmetric façade, a recessed entry, and a flat, multi-level roof. This home was originally owned by Jesse Martin, a prominent real estate agent for Hollywood, Inc. Martin and his wife were very active in Jewish community organizations as well as in politics and in business organizations (*Hollywood Sun-Tattler* April 28, 1950, January 5, 1953 and December 17, 1953). Additional work needs to be conducted to determine if the house's current style dates to its original construction. There is insufficient information to make a determination of eligibility for this building, either as an individual resource or as a contributing component to a potential Lakes Area National Register Historic District (see Figure 23 on page 37 and Figure 66).

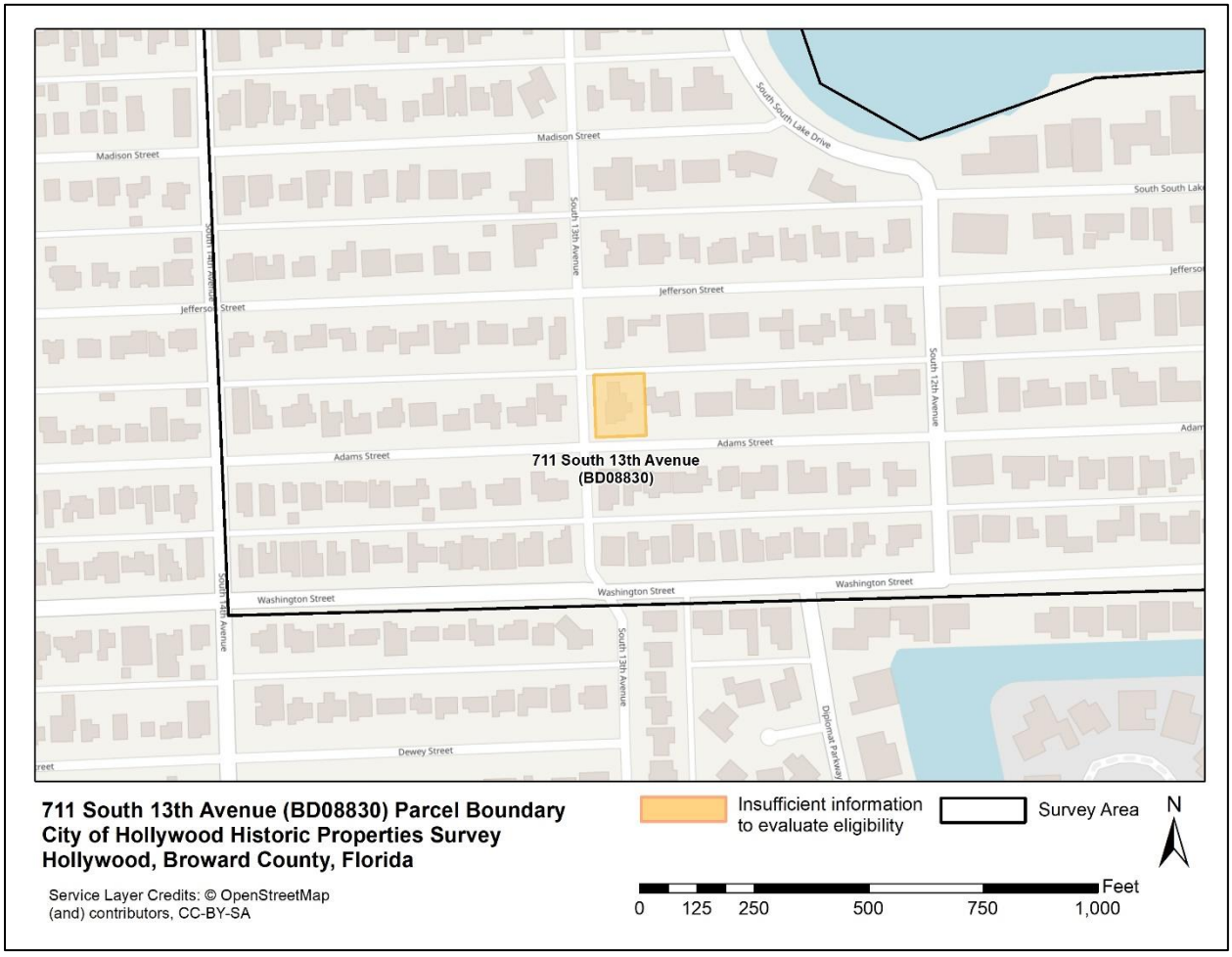

Figure 66 Parcel boundary for 711 South 13th Avenue (BD08830)

Alo House (BD08864)

The Alo House, located at 1248 Monroe Street (BD08864), is a 1948 Mediterranean Revival style structure. The structure also contains some Moderne stylistic elements, including a rounded wall with ribbon windows (Figures 67 and 68). The house was the long-time residence of mobster Vincent "Jimmy Blue-Eyes" Alo. Alo, listed as a restaurateur in contemporary Hollywood City Directories, ran gambling operations for the Genovese crime family in South Florida from the 1930s to the 1940s and acted as the right-hand man of Meyer Lansky. Alo lived at this house on South Lake Drive from its construction until 1994. During Alo's time of residence at this house, Alo and Lansky moved the Genovese gambling operation to Havana, Cuba, where it flourished until Castro nationalized the casinos in 1960. The story of mafia involvement in Cuban casinos was dramatized in the film *The Godfather Part 2* with Alo portrayed as "Jimmy Ola" in the film (Jones 2023; Hunt 2021; Kripalani and Brecher 2001).

The Alo House may be eligible under Criterion B, as Alo lived in the house during his time overseeing gambling operations for the Genovese crime family in Cuba and other locations. The Alo house may also be eligible under NRHP Criterion C as a representative example of Mediterranean style residence. More research needs to be conducted to determine if there are other, more relevant properties still extant associated with Alo to determine the structure's eligibility under Criterion B, and additional research also needs to be conducted regarding the residence's original appearance to determine eligibility under Criterion C.

Figure 67 The Alo House at 1248 Monroe Street (BD08864)

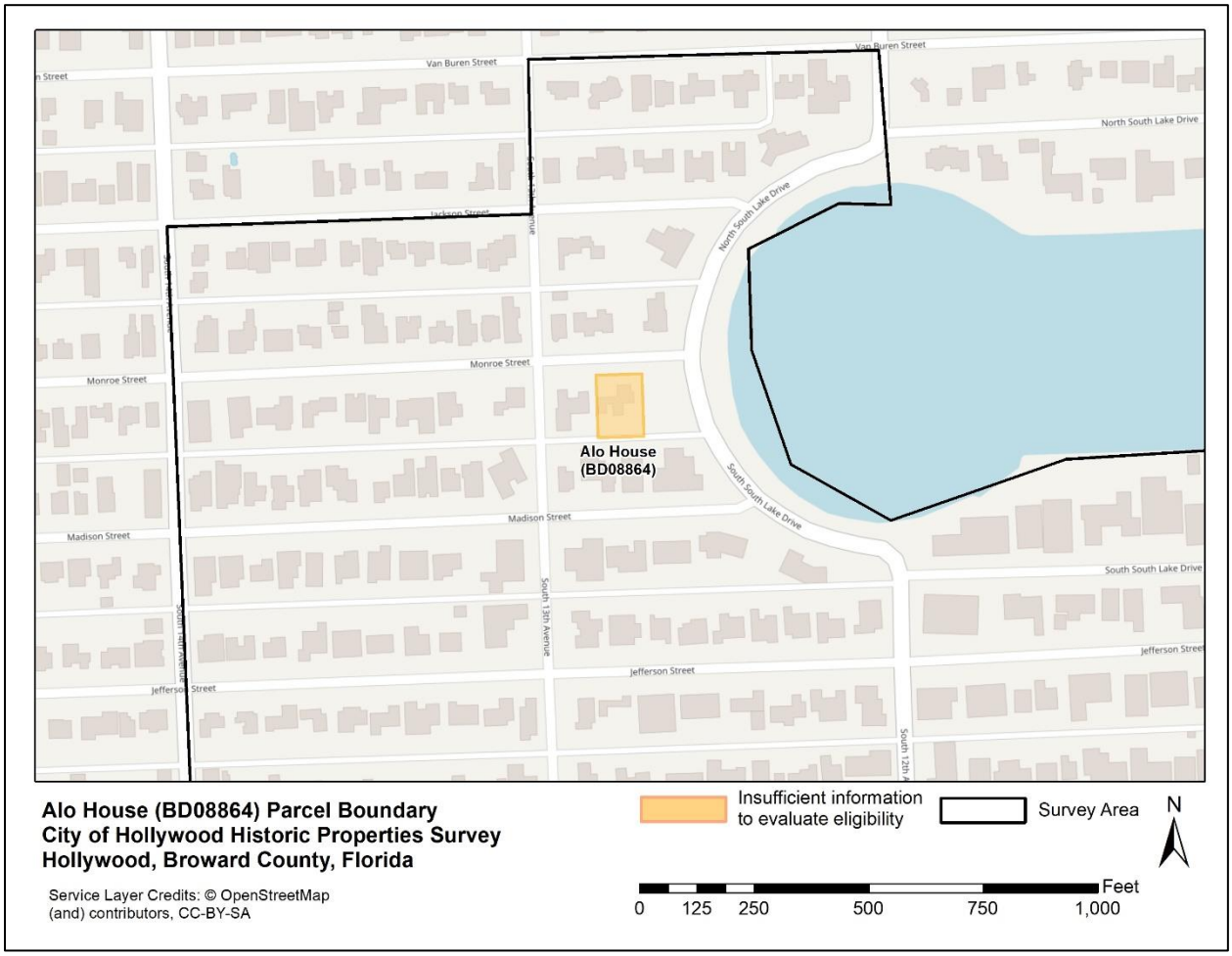

Figure 68 Parcel boundary for the Alo House, 1248 Monroe Street (BD08864)

1356 Monroe Street (BD08918)

The residence at 1356 Monroe Street (BD08918) appears to be an early Ranch house with Moderne elements, built in 1940 for R.S. Wright. The residence features both a side gabled and conical Spanish tile roof, a rounded wall, recessed porch, garage facing away from the street, and precast concrete or stucco decorative medallions (Figures 69 and 70). It is unclear to what extent the original architectural design of this building has been modified. Bayard Lukens designed a small addition to the house in 1948, which would now be considered a historic addition, however. There is insufficient information to evaluate eligibility for this building, either as an individual resource or as a contributing component to a potential Lakes Area National Register Historic District (*Hollywood Homes* March 1, 1940; Lukens 1948).

Figure 69 Early Ranch house, 1356 Monroe Street (BD08918)

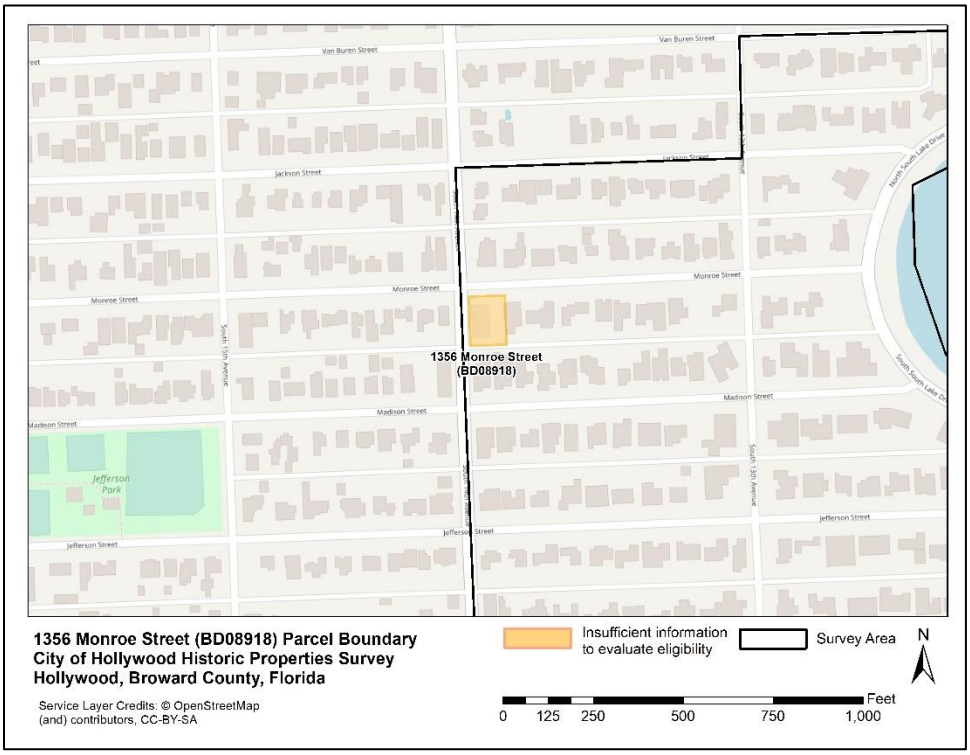

Figure 70 Parcel boundary for 1356 Monroe Street (BD08918)

Structures Contributing to a Potential Historic District

A total of 171 structures out of the 302 surveyed are evaluated as potentially contributing to a possible Lakes Area National Register Historic District but requiring additional information or research before confirming this evaluation. Because the project only surveyed the southeast quadrant of the Lakes Area, evaluation of a Lakes Area Historic District could not be conducted.

Out of this count of 171 residences, 13 buildings were also recommended as either individually eligible for the NRHP or having insufficient information to determine individual eligibility for the NRHP. These 13 buildings have been described within the previous sections in this chapter (*Individually Eligible Structures* and *Structures with Insufficient Information to Determine Eligibility*).

The other 158 potentially contributing buildings do not possess sufficient architectural or historical distinction to be eligible as individual resources, but they could be considered eligible as contributing components of a potential National Register Historic District. Buildings retaining their original design integrity, whether as Masonry Vernacular buildings, Ranch houses, or Spanish Cottages, may be contributing components to a Lakes Area National Register Historic District. Since this survey was limited to only a small portion of this potential district, confirmation of this district and its boundaries must wait for completion of future historic building inventories. Table 8 is a complete list of buildings evaluated as not eligible as individual resources, but possibly eligible as contributing components to a Lakes Area National Register District.

The most common alteration on historic-period buildings within the survey area was replacement of original doors and windows. Other frequently observed changes included adding a second story to a Ranch house, converting garages into living spaces, adding non-historic exterior material to the residence, the replacement of original porch supports with classical columns, and changing roof material from tile to asphalt shingles or metal panels.

For the most part these buildings consist of Ranch houses with standardized designs. Many of these Ranch houses are plain, meaning they have few of the distinguishing architectural characteristics of a Ranch house besides a long, low profile and roof form (Sullivan et al. 2010:54). When assessing integrity of most Ranch houses for this survey, if a plain Ranch had more than one major alteration, it was determined ineligible as a contributing resource to a potential Lakes Area National Register Historic District. If a Ranch with more stylistic details and ornamentation had more than one major alteration, additional consideration was given to eligibility as part of a district, depending on if the alterations fundamentally changed the structure's architectural integrity.

Table 8 Structures not individually eligible, but potentially eligible as part of district

Site Number	Site Name	Construction Year	Style
BD00589	1255 Jackson Street	1931	Moderne
BD08659	711 Washington Street	1962	Ranch
BD08662	821 Washington Street	1963	Ranch
BD08663	825 Washington Street	1963	Ranch
BD08664	833 Washington Street	1973	Ranch
BD08665	837 Washington Street	1973	Ranch
BD08672	947 Washington Street	1958	Ranch
BD08673	951 Washington Street	1957	Ranch
BD08675	1001 Washington Street	1963	Ranch
BD08677	1017 Washington Street	1973	Ranch

Site Number	Site Name	Construction Year	Style
BD08678	1021 Washington Street	1973	Ranch
BD08679	1023 Washington Street	1957	Ranch
BD08680	1029 Washington Street	1963	Ranch
BD08681	1033 Washington Street	1962	Ranch
BD08682	1037 Washington Street	1973	Ranch
BD08688	1107 Washington Street	1965	Ranch
BD08689	1117 Washington Street	1958	Ranch
BD08691	1131 Washington Street	1956	Ranch
BD08693	1145 Washington Street	1957	Ranch
BD08696	1250 Adams Street	1951	Ranch
BD08698	1138 Adams Street	1951	Ranch
BD08699	1132 Adams Street	1951	Ranch
BD08700	1126 Adams Street	1951	Ranch
BD08702	1114 Adams Street	1951	Ranch
BD08703	1110 Adams Street	1951	Ranch
BD08706	1251 Washington Street	1951	Ranch
BD08707	1247 Washington Street	1951	Ranch
BD08710	1231 Washington Street	1959	Mid-Century Modern
BD08711	1227 Washington Street	1959	Ranch
BD08712	1223 Washington Street	1959	Mid-Century Modern
BD08713	1215 Washington Street	1960	Ranch
BD08714	1211 Washington Street	1959	Ranch
BD08716	1206 Adams Street	1951	Ranch
BD08717	1214 Adams Street	1951	Ranch
BD08719	1230 Adams Street	1956	Ranch
BD08720	1234 Adams Street	1957	Ranch
BD08721	1242 Adams Street	1952	Ranch
BD08722	1246 Adams Street	1951	Ranch
BD08726	1314 Adams Street	1950	Ranch
BD08729	1334 Adams Street	1951	Ranch
BD08731	1340 Adams Street	1947	Spanish Cottage
BD08732	1344 Adams Street	1947	Spanish Cottage
BD08733	1348 Adams Street	1947	Spanish Cottage
BD08734	1352 Adams Street	1947	Spanish Cottage
BD08739	1343 Washington Street	1951	Ranch
BD08741	1335 Washington Street	1956	Ranch
BD08742	1327 Washington Street	1956	Ranch
BD08743	1323 Adams Street	1958	Ranch
BD08746	1305 Washington Street	1970	Ranch
BD08748	1058 Adams Street	1956	Ranch

Site Number	Site Name	Construction Year	Style
BD08749	1048 Adams Street	1956	Ranch
BD08750	1040 Adams Street	1959	Ranch
BD08754	1000 Adams Street	1958	Ranch
BD08756	948 Adams Street	1958	Ranch
BD08758	932 Adams Street	1962	Ranch
BD08760	900 Adams Street	1951	Ranch
BD08764	828 South South Lake Drive	1960	Ranch
BD08765	824 South South Lake Drive	1962	Ranch
BD08767	804 South South Lake Drive	1959	Mid-Century Modern
BD08768	800 South Lake Drive	1959	Ranch
BD08769	720 South South Lake Drive	1962	Ranch
BD08773	937 Adams Street	1968	Ranch
BD08774	939 Adams Street	1959	Ranch
BD08782	1006 Jefferson Street	1951	Mid-Century Modern
BD08783	1014 Jefferson Street	1951	Ranch
BD08785	1028 Jefferson Street	1951	Ranch
BD08786	1036 Jefferson Street	1951	Ranch
BD08788	1058 Jefferson Street	1956	Ranch
BD08789	725 South 11th Avenue	1952	Ranch
BD08792	1043 Adams Street	1957	Ranch
BD08794	1027 Adams Street	1960	Ranch
BD08796	712 South 10th Avenue	1962	Ranch
BD08797	601 South 10th Avenue	1956	Ranch
BD08801	950 South South Lake Drive	1956	Ranch
BD08809	1050 South South Lake Drive	1956	Ranch
BD08812	1024 South South Lake Drive	1960	Ranch
BD08813	1030 South Lake Drive	1951	Ranch
BD08816	1114 South South Lake Dr	1957	Ranch
BD08817	1102 Jefferson Street	1957	Ranch
BD08820	1201 Jefferson Street	1951	Ranch
BD08821	1146 Jefferson Street	1950	Ranch
BD08822	1200 Jefferson Street	1970	Other
BD08825	1226 Jefferson Street	1950	Ranch
BD08826	1230 Jefferson Street	1952	Ranch
BD08827	1240 Jefferson Street	1956	Ranch
BD08828	1244 Jefferson Street	1950	Ranch
BD08831	1253 Adams Street	1951	Ranch
BD08832	725 South 12th Avenue	1951	Ranch
BD08835	1131 Adams Street	1952	Ranch
BD08837	1117 Adams Street	1956	Ranch

Site Number	Site Name	Construction Year	Style
BD08838	1111 Adams Street	1952	Ranch
BD08839	1107 Adams Street	1952	Ranch
BD08841	1205 Adams Street	1952	Ranch
BD08842	1211 Adams Street	1968	Ranch
BD08843	1215 Adams Street	1951	Ranch
BD08844	1223 Adams Street	1951	Ranch
BD08849	1323 Adams Street	1950	Ranch
BD08850	1235 Adams Street	1953	Ranch
BD08852	1200 South Lake Drive	1950	Ranch
BD08854	1238 Madison Street	1950	Ranch
BD08855	1246 Madison Street	1950	Ranch
BD08860	1235 Jefferson Street	1950	Ranch
BD08861	1229 Jefferson Street	1951	Ranch
BD08862	1223 Jefferson Street	1950	Ranch
BD08866	519 South 13th Avenue	1948	Ranch
BD08867	1245 Madison Street	1954	Ranch
BD08869	1355 Adams Street	1949	Ranch
BD08871	1343 Adams Street	1951	Ranch
BD08872	1335 Adams Street	1950	Ranch
BD08873	1350 Jefferson Street	1941	Ranch
BD08874	1338 Jefferson Street	1948	Ranch
BD08875	1326 Jefferson Street	1952	Ranch
BD08876	1332 Jefferson Street	1946	Ranch
BD08878	702 South 13h Avenue	1951	Ranch
BD08879	1311 Jefferson Street	1949	Ranch
BD08880	1327 Adams Street	1950	Ranch
BD08882	1356 Jefferson Street	1947	Ranch
BD08883	1344 Jefferson Street	1960	Ranch
BD08889	1344 Madison Street	1955	Ranch
BD08892	1326 Madison Street	1950	Ranch
BD08896	1317 Jefferson Street	1949	Ranch
BD08898	1329 Jefferson Street	1949	Ranch
BD08900	1355 Madison Street	1952	Ranch
BD08901	1347 Madison Street	1952	Ranch
BD08903	1339 Madison Street	1952	Ranch
BD08906	1317 Madison Street	1970	Ranch
BD08908	1311 Madison Street	1956	Other (Neoeclectic Mansard)
BD08910	1300 Monroe Street	1948	Spanish Cottage
BD08911	1312 Monroe Street	1947	Spanish Cottage
BD08912	1322 Monroe Street	1948	Ranch

Site Number	Site Name	Construction Year	Style
BD08913	1326 Monroe Street	1968	Ranch
BD08914	1330 Monroe Street	1968	Ranch
BD08915	1334 Monroe Street	1956	Ranch
BD08916	1346 Monroe Street	1953	Ranch
BD08917	1350 Monroe Street	1954	Ranch
BD08919	1357 Jefferson Street	1946	Ranch
BD08920	1351 Jefferson Street	1946	Ranch
BD08922	1339 Jefferson Street	1970	Ranch
BD08923	1357 Monroe Street	1939	Ranch
BD08925	1343 Monroe Street	1950	Ranch
BD08926	1337 Monroe Street	1937	Spanish Cottage
BD08928	1327 Monroe Street	1936	Spanish Cottage
BD08930	1315 Monroe Street	1935	Mediterranean Revival
BD08931	1311 Monroe Street	1950	Ranch
BD08933	424 South 13th Avenue	1950	Ranch
BD08934	1247 Jackson Street	1949	Ranch
BD08935	407 S. 14th Avenue	1950	Ranch
BD08936	401 S. 14th Avenue	1950	Ranch
BD08937	1350 Jackson Street	1955	Ranch
BD08938	1346 Jackson Street	1949	Ranch
BD08939	1340 Jackson Street	1944	Ranch
BD08940	1338 Jackson Street	1951	Ranch
BD08942	1326 Jackson Street	1936	Ranch
BD08945	1310 Jackson Street	1952	Ranch
BD08946	1300 Jackson Street	1951	Ranch
BD08947	1250 Jackson Street	1946	Ranch
BD08949	1215 North South Lake Drive	1938	Mixed, Non-Dominant (see page 43 for description)
BD08957	1234 Van Buren Street	1951	Ranch

Historic Preservation in the City of Hollywood

This section analyzes the current state of historic preservation efforts within the City of Hollywood. It includes a summary of historic building inventories and a discussion of both NRHP-listed and locally designated historic districts; a listing of active non-profit organizations and local government partners; and an overall summary of preservation within the municipality.

Current Historic Building Inventory Status

There have been 83 cultural resource investigations within or adjacent to the City of Hollywood that have inventoried historic structures. The vast majority of these were cultural resource assessment-type surveys that involved general cultural resource inventories within specific project areas, usually transportation or utility projects.

There have only been seven historic building surveys within the City of Hollywood driven by inventory considerations, as opposed to project review to determine adverse effects to resources. Two of these date from 1979 and 1981 and involved a general windshield survey and architectural review of all of Broward County. Five of these building surveys, dating from 1996 to 2016, inventoried the Hollywood Central Business District, Hollywood Lakes, and Hollywood Beach. The Hollywood Central Business District and Lakes areas were last inventoried in 1996, while Hollywood Beach was the subject of three surveys from 2000 to 2016. The Central Business District was also resurveyed in 2016. In addition to these formal building surveys with reports, Marilyn Kemper with the Historic Broward County Preservation Board inventoried approximately 600 resources in the 1980s and 1990s but did not produce a formal report and did not make NRHP recommendations for these structures.

Table 9 shows the list of these comprehensive surveys within the City of Hollywood. Figure 71 is a map showing ALL building surveys in Hollywood, including cultural resource assessment/project review-type surveys, but excluding Surveys 00714 and 00730 in Table 9, surveys from 1979 and 1981 that theoretically covered the entire city.

Table 9 Non-cultural resource assessment building surveys within the City of Hollywood, 1979-2016

Survey	Date	Sponsor	Consultant	Title
00714	1979	Historic Broward County Preservation Board	Shepard Associates	Broward County Historical and Architectural Windshield Survey
00730	1981	Historic Broward County Preservation Board	Carr, Robert S.	Broward County Comprehensive Survey, Phase I
04432	1996	City of Hollywood	Research Atlantica, Inc.	Historic Designation Report, Hollywood Business District
04433	1996	City of Hollywood	Research Atlantica, Inc.	Historic Designation Report, Hollywood Lakes Section
6114	2000	City of Hollywood Community Planning Division	Anderson, Sherry	Survey and Analysis of Hollywood Beach Historical Sites
9917	2003	Hollywood Community Planning Division	Henry, Geoffrey B.	Hollywood Beach Architectural Survey – Phase II
23100	2016	City of Hollywood CRA and Florida Division of	Muldowney, Lorrie	Hollywood CRA Historic Properties Survey Update: Historic Downtown Hollywood Business District & Hollywood Beach Historic District

Survey	Date	Sponsor	Consultant	Title
		Historical Resources		
None given	1980s – 1990s?	Historic Broward County Preservation Board	Marilyn Kemper	

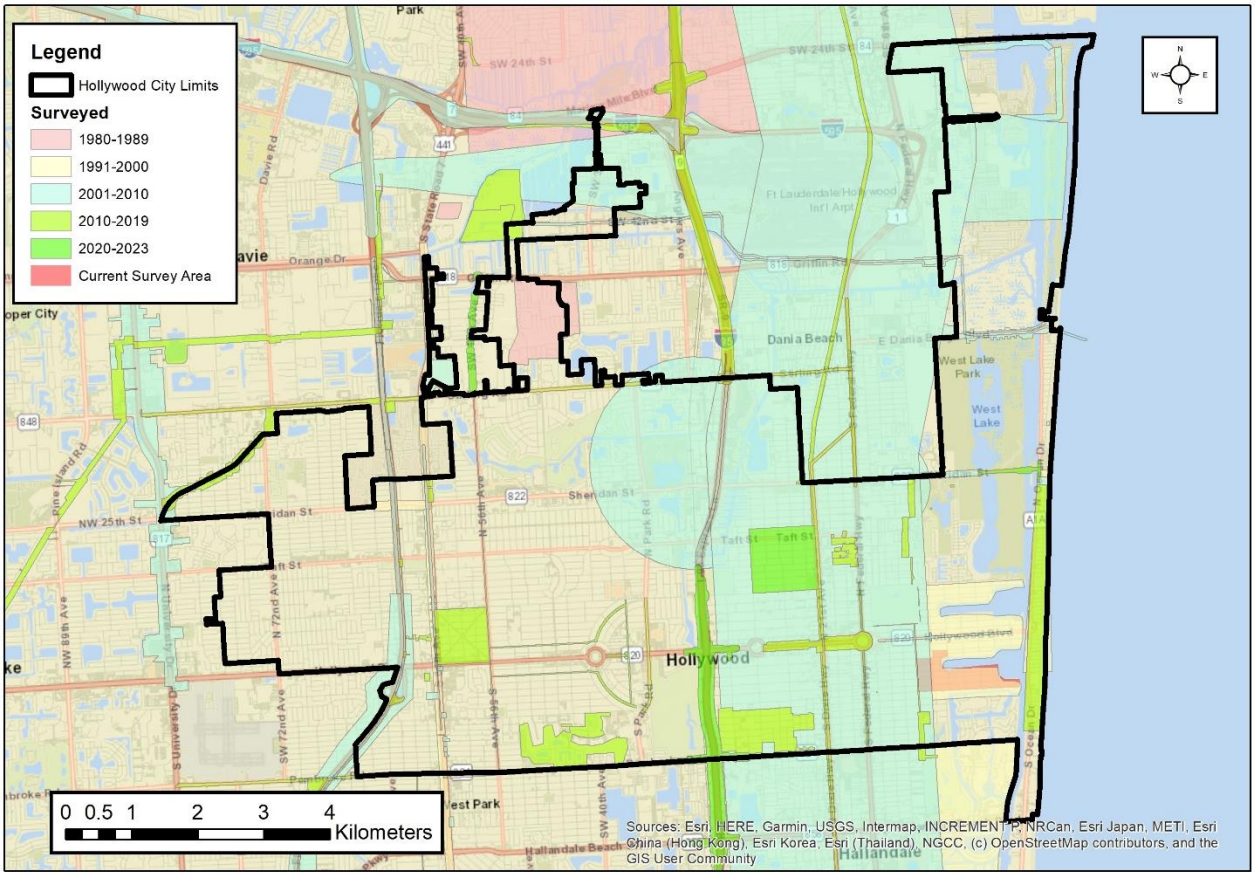

Figure 71 Building surveys in Hollywood, excluding 1979 and 1981 surveys, but including all CRAS-type surveys

Collectively, not including this project, City of Hollywood historic building surveys have recorded 1761 structures (Figure 72). Of this number,

- Four have been listed on the NRHP:
  - The Joseph Young House (BD00162)
  - Hollywood Woman's Club (BD00155)
  - Sunday School of the First Church of Christ (BD03348)
  - Hammerstein House (BD03349)

- 15 have been evaluated by the SHPO as eligible for the NRHP.
- 535 have been evaluated by the SHPO as ineligible for the NRHP.
- 1,207 have been recorded but NOT evaluated by the SHPO. Of these structures:
    - 26 have been evaluated by a surveyor as individually eligible for the NRHP, although this evaluation has not been confirmed by the SHPO.
    - 37 have been evaluated by a surveyor as having insufficient information to be evaluated as individually eligible for the NRHP.
    - 22 have been evaluated by a surveyor as not individually eligible for the NRHP, and having insufficient data to judge eligibility as a component of a historic district.
    - 118 have been evaluated by a surveyor as not individually eligible for the NRHP but is a potential contributing component to a National Register Historic District.
    - 588 have not been evaluated by a surveyor.

Previous inventories have also identified 25 identified resource groups within or partially within the City of Hollywood. Resource group is a term the Florida Division of Historical Resources uses to denote historic districts, landscapes, building complexes, and linear resources such as canals and roads. Of the City of Hollywood's resource groups, one (the Hollywood Boulevard Historic District, BD02384) has been listed in the NRHP, six resource groups have been evaluated as eligible for the NRHP, 17 have been evaluated as ineligible for the NRHP by the SHPO, and one resource group is unevaluated by the SHPO. See Table 10 and Figure 73.

Table 10 Identified resource groups in Hollywood

Site ID	Site Name	Resource Group Type	SHPO Evaluation
BD00180	Port Everglades	Historic District	Eligible for the NRHP
BD03284	Hollywood Boulevard Historic Business District	Building Complex	Listed on the NRHP
BD04087	Railroad Tracks	Linear Resource	Eligible for the NRHP
BD04227	Dixie Highway	Linear Resource	Eligible for the NRHP
BD04646	Acoreano Motel Complex	Building Complex	Eligible for the NRHP
BD04649	Seaboard Air Line (CSX) RR	Linear Resource	Eligible for the NRHP
BD06728	Hollywood Beach Golf Club	Designed Historic Landscape	Eligible for the NRHP
BD03216	C-10 Spur Canal	Linear Resource	Ineligible for the NRHP
BD03221	Dania Canal	Linear Resource	Ineligible for the NRHP
BD04043	Hollywood Beach Gardens	Historic District	Ineligible for the NRHP
BD04172	Dania Town Canal	Linear Resource	Ineligible for the NRHP
BD04373	Federal Highway	Linear Resource	Ineligible for the NRHP
BD04387	Joseph Wesley Young's Plan of Hollywood	Designed Historic Landscape	Ineligible for the NRHP
BD04432	Griffin Road	Linear Resource	Ineligible for the NRHP

Site ID	Site Name	Resource Group Type	SHPO Evaluation
BD04776	SR-A1A	Linear Resource	Ineligible for the NRHP
BD05710	Hillcrest Country Club Golf Course	Designed Historic Landscape	Ineligible for the NRHP
BD06297	Highland Gardens	Historic District	Ineligible for the NRHP
BD06679	Town Colony Condominium	Building Complex	Ineligible for the NRHP
BD06680	Silver Hill Jackson Condo	Building Complex	Ineligible for the NRHP
BD06681	Sunset Golf Club	Designed Historic Landscape	Ineligible for the NRHP
BD06682	Orangebrook Golf & Country Club	Designed Historic Landscape	Ineligible for the NRHP
BD06727	Santa Monica Condominium	Building Complex	Ineligible for the NRHP
BD07583	Sheridan Street/SR822	Linear Resource	Ineligible for the NRHP
BD07712	2901 Polk Street Apartments	Building Complex	Ineligible for the NRHP
BD04426	Broward County Colored Beach	Designed Historic Landscape	Not evaluated by SHPO

City of Hollywood Preservation Policies and Ordinances

The City of Hollywood Master Plan guides City historic preservation policy. Written over twenty years ago, the Plan acknowledged two previously existing Historic Preservation Overlay Districts, or HPODs (the Downtown Historic Business District and the Harrison/Tyler Districts) and the Lakes HMPROLD, but also recommended creation of an HPOD for Hollywood Beach (Hart 2001:44, 88-90). This recommendation for an additional Hollywood Beach HPOD was implemented later.

For the Hollywood Lakes area, the plan recommended that the City of Hollywood "Preserve, enhance and maintain the historic character of the area through building preservation, street improvements, and strict design controls… The single-family character of East Hollywood Boulevard from Young Circle to the Intra-Coastal should be preserved." (Hart 2001:48). At the same time, the Plan acknowledged that the City needed to balance growth and preservation (Hart 2001:2).

The City also has a Historic Preservation Plan, written by Research Atlantica in 1991.This Preservation Plan originally recommended adoption of a preservation ordinance; development of economic incentives for preservation; continuing historic building inventories; recommending the creation of local districts for the Downtown Business District, the Lakes Area, and Hollywood Beach; and completing NRHP designations for eligible resources and districts (Research Atlantica 1991:29-34). Much of this preservation plan has been implemented, in fact the current structure of the local review board and the local districts derive from this document. However, the preservation plan is over 30 years old. With the passage of time, most of the recommendations have been accomplished, while preservation in Hollywood faces a different set of challenges today.

The Hollywood Lakes neighborhood has a neighborhood master plan, published in 1995 and also requiring an update. The neighborhood's master plan did not explicitly mention historic preservation guidance. Both

preservation and property rights were cited as important considerations in the plan (City of Hollywood 1995:1-3).

The City of Hollywood's preservation planning policy is enforced by its local historic preservation ordinance. The ordinance authorizes a Historic Preservation Board under the Division of Planning and Urban Design to review all applications for new construction, demolition, alteration, rehabilitation, signage, or any other physical modification to structures within a designated historic district (see Table 11) or within the Lakes HMPROLD. The Historic Preservation Board must also approve undertakings for recognized individual local Historic Sites (see Table 12), approve or deny applications for work, and issue Certificates of Appropriateness to applicants. Membership on the Historic Review Board per the ordinance is comprised of seven full-time members and two alternates, includes an architect; an architectural historian; an engineer or general contractor; a professional in either the landscape architect, planner, historic preservation, or interior design fields; a representative of the HHS; a person recognized by the City Commission as having knowledge and experience in historic preservation issues, a real estate salesman or broker; and two alternates from any of the above categories.

The Historic Preservation Board has jurisdiction over either HPODs, individual Historic Property Overlay Sites (HOPS), and the Lakes Area HMPROLD (the survey area comprises the southeast quadrant of the Lakes Area HMPROLD). There are three HPODs, 21 HPOSs, and one HMPROLD. The Board can also recommend, in conjunction with the Planning and Development Board, adding HOPS and HPODs to the list of resources that falls under its protection.

These locally designated districts (Figure 74) are distinct from the districts identified for and assessed as National Register Historic Districts (Figure 73). NRHP-listed or eligible historic districts are not protected from private development through this designation, although any projects within these NRHP-listed or eligible districts using federal funding must undergo Section 106 review requirements. NRHP-listed or eligible districts must also be listed by the City as a local preservation district for the Hollywood preservation ordinance to take effect. This has in fact happened in the case of the Hollywood Historic Business District and Young Circle Park, which are both locally protected resources as well as part of an NRHP-listed district, while the Hollywood Beach Club, although eligible for the NRHP as a significant designed historic landscape, is not protected by the local ordinance.

The Historic Preservation Board evaluates all projects coming under its jurisdiction through compatibility with the City's Design Guidelines, last updated nearly twenty years ago in 2005. This evaluation of compatibility includes architectural and design components, compatibility with the existing built environment, appropriate scale and massing, and landscaping. Applicants who have had their application for a Certificate of Appropriateness denied by the Historic Preservation Review Board have the option of appealing that decision through the City Planning Board (City of Hollywood 2023a).

The activities of the Hollywood Community Redevelopment Agency (CRA) may also have some bearing on preservation initiatives in Hollywood. Under Florida State law, certain areas can be designated by municipalities as CRAs if certain required conditions are met. There are more than 150 CRAs in Florida, and Hollywood has two of them. The first, created in 1979, is the 580-acre Downtown District. The second, created in 1997, is the 193-acre Beach District. The Downtown District includes a very small, four-block portion of the Lakes Area HMPROLD bounded by North 17th Avenue, Polk Street, North 16th Avenue, and Van Buren Street, and is three blocks west of the survey area (Hollywood Florida's CRA 2023c). The CRAs are governed by local boards and funded through property taxes assessed within the Redevelopment Area. The CRAs leverage these funds to promote private sector activity within the Redevelopment Area. Project include building rehabilitation, streetscape projects, beautification projects, and flood control initiatives (Florida Redevelopment Association 2022).

The Hollywood CRA's Strategic Plan lists as some of its quality-of-life enhancing principles "Preservation and upgraded historic homes" and "Preservation of our funky beach character" including "Recognition of historical [sic] buildings and homes." (Lyle Sumek Associates, Inc. 2011:7, 12) Major current projects include a streetscape project from 21st Avenue to Young Circle right in the middle of the Hollywood Business NRHP-listed district and HPOD, and burial of utility lines within the CRA's Downtown District (Hollywood Florida's CRA 2023a, 2023b).

Table 11 Hollywood local Historic Preservation Overlay Districts (HPODs)

District	Name	Boundary
HPOD-1	Historic Hollywood Business District	Buildings on Hollywood Blvd. from the west side of the intersection with Young Circle to the east side of Dixie Hwy. (N. 21st Avenue).
HPOD-2	Lakes: Harrison and Tyler Street Historic District	Buildings on Harrison and Tyler St. from the west side of N. 10th Avenue to the east side of N. 17th Avenue.
HPOD-3	Hollywood Beach Historic Overlay District	Properties on the north side of Sherman Street to the north side of Jefferson Street and east of Surf Road, including the Broadwalk and Hollywood Beach Hotel (generally located at 101 N. Ocean Drive).

Table 12 Historic Property Overlay Sites (HPOSs)

Local Site Number	FMSF Number	Name	Address
HPOS-1	BD00162	Young House	1055 Hollywood Blvd.
HPOS-2	BD00543	Women's Club	501 N. 14th Avenue
HPOS-3	BD00921		1345 Hollywood Blvd.
HPOS-4	BD00539		840 Hollywood Blvd.
HPOS-5	BD00158		902 Hollywood Blvd
HPOS-6	BD00902		817 Tyler Street
HPOS-7	BD00376	Hollywood Publishing Company/Old City Hall	219 North 21st Avenue
HPOS-8	BD03284	Young Circle Park	Intersection of Hollywood Blvd. and Federal Highway
HPOS-9	BD00154	Hutchinson Hotel	404 North 17th Avenue
HPOS-10	BD00745	First Baptist Church of Hollywood	1701 Monroe Street
HPOS-11	BD03052	Garfield Street Paddleball Courts	Bounded by Surf Rd. to the western fence of the Paddleball Courts and from Connecticut Street to Garfield Street
HPOS-12	No FMSF survey	Bryan House (4210 N. 58th Avenue)	4220 N. 58th Avenue

Local Site Number	FMSF Number	Name	Address
HPOS-13	BD00156	Dunham's Grocery	2410 Taylor Street
HPOS-14	BD00770	Coral Rock House	310 New York Street
HPOS-15	BD00670	Southwinds Apartments	347,349,351 Madison Street
HPOS-16	BD00734	Hollywood Beach Apartments	322 Monroe Street
HPOS-17	BD00893		2461 Taylor Street

Private and Non-Profit Organization Preservation Partners

The HHS is a historic preservation non-profit organization based out of the Hammerstein House (BD03349) in the Lakes Area HMPROLD. The house is a local HPOS and is also listed in the NRHP. The HHS is a member of the Florida Trust for Historic Preservation and the American Association for State and Local History, with a mission to:

- collect, maintain, and share information about the history of Hollywood,
- to advocate [for] the preservation of [Hollywood's historic] resources and landmarks,
- to educate and encourage public awareness of Hollywood's diverse heritage, and
- to create an enduring legacy of Hollywood history for succeeding generations.

The HHS operates the Hammerstein House as a house museum. They also have an excellent research center based out of the garage of the Hammerstein House, and act as staunch preservation advocates for the community.

Other preservation partners include Hollywood's multiple neighborhood associations. The Lakes area's neighborhood association is the Hollywood Lakes Civic Association (HLCA), founded in 1961. The organization's mission is "to improve and promote civic, cultural and recreational interest in the Lakes section of Hollywood." (HLCA 2021) The HLCA is an extremely active organization involved in numerous zoning and environmental issues facing the neighborhood, including lake dredging, encouraging the City to update the neighborhood master plan, neighborhood flooding, and the effects of sea level rise. The 1995 Lakes Neighborhood Master Plan also indicated that Lakes Area residents were instrumental in the preservation of North Beach, West Lake Park, and the Hollywood Beach and Country Club (City of Hollywood 1995:2). In addition to the HLCA there are at least 17 active civic and community/neighborhood associations within the City of Hollywood. Neighborhoods with active associations include Arapahoe Farms, Beverly Park, Boulevard Heights, Highland Gardens, Hollywood Beach, Liberia, and others (City of Hollywood 2023d).

Finally, business associations such as the Hollywood Beach Business Association and the Hollywood Chamber of Commerce are also potential preservation partners. The mission of the Greater Hollywood Chamber of Commerce is to "[foster] a business climate that generates success, excellence and resources for our members and the greater Hollywood community." (Greater Hollywood Chamber of Commerce 2023)

Preservation Challenges for the City of Hollywood

Based on LG2's observations and research, as well as conversations with City of Hollywood officials, HHS members, and community members, there are three primary preservation challenges facing the City of Hollywood:

- **Increasing pressure for development (or re-development).** The developmental pressure in Florida as a whole and in South Florida especially has greatly increased over the last two decades. Unprotected historic resources are being demolished daily to make way for new construction. More guidelines and regulations need to be in place to protect the City of Hollywood's historic resources from this developmental pressure. Approximately $1.5 billion is either completed, under construction, or planned within the City (City of Hollywood 2023c). There is increasing demand to re-develop and rebuild existing historic neighborhoods and commercial areas. As one example, in July 2020 the Historic preservation board voted against complete demolition of the historic bank located within the Historic Hollywood Business District. On December 2, 2020, the City Commissioners overturned this vote and granted a certificate of appropriateness for demolition of the historic bank (City of Hollywood 2020, Jones 2020).

- **Flooding/sea level rise.** In the weeks prior to project fieldwork the area was subject to heavy rainfall which flooded much of the city (Hernandez 2023). The current FEMA flood map for Broward County places the Lakes Area in an AE zone, with a 1% annual chance of flooding, with a flood depth of greater than three feet (Broward County 2014). In conversing with Lakes Area residents during this project, flooding was their most pressing concern. Flooding is also exacerbated by sea level rise. According to the Florida Cimate Center,

  > [S]ea levels around Virginia Key [in Miami] have risen by 8 inches since 1950, but they have been rising by 1 inch every 3 years over the past 10 years, based on tide gauge data. This acceleration in sea level rise is projected to continue. In the same area around Miami, sea levels increased 6 inches over the last 31 years, from 1985 to 2016, but they are expected to rise another 6 inches in half that time, over the next 15 years, according to the U.S. Army Corps of Engineers high scenario projections. (Florida Climate Center 2023)

  Threats from flooding within the City of Hollywood are severe, particularly for the Lakes Area neighborhood, most of it within reclaimed swampland adjacent to the Intracoastal Waterway. To preserve property homeowners may need to take steps to increase resiliency of their residences, which could potentially result in adverse effects to historic resources in the Lakes Area.

- **Out-of-date historic preservation plan.** After completing its historic preservation plan in 1991 the City of Hollywood made tremendous strides in preservation in the 1990s and early 2000s, establishing a Historic Preservation Board for project reviews, identifying local districts and individual resources, conducting building surveys, and developing an excellent set of design guidelines. However, the plan is over 30 years old and needs replacement.

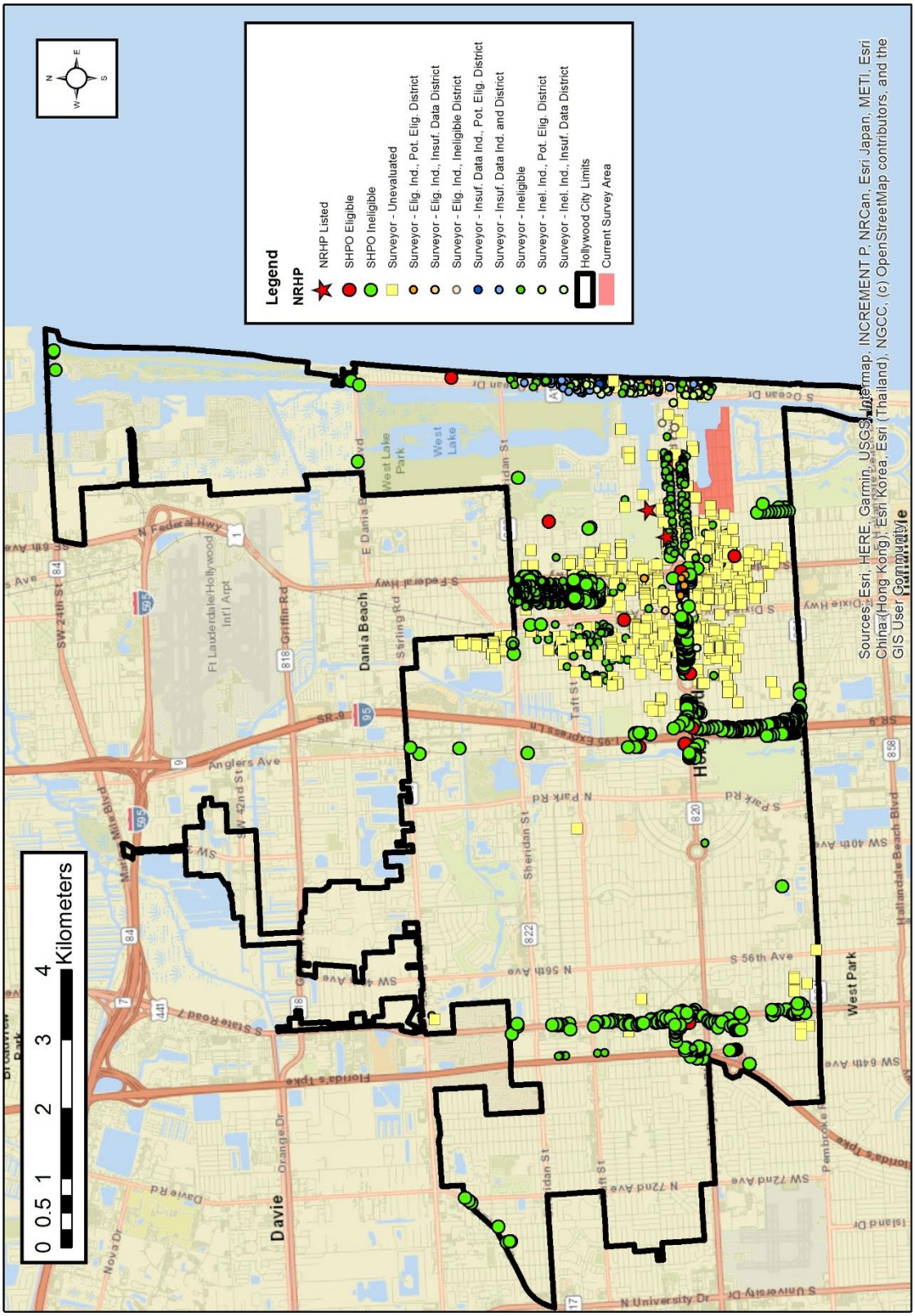

Figure 72 Previously surveyed resources within the City of Hollywood

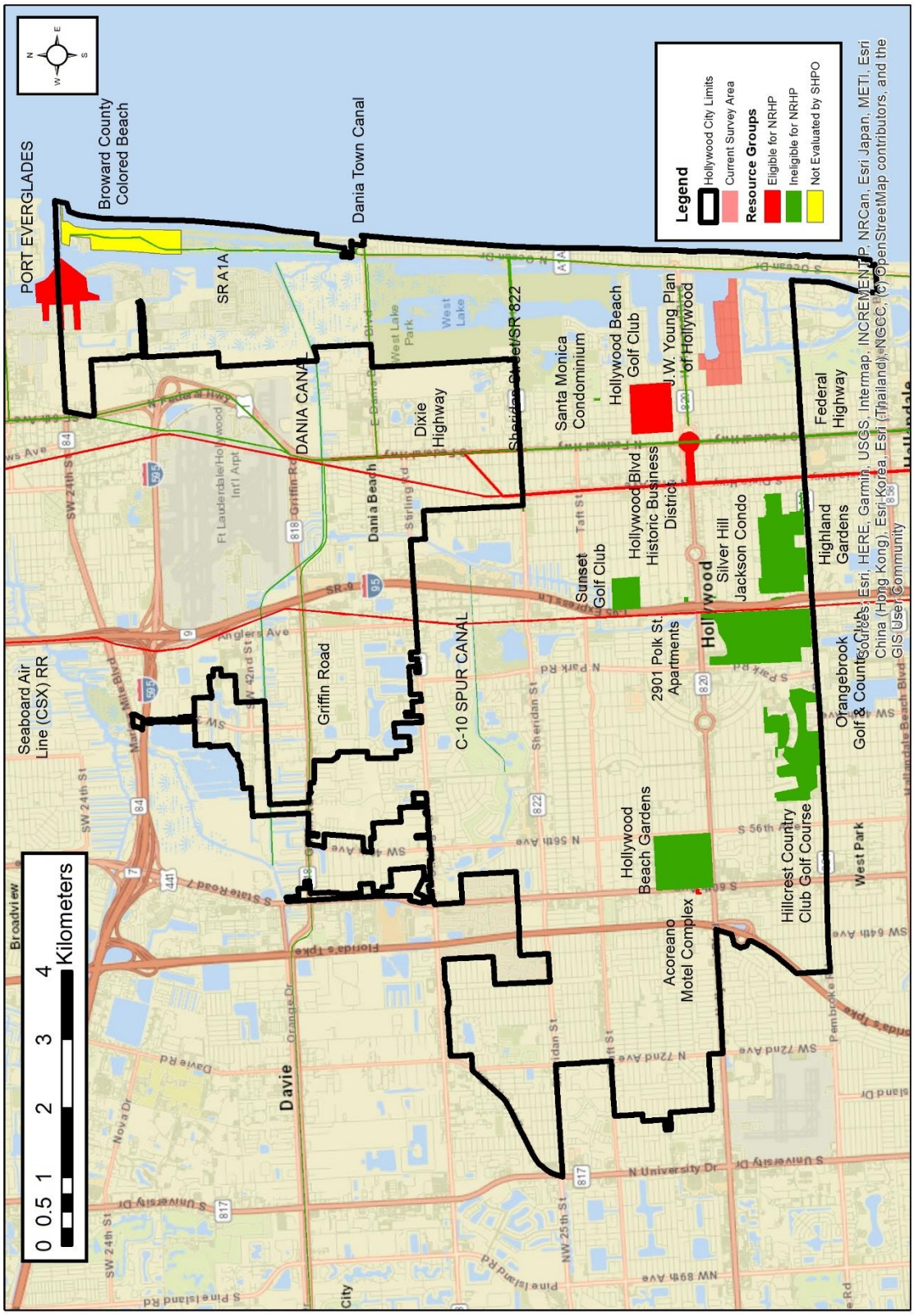

Figure 73 Resource groups within the City of Hollywood

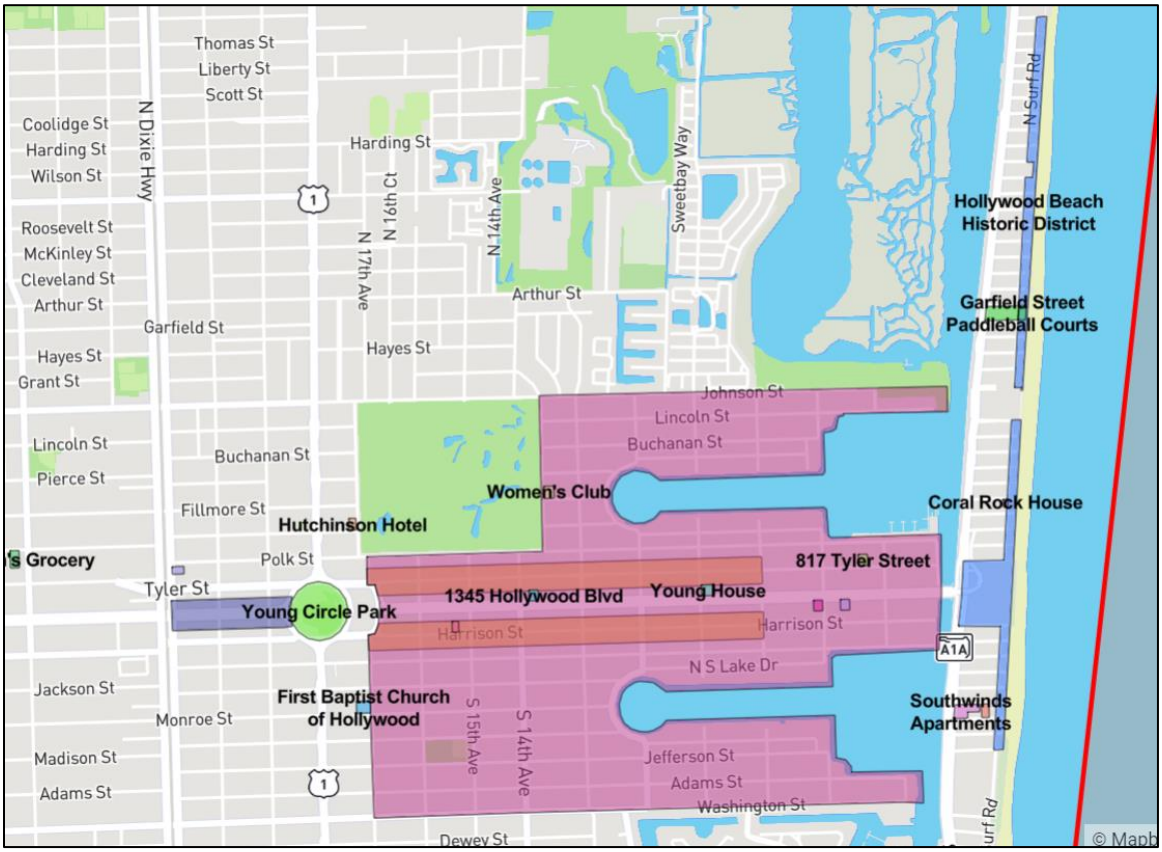

Figure 74 Map of local historic districts and some Historic Property Overlay Sites (Hollywood Zoning Map 2023)

- **New building surveys required.** The last historic structure inventory was in the mid-1990s. That means roughly 30 years of historic structures have now become historic and therefore were not recorded during the previous survey. The current survey covered a portion of the City of Hollywood and recorded 302 new historic structures and revisited one previously recorded resource. Most of these structures were not recorded in 1996 because they had not yet reached 50 years of age. Mid-Century era resources in particular need to be considered by the city as potential NRHP-eligible resources.

- **Design Guidelines.** The City of Hollywood Design Guidelines are now nearly 20 years of age. With the fifty-year window now encompassing the early 1970s, consideration should be given for updating these documents.

- **No contributing/non-contributing local historic building register.** There is no formal list of contributing buildings available for the Historic Preservation Board, so buildings not on the HOPS list need to be individually evaluated for eligibility by the Board as projects are submitted for review.

Recommendations

Part of the appeal of the City of Hollywood lies within its carefully planned character, as well as its historic resources. In order to protect the charm, character, and history of the City of Hollywood, these resources

must be protected. These recommendations are divided into two sections. The first section consists of specific historic preservation recommendations for the Lakes Area. The last section consists of historic preservation recommendations for the City of Hollywood as a whole.

Lakes Area Historic District Recommendations

1. **There are five buildings recommended as eligible for the NRHP within the current survey area:**
    a. **954 Adams Street (BD08755)**
    b. **The Horvitz House, 845 South South Lake Drive (BD08771)**
    c. **The Biegelsen House, 920 South South Lake Drive (BD08805**
    d. **The Simon House, 1020 South South Lake Drive (BD08807)**
    e. **The Poutinen House, 1015 South South Lake Drive (BD08808)**

2. **There are eight buildings that may be eligible for the NRHP, but currently have insufficient information to make an evaluation of eligibility:**
    a. **711 South 10th Avenue (BD08779)**
    b. **950 Jefferson Street (BD08777)**
    c. **949 South South Lake Drive (BD08799)**
    d. **936 South South Lake Drive (BD08802)**
    e. **1150 South South Lake Drive (BD08814)**
    f. **711 South 13th Avenue (BD08830)**
    g. **The Alo House (BD08864)**
    h. **1356 Monroe Street (BD08918)**

3. **Based on this survey, the Lakes neighborhood is a potential NRHP historic district.** Further work needs to be completed to confirm this (see Recommendations 4 and 5 below).

4. **Complete historic building survey of the Lakes Area HMPROLD and redefine its boundaries.** Prior to this survey only 224 structures within the Lakes Area HMPROLD had been inventoried for the FMSF. Of these structures, only 134 had NRHP recommendations. There were over 1500 resources historic period resources that had not yet been inventoried for the FMSF. With the completion of this survey there is still an estimated 1200 resources requiring inventory in the Lakes Area HMPROLD, in addition to 90 resources that had been surveyed in the 1980s and 1990s but had not been evaluated for the NRHP.

    Currently most structures within the HMPROLD boundaries under jurisdiction of the Historic Preservation Board have neither been surveyed nor evaluated. The boundaries of the Lakes Area HMPROLD are currently vaguely defined and arbitrary. Once a comprehensive building inventory is completed the boundaries can be more properly defined based on the locations of the historic structures. A well-defined boundary is necessary for an NRHP nomination. It would also make it easier for the Historic Preservation Board to protect the area within HMPROLD.

    A complete survey of the Lakes Area HMPROLD would confirm district boundaries and buttress justification of the HMPROLD. In addition, the survey data can be used to develop a contributing building list for the Lakes Area HMPROLD for the Historic Preservation Board.

5. **Utilizing FMSF survey data, list the Lakes Area on the NRHP.** Once an updated survey is complete, a determination can be made as to the potential eligibility of the Lakes National Register Historic District for the NRHP. While the local regulations are the protective authority for the

historic resources, a NRHP listing can potentially bring additional federal preservation funds, boost interest in Hollywood history and heritage, and serves as a planning tool for City and County officials.

City of Hollywood Preservation Recommendations

1. **Develop a new historic preservation plan for the city.** The city should invest in developing a new preservation plan for Hollywood in the 21st Century. This new preservation plan should account for the current state of historic preservation inventory, and present-day economic and environmental realities. To this end, the plan should minimally address the following issues.

    a. **The plan should guide historic building inventory efforts for the city.** Since developing its Design Guidelines in 2005 building stock in the city has aged. In particular, the many surviving buildings of the era which saw the greatest growth and construction, from the late 1940s to about 1970, are ALL historic period resources now. This poses some issues, as perhaps most structures within the city are from this period, and the majority of these are very likely Ranch houses. In the words of one authority, "While most preservation professionals agree that the Ranch House is one of the most significant twentieth-century house types, the numbers of Ranch Houses within the nation's building stock has challenged the [preservation] community as to how to treat them within the current framework of Section 106 compliance." (Sullivan et al. 2010:1) In other words, how should the city manage and preserve Mid-Century resources, in particular, the nearly ubiquitous Ranch house, in Hollywood? Because of the massive amount of historic period structures from this era, the preservation plan should prioritize survey based on neighborhoods and commercial areas of known mid-century significance. The plan should also make suggestions for additional historic districts, and plan for surveys for buildings reaching fifty years of age in the next few years after plan publication.

    b. **The plan should take into account sea level rise and encourage development of preservation guidance for resiliency measures.** Flooding and sea level rise will be a factor in historic preservation. This part of the plan should be guided by *The Secretary of the Interior's Standards for Rehabilitation & Guidelines on Flood Adaptation for Rehabilitating Historic Buildings* (Eggleston, Parker, and Wellock 2021), and should involve recommendations from this guide that would increase resiliency of individual structures while not degrading their historic integrity.

    c. **The plan should suggest possible historic districts in other areas of the city.** Suggestions should be based on both reconnaissance survey of the city and consultations with local historians and preservationists.

    d. **The plan should make concrete recommendations regarding use of State preservation tax credit programs.** There are multiple state programs incentivizing historic preservation. These include a state program offering up to a $400,000 credit on Florida taxes, as well as loans enabling cities to offer property tax abatements to property owners rehabilitating historic buildings. Federal tax credits for historic preservation rehabilitation should also be encouraged.

2. **City-wide study to identify landmark Mid-Century residences, commercial buildings, and other structures in Hollywood.** A city-wide inventory and evaluation for significant Mid-Century

Modern architecture in Hollywood should be implemented. The goal of this survey would be to identify significant Mid-Century landmarks within city boundaries, evaluate them for the NRHP, and make recommendations for listing individual properties as HPOSs. This effort would help focus public attention and awareness of this era, while potentially placing significant Mid-Century properties under protection of the Historic Preservation Board.

3. **Compile list of contributing and non-contributing structures for the Downtown Business HPOD, the Harrison/Tyler Street HPOD, and the Hollywood Beach HPOD.** This would involve limited re-survey to confirm buildings are still extant and retain integrity. Establishment of a formal list of contributing structures these HPODs will make it easier for the Historic Preservation Board to identify and protect contributing buildings.

4. **Update Design Guidelines.** Discussion of mid-century resources should be expanded for a more comprehensive discussion of Mid-Century Modern and Ranch houses in the area, as well as Mid-Century commercial and government buildings.

5. **Continue building inventories, guided by new historic preservation plan.** Continue inventories as prioritized by the new historic preservation plan.

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Appendix A: Recorded Structure Inventory

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City of Hollywood Historic Properties Survey Inventory

Name/ Street Number	Site ID	Year Built	Style	Individual Eligibility	District Eligibility
Adams Street					
1144	BD08697	1969	Ranch	No	No
1150	BD08696	1951	Ranch	No	Insufficient information
1132	BD08699	1951	Ranch	No	Insufficient information
1138	BD08698	1951	Ranch	No	Insufficient information
1114	BD08702	1951	Ranch	No	Insufficient information
1122	BD08701	1951	Mixed, non dominant	No	No
1126	BD08700	1951	Ranch	No	Insufficient information
1110	BD08703	1951	Ranch	No	Insufficient information
1100	BD08704	1957	Ranch	No	No
1206	BD08716	1951	Ranch	No	Insufficient information
1214	BD08717	1951	Ranch	No	Insufficient information
1220	BD08718	1951	Ranch	No	No
1230	BD08719	1956	Ranch	No	Insufficient information
1234	BD08720	1957	Ranch	No	Insufficient information
1246	BD08722	1951	Ranch	No	Insufficient information
1242	BD08721	1952	Ranch	No	Insufficient information
1250	BD08723	1952	Ranch	No	No
1254	BD08724	1951	Ranch	No	No
1304	BD08725	1955	Ranch	No	No
1314	BD08726	1950	Ranch	No	Insufficient information
1330	BD08728	1950	Ranch	No	No
1322	BD08727	1950	Ranch	No	No
1334	BD08729	1951	Ranch	No	Insufficient information
1340	BD08731	1947	Spanish Cottage	No	Insufficient information
1336	BD08730	1947	Spanish Cottage	No	No
1344	BD08732	1947	Spanish Cottage	No	Insufficient information
1348	BD08733	1947	Spanish Cottage	No	Insufficient information
1352	BD08734	1947	Spanish Cottage	No	Insufficient information
1323	BD08743	1950	Ranch	No	Insufficient information
1048	BD08749	1956	Ranch	No	Insufficient information
1058	BD08748	1956	Ranch	No	Insufficient information

Name/ Street Number	Site ID	Year Built	Style	Individual Eligibility	District Eligibility
1040	BD08750	1959	Ranch	No	Insufficient information
1030	BD08751	1963	Ranch	No	No
1018	BD08752	1961	Ranch	No	No
1000	BD08754	1958	Ranch	No	Insufficient information
1014	BD08753	1955	Ranch	No	No
954	BD08755	1961	Ranch	Yes	Insufficient information
940	BD08757	1970	Other	No	No
948	BD08756	1958	Ranch	No	Insufficient information
914	BD08759	1968	Ranch	No	No
932	BD08758	1962	Ranch	No	Insufficient information
900	BD08760	1951	Ranch	No	Insufficient information
901	BD08772	1973	Other	No	No
937	BD08773	1968	Ranch	No	Insufficient information
939	BD08774	1959	Ranch	No	Insufficient information
945	BD08775	1960	Ranch	No	No
1053	BD08790	1957	Ranch	No	No
1043	BD08792	1957	Ranch	No	Insufficient information
1047	BD08791	1956	Ranch	No	No
1027	BD08794	1960	Ranch	No	Insufficient information
1035	BD08793	1957	Ranch	No	No
1019	BD08795	1958	Ranch	No	No
1141	BD08833	1955	Ranch	No	No
1135	BD08834	1953	Ranch	No	No
1131	BD08835	1952	Ranch	No	Insufficient information
1253	BD08831	1951	Ranch	No	Insufficient information
1235	BD08850	1953	Ranch	No	Insufficient information
1231	BD08851	1953	Ranch	No	No
1127	BD08836	1955	Ranch	No	No
1117	BD08837	1956	Ranch	No	Insufficient information
1111	BD08838	1952	Ranch	No	Insufficient information
1107	BD08839	1952	Ranch	No	Insufficient information
1103	BD08840	1957	Mixed, non dominant	No	No
1205	BD08841	1952	Ranch	No	Insufficient information
1211	BD08842	1968	Ranch	No	Insufficient information
1215	BD08843	1951	Ranch	No	Insufficient information

Name/ Street Number	Site ID	Year Built	Style	Individual Eligibility	District Eligibility
1223	BD08844	1951	Ranch	No	Insufficient information
1301	BD08846	1949	Ranch	No	No
1311	BD08847	1949	Ranch	No	No
1317	BD08848	1949	Ranch	No	No
1355	BD08869	1949	Ranch	No	Insufficient information
1323	BD08849	1950	Ranch	No	Insufficient information
1345	BD08870	1946	Ranch	No	No
1343	BD08871	1951	Ranch	No	Insufficient information
1327	BD08880	1950	Ranch	No	Insufficient information
1335	BD08872	1950	Ranch	No	Insufficient information
1331	BD08881	1952	Ranch	No	No
Jackson Street					
1350	BD08937	1955	Ranch	No	Insufficient information
1346	BD08938	1949	Ranch	No	Insufficient information
1340	BD08939	1944	Ranch	No	Insufficient information
1338	BD08940	1951	Ranch	No	Insufficient information
1326	BD08942	1936	Ranch	No	Insufficient information
1322	BD08943	1937	Ranch	No	No
1318	BD08944	1953	Ranch	No	No
1310	BD08945	1952	Ranch	No	Insufficient information
1300	BD08946	1951	Ranch	No	Insufficient information
1250	BD08947	1946	Ranch	No	Insufficient information
1255	BD00589	1931	Moderne	No	Insufficient information
1247	BD08934	1949	Ranch	No	Insufficient information
1239	BD08952	1949	Ranch	No	No
1330	BD08941	1937	Masonry Vernacular	No	No
Jefferson Street					
950	BD08777	1960	Mid-Century Modern	Insufficient information	Insufficient information
934	BD08778	1966	Ranch	No	No
930	BD08779	1973	Other	No	No
910	BD08781	1957	Ranch	No	No
916	BD08780	1971	Ranch	No	No
1014	BD08783	1951	Ranch	No	Insufficient information
1006	BD08782	1951	Mid-Century Modern	No	Insufficient information
1022	BD08784	1951	Ranch	No	No

Name/ Street Number	Site ID	Year Built	Style	Individual Eligibility	District Eligibility
1036	BD08786	1951	Ranch	No	Insufficient information
1028	BD08785	1951	Ranch	No	Insufficient information
1050	BD08787	1951	Ranch	No	No
1058	BD08788	1956	Ranch	No	Insufficient information
1102	BD08817	1951	Ranch	No	Insufficient information
1112	BD08818	1951	Ranch	No	No
1154	BD08819	1950	Ranch	No	No
1146	BD08821	1950	Ranch	No	Insufficient information
1201	BD08820	1951	Ranch	No	Insufficient information
1200	BD08822	1970	Other	No	Insufficient information
1210	BD08823	1951	Ranch	No	No
1218	BD08824	1950	Ranch	No	No
1226	BD08825	1950	Ranch	No	Insufficient information
1230	BD08826	1952	Ranch	No	Insufficient information
1240	BD08827	1956	Ranch	No	Insufficient information
1244	BD08828	1950	Ranch	No	Insufficient information
1246	BD08829	1949	Ranch	No	No
1247	BD08858	1950	Ranch	No	No
1239	BD08859	1950	Ranch	No	No
1235	BD08860	1950	Ranch	No	Insufficient information
1229	BD08861	1951	Ranch	No	Insufficient information
1223	BD08862	1950	Ranch	No	Insufficient information
1356	BD08882	1947	Ranch	No	Insufficient information
1350	BD08873	1941	Ranch	No	Insufficient information
1344	BD08883	1960	Ranch	No	Insufficient information
1338	BD08874	1948	Ranch	No	Insufficient information
1326	BD08875	1952	Ranch	No	Insufficient information
1322	BD08884	1949	Ranch	No	No
1332	BD08876	1946	Ranch	No	Insufficient information
1312	BD08877	1949	Ranch	No	No
1306	BD08885	1949	Ranch	No	No
1311	BD08879	1949	Ranch	No	Insufficient information
1317	BD08896	1949	Ranch	No	Insufficient information
1323	BD08897	1949	Ranch	No	No
1329	BD08898	1949	Ranch	No	Insufficient information

Name/ Street Number	Site ID	Year Built	Style	Individual Eligibility	District Eligibility
1335	BD08899	1949	Ranch	No	No
1357	BD08919	1946	Ranch	No	Insufficient information
1351	BD08920	1946	Ranch	No	No
1345	BD08921	1931	Ranch	No	No
1339	BD08922	1970	Ranch	No	No
1215	BD08863	1950	Ranch	No	No
Madison Street					
1238	BD08854	1950	Ranch	No	Insufficient information
1246	BD08855	1950	Ranch	No	Insufficient information
1254	BD08856	1950	Ranch	No	No
1245	BD08867	1954	Ranch	No	Insufficient information
1356	BD08886	1955	Ranch	No	No
1352	BD08887	1955	Ranch	No	No
1348	BD08888	1955	Ranch	No	No
1344	BD08889	1955	Ranch	No	Insufficient information
1338	BD08890	1953	Ranch	No	No
1334	BD08891	1950	Ranch	No	No
1326	BD08892	1950	Ranch	No	Insufficient information
1322	BD08893	1951	Ranch	No	No
1316	BD08894	1957	Ranch	No	No
1310	BD08895	1954	Ranch	No	No
1355	BD08900	1952	Ranch	No	Insufficient information
1347	BD08901	1952	Ranch	No	Insufficient information
1343	BD08902	1952	Ranch	No	No
1339	BD08903	1952	Ranch	No	Insufficient information
1327	BD08904	1951	Masonry Vernacular	No	No
1321	BD08905	1969	Ranch	No	No
1317	BD08906	1970	Ranch	No	Insufficient information
1313	BD08907	1956	Ranch	No	No
1311	BD08908	1956	Other	No	Insufficient information
1301	BD08909	1969	Other	No	No
Monroe Street					
1248	BD08864	1948	Mediterranean Revival	Insufficient information	Insufficient information
1250	BD08865	1950	Ranch	No	No
1300	BD08910	1948	Ranch	No	Insufficient information

Name/ Street Number	Site ID	Year Built	Style	Individual Eligibility	District Eligibility
1312	BD08911	1947	Spanish Cottage	No	Insufficient information
1322	BD08912	1948	Ranch	No	Insufficient information
1326	BD08913	1968	Ranch	No	Insufficient information
1330	BD08914	1968	Ranch	No	Insufficient information
1334	BD08915	1956	Ranch	No	Insufficient information
1346	BD08916	1953	Ranch	No	Insufficient information
1350	BD08917	1954	Ranch	No	Insufficient information
1356	BD08918	1940	Ranch	Insufficient information	Insufficient information
1357	BD08923	1939	Ranch	No	Insufficient information
1351	BD08924	1950	Ranch	No	No
1343	BD08925	1950	Ranch	No	Insufficient information
1337	BD08926	1937	Spanish Cottage	No	Insufficient information
1333	BD08927	1951	Mediterranean Revival	No	No
1327	BD08928	1936	Spanish Cottage	No	Insufficient information
1321	BD08929	1960	Masonry Vernacular	No	No
1315	BD08930	1935	Mediterranean Revival	No	Insufficient information
1311	BD08931	1950	Ranch	No	Insufficient information
1307	BD08932	1949	Ranch	No	No
1251	BD08950	1949	Ranch	No	No
1253	BD08951	1940	Mixed, non dominant	No	No
North South Lake Drive					
1207	BD08948	1950	Mixed, non dominant	No	No
1215	BD08949	1938	Mixed, non dominant	No	Insufficient information
South 10th Avenue					
825	BD08674	1957	Ranch	No	No
711	BD08776	1956	Mid-Century Modern	Insufficient information	Insufficient information
712	BD08796	1962	Ranch	No	Insufficient information
601	BD08797	1956	Ranch	No	Insufficient information
South 11th Avenue					
725	BD08789	1952	Ranch	No	Insufficient information
South 12th Avenue					
725	BD08832	1951	Ranch	No	Insufficient information
South 13th Avenue					
711	BD08830	1951	Mid-Century Modern	Insufficient information	Insufficient information
626	BD08857	1950	Ranch	No	No
519	BD08866	1948	Ranch	No	Insufficient information

Name/ Street Number	Site ID	Year Built	Style	Individual Eligibility	District Eligibility
702	BD08878	1951	Ranch	No	Insufficient information
424	BD08933	1950	Ranch	No	Insufficient information
South 14th Avenue					
717	BD08868	1948	Ranch	No	No
407	BD08935	1950	Ranch	No	Insufficient information
401	BD08936	1950	Ranch	No	Insufficient information
South South Lake Drive					
1131	BD08695	1957	Ranch	No	No
840	BD08762	1963	Ranch	No	No
858	BD08761	1958	International	No	No
828	BD08764	1960	Ranch	No	Insufficient information
824	BD08765	1962	Ranch	No	Insufficient information
832	BD08763	1960	Ranch	No	No
820	BD08766	1960	Ranch	No	No
804	BD08767	1959	Mid-Century Modern	No	Insufficient information
800	BD08768	1959	Ranch	No	Insufficient information
708	BD08770	1971	Ranch	No	No
720	BD08769	1962	Ranch	No	Insufficient information
845	BD08771	1962	Mid-Century Modern	Yes	Insufficient information
1000	BD08798	1969	Ranch	No	No
949	BD08799	1963	International	Insufficient information	Insufficient information
945	BD08800	1959	Ranch	No	No
936	BD08802	1953	Masonry Vernacular	Insufficient information	Insufficient information
950	BD08801	1956	Ranch	No	Insufficient information
930	BD08806	1955	Ranch	No	No
928	BD08803	1960	Ranch	No	No
934	BD08804	1952	International	No	No
920	BD08805	1962	Mid-Century Modern	Yes	Insufficient information
1015	BD08808	1961	Mid-Century Modern	Yes	Insufficient information
1020	BD08807	1956	Mid-Century Modern	Yes	Insufficient information
1030	BD08813	1951	Ranch	No	Insufficient information
1050	BD08809	1956	Ranch	No	Insufficient information
1042	BD08810	1961	International	No	No
1150	BD08814	1969	Mixed, non dominant	Insufficient information	Insufficient information
1131	BD08815	1957	Ranch	No	No

Name/ Street Number	Site ID	Year Built	Style	Individual Eligibility	District Eligibility
1114	BD08816	1957	Ranch	No	Insufficient information
1035	BD08811	1952	Ranch	No	No
1024	BD08812	1960	Ranch	No	Insufficient information
1200	BD08852	1950	Ranch	No	Insufficient information
1230	BD08853	1950	Other	No	No
Van Buren Street					
1254	BD08954	1948	Ranch	No	No
1246	BD08955	1949	Ranch	No	No
1240	BD08956	1950	Ranch	No	No
1234	BD08957	1951	Ranch	No	Insufficient information
1230	BD09396	1951	Ranch	No	No
1220	BD08845	1950	Ranch	No	No
1210	BD08953	1952	Ranch	No	No
Washington Street					
711	BD08659	1962	Ranch	No	Insufficient information
701	BD08658	1963	Ranch	No	No
801	BD08660	1966	Ranch	No	No
821	BD08662	1963	Ranch	No	Insufficient information
817	BD08661	1963	Ranch	No	No
833	BD08664	1973	Ranch	No	Insufficient information
825	BD08663	1963	Ranch	No	Insufficient information
841	BD08666	1973	Ranch	No	No
837	BD08665	1973	Other	No	Insufficient information
845	BD08667	1973	Other	No	No
919	BD08669	1964	Ranch	No	No
907	BD08668	1963	Ranch	No	No
939	BD08671	1957	Ranch	No	No
931	BD08670	1957	Ranch	No	No
947	BD08672	1958	Ranch	No	Insufficient information
951	BD08673	1957	Ranch	No	Insufficient information
1001	BD08675	1963	Ranch	No	Insufficient information
1011	BD08676	1961	Ranch	No	No
1025	BD08679	1957	Ranch	No	Insufficient information
1017	BD08677	1973	Ranch	No	Insufficient information
1021	BD08678	1973	Ranch	No	Insufficient information

Name/ Street Number	Site ID	Year Built	Style	Individual Eligibility	District Eligibility
1029	BD08680	1963	Ranch	No	Insufficient information
1037	BD08682	1973	Ranch	No	Insufficient information
1033	BD08681	1962	Ranch	No	Insufficient information
1045	BD08684	1973	Ranch	No	No
1041	BD08683	1973	Ranch	No	No
1049	BD08685	1973	Ranch	No	No
1059	BD08686	1957	Ranch	No	No
1103	BD08687	1969	Ranch	No	No
1107	BD08688	1964	Ranch	No	Insufficient information
1117	BD08689	1958	Ranch	No	Insufficient information
1123	BD08690	1956	Ranch	No	No
1131	BD08691	1956	Ranch	No	Insufficient information
1139	BD08692	1957	International	No	No
1145	BD08693	1957	Ranch	No	Insufficient information
1149	BD08694	1958	Ranch	No	No
1251	BD08706	1951	Ranch	No	Insufficient information
1255	BD08705	1951	Ranch	No	No
1239	BD08708	1953	Ranch	No	No
1247	BD08707	1951	Ranch	No	Insufficient information
1235	BD08709	1953	Ranch	No	No
1227	BD08711	1959	Ranch	No	Insufficient information
1231	BD08710	1959	Mid-Century Modern	No	Insufficient information
1215	BD08713	1960	Ranch	No	Insufficient information
1223	BD08712	1959	Mid-Century Modern	No	Insufficient information
1211	BD08714	1959	Ranch	No	Insufficient information
1201	BD08715	1969	Ranch	No	No
1355	BD08736	1951	Ranch	No	No
1351	BD08737	1952	Ranch	No	No
1359	BD08735	1951	Ranch	No	No
1343	BD08739	1951	Ranch	No	Insufficient information
1347	BD08738	1952	Ranch	No	No
1339	BD08740	1951	Ranch	No	No
1335	BD08741	1956	Ranch	No	Insufficient information
1327	BD08742	1956	Ranch	No	Insufficient information
1319	BD08744	1958	Ranch	No	No

Name/ Street Number	Site ID	Year Built	Style	Individual Eligibility	District Eligibility
1313	BD08745	1970	Ranch	No	No
1301	BD08747	1970	Ranch	No	No
1305	BD08746	1970	Ranch	No	Insufficient information

Appendix B: FMSF Survey Log & Oversized Survey Map

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Clear Form Values

Ent D (FMSF only) _____

Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) _____

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)
Hollywood, Florida Historic Properties Survey

Report Title (exactly as on title page)
City of Hollywood, Florida Historic Resource Survey: Southeast Quadrant, Lakes District

Report Authors (as on title page)
1. Sierra DeVanie
2. Shelby Foy
3. Joseph Paul Maggioni
4.

Publication Year 2023 **Number of Pages in Report** (do not include site forms) 106

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)
Prepared by LG2 Environmental Solutions, Inc., Jacksonville, Florida. Prepared for the City of Hollywood, Florida.

Supervisors of Fieldwork (even if same as author) Names Joseph Paul Maggioni

Affiliation of Fieldworkers: Organization LG 2 Environmental Solutions, Inc. City Jacksonville, FL

Key Words/Phrases (Don't use county name, or common words like *archaeology*, *structure*, *survey*, *architecture*, *etc.*)
1. Hollywood
2. Mid-Century
3. Joseph Young
4. City of Hollywood Plan
5. Post-War Construction
6. Lakes Section
7.
8.

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork) Clear Sponsor Values
Name Mawusi Watson Organization City of Hollywood Community Development Agency
Address/Phone/E-mail P.O. Box 229045 33022/954-921-3471/mwatson@hollywoodfl.com

Recorder of Log Sheet Joseph Paul Maggioni **Date Log Sheet Completed** 7-24-2023

Is this survey or project a continuation of a previous project? ☒No ☐Yes: **Previous survey #s (FMSF only)** _____

Project Area Mapping

Clear Mapping Values

Counties (select every county in which field survey was done; attach additional sheet if necessary)
1. Broward
2.
3.
4.
5.
6.

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)
1. Name FORT LAUDERDALE SOUTH Year 2021
2. Name PORT EVERGLADES Year 2021
3. Name Year
4. Name Year
5. Name Year
6. Name Year

Field Dates and Project Area Description

Fieldwork Dates: Start 4-24-2023 End 4-28-2023 **Total Area Surveyed** (fill in one) _____hectares 115.00 acres
Number of Distinct Tracts or Areas Surveyed 302
If Corridor (fill in one for each) **Width:** _____meters _____feet **Length:** _____kilometers _____miles

Survey Log Sheet

Survey #_____

Research and Field Methods

Types of Survey (select all that apply): ☐archaeological ☒architectural ☐historical/archival ☐underwater ☐damage assessment ☐monitoring report ☐other(describe): _____

Scope/Intensity/Procedures

Conducted archival research of building permit files and other documents at City of Hollywood Archives and planning office, conducted historic building survey and NRHP evaluation of 302 structures.

Preliminary Methods (select as many as apply to the project as a whole)

☐Florida Archives (Gray Building)	☒library research- *local public*	☒local property or tax records	☒other historic maps	☐LIDAR
☐Florida Photo Archives (Gray Building)	☒library-special collection	☒newspaper files	☐soils maps or data	☐other remote sensing
☒Site File property search	☐Public Lands Survey (maps at DEP)	☒literature search	☒windshield survey	
☒Site File survey search	☒local informant(s)	☒Sanborn Insurance maps	☒aerial photography	

☒other (describe): Hollywood Archives and Planning Dept

Archaeological Methods (select as many as apply to the project as a whole)

☒Check here if **NO** archaeological methods were used.

☐surface collection, controlled	☐shovel test-other screen size	☐block excavation (at least 2x2 m)	☐metal detector
☐surface collection, **un**controlled	☐water screen	☐soil resistivity	☐other remote sensing
☐shovel test-1/4"screen	☐posthole tests	☐magnetometer	☐pedestrian survey
☐shovel test-1/8" screen	☐auger tests	☐side scan sonar	☐unknown
☐shovel test 1/16"screen	☐coring	☐ground penetrating radar (GPR)	
☐shovel test-unscreened	☐test excavation (at least 1x2 m)	☐LIDAR	

☐other (describe): _____

Historical/Architectural Methods (select as many as apply to the project as a whole)

☐Check here if **NO** historical/architectural methods were used.

☒building permits	☐demolition permits	☒neighbor interview	☒subdivision maps
☐commercial permits	☒windshield survey	☒occupant interview	☒tax records
☐interior documentation	☒local property records	☐occupation permits	☐unknown

☐other (describe): _____

Survey Results

Resource Significance Evaluated? ☒Yes ☐No Clear Check Boxes

Count of Previously Recorded Resources 1 **Count of Newly Recorded Resources** 301

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

BD00589

List Newly Recorded Site ID#s (attach additional pages if necessary)

BD08658-BD08957, BD09396

Site Forms Used: ☒Site File Paper Forms ☒Site File PDF Forms

REQUIRED: Attach Map of Survey or Project Area Boundary

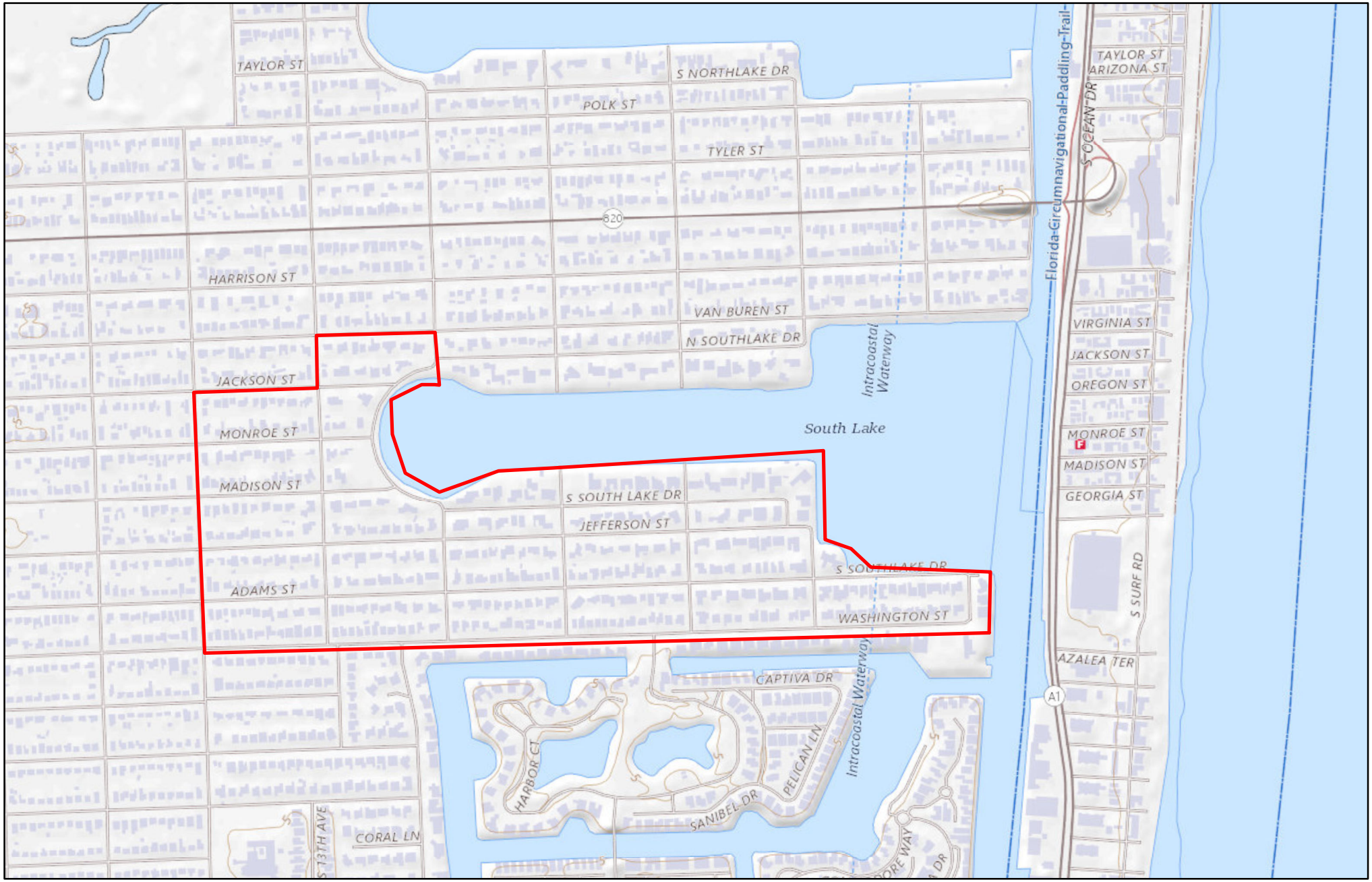
SHPO USE ONLY	SHPO USE ONLY	SHPO USE ONLY

Origin of Report: ☐872 ☐Public Lands ☐UW ☐1A32 # _____ ☐Academic ☐Contract ☐Avocational ☐Grant Project # _____ ☐Compliance Review: CRAT # _____

Type of Document: ☐Archaeological Survey ☐Historical/Architectural Survey ☐Marine Survey ☐Cell Tower CRAS ☐Monitoring Report ☐Overview ☐Excavation Report ☐Multi-Site Excavation Report ☐Structure Detailed Report ☐Library, Hist. or Archival Doc ☐Desktop Analysis ☐MPS ☐MRA ☐TG ☐Other: _____

Document Destination: Plottable Projects **Plotability:** _____

Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 500 S Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com



City of Hollywood, Florida Historic Resource Survey:
Southeast Quadrant, Lakes District
Hollywood, Broward County, Florida

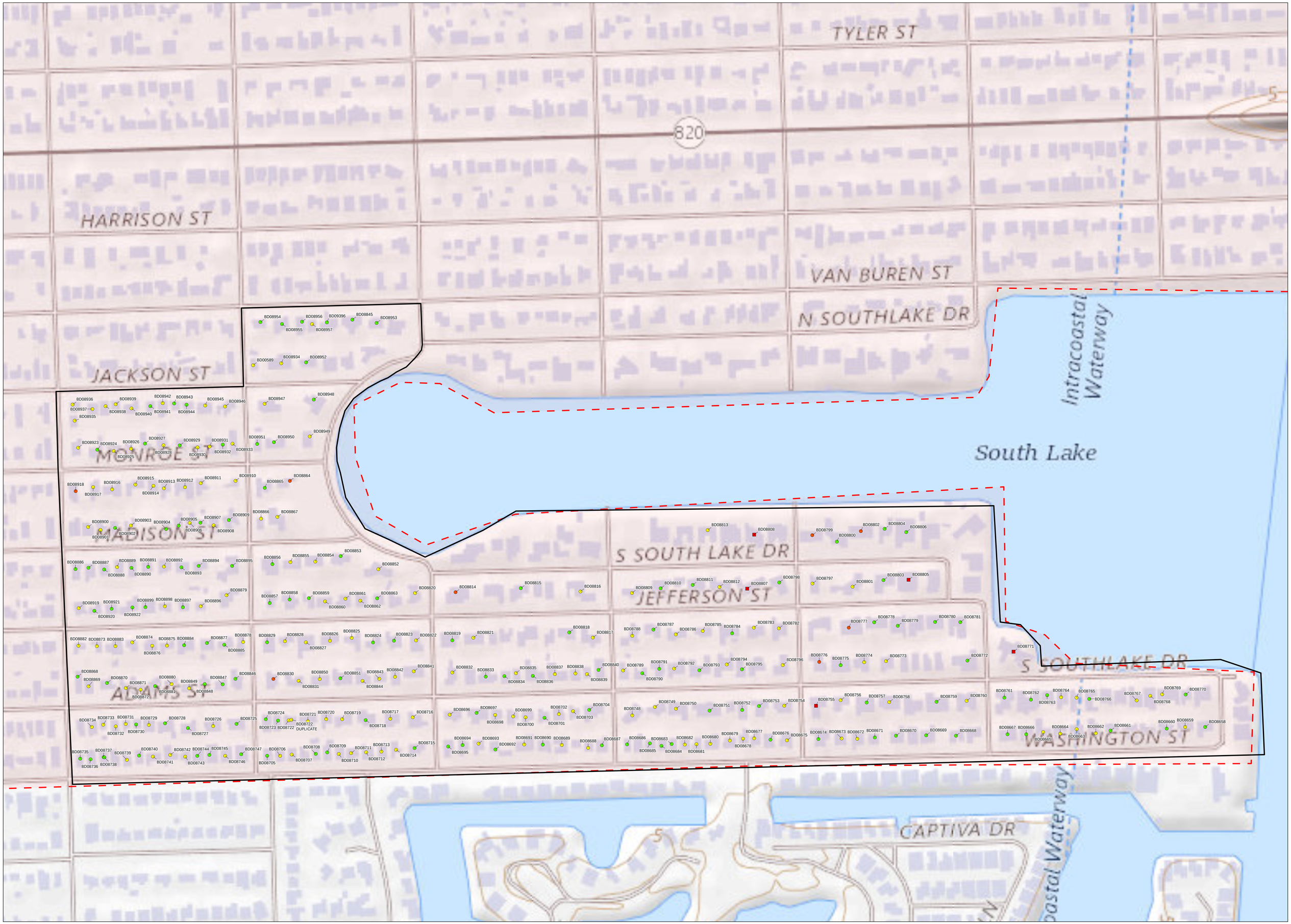
Survey Area

N

Feet

0 450 900 1,800 2,700 3,600

Service Layer Credits: USGS The National Map: National Boundaries Dataset, 3DEP



Eligibility of Properties
City of Hollywood Historic Properties Survey
Hollywood, Broward County, Florida

- Does not appear to meet the criteria for National Register individually or as part of a district
- Does not appear to meet the criteria for National Register individually; insufficient information to determine eligiblity as part of a district
- Insufficient Information to determine if property meets the criteria for National Register individually or as part of a district
- Appears to meet the criteria for National Register listing individually
- Survey Boundary
- Lakes Area Historic District

N

0 0.03 0.05 0.1 0.15 0.2 0.25
Miles

0 0.05 0.1 0.2 0.3 0.4 0.5
Kilometers

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed April, 2023.

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Appendix C: Principal Investigator Resume

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JOSEPH PAUL MAGGIONI

SENIOR PROJECT MANAGER / ARCHITECTURAL HISTORIAN

EDUCATION

Master of Business Administration, Georgia Southern University, Statesboro, 2014

Master of Historic Preservation, University of Georgia, Athens, 2001

Bachelor of Arts, History, University of Georgia, Athens, 1998

COMPUTER SKILLS

ArcGIS

PROFESSIONAL AWARDS/HONORS

Best Cultural Resource Management program in the U.S. Army, 2014 (as part of Fort Stewart/Hunter Army Airfield Environmental Division)

Mr. Maggioni is an Architectural Historian with twenty years of experience in project management; and federal, state, and local environmental regulations and industry standards and practices. As part of his duties, Paul has consulted and negotiated with numerous state agencies and Indian tribes; developed and implemented cultural resource legal agreements; managed contracts; wrote annual reports; spearheaded public outreach efforts to include public talks, developing public interpretive websites, museum displays, and writing articles and booklets; and researched historical origins of environmental hazards. He has conducted and supervised historic building surveys, worked on archaeological investigations, researched and written developmental histories, worked on oral histories and ethnographic studies, created design guidelines, cultural resource management plans, memorandums of agreement, and completed mitigation for historic buildings and landscapes. He is thoroughly familiar with all aspects of the Section 106 process.

City of Hollywood, Florida, Historic Building Survey (Ongoing). Project involves architectural inventory and evaluation of 300 mid-century residences within the Lakes Historic District in Hollywood, Florida. I conducted historical context research, research on individual residences, conducted fieldwork, supervised drafting of a report, and completed draft survey forms.

Hill Air Force Base, Utah, Cultural Resource Services, U.S. Army Corps of Engineers, Sacramento District – Project Manager/Principal Investigator (Ongoing). Project involves archaeological inventory of 5000 acres of land within the Utah Test and Training Range as well as historic building inventory at Hill AFB. I have supervised drafting and finalization of a work plan, coordinated archaeological fieldwork, and conducted research and fieldwork pursuant to the building inventory for this project.

Historic Building Mitigation, Demolition, and Reconstruction, Florida Department of Economic Opportunity, Olivia Street, Key West, Florida – Project Manager and Principal Investigator (Ongoing). Worked with client to coordinate with SHPO on mitigation under existing Programmatic Agreement, conducted oral history as part of mitigation, and conducted QA/QC and finalized mitigation documentation. Coordinated with City of Key West preservation planner, Chief Building Official, and our team's architectural lead regarding demolition of hurricane-damaged building in historic district and construction of new residence. Drafted Certificate of Appropriateness for this action.

Military Ocean Terminal, Sunny Point (MOTSU), North Carolina Integrated Cultural Resource Management Plan (ICRMP), U.S. Army Corps of Engineers, Wilmington District – Project Manager (Ongoing). Tasked with revision of 2017 MOTSU ICRMP, this project involved on-site research,

interviews with MOTSU personnel regarding operations, researching future projects, GIS analysis, and production of 5-year CRM plan.

Morrison Hammock, Apalachicola National Forest, Florida Phase I Survey, U.S. Forest Service, Tallahassee, Florida – Project Manager (Ongoing). Managed project involving Phase I survey and site delineation in the Apalachicola National Forest, and excavation of 740 shovel tests.

National Historic Landmark Integrity Study, National Park Service, Beaufort, South Carolina – Project Manager (Ongoing). Coordinated with client on public outreach meetings, coordinated with client and subcontractor to acquire relevant National Park Service files, conducted fieldwork and on-site research, conducted QA/QC on field notes, and assisted drafting report.

Rebuild Florida, HUD Community Development Block Grant – Disaster Recovery, Hurricane Irma, IEM – Project Manager and Section 106 Reviewer (Ongoing). Disaster recovery project involving project review for residential disaster recovery grants in Florida. Project involved both historic preservation review and Tier II environmental review.

Rock Bluff, Apalachicola National Forest, Florida Phase I Survey, U.S. Forest Service, Tallahassee, Florida – Project Manager (Ongoing). Managed project involving Phase I survey and site delineation in the Apalachicola National Forest, and excavation of 860 shovel tests.

USAG Fort Lee World War I Training Trench Management Plan, USAG Fort Lee – Project Manager and Principal Investigator (Ongoing). Conducted fieldwork in trenches that will be preserved as part of MOA between USAG Fort Lee and the State of Virginia. Assessed threats to integrity and drafted management plan.

Ada, Oklahoma Downtown Historic Building Survey, Oklahoma Historical Society County – Project Manager and Principal Investigator (2022). This project involved completion of a historic building survey of approximately 90 buildings constructed between the 1910s and 1960s in downtown Ada, Oklahoma.

Apalachicola National Forest, Florida, Southern Pine Beetle Phase I Survey, U.S. Forest Service, Tallahassee, Florida – Project Manager (2022). Managed project involving Phase I survey and site delineation in the Apalachicola National Forest, excavated 228 shovel tests.

Calhoun County, Florida Historic Resource Survey, Florida Department of State – Project Manager and Principal Investigator (2022). This project involved completion of a county-wide inventory of Calhoun County, Florida. A total number of 1686 resources were recorded across Calhoun County, Florida as part of the Calhoun County Historic Survey, including 1622 individual structures, 16 resource groups, and 48 cemeteries. As Project Manager and Principal Investigator, Mr. Maggioni coordinated public outreach efforts with local officials, non-profit organizations, and the public; conducted historical research; managed subcontractors;

conducted Quality Control checks of field data; and supervised report writing.

Coastal Historic Building Survey, State of Georgia Department of Community Affairs (Historic Preservation Division), Bryan, Camden, Chatham, Glynn, Liberty, and McIntosh Counties, Georgia – Principal Investigator (2022). This project, funded by National Park Service Hurricane Irma emergency grant funds for the State of Georgia, involved conducting a historic building survey of all six Georgia coastal counties in unincorporated areas impacted by Hurricane Irma in September 2017. As part of this project, the role of Principal Investigator involved development of a detailed work plan, overview and supervision of all the historic building survey teams deployed by LG^2 (including subcontractors), coordination with county emergency management offices and the state emergency management agency to gather data on Hurricane Irma, coordination with county planners to gather data on building codes relating to flooding and wind damage and how those codes intersect with historic preservation, and conducting research on historical storms and storm response in coastal Georgia. In all the survey recorded nearly 4000 resources.

Gadsden County, Florida Historic Resource Survey, Florida Department of State – Project Manager and Principal Investigator (2022). This project inventoried a total of 511 historic period resources constructed prior to 1973 in selected areas of Gadsden County, Florida. This included 486 buildings, 20 resource groups, and 5 cemeteries. Of these resources, one building (GD02761), a Georgian Revival residence constructed in 1940, and one cemetery, Sycamore Cemetery (GD03160) were evaluated as individually eligible for the National Register of Historic Places. Four resource groups (GD03165, GD02530, GD02531, and GD02534), all historic farm complexes recognized as Florida Pioneer Farms, were evaluated as National Register-eligible. As Project Manager and Principal Investigator, Mr. Maggioni coordinated public outreach efforts with local officials, non-profit organizations, and the public; conducted historical research; managed subcontractors; conducted Quality Control checks of field data; and supervised report writing.

Gulf County, Florida Historic Resource Survey, Florida Department of State – Project Manager and Principal Investigator (2022). This project involved completion of an entire county-wide survey of Gulf County. A total number of 1903 resources were recorded across Gulf County, Florida as part of the Gulf County Historic Survey. The breakdown of resources includes 1881 individual buildings, 11 resource groups, and 11 cemeteries. Not counting resources listed on the National Register of Historic Places (NRHP) within Gulf County, this survey assessed eight individual structures as eligible for the NRHP and six structures as potentially eligible. Two cemeteries were assessed as eligible for the NRHP and one as potentially eligible. One resource group, the Downtown Port St. Joe historic district, was assessed as eligible for the NRHP, while the Forest Park neighborhood in Port St. Joe was assessed as potentially eligible for the NRHP as a historic district, pending additional research. As Project Manager and Principal

Investigator, Mr. Maggioni coordinated public outreach efforts with local officials, non-profit organizations, and the public; conducted historical research; managed subcontractors; conducted Quality Control checks of field data; and supervised report writing.

J.W. Powell National Conservation Area Ethnographic Study, Bureau of Land Management, Vernal, Utah – Project Manager and Author (2022). Conducted on-site primary and secondary source research in Vernal, Utah and Craig, Colorado. Coordinated with BLM to identify and contact interviewees. Conducted oral history interviews and drafted report.

Liberty County, Florida Historic Resource Survey, Florida Department of State – Project Manager and Principal Investigator (2022). This project involved completion of a county-wide historic building survey of Liberty County, Florida. The project inventoried a total of 884 historic period resources constructed prior to 1973 in Liberty County, Florida. The survey inventoried 852 buildings, 12 resource groups, and 20 cemeteries. Of these recent survey results, two structures were previously listed in the National Register and retained their integrity, 11 structures were evaluated as individually eligible for the National Register of Historic Places (two of these were previously listed on the National Register), while four structures lack sufficient information for an eligibility recommendation but are potentially eligible. As Project Manager and Principal Investigator, Mr. Maggioni coordinated public outreach efforts with local officials, non-profit organizations, and the public; conducted historical research; managed subcontractors; conducted Quality Control checks of field data; and supervised report writing.

Maxwell Air Force Base, Alabama, Air University 2030 Campus Plan Environmental Assessment, Vectrus – Architectural Historian (2022). Assisted the development of an Environmental Assessment for a master plan re-developing Maxwell AFB. In addition to drafting the EA, this work also includes an assessment of potential impacts to cultural resources from these projects and developing consultation documents for both the Alabama SHPO and Maxwell AFB's associated Indian Tribes.

Cultural Resource Assessment Survey, Little Neck Road Improvements, Chatham County, Georgia – Project Manager and Co-Author (2021). Conducted archaeological and historic architectural survey and assessment for project involving improvement of 3 miles along Little Neck Road in Chatham County. Conducted historical research, assisted with cemetery survey, assisted with architectural survey, co-wrote report.

Historic Resources Survey, Area 1S, Onslow Island, U.S. Army Corps of Engineers, Savannah District – Project Manager (2021). Conducted a Phase I archaeological survey and architectural resources survey. The work was for Section 106 purposes for a project involving wetlands restoration on a marsh island that had been partially covered by Savannah River dredge spoil from the 1940s to the 1980s. Work involved a historic building and structure survey, and a geomorphological study of the survey area to determine if any archaeological sites could be present and intact below the dredge spoil. The project determined that no archaeological or above

ground historic properties would be adversely affected by the project. Handled client interaction, logistics, conducted quality assurance checks on deliverables, coordinated with State to determine appropriate investigation methodology, assisted with consultation with the State Historic Preservation Officer.

Launch Complex 20 South Pad Cultural Resource Feasibility Study, Cape Canaveral Space Force Station, Florida, Edmund Jones (2021). Co-authored letter report analyzing the potential cultural resource impacts from the construction of a new space launch pad at Cape Canaveral Space Force Station.

Phase II Re-Evaluation and Historic American Landscapes Survey of World War I Training Trenches, U.S. Army Corps of Engineers (Mobile District), Fort Lee, Virginia – Project Manager and Principal Investigator (2021). Conducted primary source research at the National Archives, conducted fieldwork for Phase II condition assessment fieldwork of resource (in conjunction with an archaeologist), management plan (in conjunction with an ecologist), and Historic American Landscapes Survey (HALS) including large-format photography. Coordinated with topographical surveyor to ensure topo map deliverables were what was required by the client. Contributed most of the text for the Phase II archaeological study of the resource and was PI for the HALS report. Drafted and assisted in developing the public outreach portion of the project (the ArcGIS StoryMap). Conducted QA/QC on all deliverables.

Phase II Site Evaluations, 8OK255, 8OK370, 8OK1239, 8OK1737, 8OK2850, 8WL2737, 8WL2092, Eglin Air Force Base, Florida, Air Force Civil Engineer Center – Architectural Historian (2021). Conducted site research for ruin of US Air Force munitions testing building (8WL2092), conducted photography and site mapping with Total Station, assisted in drafting report for site, conducted National Register evaluation for resource.

Falls Lake, North Carolina Historic Properties Management Plan and Cultural Resources Geodatabase, U.S. Army Corps of Engineers, Wilmington District –Project Manager (2020). Project involved researching and writing a historic properties management plan and generating an SDSFIE-compliant cultural resources geodatabase. Conducted fieldwork, on-site research, client interface and coordination, assisted drafting the report, and conducted quality assurance checks of deliverables.

John H. Kerr Lake, North Carolina and Virginia, Historic Properties Management Plan and Cultural Resources Geodatabase, U.S. Army Corps of Engineers, Wilmington District – Project Manager (2020). Project involved researching and writing a historic properties management plan and generating an SDSFIE-compliant cultural resources geodatabase. Conducted fieldwork, on-site research, client interface and coordination, assisted drafting the report, and conducted quality assurance checks of deliverables.

John H. Kerr Lake, Virginia, Historic Property Historic Restoration, U.S. Army Corps of Engineers, Wilmington District – Project Manager (2020). Project involved repairing a cemetery wall and reproduction pavilion in

accordance with Secretary of the Interior standards. Managed project and client interface, determined appropriate treatment and approach, supervised subcontractor, assisted Corps in consultation with the Virginia SHPO.

Philpott Lake, Virginia Historic Properties Management Plan and Cultural Resources Geodatabase, U.S. Army Corps of Engineers, Wilmington District – Project Manager (2020). Project involved researching and writing a historic properties management plan and generating an SDSFIE-compliant cultural resources geodatabase. Conducted fieldwork, on-site research, client interface and coordination, assisted drafting the report, and conducted quality assurance checks of deliverables.

Fort Bragg, North Carolina Phase I Survey of 1387 Acres, U.S. Army Corps of Engineers, Savannah District – Historian (2019). Conducted internal review and editing of cultural context.

Fort Stewart, Georgia Phase II Archaeological Evaluation of Two Sites (9LG640 and 9LI387) in Liberty and Long Counties, U.S. Army Corps of Engineers, Savannah District – Historian (2019). Conducted research and wrote site histories for Phase II report.

Georgia Historical Society, Phase I Archaeological Survey for the Georgia Historical Society Research Annex Project, Savannah, Georgia – Project Manager/Author/Historian (2019). Conducted Phase I archaeological survey of a portion of a city lot scheduled for development. Conducted site research and drafted report.

Greenwich Cemetery Columbarium Phase I, City of Savannah, Georgia – Project Manager/Historian/Field Technician/Author (2019). Conducted research for City of Savannah construction project within cemetery. Conducted shovel testing, probed for graves, wrote letter report.

Mountain Home Air Force Base, Idaho Cultural Resource Services, Air Force Civil Engineer Center – Project Manager and Principal Investigator (2019). Conducted supplemental Phase I archaeological survey of Saylor Creek Range at Mountain Home AFB, including testing to determine if there were subsurface deposits on select sites (where geomorphology indicated this to be likely). Conducted historic building/structure/landscape survey within the base area and evaluated 29 resources for the NRHP. Developed Historic Property Management Plans for six World War II and Cold War-era aircraft hangars. As part of this project, conducted fieldwork, drafted and finalized architectural report, handled client and logistics coordination, and managed subcontractors.

Savannah Convention Center Expansion, Phase I Cultural Resource Assessment Survey, Savannah, Georgia, Hussey Gay Bell – Project Manager/Author/Historian/Field Technician (2019). Conducted research and Phase I archaeological survey, wrote report, updated Georgia survey site form.

Scott Air Force Base, Illinois, Architectural Resources Survey, Air Force Civil Engineer Center – Project Manager and Principal Investigator (2019).

Conducted site research, architectural survey, and NRHP evaluation of a circa 1970 family housing area at Scott AFB.

United States Air Force Academy (USAFA), Colorado Springs, Colorado Archaeological Site Condition Assessment and National Register of Historic Places Re-Evaluation, Air Force Civil Engineer Center – Project Manager (2019) Managed project involving re-survey and re-evaluation of sites found on USAFA from the 1980s to the early 2000s. Handled client and logistics coordination, and supervised subcontractors.

AFCEC Pac-West Cold War Historic Building Inventories at Bellows Air Force Station, Oahu, Hawai'i; Eielson Air Force Base, Alaska; Kōke'e Air Force Station, Kauai, Hawai'i; and Joint Base Elmendorf-Richardson (JBER), Alaska, Air Force Civil Engineer Center – Project Manager/Principal Investigator (2018). Conducted historic building surveys and evaluations of 117 buildings and structures at four Air Force installations in Alaska and Hawai'i.

Fort Benning, Georgia, Historic American Building Survey, Lawson Field Flight Control Tower, Building 302, U.S. Army Corps of Engineers, Savannah District – Architectural Historian/Co-Author (2018). Conducted research on the building, recorded building with notes and large-format photography, drafted Level II HABS report.

Fort Benning, Georgia, Historic American Building Survey, Lawson Field Main Post Train Depot, Building 1836, U.S. Army Corps of Engineers, Savannah District – Architectural Historian/Co-Author (2018). Conducted research on the building, recorded building with notes and large-format photography, drafted Level II HABS report.

Fort Stewart, Georgia Phase II Evaluation of Fifteen Sites (9BN32, 9BN398, 9BN436, 9BN511, 9BN1174, 9BN1225, 9BN1229, 9BN1231, 9BN1235, 9BN1512, 9EV24, 9EV461, 9LG356, 9LG449, and 9lG487), U.S. Army Corps of Engineers, Savannah District -- Historian (2018). Conducted site research for all historical archaeological sites investigated by the report. Wrote site histories.

Joint Base Langley-Eustis, Virginia Historic Building Inventory, Air Force Civil Engineer Center – Project Manager/Principal Investigator (2018). Conducted a historic building survey and evaluation of 144 resources at Langley Air Force Base, Virginia.

Phase I Cultural Resources Assessment Survey for the Natural Resources Conservation Service Wetland Reserve Easement at the Adolfo Bullrich Study Area, Highlands County, Florida, U.S. Department of Agriculture, National Resource Conservation Service -- Historian (2018). Updated local historic context for Highlands County and wrote short history on project area.

Phase I Cultural Resources Assessment Survey for the Natural Resources Conservation Service Wetland Reserve Easement at the Cow Creek Study Area, Okeechobee County, Florida, U.S. Department of Agriculture, National Resource Conservation Service -- Historian (2018). Updated local

historic context for Okeechobee County and wrote short history on project area.

Phase I Cultural Resources Assessment Survey for the Natural Resources Conservation Service Wetland Reserve Easement at the Durrance Study Area, Hardee County, Florida, U.S. Department of Agriculture, National Resource Conservation Service -- Historian (2018). Updated local historic context for Durrance County and wrote short history on project area.

Phase I Cultural Resources Assessment Survey for the Natural Resources Conservation Service Wetland Reserve Easement at the Eagle Farm Study Area, Hendry County, Florida, U.S. Department of Agriculture, National Resource Conservation Service -- Historian (2018). Updated local historic context for Hendry County and wrote short history on project area.

Phase I Cultural Resources Assessment Survey for the Natural Resources Conservation Service Wetland Reserve Easement at the Sullivan Study Area, Highlands County, Florida, U.S. Department of Agriculture, National Resource Conservation Service -- Historian (2018). Updated local historic context for Highlands County and wrote short history on project area.

Investigation and Evaluation of a Historic Rice Trunk, Argyle Island, Savannah River, Georgia, U.S. Army Corps of Engineers, Savannah District – Project Manager/Historian/Field Technician (2018). Conducted field investigation and NRHP evaluation of a historic rice trunk in the Savannah River for the USACE, Savannah District. Determined resource to be ineligible for the NRHP.

Federal Law Enforcement Training Center (FLETC), Artesia, New Mexico, Historic Building Survey, U.S. Army Corps of Engineers, Savannah District – Project Manager/Principal Investigator (2017). Conducted a historic building survey and evaluation of the FLETC in Artesia New Mexico through the USACE, Savannah District.

Federal Law Enforcement Training Center (FLETC), GLYNCO, Georgia, Historic Building Survey, U.S. Army Corps of Engineers, Savannah District – Project Manager/Principal Investigator (2017). Conducted a historic building survey and evaluation for FLETC at Glynco, Georgia through the USACE, Savannah District. Surveyed and evaluated for the NRHP old Capehart Family Housing units now known as the Raid Houses.

Fort Stewart, Georgia Fort Stewart Alternative Site Mitigation Strategies Study, U.S. Army Corps of Engineers, Savannah District – Co-Author (2017). Conducted research on alternative archaeological site mitigation strategies, specifically the concepts of site banking, archaeological survey off-sets, and synthesis and interpretation. Co-authored report which examined the collective costs potentially incurred with each of these mitigation strategies compared to Phase III excavation, and analyzed the potential efficacy of each treatment based on Fort Stewart's relationship to its affiliated Indian Tribes, relationship to the Georgia State Historic Preservation Office (SHPO), applicability of the Army Compatible Use Buffer (ACUB) program to initiating these alternatives, and the status of Fort Stewart's Phase I survey efforts. The study recommended site banking

and synthesis and interpretation as feasible alternative mitigation strategies, and that the installation should look at a range of mitigation options, choosing the most appropriate depending on the site.

Phase I Cultural Resource Assessment Survey, 14th and Lime, Fernandina Beach, Florida -- Historian (2017). Researched and wrote local historic contexts for Amelia Island and the specific project survey area.

Phase I Cultural Resource Assessment, Albritton, Gator Grove, Highlands Ranch, Sunrise Sod, and Lambeth, Florida, U.S. Department of Agriculture, Natural Resource Conservation Service – Historian (2017). Researched and wrote local historic contexts for both the counties and the specific project survey areas.

Phase I Cultural Resource Assessment Survey, Bainbridge Housing, Gainesville, Florida -- Historian (2017). Researched and wrote local historic contexts for Alachua County and the specific project survey area.

Phase I Cultural Resource Assessment Survey, Fort Caroline Road Property, Duval County, Florida – Architectural Historian (2017). **S**upervised research on property. Wrote local historic context for specific project survey area and completed Florida Historic Building Survey forms. Conducted National Register of Historic Places evaluation of three residences and their outbuildings.

Phase I Cultural Resource Assessment Survey, Parental Home Road Property, Duval County, Florida -- Historian (2017). Researched and wrote local historic context for specific project survey area.

Phase I Cultural Resource Assessment Survey, Simmons Road and Amelia Road, Fernandina Beach, Florida – Historian (2017). Researched and wrote local historic context for specific project survey area.

Phase I Cultural Resource Assessment Survey, Yellow Bluff Road, Duval County, Florida – Architectural Historian (2017). Supervised research on property. Wrote local historic context for specific project survey area and completed Florida Historic Building Survey form. Conducted National Register of Historic Places evaluation of a single ranch house.

Zion Property Borrow Pits Cultural Survey Report, Jacksonville, Florida – Historian (2017). Conducted site research on historic artifact surface scatter using primarily historic topographic maps.

2015 Fort Stewart/HAAF Section 110 Building Survey – Project Manager/Principal Investigator (2016). Conducted field survey of all buildings on the Installations turning 45 years of age, evaluated buildings under standard NRHP criteria, and conducted SHPO consultation regarding report findings.

Building 8629 Mitigation, Hunter Army Airfield (HAAF), Georgia – Project Manager/Principal Investigator (2016). Conducted Section 106 consultation with the Georgia SHPO, determined adverse impact. Developed MOA in consultation with the SHPO and the Department of the Army. Conducted mitigation consisting of archival-quality digital photography, description of building and machinery within the building,

recordation of historic documents at HAAF, researched and wrote history, executed MOA and finalized mitigation.

2013 Fort Stewart/HAAF Section 110 Building Survey – Project Manager/Principal Investigator (2014). Conducted field survey of all buildings on the Installations turning 45 years of age, evaluated buildings under standard NRHP criteria, and conducted SHPO consultation regarding report findings.

2013 Fort Stewart/HAAF Integrated Cultural Resource Management Plan – Principal Investigator/Author (2013). Developed five-year CRM management plan for the Installation based on Installation Master Plans; summarized the effects of all CRM federal, state, and local laws on the Installation and Installation interaction with these; summarized all CRM investigations and results of investigations; wrote SOPs for entire CRM program, including curation, fieldwork standards, field safety, Native American and NAGPRA consultation, amongst others; and outlined and detailed CRM office interaction with other on-post offices and directorates.

2012 Section 110 Fort Stewart/HAAF Building Survey – Project Manager/Principal Investigator (2013). Conducted field survey of all buildings on the Installations turning 45 years of age, evaluated buildings under standard NRHP criteria, and conducted SHPO consultation regarding report findings.

2011 Section 110 Fort Stewart Building Survey – Project Manager/Principal Investigator (2013). Conducted field survey of all buildings on the Installations turning 45 years of age, evaluated buildings under standard NRHP criteria, and conducted SHPO consultation regarding report findings. This investigation also surveyed all minor facilities and outbuildings, which had been overlooked in previous investigations, resulting in the updating of a large number of building survey forms.

2011 Fort Stewart/HAAF Programmatic Agreement – Primary Author (2011). A complete update of the original PA from 2001, added categorical exclusions for both archaeology and historic architecture, altered Whereas clauses, altered information about CRM program to better fit Installation realities, and changed survey methodology to better handle very low probability shovel testing. The PA continued the streamlined SHPO consultation procedures from the original document.

Cultural Resource Investigation and Evaluation of the Town of Clyde (9BN99) and Portions of Fort Stewart Road 62 – Co-Author/Researcher/Field Technician (2011). Conducted archaeological fieldwork (surface collection because of unexploded ordnance concerns), researched and wrote history of Clyde as part of this project.

2010 Section 110 Fort Stewart Building Survey – Project Manager/Principal Investigator (2010). Conducted field survey of all buildings on the Installations turning 45 years of age, evaluated buildings under standard NRHP criteria, and conducted SHPO consultation regarding report findings.

Fort Stewart Road 90 Mitigation – Project Manager/Author (2009). Wrote MOA for this project. Project involved mitigation of a linear resource, a former tramline railroad converted into a vehicle road. Consulted with the SHPO on mitigation, project management of contract photographer, researched and wrote history for the mitigation packet, put together mitigation packet, submitted mitigation to the SHPO.

Fort Stewart Firetower Mitigation – Project Manager/Author (2008). Wrote MOA for this project, consulted with the SHPO on mitigation, project management of contract photographer, researched and wrote history for the mitigation packet, put together mitigation packet, submitted mitigation to the SHPO.

2007 Fort Stewart/HAAF Section 110 Building Survey – Project Manager/Principal Investigator (2007). Conducted field survey of all buildings on the Installations turning 45 years of age, evaluated buildings under standard NRHP criteria, and conducted SHPO consultation regarding report findings.

Fort Stewart Public History Booklet – Project Manager/Author (2007). Researched and wrote public relations brochure for the Fort Stewart CRM program. Also assisted in designing layout for the booklet.

HAAF Public History Booklet -- Author (2007). Researched and wrote public history booklet for HAAF, detailing history from the 1920s through 2007 as part of an MOA with the SHPO. Also assisted in designing layout for the booklet.

HAAF, Georgia Flightline Area Mitigation – Project Manager/Author/Researcher (2005). Wrote MOA for this project, consulted with the SHPO on mitigation, project management of contract photographer, researched and wrote history for the mitigation packet, put together mitigation packet, submitted mitigation to the SHPO.

HAAF, Georgia AMCOM Area Mitigation – Project Manager/Principal Investigator (2004). Wrote MOA for this project, consulted with the SHPO on mitigation, project management of contract photographer, researched and wrote history for the mitigation packet, put together mitigation packet, submitted mitigation to the SHPO.

HAAF, Georgia Buildings 1155-1157 Mitigation – Project Manager/Principal Investigator (2004). Wrote MOA for this project, consulted with the SHPO on mitigation, project management of contract photographer, researched and wrote history for the mitigation packet, put together mitigation packet, submitted mitigation to the SHPO.

HAAF, Georgia Building 1290 Mitigation – Project Manager/Principal Investigator (2004). Wrote MOA for this project, consulted with the SHPO on mitigation, project management of contract photographer, researched and wrote history for the mitigation packet, put together mitigation packet, submitted mitigation to the SHPO.

2004 HAAF Section 110 Building Survey – Project Manager/Principal Investigator (2004). Conducted building survey and evaluation of the

entire Installation, conducted in-depth research, wrote developmental history, completed Georgia survey forms, conducted consultation with the SHPO on findings.

HAAF, Georgia Saber Hall Mitigation – Project Manager/Principal Investigator (2003). Wrote MOA for this project, consulted with the SHPO on mitigation, project management of contract photographer, researched and wrote history for the mitigation packet, put together mitigation packet, submitted mitigation to the SHPO.

2002 Fort Stewart Section 110 Building Survey – Project Manager/Principal Investigator (2002). Took over this project from previous person in position. Conducted survey fieldwork, finalized report and Georgia Survey Forms.

City of Hollywood

Staff Summary

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

File Number: 2. 2023 1114

Agenda Date: 11/14/2023

To: Historic Preservation Board

Title: FILE NO.: 23-C-47
APPLICANT: Anita Funtek and Raul Cabrera
LOCATION: 825 Washington Street
REQUEST: Certificate of Appropriateness for Design for an addition to an existing house in the Lakes Area Historic Multiple Resource Listing District.

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

DATE: November 14, 2023 **FILE:** 23-C-47

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Carmen Diaz, Planning Administrator

SUBJECT: Request for a Certificate of Appropriateness for Design of an addition to a single-family home located at 825 Washington Street within the Lakes Area Multiple Resource Listing District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Design of an addition to a single-family home located within the Lakes Area Historic Multiple Resource Listing District.

STAFF'S RECOMMENDATION

Approval.

BACKGROUND

The existing one-story home was constructed in 1963 (BCPA). The home was originally built with 3 bedrooms and 2 bathrooms, a living room, dining room, family room and a kitchen occupying an area of 1,860 square feet. The existing house also has a covered terrace located at the rear of the property. The proposed addition aims to introduce a more functional layout by increasing the livable space while simultaneously maintaining unified design and preserving original design character of the home.

REQUEST

In an effort to expand the footprint of the existing home to allow for more functionality within the living space, the Applicant requests a Certificate of Appropriateness for Design of an addition to the existing single-family home.

The proposed addition will be adding approximately 700 square feet to the existing 1,800 square foot home. Part of the addition is at the rear of the structure and is not visible from public right of way, which would normally not require consideration before the Board - however, because a small portion of the

addition is visible from the front of the home, and the overall square footage of the addition is greater than 25 of percent of the square footage of the existing structure, consideration from the Board is required.

The design of the proposed home utilizes a warm palette with simplified design elements and cohesive materials such as stucco, wood, and glass. The proposed landscaping further enhances the ambience achieved by the home's design, allowing for shade, visibility, and framing of the property. The home Is also proposing a pool and pool deck using artificial turf. The parking is in a garage and a driveway in the front of the property.

The Applicant has worked with Staff to ensure that the design does not compromise the historic integrity of the home, ensuring compliance with the City's Historic Design Guidelines. The new addition meets all applicable requirements including setbacks and height and includes approximately 60 percent pervious open area. The proposed design is consistent with the scale and massing of the homes along Northlake and is consistent with other contemporary homes in the Historic District.

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 the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	Raul Cabrera and Anita Funtek
Address/Location:	825 Washington Street
Size of Property:	9,429 sq.ft. (0.22 acres)
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLOD-1)
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Single Family
Year Built:	1963 (Broward County Property Appraiser)

ADJACENT ZONING

North:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLOD-1)
South:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLOD-1)
East:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLOD-1)
West:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLOD-1)

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. The addition to the proposed home is accomplishing the City's desired reinvestment in the Lakes Area Historic Multiple Resource Listing District.

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 addition is sensitive to the character of the Historic Lakes Section through its design which possess similar characteristics to existing structure and is 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 streetscape and complies with all zoning requirements.

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 home was constructed during the Post War Modern period of significance and the addition carries the same architectural elements of that era.

APPLICABLE CRITERIA

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

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings.* The proposed addition is compatible with the existing single-family home because it mirrors the existing

architectural features. The proposed construction complies with required setbacks and site coverage and does not adversely affect the character of the neighborhood**.**

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages new construction to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape, and environment. The proposed design helps to enhance the design in the same architectural style. The design of the addition compliments the existing house while adding unique elements. The historic elements of the single-family home are preserved.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: As stated in the Design Guidelines, *setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood*. The setting and design of the proposed addition compliments the existing style of the home and is compatible with the homes in the area.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. The proposed materials are compatible and consistent in quality, color, texture, finish, and dimension to other historic homes in the neighborhood. The proposed addition is structurally designed with CMU block, with the façade materials primarily consisting of stucco finish with decorative wooden elements. The proposed addition incorporates windows and columns that complement the existing residence.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: As this residence is going to be the homeowners long term residence, the intent is to deliver the residence with the best standards available. The workmanship and quality of the construction will meet or exceed the standards in the area from a licensed construction professional.

FINDING: Consistent.

CRITERION: ASSOCIATION

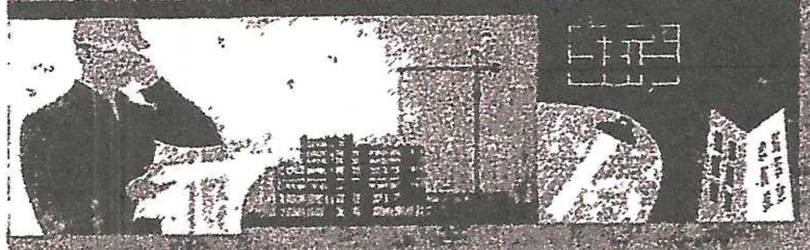
ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings… Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district.* Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighborhood. This project enhances the streetscape elements of the existing residence and the neighbors. Required parking is accommodated by the driveways. As such, the proposed addition will maintain and improve the character of the area.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CITY OF Hollywood FLORIDA

Tel: (954) 921-3471
Fax: (954) 921-3347

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.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

http://www.hollywoodfl.org/DocumentCenter/Home/View/21

APPLICATION TYPE (CHECK ONE):

☐ Technical Advisory Committee
☐ City Commission
☑ Historic Preservation Board
☐ Planning and Development Board

Date of Application: 4-17-2023

Location Address: 825 Washington st

Lot(s): 7 E Block(s): 78 Subdivision: Hollywood Lakes

Folio Number(s): 514214024941

Zoning Classification: _____ Land Use Classification: _____

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

Is the request the result of a violation notice? ( ) Yes (✓) No If yes, attach a copy of violation.

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

☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development

Explanation of Request: _____

Number of units/rooms: 1 Sq Ft: _____

Value of Improvement: 250,000 Estimated Date of Completion: June 30, 23

Will Project be Phased? ( ) Yes (✓) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Anita Funtek

Address of Property Owner: 825 Washington st Hwd FL.

Telephone: 305-846-1461 Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Carolina Rodriguez

Address: 8132 Hizner Lane Boca Telephone (954) 200-0007

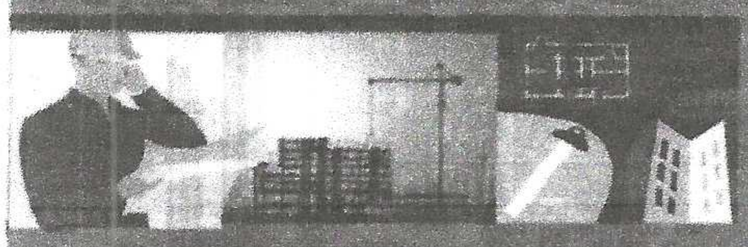
Fax: N/A Email Address: Carolinarguez2@hotmail.com

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

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Carolina Rodriguez

Address: 8132 Hizner Lane Boca Raton FL 33433 Email Address: Carolinarguez@hotmail.com



PLANNING DIVISION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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: X _____ Date: 4.17.23

PRINT NAME: Anita Funtek Date: 4.17.23

Signature of Consultant/Representative: _____ Date: 4-17-23

PRINT NAME: Carolina Rodriguez Date: 4-17-23

Signature of Tenant: n/a Date: _____

PRINT NAME: n/a 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 Anita Funtek to my property, which is hereby made by me or I am hereby authorizing Carolina Rodriguez 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 17 day of April, 2023

_____
Notary Public
State of Florida
My Commission Expires: _____(Check One) ___Personally known to me; OR ✓ Produced Identification DL

X _____
Signature of Current Owner

Anita Funtek
Print Name

2

Slifane Perez
Comm.: HH 355594
Expires: March 12, 2027
Notary Public - State of Florida

JAMES E.
GILGENBACH
ARCHITECT

ARCHITECTURE
&
PLANNING
FL AR-7457

SUITE 107
NEWPORT CENTER

1239 E. NEWPORT CENTER DRIVE
DEERFIELD BEACH, FLORIDA 33442
(954) 426-1652

13 APRIL 2023
CITY OF HOLLYWOOD
BUILDING DIVISION
2600 HOLLYWOOD BLVD., RM 320
HOLLYWOOD, FLORIDA 33022

RE: **FUNTEK RESIDENCE RENOVATION**
825 WASHINGTON STREET
HOLLYWOOD, FLORIDA 33019

PROJECT INFORMATION

The site address is 825 Washington Street in Hollywood, Florida. The site is presently occupied with a one story residence structure on the 9,443 sq. ft. lot. This one- story building will remain with an addition and renovation. The house was built in 1963 with the standards of the time. The house is a 3 bedroom and 2 bathroom with a two car garage. The building has no historical relevant architectural shape or any special structure, no famous person has lived in the building.

The house is facing the Washington Street to the south, an alley to the north. The current one story structure will remain as it is, including the roof structure and the existing house. There will be an addition in the front and will still comply with the 25 feet setback, and a foyer between the garage and the new bedroom. On the rear of the house shall have a cabana bath and an office addition as well. The new addition will not exceed the maximum square footage.

To have a better and longer lasting building, owners choose new metal roofing. The house by shape and form will be very similar to the existing building.

If you have any questions concerning these corrections, please feel free to contact me.

Sincerely;

James E. Gilgenbach
Architect/AR-7457

NAME OF OWNER SOUTH LAKE HILLS - ADDRESS OF CONSTRUCTION [redacted]

LEGAL DESCRIPTION W. 40' of LOT 8 & E. 36' of 7, BLK. 70, [redacted]

FL-83 (FILM #0737)

OWNERS ADDRESS 1015 ADAMS ST, CITY

DESCRIPTION OF CONSTRUCTION SINGLE FAMILY RESIDENCE COST $ 27,[redacted].00

ARCHITECT JAMES YOUNG - BLD

PERMIT TYPE	NO	DATE ISSUED	TO WHOM	FIXTURED OR OUTLETS
BLDG	52084	3-26-63	ROSS & SPATHS	
	5-2748	5-20-63	B. Graff	Bldg
ROOF	52461	4-22-63	Lackland Roof	
ELECTRICAL	28510	3/14/63	Addison	3-1-24-6F-2
HTG/Ref/Duct	52207	3/27/63	Hay Inc	Duct 5-15-63 Final 6-11-63
(11) PLUMBING & GAS	23367	3/27/63	Hay Plb.	(11)
SEPTIC TANK	[illegible]	[illegible]	[illegible]	

INSPECTIONS REVERSE SIDE

INSPECTIONS

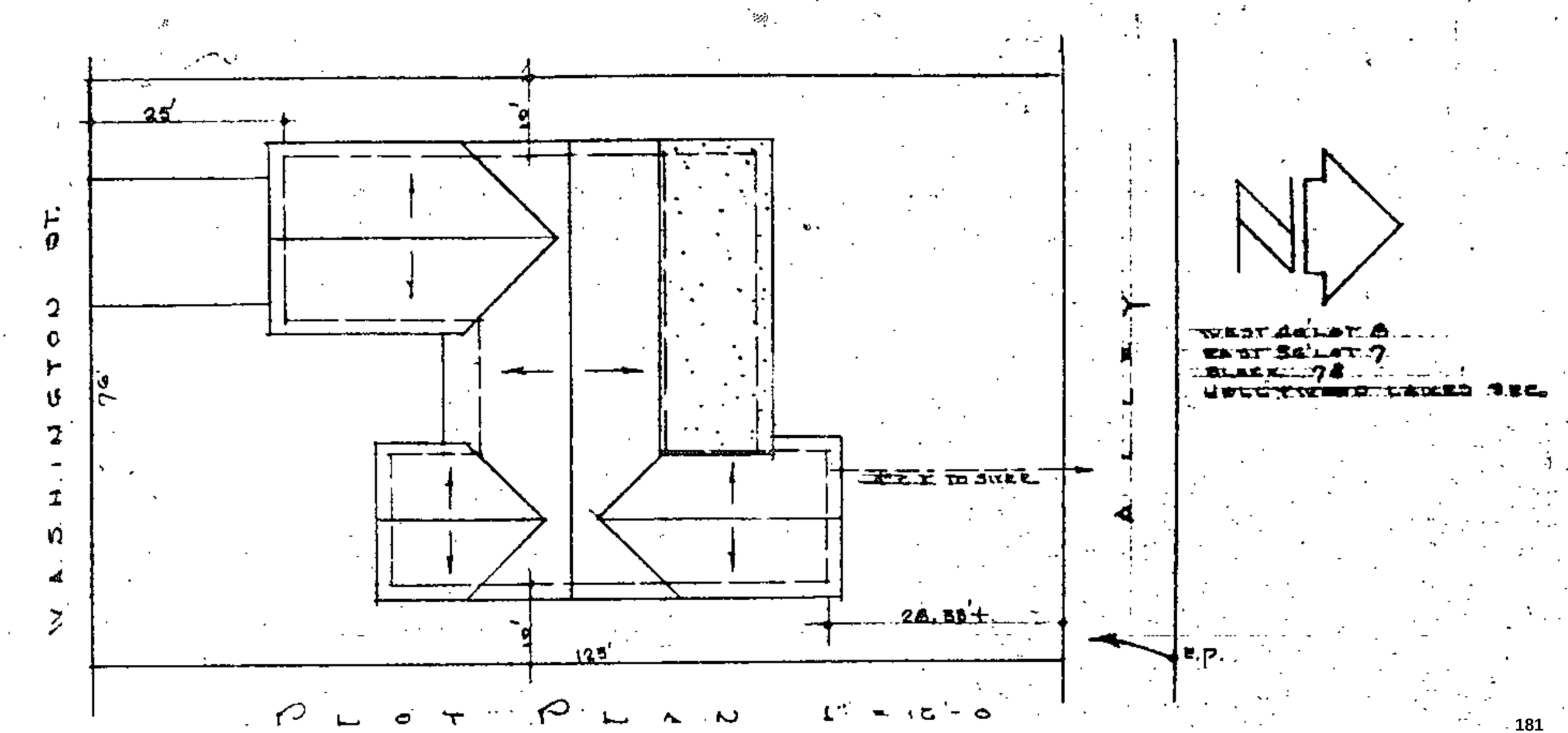
Pole.

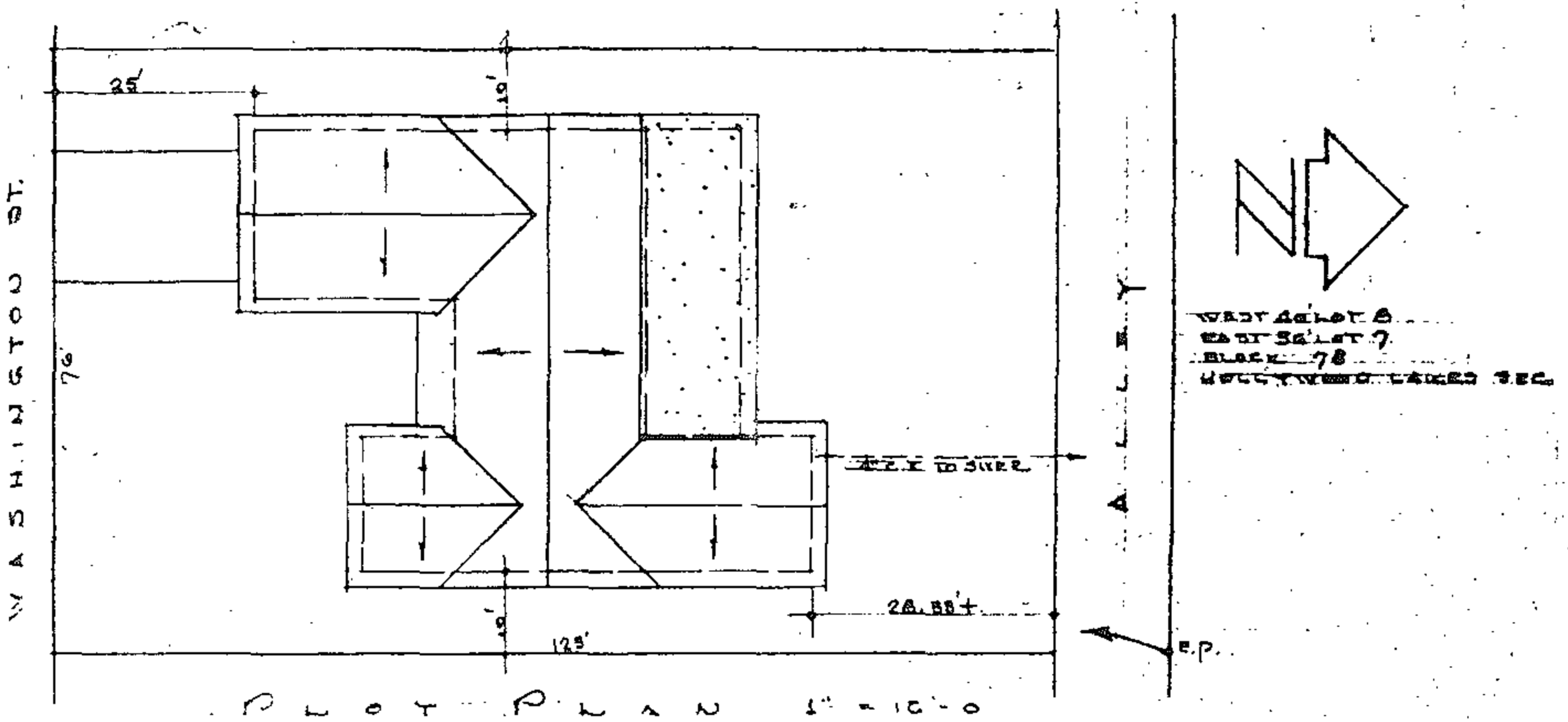
FOUNDATION Trailer Beam 4-11-63	I SE ROUGH PLUG 4-17-63	TEMP SERVICE 3-15-63
TERMITE: 4-17-63 PILING:		
SLAB Partial- 4/17/63 - (P) Complete 4-17-63 P	FINAL ROUGH PLUG 5-14-63	ROUGH ELECTRIC 5/15/63
COLUMNS		
	SEPTIC TANK 5-14-63	TEMPORARY FINAL
TIE BEAM 4-24-63		
FRAMING 5/15/63 (P)	GREASE TRAP	FINAL ELECTRIC 6-18-63
ROOF 9/24/63 (P) 4-12 Tin Roof 5/1/63 (P)	FINAL PLUMBING & GAS 6/6/63	
LATHING T/F 5-15-63 N & C 3 C/L 5/17/63	CERT OF OCCUPANCY 6-17-63	[redacted]
	SURVEYS DATE	C/A DATE: 6/13/63 RECD. IN [illegible]

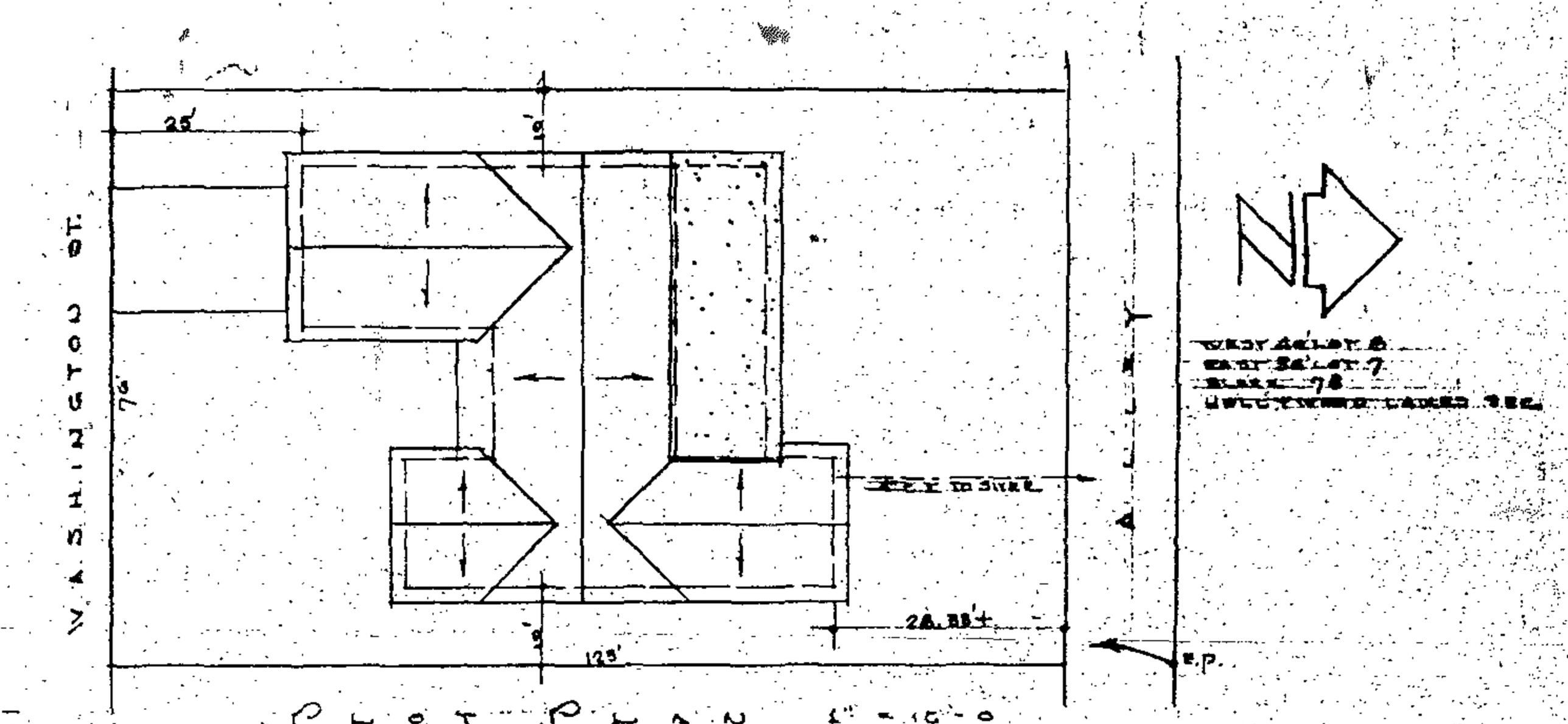
REMARKS:

BLDG. FORM: 6/13/63

1. 3/16/63 P & L:
2. 5/31/63 GAS:


25'
19'
76'
WASHINGTON ST.
ALLEY
28.55'±
125'
E.P.
PLOT PLAN 1" = 10'-0


WASHINGTON ST.
25'
19'
79'
19'
129'
ALLEY
N
WEST 50' LOT 8
EAST 50' LOT 7
BLOCK 78
SEWER TO SEWER
28.88'+
E.P.
PLOT PLAN 1" = 10'-0


25'
19'
75'
WASHINGTON ST.
19'
125'
28.88'±
ALLEY
E.P.
PLOT PLAN 1" = 10'-0

JOB NO.
SOUTH LAKE BUILDERS

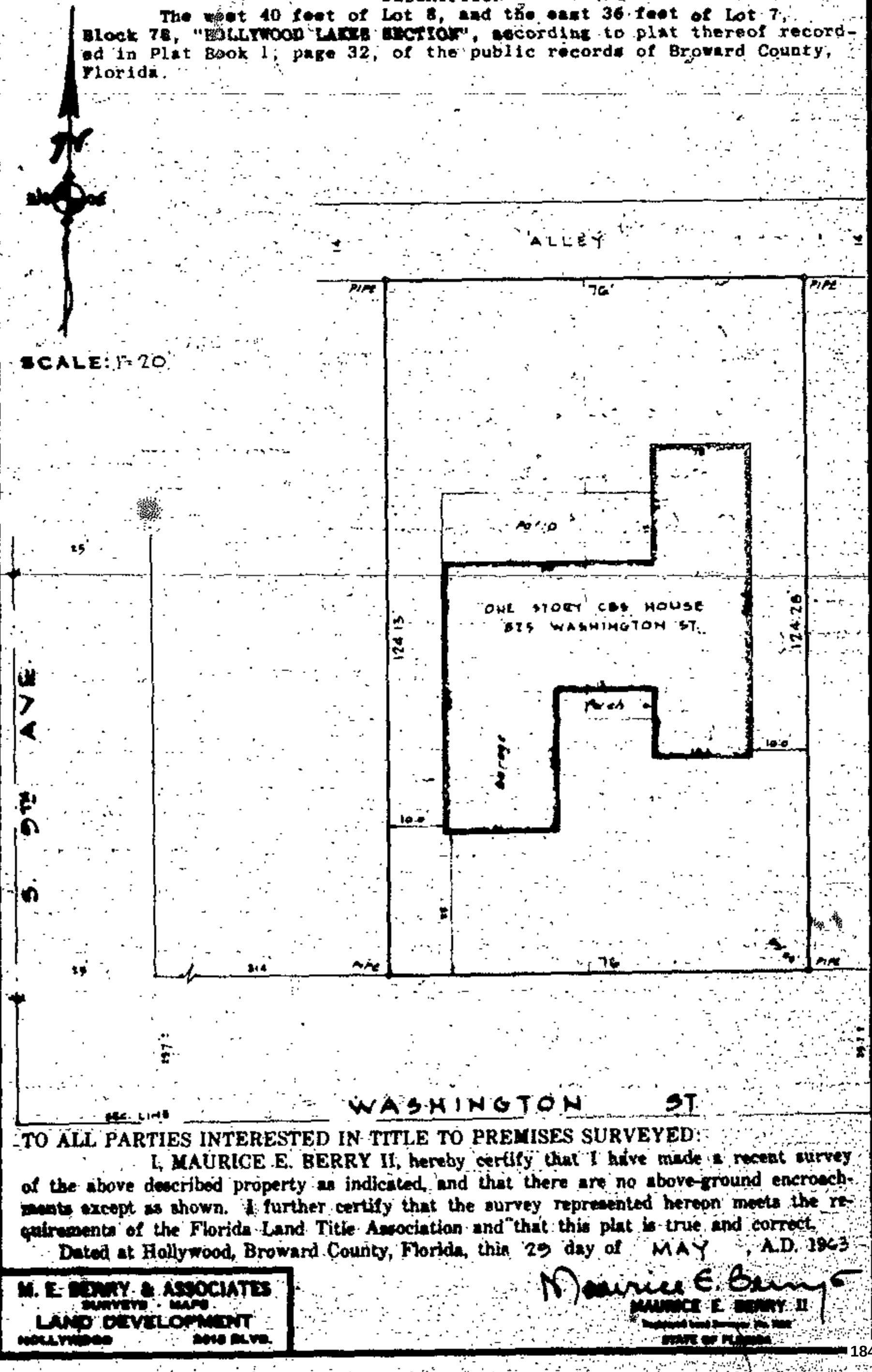
SURVEY FOR

City

DESCRIPTION

The west 40 feet of Lot 8, and the east 36 feet of Lot 7, Block 78, "HOLLYWOOD LAKES SECTION", according to plat thereof recorded in Plat Book 1, page 32, of the public records of Broward County, Florida.

SCALE: 1"=20'



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

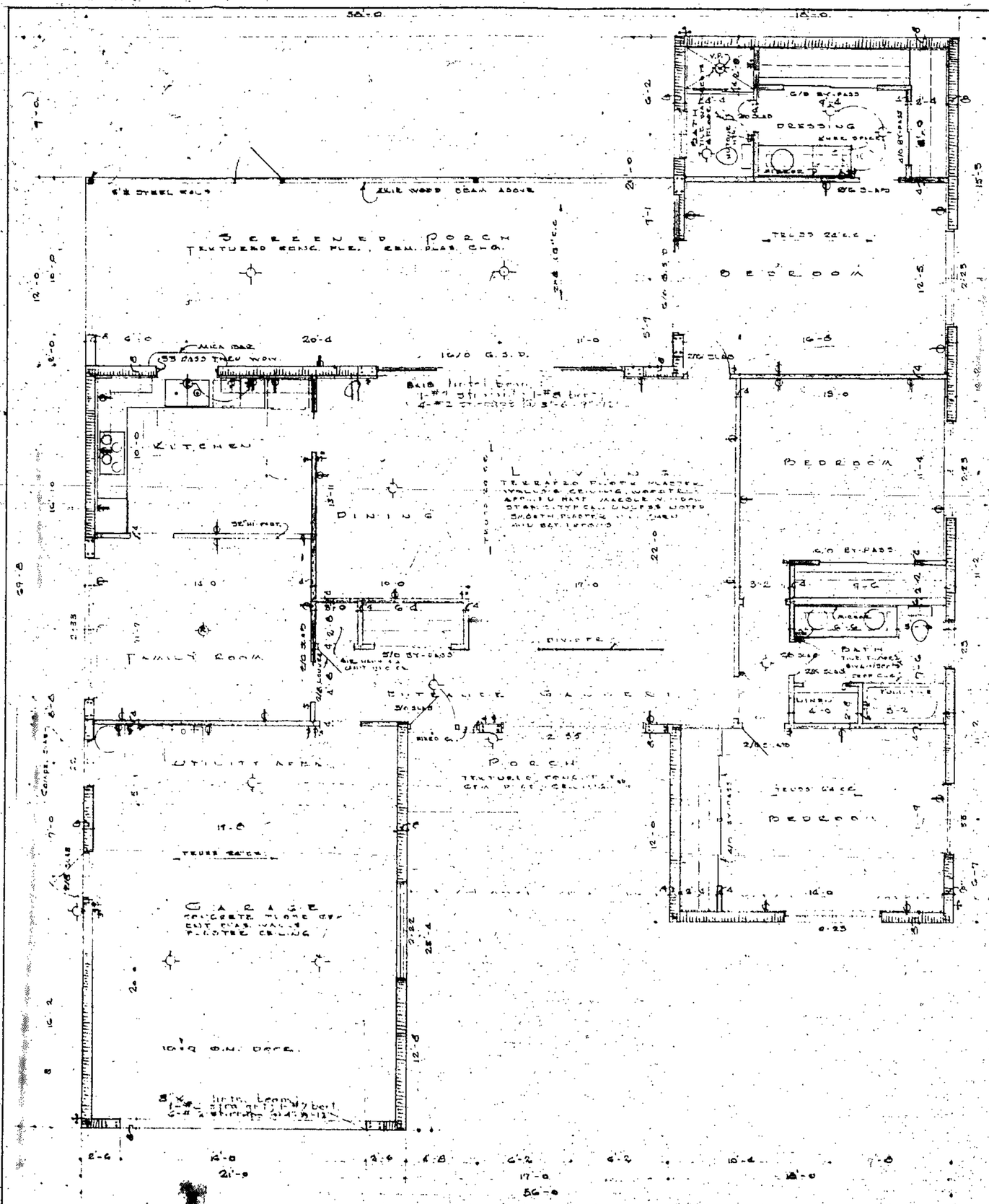
I, MAURICE E. BERRY II, hereby certify that I have made a recent survey of the above described property as indicated, and that there are no above-ground encroachments except as shown. I further certify that the survey represented hereon meets the requirements of the Florida Land Title Association and that this plat is true and correct.

Dated at Hollywood, Broward County, Florida, this 29 day of MAY, A.D. 1963

M. E. BERRY & ASSOCIATES
SURVEYS · MAPS
LAND DEVELOPMENT
HOLLYWOOD 2010 BLVD.

Maurice E. Berry II

MAURICE E. BERRY II
Registered Land Surveyor No. 1587
STATE OF FLORIDA


SCREENED PORCH
TERRAZZO CONC. FLR., CEM. PLAS. CEIL.
KITCHEN
DINING
FAMILY ROOM
UTILITY AREA
GARAGE
CONCRETE FLOOR
BEDROOM
BEDROOM
BEDROOM
DRESSING
BATH
PORCH
TERRAZZO FLOOR
DIVIDER
TEXTURED CEILING
TEXTURED CEILING
TEXTURED CEILING

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

SECTION "X"

SECTION "Y"

RESIDENCE FOR SOUTH LAKE BUILDERS HOLLYWOOD, FLORIDA

SCREENED PORCH
TEXTURED CONC. FLR., CEM. PLAS. CEIL.

LIVING
TERRAZZO FLOOR, PLASTER WALLS & CEILING, WOOD TRIM, APPLIED MAT MARBLE MANTEL, STONE, TYP. CAL. OUTLETS NOTED, SMOOTH PLASTER WALLS, CEILINGS AND BATTLEBOARDS

KITCHEN

DINING

FAMILY ROOM

BEDROOM

BEDROOM

BEDROOM

BATH

BATH

UTILITY AREA

PORCH
TEXTURED CONC. FLR., CEM. PLAS. CEILING

GARAGE
CONCRETE FLOOR, CEM. PLAS. WALLS, PLASTER CEILING

FLOOR PLAN 1/4" = 1'-0

RESIDENCE FOR SOUTH LAKE BUILDERS HOUSTON

SCREENED PORCH
TEXTURED STUCCO FLR., GRAN. PLAS. CLG.

LIVING
TEXTURED FLOOR PLASTER
STUCCO CEILING, WOOD TRIM
APPLIED MAT MARBLE VINYL BASE, TYP. ALL UNLESS NOTED
SMOOTH PLASTER WALLS
WD. BAT. FRAMING

DINING

KITCHEN

FAMILY ROOM

UTILITY AREA

GARAGE
CONCRETE SLAB ON EXT. TURF WALLS
PLASTER CEILING

PORCH
TEXTURED STUCCO FLR.
GRAN. PLAS. CEILING

BEDROOM

BEDROOM

BEDROOM

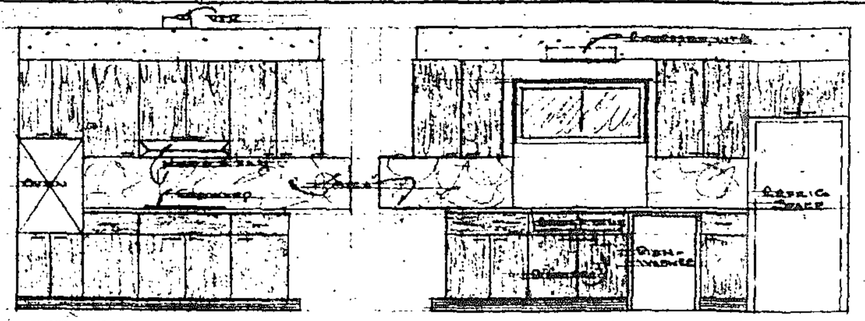
DRESSING

BATH
TILE FLOOR
TILE WAINSCOT
PLAS. WALLS
PLAS. CEILING

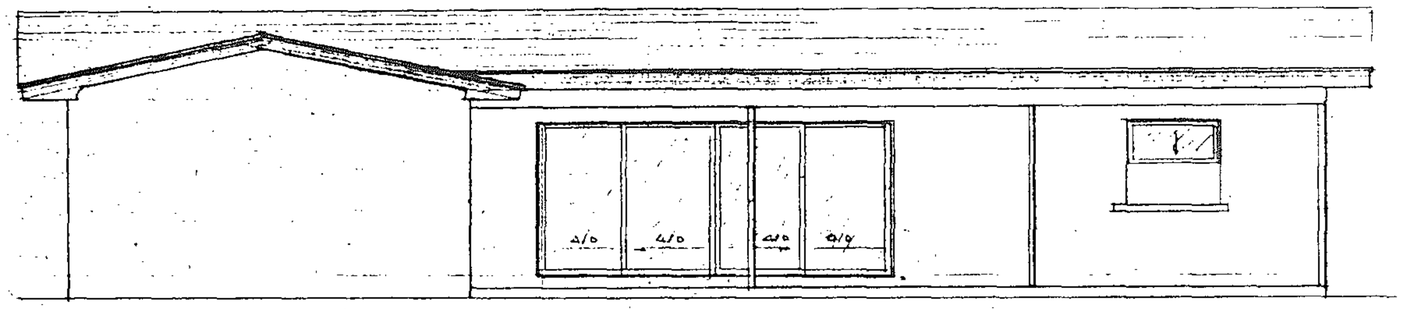
LINEN

BATH
TILE FLOORS
TILE WAINSCOT
PLAS. WALLS
PLAS. CEILING

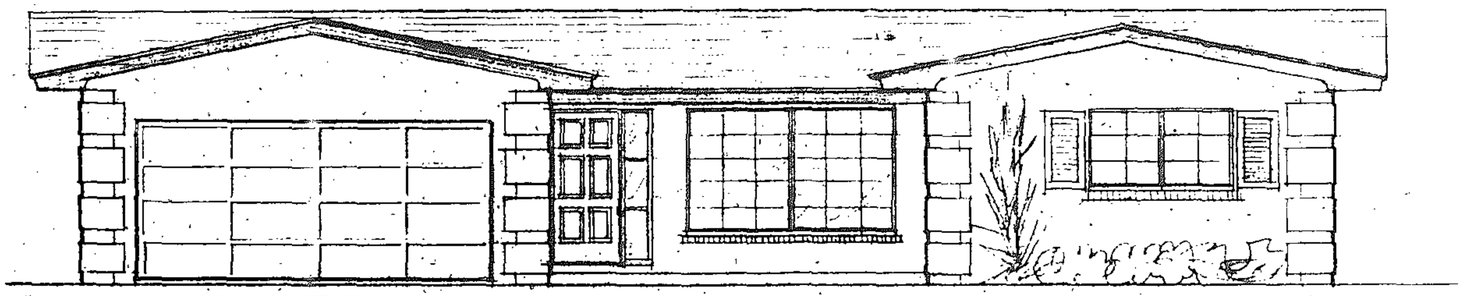
FLOOR PLAN 1/4" = 1'-0



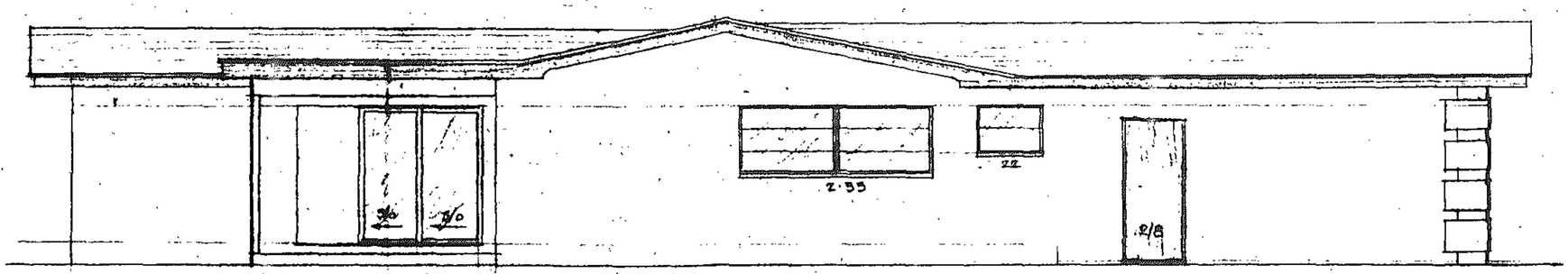
KITCHEN CABINET ELEVATIONS 3/8" = 1'-0



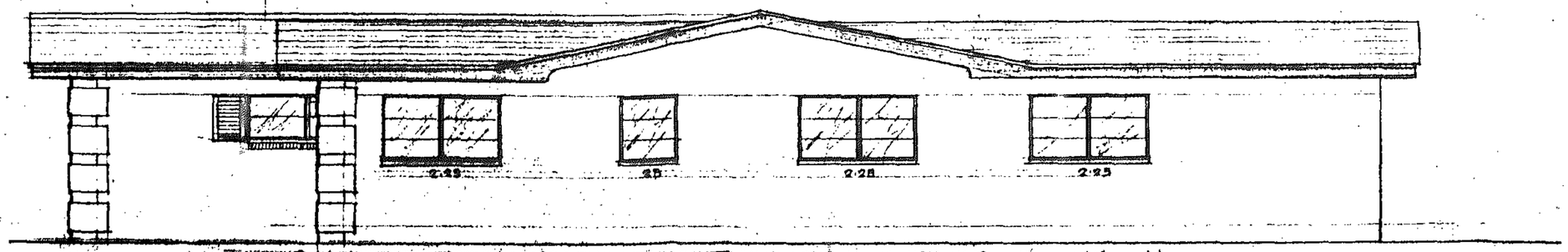
REAR ELEVATION 1/4" = 1'-0



FRONT ELEVATION 1/4" = 1'-0



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



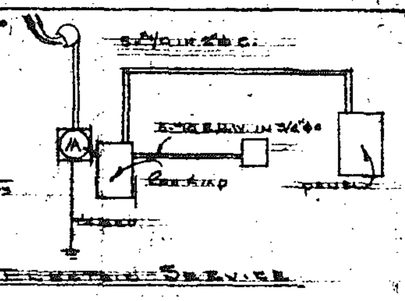
LEFT SIDE ELEVATION 1/4" = 1'-0

E1	CEILING	60A-1P	50.0	AMPS
E2	RANGE	50A-2P	15.0	"
E3	W.H.	30A-2P	15.0	"
E4	DRYER	30A-2P	15.0	"
E5	W.H.	20A-1P	4.6	"
E6	DISPOSAL	12A-1P	4.6	"
E7	D.W.	20A-1P	4.6	"
E8	RECP.	20A-1P	5.0	"
E9	REC. APPL.	20A-1P	4.6	"
E10	R.P.	15A-1P (2#12)	21.0	"
E11	BATH LITE	20A-1P	4.6	"
E12	BATH RTS	20A-1P	4.6	"

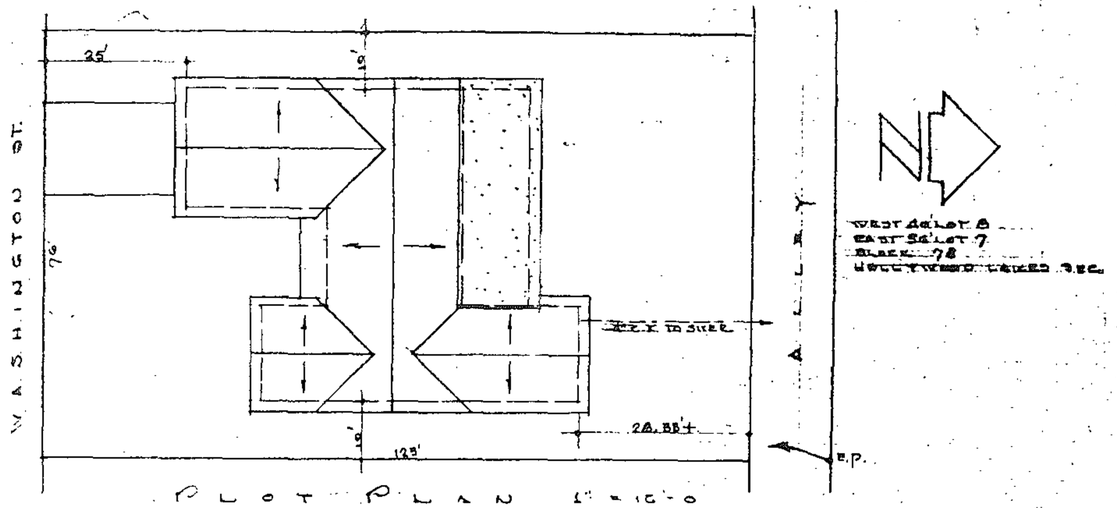
126.0 AMPS

126.0 x 80% = 100.8 AMPS
16.0 AMPS (A.C.)

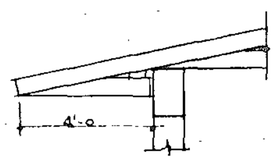
116.8 AMPS



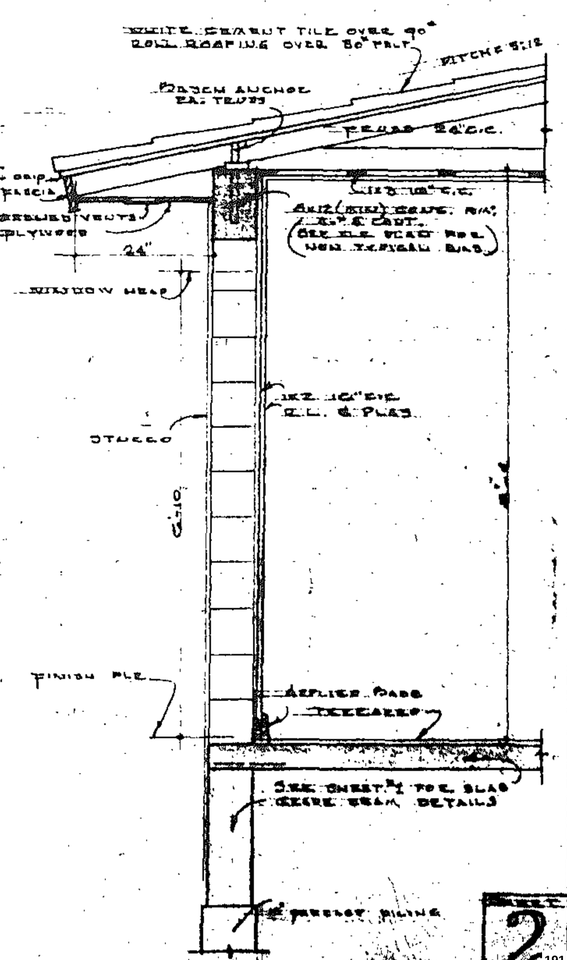
ELECTRICAL SERVICE

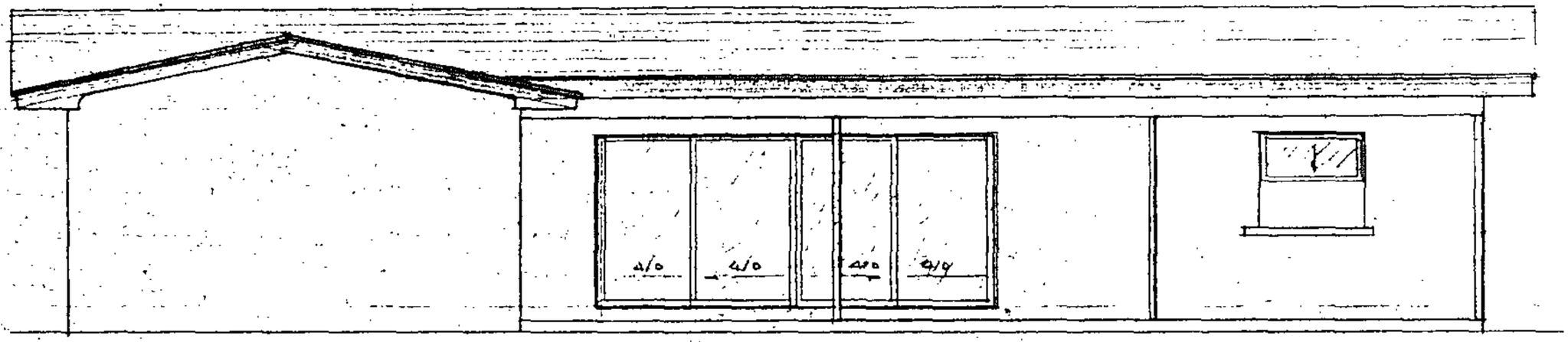


PLOT PLAN 1" = 10'-0

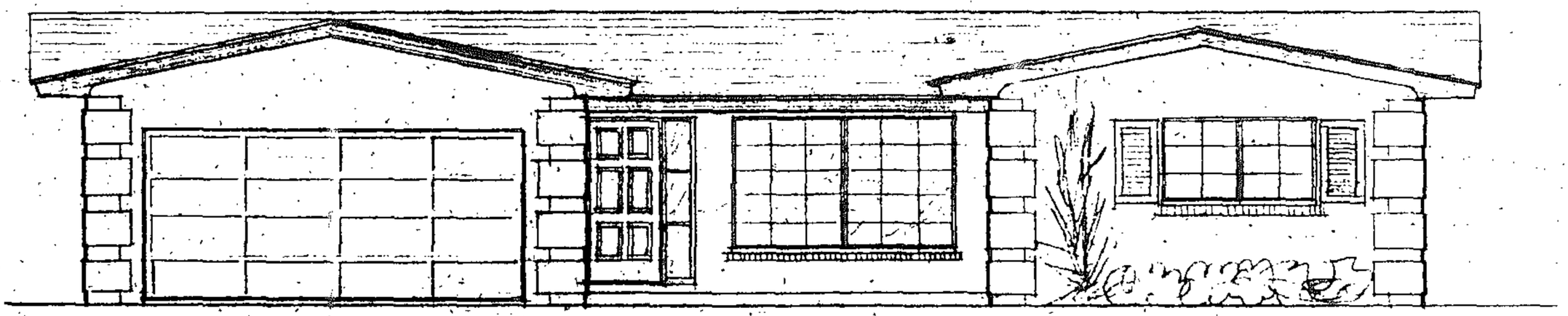


EXTENDED CORNICE

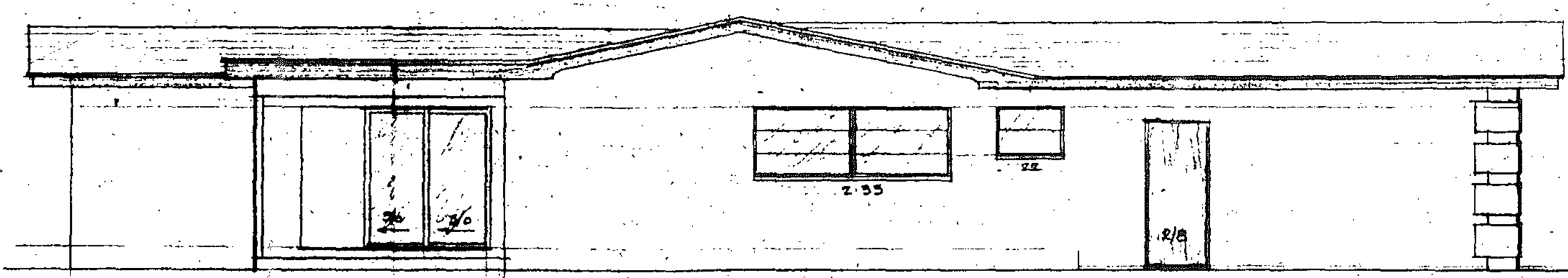




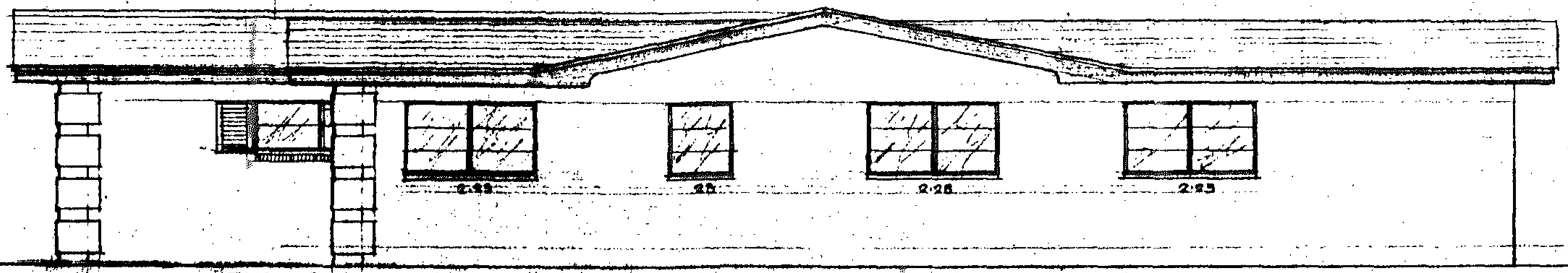
REAR ELEVATION 1/4" = 1'-0



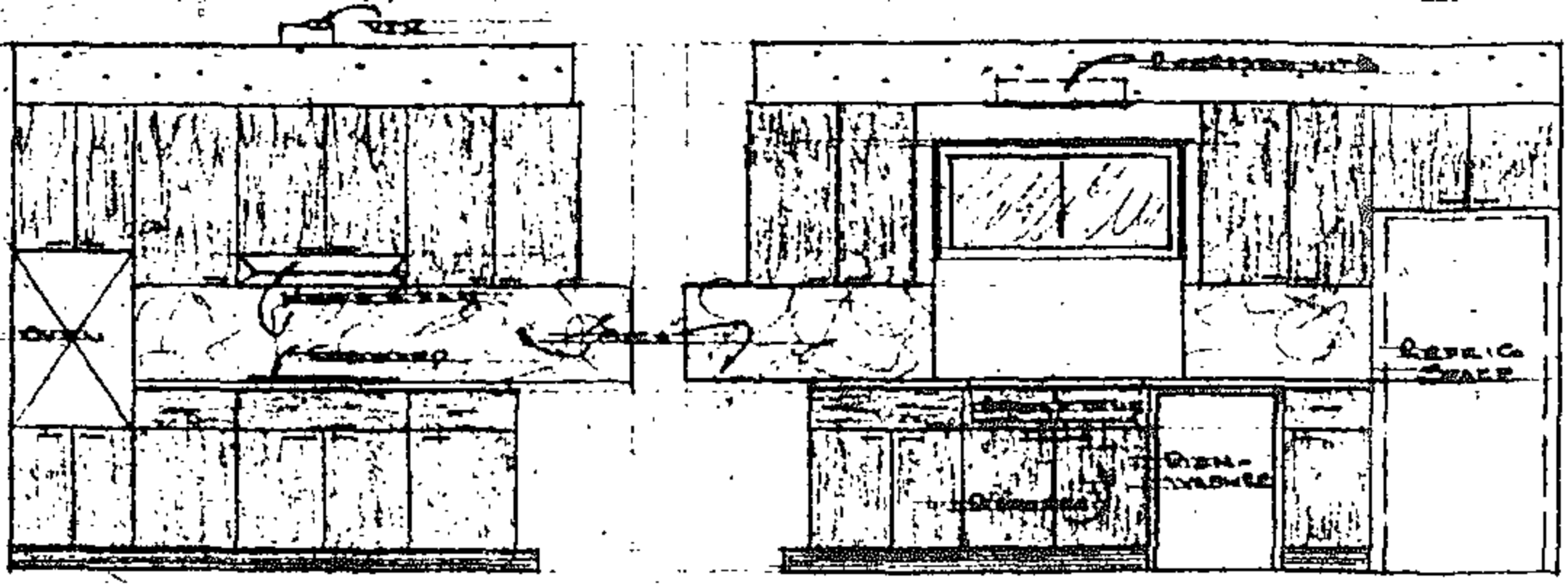
FRONT ELEVATION 1/4" = 1'-0



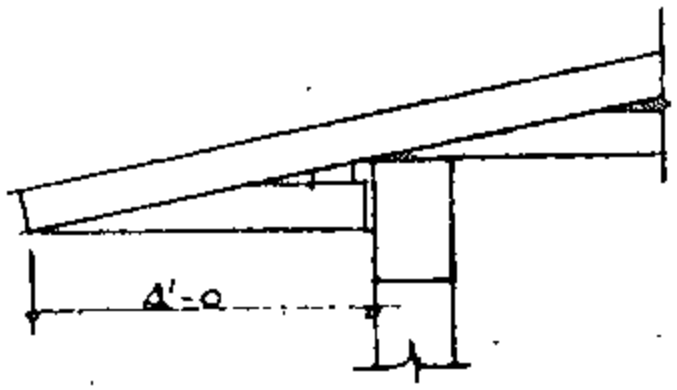
RIGHT SIDE ELEVATION 1/4" = 1'-0



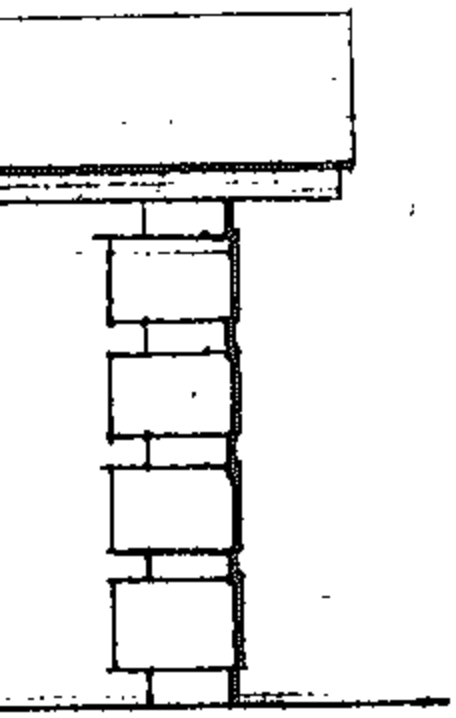
LEFT SIDE ELEVATION 1/4" = 1'-0



KITCHEN CABINET ELEVATIONS 3/8" = 1'-0



EXT RUBB CORNICE



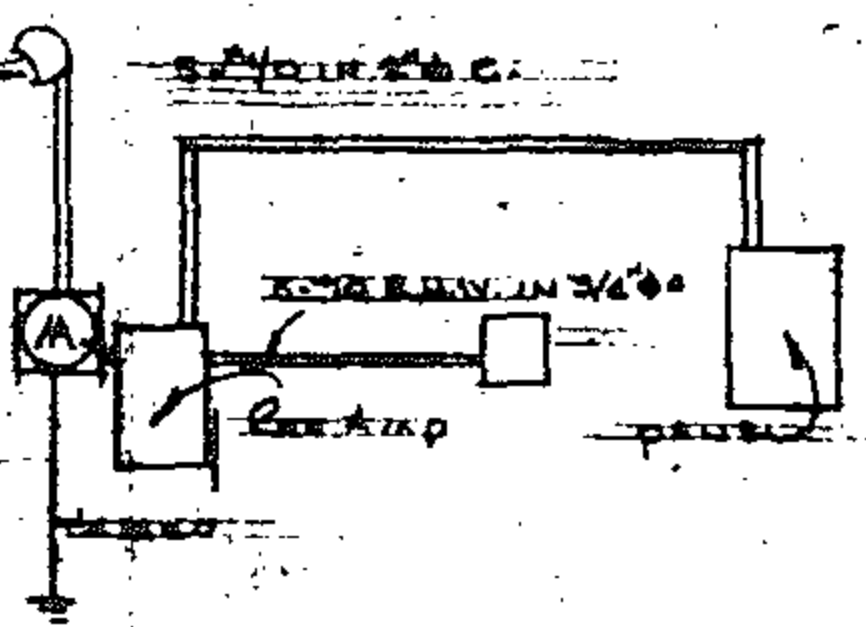
C12	CONTACTOR	60A-2P	30.0	AMPS
C13	BREAKER	50A-2P	12.0	"
C14	SAME	50A-2P	12.0	"
C15	BREAKER	30A-2P	15.0	"
C16	SAME	20A-1P	4.6	"
C17	CONVENIENCE	20A-1P	4.6	"
C18	SAME	20A-1P	4.6	"
C19	SAME	20A-1P	4.6	"
C20	SAME	20A-1P	4.6	"
C21	S.P.	15A-1P (2ST)	2.1.0	"
C22	BATH MTR.	20A-1P	4.6	"
C23	BATH HTR.	20A-1P	4.6	"

125.0 AMPS

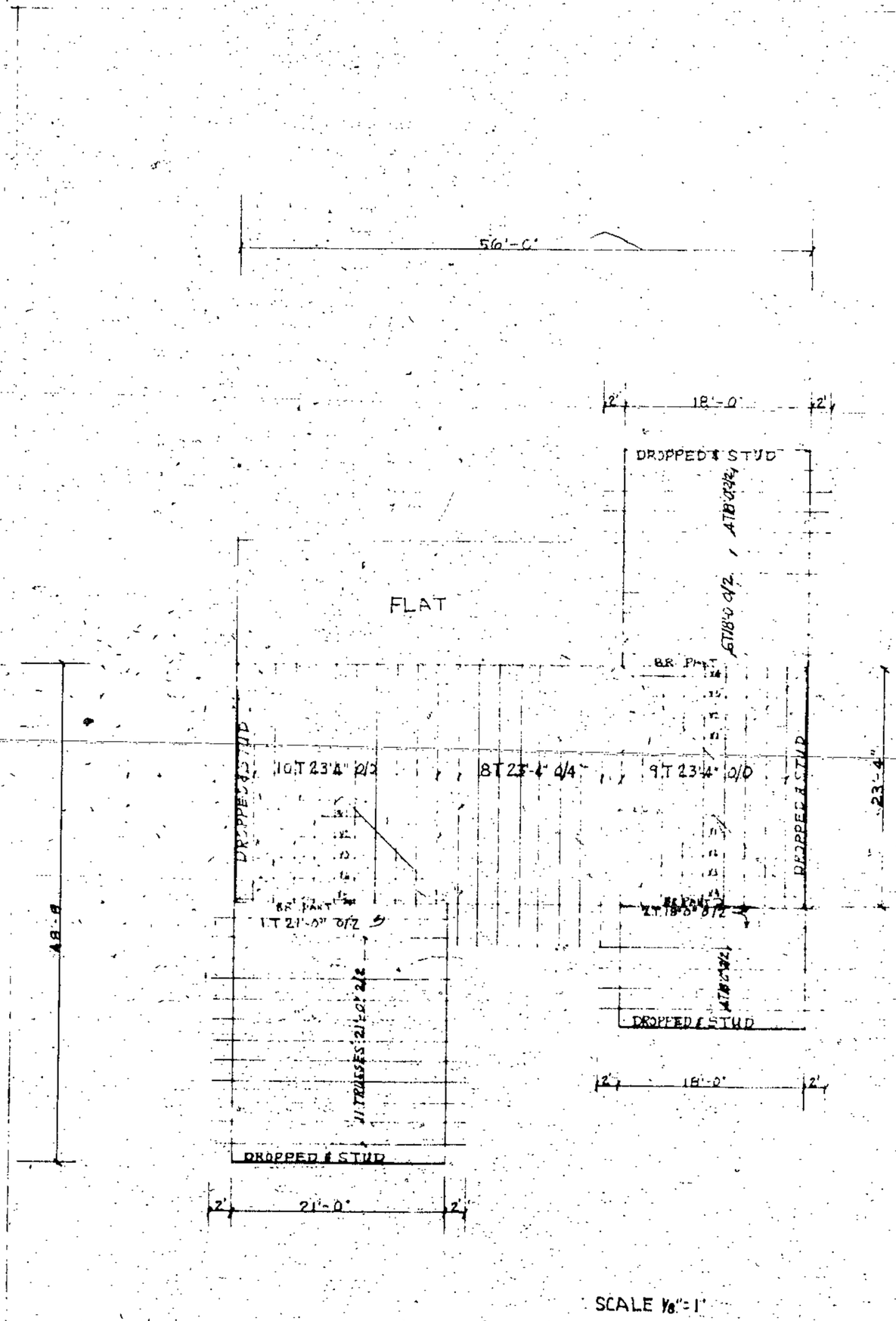
125.0 x 80% = 100.8 AMPS

16.0 AMPS (A.C.)

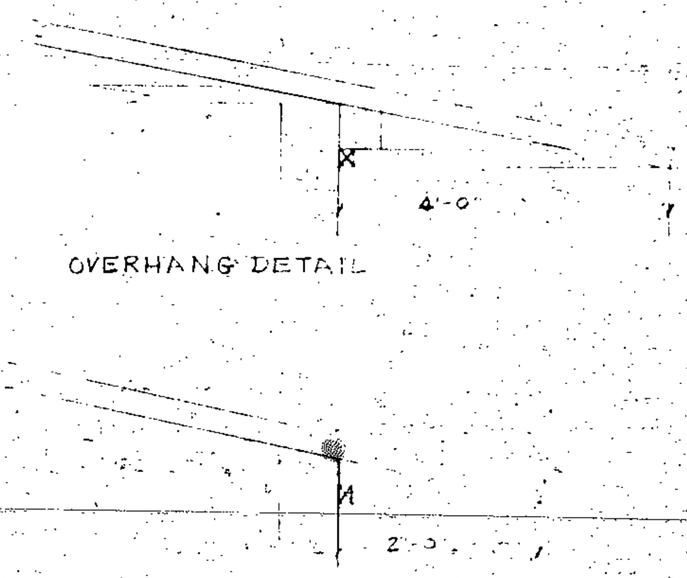
116.8 AMPS



ELECTRIC SERVICE



SCALE 1/8"=1'

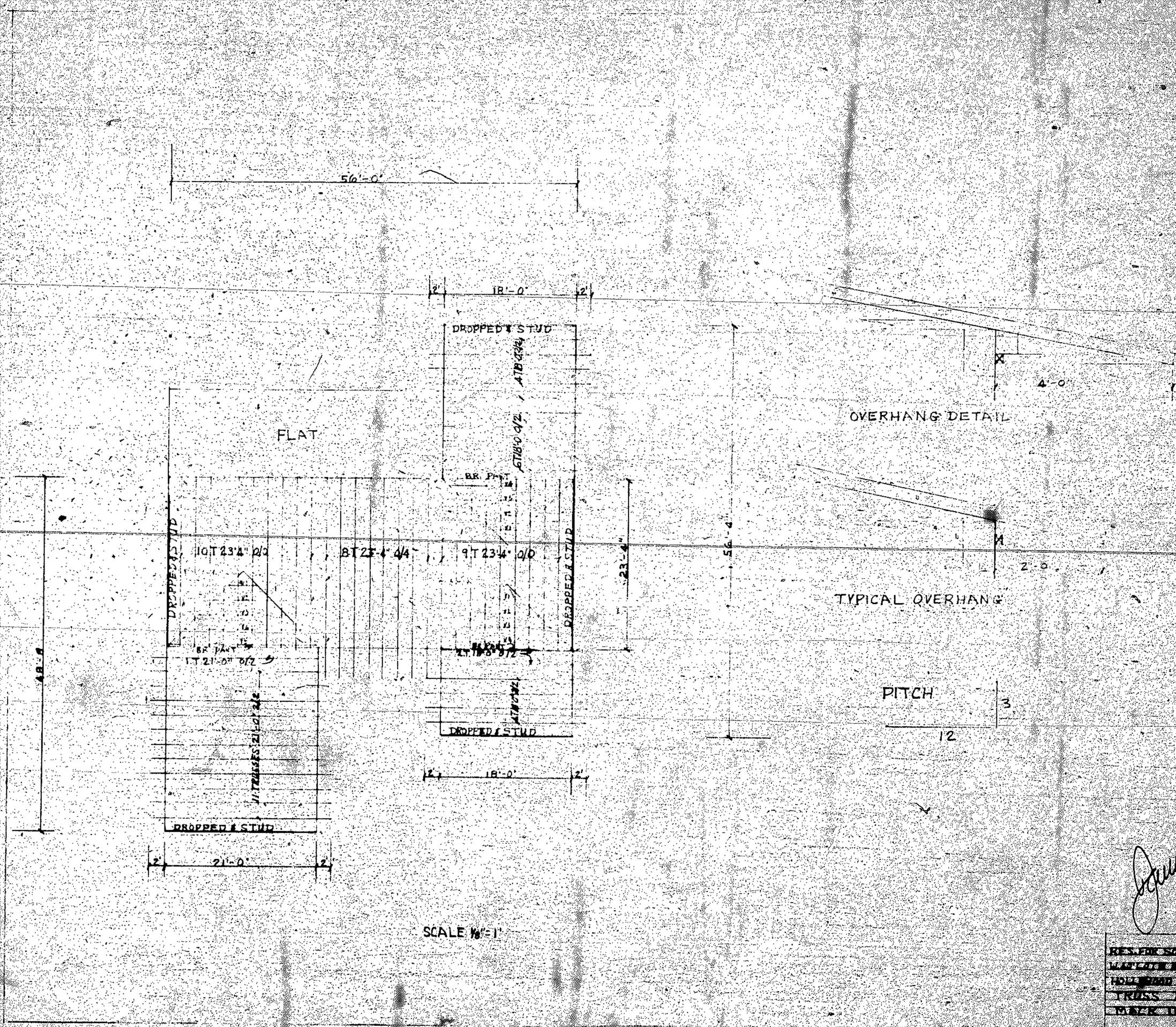


OVERHANG DETAIL

TYPICAL OVERHANG

PITCH 3/12

RES. FOR SOUTH LAKE BUILDERS
WAYLON E. SMITH LOT 7 BLOCK 78
HOLLYWOOD LAKE SEC.
TRUSS DEPT.
MACK INDUSTRIES INC.



RES. FIR SOUTHLAKE BUILDERS
[illegible]
HOLLYWOOD LAKE SEC.
TRUSS DET.
MARK HOUSTON, INC.

CITY OF HOLLYWOOD, FLORIDA

BUILDING DEPARTMENT

Record of Pile Driving Data

Job Description 1 FAMILY RESIDENCE Location 825 WASHINGTON ST Bldg. Permit No. 52084 Date MARCH 25-63

General Contractor ROSS & SPATES Piling Sub-Contractor L.C. BOGGS

Pile Driving Equipment: Type DROP HAMMER Make or Manufacturer AMERICAN

Weight of Ram or Drop Hammer 2400 # Pressure of Piston

Area of Piston ; or Rated Energy

Pile Mark or Number	Type		Size	Length While Driving	Final Penetration Below Grade	Hammer or Ram		Average Penetration Inches per Blow Last 10 Blows	Remarks
	Conc.	Wood				Drop in Feet	Length of Stroke		
1	X		10X10	12'	11'	8'		10	
2	X		10X10	12'	10'-6"	8'		10	
3	X		10X10	12'	11'	8'		12.5	
4	X		10X10	12'	10'	8'		12.5	
5	X		10X10	12'	10'	8'		15	
6	X		10X10	12'	10'-6"	8'		15	
7	X		10X10	12'	11'	8'		10	
8	X		10X10	12'	10'-6"	8'		10	
9	X		10X10	12'	10'-6"	8'		15	
10	X		10X10	12'	10'	8'		15	
11	X		10X10	12'	10'	8'		15	
12	X		10X10	12'	10'-6"	8'		15	

I hereby certify that the information recorded on this sheet is true and correct.

Samuel Gladstone
Contractor, Engineer, Architect

CITY OF HOLLYWOOD, FLORIDA

BUILDING DEPARTMENT

Record of Pile Driving Data

Job Description 1 FAMILY RESIDENCE Location 825 WASHINGTON ST Bldg. Permit No. 52084 Date MARCH 28-63

General Contractor ROSS & SPATES Piling Sub-Contractor L. C. BIGGS

Pile Driving Equipment: Type DEEP HAMMER Make or Manufacturer AMERICAN

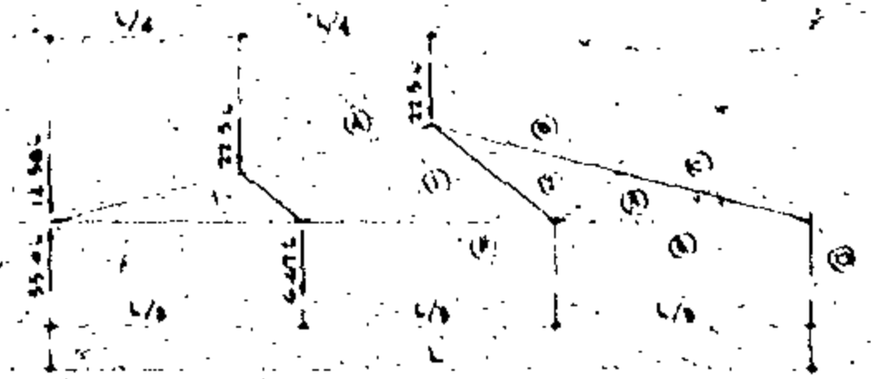
Weight of Ram or Drop Hammer 2400 LBS Pressure of Piston

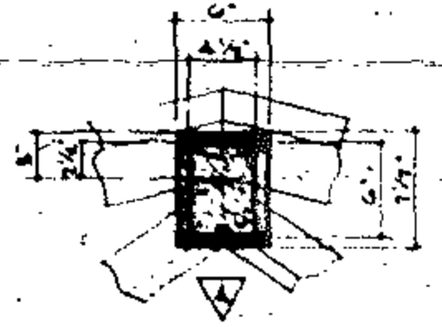
Area of Piston ; or Rated Energy

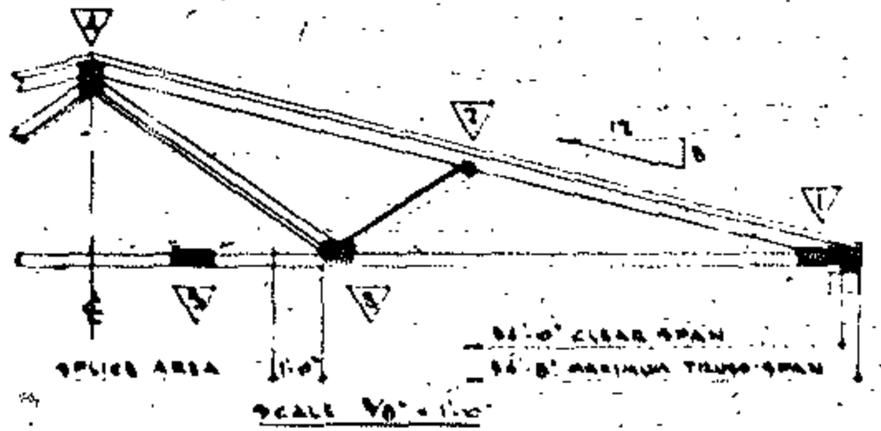
Pile Mark or Number	Type		Size	Length While Driving	Final Penetration Below Grade	Hammer or Ram		Average Penetration Inches per Blow Last 10 Blows	Remarks
	Conc.	Wood				Drop in Feet	Length of Stroke		
13	x		10 x 10	12	11	8'		15	
14	x		10 x 10	14	11	8'		15	
15	x		10 x 10	40	38	8'		15	
16	x		10 x 10	12	10	8'		125	
17	x		10 x 10	12	11	8'		125	
18	x		10 x 10	12	10	8'		10	
19	x		10 x 10	14	11	8'		10	
20	x		10 x 10	12	12	8'		15	
21	x		10 x 10	12	11	8'		15	
22	x		10 x 10	12	10	8'		15	
23	x		10 x 10	12	10	8'		125	
24	x		10 x 10	12	10	8'		10	
25	x								

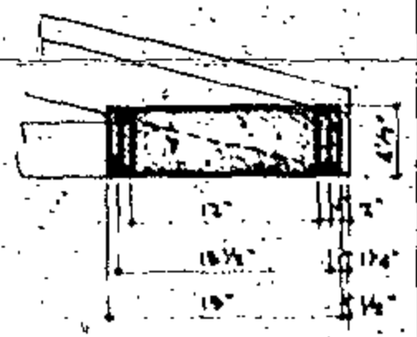
I hereby certify that the information recorded on this sheet is true and correct.

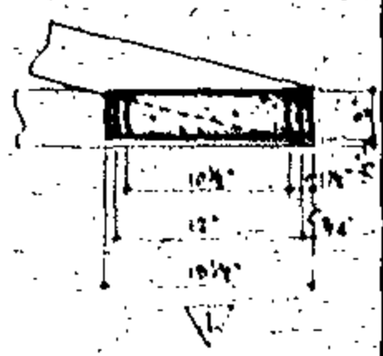
Daniel J. Spates
Contractor, Engineer, Architect





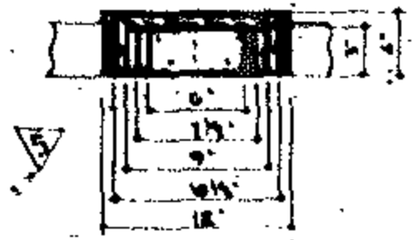


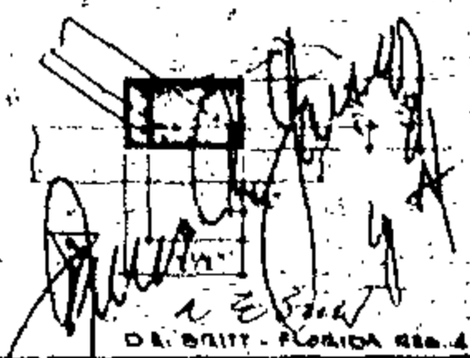




GENERAL NOTES :

1. CONNECTION PLATES TO BE 18 GAUGE HOT-DIPPED GALVANIZED STEEL, CONFORMING TO GRADE 'C' WITH A MINIMUM TENSILE STRENGTH OF 33000 PSI. SPLICE PLATES TO BE 18 GAUGE STEEL, ALL PLATES APPLIED BOTH SIDES OF JOINTS.
2. ALL NAILS ARE 11 GAUGE x 1¼" LONG "IRONGRIP" OR "BETHLEHEM" SQUARE OR EQUAL. NAILS SPACED A MINIMUM OF 4" ON CENTER WITH A MINIMUM OF ONE (1) NAIL EACH MEMBER.
3. LUMBER GRADES AS SPECIFIED OR EQUAL
4. AN ALLOWABLE STRESS INCREASE OF 33⅓% USED FOR SHORT TIME LOADING.





REVISED 9/15/64

D.E. BRITT - FLORIDA Reg. 4195

SPAN		TOP CHORD			BOTTOM CHORD			WEB		PLATE SIZE					STRESS						3.0 - 1ST TO 34-8T	
CLEAR	NOM.	LUMBER	f	c	LUMBER	f	c	LUMBER		1	2	3	4	5	c1	b1	b2	f1	t	v	LIVE LOAD - 30 PSF DEAD ROOF - 10 PSF DEAD CEIL. - 10 PSF TOTAL LOAD - 50 PSF	TRUSS SPACING @ 2'-0" CENTERS
18-0	18-8	[illegible]	1200	900	[illegible]	1200	900	2x4 CONSTR. L.P.	3/8	[illegible]	3x3	4½x4	6x4½	3x7½ S	-3000	-1978	2700	1991	767	-52		
20-0	20-8	[illegible]	1500	900	[illegible]	1500	900	150f W.C. HEMLOCK	3/8	3x12	3x3	4½x4	6x4½	3x7½ S	-3333	-2064	2784	2466	1061	-1060		
22-0	22-8	[illegible]	1500	1000	[illegible]	1500	900	OR 2x8 NO 1	1/2	3x12	3x3	4½x4	6x4½	3x7½ S	-3667	-2150	4931	2561	868	-915		
24-0	24-8	[illegible]	1500	1000	[illegible]	1500	900	SOUTHERN PINE	1/2	3x12½	3x3	4½x4	6x6	3x9 S	-4000	-2431	5000	2919	918	-685		
26-0	26-8	[illegible]	1700	1050	[illegible]	1500	900	150f	5/8	4½x12	3x3	4½x4	6x6	4x9 S	-4333	-2733	4104	2748	1023	-798		
28-0	28-8	[illegible]	1500	900	[illegible]	1500	900		5/8	4½x12	3x3	4½x4	6x6	4x10½ S	-4667	-2940	4937	3004	1100	-798		
30-0	30-8	[illegible]	1700	900	[illegible]	1500	900		5/8	4½x12	3x3	4½x4½	6x6	4x10½ S	-5000	-3300	4830	3319	1179	-855		
32-0	32-8	[illegible]	1500	1100	[illegible]	1500	900	2x6 CONSTR. L.P.	7/8	4½x12	3x3	4½x4½	7½x6	4x12 S	-5333	-3582	5914	3634	1198	-909		
34-0	34-8	[illegible]	1500	1100	[illegible]	1500	1000	150f W.C. HEMLOCK	7/8	4½x12	3x3	4½x4½	7½x6	4x12 S	-5666	-3800	5698	3948	1266	-1066		

ANCHOR-LOCK INC.,
P.O. BOX # 2790
HOLLYWOOD FLORIDA

A. HUNT ASSOCIATES
CONSULTING ENGINEERS
1000 N. Federal Highway
Fort Lauderdale, Florida

FILE # 2706
DATE: 9/6/64
BY: NEAIL

M.E. BERRY
AND ASSOCIATES

SOUTH LAKE BUILDERS

2613 BOULEVARD
P. O. BOX 945

PHONE: WA 2-6588
HOLLYWOOD, FLA.

March 15, 1963

City Building Department
Hollywood
Florida

Gentlemen:

This is to certify that I have staked the outside corners of a building to be constructed on the west 40 feet of Lot 8, and the east 36 feet of Lot 7, Block 78, "HOLLYWOOD LAKES SECTION", as follows:

Front Set-back - 25.1 feet
East Set-back - 10.0 feet
West Set-back - 10.0 feet

Yours very truly,

M. E. Berry II

CITY OF HOLLYWOOD, FLORIDA

BUILDING DEPARTMENT

Record of Pile Driving Date _____

Job Description FAMILY RESIDENCE Location 525 WASHINGTON ST Bldg. Permit No. 52084 Date MARCH 25-63

General Contractor REA & SPATES Piling Sub-Contractor L. C. EGGS

Pile Driving Equipment: Type DEEP HAMMER Make or Manufacturer AMERICAN

Weight of Ram or Drop Hammer 2400# Pressure of Piston _____

Area of Piston _____ or Rated Energy _____

Pile Mark or Number	Type Conc.	Type Wood	Size	Length While Driving	Final Penetration Below Grade	Hammer or Ram: Drop in Feet	Hammer or Ram: Length of Stroke	Average Penetration Inches per Blow Last 10 Blows	Remarks
26	X		10X10	12	11	5'		.15	
27	X		10X10	12	11	5		.125	
28	X		10X10	12	11	5		.125	
29	X		10X10	12	11	8		.15	
30	X		10X10	12	11	8		.10	
31	X		10X10	14	10'	8'		.10	
32	X		10X10	14	10'	5'		.125	
33	X		10X10	12	10'6"	8'		.125	
34	X		10X10	12	10'6"	8'		.15	
35	X		10X10	16	10'	8'		.15	
36	X		10X10	12	9½	8		.15	
37	X		10X10	12	10'	8		.15	

I hereby certify that the information recorded on this sheet is true and correct.

Daniel Spates

Contractor, Engineer, Architect

JOB No. A-4374
NAME SOUTH LAKE BUILDERS
ADDRESS 825 WASHINGTON
LT. _____ BLK. _____
DUCTS: AC ✓ HEAT ✓
AC ✓ HEAT ✓ COIL — CASE —
DIFFUSER AC/77 F.A. RHF
DAMPER ✓ CHAIN — ROD ✓
FLASH UNIT ON DUCT MAY INC.
INDOOR BASE BY: BUILDER
EQUIPMENT BASE BY BUILDER
FUSES —
JACK —

MFG.	GENERAL ELECTRIC CO
MODEL	[illegible] WTE-48AC
VOLTAGE	230 / CYCLE 60
	FUSE WIRE
[illegible]	70 8

[illegible] 48,000 BTU/HR
[illegible] 44,000 BTU/HR

FLAN C333

MAY INC.
OF BROWARD COUNTY
989-4300
1251 South 34th Avenue Hollywood Florida

DRESSING
8"ø 140 CFM
8"
10"ø 250 CFM
BED ROOM
10"
12"
8"ø 180 CFM
BED ROOM
8"ø 160 CFM
10"ø [illegible] CFM
8"
[illegible] KEN
LIVING ROOM
1 - 6" GR. 160 CFM
16"
14"
9"
14"
8"
10"ø 200 CFM
24x12 R/A GRILLE
[illegible] TO DRY WELL
WTE-48 AC-1 ON PLATFORM BY BUILDER
THERMOSTAT
24x12 R/A GRILLE
10" 225 CFM
FAMILY ROOM
REF. LINES UNDER SLAB
GALLERY
BATH
8"
WTA-48 ON SLAB
GARAGE
8"ø 190 CFM
BED ROOM

MAY INC.
OF BROWARD COUNTY
989-4300
1251 South 34th Avenue - Hollywood, Florida

MFG.	GENERAL ELECTRIC CO
MODEL	AJA-4 B E WTE-48AC
VOLTAGE	230 / CYCLE 60
	FUSE WIRE
	70 8

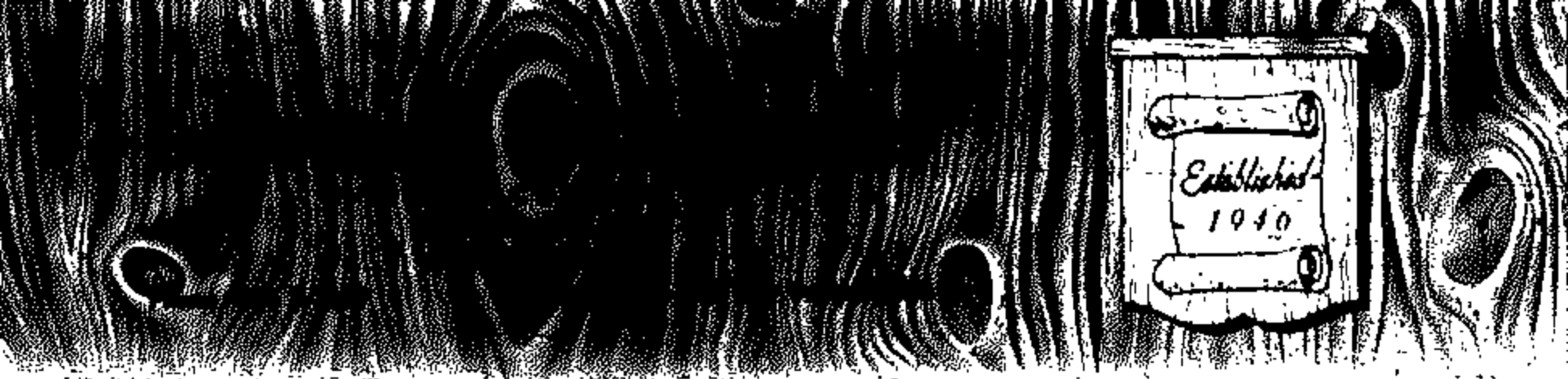
JOB No. A-4374
NAME SOUTH LAKE BUILDERS
ADDRESS 825 WASHINGTON
LT. BLK.
DUCTS: AC ✓ HEAT ✓
AC ✓ HEAT ✓ COIL CASE
DIFFUSER AC/TZ R.A. RHE
DAMPER ✓ CHAIN ROD ✓
FLASH UNIT ON DUCT MAY INC.
NOOR BASE BY: BUILDER
EQUIPMENT BASE BY BUILDER
YES
JACK

MAY INC.
OF BROWARD COUNTY
989-4300
1251 South 34th Avenue Hollywood Florida

4,000 BTU/HR
4,000 BTU/HR

PLAN C333

DRESSING
8"ø 140 CFM
8"
10"ø 250 CFM
10"
BED ROOM
8"ø 160 CFM
10"ø 200 CFM
12"
8"ø 180CFM
BED ROOM
KITCHEN
8"
LIVING ROOM
2-6 GR. 160 CFM
14"
9"
14"
8"
24×12 R/A GRILLE
WTE-48 AC-ION PLATFORM BY BUILDER
THERMOSTAT
24×12 R/A GRILLE
10"ø 200CFM
BATH
8"
10" 225 CFM
FAMILY ROOM
RET. LINES UNDER SLAB
GALLERY
WTA-48 ON SLAB
GARAGE
MAY INC.
OF BROWARD COUNTY
989-4300
1251 South 34th Avenue Hollywood, Florida
8"ø 120 CFM
BED ROOM



March 21, 1963

City of Hollywood
Bldg. Dept.
Hollywood, Fla.

The soil has been poisoned per ordinance No. 2143 City of Hollywood Bldg. Code for South Lake Bldrs. 825 Washington St.

Laboratory Exterminators

Cliff Harding SPC 176

JOB CARD

OWNER	JOB ADDRESS
O. Franza	825 Washington St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 20.00	$ 1,450.

DESCRIPTION OF CONSTRUCTION

Air handler replacement

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION	14991	8-10-83	E.H. Whitmon
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

County Surcharge: .40

7 permits were found for

825 WASHINGTON ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		**E21-101252**	ELECTRICAL WORK	7/12/2021	
Details		**B16-105912**	WINDOW &/OR DOOR REPLACEMENT	10/20/2016	**11/28/2016**
Details		**B16-105674**	DRIVEWAY	10/10/2016	**10/27/2016**
Details		**B9706355**	ALTERATIONS-EXTERIOR		**9/8/1997**
Details		**B9300134**	RE-ROOF(COMBINATION OF TYPES)		**1/8/1993**
Details		**B9208494**	PAVING		**12/30/1992**
Details		**B9204054**	PAVING		**6/18/1992**

Permit Details

CHECK BUILDING DEPARTMENT FOR PLANS

Process #:	Permit #: B16-105674	Master Permit: B16-105674
Status: CLOSED		
List All Subpermits		

Site Information

Address: 825 WASHINGTON ST
Sub-division: HOLLYWOOD LAKES SECTION 1-32 B , LOT 7 E 36,8 W 40 BLK 78
Lot: **Block:**

Folio#: 514214024941
Value: $2,400.00
Sq Ft: 0

Permit Information

Application Type: DRIVEWAY - DRIVEWAY PAVERS
Job Name: JARJOURA,JOYCE
Film Number:

Application Date: 10/10/2016
Permit Date: 10/27/2016
CO/CC Date: N/A
Total Fees: $162.61
Recorded Payments: $162.61
Balance: $0.00

Applicant / Contact Information

Name: JARJOURA,JOYCE
Address: 825 WASHINGTON ST HOLLYWOOD FL 33019

Property Owner Information

Name: JARJOURA,JOYCE
Address: 825 WASHINGTON ST HOLLYWOOD FL 33019

Contractor Information

Name:
Address:

Permit Details

Process #:	Permit #: B9706355	Master Permit: B9706355
Status: Closed		
List All Subpermits		

Site Information

Address: 825 WASHINGTON ST	**Folio#:** 514214024941
Sub-division: HOLLYWOOD LAKES SECTION	**Value:** $950.00
Lot: 7 **Block:** 78	**Sq Ft:** 0

Permit Information

Application Type: ALTERATIONS-EXTERIOR **Job Name:** FRANZA,O & JOAN M **Film Number:** 9707527	**Application Date:** 00/00/00 **Permit Date:** 09/08/97 **CO/CC Date:** **Total Fees:** $35.35

Applicant / Contact Information

Name: FRANZA,O & JOAN M
Address:

Property Owner Information

Name: FRANZA,O & JOAN M
Address:

Contractor Information

Name:
Address:

7:30 - 10:00

CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

ALL OF THE FOLLOWING MUST BE FILLED IN BY APPLICANT, ACCORDING TO FS 713.135:

DATE_____ MASTER PERMIT #_____ MASTER PROCESS #_____

TAX FOLIO # _____

LEGAL DESCRIPTION: LOT 7E3(3) BLOCK 78 SUBDIVISION Hollywood Lakes Sec 1-32B

JOB NAME_____ PHONE # 923-5354

JOB ADDRESS 825 Washington St CITY HOLLYWOOD STATE FL ZIP 33019

WORK DESCRIPTION: REPLACE 16'x7' GARAGE DOOR

_____ ESTIMATED VALUE: $ 950.00

CONTRACTOR'S NAME Owner PHONE #_____

CONTRACTOR'S ADDRESS_____ CITY_____ STATE___ ZIP_____

CERTIFICATE OF COMPETENCY #_____ FAX #_____

OWNER NAME Orfeo Franza

OWNER ADDRESS 825 Washington St Hollywood, FL 33019

BONDING COMPANY_____

BONDING COMPANY ADDRESS_____ CITY_____ STATE___ ZIP_____

ARCHITECT/ENGINEER'S NAME _____ PHONE #_____

ARCHITECT/ENGINEER'S ADDRESS _____ CITY_____ STATE___ ZIP_____

MORTGAGE LENDER'S NAME _____

MORTGAGE LENDER'S ADDRESS _____ CITY_____ STATE___ ZIP_____

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Hollywood, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, BOILERS, TANKS, AIR CONDITIONERS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

SIGNATURE _____ SIGNATURE_____
Owner or Agent — Prime Contractor (Owner/Builder)

DATE 9/5/97 DATE_____

_____ _____

NOTARY as to Owner or Agent — NOTARY as to Contractor

RICHARD ABEEN BUCK JR. NOTARY PUBLIC STATE OF FLORIDA COMMISSION # CC 553770 EXPIRES MAY 08, 2000 BONDED THRU ATLANTIC BONDING CO., INC.

My Commission Expires_____ My Commission Expires_____

Planning Department: PROCESS FEE PAID$_____ APPLICATION APPROVED BY_____
Permit Officer

17-54 (08/91)

ELECTRICAL CONTRACTOR:_____ LICENSE #_____

Phone #_____

Sworn before me this _____ of _____, 19____. _____

Notary Public

_____ Value $_____

Notarized Signature of Qualifier

MECHANICAL CONTRACTOR:_____ LICENSE #_____

Phone #_____

Sworn before me this _____ of _____, 19____. _____

Notary Public

_____ Value $_____

Notarized Signature of Qualifier

PLUMBING CONTRACTOR:_____ LICENSE #_____

Phone #_____

Sworn before me this _____ of _____, 19____. _____

Notary Public

_____ Value $_____

Notarized Signature of Qualifier

ROOFING CONTRACTOR:_____ LICENSE #_____

Phone #_____

Sworn before me this _____ of _____, 19____. _____

Notary Public

_____ Value $_____

Notarized Signature of Qualifier

ENGINEERING CONTRACTOR:_____ LICENSE #_____

Phone #_____

Sworn before me this _____ of _____, 19____. _____

Notary Public

_____ Value $_____

Notarized Signature of Qualifier

_____ CONTRACTOR:_____ LICENSE #_____

Phone #_____

Sworn before me this _____ of _____, 19____. _____

Notary Public

_____ Value $_____

Notarized Signature of Qualifier

17-54 (08/91)

METRODADE

METROPOLITAN DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
SUITE 1603
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET
MIAMI, FLORIDA 33130-1563
(305) 375-2901
FAX (305) 375-2908

PRODUCT CONTROL SECTION
(305) 375-2902
FAX (305) 372-6339

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Atlas Roll-Lite Door Corp.
10407 Rocket Boulevard
Orlando, FL 32824-8512

Your application for Product Approval of:
Sectional Steel Door 16' wide
under Chapter 8 of the Metropolitan Dade County Code governing the use of Alternate Materials and Types of Construction, and completely described in the plans, specifications and calculations as submitted by:
applicant. For listing see section 7 of this Notice of Acceptance.
has been recommended for acceptance by the Building Code Compliance office to be used in Dade County, Florida under the specific conditions set forth on pages 2 et. seq. and the Standard Conditions on page 3.

This approval shall be valid for a period of three years. The Office of Code Compliance reserves the right to secure this product or material at anytime from a jobsite or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, the Code Compliance Department may revoke, modify, or suspend the use of such product or material immediately. The Building Code Compliance Department reserves the right to require retesting of this product or material should any amendments to the South Florida Building Code be enacted affecting this product or material.

The expense of such testing will be incurred by the manufacturer.

Acceptance No.: 95-0106.01
Expires: 04/13/98

Raul Rodriguez
Product Control Division
Supervisor

THIS IS THE COVERSHEET, SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE COMMITTEE

This application for Product Approval has been reviewed by the Metropolitan Dade County Building Code Compliance Department and approved by the Building Code Committee to be used in Dade County, Florida under the conditions set forth above.

Charles Danger, P.E.
Director
Building Code Compliance Dept.
Metropolitan Dade County

Approved: 04/13/95

Real Estate # 1214024941

Hollywood Lakes Section 1-32B

Lot 7E 36, 8W 40 Blk 78

Atlas Roll-Lite Door Corp.

ACCEPTANCE No.: 95-0106.01

APPROVED : APR 13 1995

EXPIRES : APR 13 1998

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. Description:
This approves sectional door 16'-0" wide x 7'-0" thru 8'-0" high made out of structural quality Grade A (ASTM A44-6) and galvanized coating of G90 (ASTM A525). The door shall be constructed and reinforced as detailed in the approved drawing #S0020014

Skin	End Stile	Center Stile	End Hinge	Center Hinge	Horizontal Reinforcement	
					Shape	Frequency
24GA	18GA	20GA	11GA	14GA	14 GA Channel	1/Section

2. Use:
This door is approved for a maximum design pressure of +40psf & -44psf and its use is restricted to this pressure. The door passed the impact & cyclic test, therefore it does not require hurricane protection devices. The door shall meet the burglary security requirement of Section 3603.2(c)2(aa) of the South Florida Building Code. The door operating mechanism (not included in this approval) shall be certified by Underwriters Laboratories or other recognize agency.

3. Installation:
The door shall be installed as shown on drawings #S0020014. Wood in contact with concrete or cement shall be treated with an approved preservative as set forth in paragraph 2913.2(a) 1 or shall be of a durable species as defined in subparagraph 2913.2(a)6(aa) of the South Florida Building Code. Installation of 2"x6" wood jam requires a $^1/_2$" dia carbon steel dynabolt and 1" Ø $^1/_2$" hex washer @ 16" o/c with a minimum embedment of $1^7/_8$" into 2000psi (minimum) concrete or grout-filled concrete blocks.

SEE ATTACHED FORM

Candido Font, P.E.
Plans Examiner
Product Control Division

Atlas Roll-Lite Door Corp.

ACCEPTANCE No.: 95-0106.01

APPROVED : APR 13 1995

EXPIRES : APR 13 1998

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

4. Conditions of Use:
Application for building permit shall be accompanied by duplicate prints of the approved drawings #S0020014 bearing the approval stamp, Notice of Acceptance number and date by the Dade County Product Control Section along with computations prepared by a qualified Florida Professional engineer or architect verifying the adequacy of the door at each site. The shop drawings shall bear the signature of the architect or engineer with the following statement: "The supporting structure has been designed for the forces shown on the approved manufacturer's drawing."

Application for building permit for replacement doors shall be accompanied by duplicate prints of the approved drawing #S0020014 bearing the approval stamp, Notice of Acceptance number and date by the Dade County Product Control Section. Also the Building Official must be satisfied that the propose installation meets the use listed on Section 2 above.

5. Identification:
All approved products shall be permanently labeled with the manufacturer's name, city, state and the following statement: "Dade County Product Control Approved."

6. Evidence Submitted:

Test Reports	Date	Drawing Ref.	Signature
ATL 1216.01-94	12/18/94	S0020014	J.D. Mitrani, P.E.

Calculations	Date	Signature
J.H. Dixon,P.E.	01/02/95	J.H. Dixon, P.E.

Drawing	Number	Last Revision	Signature
Atlas Roll-Lite	S0020014	12/30/94	J.H. Dixon, P.E.

Candido Font, P.E.
Plans Examiner
Product Control Division

METRO-DADE

METROPOLITAN DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE DEPARTMENT
SUITE 1603
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET
MIAMI, FLORIDA 33130-1563
(305) 375-2901
FAX (305) 375-2908

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. Extension of Acceptance may be considered after a new application has been filed and the supporting data, test report no older than ten (10) years, have been re-evaluated.

   All reports of re-testing shall bear the seal, signature and date of an engineer registered in the State of Florida.

2. Any revision or change in the materials, use, or manufacture of the product or process shall automatically be cause for termination, unless prior approval is granted for revisions or change.

3. Any unsatisfactory performance of this product or process or a change in Code provisions shall be grounds for re-evaluation.

4. This acceptance shall not be used as an endorsement of any product for sales or advertising purposes.

5. The Notice of Acceptance number preceded by the words Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety.

6. A copy of this approval as well as approved drawings and other documents, where it applies, shall be provided to the applicant by the manufacturer of his distributors and shall be available for inspection at the job site at all time. The prints need not be re-sealed by the engineer.

7. Failure to comply with Standard Conditions shall be cause for termination of Approval.

Raul Rodriguez
Product Control Supervisor

Revised 12-10-91

C:\Office\QPW\Consult\Rollite\97020

J H Dixon
05/28/97

ROLL-LITE OVERHEAD DOOR
RETROFIT RESIDENTIAL GARAGE DOORS FOR BROWARD COUNTY, FL

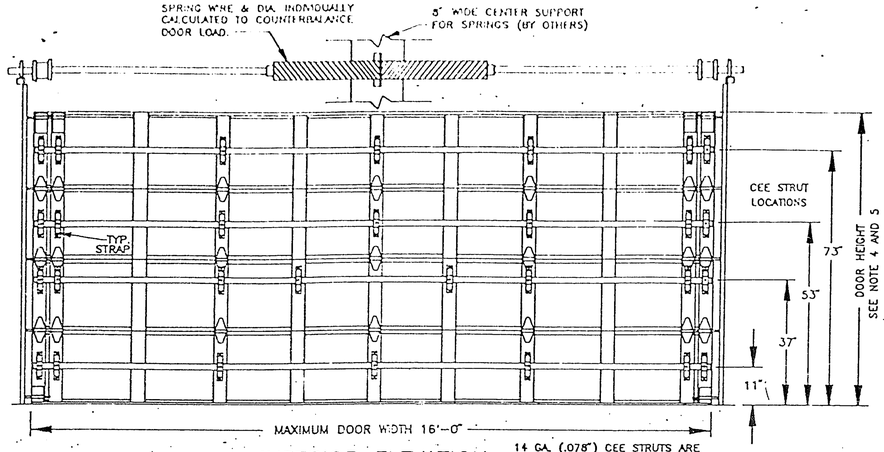
Broward County Edition, South Florida Bldg Code
Table 35-H as amended 10/01/95
Residential Doors: Design Wind Load = 37.0 psf

16 ft WIDE DOORS

Door Width 16 ft

Wall Type	2 x 6 Wood Jamb Attachment to Wall									Design Wind Load on Jamb = 296 plf			
	Identification	Anchor Material	Coating	Nut Type	Bolt Diameter in.	Anchor Diameter in.	Hole Diameter in.	Embedment into structural material (Min.) in.	Effective Anchor Length in.	**Allowable Pull-Out Capacity** (Spec. Insp.)* lb per bolt	**Maximum Anchor Spacing** in.	**No. Anchors per Jamb** Door Height 7 ft	Door Height 8 ft
Concrete Block (Hollow Core)	Dynabolt Sleeve	Carbon Steel	Zinc	Hex nut	5/16	3/8	3/8	1.50	3	340	13.8	7	7
	Dynabolt Sleeve	Stainless	none	Hex nut	5/16	3/8	3/8	1.50	3	290	11.8	8	9
	Tapcon		Org. Polymer		1/4		3/16	1.50	3-1/4	213	8.6	10	12
Concrete Block (Grout-filled)	Dynabolt Sleeve	Carbon Steel	Zinc	Hex nut	3/8	1/2	1/2	1.88	4	555	22.5	4	5
	Dynabolt Sleeve	Stainless	none	Hex nut	3/8	1/2	1/2	1.88	4	525	21.3	4	5
	Tapcon		Org. Polymer		1/4		3/16	1.50	3-1/4	213	8.6	10	12
					Shank Diameter			Thread Penetration	Nominal Length				
Wood Frame Southern Pine (G = 0.50) Cd = 1.6	Lag Screw	ANSI / ASME B18.2.1-1981			5/16		no lead holes reqd	1.3125	3	559	22.6	4	5

J H Dixon PE
FL 7768
6/17/97



INTERIOR ELEVATION

14 GA. (.078") CEE STRUTS ARE LOCATED AS SHOWN ABOVE. USE ONE CEE PER SECTION

SPECIFICATIONS & NOTES

1. DOORS AND HARDWARE WILL BE DESIGNED, MANUFACTURED, AND INSTALLED IN STRICT ACCORDANCE WITH STANDARDS AS ESTABLISHED BY THE NATIONAL ASSOCIATION OF GARAGE DOOR MANUFACTURERS.
2. SECTIONS ARE 24 GA. (.024") ROLL FORMED STRUCTURAL QUALITY STEEL (GRADE A) MINIMUM YIELD 33,000 PSI AND MINIMUM GALV. COATING OF G90 PER ASTM A-525.
3. VERTICAL MEMBERS (STILES) ARE ATTACHED AS FOLLOWS:
   A. END STILES ARE FASTENED WITH SIX (6) RESISTANCE WELDS PER SECTION. EACH RESISTANCE WELD HAS A PROJECTION DIA. OF .119" AND A HEIGHT OF .028". EACH WELD HAS AN ULTIMATE STRENGTH OF 352.8 LBS. IN SHEAR AND 352.8 LBS. IN TENSION.
   B. INTERMEDIATE STILES ARE FASTENED WITH SIX (6) RESISTANCE WELDS PER SECTION AND ADHERED TO FACE PANEL WITH CONSTRUCTION ADHESIVE.
   C. SEVEN INTERMEDIATE AND FOUR END STILES PER SECTION.
4. 7'-1" HIGH DOORS COMPOSED OF 4-21" HIGH SECTIONS. USE ONE CEE PER SECTION.
5. 8'-1" HIGH DOORS COMPOSED OF 5-19 3/8" HIGH SECTIONS. USE ONE CEE PER SECTION.
6. THE 2X6 WOOD JAMB CAN BE ANCHORED TO A GROUT FILLED CONCRETE BLOCK WALL OR CONCRETE COLUMN WITH 1/2" DIA. CARBON STEEL DRAWBOLT SLEEVE ANCHORS OR EQUIVALENT WITH A MINIMUM EMBEDMENT OF 1.88". ANCHORS SHALL BE LOCATED [illegible]

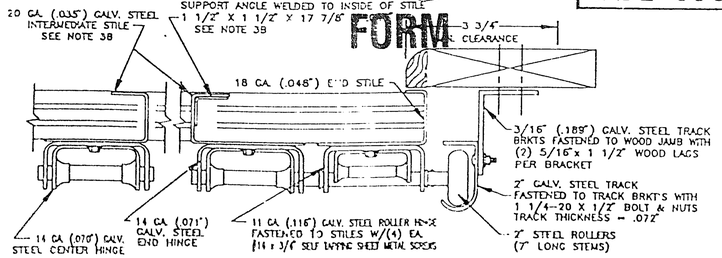
SEE ATTACHED FORM

WIND LOADS ON STRUCTURE

WIND LOADS APPLIED ON SUPPORTING STRUCTURE

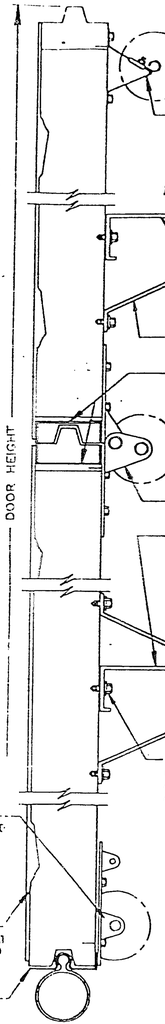
NOTE
SUPPORTING STRUCTURAL ELEMENTS SHALL BE DESIGNED BY A REGISTRED PROFESSIONAL ENGINEER FOR WIND LOADS SHOWN ON THIS DRAWING IN ADDITION TO OTHER LOADINGS.

DADE COUNTY CODE



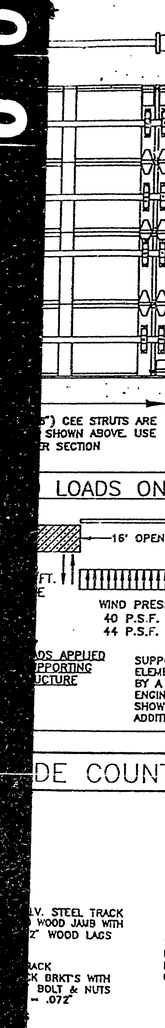
CENTER HINGE DETAIL

JAMB DETAIL



DOOR SECTION

atlas rol
door corp
A MASCO Co
10407 ROCKET BLVD.
ORLANDO,FL 32824 (4

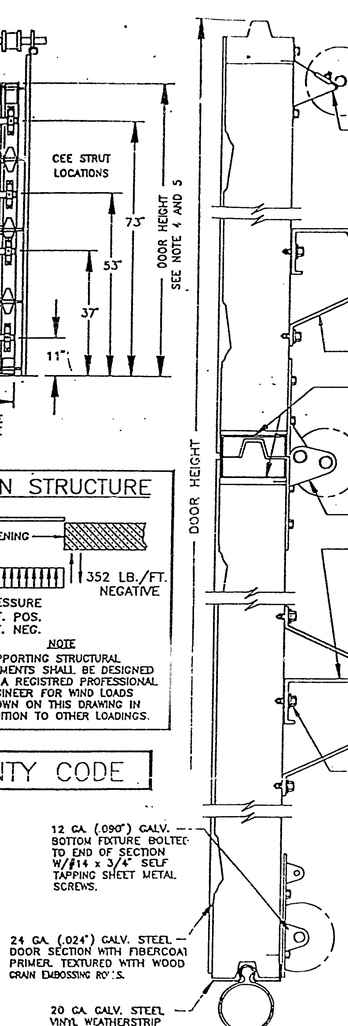


LOADS ON STRUCTURE

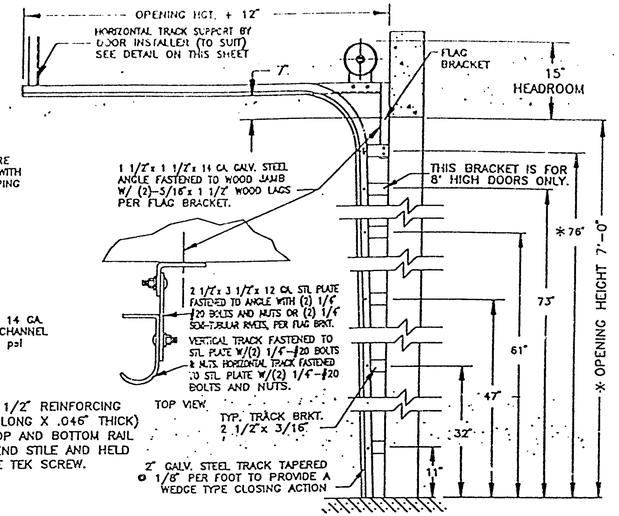
OS APPLIED PPORTING UCTURE

NOTE
SUPPORTING STRUCTURAL ELEMENTS SHALL BE DESIGNED BY A REGISTRED PROFESSIONAL ENGINEER FOR WIND LOADS SHOWN ON THIS DRAWING IN ADDITION TO OTHER LOADINGS.

DE COUNTY CODE



DOOR SECTION



* FOR 8' HIGH OPENINGS 76" CHANGES TO 88"

TRACK DETAIL

MODEL 120

SERIES

16' X 7' AND 16' x 8'
0 PSF POSITIVE/44 PSF NEGATIVE

FL7768 3/9/95

* NOTE:
60 SQ.IN. VENT REQ'D PER CAR.

APPROVED AS COMPLYING WITH THE SOUTH FLORIDA BUILDING CODE
DATE April 13, 1995
BY
PRODUCT CONTROL DIVISION
BUILDING CODE COMPLIANCE OFFICE
ACCEPTANCE NO. 95-01(X0.01)

atlas roll-lite
door corporation
A MASCO Company
10407 ROCKET BLVD. ORLANDO,FL 32824 PHONE (407) 857-0680

DATE: 12/09/94 SHT:
DRAWN BY: WCK
CHECKED BY:
CAD NO.: S0020014
DWG.:

REV.	DATE	DESCRIPTION
B	03/08/95	CHGD JAMB BOLT SPACING
A	12/30/94	ADDED JAMB NOTES

MODEL 120 RESIDENTIAL SECTIONAL DOOR
ENGINEER: J.H. DIXON JR P.E. LIC No. FL7768

OFFICE COPY

BUILDING DIV COPY

49497

BUILDING VISION
PLAN REVIEW

PROCESS # 520

WORK DESC CODE: 524

DATE: 09/05/97

GROUP OCCUPANCY____

TYPE_____

OCCUPANT LOAD_____

MIN.FLOOR ELEV.____

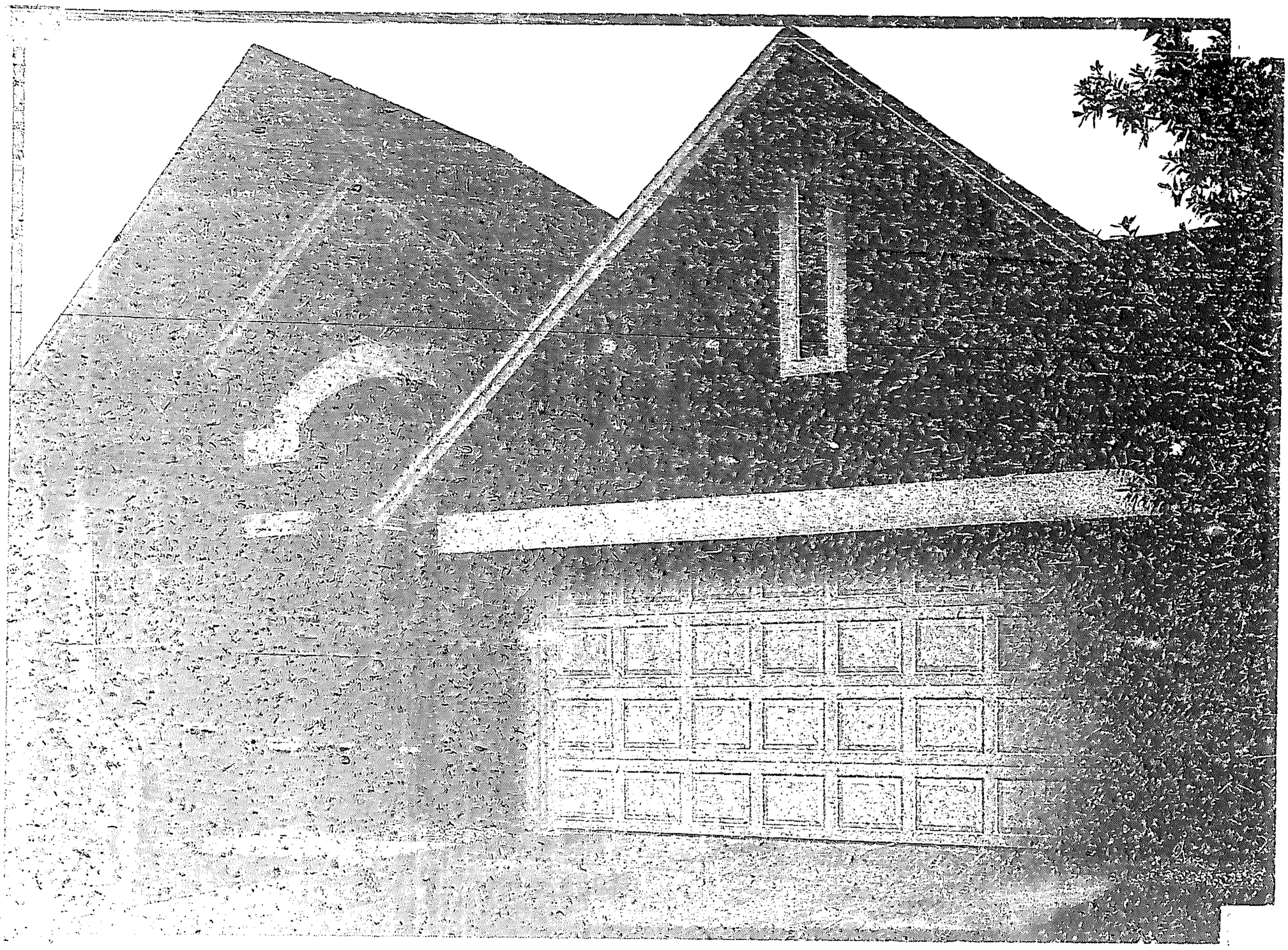
DEPARTMENT	DT DENIED	DT DENIED	DT APPROVED	APPROVED BY
STRUCTURAL			9/8/97	JWB
ZONING			9/8/97	LA
ELECTRICAL				
PLUMBING				
MECHANICAL				
FIRE				
ENGINEERING				
WATER				
SEWER				
RCC				
_____	FINAL SIGN OFF		9/8/97	JWB

AWARD SERIES

SILVER EDITION

Models 120 and 122

Raised Panel Steel Garage Doors



[illegible] carry a 10 year Limited Warranty against rusting, warping, or cracking. Optional features include insulation for improved energy efficiency, and a full range of glazing options for visibility and style that will complement any home's architecture.

AWARD SERIES

SILVER EDITION

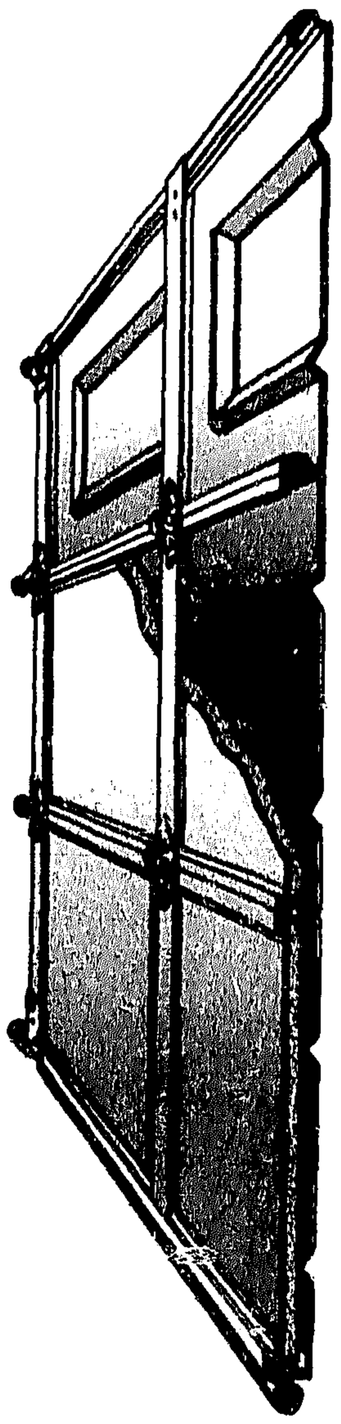
Models 120 and 122

RAISED PANEL STEEL GARAGE DOORS

The Models 120 and 122 give you the beauty of rough sawn wood grain and the strength of steel. Craftsmanship, engineering, and options make these doors an added value to any home in any environment.

The Silver Edition Models are constructed from 24 gauge hot dipped galvanized steel to assure years of use without the worry of warping, cracking, or rotting. **The Models 120 and 122** are pre-finished in your choice of white, brown, or almond. Options include energy efficient CFC free insulation panels and various styles of windows. This versatility allows you to order a door of your desired performance *and* visual requirements.

The Models 120 and 122 are covered by a Ten Year Limited Warranty. Just one more advantage that assures you are purchasing the most trouble-free door available. We wouldn't have it any other way.



- **24 gauge hot dipped galvanized steel** adds strength and protection from warping and rusting.
- **Heavy 14 gauge steel** hinges provide added durability.
- **High quality, heavy duty, commercial type** 10 ball rollers provide maximum strength and long life. (Optional plastic rollers are available for quieter operation).
- **Tongue and Groove design** on each section prevents wind, rain, and snow infiltration.
- **Stiles projection welded to meeting rails,** center stiles bonded to panels with industrial adhesive, and end stiles welded and secured to panels by steel tabs and Tog-L-Locs,® offering superior strength and support.
- **Bottom section** includes a galvanized angle reinforcement with heavy vinyl weatherstrip, fitting the contour of the floor and providing a seal against weather and nature's elements.
- **Optional Insulation** provides increased energy efficiency and quieter operation.

CFC FREE

Protective Paint System

This three tier corrosion resistant protection is designed to repel even the most hostile weather conditions. The protective layers found on both the ***interior and exterior*** are:

1. 24 Gauge Steel
2. Hot Dipped Galvanizing
3. Epoxy Primer
4. Finish Coat

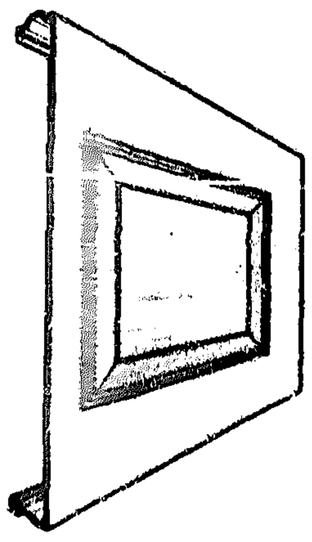
STANDARD DOOR HEIGHTS:

HEIGHT	120	122
6' 6"	yes	yes
6' 9"	yes	yes
7' 0"	yes	yes
7' 6"	yes	yes
8' 0"	yes	yes

Note: 7' 6" high available in white only

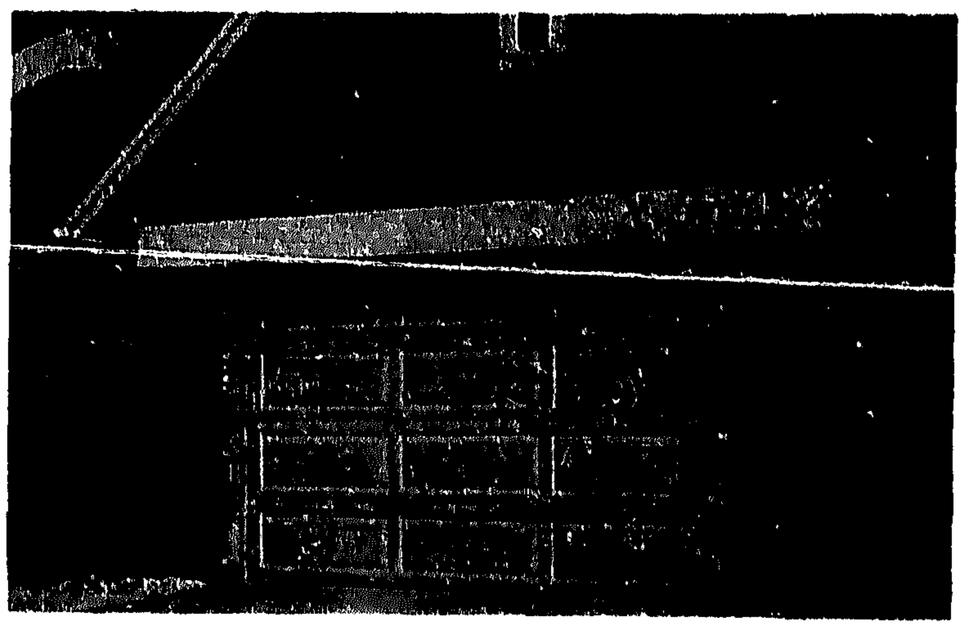
STANDARD PANEL WIDTHS:

WIDTH	120	122
8' 0"	4	2
9' 0"	4	2
10' 0"	5	N/A
12' 0"	6	3
14' 0"	7	N/A
15' 0"	7	4
16' 0"	8	4
18' 0"	9	4
20' 0"	10	5



Model 120
Standard raised panels, wood grain surface

Model 122
Ranch style, double width panels, wood grain surface



W.P.B. - DELRAY
369-1560
ALL OTHER AREAS
1-800-958-3667
FAX# 491-0476

THE DOOR DOCTOR
1188 N. E. 47th ST.
FT. LAUDERDALE, FL 33334
491-0039 946-7551

Permit Details

Process #:	Permit #: B9208494	Master Permit: B9208494
Status: Closed		
List All Subpermits		

Site Information

Address: 825 WASHINGTON ST	**Folio#:** 514214024941
Sub-division: HOLLYWOOD LAKES SECTION	**Value:** $1,252.00
Lot: 7 **Block:** 78	**Sq Ft:** 0

Permit Information

Application Type: PAVING **Job Name:** FRANZA,O & JOAN M **Film Number:** F930042	**Application Date:** 00/00/00 **Permit Date:** 12/30/92 **CO/CC Date:** **Total Fees:** $34.48

Applicant / Contact Information

Name: FLORIDA BLACKTOP INC
Address: 1287 W ATLANTIC BLVD POMPANO BEACH, FL

Property Owner Information

Name: FRANZA,O & JOAN M
Address:

Contractor Information

Name: FLORIDA BLACKTOP INC (Permits + Details)
Address: 1287 W ATLANTIC BLVD POMPANO BEACH, FL

Permit Details

Process #:	Permit #: B9204054	Master Permit: B9204054
Status: Closed		
List All Subpermits		

Site Information

Address: 825 WASHINGTON ST	**Folio#:** 514214024941
Sub-division: HOLLYWOOD LAKES SECTION	**Value:** $1,252.00
Lot: 7 **Block:** 78	**Sq Ft:** 0

Permit Information

Application Type: PAVING **Job Name:** FRANZA,O & JOAN M **Film Number:** F930042	**Application Date:** 00/00/00 **Permit Date:** 06/18/92 **CO/CC Date:** **Total Fees:** $34.48

Applicant / Contact Information

Name: FLORIDA BLACKTOP INC
Address: 1287 W ATLANTIC BLVD POMPANO BEACH, FL

Property Owner Information

Name: FRANZA,O & JOAN M
Address:

Contractor Information

Name: FLORIDA BLACKTOP INC (Permits + Details)
Address: 1287 W ATLANTIC BLVD POMPANO BEACH, FL

REPORT: BZDAYSEND GENERATED: 21 NOV 92 22:37 RUN

T H E C I T Y O F H O L L Y W O O D, F L 825

JOB RECORD REPORT

PERMIT #	CONTRACTOR	OWNER NAME
TRANSFERED FROM	ARCHITECT	JOB ADDRESS
TRANSFERED TO	ENGINEER	IMPROVEMENT DESCRIPTION
MASTER PERMIT #		

B92C8494	84859	FRANZA,O & JOAN M
B92C4054	FLORIDA BLACKTOP INC	825 WASHINGTON ST
*****		PAVING
B92C8494		OVERLAY EXT DR W/1" ASPHALT/INST 12"PVC

IMPROVEMENT VALUE....$	1,252.00
PERMIT FEE.....$	33.78
COUNTY SURCHARGE.....$	0.70
STATE SURCHARGE(RADON)..$	0.00
PERMIT FEE DISCOUNT.....$	0.00
PROCESS NUMBER.....	65137
DATE ISSUED.....	12/30/92
C OF O DATE.....	01/05/93
MICROFILM NUMBER.....	F930042
OCCUPANCY GROUP.....	
CONSTRUCTION TYPE REQUIRED.....	
ASSEMBLY CAPACITY.....	0
TEMPORARY DAYS.....	0

JOB: FRANZA,O & JOAN M

BUILDING- FLOORS:	0	UNITS:	0	C/D:	N
SQ-FT- BLDG:	0	ROOF:		0	
WATER- GALN:	0	FEES:		0.00	
SEWER- GALN:	0	FEES:		0.00	

FOLIO # 514214024941 LOT 7 BLOCK 78 SUBDIVISION- HOLLYWOOD LAKES SECTION

I N S P E C T I O N H I S T O R Y

INSPECTION DESCRIPTION	FLOOR	FULL PART	PASS FAIL	INSP DATE	INSP INITL	CODE SEC
FINAL-ZONING	1	FULL	PASS	12/31/92	TRC	0
LIMEROCK BASE-ENGINEERING	1	FULL	PASS	01/04/93	RWS	0
FINAL-ENGINEERING	1	FULL	PASS	01/04/93	RWS	0

REPORT: BZDAYSEND GENERATED: 21 NOV 92 22:37 RUN

T H E C I T Y O F H O L L Y W O O D, F L 825

JOB RECORD REPORT

PERMIT # CONTRACTOR OWNER NAME
TRANSFERED FROM ARCHITECT JOB ADDRESS
TRANSFERED TO ENGINEER IMPROVEMENT DESCRIPTION
MASTER PERMIT #

B9204054 34859 FRANZA,O & JOAN M
***** FLORIDA BLACKTOP INC 825 WASHINGTON ST
B9208494 PAVING
B9204054 OVERLAY EXT DR W/1" ASPHALT/INST 12"PVC

IMPROVEMENT VALUE....$ 1,252.00
PERMIT FEE.....$ 33.78
COUNTY SURCHARGE.....$ 0.70
STATE SURCHARGE(RADON)..$ 0.00
PERMIT FEE DISCOUNT.....$ 0.00
PROCESS NUMBER..... 55712
DATE ISSUED..... 06/18/92
C OF O DATE..... 01/05/93
MICROFILM NUMBER..... F930042
OCCUPANCY GROUP.....
CONSTRUCTION TYPE REQUIRED.....
ASSEMBLY CAPACITY..... 0
TEMPORARY DAYS..... 0

JOB: FRANZA,O & JOAN M
BUILDING- FLOORS: 0 UNITS: 0 C/D: N
SQ-FT- BLDG: 0 ROOF: 0
WATER- GALN: 0 FEES: 0.00
SEWER- GALN: 0 FEES: 0.00

FOLIO # 514214024941 LOT 7 BLOCK 78 SUBDIVISION- HOLLYWOOD LAKES SECTION

I N S P E C T I O N H I S T O R Y

INSPECTION DESCRIPTION	FLOOR	FULL PART	PASS FAIL	INSP DATE	INSP INITL	CODE SEC
TRANSFERRED TO -	0	FULL	PASS	12/30/92		0

55944

DATE 06/18/92 PERMIT

CITY OF HOLLYWOOD, FLORIDA
BUILDING DIVISION

PERMIT NO. BP204054
PRIMARY PERMIT NO. BP20404
DATE PLANS RECD. 05/29/92
PROCESS NO. 66712

FOR INSPECTIONS CALL 921-3261. MINIMUM OF 24 HOUR NOTICE IS REQUIRED FOR INSPECTION.
CITY APPROVED PERMIT CARD AND PLANS MUST BE AVAILABLE ON THE JOB SITE FOR ALL INSPECTIONS.
"FAILURE TO COMPLY WITH THE MECHANIC'S LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS."

FOLIO

JOB ADDRESS 825 WASHINGTON ST TOWNSHIP 51 RANGE 42 SECTION 14 SUBDIVISION 02 PROPERTY 4941

LEGAL DESCRIPTION LOT: 7 BLK: 72 SUBDIVISION: HOLLYWOOD LAKES SECTION VALUE OF WORK: 1,252.00

DESCRIPTION OF WORK: PAVING
OVERLAY EXT DR W/1" ASPHALT/INST 12'PVC TYPE OF STRUCTURE: OCCUPANCY GROUP: CONST TYPE REQD:

TYPE OF WORK:
CONSTRUCTION x REPAIR/MAINTENANCE ALTERATION/REMODELING DEMOLITION OTHER

CONTRACTOR'S NAME: FLORIDA BLACKTOP INC QUALIFIER'S NAME: ELIAS F SHADUY

PHONE: (305)979-5757 STATE REG/CERT. NO.: NOT NEEDED COUNTY REG. NO.: 64854 HLWD REG. NO.:

OWNER'S NAME: FRANZA,D & JOAN M JOB NAME: FRANZA,D & JOAN M INSPECTION ZONE 46

FEE SCHEDULE

PROCESSING	PERMIT	COUNTY SURCHARGE	WATER GALLONAGE	SEWER GALLONAGE	DRAINAC	OTHER	TOTAL
0	33.78	0.70	0.00	0.00		0.00	34.48

SPECIAL REQUIREMENTS AND CONDITIONS

04289

061892 00486279 CHECK $34.48

BUILDING COPY

5742

CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

ALL OF THE FOLLOWING MUST BE FILLED IN BY APPLICANT, ACCORDING TO FS 713.135

DATE 5/28/92 MASTER PERMIT # _____ MASTER PROCESS # _____

TAX FOLIO # _____

LEGAL DESCRIPTION: LOT W 80' of E. 30' of Lot 7 BLOCK 78 SUBDIVISION Hollywood Lakes Section

OWNER'S NAME Gary Franza PHONE # 305-923-5354

OWNER'S ADDRESS 825 Washington St. CITY Hollywood STATE FL ZIP _____

Fee Simple Titleholder's Name (If other than owner) _____

Fee Simple Titleholder's address (If other than owner) _____

CONTRACTOR'S NAME Florida Blacktop, Inc PHONE # (305) 979-5757

CONTRACTOR'S ADDRESS 1280 S. Powerline Rd #20 CITY Pompano Bch STATE FL ZIP 33069

CERTIFICATE OF COMPETENCY # 84-859 PHONE # _____

JOB NAME Same

JOB ADDRESS Same , HOLLYWOOD, BROWARD COUNTY, FLORIDA

WORK DESCRIPTION overlay existing drive w/ 1" asphalt install 12' PVC across drive ESTIMATED VALUE $ 1,252.00

BONDING COMPANY N/A

BONDING COMPANY ADDRESS _____ CITY _____ STATE ___ ZIP _____

ARCHITECT/ENGINEER'S NAME N/A STATE REG # _____

ARCHITECT/ENGINEER'S ADDRESS _____ CITY _____ STATE ___ ZIP _____

MORTGAGE LENDER'S NAME N/A

MORTGAGE LENDER'S ADDRESS _____ CITY _____ STATE ___ ZIP _____

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Hollywood, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, BOILERS, TANKS, AIR CONDITIONERS, ETC

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

SIGNATURE _____ SIGNATURE _____

Owner or Agent Prime Contractor (Owner-Builder)

DATE 5/28/92 DATE 5/28/92

STATE OF FLORIDA.
NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES AUG. 15, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

NOTARY as to Owner or Agent NOTARY as to Contractor

My Commission Expires _____ My Commission Expires _____

By Building Department: PROCESS FEE PAID $ _____ APPLICATION APPROVED BY _____

Permit Officer

ELECTRICAL CONTRACTOR:_____ LICENSE #_____

Phone #:_____

Sworn before me this _____ of _____, 19____ _____

Notary Public

_____ Value $_____

Notarized Signature of Qualifier

MECHANICAL CONTRACTOR:_____ LICENSE #_____

Phone #_____

Sworn before me this _____ of _____, 19____. _____

Notary Public

_____ Value $_____

Notarized Signature of Qualifier

PLUMBING CONTRACTOR:_____ LICENSE #_____

Phone #_____

Sworn before me this _____ of _____ 19____ _____

Notary Public

_____ Value $_____

Notarized Signature of Qualifier

ROOFING CONTRACTOR:_____ LICENSE #_____

Phone #_____

Sworn before me this _____ of _____, 19____ _____

Notary Public

_____ Value $_____

Notarized Signature of Qualifier

ENGINEERING CONTRACTOR _____ _____ LICENSE #_____

Phone #_____

Sworn before me this _____ of _____, 19____ _____

Notary Public

_____ Value $_____

Notarized Signature of Qualifier

_____ CONTRACTOR _____ LICENSE #

Phone #_____

Sworn before me this _____ of _____, 19

Notary Public

_____ Value $

Notarized Signature of Qualifier

CITY OF HOLLYWOOD, FLORIDA

ZONING DIVISION

BUILDING PLAN REVIEW

Process Number 55712

☒ Denied
Continue processing

☐ Denied
Discontinue processing

Reasons for denial

- ☐ Provide plot plan or survey showing location of _____
- ☐ Show setbacks to property lines
- ☐ Requires site plan review or waiver
- ☐ Requires site evaluation report
- ☐ Requires administrative variance/regulatory variance/administrative determination/special exception/ for:

_____

- ☐ Requires deed restriction limiting use of property to:

_____

- ☐ Does not match approved site plan number: _____
- ☐ Waiting on approval of _____
- ☐ Other: Maximum cut width is 22 feet - You propose 33 feet. Please revise or indicate that you are replacing existing driveway only - no additions. ② Must provide minimum of 16 feet between driveway legs. Please specify distance on plans.

- ☐ Apply at Zoning Counter
- ☐ See Zoning for additional information

M O'Brien
signature of reviewer

6/5/92
date

18.04 (Rev 01/92)

JOB No
SOUTH LAKE BUILDERS

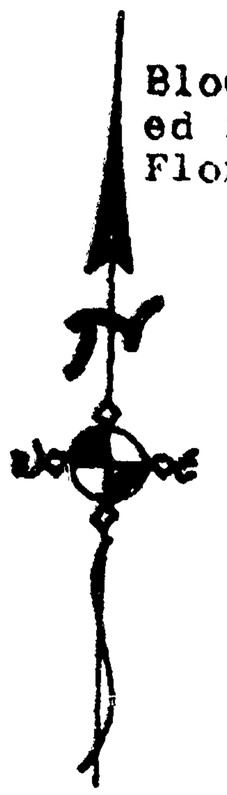
Barnett 18742

SURVEY FOR

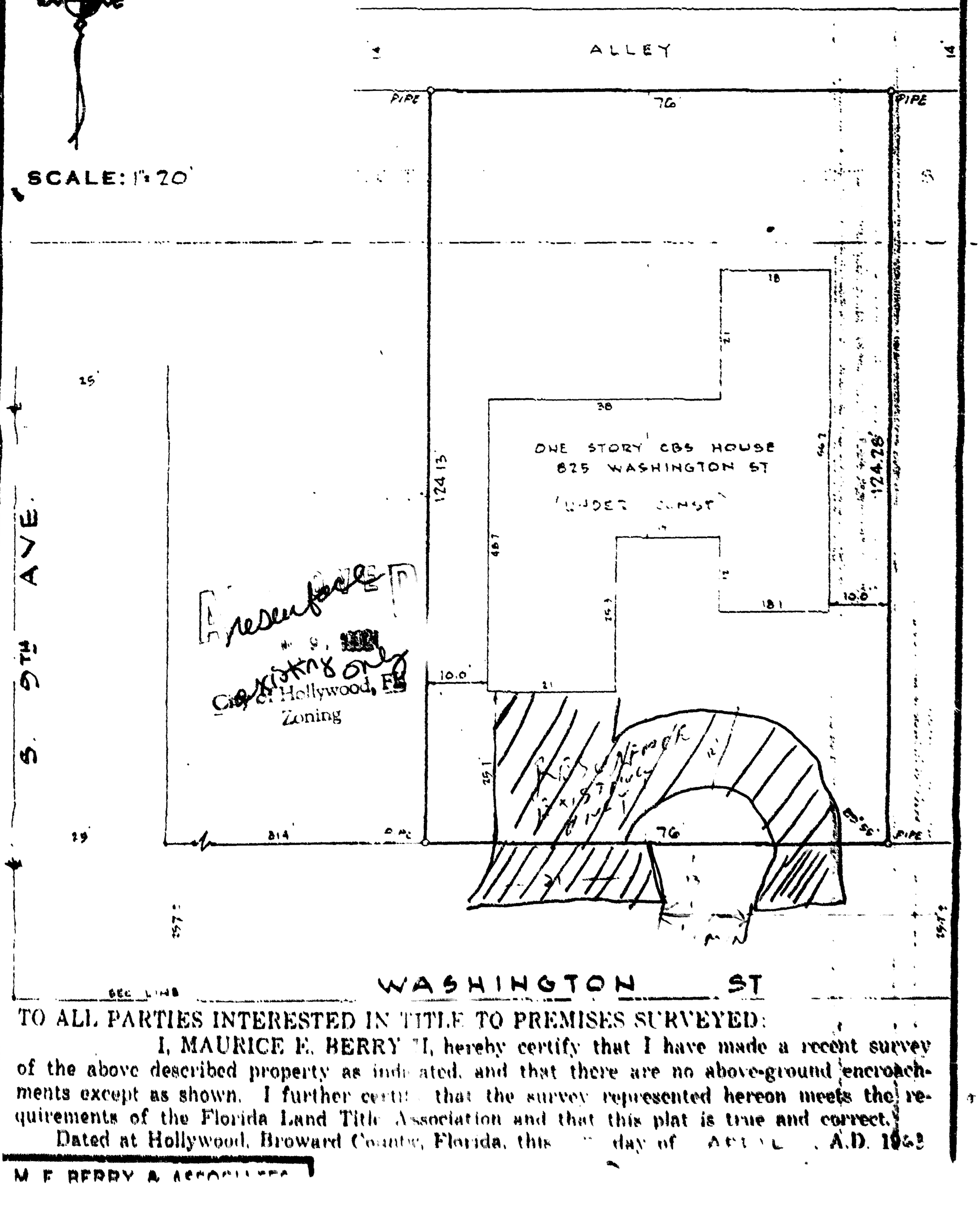
04-18742

DESCRIPTION

The west 40 feet of Lot 8, and the east 36 feet of Lot 7, Block 78, "HOLLYWOOD LAKES SECTION", according to plat thereof recorded in Plat Book 1, page 32, of the public records of Broward County, Florida.



SCALE: 1" = 20'



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I, MAURICE E. BERRY II, hereby certify that I have made a recent survey of the above described property as indicated, and that there are no above-ground encroachments except as shown. I further certify that the survey represented hereon meets the requirements of the Florida Land Title Association and that this plat is true and correct.

Dated at Hollywood, Broward County, Florida, this [illegible] day of APRIL, A.D. 1987

M. E. BERRY & ASSOCIATES

ZONING

ELECTRICAL

PLUMBING

MECHANICAL

FIRE

✓ ENGINEERING

WATER

SEWER

6/9/92 TMS surface only

6-3-92 RWS

6/8/92

6/8/92 BL

6/9/92 JDL

6/8/92

55712

PROJECT DESCRIPTION

PROJECT ADDRESS: 825 WASHINGTON STREET, HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024941

LEGAL DESCREPTION:
The West 40 feet of Lot 8 and the East 36 feet of Lot 7, Block 78, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida. Parcel Identification Number: 514214-02-4941

Use Code: 01 / RESIDENTIAL - SINGLE FAMILY

Land Use: Residential - Single Family (01)

Zoning: RS-6 **Subdivision:** HOLLYWOOD LAKES SECTION

Census Tract/Block: 092000 / 1020 **Lot Size:** 0.2165 acres / 9,429 SQ FT

EXISTING LIVING AREA:	**1,860 SQFT**
FRONT ADDITION:	***524 SQFT***
REAR ADDITION:	***258 SQFT***
TOTAL LIVING AREA	**2,642 SQFT**
COVERED EXISTING PORCH	**408 SQFT**
ENTRY PORCH	***87 SQFT***
GARAGE EXISTING	**530 SQFT**
TOTAL	**3,667 SQFT**

SCOPE OF WORK:

1) **Construct a new room on the southern façade of the building, adding to the existing structure in a seamless manner.**
2) **Establish an office space and a cabana bath on the northern side of the building, integrated with the current layout to ensure functional coherence.**
3) **Create an additional entrance /foyer to the front of the building enhancing accessibility and aesthetic appeal.**
4) **Remove and replace roof.**
5) **Renovate kitchen, master bedroom, walk-in closet, and master bathroom.**
6) **New utility room and storage area.**

Design Criteria Statement

825 Washington Street, Hollywood, Florida 33019

Location: The property, originally constructed in 1963, has been thoughtfully designed to harmonize with the architectural and landscape characteristics of the surrounding neighborhood. With a tasteful traditional appearance that seamlessly integrates with the existing facades of neighboring homes, the project fosters a sense of community cohesion while staying attuned to prevailing design trends.

Demolition: The project maintains the integrity of the original external walls. Strategic expansions at the front and rear, along with enhancements to the front porch, serve to augment both the functionality and visual appeal of the structure. Minimal demolition is required, primarily impacting a non-load-bearing internal wall between the kitchen and living area. Notably, the roof's configuration will undergo negligible alteration, with only one wall being opened to facilitate a seamless connection at the rear.

Modernization of Existing Home: The existing dwelling will undergo a contemporary makeover, preserving the foundational structures while introducing sophisticated elements that contribute to an elegant and seamless architectural enhancement within the locality.

Design Approach: Employing updated architectural concepts infused with traditional aesthetics, the design incorporates gable and hip roofs to maintain a harmonious elevation that doesn't disrupt the existing skyline. Intentional utilization of original forms and materials, alongside the introduction of modern elements such as a metal roof, wood-clad garage doors, and porch molding, infuses a fresh and contemporary ambiance while upholding the neighborhood's architectural ethos.

Site Setting: The property is nestled within an aesthetically pleasing landscape that complements the surroundings, with careful attention paid to harmonizing the frontage with the character of the street.

Material Selection: Emphasis has been placed on employing clean textures and neutral tones, including white walls, grey metal roofing, and natural wood accents, harmoniously blending with the meticulously maintained greenery surrounding the structure. The selection of materials has been consciously aligned with the neighborhood's aesthetic palette to ensure a coherent and visually appealing environment.

Workmanship: We have diligently engaged skilled professionals with extensive expertise in their respective fields, ensuring meticulous attention to detail and a high standard of craftsmanship throughout the project. The collective expertise of our contractors contributes to the creation of a home that not only meets the highest standards but also contributes to a sense of pride and admiration within the community.

Community Engagement / Association:
While the area does not enforce an association, we are committed to upholding all local district regulations and guidelines, demonstrating our dedication to fostering a harmonious and respectful relationship within the neighborhood.

PROJECT DETAILS:

Client:

Project Name:
825 Washington St, Hollywood, FL 33019 / Renovation

Project Location:
825 Washington St, Hollywood, FL 33019

Scope of work:

REVISIONS:

No.	Date	By

Sheet Content:
Render

Project Number	001
Date	March 2023
Drawn By	
Sheet	1/13
Scale	N/A

PROJECT DETAILS:

Client:

Project Name:
825 Washington St, Hollywood, FL 33019 / Renovation

Project Location:
825 Washington St, Hollywood, FL 33019

Scope of work:

REVISIONS:

No.	Date	By

Sheet Content:
Render

Project Number	001
Date	March 2023
Drawn By	
Sheet	2/13
Scale	N/A

PROJECT DETAILS:

Client:

Project Name:
825 Washington St, Hollywood, FL 33019 / Renovation

Project Location:
825 Washington St, Hollywood, FL 33019

Scope of work:

REVISIONS:

No.	Date	By

Sheet Content:
Render

Project Number	001
Date	March 2023
Drawn By	
Sheet	3/13
Scale	N/A

PROJECT DETAILS:

Client:

Project Name:
825 Washington St, Hollywood, FL 33019 / Renovation

Project Location:
825 Washington St, Hollywood, FL 33019

Scope of work:

REVISIONS:

No.	Date	By

Sheet Content:
Architectural Plan

Project Number	001
Date	March 2023
Drawn By	Greenstone Construction
Sheet	4/13
Scale	N/A

PROJECT DETAILS:

Client:

Project Name:
825 Washington St, Hollywood, FL 33019 / Renovation

Project Location:
825 Washington St, Hollywood, FL 33019

Scope of work:

REVISIONS:

No.	Date	By

Sheet Content:
Render

Project Number	001
Date	March 2023
Drawn By	
Sheet	5/13
Scale	N/A

PROJECT DETAILS:

Client:

Project Name:
825 Washington St, Hollywood, FL 33019 / Renovation

Project Location:
825 Washington St, Hollywood, FL 33019

Scope of work:

REVISIONS:

No.	Date	By

Sheet Content:
Render

Project Number 001

Date March 2023

Drawn By

Sheet
6/13

Scale N/A

PROJECT DETAILS:

Client:

Project Name:
825 Washington St, Hollywood, FL 33019 / Renovation

Project Location:
825 Washington St, Hollywood, FL 33019

Scope of work:

REVISIONS:

No.	Date	By

Sheet Content:
Render

Project Number	001
Date	March 2023
Drawn By	
Sheet	7/13
Scale	N/A

PROJECT DETAILS:

Client:

Project Name:
825 Washington St, Hollywood, FL 33019 / Renovation

Project Location:
825 Washington St, Hollywood, FL 33019

Scope of work:

REVISIONS:

No.	Date	By

Sheet Content:
Render

Project Number	001
Date	March 2023
Drawn By	
Sheet	8/13
Scale	N/A

PROJECT DETAILS:

Client:

Project Name:
825 Washington St, Hollywood, FL 33019 / Renovation

Project Location:
825 Washington St, Hollywood, FL 33019

Scope of work:

REVISIONS:

No.	Date	By

Sheet Content:
Render

Project Number	001
Date	March 2023
Drawn By	
Sheet	9/13
Scale	N/A

PROJECT DETAILS:

Client:

Project Name:
825 Washington St, Hollywood, FL 33019 / Renovation

Project Location:
825 Washington St, Hollywood, FL 33019

Scope of work:

REVISIONS:

No.	Date	By

Sheet Content:
Architectural Plan

Project Number	001
Date	March 2023
Drawn By	Greenstone Construction
Sheet	10/13
Scale	N/A

PROJECT DETAILS:

Client:

Project Name:
825 Washington St, Hollywood, FL 33019 / Renovation

Project Location:
825 Washington St, Hollywood, FL 33019

Scope of work:

REVISIONS:

No.	Date	By

Sheet Content:
Render

Project Number	001
Date	March 2023
Drawn By	
Sheet	11/13
Scale	N/A

PROJECT DETAILS:

Client:

Project Name:
825 Washington St, Hollywood, FL 33019 / Renovation

Project Location:
825 Washington St, Hollywood, FL 33019

Scope of work:

REVISIONS:

No.	Date	By

Sheet Content:
Render

Project Number	001
Date	March 2023
Drawn By	
Sheet	12/13
Scale	N/A

PROJECT DETAILS:

Client:

Project Name:
825 Washington St, Hollywood, FL 33019 / Renovation

Project Location:
825 Washington St, Hollywood, FL 33019

Scope of work:

REVISIONS:

No.	Date	By

Sheet Content:
Render

Project Number	001
Date	March 2023
Drawn By	
Sheet	13/13
Scale	N/A

PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfland.net
CERTIFICATE NO.: LB6857

SURVEY ADDRESS:
825 WASHINGTON STREET
HOLLYWOOD, FLORIDA 33019

FLOOD ZONE & ELEVATIONS:
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 7'
CONTROL PANEL NO.: 125113-0588-H
DATE OF FIRM INDEX: 08/18/14

REFERENCE BENCHMARK:
BROWARD COUNTY ENGINEERING B.M.: #1915
ELEVATION = 3.268' (NGVD 1929)
ELEVATION = 1.721' (NAVD 1988)

CERTIFY TO:
1. RAUL CABRERA AND ANITA FUNTEK, HUSBAND AND WIFE

POTENTIAL ENCROACHMENTS:
1. 6 FOOT WOOD FENCE CROSSES OVER THE EASTERLY AND WESTERLY PROPERTY LINES.

LEGAL DESCRIPTION:
THE WEST 40 FEET OF LOT 8 AND THE EAST 36 FEET OF LOT 7, BLOCK 78, 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.

LEGEND & ABBREVIATIONS:

A	= ARC	D.E.	= DRAINAGE EASEMENT	P.C.	= POINT OF CURVATURE
A/C	= AIR CONDITIONER	ELEV.	= ELEVATION	P.E.	= POOL EQUIPMENT
A.E.	= ANCHOR EASEMENT	E.S.	= ELECTRIC SERVICE	P.I.	= POINT OF INTERSECTION
B.M.	= BENCHMARK	F.P. & L.	= FLORIDA POWER & LIGHT	P.R.C.	= POINT OF REVERSE CURVE
B.C.R.	= BROWARD COUNTY RECORDS	L.B.	= LICENSED BUSINESS	P.O.B.	= POINT OF BEGINNING
C.B.S.	= CONCRETE BLOCK STRUCTURE	L.P.	= LIGHT POLE	P.O.C.	= POINT OF COMMENCEMENT
CHATT.	= CHATTAHOOCHEE	M.H.	= MANHOLE	P.P.	= POWER POLE
C.O.	= CLEANOUT	(M)	= MEASURED	R	= RADIUS
CONC.	= CONCRETE	NAVD	= NORTH AMERICAN VERTICAL DATUM	R/W	= RIGHT-OF-WAY
C.L.F.	= CHAIN LINK FENCE	NGVD	= NATIONAL GEODETIC VERTICAL DATUM	T	= TANGENT
C.L.P.	= CONCRETE LIGHT POLE	NO.	= NUMBER	(TYP.)	= TYPICAL
(C)	= CALCULATED	O.H.	= OVERHANG	U.E.	= UTILITY EASEMENT
C.B.	= CHORD BEARING	O.R.B.	= OFFICIAL RECORDS BOOK	W.F.	= WOOD FENCE
C.R.	= CABLE RISER	O/S	= OFFSET	W.M.	= WATER METER
(D)	= DEED	(P)	= PLAT	Δ	= DELTA OR CENTRAL ANGLE
D.B.	= DEED BOOK	P.B.C.R.	= PALM BEACH COUNTY RECORDS	℄	= CENTERLINE
M-D.C.R.	= MIAMI-DADE COUNTY RECORDS	P.B.	= PLAT BOOK	8.2	= ELEVATION

GENERAL NOTES:
1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
10. REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING CORPSCON 6.0.1.
11. TREE DESCRIPTIONS SHOWN HERON ARE GENERAL IN NATURE AND SHOULD BE VERIFIED.

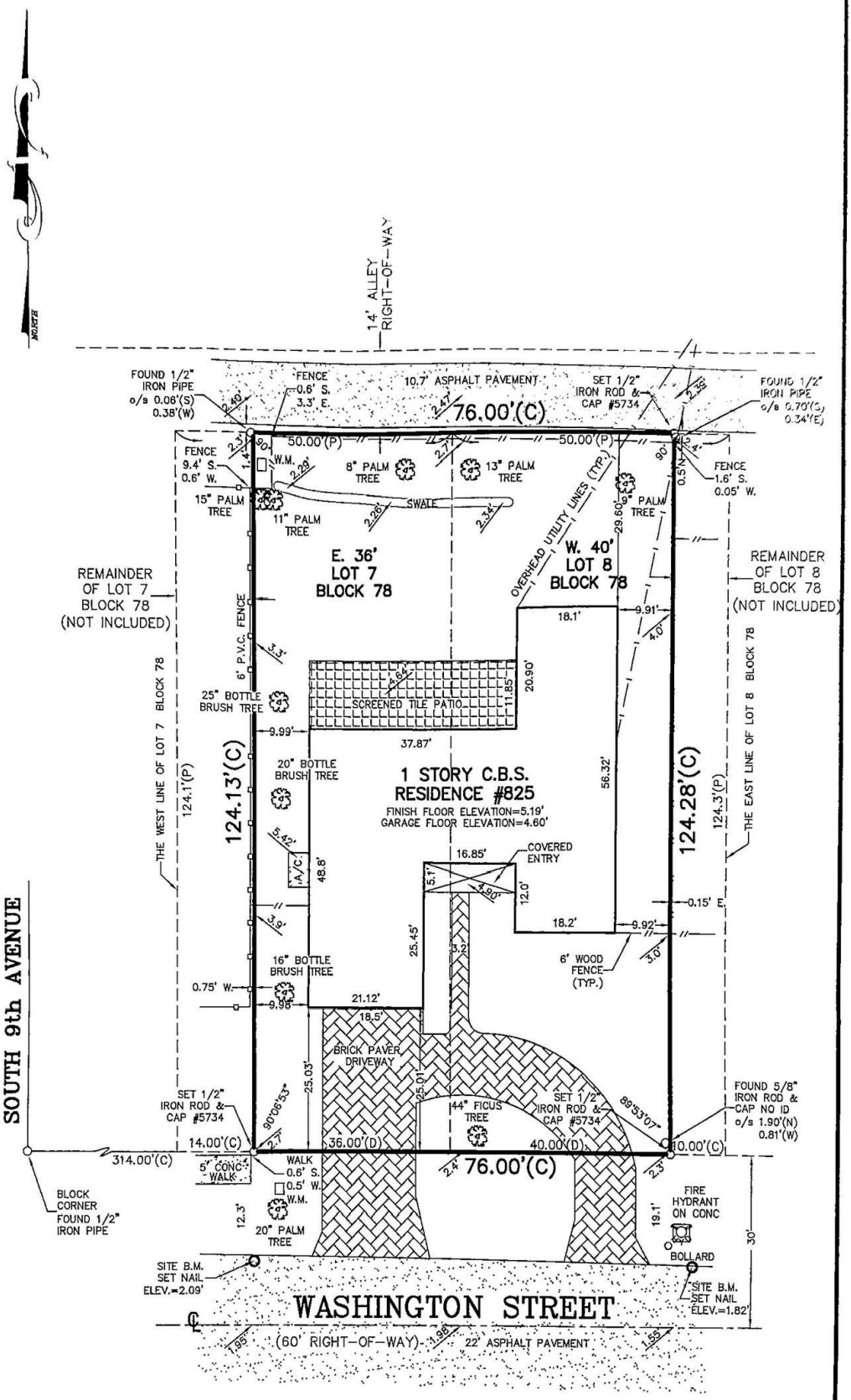
CERTIFICATION:
THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT IS ELECTRONICALLY SIGNED AND SEALED.

2/24/23

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734, STATE OF FLORIDA

REVISIONS	DATE	CHK'D BY
ADD ELEVATIONS ON NORTH SIDE (23-0291)	02/27/23	S.A.
REVISED SKETCH	11/17/21	S.A.
TREE SURVEY AND SITE ELEVATIONS (21-2325)	11/03/21	S.A.

SKETCH NO.: 21-1867
DATE OF SURVEY: 08/31/21
CHECKED BY: S.A.
FIELD BOOK/PAGE: 636/08, FILE
SIDE 1 OF 2

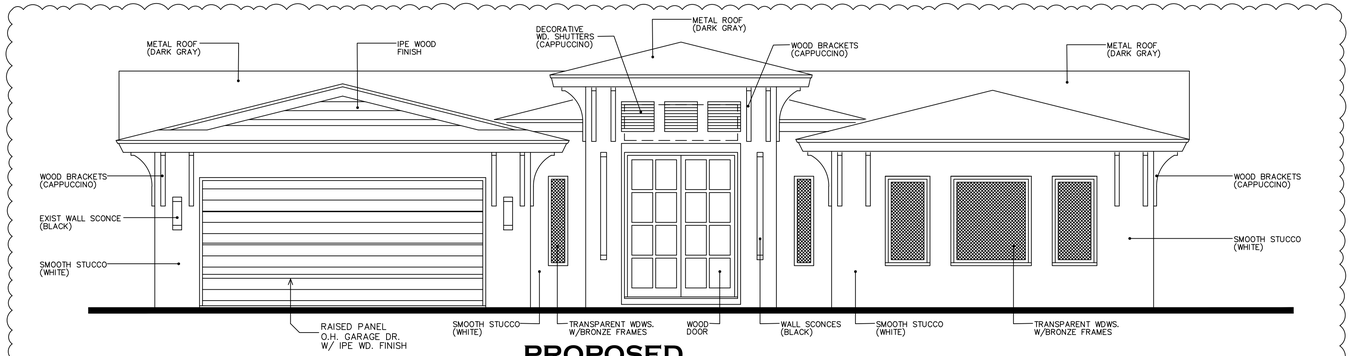


SCALE: 1" = 20'	SKETCH NO.: 21-1867
DRAWN BY: S.P.	SIDE 2 OF 2

RENOVATION TO EXISTING RESIDENCE OF

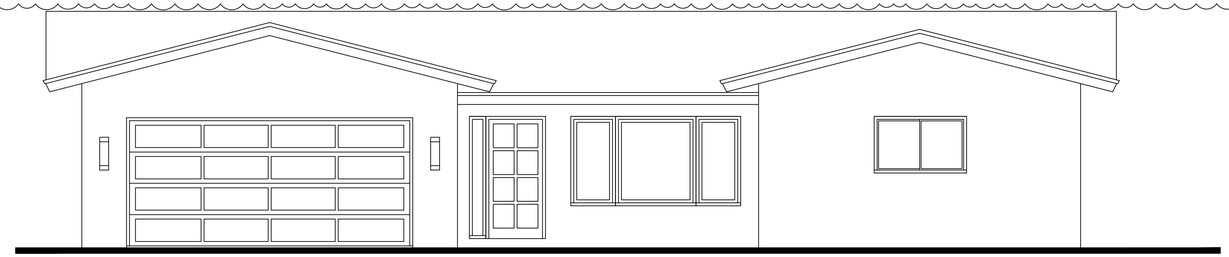
ANITA FUNTEK

HOLLYWOOD LAKES SECTION 1-32 B LOT 7 E 36,8 W 40 BLK 78
825 WASHINGTON STREET HOLLYWOOD
HOLLYWOOD BROWARD COUNTY FLORIDA, 33019



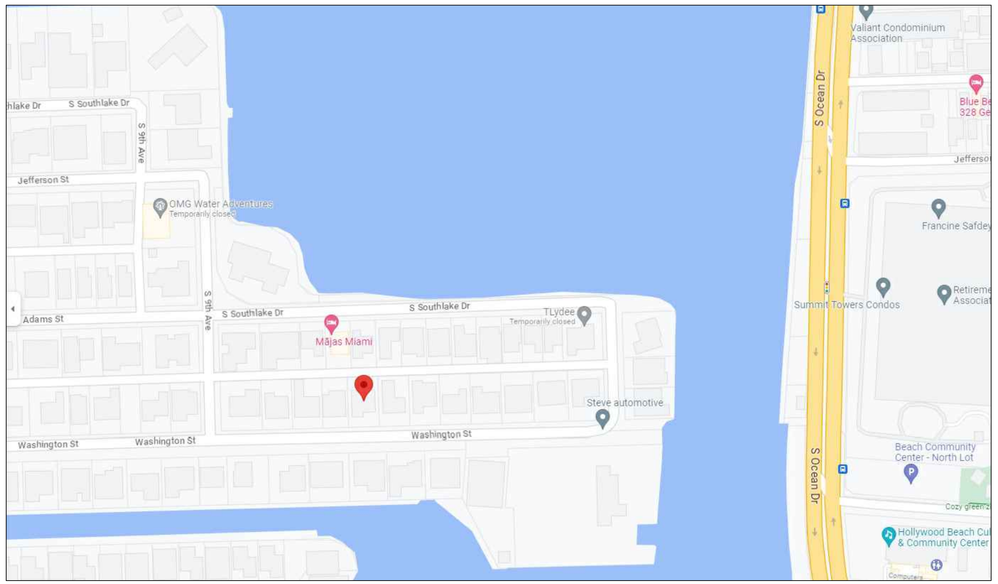
PROPOSED FRONT ELEVATION

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



EXISTING FRONT ELEVATION

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



LOCATION MAP

NOT TO SCALE

INDEX OF DRAWINGS

CS	COVER SHEET - LOCATION MAP
LS	LANDSCAPE PLAN
DP	DRAINAGE PLAN - ELEVATION VIEW
EN	ELEVATION NOTES & RENDERING
A1	SITE & DEMOLITION PLAN
A2	ARCHITECTURAL FLOOR PLAN
A3	FOUNDATION PLAN
A4	ROOF FRAMING PLAN
A5	EXISTING ELEVATIONS
A6	ELEVATIONS & WALL SECTIONS
E1	ELECTRIC FLOOR PLAN
M1	AIR CONDITIONING FLOOR PLAN
P1	PLUMBING WATER FLOOR PLAN
P2	PLUMBING SANITARY FLOOR PLAN
P3	PLUMBING RISER

LEGAL DESCRIPTION

HOLLYWOOD LAKES SECTION 1-32 B
LOT 7E 36, 8 W 40 BLK 78

22A132

JS & MCM DESIGNS

JAMES E. GILGENBACH
ARCHITECTURE & PLANNING
9009 ONE PUTT PLACE
(954) 292 - 0679
PORT ST LUCIE
FLORIDA 34986

STATE OF FLORIDA
JAMES E. GILGENBACH
AR7457
REGISTERED ARCHITECT

REVISIONS:
REV: AUG. 3, 2023
FRONT ELEVATION

1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL SCALED DIMENSIONS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & ADVISE ARCHITECT OF ANY DISCREPANCIES. CONSTRUCTION SHALL NOT PROCEED UNTIL SAID DISCREPANCIES HAVE BEEN RESOLVED BY ARCHITECT.
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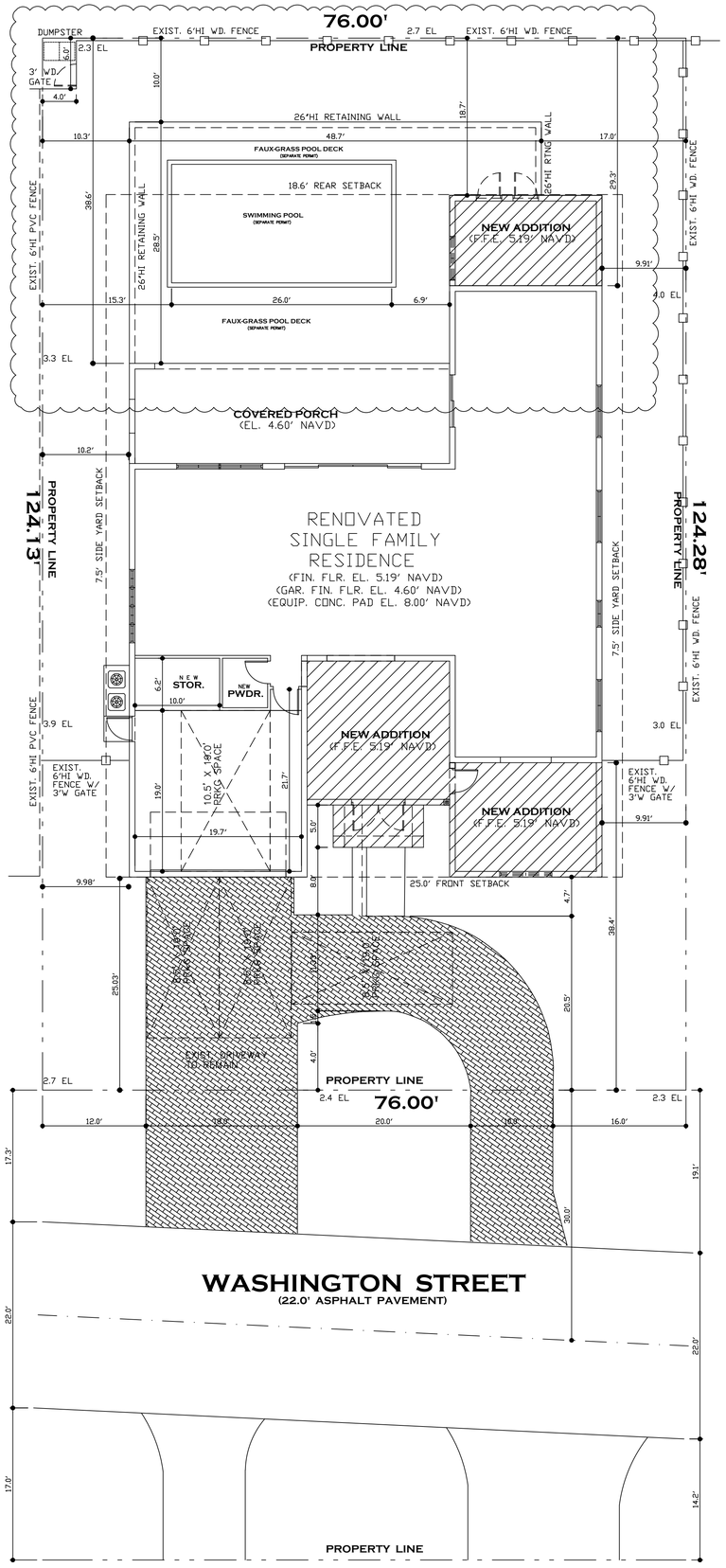
B. SHOP DRAWINGS HAVE BEEN REVIEWED & ACCEPTED BY THE ARCHITECT.

RENOVATION TO EXISTING RESIDENCE OF
ANITA FUNTEK
825 WASHINGTON STREET HOLLYWOOD FLORIDA, 33019
HOLLYWOOD BROWARD COUNTY

DATE: 04 APR '23
PROJECT NO: 22 - A132
SHEET: CS of 1



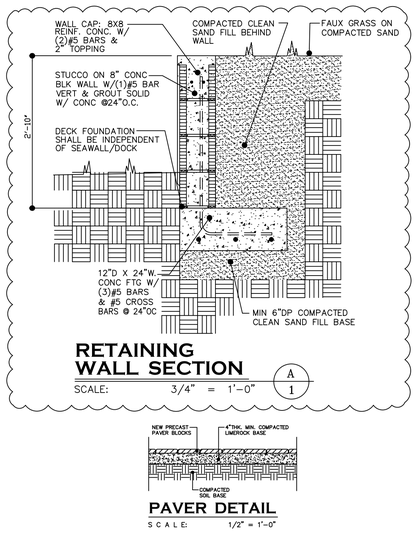
SITE PLAN

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

NOTES:

1. EXISTING IRRIGATION TO REMAIN - NO CHANGE
2. PARKING SPACES FIRST 2,000 S.F.
1 PRKG SPACE PER 500 SF. / 642 S.F. = 2 PRKGS
4 PARKING SPACES REQUIRED
4 PARKING SPACES PROVIDED
782 S.F. ADDITION / 2,885 S.F. EXIST. = 27.1%
FEMA FLOOD ZONE AE / BFE = 7' NAVD88
PROPOSED IMPROVEMENTS UNDER 50% OF VALUE
NOT CONSIDERED A SUBSTANTIAL IMPROVEMENT.
ADDITIONS SHALL MATCH EXIST F.F.E. = 5.19' NAVD88

NORTH



RETAINING WALL SECTION

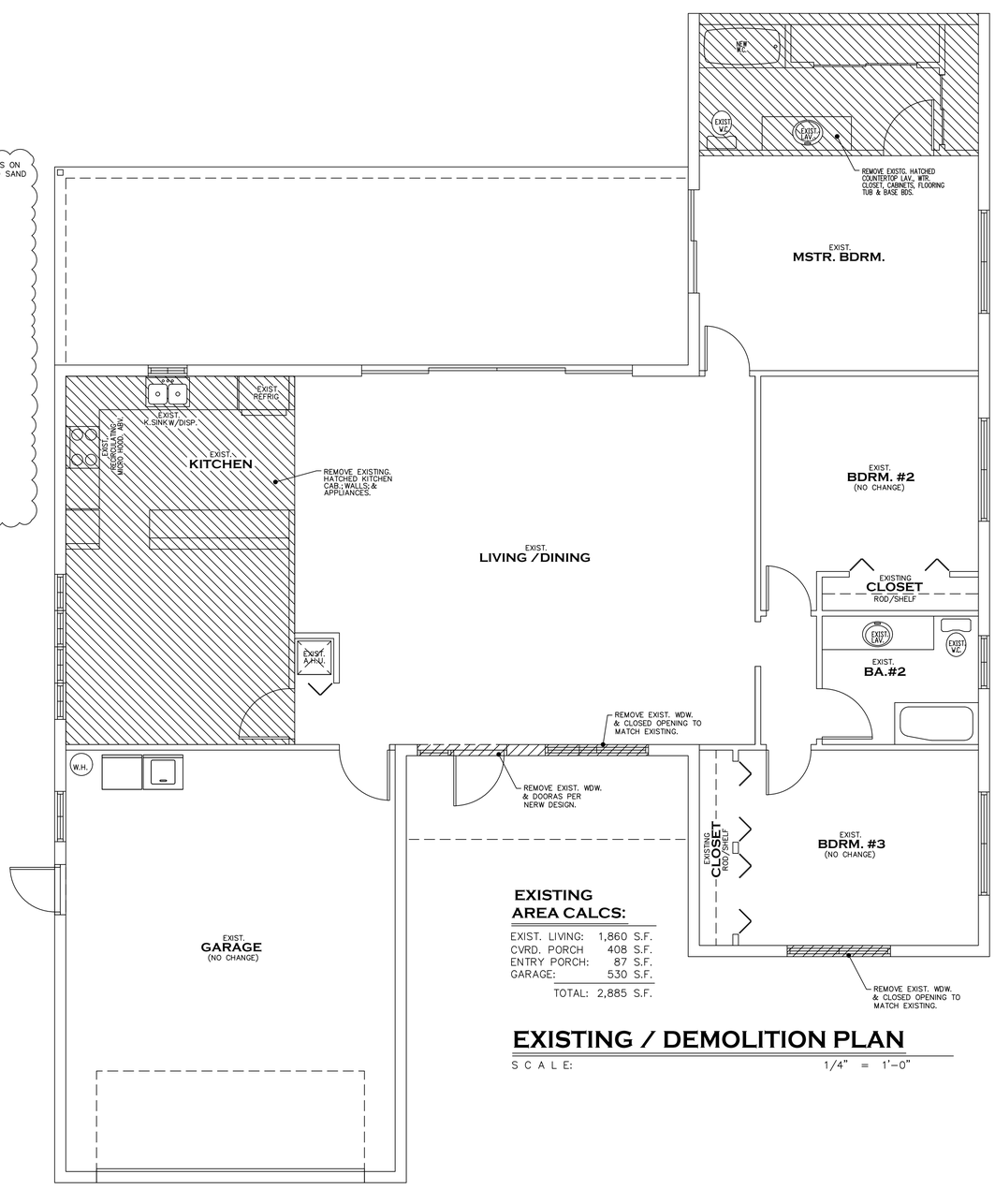
SCALE: 3/4" = 1'-0" (A/1)

PAVER DETAIL

SCALE: 1/2" = 1'-0"

NEW AREA CALCS:

EXIST. LIVING:	1,860 S.F.
FRONT ADDTN:	524 S.F.
REAR ADDTN:	258 S.F.
TOTAL LIVING:	2,642 S.F.
CVRD. PORCH	408 S.F.
ENTRY PORCH:	87 S.F.
GARAGE:	530 S.F.
TOTAL:	3,667 S.F.



EXISTING AREA CALCS:

EXIST. LIVING:	1,860 S.F.
CVRD. PORCH	408 S.F.
ENTRY PORCH:	87 S.F.
GARAGE:	530 S.F.
TOTAL:	2,885 S.F.

EXISTING / DEMOLITION PLAN

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

BUILDING CODE INFORMATION:

ARCHITECT:	JAMES E. GILGENBACH (FL AR7457)
WIND DESIGN STANDARD:	ASCE 7-16
BUILDING CODE:	FL BLDG CODE 2020, 7TH ED.
ELECTRICAL CODE:	NATL ELECTRICAL CODE 2017 (NFPA 70)
DESIGN WIND SPEED:	ULTIMATE-170 MPH NOMINAL-132 MPH
DESIGN WIND VELOCITY PRESSURE:	41.1 PSF
IMPORTANCE FACTOR:	1.0
BUILDING OCCUPANCY CATEGORY:	"II"
BUILDING WIND EXPOSURE CLASS:	"C"
INTERNAL PRESSURE COEFFICIENT:	+/-.18
MEAN ROOF HEIGHT FROM GRADE:	12.0 FT.
BUILDING DESIGNED:	ENCLOSED
CLASSIFICATION OF WORK:	LEVEL 2 (ADDITION)
BLDG OCCUPANCY CLASSIFICATION:	R-3 (RESIDENTIAL)
BLDG TYPE OF CONSTRUCTION:	TYPE V
BLDG - TOTAL # OF STORIES:	1 STORY
ROOF OVERHANG:	24"
ROOF DEAD LOAD:	ROOF PITCH: 4/12 TILES / 12 PSF

EXIST. SINGLE FAMILY HOUSE
SCOPE OF WORK:

SCOPE OF WORK IS TO REMOVE & REPLACE ROOF, RENOVATE KITCHEN, MSTR W.I.C. AND BATH, NEW UTILITY ROOM, NEW OFFICE & ADD NEW FOYER & STORAGE. ADD NEW BDRM #4 W/W.I.C. & BATH #3 TOWARDS THE FRONT OF RESIDENCE

PROPERTY ADDRESS:

825 WASHINGTON STREET, HOLLYWOOD , FL 33019

DEMOLITION NOTES:

1. PROTECT ALL EXISTING BLDG AREAS WHICH ARE NOT TO BE AFFECTED BY THE CONSTRUCTION. PROTECT ALL EXISTING STRUCTURAL ELEMENTS OF THE BUILDING FROM DAMAGE DURING DEMOLITION & CONSTRUCTION.
2. CLEAN UP ALL TRASH AND DEMOLISHED MATERIALS DAILY.
3. REMOVE ALL EXISTING WALLS, FLOORING FINISHES, CEILINGS, MECHANICAL & ELECTRICAL COMPONENTS NOT TO BE REUSED IN THE AREA AS INDICATED ON THE DEMOLITION PLAN.
4. REMOVE, STORE, AND PROTECT FROM DAMAGE ALL CONSTRUCTION MATERIALS, EQUIPMENT AND FIXTURES TO BE REUSED DURING CONSTRUCTION.

JS & MCM DESIGNS

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(954) 292 - 0679
PORT ST LUCIE
FLORIDA 34986

STATE OF FLORIDA
JAMES E. GILGENBACH
AR7457
REGISTERED ARCHITECT

REVISIONS:
REV.: MAY 15, 2023
AS PER ZONING

1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL SCALED DIMENSIONS.
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RENOVATION TO EXISTING RESIDENCE OF
ANITA FUNTEK

825 WASHINGTON STREET HOLLYWOOD
BROWARD COUNTY
HOLLYWOOD FLORIDA, 33019

DATE: 04 APR '23
PROJECT NO: 22 - A132
SHEET: of 6 **A1**

22A132

NOTES:

LIFE SAFETY SYSTEMS SHALL REMAIN FULLY OPERATIONAL DURING CONSTRUCTION

PROVIDE SOUND INSULATION MIN. STC 50 IN PARTITION WALLS

ALL NEW FINISHES ARE TO COMPLY W/FBCB CHAPTER 8

SHOWER TEMPERED GLASS CATEGORY II GLASS

MASONRY WALL BEAM SCHEDULE:

NOTE: ALL TIE BMS. SHALL HAVE (4)#3 TIES @ 12"O.C. @ CORNERS & @ EA. BEND & @ 48" O.C. ELSEWHERE

- BM.–1 8"W. X 12"DP. CONC. BM. W/ (2)#5 TOP & BOTT. (TYP. TIE BM.)
- BM.–2 8"W. X 14"DP. CONC. BM. W/ (2)#5 TOP, & (2)#6 BOTT. &#3 STIRRUPS @ 12"O.C. THRUOUT.
- BM.–3 8"W. X 16"DP. CONC. BM. W/ (2)#5 TOP, & (2)#6 BOTT. &#3 STIRRUPS @ 12"O.C. THRUOUT.
- BM.–4 16"W. X 8"DP. CONC. BM. W/ (2)#5 TOP, & (2)#6 BOTT. &#3 STIRRUPS @ 12"O.C. THRUOUT.
- BM.–5 16"W. X 12"DP. CONC. BM. W/ (2)#5 TOP, & (2)#6 BOTT. &#3 STIRRUPS @ 12"O.C. THRUOUT.
- BM.–6 8"W. X 36"DP. CONC. BM. W/ (2)#5 TOP, 1/3, 2/3 & (2)#6 BOTT. &#3 STIRRUPS @ 12"O.C. THRUOUT.
- BM.–7 8"W. X 8"DP. LINTEL W(1)#5 BAR
- BM.–8 16". X 40"DP. CONC. BM. W/ (2)#5 TOP, 1/3, 2/3 & (2)#6 BOTT. &#3 STIRRUPS @ 12"O.C. THRUOUT.

WINDOWS:

WIND PRESSURE	ROUGH OPENINGS	
(-53.1#,40.1#)	32"X62"M.O.	(A) 2650 CASEMENT. WDW
(-43.4#,39.9#)	38"X62"M.O.	(B) 3050 FXD. GLS. WDW.
(-54.9#,41.0#)	26"X38"M.O.	(C) 2030 FXD. GLS. WDW
(-50.2#,38.6#)	74"X50"M.O.	(D) 6040 HR. WDW
(-54.9#,41.0#)	22"X38"M.O.	(E) 1830 FDX. WDW
(-51.2#,39.1#)	62"X50"M.O.	(F) 5040 FDX. WDW
(-44.4#,41.0#)	14"X62"M.O.	(G) 1050 FDX. WDW
(-48.2#,37.7#)	122"X38"M.O.	(H) (2)5030 HR. WDW
(-44.4#,41.0#)	38"X38"M.O.	(I) 3030 HR. WDW
(-37.2#,34.3#)	74"X26"M.O.	(J) 6020 FXD. GLS. WDW

WINDOW GLAZING NOTE:

- PROVIDE "APPROVED" IMPACT GLAZING FOR ALL GLAZED OPENINGS IN EXTERIOR WALL W/ IMPACT RESISTANT WDWS. AND DRS. AS PER F.B.C. SECTION #2411
- GLAZING TO BE TINTED (ENERGY CALCS)

DOORS:

WIND PRESSURES	ROUGH OPENINGS	
(-40.1#,36.6#)	76"X98"M.O.	(1) (2)3080 FRNCH. DR. CATEGORY II SAFETY GLASS
(-51.0#,39.0#)	36"X82"M.O.	(2) 2868 FRENCH DR.
(-38.0#,34.6#)	194"X82"M.O.	(3) 16068 SLDG. GL. DR. CATEGORY II SAFETY GLASS
		(4) 2868 WD. DR.
		(5) 3068 WD. DR.
		(6) 2668 WD. DR.
		(7) 2668 PKT. DR.

REINF. MASONRY STANDARD:

THE PROVISIONS OF ACI 530-10/ASCE5-10, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, & THE COMMENTARY ON BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ARE HEREBY ADOPTED AS THE MINIMUM STANDARD FOR THIS JOB. HOWEVER THIS SHOULD NOT SUPERSEDE ANY REQUIREMENTS FOR HIGH VELOCITY HURRICANE ZONES REINF. UNIT MASONRY

KITCHEN CABINETS NOTE:

KITCHEN CABINETS ARE TO BE REPLACED & ELECTRIC WILL BE BROUGHT UP TO CURRENT CODES.

NEW PLBG. FIXTURE NOTE:

ALL WATER SUPPLIED KITCHEN APPLIANCES SHALL HAVE SEPARATE SHUT OFF VALVES.

GENERAL CONSTRUCTION NOTES:

1. ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE, LOCAL, & GOVERNMENTAL CODES, ORDINANCES, STANDARDS AND RESTRICTIONS.
2. ALL TRADES TO COORDINATE THEIR WORK WITH ALL OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ARCHITECT OF ALL DISCREPANCIES. DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DRAWINGS.
4. ALL DIMENSIONS ARE NOMINAL TO THE FACE OF STUDS, CONC. BLK. OR EDGE OF MONOLITHIC SLAB FOOTING UNLESS NOTED OTHERWISE. DOOR AND WINDOW SIZE OPENINGS TO BE VERIFIED WITH THE MANUFACTURER.
5. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION, THE CONTRACTOR IS EXPECTED TO FURNISH & INSTALL ALL ITEMS FOR COMPLETE FULLY OPERATIVE SYSTEMS IN FIRST CLASS WORKMANLIKE MANNER.
6. INSULATE EXTERIOR MASONARY WALL WITH MIN. R-5 INSUL., EXTERIOR WD. FRAMED WALLS WITH R-11 INSUL. AND ATTIC SPACES WITH MIN. R-30 INSUL.
7. ALL WOOD IN CONTACT WITH CONC., MASONRY OR STL. SHALL BE PRESS. TRTD. WD. STRUCTURAL LUMBER TO BE A STRESS GRADE OF MIN. F = 1200 PSI (BENDING).
8. MIN. ELECTRICAL WIRE SIZE SHALL BE #14 A.W.G. (EXCLUDING THE CONTROL WIRING). ALL CONDUCTORS SHALL BE "COPPER" WITH "THHN" INSULATION.
9. PROVIDE "GFI" RECEPTACLES IN BATHROOMS, AT KITCHEN COUNTERS, IN GARAGE AND OUTSIDE LOCATIONS.
10. SANITARY PLBG. PIPING TO HAVE MIN. 1/8" PER FT. PITCH AT ALL HORIZ. RUNS. PROVIDE CLEANOUTS AT THE BASE OF WASTE STACKS.

NEW AREA CALCS:

EXIST. LIVING:	1,860 S.F.
FRONT ADDTN:	524 S.F.
REAR ADDTN:	258 S.F.
TOTAL LIVING:	2,642 S.F.
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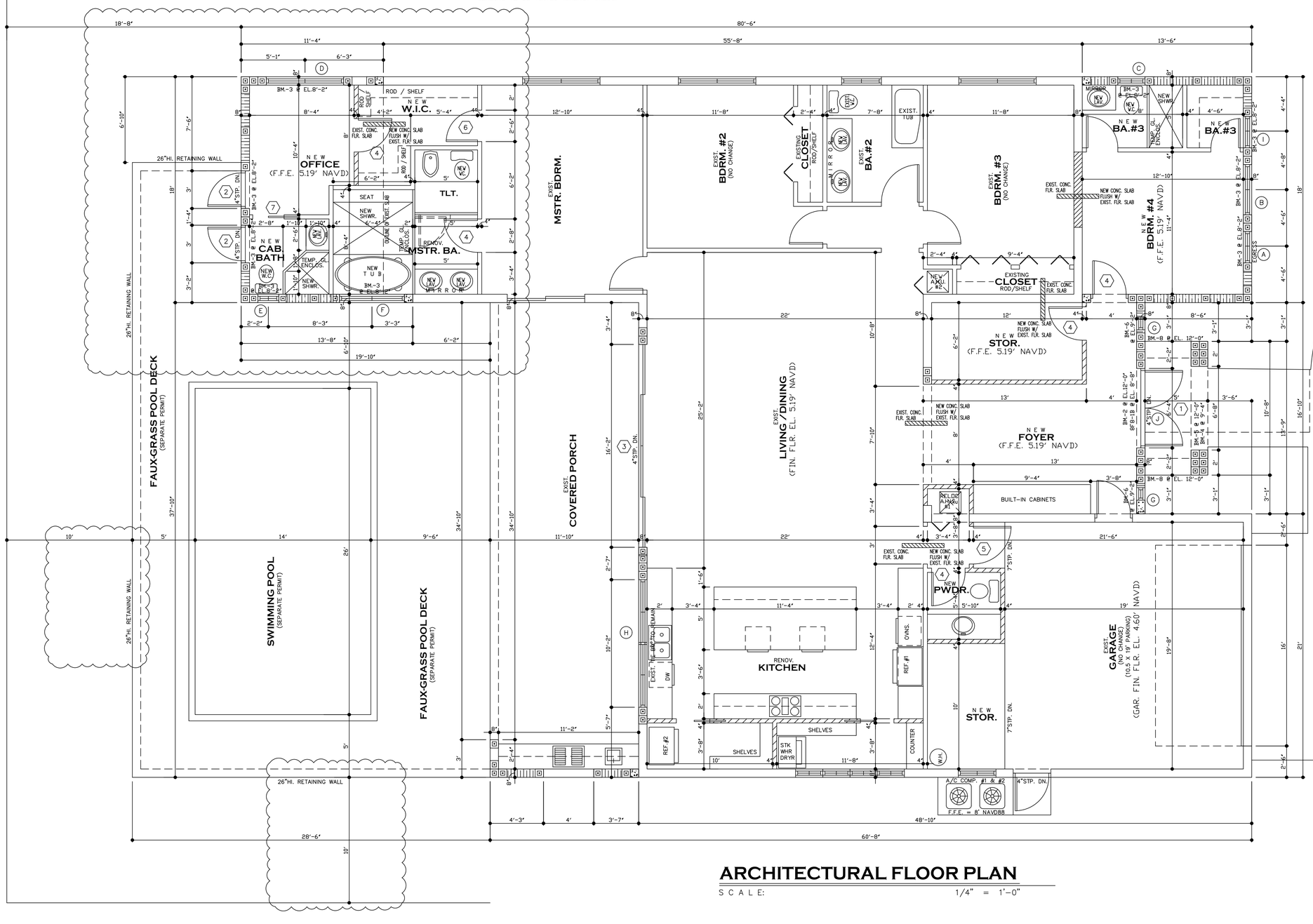
ENTRY PORCH:	87 S.F.
GARAGE:	530 S.F.
TOTAL:	3,667 S.F.



ARCHITECTURAL FLOOR PLAN

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

M&M DESIGNS

JAMES E. GILGENBACH ARCHITECTURE & PLANNING
9009 ONE PUTT PLACE
(954) 292 – 0679
PORT ST LUCIE
FLORIDA 34986

STATE OF FLORIDA
JAMES E. GILGENBACH
AR7457
REGISTERED ARCHITECT

REVISIONS:
REV: AUG. 3, 2023
REAR SETBACK 18.6'

1. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL SCALED DIMENSIONS.
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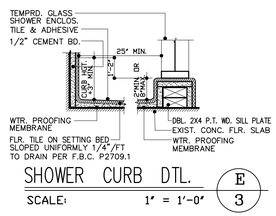
RENOVATION TO EXISTING RESIDENCE OF

ANITA FUNTE

825 WASHINGTON STREET HOLLYWOOD FLORIDA, 33019
HOLLYWOOD BROWARD COUNTY

DATE: 04 APR '23
PROJECT NO: 22 – A132
SHEET: of 6 A2

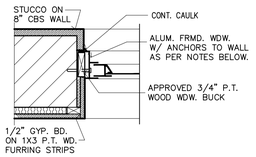
22A132



SHOWER CURB DTL.

SCALE: 1" = 1'-0"

E / 3



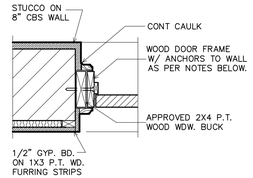
ANCHORAGE DETAIL

WDW. DETAIL

SCALE: 1 1/2" = 1'-0"

D / 3

AT MASONRY WALL: 3/16" "TAPCON" ANCHOR THRU WD. BUCK WITH MIN. 1 1/4" PENETRATION INTO CONCRETE.
AT WOOD FRMD. WALL: #10 SMS SCREWS WITH MIN. 3/4" PENETRATION OF THE WOOD FRAMING MEMBER.



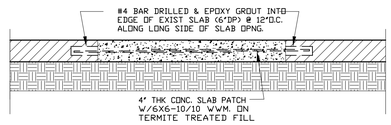
CONC BLK ANCHORAGE DTL

DOOR DETAIL

SCALE: 1 1/2" = 1'-0"

C / 3

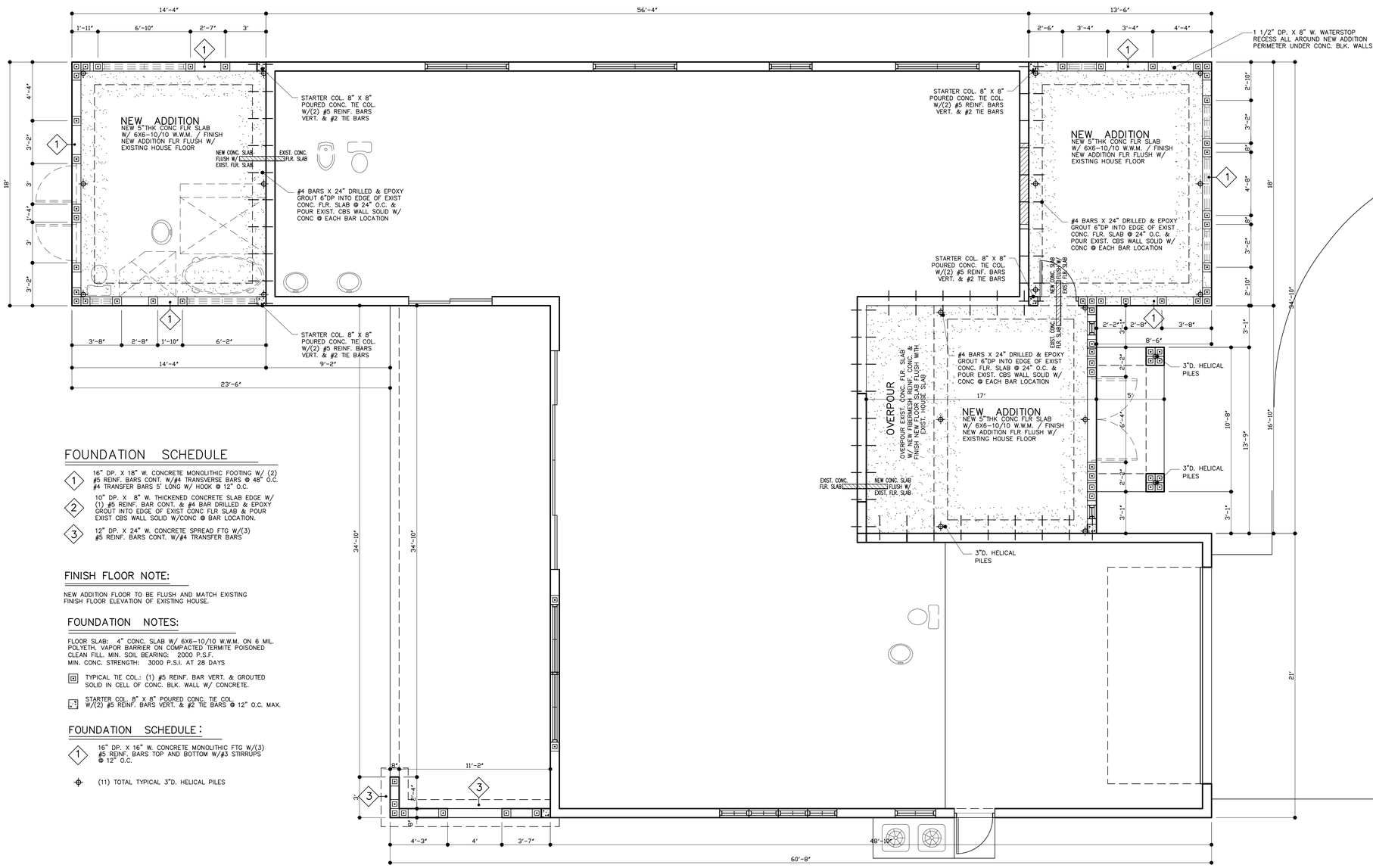
ALL ANCHORAGE TO BE WITHIN 6" FROM EACH CORNER AND AS MAXIMUM OR 16" BETWEEN CENTERS. SHIMS TO BE USED TO FILL THE VOIDS AT ALL ANCHORAGE POINTS.



FLOOR SLAB PATCH DETAIL

SCALE 1 1/2" = 1'-0"

B / 3



FOUNDATION SCHEDULE

1. 16" DP. X 18" W. CONCRETE MONOLITHIC FOOTING W/ (2) #5 REINF. BARS CONT. W/#4 TRANSVERSE BARS @ 48" O.C. #4 TRANSFER BARS 5' LONG W/ HOOK @ 12" O.C.
2. 10" DP. X 8" W. THICKENED CONCRETE SLAB EDGE W/ (1) #5 REINF. BAR CONT. & #4 BAR DRILLED & EPOXY GROUT INTO EDGE OF EXIST CONC FLR SLAB & POUR EXIST CBS WALL SOLID W/CONC @ BAR LOCATION.
3. 12" DP. X 24" W. CONCRETE SPREAD FTG W/(3) #5 REINF. BARS CONT. W/#4 TRANSFER BARS

FINISH FLOOR NOTE:

NEW ADDITION FLOOR TO BE FLUSH AND MATCH EXISTING FINISH FLOOR ELEVATION OF EXISTING HOUSE.

FOUNDATION NOTES:

FLOOR SLAB: 4" CONC. SLAB W/ 6X6-10/10 W.W.M. ON 6 MIL. POLYETH. VAPOR BARRIER ON COMPACTED TERMITE POISONED CLEAN FILL. MIN. SOIL BEARING: 2000 P.S.F.
MIN. CONC. STRENGTH: 3000 P.S.I. AT 28 DAYS

TYPICAL TIE COL.: (1) #5 REINF. BAR VERT. & GROUTED SOLID IN CELL OF CONC. BLK. WALL W/ CONCRETE.

STARTER COL. 8" X 8" POURED CONC. TIE COL. W/(2) #5 REINF. BARS VERT. & #2 TIE BARS @ 12" O.C. MAX.

FOUNDATION SCHEDULE:

1. 16" DP. X 16" W. CONCRETE MONOLITHIC FTG W/(3) #5 REINF. BARS TOP AND BOTTOM W/#3 STIRRUPS @ 12" O.C.

(11) TOTAL TYPICAL 3"D. HELICAL PILES

ARCHITECTURAL FLOOR PLAN

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

22A132

M&M DESIGNS

JAMES E. GILGENBACH ARCHITECTURE & PLANNING
9009 ONE PUTT PLACE (954) 292 - 0679
PORT ST LUCIE FLORIDA 34986

STATE OF FLORIDA · JAMES E. GILGENBACH · AR7457 · REGISTERED ARCHITECT

REVISIONS:

1. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL SCALED DIMENSIONS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & ADVISE ARCHITECT OF ANY DISCREPANCIES. CONSTRUCTION SHALL NOT PROCEED UNTIL SAID DISCREPANCIES HAVE BEEN RESOLVED BY ARCHITECT.
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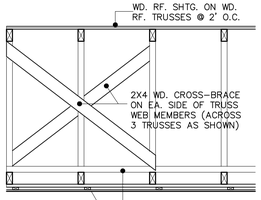
B. SHOP DRAWINGS HAVE BEEN REVIEWED & ACCEPTED BY THE ARCHITECT.

RENOVATION TO EXISTING RESIDENCE OF
ANITA FUNTEK
825 WASHINGTON STREET HOLLYWOOD FLORIDA, 33019
HOLLYWOOD BROWARD COUNTY

DATE: 04 APR '23
PROJECT NO: 22 - A132
SHEET: A3 of 5



ROOF TRUSS BRACING DETAIL

SCALE: 5/8" = 1'-0"

ROOF TRUSS BRACING NOTE:

2X4 WD. CONTINUOUS LATERAL BRACING OVER TOP OF BOTTOM CHORDS OF TRUSSES AT 10' O.C. MAXIMUM. NAILED TO EACH TRUSS W/ (2) 16d NAILS.

2X4 WD. CROSS-BRACING ON SIDE OF WEB MEMBER RUNNING TOP TO BOTTOM OF TRUSS (SEE DIAGRAM SKETCH) AT GABLE ENDS AND AT 20' MAX. BETWN. CROSS-BRACING. MAX. 10' O.C. SPACING ALONG GABLE END.

ROOF SHEATHING NOTE:

ROOF SHEATHING TO BE MIN. 5/8", EXT. 1, CDX PLYWD. W/ LNG. DIM. PERPENDICULAR TO FRMG. & END JNTS. STAGGERED. ROOF SHTG. TO BE ATTACHED WITH 8D RING-SHANK NAILS AT 6" O.C. AT EDGES AND INTERMEDIATE FRAMING.

NAIL TO 2X FACIA BD @ 4" O.C.

ZONE 3 (NO GABLE END)

TRUSS ANCHORAGE NOTE:

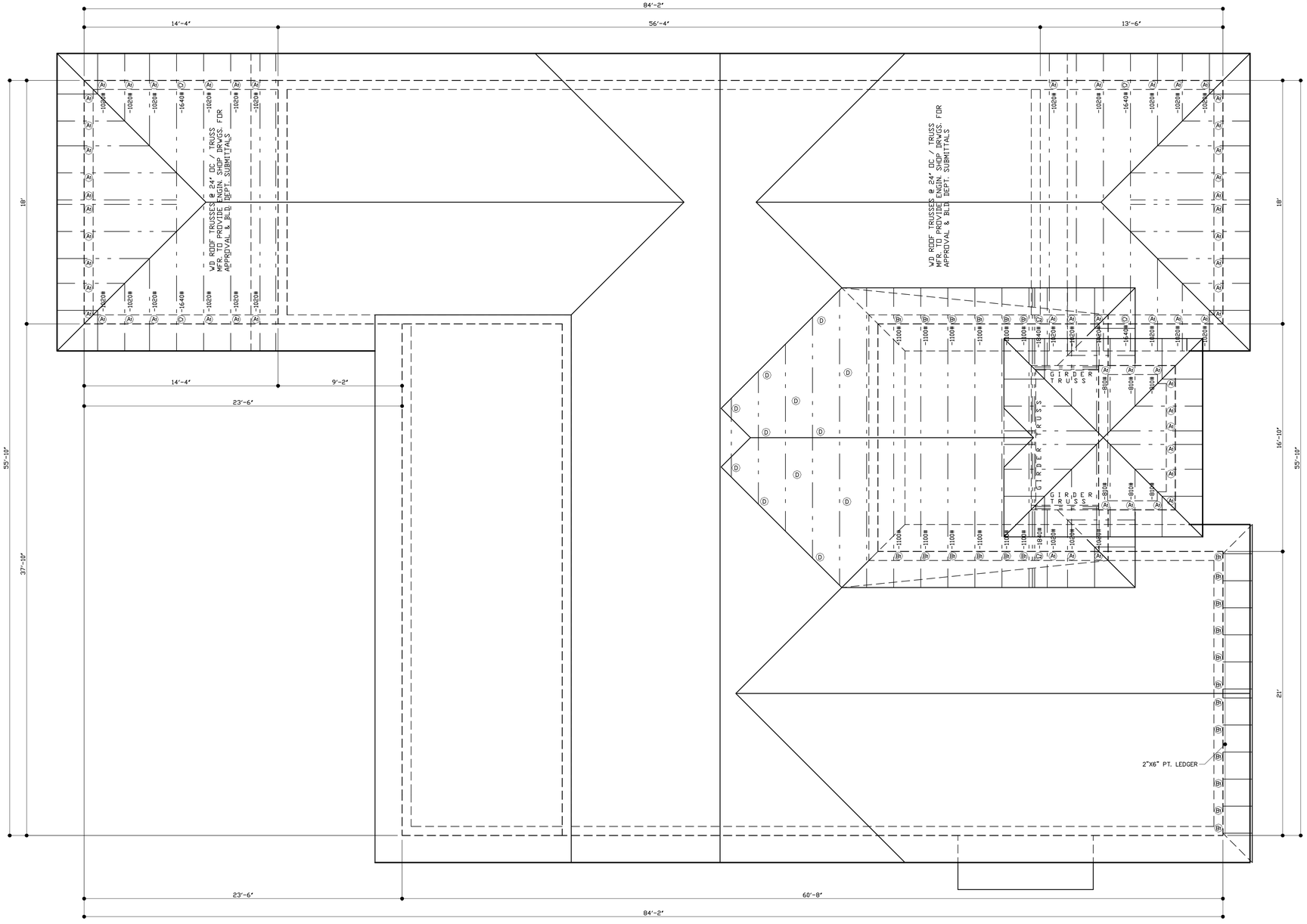
(A) TRUSS ANCHOR STRAP AT NEW CONC. BM. TO BE "SIMPSON" #META16 GALV. MTL. RIVETED TRUSS ANCHOR
- (1) (13)10D COMMON NAILS-TRUSS F1=335#, F2=635#, U=-1450# (9)10D X 1 1/2" COMMON NAILS-TRUSS

(B) TRUSS ANCHOR STRAP AT WD. FRMG. TO BE "SIMPSON" #H14 GALV. MTL. TRUSS ANCHOR W/ (12)8D X 1 1/2" NAILS INTO TRUSS & (13)8D X 1 1/2 COMMON NAILS INTO TOP PLATES
- (1) F1=515#, F2=265#, U=-1350#

(C) GIRDER TRUSS ANCHORAGE TO BE (2) "SIMPSON" HETA16 GALV. MTL. TRUSS ANCHORS
- 1 PLY GIRDER TRUSS
- (1) (12) 10D COMMON NAILS / UPLIFT = -2035#)
- 2 PLY GIRDER TRUSS
- (2) (14) 16D COMMON NAILS / UPLIFT = -2500#)

(D) TRUSS ANCHOR STRAP AT WOOD FRAMING TO BE "SIMPSON" #HGA10KT GALV. MTL. TRUSS ANCH. W/ (4)SDS 1/4" X 1 1/2" SCREWS INTO TRUSS & (4)SDS 1/4" X 1 1/2 SCREWS INTO EXIST. BRD. & RAFTER @ 4' O.C. MAX. F1=1165#, F2=940#, U=-695#

ROOF LOADS	
TCLL:	30 PSF
TCDL:	15 PSF
BCLL:	00 PSF
BCDL	10 PSF
TOTAL:	55 PSF



ROOF FRAMING PLAN

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

JAMES E. GILGENBACH & ASSOCIATES, INC.
ARCHITECTURE & PLANNING
9009 ONE PUTT PLACE
(954) 292 - 0679
PORT ST LUCIE FLORIDA 34986

STATE OF FLORIDA · JAMES E. GILGENBACH · AR7457 · REGISTERED ARCHITECT

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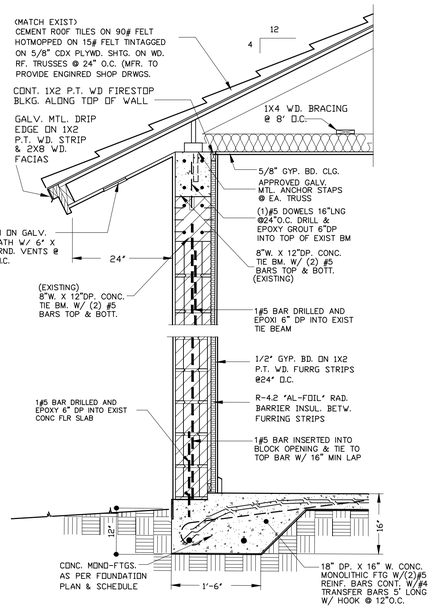
RENOVATION TO EXISTING RESIDENCE OF
ANITA FUNTEK
825 WASHINGTON STREET HOLLYWOOD FLORIDA, 33019
HOLLYWOOD BROWARD COUNTY

DATE: 04 APR '23
PROJECT NO: 22 - A132
SHEET: of 5 A4

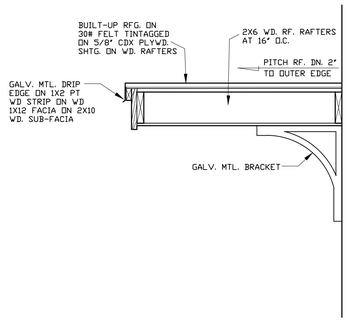
22A132



EXIST WALL REINF DTL

SCALE 3/4" = 1'-0"

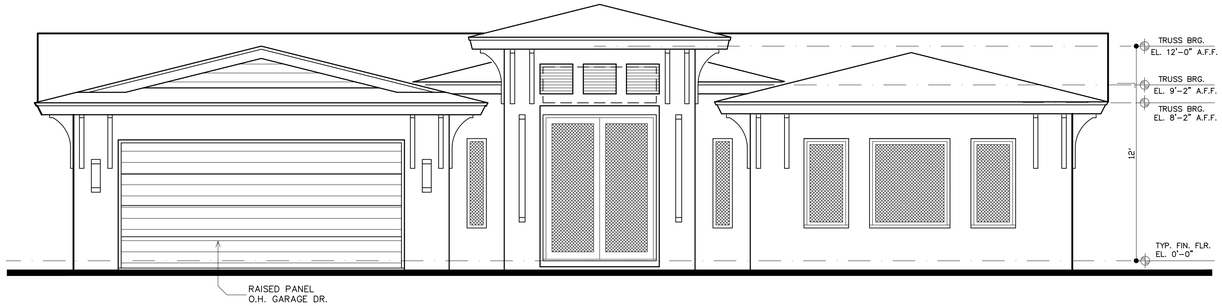
G 5



TYP. ROOF SECTION

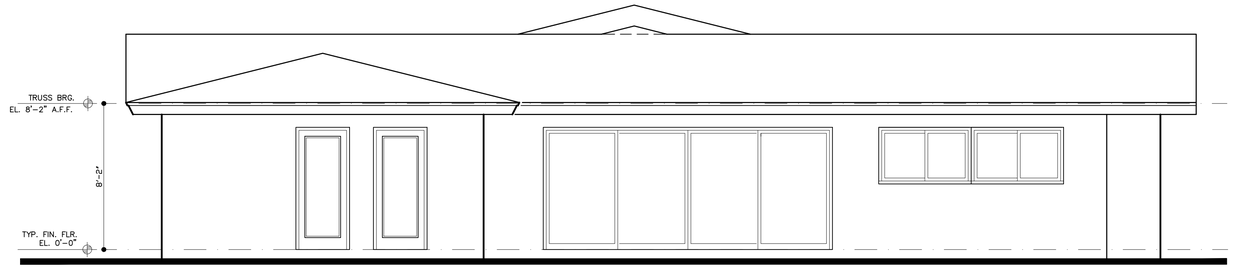
SCALE 3/4" = 1'-0"

F 5



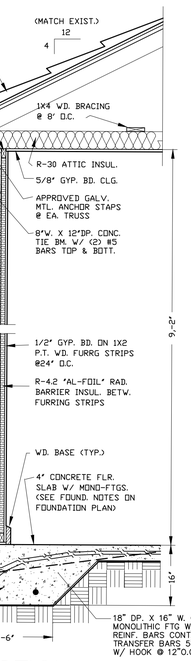
FRONT ELEVATION

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



REAR ELEVATION

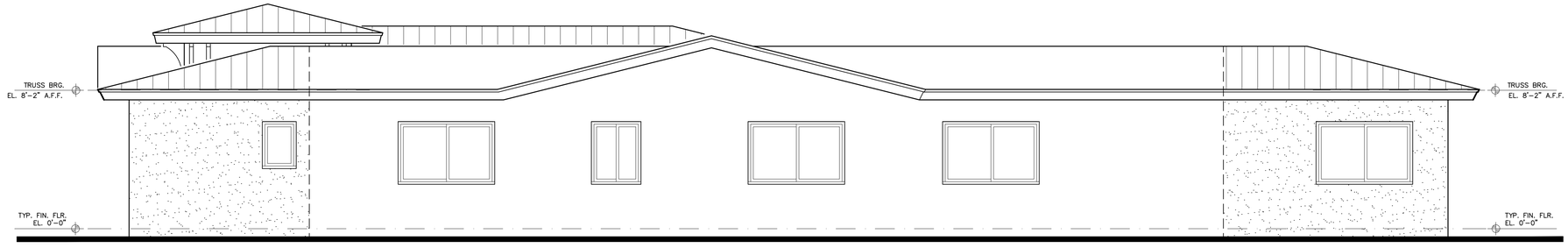
SCALE: 1/4" = 1'-0"



TYP. WALL SECTION

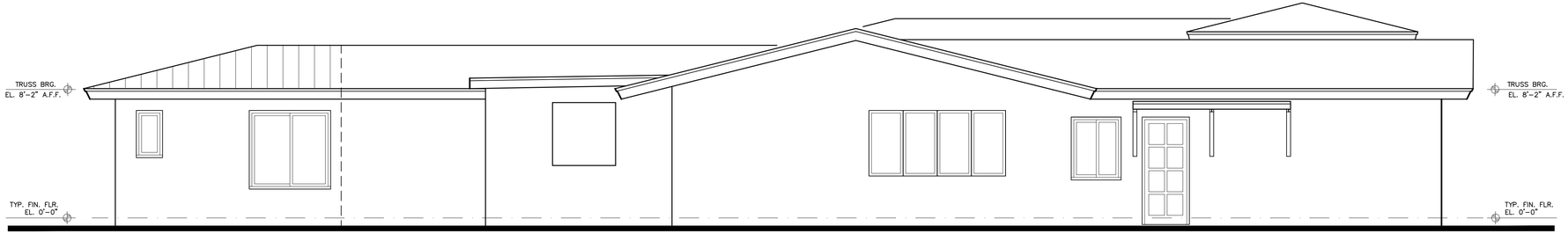
SCALE: 3/4" = 1'-0"

H 5



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

22A132

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ARCHITECTURE
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STATE OF FLORIDA — JAMES E. GILGENBACH — AR7457 — REGISTERED ARCHITECT

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HOLLYWOOD BROWARD COUNTY

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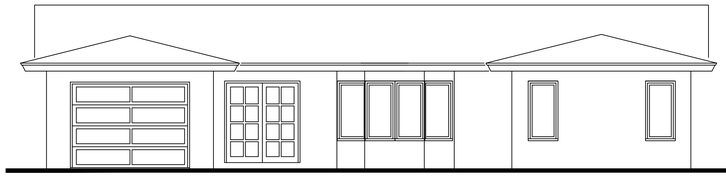
SHEET: of 5 A5



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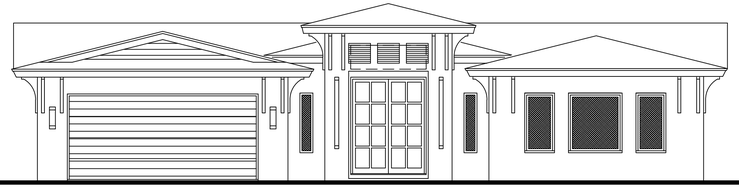

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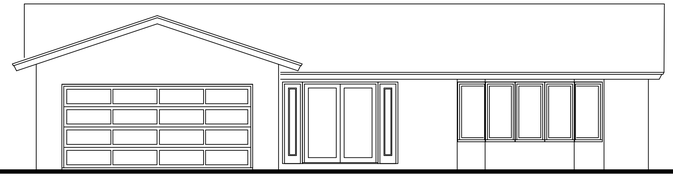


#825

FRONT ELEVATION

DRAINAGE CALCS.:

LOT AREA:	9,443 S.F.	100.0%
BUILDING COVERAGE:	3667 S.F.	38.9%
POOL DECK:	759 S.F.	8.0%
PAVERS/WALKS & DRIVE:	876 S.F.	9.3%
SWIMMING POOL/SPA:	364 S.F.	3.8%
GREEN AREA:	3777 S.F.	40.0%
25' FRONT SETBACK	1,907 S.F.	100.0%
PAVED AREA	864 S.F.	45.3%
POOL DECK:	1,043 S.F.	54.7%

DESIGN RUN-OFF: GREATER OF
1.0" OVER ENTIRE SITE
OR 2.5" OVER IMPERVIOUS AREA

ROOF GUTTERS @ PERIMETER OF HOUSE & WATER TO DRAIN INTO SWALE

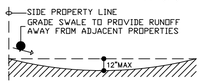
RUN-OFF VOLUME: (GREATER OF)
9,443 SF X .083 = 783.8 C.F.
(OR) 5331 SF X .208 = 1,109.0 C.F.

REQ'D. RETENTION /TOTAL: 1,109.0 C.F.

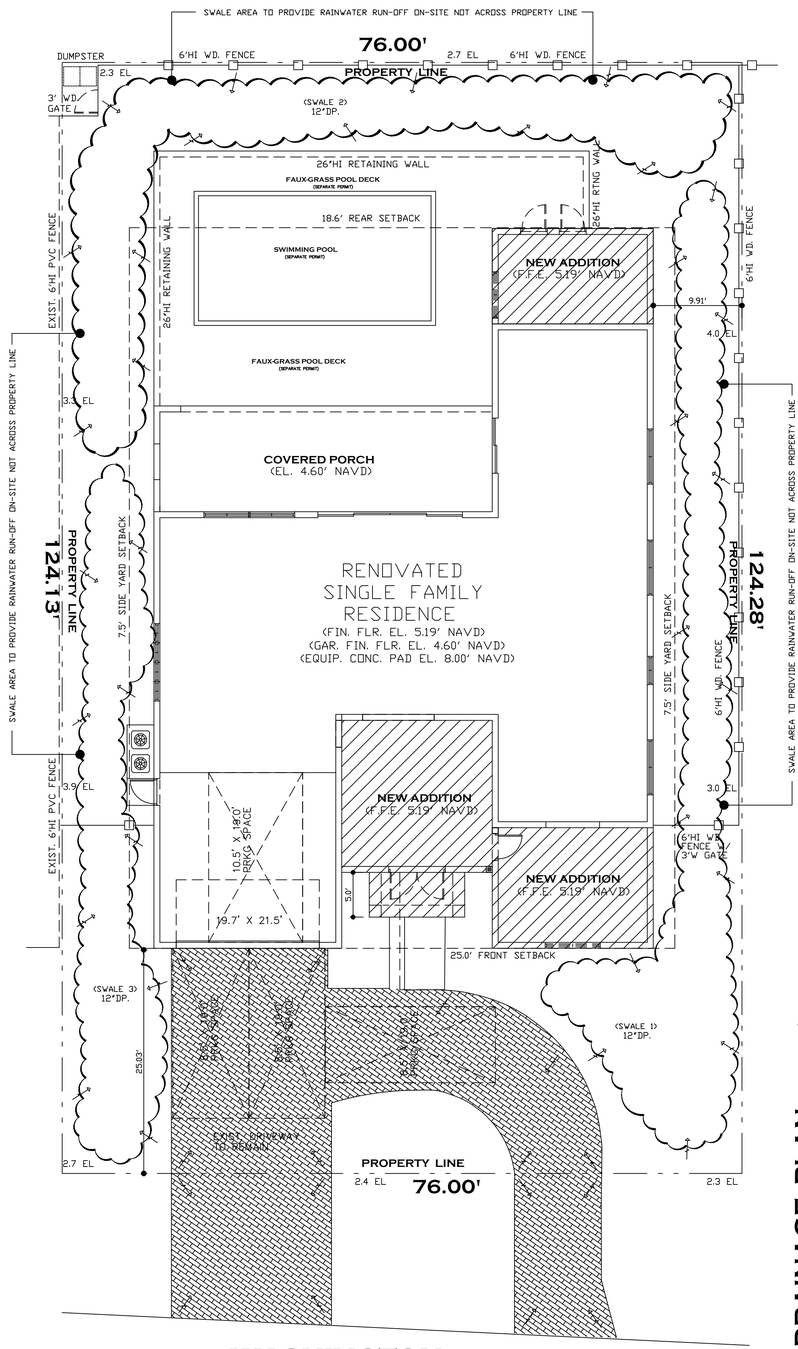
SWALE AREAS:

1.) SWALE 1	756 S.F.
2.) SWALE 2	760 S.F.
3.) SWALE 3	520 S.F.
TOTAL AREA:	2039 S.F.

AVERAGE DEPTH OF SWALE:
1109.0 C.F. ÷ 2039 S.F. = .55' (6")



SWALE CROSS-SECTION
NO SCALE



NORTH

DRAINAGE PLAN

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

STATE OF FLORIDA
JAMES E. GILGENBACH
AR7457
REGISTERED ARCHITECT

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RENOVATION TO EXISTING RESIDENCE OF

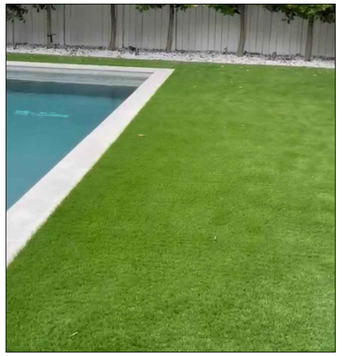
ANITA FUNTEK

825 WASHINGTON STREET HOLLYWOOD FLORIDA, 33019
HOLLYWOOD BROWARD COUNTY

DATE: 04 APR '23
PROJECT NO: 22 - A132
SHEET: of 1 DP

22A132

1 Pool
2 Pool deck - artificial turf
3 Covered patio
4 Driveway
5 Existing house
6 Extention of house
7 Garage area
8 Landscape - grass
9 Palm trees
10 Pedestrian entrance
11 BBQ
12 Trash area
13 Privacy hedge

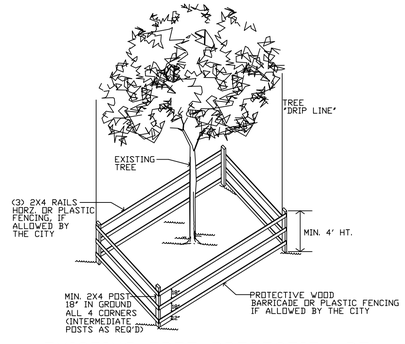


FAUX-GRASS PIC

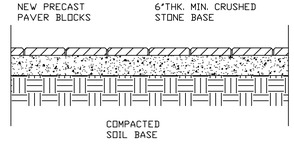
LANDSCAPE NOTES:

1. ALL LANDSCAPING MATERIALS WILL BE FLORIDA #1 GRADE OR BETTER
2. THE UNDERGROUND IRRIGATION SYSTEM WILL PROVIDE 100% COVERAGE WITH A 50% OVERLAP FOR ALL LANDSCAPING AREAS, INC. THE SWALE AREA. A FULLY AUTO. UNDERGROUND IRRIGATION SYSTEM WITH A RAIN SENSOR SHUT OFF DEVICE WILL BE PROVIDED.
3. PROVIDE GRASS OR SOD IN ALL OPEN AREAS, INC. THE SWALE AREA.
4. PROVIDE 2 CANOPY TREES IN THE SWALE AREA. TREES TO BE A MAX. 10'HI. WITH 1 2" CALIPER. WHERE OVERHEAD WIRES EXIST, PROVIDE FPL APPROVED UNDER STORY TREES.
5. PROVIDE A MIN. OF 4 TREES AND/OR LARGE VARIETY PALMS ON THE PROPERTY. CANOPY TREES TO BE A MIN. OF 14' TALL. LARGE PALMS MUST BE A MIN. OF 18' TALL WITH 8' OF CLEAR TRUNK.
6. LANDSCAPING MATERIALS TO BE APPROVED BY THE CITY PRIOR TO PLANTING.
7. PROVIDE A MIN. OF 30 SHRUBS ON THE PROPERTY. SHRUBS TO BE A MIN. OF 24"HI.
8. 2" OF MULCH WILL BE PROVIDED AROUND ALL SHRUBS AND TREES.
9. ALL MECH. EQUIP. WILL BE SCREENED ON 3 SIDES W/A HEDGE, SOLID FENCE OR WALL @ A HGT OF A MIN. OF 6" ABV. THE ITEM BEING SCREENED.
10. NO TREES WILL BE REMOVED OR RELOCATED. IF THERE ARE TREES BEING REMOVED OR RELOCATED A TREE REMOVAL PERMIT MUST BE OBTAINED PRIOR TO ANY TREE BEING REMOVED.
11. BARRICADESTO BE PLACED AT DRIP LINE BEFORE AND DURING ALL CONSTRUCTION ACTIVITIES.
12. FOR PROPERTY LOCATED ON A WATERWAY, THE LANDSCAPE PLAN MUST SPECIFICALLY PROVIDE LANDSCAPE MATERIAL TO BE PLACED IN THE REQUIRED CANAL 25' SIGHT VISIBILITY TRIANGLE, MAX. 3'.
13. PRIOR TO PLANTING ANY LANDSCAPING MATERIAL IT WILL BE NECESSARY TO VERIFY ALL EXIST. UTILITY EASEMENTS & UTIL. LINES. CONTACT SUNSHINE 811 IF THE PROPOSED LOCATION WOULD INTERFERE W/ ANY UTILITY SERVICE OR FOR ANY QUESTIONS RELATING TO LANDSCAPE REQUIREMENTS.
14. ALL EXTERIOR LIGHT SOURCES MUST BE RECESSED WITHIN THE STRUCTURE OR FIXTURE IN WHICH IT IS LOCATED. EXT. LIGHTING CANNOT GENERATE MORE THAN 1' CANDLE OF LIGHT AT ANY PROPERTY LINE.

NOTE: OBTAIN ALL REQ'D. PERMITS, IF A TREE CANNOT BE SAVED AND TRANSPLANTING OR REMOVAL IS REQ'D. COORDINATE ALL WORK WITH THE CITY.

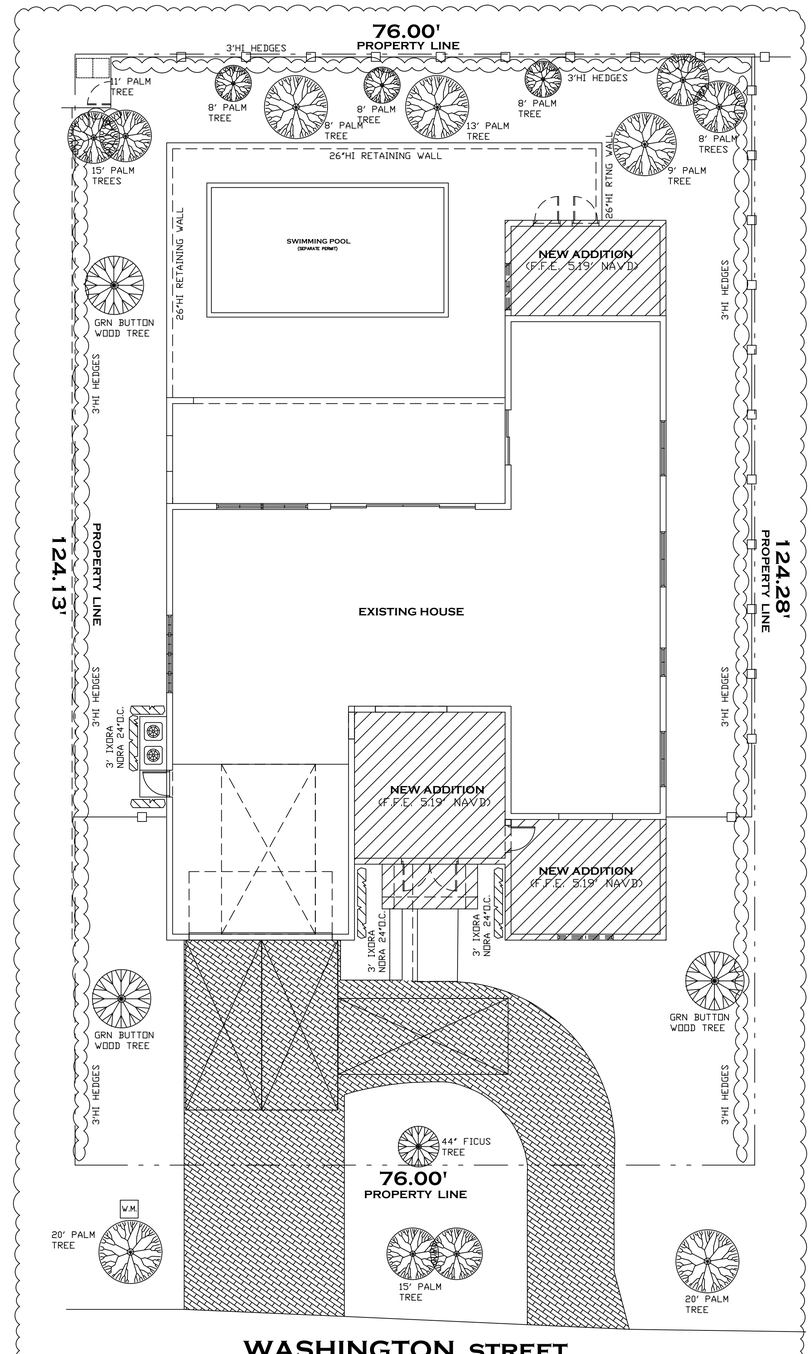


EXISTING TREE PROTECTION DTL.
N.T.S.



PAVER DETAIL

SCALE: 3/4" = 1'-0"



LANDSCAPE PLAN

NORTH

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

NOTES:

1. PLANTING OF STREET TREES ON TOP OF OR 5' OF ANY CITY OWNED UTILITY INFRASTRUCTURE IS PROHIBITED.
2. ONLY 50% OF THE PUBLIC RIGHT-OF-WAY MAY BE PAVED. THE BRICK PAVEMENT IN THE SWALE AREA IN ADDITION TO THE PROPOSED WORK WILL HAVE TO CONFORM TO THE CODE.
3. LANDSCAPE PLANS TO BE SUBMITTED WILL COORDINATE W/CIVIL PLANS TO ACCOMMODATE FOR DRAINAGE FEATURES.

22A132

JS & MCM DESIGNS

JAMES E. GILGENBACH
ARCHITECTURE & PLANNING
9009 ONE PUTT PLACE
(954) 292 - 0679
PORT ST LUCIE
FLORIDA 34986

STATE OF FLORIDA
JAMES E. GILGENBACH
AR7457
REGISTERED ARCHITECT

REVISIONS:
REV.: AUG. 3, 2023
LANDSCAPE PLANS
REV.: OCT. 16, 2023
LANDSCAPE COLORS

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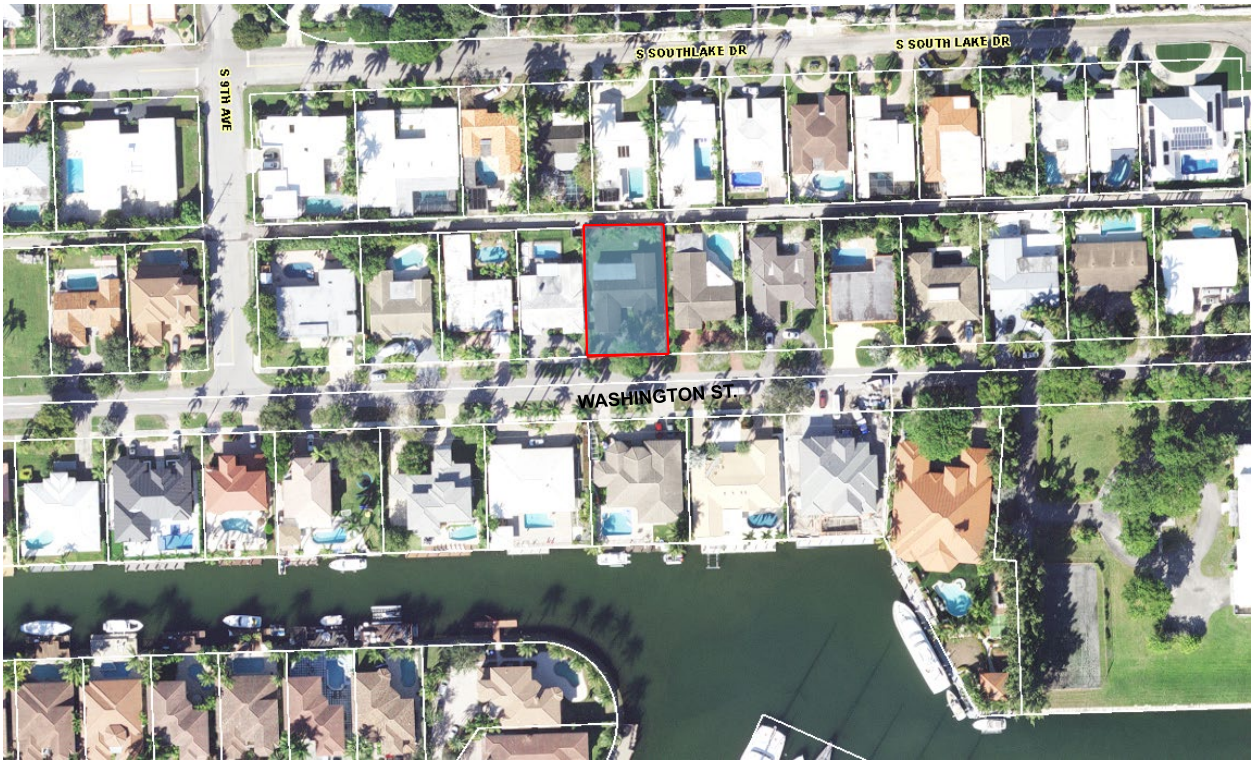
SHEET: of 1 LS

ATTACHMENT B

Aerial Map

825 Washington Street

Aerial Map



City of Hollywood

Staff Summary

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

File Number: 3. 2023 1114

Agenda Date:	11/14/2023	**Agenda Number:**	
To:	Historic Preservation Board		
Title:	FILE NO.: 23-CM-65 APPLICANT: Norma Garcia and Mariela Cardona. LOCATION: 1619 Hollywood Boulevard REQUEST: Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design for a new three-unit residential development in the Lakes Area Historic Multiple Resource Listing District.		

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

DATE: November 14, 2023 **FILE:** 23-CM-65

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Carmen A. Diaz, Planning Administrator

SUBJECT: Request for a Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design for a three-unit residential townhouse development within the Lakes Area Historic Multiple Resource Listing District.

REQUEST:

Certificate of Appropriateness for Demolition and a Certificate of Appropriateness for Design for a three-unit residential development within the Lakes Area Historic Multiple Resource Listing District.

RECOMMENDATION:

Certificate of Appropriateness for Demolition: To be determined by the Historic Preservation Board.

Certificate of Appropriateness for Design: Recommend Approval if Certificate of Appropriateness for Demolition is approved.

BACKGROUND

According to the records of the Broward County Property Appraiser, the existing house was constructed in 1958 on a 9,084 sq. ft. lot (0.22 acres) located at 1619 Hollywood Boulevard. The subject property is composed of two lots, specifically Lots 7 and 8 of Block 73. The design of the existing home is a Ranch architectural style, which includes horizontal elements, asymmetry, hipped roofs, and limited ornamentation. *The Design Guidelines state that Ranch Style homes were most prevalent during the post war periods to accommodate many soldiers familiar with the subtropical environment during training in Hollywood or other locations, returned to South Florida with new young families. Ranch homes were erected in mass to house a wave of new residents. This style was relatively inexpensive and used simple materials with none of the traditional details.*

REQUEST

The Applicant requests a Certificate of Appropriateness for Demolition and Design to demolish the existing building and provide three new townhomes in compliance with the Zoning and Land Development Regulations. The existing building is in poor condition based on the Feasibility Study done by a Structural Engineer (See attachment A). Currently, the existing structures do not meet the necessary Building Code requirements, as well as FEMA regulations. The structures present several issues that would increase the costs of an addition or retrofitting to resolve these problems. Therefore, with cost and safety in consideration, the Applicant has moved to construct a new residential development conforming to current regulations, including FEMA.

The proposed residential development demonstrates a contemporary design. Rather than imitating historic styles, the presence on the street is created by the rhythm and scale. The new construction shows a true transition from a single-family zoning district to a denser, taller, and faster paced downtown area as part of the Lakes Transition District which allows multifamily residences. The Lakes Transition District is within the Regional Activity Center (RAC) and also part of the Historic District. The proposed buildings have a modern style using composite siding as a vertical sculptural element from the top to the entry door of the townhomes. The main façade of the townhomes is facing Hollywood Boulevard and each entrance is elevated from the street level with a few steps and aluminum railings. Each townhome has the common areas located on the first floor as well as the garage and an open patio which are facing the alley. The second and third floor have the bedrooms and more private areas; the roof is an open terrace. The new construction will comply with all the required setbacks, height, and parking regulations.

As mentioned, the property is in the RAC. The City's Zoning and Land Development Regulations offers the advantage of creating an urban fabric. The RAC provides the opportunity to switch from a single-family residential area to a multifamily building, as the subject property is located close to the downtown commercial areas.

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 design of the proposed development is an example of the new RAC zoning requirements inside the Historic area. As proposed, the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE INFORMATION

Owner/Applicant:	Norma Garcia and Mariela Cardona
Address/Location:	1619 Hollywood Boulevard
Size of Property:	9,084 sq. ft. (0.21 acres)
Present Zoning:	Lakes Transition District (LT) Lakes Area Historic Multiple Resource Listing District
Future Land Use:	Regional Activity Center (RAC)
Year Built:	1959/1958 (Broward County Property Appraiser)

ADJACENT ZONING

North:	Lakes Transition District (LT) Lakes Harrison and Tyler Street Historic Districts (HPOD-2)
South:	Lakes Transition District (LT)

Lakes Area Historic Multiple Resource Listing District (HMPRLOD-1)
East: Lakes Transition District (LT)
Lakes Area Historic Multiple Resource Listing District (HMPRLOD-1)
West: Lakes Transition District (LT)
Lakes Area Historic Multiple Resource Listing District (HMPRLOD-1)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center and part of the Historic District, the subject site is surrounded by mostly residential properties, 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 intent of the Regional Activity Center land use designation *is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need to automobile travel, provide incentives for quality development, and give definition to the urban form.* Development of this site enhances the neighborhood redevelopment of the area and provides a model for new development within the Regional Activity Center.

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 development is sensitive to the character of the Historic Lakes Section through its design which is similar 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 while enhancing the landscaping.

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 location of the property in the Lakes Transition District, a new zoning district inside the RAC provides some variation on new proposed developments. It is a transition between Young Circle to the Hollywood Lakes Historic District. The Lakes Transition District encourages redevelopment which retains and enhances the existing character of the Lakes Historic District and also creates urban residential neighborhoods.

The existing one-story home was constructed in 1958. It is an example of a Ranch style home; however, the existing house requires restoration to improve the deteriorating conditions. The Applicant is proposing three townhomes with a contemporary design. Therefore, the proposal for the redevelopment of the site will not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

Decisions on Certificates of Appropriateness for Demolition. Based on the following criteria and other appropriate considerations, the Board must determine if the building is of historic significance. The Zoning and Land Development Regulations does not provide guidance as to how much weight should be given to each criterion. *In addition to the mandatory criteria, the designation of any individual site or district as a Historic Site or District requires compliance with at least one of the following additional criteria:*

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

CRITERION 1: The building, structure, improvement, or site is designated on either a National, State, or local level as a Historic Preservation District or an Architectural Landmark or site.

ANALYSIS: The Historic District Design Guidelines recommend *identifying, retaining, and preserving buildings which are important in defining the overall historic character of a historic district or neighborhood.* There is one building on site which was built in 1958. The building was built as a single-family home. The architecture is Ranch style. There is no evidence that it has historical significance, neither is listed as a historic building.

CRITERION 2: The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

ANALYSIS: The structure as it exists today does not exhibit characteristics or elements that are unique or contributing to the character of the Historic District. In addition, the existing building is in very poor condition based on the Feasibility Study. There may be portion of the structure or design element on the building that could not be reproduced or replicated without great difficulty or expense, any substantial improvement to the property would require great cost to raise the floor elevation and resolve the structural issues.

CRITERION 3: The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.

ANALYSIS: The Historic District Design Guidelines allow for the removal of *non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood*. As previously stated, although the existing building was constructed in 1958, it does not possess distinct historic architectural features. Furthermore, The Design Guidelines states that Post War Modern, Ranch Style homes were most prevalent during the post war periods and were constructed in mass to accommodate the influx of returning soldiers and new families moving to the south Florida region.

CRITERION 4: The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.

ANALYSIS: Staff finds there is not substantial historic character that could be considered to significantly contribute to the character of the district.

CRITERION 5: Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

ANALYSIS: As stated previously, the existing building does not embody a structure steeped in architectural style or historical character that would provide an opportunity for study of local history, architecture, or design.

CRITERION 6: There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely effect on the historic character of the Historic District.

ANALYSIS: The Applicant is proposing to demolish the existing building and construct a new residential development. Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighbors. The proposed multifamily building is contemporary and functional, allowing the Applicant to maximize the use of his property. The design is enhanced by a formal landscape plan which provides an array of native species. Required parking is accommodated with a garage and a paved driveway. As such, the proposed redevelopment of the property, if the demolition is approved, will improve the character of the area.

CRITERION 7: The Unsafe Structures Board has ordered the demolition of a structure, or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.

ANALYSIS: The Unsafe Structures Board has not ordered the demolition of these buildings. However, the engineer's report shows that improvements would not be economically feasible as both buildings would need to be raised to meet FEMA requirements and other various structural issues that would need to be addressed to allow renovations. This would severally impact the cost of the project and impede the Applicant's ability to move forward with design in a manner that is financially feasible or sound. The reinvestment in the property without the freedom of design for a property that does not represent a period of significance or possess historic merit would be an undue burden for the Applicant.

CRITERION 8: The information listed in the Historic Properties Database (a listing of historic and non-historic properties) has been considered as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued.

ANALYSIS: The Applicant states in his Criteria Statement that the home has no historic merit based on their research. It is not individually designated, and a Florida Site File was not found.

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 Historic District Design Guidelines encourages new structures to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape, and environment. The proposed development complies with required regulations. The proposed development maintains a residential pattern and provides a transition into the downtown area as allowed by the LT zoning district.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic Design Guidelines recommend maintaining *consistent spacing and setbacks and further state new construction should be compatible with existing buildings. Within the context of historic preservation, elements of design such as massing, scale, and rhythm reflect architectural style as well as the richness of the historic district.* The proposed design demonstrates a contemporary design that can be found throughout the Lakes district. This contemporary building is designed in a manner that provides an urban feeling. This unique design gives presence to the architecture of its time, while adding character to the Historic Lakes district; this is achieved through a mixture of materials such as, concrete panels, wood, glass, and aluminum elements. The Historic District's richness is derived from the design of the homes being appropriate for the period in which they were constructed. The Applicant is proposing a design that represents the current architectural styles of the time, and other homes throughout the Lakes district.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: The Historic Design Guidelines states that setting is *the relationship of a building to adjacent buildings and the surrounding site environment.* The proposed residential development meets all applicable setback requirements. The modern design offers a character to the neighborhood throughout the Lakes district maintaining the spatial relationship with surrounding properties adjacent to the downtown area. Massing plays an important role in determining the character of individual properties, the street, and the surrounding neighborhood. The new construction provides a similar proportion with the surrounding properties, complying with the Design Guidelines.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials should be compatible in quality to those that are used in the historic district. The Applicant has demonstrated that the proposed design, while utilizing modern methods of construction and materials, will not affect the integrity of the surrounding neighborhood. It is a design example and proposal inside the Lakes Transition District.

This unique design gives presence to the architecture of its time, while adding character to the Historic Lakes district; this is achieved through a mixture of materials such as, concrete panels, glass, and wood, elements. Appropriate elements with contemporary materials and methods of construction are provided. Geometries of the building are accentuated with different materials, colors, and hierarchies to create interest and shadow throughout.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: According to the National Register, workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

The design of the proposed development is consistent with current workmanship styles and methods. The proposed improvements are not imitating or copying any existing style or period. In addition, the proposal does comply with all regulations, and it fits within the neighborhood's character.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further states *new construction should be compatible with existing buildings… Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district.* Meeting all applicable code requirements, the proposed design enhances the site, and is consistent with the scale and massing of the adjacent properties and surrounding neighborhood. It is enhanced by a formal landscape plan around the building. Required parking is accommodated in the driveway and the attached garages.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph

PLANNING DIVISION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CITY OF Hollywood FLORIDA

Tel: (954) 921-3471
Fax: (954) 921-3347

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.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at http://www.hollywoodfl.org/DocumentCenter/Home/View/21

APPLICATION TYPE (CHECK ONE):

☐ Technical Advisory Committee ☒ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: 06/20/2023

Location Address: 1619 HOLLYWOOD BOULEVARD
Lot(s): 7 AND 8 LESS E 5' Block(s): 73 Subdivision: HOLLYWOOD
Folio Number(s): 5142-15-02-3650
Zoning Classification: LT Land Use Classification: RAC
Existing Property Use: SINGLE FAMILY Sq Ft/Number of Units: 1,827 SF/ 1 UNIT
Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s):_____

☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development

Explanation of Request: CERTIFICATE OF DEMOLITION AND DESIGN FOR A THREE (3) UNIT TOWN HOME DEVELOPMENT

Number of units/rooms: 3 UNITS Sq Ft: 8,946
Value of Improvement: _____ Estimated Date of Completion: 2024
Will Project be Phased? ( ) Yes (X)No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: NORMA GARCIA AND MARIELA CARDONA
Address of Property Owner: 1619 HOLLYWOOD BOULEVARD, HOLLYWOOD FL 33024
Telephone: (954) 559-7820 Fax: _____ Email Address: mcardona27@gmail.com
Name of Consultant/Representative/Tenant (circle one): SENGA Architecture LLC
Address: 3434 Mckinley Street, Hollywood FL 33021 Telephone: (954) 613 8371
Fax: _____ Email Address: fitzmurphy@sengaarchitecture.com
Date of Purchase: 04/23/2021 Is there an option to purchase the Property? Yes ( ) No (X)
If Yes, Attach Copy of the Contract.
List Anyone Else Who Should Receive Notice of the Hearing: Jorge Viera
_____ Address: _____
_____ Email Address: jorgevieratv@gmail.com

PLANNING DIVISION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

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: 7/5/2023

PRINT NAME: MARIELA CARDONA Date: 7/5/2023

Signature of Consultant/Representative: _____ Date: 06/19/2023

PRINT NAME: FITZ MURPHY, SENGA Architecture LLC Date: 06/19/2023

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 CERTIFICATES OF APPROPRIATENESS to my property, which is hereby made by me or I am hereby authorizing SENGA Architecture LLC 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 _____ day of _____

_____
Signature of Current Owner

_____
Notary Public
State of Florida

_____
Print Name

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

NAME OF OWNER RUSSELL HISSEM — ADDRESS OF CONSTRUCTION 1619 HWD BLVD.

LEGAL DESCRIPTION Lot 6 less the E 5' + all of lot 7 Block 73 Hwd Original Town

FL-32 (FILM #1521)

Owner's Present Address 3031 NW River Drive Ft.Laud.

Description of Construction — Cost $19,139.00

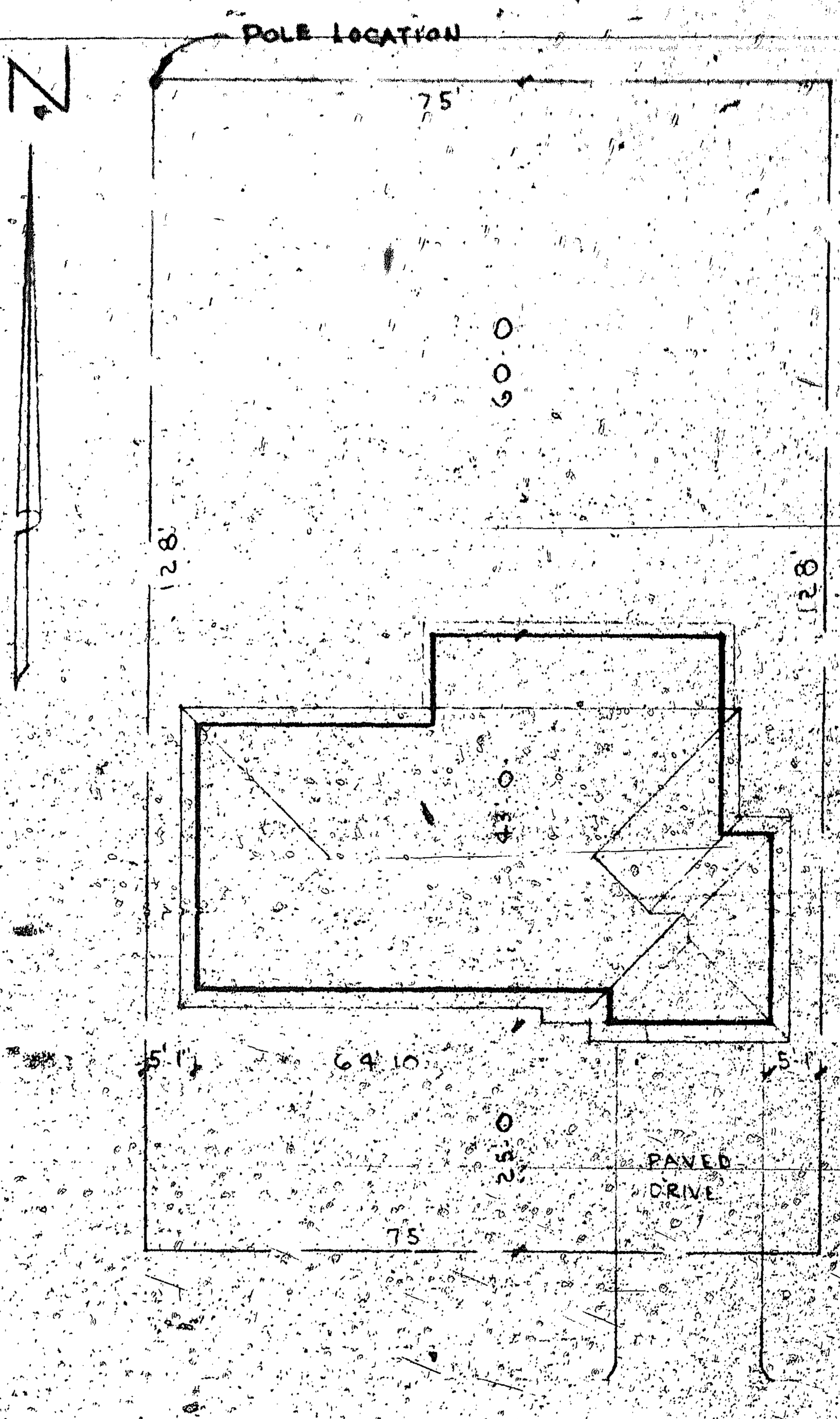
Single Family

Permit Type	No.	Date Issued	To Whom	Fixtures or Outlets
Bldg.	34721	11-13-58	Owner	
Roof	35119	12-24-58	Thomas Roofing	
Electrical	20501	11-25-58	Hooker Elec.	1-60-2
Plumbing	16867	11-25-58	Belmont	9
Gas	16867	11-25-58	Belmont	2 m/g pot outlets

INSPECTIONS

FOUNDATION 11/19/58	1st Rough Plg. 11/26/58	Temp. ~~Service~~ 12/12/58
COLUMNS Forming 12/3/58	Final Rough Plg. 1/2/59 Belmont	Rough Electric 12/24/58
TIE BEAM 12/6/58	Septic Tank Belmont 2-3-59 Sewer 2-3 OK 2/4/59	Temporary Final
ROOF Tin Cap 12/24/58	Grease Trap	Final Electric 1/28/59
GAS 2/3/59	Final Plumbing 2/3/59	Rubbish Bond
	Cert. of Occupancy 2/4/59	

Remarks: 30 Sewer R/B #3946 $25.00 R/B #3945 $100.00 Paid 2/5/59 C.K.



PLOT PLAN

SCALE 1" = 20'

LEGAL

LOT 8 LESS THE
EAST 5' & ALL OF
LOT 7
BLOCK 73
BROWARD CO.
HOLLYWOOD FLA.

NOTE —
ALL DATUM HERE AS SHOWN
ABOVE [illegible] ZONING BOARD RULINGS
[illegible] SUBDIVISION
AND [illegible] AND SUBDIVISION
OF [illegible] PRIOR TO START OF CONSTR

POLE LOCATION

N

75'

900

128'

128'

5' ↓

69.10

0

54

0

SSW

PAVED

DRIVE

75

STREET

E

PLOT PLAN

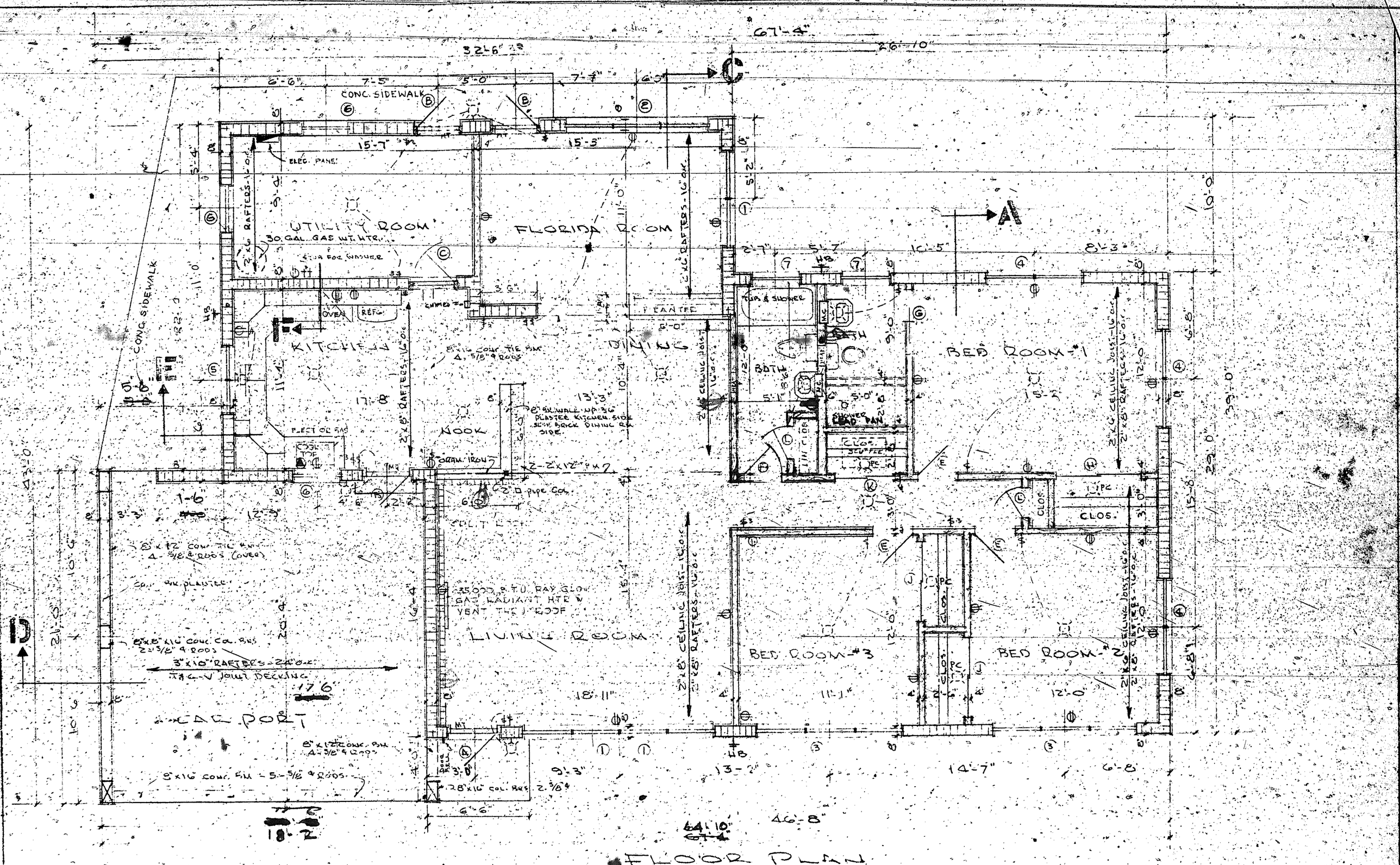
SCALE 1" = 20'

LEGAL

LOT 8 LESS THE
EAST 5' & ALL OF
LOT 7,
BLOCK 73
BROWARD CO.
HOLLYWOOD FLA.

HOUSE LOCATION

NOTE —
AT A DATUM HEIGHT AS SHOWN
ABOVE THE ZONING BZHD RULINGS
AND THE SUBDIVISION
APPROVAL OF FIELD RESTRICTIONS AND SUBDIVISION
OF EXISTING CONTOURS PRIOR TO START OF CONSTR



FLOOR PLAN

SCALE 1/4" = 1'-0"

HOUSE — — 1840 SQ FT.
CAR PORT — — 410 " "

NOTE:—
CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE STARTING CONSTRUCTION.

Residence For Mr. Russell Higgem

[redacted]

BRENNER HOME BUILDERS

RUDE, HOSTETTLER & TAYLOR
ARTHUR H. RUDE AR. [illegible]
1326 N. E. 6th AVENUE
FORT LAUDERDALE, FLORIDA

WINDOW SCHEDULE

NO.	REQ	WINDOW NO.	SIZE	TYPE
1	3	25/25	6'-1⅛" x 5'-2"	ALUM. GLASS JAL.
2	1	25/25/25	9'-2⅛" x 5'-2"	DO
3	2	23/23/22	5'-2⅛" x 3'-1⅜"	DO
4	3	23/23	4'-1⅛" x 3'-1⅜"	DO
5	1	33	4'-4⅛" x 3'-1⅜"	DO
6	3	23	3'-0" x 3'-1⅜"	DO
7	2	22	3'-0" x 2'-1"	DO

DOOR SCHEDULE

NO.	REQ	SIZE	TYPE
A	1	3'0" x 6'8" x 1¾"	[illegible]
B	3	2'8" x 6'8" x 1¾"	[illegible]
C	1	2'8" x 6'8" x 1¾"	FLUSH
D			
E	3	2'6" x 6'8" x 1¾"	FLUSH
F	1	2'4" x 6'8" x 1¾"	FLUSH
G	1	[illegible]	[illegible]
H	1	3'0" x 6'8" x 1¾"	WD LOUVER SLIDING
J	2	3'0" x 6'8" x 1¾"	DO
K	1	4'0" x 6'8" x 1¾"	DO
L	2	1'6" x 6'8" x 1¾"	WD LOUVER

67'-4"

32'-6"

2'-10"

8'-8"
5'-6"

14'-0"

10'-0"

3'-0"

3'-0"

2'-0"

3'-0"

12'-3"

4" CONC. SLAB WITH
6X6-#10 REINF MESH
TERRAZZO FIN. FLOOR

ELEV. +18"

ELEV. +18"

31'-2"

12'-4"

10'-0"

3'-4"

22'-0"

3'-0"

1'-4"

3'-0"

1'-4"

8"

8"

8"

43'-0"

3'-0"

1'-4"

8"

8"

6'-0"

8'-8"
5'-6"

A

B

27'-9"

12'-6"

39'-0"

25'-0"

21'-0"

4" CONC. SLAB WITH

ELEV. +8"

20'-4"

1'-8"

4'-0"

15'-10"

D

G

18'-2"
20'-0"

ELEV. +12"

6'-6"

H

4" CONC. FLOOR SLABS WITH
6X6-#10 REINF MESH
TERRAZZO FIN. FLOOR

ELEV. +18"

GRADE NOTES

USE CROWN OF STREET AS +0"
FIN. FLOOR IS 18" ABOVE CROWN OF STR.
FIN. GRADE IS 6" "

46'-8"
64'-10"

FOUNDATION PLAN

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

4" CONC. SLAB WITH

8"

12"

10"

12-#4 RODS

8"

6"

15-#4 RODS

SECTION-G

SECTION-H

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

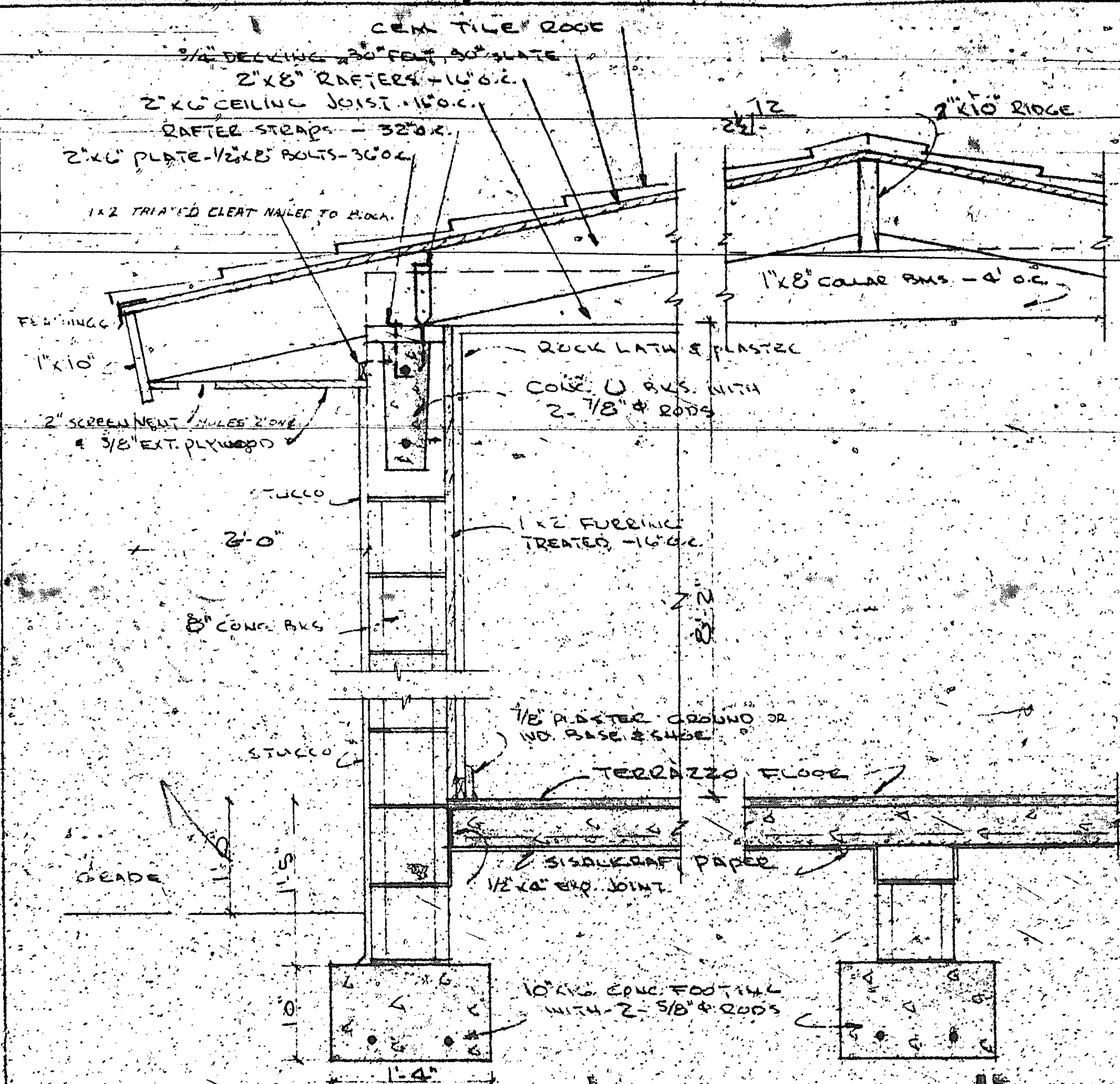
NOTE
CONTRACTOR TO VERIFY ALL DIMENSIONS IN
THE FIELD BEFORE STARTING CONSTRUCTION.

RUDE HOSTETLER & TAYLOR
ARTHUR H. RUDE, ARCHITECT
1424 N.E. 4th AVE.
FORT LAUDERDALE, FLORIDA

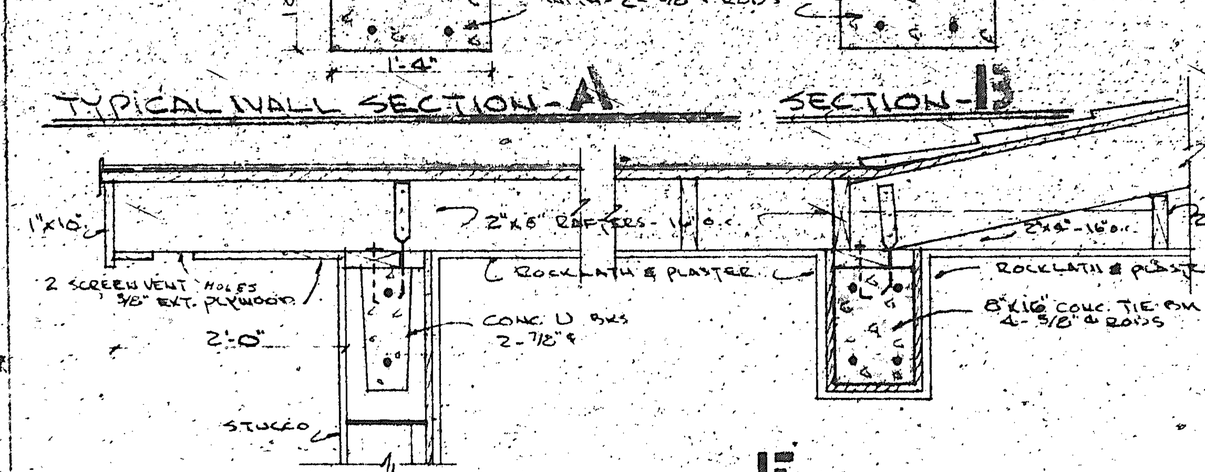
[redacted]

BETTER BUILT HOMES

273

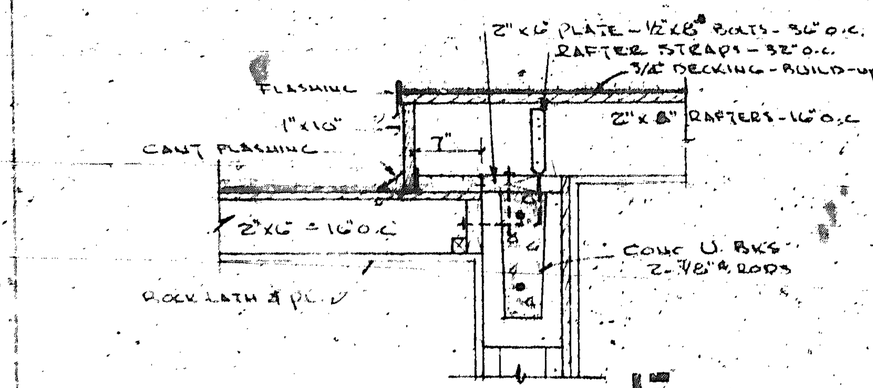


TYPICAL WALL SECTION - A

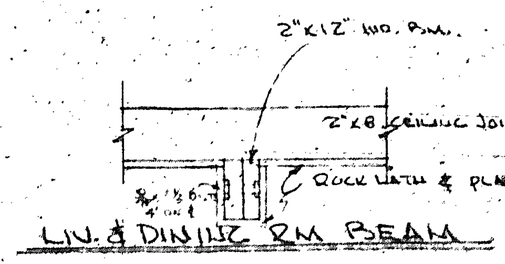


SECTION - B

SECTION THRU KITCHEN - E

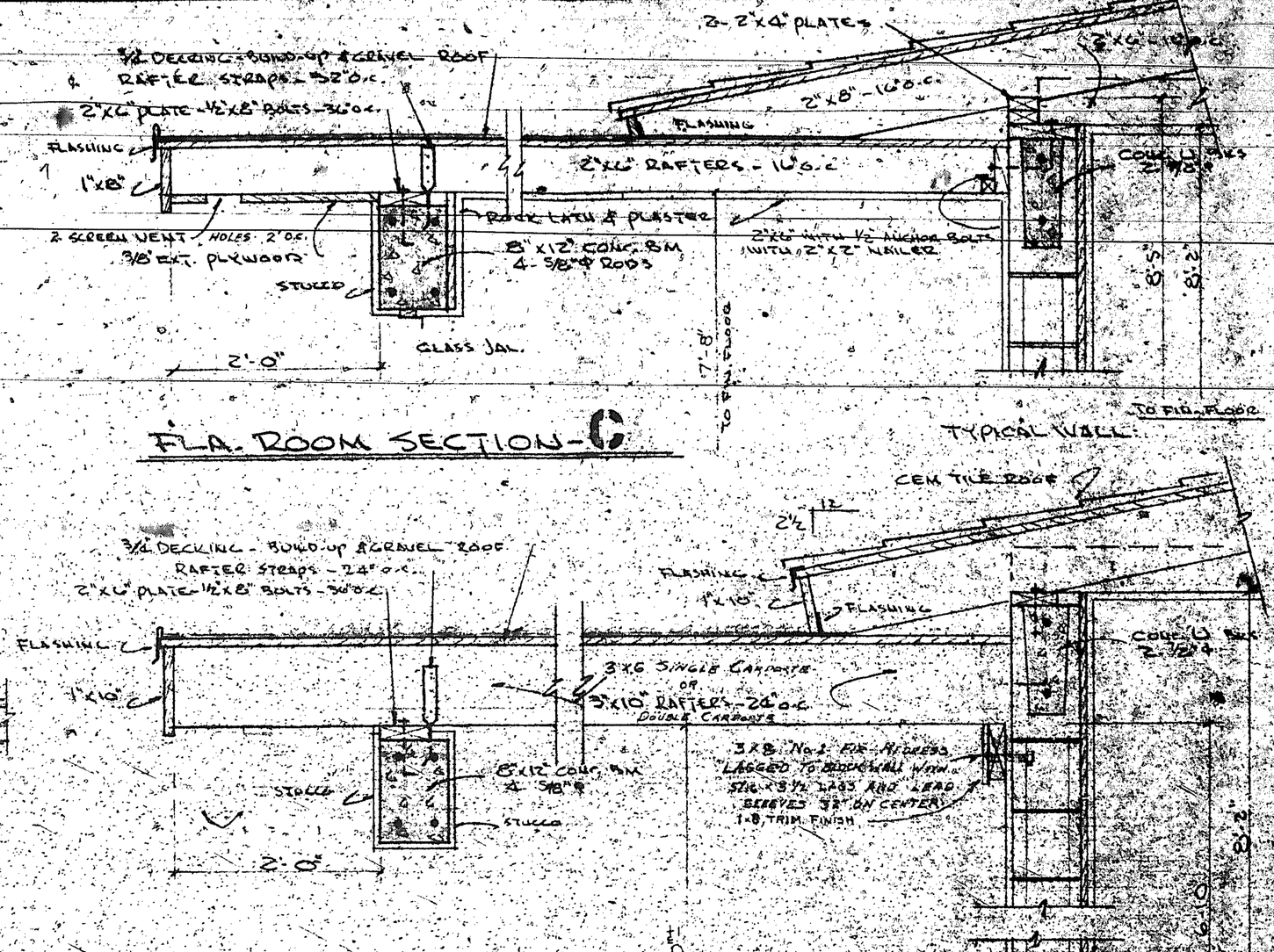


SECTION - F

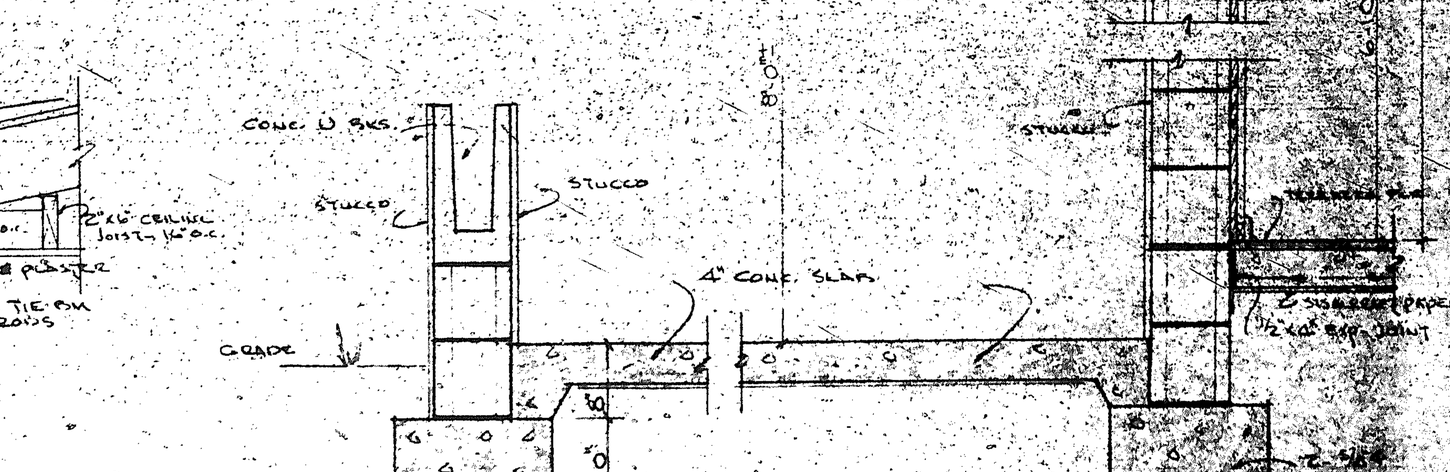


LIV. & DINING RM BEAM

FLA. ROOM SECTION - C



TYPICAL WALL



CAR PORT SECTION - D

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

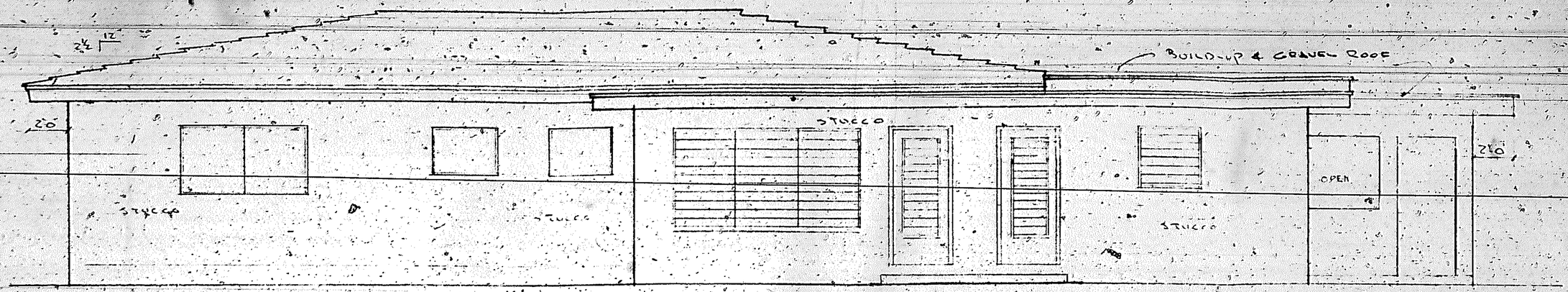
NOTE:-
CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE STARTING CONSTRUCTION.

[redacted]

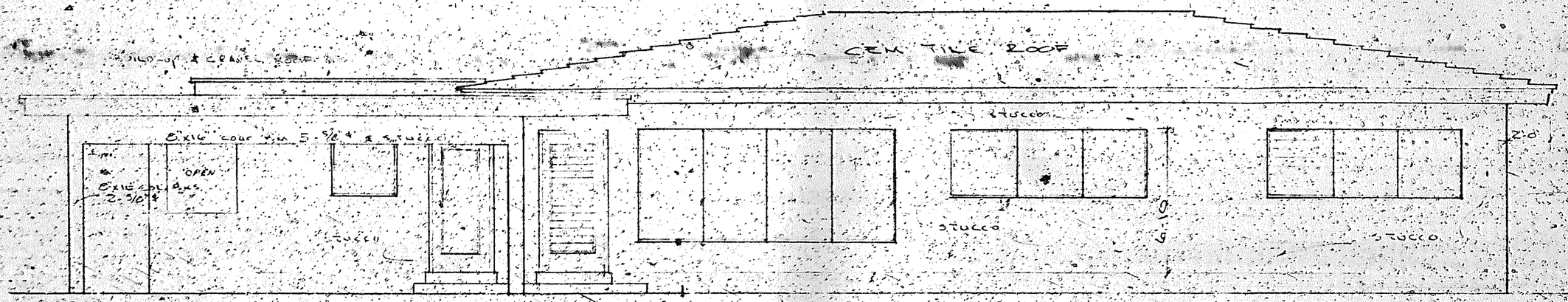
BETTER BUILT HOMES

REESE, HOCHSTETLER & TAYLOR
ARTHUR H. REESE ARCHITECT
1336 N.E. 5th AVENUE
FORT LAUDERDALE, FLORIDA

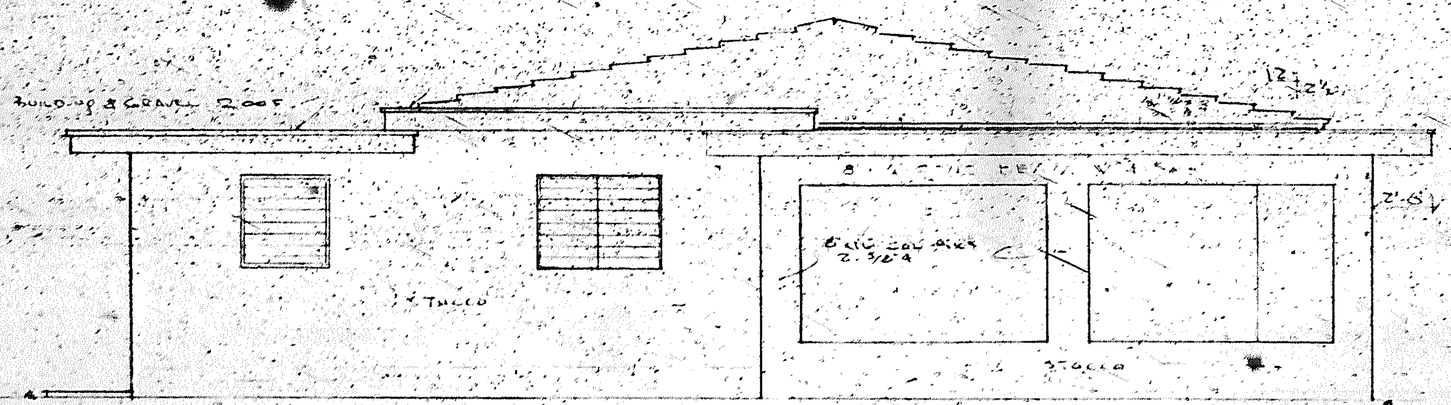
3



REAR ELEVATION



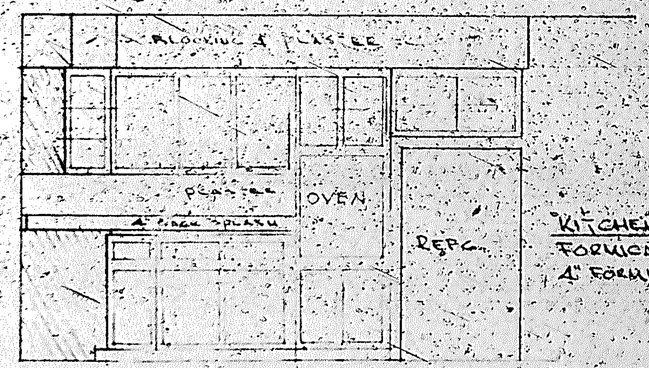
FRONT ELEVATION



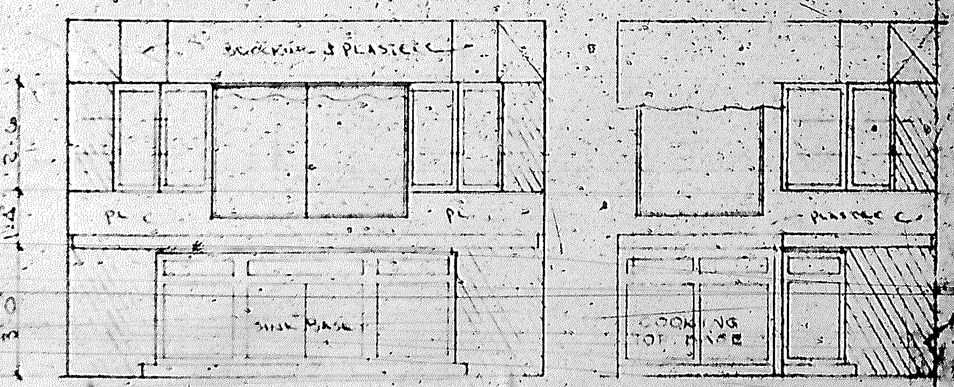
LEFT END ELEVATION

RIGHT SIDE ELEVATION

SCALE: ½" = 1'-0"



KITCHEN NOTES
FORMICA CAB. TOPS. WITH
4" FORMICA BACK SPLASH.



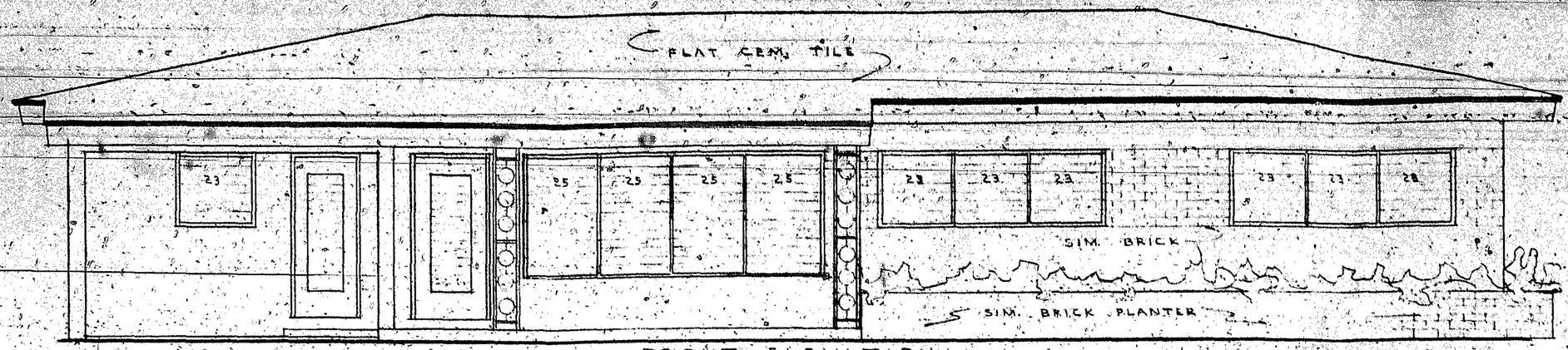
KITCHEN ELEVATIONS - SCALE: 3/8" = 1'-0"

[redacted]

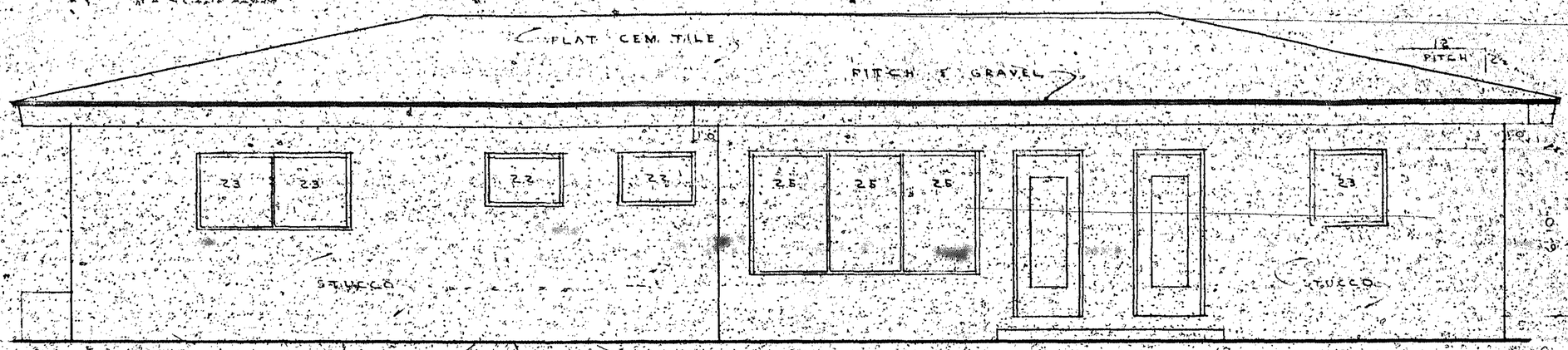
BETTER-BUILT HOMES

NOTE -
CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE STARTING CONSTRUCTION.

BLUE MONTEITH & TAYLOR
ARCHITECTS AND PLANNERS
FORT LAUDERDALE, FLORIDA



FRONT ELEVATION



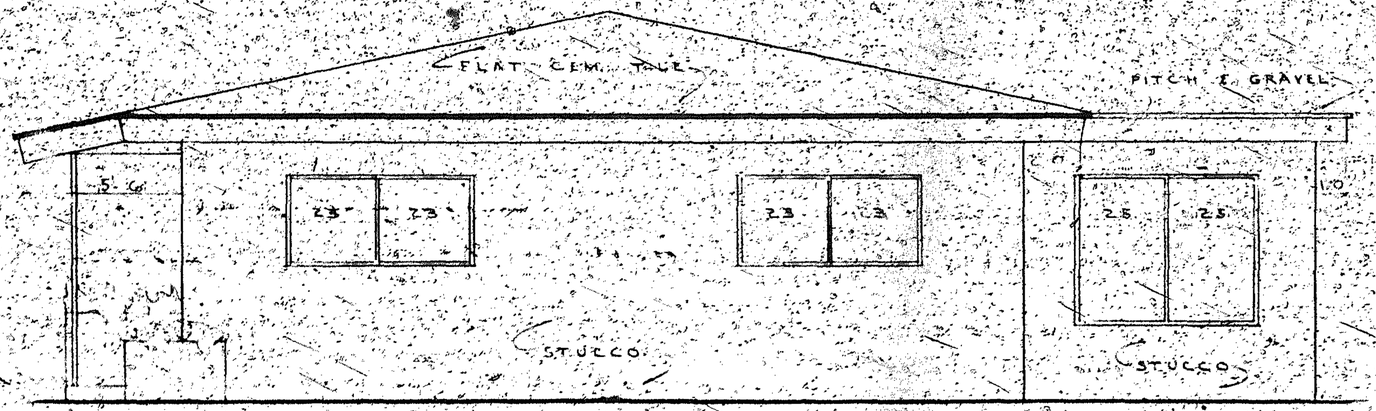
REAR ELEVATION

TOP OF PLATE

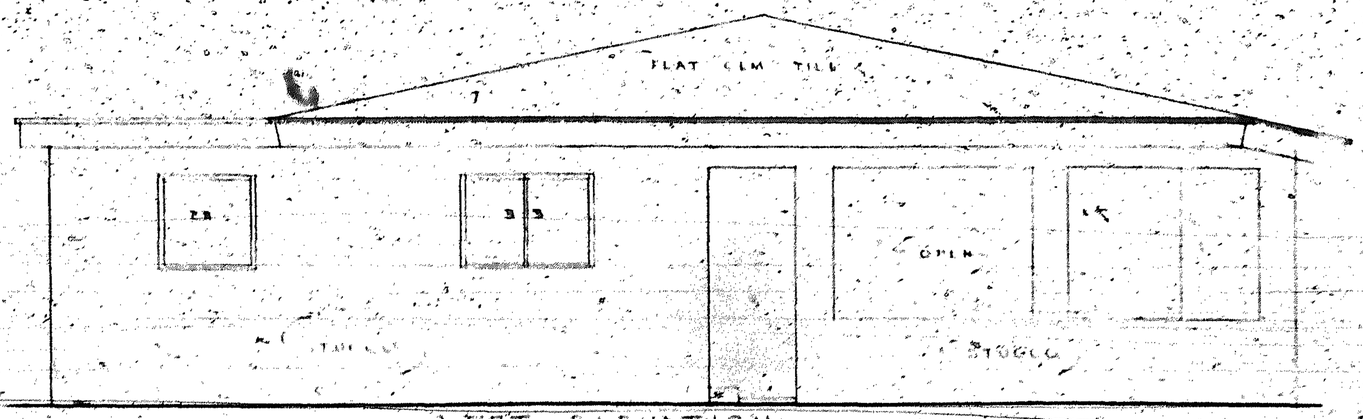
TOP OF WINDOWS

FIN FLOOR

FIN GRADE



RIGHT ELEVATION



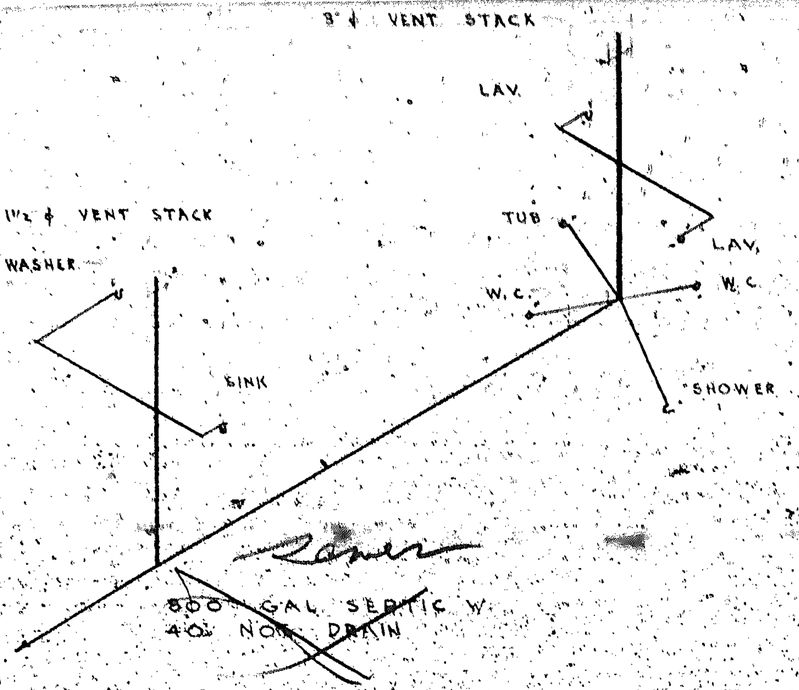
LEFT ELEVATION

NOTE
CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE STARTING CONSTRUCTION.

SHEET # 2
ELEVATIONS
LAND
3 BEDROOM 2 BATH
SINGLE CARPORT
SCALE 1/4 = 1'-0"

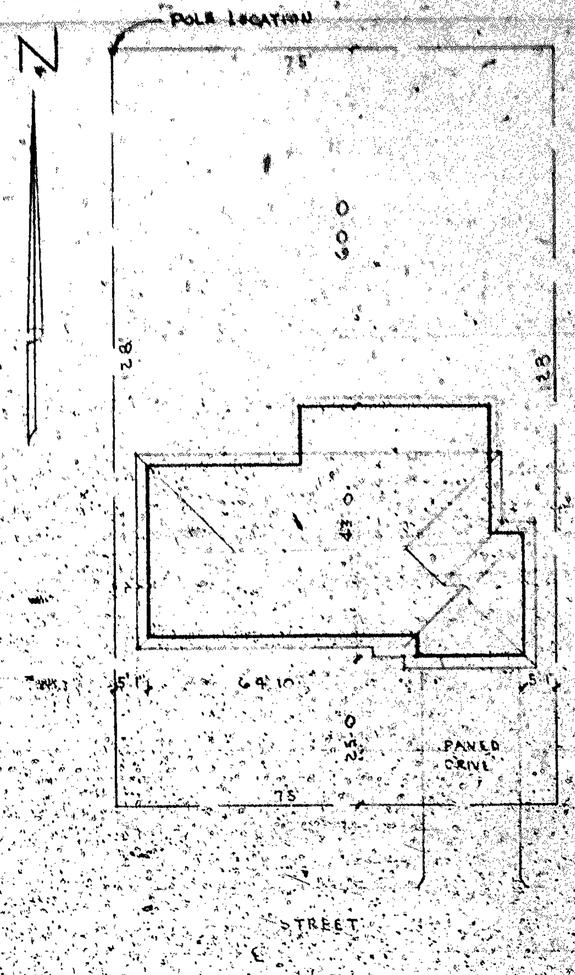
[redacted]
BETTER BUILT HOMES
DATE

8-31-81



PLUMBING RISER DIAGRAM

NO SCALE



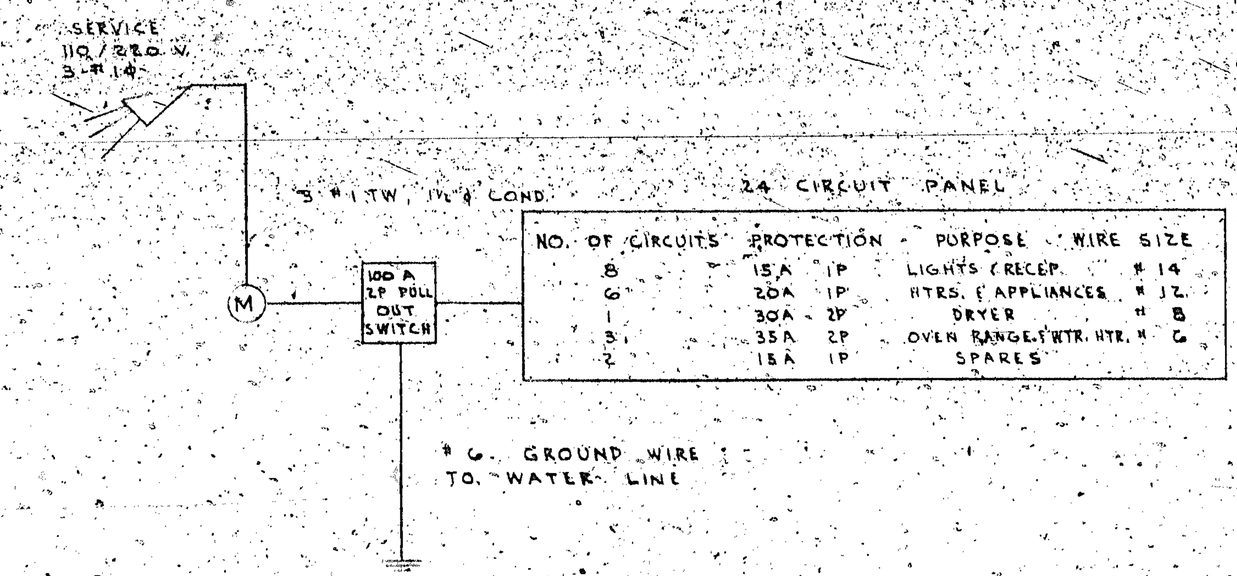
PLOT PLAN

SCALE 1" = 20'

LEGAL

LOT 8 LESS THE EAST 5' & ALL OF LOT 7, BLOCK 73 BROWARD CO. HOLLYWOOD, FLA.

NOTE -
SET A/A DATUM HERE IS SHOWN ON PLOT PLAN AT ZONING BOARD MEETING TO SUBDIVISION OF ALL AND ALL RESTRICTIONS AND SUBDIVISION RESTRICTING COVENANTS PRIOR TO START OF CONSTR



NO. OF CIRCUITS	PROTECTION		PURPOSE	WIRE SIZE
8	15A	1P	LIGHTS & RECEP.	# 14
6	20A	1P	HTRS. & APPLIANCES	# 12
1	30A	2P	DRYER	# 8
3	35A	2P	OVEN RANGE, WTR. HTR.	# 6
2	15A	1P	SPARES	

ELECTRICAL RISER DIAGRAM

RUDE HOUSE
ARTHUR H. RUDE A.
1326 N E 4th AVENUE
FORT LAUDERDALE, FLORIDA

NOTE -
CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE STARTING CONSTRUCTION

NOTE -
CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE STARTING CONSTRUCTION

JOB CARD

OWNER	JOB ADDRESS
MRS. B. KINNEY	1619 Hollywood Blvd.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 8.00	$ 381.00

DESCRIPTION OF CONSTRUCTION

169 ft. of 4 ft. high C/L fence

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE	39484	3-18-77	C.D. Stroud	PATIO or WALK			

1613-13

NOTES;

Cancelled Stroud 3/28/77

NAME OF OWNER Beryka J. Kinney

ADDRESS 1619 Hwd Blvd

LEGAL DESCRIPTION COST 466.00

DESCRIPTION OF CONST.

ARCHITECT:

Changing jalousies to awnings

PERMIT TYPE	NO.	DATE	TO WHOM	EXT. or CUT.
BLDG.	6429	2-24-71	W.C. Bass & Son	
ROOF				
ELECTRICAL	3237 3105	3-5-71 2-17-71	Dade Broward " "	
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS	2691	2-26-71	Dade-Broward	
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				
Sprinkler System	6771	2-16-71	D & K Well	

NAME OF OWNER KINNEY

ADDRESS 1619 HOLLYWOOD BLVD.

LEGAL DESCRIPTION Lot 8 Bk 13 Hwd. Orig. Town COST $700.

DESCRIPTION OF CONST.

ARCHITECT:

NO PLANS

ENCLOSE CARPORT

PERMIT TYPE	NO.	DATE	TO WHOM	EXT. or OUT.
BLDG.	1613	3-16-70	M. RIGGIO	
ROOF				
ELECTRICAL				
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

8 permits were found for
1619 HOLLYWOOD BLVD

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		E22-102240	REPAIRS-ELECTRICAL	9/15/2022	9/15/2022
Details		B22-101986	DOOR	3/24/2022	6/23/2022
Details		M17-100997	REMOVE AND REPLACE AC FOR ROOFING	2/8/2018	2/8/2018
Details		B17-103095	REROOF - COMBINATION OF TYPES	5/23/2017	8/2/2017
Details		M16-101534	A/C CENTRAL (REPLACEMENT)	12/29/2016	
Details		M16-101279	A/C CENTRAL (REPLACEMENT)	10/27/2016	
Details		E14-101078	REPAIRS-ELECTRICAL	7/14/2014	8/5/2014
Details		B9007669	RE-ROOF-FLAT		11/30/19

1619 TOWNHOMES

LEGAL DESCRIPTION

ALL OF LOT 7 AND 8, LESS THE EAST 5 FEET THEREOF
BLOCK: 73
SUBDIVISION: TOWN OF HOLLYWOOD
ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK: 1 PAGE:21
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROJECT INFORMATION

Certificate of Appropriateness of Demolition and Certificate of Appropriateness for Design of a three story, three unit townhome development located in the Lakes Historic District.

CRITERIA STATEMENT
CERTIFICATE OF APPROPRIATENESS OF DEMOLITION

CRITERION 01
The building, structure, improvement, or size is designated on either a National, State or Local level as a Historic Preservation District or Architectural Landmark or Site.
The Site is located in the Historic Lakes District in the City of Hollywood. Unlike the majority of the Lakes District that is zoned Single Family Residential, this Site is located in the Lakes Transitional (LT) District. The district is intended to provide adequate and compatible transition from Young Circle to the Single Family Residential District of the Hollywood Lakes Historic District. As such the districts allows for a variety of uses, including multifamily residential uses.

The home, built in 1958, is a three bedroom two bathroom single story home with a twofer garage accessible via Hollywood Boulevard. Pre archived records provided by the City of Hollywood, the home was not designed by an architect of significance listed in Design Guidelines for Historic Properties and Districts. The home is a ranch style home typical of the Post War Modern period, characteristic of the asymmetrical, horizontal emphasis to windows with a deeply pitched roof.

CRITERION 02
The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or expense.
While ranch style homes lack detailing and are relatively inexpensive to build, the buildings finish floor elevation sits below the required FEMA Flood Plain elevations and would therefore require a major renovation compatible to new construction, should the building need to be reconstructed to meet current Building Code requirements.

CRITERION 03
The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the country or the region.
This building is not the last remain examples of it's type. There are many rank style homes within the lakes and the City of hollywood. Between 1946 and 1960, ranch style homes were erected in mass to house a wave of new residents as soldiers and their families returned from World War 2. Today, many homes within Hollywood are being constructed in the Ranch Style.

CRITERION 04
The building, structure, improvement or site contributes significantly to the Historic Character of the Historically Designated district.
The building style consists of elements that can be found on other homes throughout Hollywood Lakes, Hollywood and South Florida. More over, the rezoning of this area by the City of Hollywood encourages the establishment of new, larger scale development in this area to in order to serve as a buffer and protect the integrity of the residentially zoned single family zoning district.

CRITERION 05
Retention of the building, structure, improvement or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage.
The retention of this building would not add value to the understanding of the importance of of a particular cultural heritage within the City of Hollywood as this structure is not individually designated historic.

The proposed plans for redevelopment are in keeping with the City's Vision for the City, which is to construct an urban residential typology within the lakes transition district in order protect and maintain the Single Family Residential Zoned areas of the Hollywood Lakes Historic District.

CRITERION 06

There are definite plans to reuse of the property if the proposed demolition is carried out, and those plans will adversely affect the historic character of the Historic District.

The intent of the demolition is strictly to provide the opportunity for new development on the site that is in keeping with the City's vision for the zoning district. The proposed townhomes represent a true transition to from the single family homes that is the core of the Historic Hollywood Lakes District and the density that makes up and is the vision for the Downtown Regional Activity Center.

CRITERION 07

The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the Owner of all economically viable uses of the Property.

The Financial Feasibility Study prepared explored the maintenance of the existing 1960's structure with an addition that meets the intent and vision of the City for the Lakes Transition District. Unfortunately the limitations of the existing layout, entry sequence and availability of additional horizontal floor area and parking square footage limits the ability of the Owner to develop the property in an economically viable way.

CRITERION 08

The information listed in the Historic Properties Database (a listing of historic and non-historic properties), has been considered as a guideline in determining whether Certification of Appropriateness for Demolition should be issued.

A Master Site File was not available for the property upon request from the City of Hollywood's Records and Archives Department. However the original construction drawings did not indicate that the property was constructed by an architect of significance listed in Design Guidelines for Historic Properties and Districts. Therefore, the review of the available resources does not indicate that the Certification of Appropriateness for Design should be denied. All findings available from the City's Records and Archives are attached under a separate cover.

CRITERIA STATEMENT
CERTIFICATE OF APPROPRIATENESS OF DESIGN

INTEGRITY OF LOCATION
The vision for the project is in line with the City's future vision for the zoning district, which is a serve a a transitionary corridor between the dense, high-rise context encircling the City's Youngs Circle to the west and the Historic Hollywood Lakes single family residential neighborhood to the east. The property will provide an appropriate housing typology for this location.

DESIGN
The proposed design is a contemporary design that masks the scale of the building by utilizing horizontal elements. The proposed building is of it's time and place, contributing the future sustainability of the historic district by constructing in a style in keeping with the design and construction methodologies of the day.

SETTING
The setting is intended to be transitionary area and as such the design is in keeping with the future setting of the area. The new construction is in keeping with the most recent approval for an adjacent property at the end of 2018.

MATERIALS
The property in corporates rich materials and textures including concrete, coral stone, and wood, all of will are locally available and commonly utilized in Florida's Vernacular architecture. The proposed landscape materials are also native or subtropical, further contributing to the warmth the contemporary design.

WORKMANSHIP
The design encourages the a sophisticated attention to detail was the minimal design requires an attention to detail, spacing and texture that is true to contemporary architecture. The beauty and success of the design lies in the detailed craftsmanship and precision required in executing this design style.

ASSOCIATION
The massing of the proposed building is significantly different from the adjacent properties as the building massing is aligned to the future vision for the zoning district, with low rise buildings within a urban context. The facade of the proposed building is highly articulated, balanced with rhythmic volumetric shifts.

The scale of the proposed building is humanized by emphasizing the the horizontality of the building through the use of long horizontal massing elements. The building is further detailed with alternating surface textures, further emphasizing the materiality.

The projects maintain the existing on street parking by only utilizing the the single existing curb cut for parking for one of the townhomes and accessing the other two townhomes within the alley, as prescribed by and in keeping with the City's Master Plan, encouraging vehicular access within the Sub-Area 2 via alleys.

FINANCIAL FEASIBILITY STUDY

1619 TOWNHOMES

1619 Hollywood Blvd
Hollywood FL 33020

EXISTING STRUCTURE
The existing structure is a one-story three bedroom, two bathroom single home located on the Lakes Historic District. The home features a two car garage with access from Hollywood Boulevard. The property has been owned by the property owners since 2016.

Since that time, the property owners have made significant efforts to maintain the the home, including New Mechanical, Roofing and Electrical Repairs, in addition significant cosmetic repairs to maintain the property within acceptable property standards.

The property owners has spent in excess of $20,000 in permitted repairs to the property.

PROPOSED DEVELOPMENT
The property is located within the City of Hollywood Lakes Transition district, intended to provide adequate and compatible transitions from Young Circle to the Hollywood Lakes Historic District. The district encourages the creation of strong urban residential neighborhoods, providing an array of housing types.

In an attempt to update the property to be consistent with the vision of the City, and to provide a a new urban housing typology that will provide a transitionary typology between the high-rise apartment and condo buildings lining Young Circle to the West of the property, and the Single family residential neighborhood of the Historic Lakes District to the east. As a results, the property owner is proposing a three story, three unit townhome development.

This development will provide an alternative housing typology appropriately situated between an apartment typology and a single family home typology, providing for an appropriate transitionary scale and allowing the property owner to maximize the use of their property.

In order to do so the property owner has explored the option to include the renovation of the existing structure in order to preserve and adaptively reuse the existing structure as part of the development. This approach would provide the following financial challenges:

UNIT ENTRANCES

The City of Hollywood Zoning and Land Development Code requires that each residential should have a recognizable entrance from the facing rights-of-way. Entrances shall be visible to pedestrians and vehicular traffic. In order to accomplish this, significant modifications would be required to the existing facade in order to accommodate entrances along the existing facade. **Furthermore, the incorporation of these entrances would adversely impact the ability to preserve the existing structure without the incurring financial impacts comparable to the cost of new construction.**

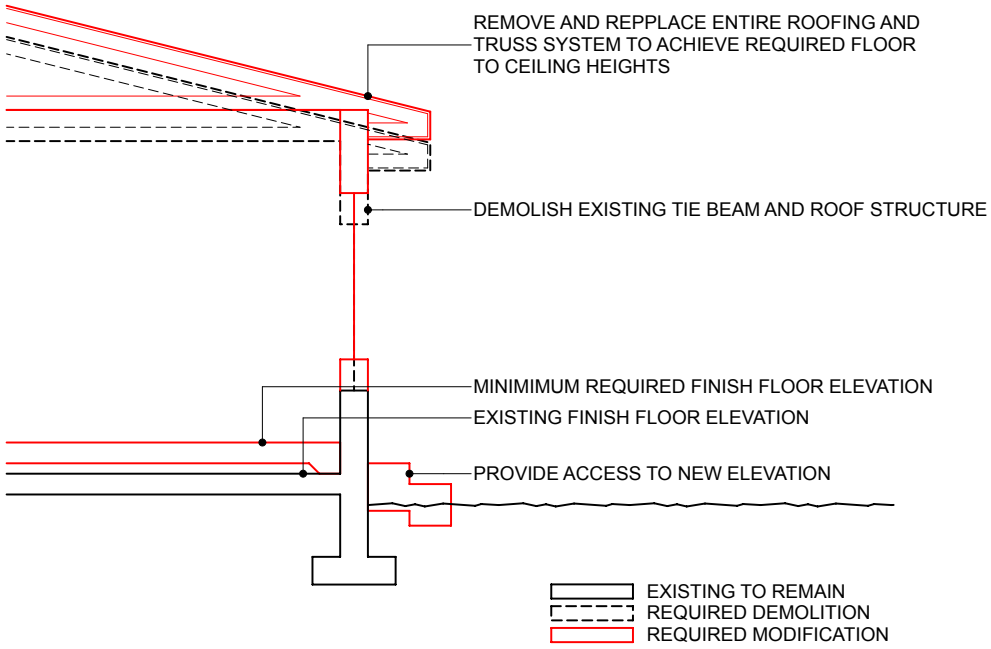
PARKING

The Regional activity Center does not permit any parking uses within setbacks adjacent to public rights of way, therefore encouraging all new parking spaces to be accessed via the alley. The required blackout for this parking would limit the area available for the additional dwelling unit and would limit additions to second stories. Furthermore, a multilevel addition to the rear of the property would not be in keeping with the urban centric vision for the Lakes Transition district established by the zoning regulation of the Regional Activity Center. **A multistory addition would adversely impact the existing structure without the incurring financial impacts comparable to the cost of new construction.**

FLOODING AND SEA LEVEL RISE

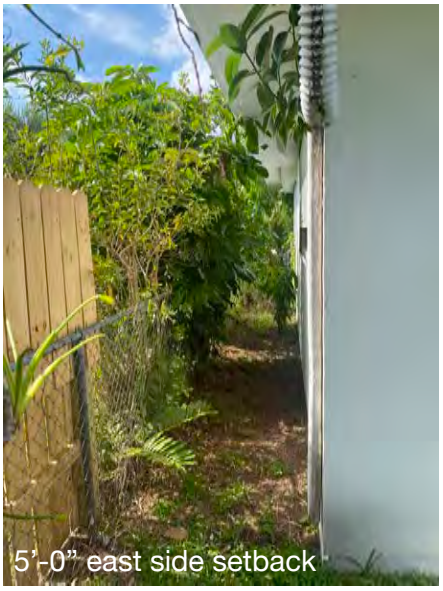
Within the Regional Activity Center, Ground floor residential units shall be raised a minimum of 18 inches above the sidewalk, Furthermore modification valued beyond 50% valuation shall be required to meet

the FEMA Flood Zone Criteria, requiring the building to be raised well over one foot above the existing floor level. Considering the eight foot ceiling heights, raising the floors within the existing structure would also require elevating the the ceiling heights, and consequently the roof trusses and and beams. **The financial impact of these modifications in comparable to the cost of new construction.**



MINIMUM YARD REQUIREMENTS

The existing structure has a side setback of five feet on both side the east and west side. These setbacks are grandfathered, they are not compatible with the character of the neighborhood. **The financial impact of rectifying these non-conforming setback conditions are comparable to the cost of new construction.**


5’-0” east side setback

5’-0” west side setback

PRELIMINARY STRUCTURAL ANALYSIS

Considering that the building is relatively well maintained by the current owner, the structure of the building has been relatively well maintained over the past 65 years. Little structural damage or settling is visible. However considering that the structure was designed for a single story building, the existing structure will need to be significantly reinforced to support a second, or third structure. **The addition of the new structure will adversely impact the the ability the existing structure without the incurring financial impacts comparable or exceeding the cost of new construction.**

CONCLUSION

In order to expand the existing structure from it's existing one story single family home development to a three-story, three-unit townhome development while preserving and and adaptively reusing the existing structure is not viable as the financial impacts are comparable or in excess of the cost of the alternative new construction proposed.

Foliage Expressions LLC

Guillermo Salazar M.S.

Landscape Designer/Horticulturist

ISA CERTIFIED ARBORIST # FL-6208A

ISA Tree Risk Assessment Qualified - TRAQ

LIAF Certified Landscape Inspector # 2008-0079

FNGLA Certified Horticulture Professional #H6106782

Arborist Report

1619 Hollywood Blvd
Hollywood FL 33020

5/15/23

Arborist Report

On May 15th 2023, at the request of owner Mrs. Cardona. I visited the property located at 1619 Hollywood Blvd, Hollywood FL 33020

I evaluated all the existing shade trees and palm trees on site in anticipation of future construction activities and for any requirements for tree information required by City of Hollywood. For each tree, I confirmed species, location and DBH; evaluated condition (Poor, Fair, Good) and provided pertaining comments about health of each individual tree and provided photographs for each individual species and location. Select trees have been assessed using Tree Risk Assessment methods as per ISA to provide specific hazard and risk mitigation recommendations as per arborist TRAQ certification.

All included trees in this report correspond with property boundary survey provided By Gavy and Associates Inc Land Surveyors dated 5/4/23

Please feel free to contact me should you have any questions and thank you for the opportunity to assist with this project.

Sincerely,

Guillermo A. Salazar

Contact Information:

Guillermo Salazar ISA

Certified Arborist

Foliage Expressions LLC

(754)234-1024

guillesala8@gmail.com

www.foliagexpressions.com

Tree #1

Common Name	**DBH (in) –** 40 ”	**Condition –** Poor	**Native? –** No
Council Tree	**Height (ft)** – 50’	**Disposition –** To be removed	
Scientific Name	**Canopy Spread (ft)** 40’	**Invasive Exotic** – Yes	
Ficus altissima			

Tree #1 showing poor compartmentalization several multi co-dominant leaders and unbalanced canopy structure creating high hazardous conditions.

Tree #1 showing typical girdling roots and poor compartmentalization lower trunk decay in one main leader causing potential material or personal danger.

Tree #1 Photo showing severe root intrusion damaging the front garage driveway area SW corner of the house.

Tree # 1 showing severe leaning over the roof of the house already causing structural damage

- Tree evaluation and potential: Tree #1 is a Council Tree *Ficus altissima* tree with 40" inches of DBH with a height of approx. 50' high x 40' wide and is located at front lawn southwest side of the property and already affecting drainage and front driveway area. In addition, this tree is very close proximity to roof, walls and already compromising the house wall structure. Tree has a poor condition an overall 50% condition rating showing severe issues related to severe co-dominant leaders, included bark, girdling roots, root intrusion, poor compartmentalization, inner rot and decay as per physical observation on site that includes typical fungal activity within tree cambium layer obvious on the surface bark in which some areas are starting to rot and peel off, branch damage is visible in main trunk and in some branches. This tree is showing unbalanced structure that could cause failures that could potentially harm the property or people exposed. In addition, this tree species is an invasive exotic species in Florida as per FLEPPC. Photographs have been provided above and below.

- Tree Risk Assessment: High // This tree has been evaluated for standard risk assessment to include but not limited to root trip hazard, root damage to existing home foundation, utility sewer, driveway and existing chain-link fence and street sidewalk root and or canopy intrusion or existing conflicts/hazard particularly to property owner, high potential roof damage and high potential damage for property or people also this tree could fall or split as it has severe co-dominant leaders that could split in the future making the tree unstable and a potential hazard.

- Residual Risk: High// Tree continues to grow exponentially and is a potential danger to people and material property during normal conditions and increasingly a very high residual risk in a high wind situation.

Conclusion and Recommendations: The property owner Mrs. Cardona has expressed the intention to remove this existing front yard *Ficus altissima* tree to prevent any further damage to the property or people. Owner is providing this tree risk assessment report about this specific tree as part of tree removal permit for City of Hollywood to show the current poor condition even though the current **FS163.045 bill** does not require homeowners to notify city or county as long as they obtain documentation from a certified ISA arborist that justifies their removal, owner wanted to show he is a responsible resident and as such this arborist letter shall constitute and provide sufficient evidence to exempt Mrs. Cardona and his property for any tree removal application requirements, fees and tree mitigation under current **Florida state bill FS163.045**.

Tree #2

Common Name

Pigmy Date Palm

Scientific Name

Phoenix roebelinii

DBH (in) – 5 ”

Height (ft) – 10’

Canopy Spread (ft) 6’

Condition – Fair **Native? -** No

Disposition - To be removed

Tree # 2 is a double trunk Roebelenii palm located at front lawn area south side of the property. This Roebelinii palm is in fair condition with a moderate medium canopy and minor trunk damage with severe interveinal chlorosis. This palm conflicts with construction activities and is currently proposed to be removed.

Tree #3

Common Name
Pigmy Date Palm

Scientific Name
Phoenix roebelinii

DBH (in) – 5 ”

Height (ft) – 8’

Canopy Spread (ft) 6’

Condition – Fair **Native? -** No

Disposition - To be removed

Tree # 3 is a double trunk Roebelenii palm located at front lawn area south side of the property. This Roebelinii palm is in fair condition with a moderate medium canopy and minor trunk damage with severe interveinal chlorosys, This palm conflicts with construction activities and is currently proposed to be removed.

Tree #4

Common Name	**DBH (in) –** 15”	**Condition –** Good	**Native? –** Yes
Royal Palm	**Height (ft)** – 40’	**Disposition –** To remain – 5’ ft radius of TPZ	
Scientific Name	**Canopy Spread (ft)** 12’	5’ ft of CRZ	
Roystonea regia			

Trees #4 is a Royal Palm located along south side along sidewalk facing Hollywood Blvd. This palm is in good condition and with typical conditions of the species. This tree is not in conflict with proposed demolition or new construction and this palm is to remain and a 5 ft radius Tree Protection Zone is to be installed at project commencement. Fencing shall be composed of 2x4 wood framing, 4-6 feet tall, and no equipment shall enter this area during the entirety of the construction process. Proper installation of the TPZ shall be ensured by Certified Arborist. Natural grade shall be maintained within the TPZ - no grading or drainage swales are to be constructed within the TPZ.

Tree #5

Common Name	**DBH (in) –** 7 ”	**Condition – Good Native? - No**
Carrotwood Tree	**Height (ft)** – 20’	**Disposition - To be removed**
Scientific Name	**Canopy Spread (ft)** 15’	**Invasive Exotic- YES**
Cupaniopsis anacardioides		

Tree #5 is a Carrotwood tree a very highly invasive exotic tree category 1 as per FLEPPC latest list. This tree is located N side of the property in the backyard and next to tree #6. This tree is probably a seedling of other invasive exotics found in this property or adjacent neighbors. Therefore, immediate removal is recommended and current disposition as per site development is to be removed with no mitigation required.

Tree #6

Common Name	**DBH (in) –** 17”	**Condition –** Fair	**Native? -** Yes
Live Oak	**Height (ft)** – 30’	**Disposition -** To be removed	
Scientific Name	**Canopy Spread (ft)** 30’		
Quercus virginiana			

Tree #6 is a Live Oak located in the back of the property close to existing alley on the North side of the property. This Live Oak tree is in fair condition with several codominant leaders and heavily decaying in many upper branches. The overall structure is very unbalanced and poor with several large branches hanging low into the alley or inside the property. This tree is currently proposed to be removed and will be mitigated on site.

Tree #7

Common Name | **DBH (in) –** 7 ” | **Condition – Good** **Native? - No**

Carrotwood Tree | **Height (ft)** – 20’ | **Disposition - To be removed**

Scientific Name | **Canopy Spread (ft)** 15’ | **Invasive Exotic- YES**

Cupaniopsis anacardioides

Tree #7 is a Carrotwood tree a very highly invasive exotic tree category 1 as per FLEPPC latest list. This tree is located NE side of the property in the backyards probably a seedling of other invasive exotics found in this property or adjacent neighbors. Therefore, immediate removal is recommended and current disposition as per site development is to be removed with no mitigation required.

Tree Survey for 1619 Hollywood Blvd By Gavy and Associates Inc Land Surveyors dated 5/4/23

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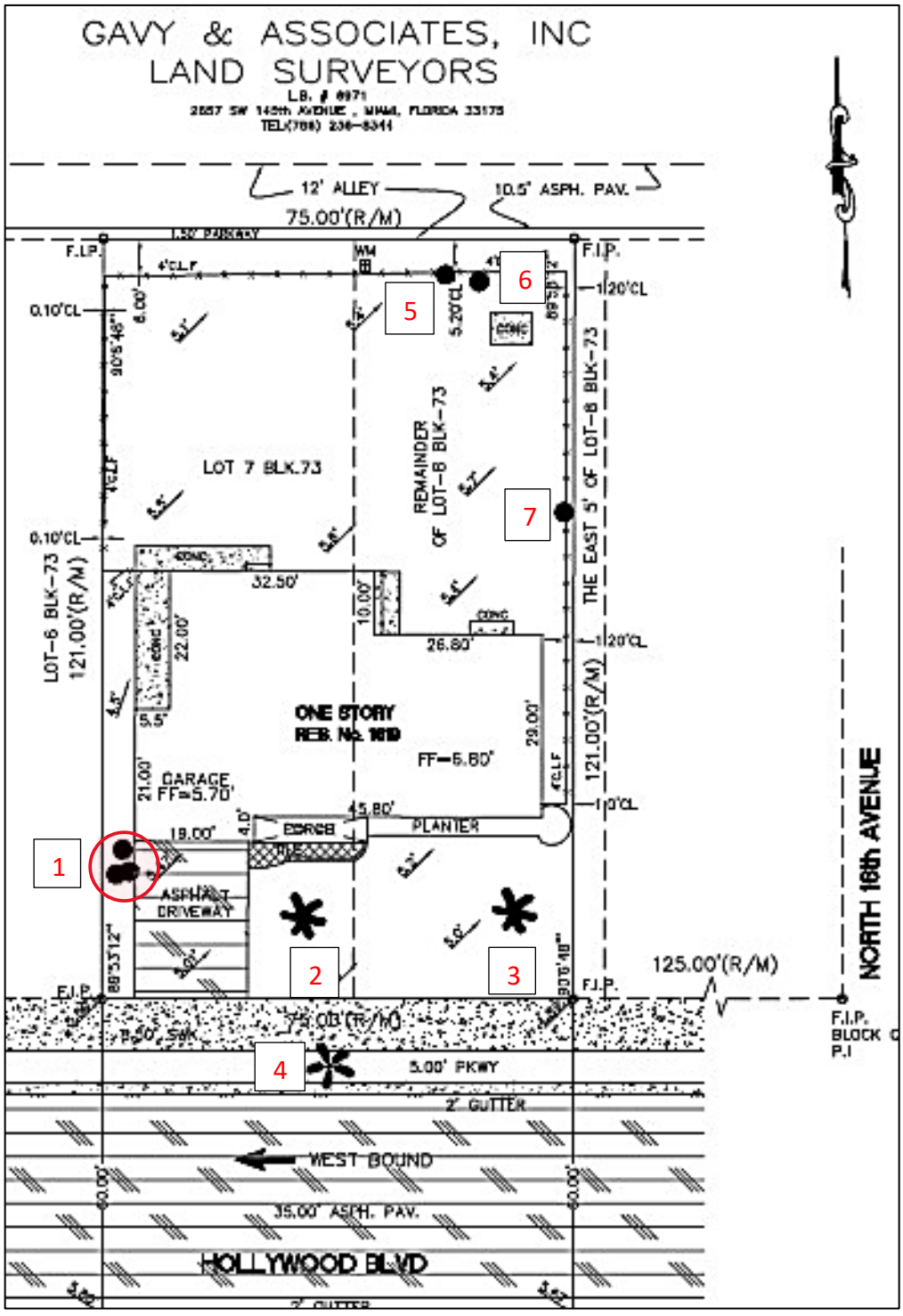


Notes

Tree Protection Zone (TPZ) & CRZ Calculations when applicable

- TPZ and CRZ for small palms is 2.5 ft radius; TPZ for large palms is 5ft radius
- TPZ and CRZ for all trees 10” DBH or less is 5 ft radius
- TPZ for all trees greater than 10” DBH is 8” of radius per inch of DBH
- CRZ for all trees greater than 10” DBH is 6” of radius per inch of DBH

Notes - Tree and Palm Protection

1. Before beginning work, the Contractor is required to meet with the Landscape Architect at the site to review all work procedures, access routes, storage areas, and tree protection measures.

2. Fences shall be erected to protect trees to be preserved. Fences define a specific protection zone from each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Landscape Architect. Refer to Landscape Architect’s Tree & Palms Protection Detail.

3. Construction trailers, traffic and storage areas must always remain outside fenced areas.

4. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be funneled or bored under the tree line.

5. No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).

6. Additional tree pruning required for clearance during construction must be performed by a qualified arborist and not by construction personnel.

7. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.

8. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Landscape Contractor and the Landscape Architect should be notified immediately.

9. Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor.

10. All trees shall be irrigated three times a week. Each irrigation procedure shall wet the soil within the tree protection zone to a depth of 30 inches.

11. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent site erosion and siltation situations and/or erosion within the tree protection zone.

12. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned 12 inches outside the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.

13. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.

14. If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6 inch depth.

15. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporary or permanently.

16. No burn piles or debris pits shall be placed within the tree protection zone. no ashes, debris, or garbage may be dumped or buried within the tree protection zone.

17. Maintain fire-safe areas around the fences. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

18. Protective barriers shall be placed around each tree, cluster of trees, or the edge of the preservation area no less than six (6) feet (in radius) from the trunk of any protected tree, cluster of trees, or preservation area. Protective barriers shall be a minimum of four (4) feet above ground level and shall be constructed of wood, plastic, or metal, and shall remain in place until development is completed and the Department has authorized their removal. Protective barriers shall be in place prior to the start of any construction.

19. Understory plants within protective barriers shall be protected.

20. No excess oil, fill, equipment, building materials or building debris shall be placed within the areas sur- rounded by protective barriers, nor shall there be disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar or any other material harmful to trees or understory plants within the areas sur- rounded by protective barriers.

21. Trees shall not be braced in such a fashion as to scar, penetrate, perforate or otherwise inflict damage to the tree.

22. Natural grade shall be maintained within protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree may be endangered, tree wells or retaining walls are required.

23. Underground utility lines shall be placed outside the areas surrounded by protective barriers. If said placement is not possible, disturbance shall be minimized by using techniques such as tunneling or overhead utility lines.

24. Fences and walls shall be constructed to avoid disturbance to any protected tree. Post holes and trenches located close to trees shall be dug by hand and adjusted as necessary, using techniques such as discontinuous footings, to avoid damage to major roots.

Appendix – A

Definitions:

All the trees and palms part of this report are true to scientific name, common name, height and DBH and this report has been created to help in the construction and design activities and to be used in the aid of other professional fields such, architecture, landscape architecture and surveying in prior to determine accurate location of trees and individual tree health, structural stability and potential for longevity at the site.

Appendix – B

Assumptions and Limiting Conditions:

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statues or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or to attend meetings, hearings, conferences, medications, arbitrations or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation of Foliage Expressions LLC as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only the examined items and their condition at the time of inspection: and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Appendix – C

Certificate of Performance

I, Guillermo Salazar, certify:

- That I have personally inspected the trees and/or the property referred to in this report and have stated my findings accurately. The extend of the evaluation is states in the attached report.
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or boas with respect to the parties involved.
- That the analysis, opinions, and conclusions stated herein are my own.
- That my analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
- That no one provided significant professional assistance to the consultant, except as indicated within the report.
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am Guillermo Salazar an International Society of Arboriculture Certified Arborist FL-6208A, Certified Landscape Inspector LIAF and Certified Horticulture Professional by FNGLA. I hold a bachelor's degree in landscape design and Management and a master's degree in Horticulture and have been involved in the practice of arboriculture and the study of trees for over 25 years.

Guillermo A. Salazar M.S.

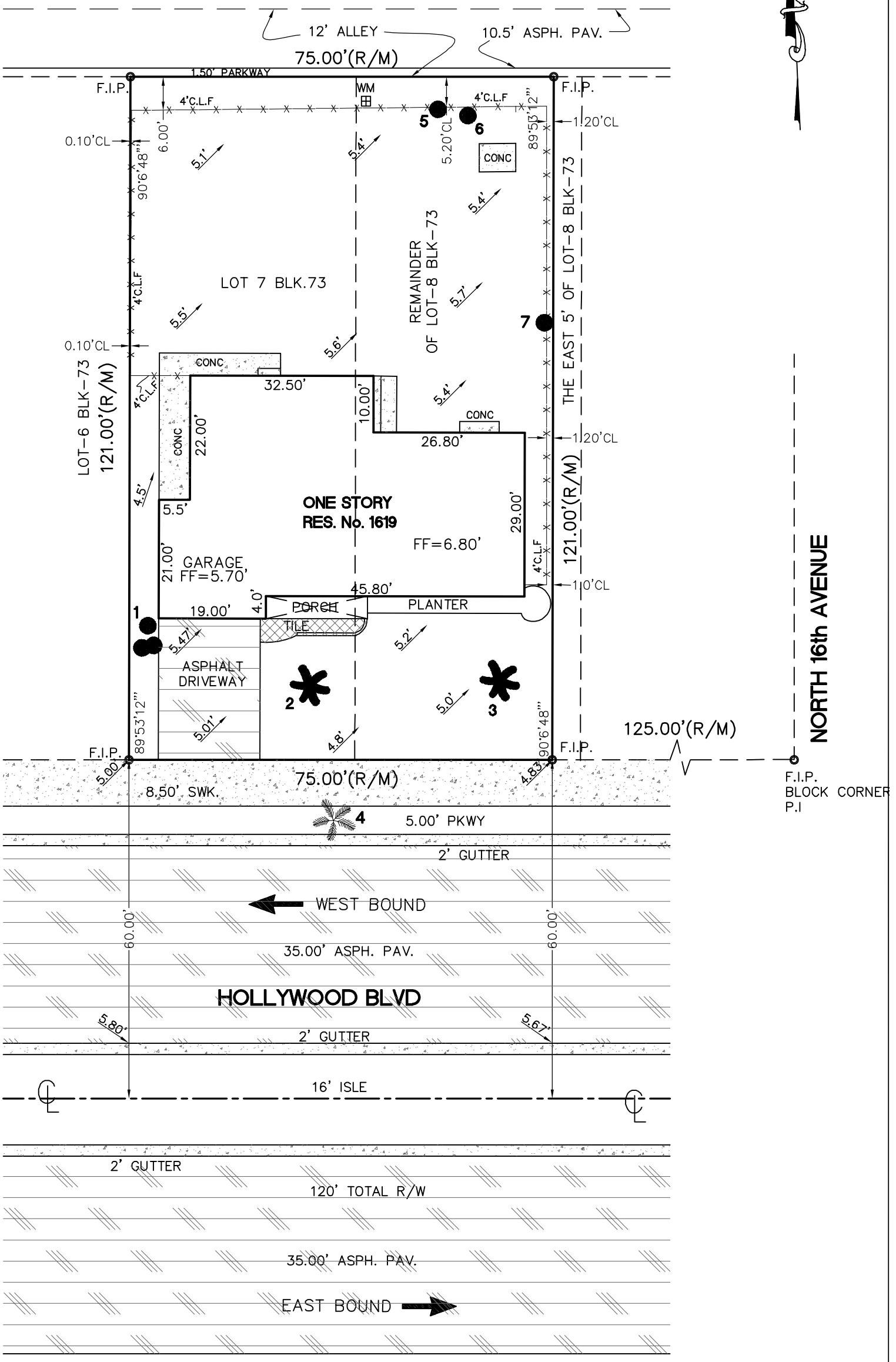
Foliage Expressions LLC
Guillermo Salazar M.S.
(754)234-1024/ guillesala8@gmail.com
Landscape Designer/Horticulturist/Arborist
ISA CERTIFIED ARBORIST # FL-6208A
TRAQ-Tree Risk Assessment Certified Arborist
LIAF Certified Landscape Inspector # 2008-0079
FNGLA Certified Horticulture Professional #H6106782

GAVY & ASSOCIATES, INC
LAND SURVEYORS

L.B. # 6971
2657 SW 145th AVENUE , MIAMI, FLORIDA 33175
TEL:(786) 236-8344

GENERAL LEGEND:

BCR	= BROWARD COUNTY RECORDS
BM	= BENCHMARK
CB	= CATCH BASIN
C/L	= CENTERLINE
CLF	= CHAINLINK FENCE
CLP	= CONCRETE LIGHT POLE
CBS	= CONCRETE BLOCK STRUCTURE
CONC	= CONCRETE
C/S	= CONCRETE SLAB
DE	= DRAINAGE EASEMENT
D	= DELTA (CENTRAL ANGLE)
E	= EAST
ELE	= ELEVATION
X 0.00'	= EXISTING ELEVATION
EOP	= EDGE OF PAVEMENT
EOW	= EDGE OF WATER
FF	= FINISHED FLOOR
FH	= FIRE HYDRANT
FN	= FOUND NAIL
INV	= INVERT
FIP	= FOUND IRON PIPE
FIR	= FOUND IRON ROD
FND	= FOUND NAIL AND DISC
L	= ARC LENGTH
MDCR	= MIAMI DADE COUNTY RECORDS
N	= NORTH
N/D	= NAIL AND DISC
MF	= METAL FENCE
ORB	= OFFICIAL RECORDS BOOK
O/S	= OFFSET
PB	= PLAT BOOK
PBCR	= PALM BEACH RECORDS
PC	= POINT OF CURVATURE
PG	= PAGE
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PVCF	= PLASTIC FENCE
R	= RADIUS
R/W	= RIGHT OF WAY
S	= SOUTH
S/W	= SIDEWALK
SIR	= SET 1/2" IRON ROD
SND	= SET NAIL & DISC
UE	= UTILITY EASEMENT
UP	= UTILITY POLE
W	= WEST
W/F	= WOOD FENCE
W/M	= WATER METER



CERTIFICATION OF BOUNDARY SURVEY:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF; THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 TO 17.052 FLORIDA ADINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JULIO S. PITA, P.S & M # 5789
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA

JULIO SERGIO PITA — CERTIFICATE No. 5789 — STATE OF FLORIDA — PROFESSIONAL LAND SURVEYOR & MAPPER

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.) OWNERSHIP OF FENCE NOT DETERMINED BY SURVEYOR.
(6).ALL EASEMENTS (IF ANY) ARE REFLECTED ON SURVEY PLAN.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: X N/A
PANEL NO/SUFFIX: 0569 H
COMMUNITY NO: 125113
DATE OF FIRM: 08/18/2014

THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA

LEGAL DESCRIPTION:

LOT 7, LOT 8 LESS THE EAST 5' FEET, BLK 73, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

DATE	UPDATE
05-04-23	
SCALE	JOB No.
1"=20'	GL-12815
SHEET	DRAWN BY
1 OF 1	A.B

CERTIFY TO:

NORMA GARCIA & MARIELA CARDONA

PROPERTY ADDRESS:

1619 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA, 33020

TOPOGRAPHIC SURVEY

SCALE: 1"= 20'

2301 PROJECT NO | FMM DRAWN / CHECKED

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 10/23/23.

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HTTP: //WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

FITZ MANNINGHAM MURPHY
REGISTERED ARCHITECT
101069

OWNER / DEVELOPER

LUXURY

CIVIL ENGINEER

CERTIFICATE OF AUTHORIZATION NO.: 31158
HOLLYWOOD, FL 33301
T: 786.302.7693
WWW.ZEPHYRENGINEERINGFL.COM

ZEPHYR ENGINEERING

LOCATION MAP

APPLICABLE CODE:

OCCUPANCY TYPE: GROUP R-2
CONSTRUCTION TYPE: V(B)
2020 FLORIDA BUILDING CODE
CITY OF HOLLYWOOD CODE OF ORDINANCES
CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS

SCOPE OF WORK :

CERTIFICATE OF APPROPRIATENESS FROM DEMOLITION AND DESIGN OF A THREE (3) UNIT TOWNHOME DEVELOPMENT

SHEET INDEX:

ID	NAME	HPB 07.12.23	HPB R1 09.11.23	HPB R2 09.26.23	HPB R3 10.05.23	HPB R4 10.23.23
A001	SITE PLAN					
GENERAL AND SITE INFORMATION						
A000	COVER SHEET AND GENERAL NOTES	X		R	R	R
A001	SITE PLAN	X		R	R	R
A002	COLORED SITE PLAN	X		R	R	U
A003	SITE PHOTOGRAPHS	X		U	U	U
A004	CONTEXT PHOTOGRAPHS	X		U	U	U
A005	LAKES TRANSITION DISTRICT	X		U	U	U
CIVIL						
C1	EROSION & SEDIMENT CONTROL	X				R
C2	PAVING & GRADING PLAN	X				R
C3	CIVIL DETAILS	X				R
C4	WATER & SEWER CONNECTION PLAN	X				R
C5	WATER & SEWER CONNECTION DETAILS	X				R
LANDSCAPE						
L100	TREE DISPOSITION PLAN	X		U	U	
L200	PLANTING PLAN	X	R	R	R	
L201	PLANTING DETAILS	X	R	R	R	
ARCHITECTURE						
A100	FIRST FLOOR PLAN	X				
A101	SECOND FLOOR PLAN	X				
A102	THIRD FLOOR PLAN	X				
A103	ROOF PLAN	X				
A200	SOUTH (MAIN/FRONT) ELEVATION	X				
A201	NORTH (REAR) ELEVATION	X				
A201	WEST (SIDE) ELEVATION	X				
A202	EAST (SIDE) ELEVATION	X				
A600	3D STUDY - FRONT	X				
A601	3D STUDY - REAR	X				

X = NEW
R = REVISED SHEET
U = RESUBMITTED UNREVISED SHEET
D = DELETED SHEET

SUBMITTAL: CITY OF HOLLYWOOD HISTORIC PRESERVATION BOARD

DATE: Monday, October 23, 2023

COVER SHEET AND GENERAL NOTES

A000

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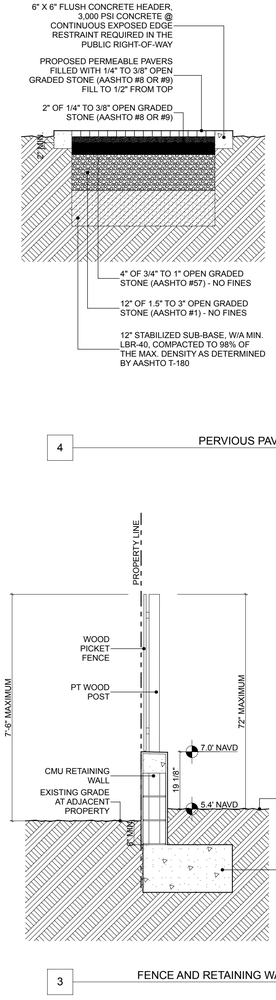
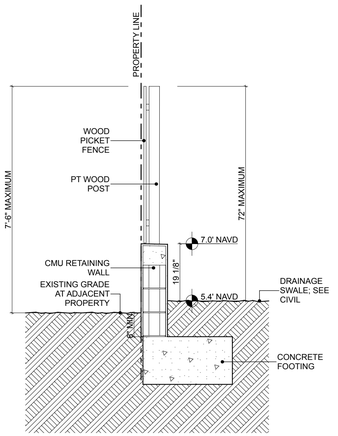
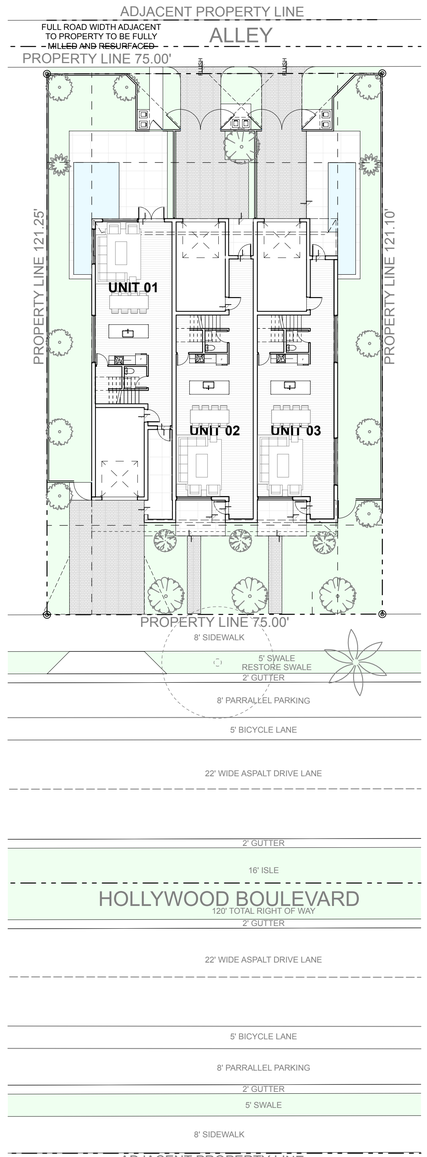


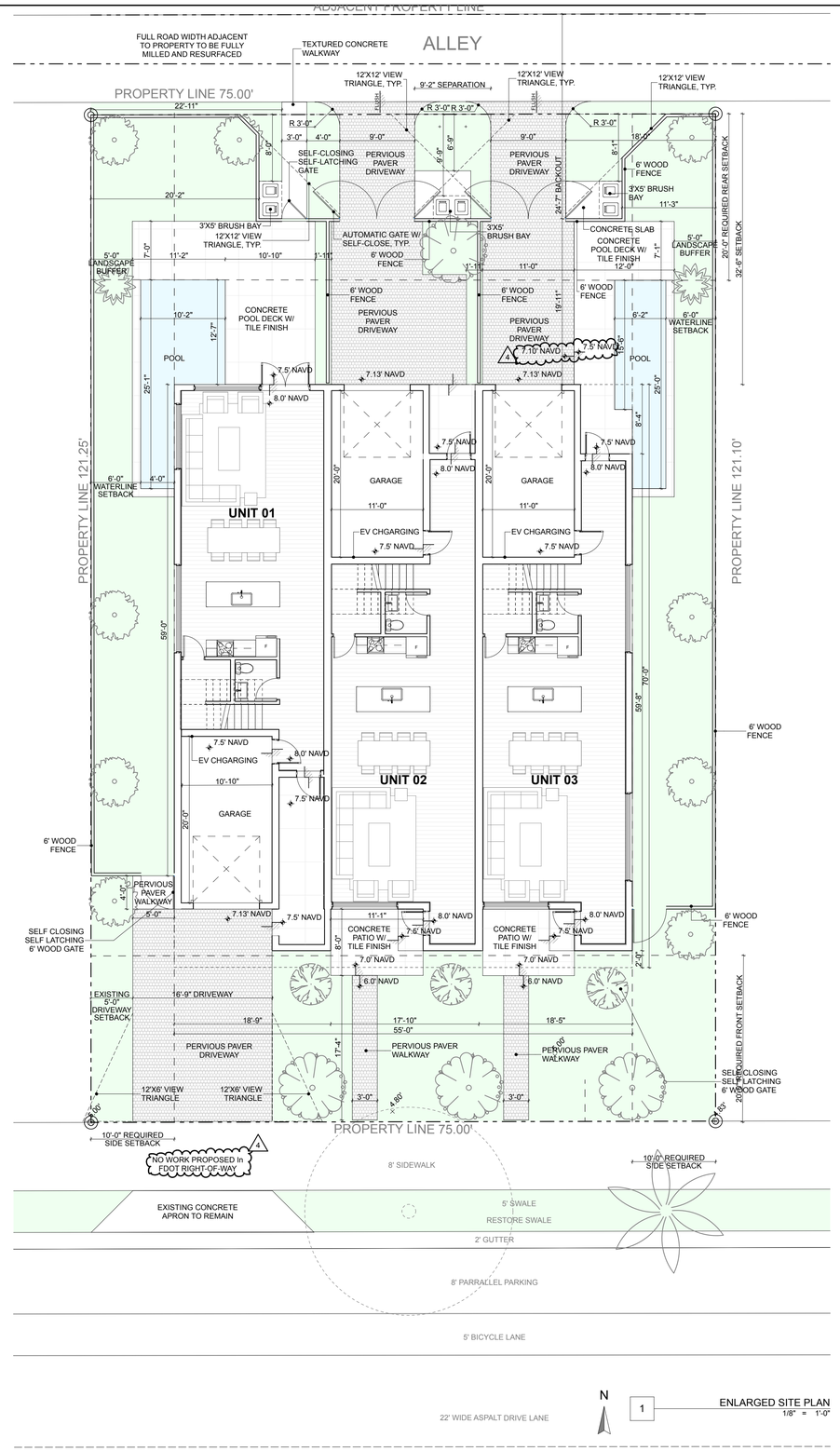
4 PERVIOUS PAVER DETAIL
1/2" = 1'-0"



3 FENCE AND RETAINING WALL DETAIL
1/2" = 1'-0"



N 1 CONTEXTUAL SITE PLAN
1/16" = 1'-0"



N 1 ENLARGED SITE PLAN
1/8" = 1'-0"

SITE INFORMATION

PROJECT NAME	1619 TOWNHOMES
ADDRESS	1619 HOLLYWOOD BLVD, HOLLYWOOD, FLORIDA
LEGAL DESCRIPTION	ALL OF LOT 7 AND 8, LESS THE EAST 5 FEET THEREOF BLOCK: 73 SUBDIVISION: TOWN OF HOLLYWOOD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK: 1 PAGE:21 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
FOLIO	5142-15-12-3650
EXISTING NET SITE AREA	9,084 SQ FT (0.209 ACRES)
GROSS SITE AREA	13,584 SQ FT (0.312 ACRES)
LAND USE DESIGNATION	REGIONAL ACTIVITY CENTER (RAC)
ZONING DESIGNATION	LAKES TRANSITION DISTRICT (LT)

ZONING DATA

	REQUIRED/ ALLOWED	PROPOSED
MAXIMUM FLOOR AREA RATIO	1.25	0.98
MAXIMUM FLOOR AREA	11,355	8,946
MAXIMUM HEIGHT	3 STORIES (35'-0")	3 STORIES (35'-0")
OPEN SPACE (PERVIOUS)	2,725.2 SF (30% MIN.)	3,056 SF (33.64%)
IMPERVIOUS	6,358.8 SF (70% MAX.)	6,028 SF (66.36%)
PARKING	6 (2/UNIT)	7
FLOOR AREA PER UNIT SIZE		
UNIT 01	400 SF	3,030 SF
UNIT 02	400 SF	2,983 SF
UNIT 03	400 SF	2,933 SF
AVERAGE	650 SF	2,982 SF
BEDROOM/BATHROOM COUNT		
UNIT 01-03	N/A	4/3.5

MINIMUM SETBACKS

BUILDING		
FRONT	20'-0"	20'-6"
WEST SIDE	10'-0"	10'-0"
EAST SIDE	10'-0"	10'-0"
REAR	20'-0"	32'-7"
PARKING		
WEST SIDE	5'-0"	5'-0"

LIGHTING
0.5 MAX LUMENS AT ALL PROPERTY LINES

FLOOD INFORMATION
BASE FLOOD ELEVATION = 5'-0" NAVD

GREEN BUILDING PRACTICS

1. ALL ENERGY STAR APPLIANCES. ALL PERMANENT APPLIANCES IN THE RESIDENCE THAT CAN BE ENERGY STAR RATED MUST BE SORATED TO CLAIM THIS ITEM. (THIS INCLUDES REFRIGERATOR, STOVE, WASHINGMACHINE, DRYER, ETC. ITEMS NOT COVERED ARE COUNTERTOP APPLICANCES SUCH AS TOASTERS, MIXERS, ETC.) ENERGY STAR APPLIANCES MUST BE VERIFIED BY BUILDING INSPECTOR ON SITE AT FINAL INSPECTION.
2. NO SHOWER WITH MORE THAN ONE SHOWER HEAD, AND ALL LOW FLOW SHOWER HEADS. LOW FLOW SHOWER HEADS ARE RATED AT A MAXIMUM FLOW OF 2.5 GALLONS PER MINUTE AT 80 PSI WATER PRESSURE. ONE SHOWER HEAD PER SHOWER AND LOW FLOW SHOWER HEADS MUST BE SHOWN ON PLUMBING PLANS AND VERIFIED BY PLUMBING INSPECTOR ON SITE AT FINAL INSPECTION.
3. RECYCLING. A DEDICATED STORAGE AREA FOR A GARBAGE BIN AND A RECYCLE BIN, SIZED TO FIT BOTH, MUST BE SHOWN ON THE PLANS. DEDICATED STORAGE AREA SHALL BE VERIFIED BY PLANS EXAMINER. PLANS FOR KITCHEN MUST INCLUDE PULL-OUT RECYCLE AND GARBAGE BINS BUILT INTO CABINETS. PULL-OUT BINS BUILT INTO CABINETS SHALL BE VERIFIED BY PLANS EXAMINER AT PERMIT REVIEW AN BY BUILDING INSPECTOR AT FINAL INSPECTION.
4. ENERGY EFFICIENT (LOW E) WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC (NATIONAL FENESTRATION RATING COUNCIL).
5. ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
6. PROGRAMMABLE THERMOSTATS.
7. DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC). PLANS SHALL INDICATE DUAL FLUSH TOILET. SYSTEM MUSH BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.
8. AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION). LANDSCAPE PLAN, REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT , SHALL BE SUBMITTED WITH PERMIT APPLICATION. LANDSCAPING SHALL BE VERIFIED BY INSPECTOR PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.
9. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS (MORE EFFICIENT THAN MAGNETIC TYPES, LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEMS, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON A TIMER. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION.
10. TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER. DOCUMENTATION OF ENERGY SAVINGS MUST BE PROVIDED. PRODUCT APPROVALS SHOULD BE PROVIDED WITH PLANSA ND SHALL INDICATE TOTAL ENERGY DEMAND. TANKLESS WATER HEATER SHALL BE SHOWN ON PLANS AND SHALL PASS ALL REQUIRED INSPECTIONS.
11. ELECTRICAL VEHICLE CHARGING INFRASTRUCTURE. MINIMALLY, THE FOLLOWING SHALL BE INSTALLED: AN EMPTY THREE-QUARTER-INCH RACEWAY FROM THE BRANCH CIRCUIT PANEL BOARD TO A LOCATION IN THE GARAGE OR A DESIGNATED PARKING AREA, WITH A TWO-GANG JUNCTION BOX WITH A BLANK PLATE.

SITE PLAN NOTES

1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING APPROVAL AND MAY BE SUBJECT TO BOARD APPROVAL.
2. ALL SIGNAGE SHALL FOLLOW THE ZONING AND LAND DEVELOPMENT REGULATIONS.
3. A SEPERATE PERMIT SHALL BE REQUIRED FOR EACH SIGN.
4. ALL ELECTRICALLY ILLUMINATED SIGNS SHALL REQUIRE A SEPERATE ELECTRICAL PERMIT INSPECTION.
5. PAVER DRIVEWAYS REQUIRE A MINIMUM 2 3/8 INCH PAVERS PLACED OVER 1 1/2 IN SAND BASE AND COMPACTED SAND SUBBASE. IN ADDITION TO A MINIMUM 6-INCH EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND 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.
6. CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5-INCH THICK, 3000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW WILL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQFT AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
7. NO PORTION OF THE FENCE/GATE OR FOOTERS ARE TO ENCROACH WITHING THE CITY RIGHT OF WAY.

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SENGA ARCHITECTURE LLC

DEVELOPER
ML LUXURY

CIVIL ENGINEER
ZEPHYR ENGINEERING
CERTIFICATE OF AUTHORIZATION NO.: 31158
HOLLYWOOD, FL 33351
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ZEPHYR ENGINEERING

1619 TOWNHOMES
1619 HOLLYWOOD BLVD HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 10/23/23.

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FITZ MANNINGHAM MURPHY
REGISTERED ARCHITECT
AR101069

SUBMITTAL & REVISIONS

1	HPB REV 01	09.11.23
2	HPB REV 02	09.26.23
3	HPB REV 03	10.05.23
4	HPB REV 04	10.23.23

2301
PROJECT NO.

10/23/23
DATE

FMM
DRAWN / CHECKED

SITE PLAN

A001

SITE INFORMATION		
PROJECT NAME	1619 TOWNHOMES	
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UNIT 01-03	N/A	4/3.5
MINIMUM SETBACKS		
BUILDING		
FRONT	20'-0"	20'-6"
WEST SIDE	10'-0"	10'-0"
EAST SIDE	10'-0"	10'-0"
REAR	20'-0"	32'-7"
PARKING		
WEST SIDE	5'-0"	5'-0"

LIGHTING
0.5 MAX LUMENS AT ALL PROPERTY LINES

FLOOD INFORMATION
BASE FLOOD ELEVATION = 5'-0" NAVD

GREEN BUILDING PRACTICS

1. ALL ENERGY STAR APPLIANCES. ALL PERMANENT APPLIANCES IN THE RESIDENCE THAT CAN BE ENERGY STAR RATED MUST BE RATED TO CLAIM THIS ITEM. (THIS INCLUDES REFRIGERATOR, STOVE, WASHINGMACHINE, DRYER, ETC. ITEMS NOT COVERED ARE COUNTERTOP APPLICANCES SUCH AS TOASTERS, MIXERS, ETC.) ENERGY STAR APPLIANCES MUST BE VERIFIED BY BUILDING INSPECTOR ON SITE AT FINAL INSPECTION.
2. NO SHOWER WITH MORE THAN ONE SHOWER HEAD, AND ALL LOW FLOW SHOWER HEADS. LOW FLOW SHOWER HEADS ARE RATED AT A MAXIMUM FLOW OF 2.5 GALLONS PER MINUTE AT 80 PSI WATER PRESSURE. ONE SHOWER HEAD PER SHOWER AND LOW FLOW SHOWER HEADS MUST BE SHOWN ON PLUMBING PLANS AND VERIFIED BY PLUMBING INSPECTOR ON SITE AT FINAL INSPECTION.
3. RECYCLING. A DEDICATED STORAGE AREA FOR A GARBAGE BIN AND A RECYCLE BIN, SIZED TO FIT BOTH, MUST BE SHOWN ON THE PLANS. DEDICATED STORAGE AREA SHALL BE VERIFIED BY PLANS EXAMINER. PLANS FOR KITCHEN MUST INCLUDE PULLOUT RECYCLE AND GARBAGE BINS BUILT INTO CABINETS. PULL-OUT BINS BUILT INTO CABINETS SHALL BE VERIFIED BY PLANS EXAMINER AT PERMIT REVIEW AN BY BUILDING INSPECTOR AT FINAL INSPECTION.
4. ENERGY EFFICIENT (LOW E) WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC (NATIONAL FENESTRATION RATING COUNCIL).
5. ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
6. PROGRAMMABLE THERMOSTATS.
7. DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC). PLANS SHALL INDICATE DUAL FLUSH TOILET. SYSTEM MUSH BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.
8. AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION). LANDSCAPE PLAN, REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT , SHALL BE SUBMITTED WITH PERMIT APPLICATION. LANDSCAPING SHALL BE VERIFIED BY INSPECTOR PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.
9. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS (MORE EFFICIENT THAN MAGNETIC TYPES, LOW PRESSURE SODIUM OR MERCURY VAPOR. PHOTOVOLTAIC SYSTEMS. LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON A TIMER. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION.
10. TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER. DOCUMENTATION OF ENERGY SAVINGS MUST BE PROVIDED. PRODUCT APPROVALS SHOULD BE PROVIDED WITH PLANSA ND SHALL INDICATE TOTAL ENERGY DEMAND. TANKLESS WATER HEATER SHALL BE SHOWN ON PLANS AND SHALL PASS ALL REQUIRED INSPECTIONS.
11. ELECTRICAL VEHICLE CHARGING INFRASTRUCTURE. MINIMALLY, THE FOLLOWING SHALL BE INSTALLED. AN EMPTY THREE-QUARTER-INCH RACEWAY FROM THE BRANCH CIRCUIT PANEL BOARD TO A LOCATION IN THE GARAGE OR A DESIGNATED PARKING AREA, WITH A TWO-GANG JUNCTION BOX WITH A BLANK PLATE.

SITE PLAN NOTES

1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING APPROVAL AND MAY BE SUBJECT TO BOARD APPROVAL.
2. ALL SIGNAGE SHALL FOLLOW THE ZONING AND LAND DEVELOPMENT REGULATIONS.
3. A SEPERATE PERMIT SHALL BE REQUIRED FOR EACH SIGN.
4. ALL ELECTRICALLY ILLUMINATED SIGNS SHALL REQUIRE A SEPERATE ELECTRICAL PERMIT INSPECTION.
5. PAVER DRIVEWAYS REQUIRE A MINIMUM 2 3/8 INCH PAVERS PLACED OVER 1 1/2 IN SAND BASE AND COMPACTED SAND SUBBASE IN ADDITION TO A MINIMUM 6-INCH EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND 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.
6. CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5-INCH THICK, 3000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW WILL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQFT AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
7. NO PORTION OF THE FENCE/GATE OR FOOTERS ARE TO ENCROACH WITHING THE CITY RIGHT OF WAY.

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FITZ MANNINGHAM MURPHY
REGISTERED ARCHITECT
AR101069

SUBMITTAL & REVISIONS

1	HPB REV 01	09.11.23
2	HPB REV 02	09.26.23
3	HPB REV 03	10.05.23

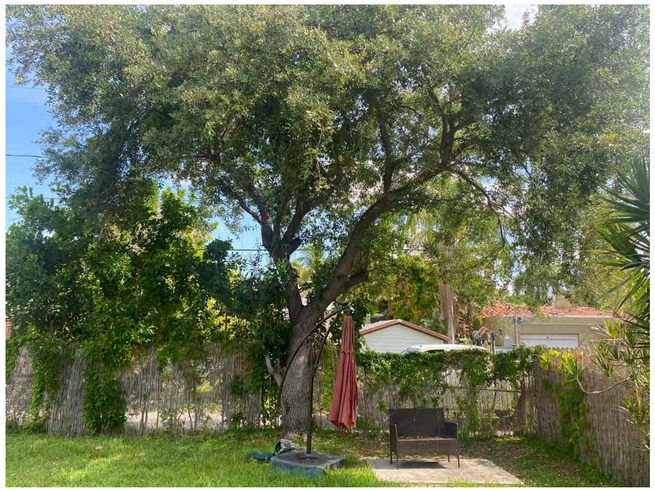
2301
PROJECT NO.

10/23/23
DATE

FMM
DRAWN / CHECKED

COLORED SITE PLAN

A002



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AR101069

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2301
PROJECT NO.

10/23/23
DATE

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SITE PHOTOGRAPHS

A003

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AR101069

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2301
PROJECT NO.

10/23/23
DATE

FMM
DRAWN / CHECKED

CONTEXT PHOTOGRAPHS

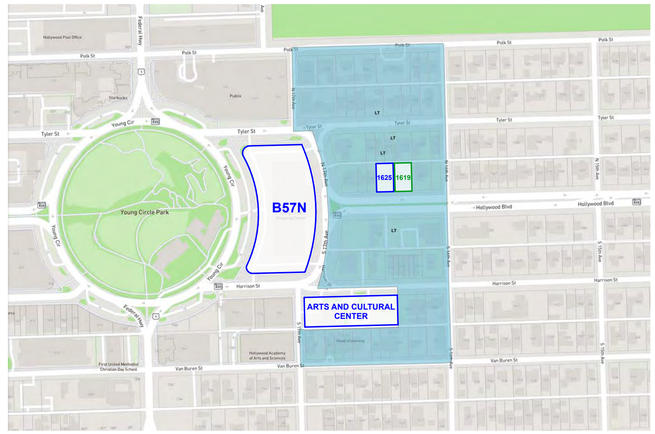
A004

ARTS AND CULTURAL CENTER EDUCATION FACILITY
1650 HASSISON STREET
HPB APPROVAL 04/13/2021

BLOCK 57
1701 E YOUNG CIRCLE
PDB APPROVAL 05/10/2022

TOWNHOUSES AT 1625 HOLLYWOOD BLVD
1625 HOLLYWOOD BLVD
HPB APPROVAL 12/18/2018

1619 TOWNHOMES
1619 HOLLYWOOD BLVD
CONTEXT ELEVATION



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2301
PROJECT NO:

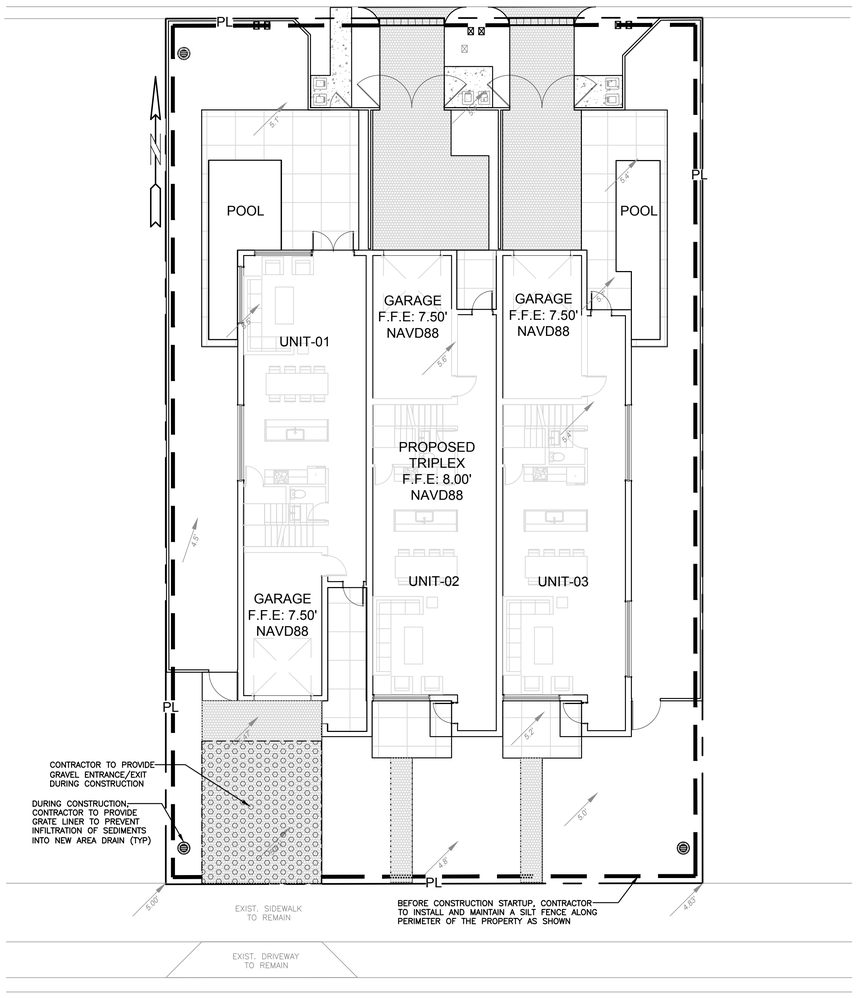
10/23/23
DATE

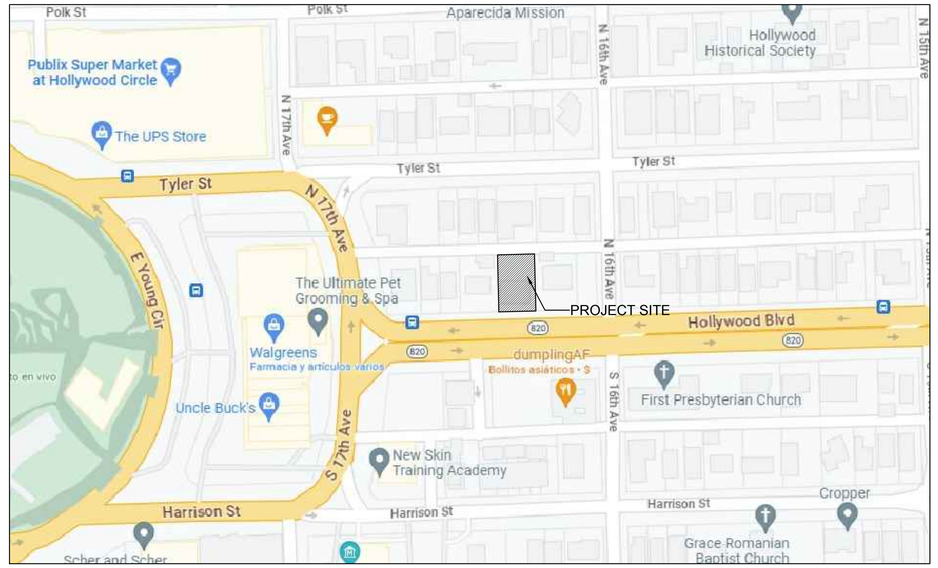
FMM
DRAWN / CHECKED

LAKES TRANSITION DISTRICT

A005

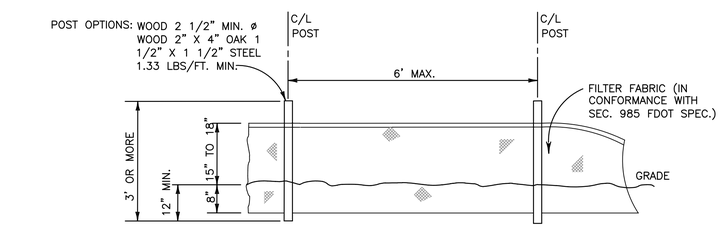
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM





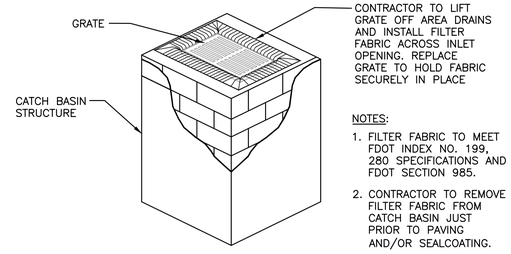
LOCATION MAP

NOT TO SCALE



TYPE III SILT FENCE

NTS



NOTES:

1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

10-24-23

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'

LEGEND

- x3.66 EXISTING ELEVATION
- PROPOSED WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH

REVISIONS

NO.	DATE	DESCRIPTION

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wzephyreng@gmail.com
CA#:31158

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1619 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33021

P.E.#:76036

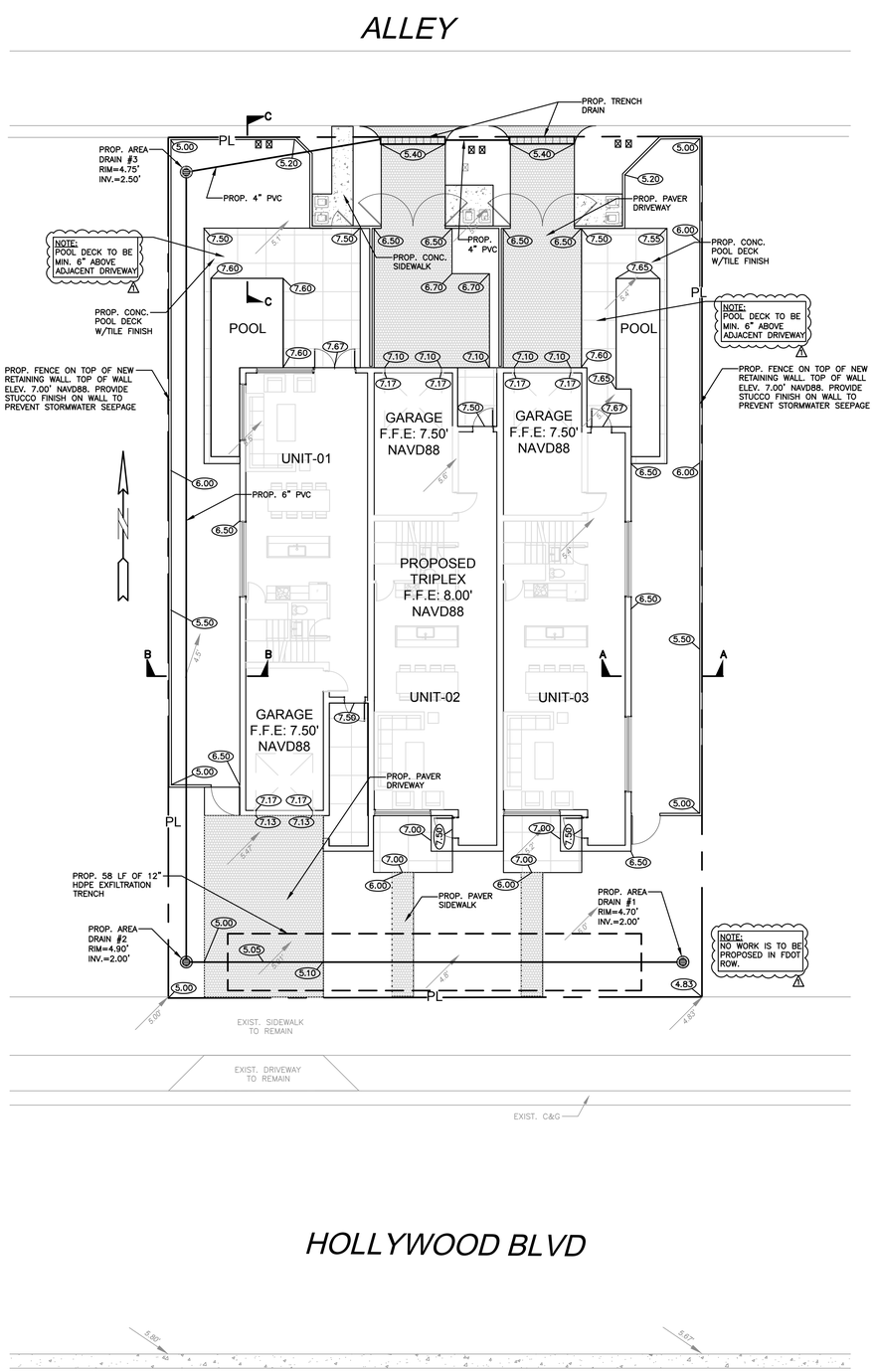
DATE: 6/15/23

SCALE: 1"=10'

SHEET NO.: C1
1 OF 8

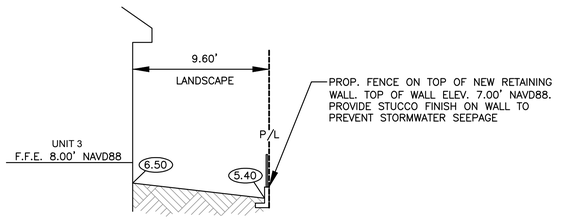
PROJECT NO.: 23-21

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

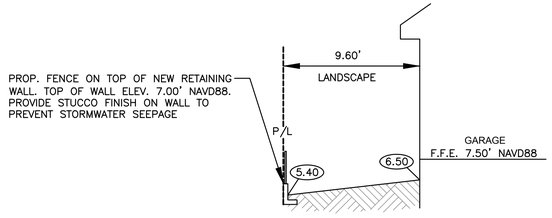


NOTES:

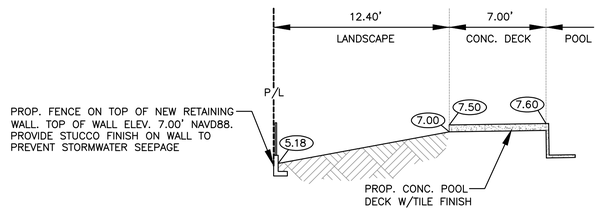
1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE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



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.

PAVING & GRADING PLAN

SCALE: 1"=10'

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10-24-23

LEGEND

+9.65	EXISTING ELEVATION
⊠	PROPOSED WATER METER
⋈	EXISTING WATER VALVE
N	PROPOSED BFP DEVICE
S	EXISTING SAN. SEWER MH

REVISIONS

NO.	DATE	DESCRIPTION
1	10-20-23	CITY REVIEW COMMENTS

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HOLLYWOOD, FLORIDA 33021

P.E.#:76036
DATE: 6/15/23
SCALE: 1"=10'
SHEET NO.: C2
2 OF 8
PROJECT NO.: 23-21

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETER-MINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

   FLORIDA POWER & LIGHT CO., CONSTRUCTION
   BELLSOUTH
   COMCAST
   TECO
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA
   (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

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

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

15. ASPHALT –

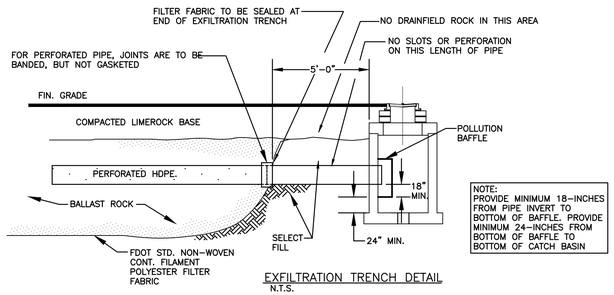
    BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.

    PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE – 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE – 0.02 TO 0.08 GALS/S.Y.

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

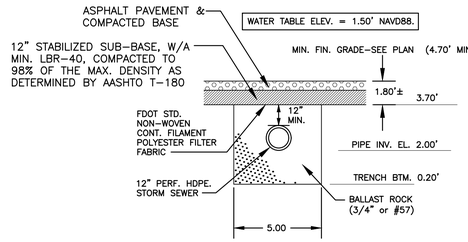
PAVEMENT MARKING & SIGNING STANDARD NOTES :

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

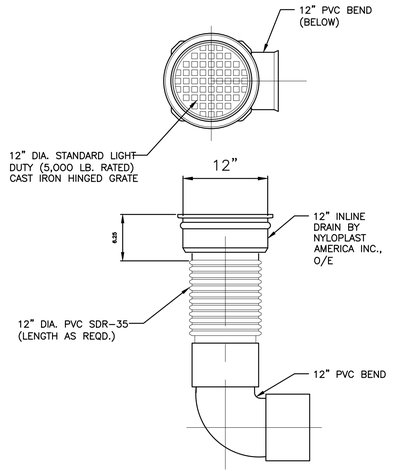


NOTE:
PROVIDE MINIMUM 18-INCHES FROM PIPE INVERT TO BOTTOM OF BAFFLE. PROVIDE MINIMUM 24-INCHES FROM BOTTOM OF BAFFLE TO BOTTOM OF CATCH BASIN

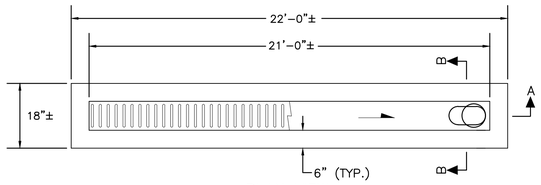
EXFILTRATION TRENCH DETAIL
N.T.S.



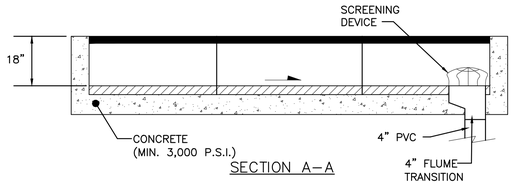
PROPOSED EXFILTR. TRENCH SECTION
N.T.S.



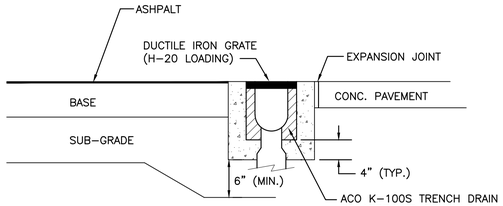
12" DRAIN BASIN YARD INLET
NTS



PLAN VIEW



SECTION A-A



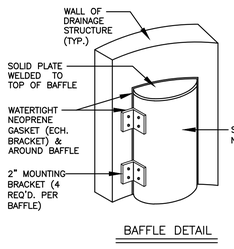
SECTION B-B

NOTES:
1. SUBGRADE SHALL BE COMPACTED TO 95% MOD. PROCTOR DENSITY (AASHTO T-180)
2. CONNECT TRENCH DRAIN TO OUTFALL PIPE IN ACCORDANCE WITH:

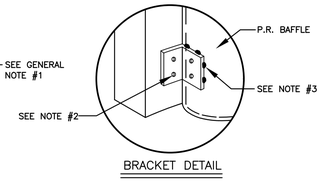
   ALTERNATIVE-A: FOR A TERMINAL CONNECTION USE ONE (1) 90° ELBOW.
   ALTERNATIVE-B: FOR AN IN-LINE CONNECTION USE ONE (1) 45° ELBOW AND ONE (1) WYE.

TRENCH DRAIN DETAIL
NTS

GENERAL NOTES :
1. BAFFLE TO BE SECTION OF CMP CUT IN HALF. CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
2. 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
3. WELD, OR 2 1/2" S.S. THRU BOLTS
4. GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.

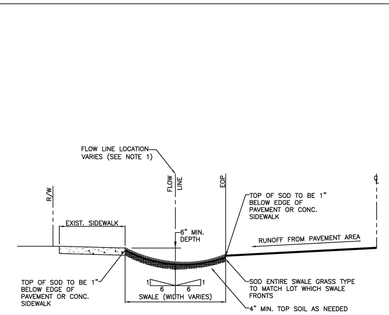


BAFFLE DETAIL



BRACKET DETAIL

POLLUTION RETARDANT BAFFLE DETAIL
NTS



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

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

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
10-24-23

LEGEND

+9.66	EXISTING ELEVATION
⊠	PROPOSED WATER METER
⋈	EXISTING WATER VALVE
N	PROPOSED BFP DEVICE
(S)	EXISTING SAN. SEWER MH

CIVIL DETAILS I
SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION
1	10-20-23	CITY REVIEW COMMENTS

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

1619 TOWNHOMES
1619 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33021

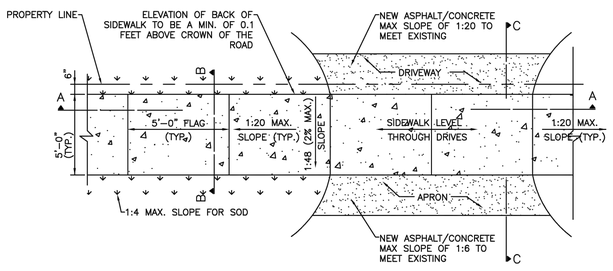
P.E.#:76036

DATE: 6/15/23

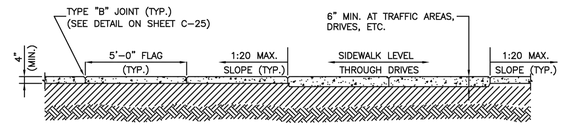
SCALE: N.T.S.

SHEET NO.: C3
3 OF 8

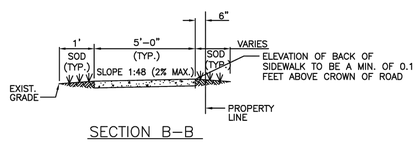
PROJECT NO.: 23-21



PLAN



SECTION A-A

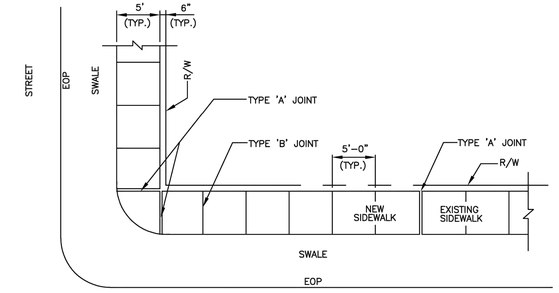


SECTION B-B

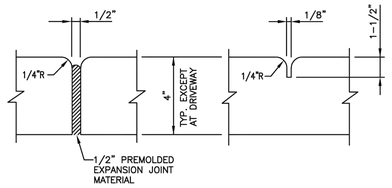
NOTE:

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

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



PLAN



TYPE 'A' TYPE 'B'

SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. & P.T. OF CURVES; JUNCTION OF EXISTING AND NEW SIDEWALKS; WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
'B'	5' CENTER TO CENTER ON SIDEWALKS.

NOTES:

1. CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FDOT STANDARD PLANS INDEX NO. 522-002.
5. THE VERTICAL DEVIATION OF THE COVER/LID OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A ¼" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 4" THICK MINIMUM (TYP.); 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.: C-25
	APPROVED: JG		1

REVISIONS

NO.	DATE	DESCRIPTION
1	10-20-23	CITY REVIEW COMMENTS

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

1619 TOWNHOMES
1619 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33021

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
10-24-23

LEGEND

- EXISTING ELEVATION
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH

CIVIL DETAILS II

SCALE: N.T.S.

P.E.#:76036

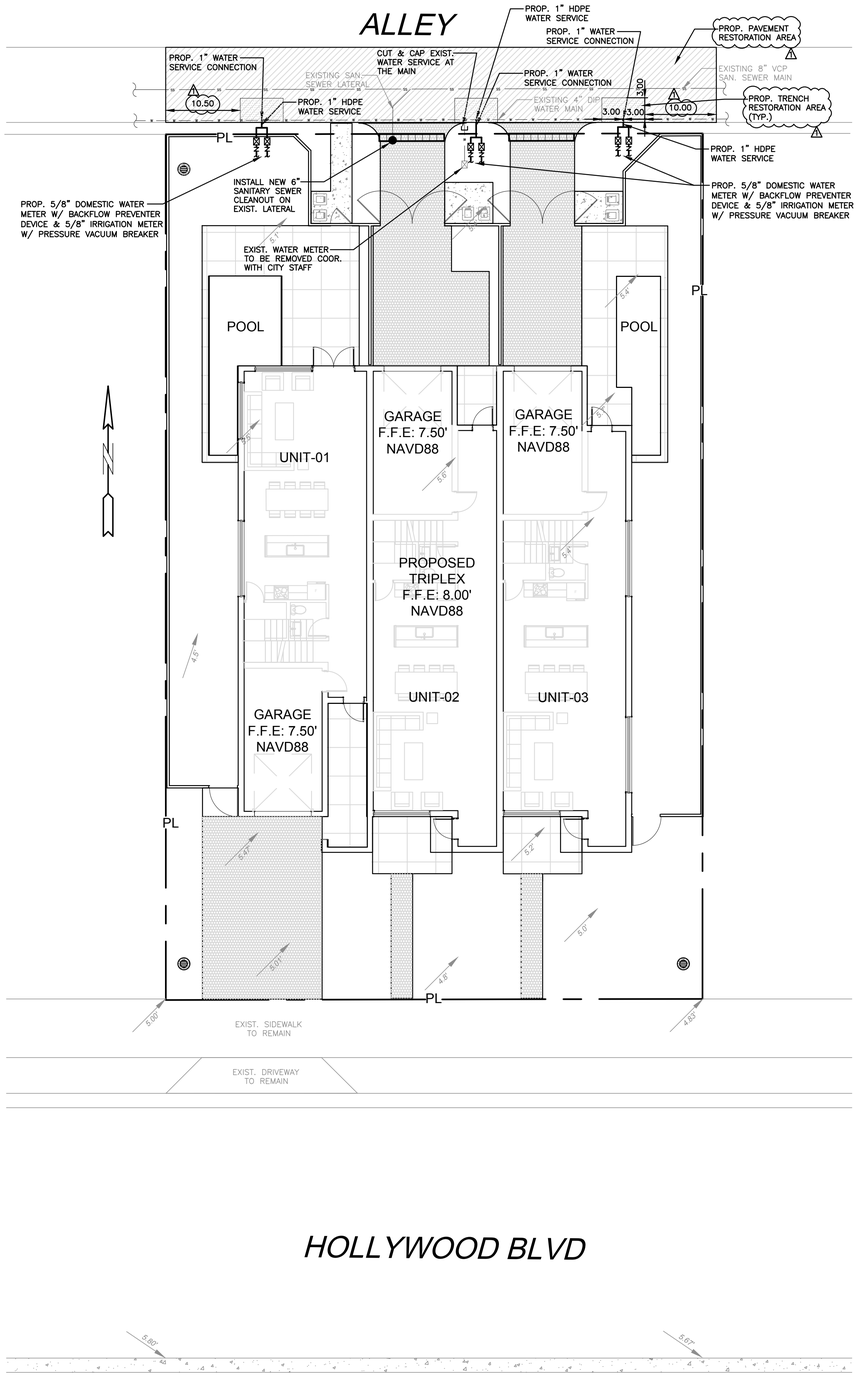
DATE: 6/15/23

SCALE: N.T.S.

SHEET NO.: C4
4 OF 8

PROJECT NO.: 23-21

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



LEGEND

- x.66 EXISTING ELEVATION
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH

WATER & SEWER CONNECTION PLAN

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION
1	10-20-23	CITY REVIEW COMMENTS

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
10-24-23

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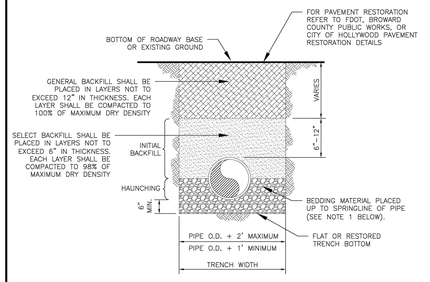
P.E.#:76036
DATE: 6/15/23
SCALE: 1"=10'
SHEET NO.: C5
5 OF 8
PROJECT NO.: 23-21



NOTES:

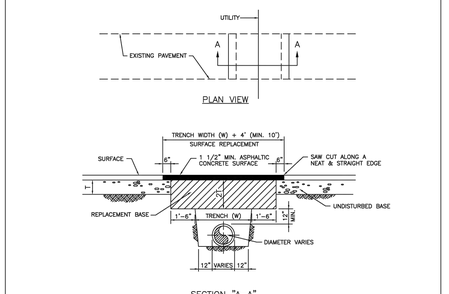
1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARD 125-8.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)	DRAWING NO. G-03
APPROVED: XXX		

FLEXIBLE PAVEMENT RESTORATION NOTES:

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

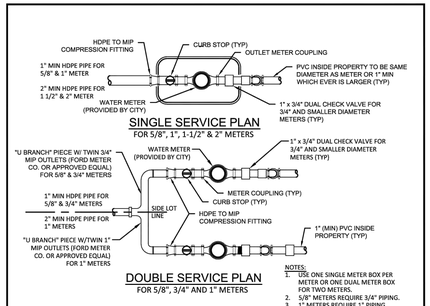
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION NOTES	DRAWING NO. G-12
APPROVED: XXX		



NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

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



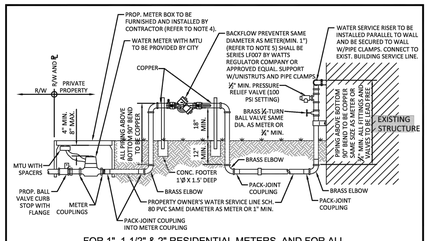
NO GALVANIZED PIPE OR FITTINGS ALLOWED

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

WATER METER SERVICE NOTES:

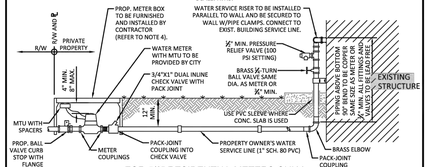
1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
3. MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL ¾" OR SINGLE 1" DIAMETER METERS.
4. MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-½" OR SINGLE 2" DIAMETER METERS.
5. FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
6. APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
7. FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS,CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
8. FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
9. FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
   a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
   b. FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
12. THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
13. AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
14. FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

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



FOR 1", 1-1/2" & 2" RESIDENTIAL METERS, AND FOR ALL COMMERCIAL PROPERTIES REGARDLESS OF METER DIAMETER

SCALE: N.T.S.



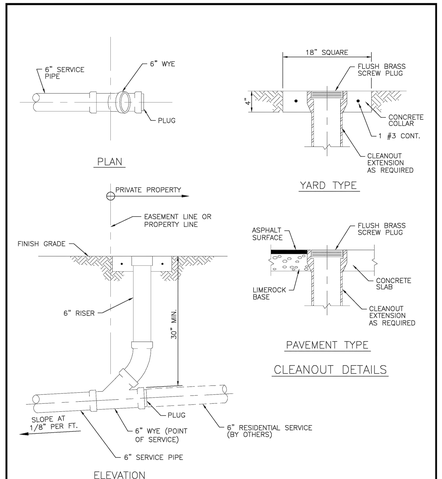
FOR 5/8" RESIDENTIAL METERS ONLY

SCALE: N.T.S.

NOTES FOR ALL SERVICES:

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

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/14/2018
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2016
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
APPROVED: XXX		

REVISIONS

NO.	DATE	DESCRIPTION
1	10-20-23	CITY REVIEW COMMENTS

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

1619 TOWNHOMES
1619 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33021

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
10-24-23

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

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

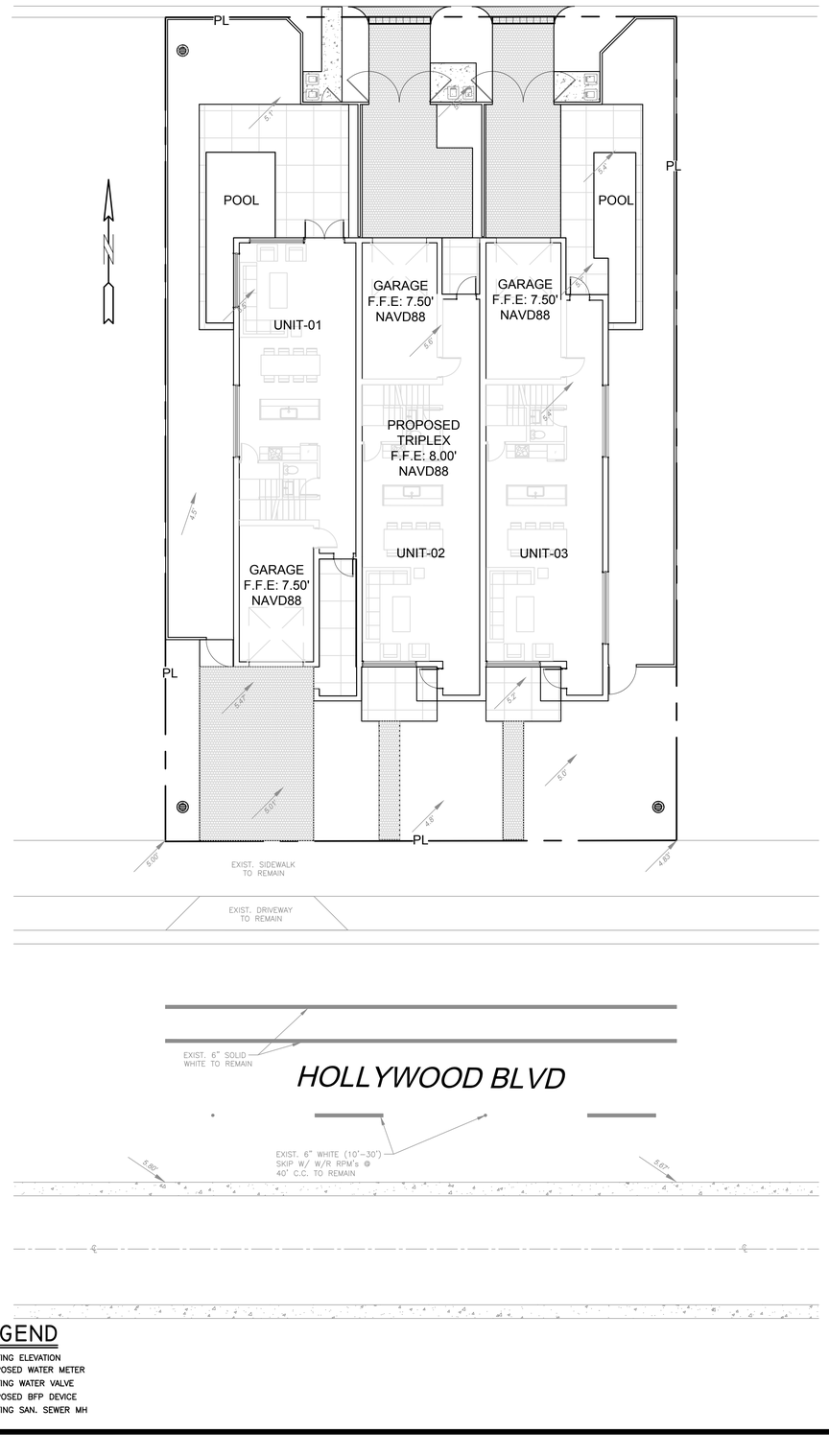
P.E.#:76036
DATE: 6/15/23
SCALE: N.T.S.
SHEET NO.: C6
6 OF 8
PROJECT NO.: 23-21

WATER & SEWER CONNECTION DETAILS

SCALE: N.T.S.

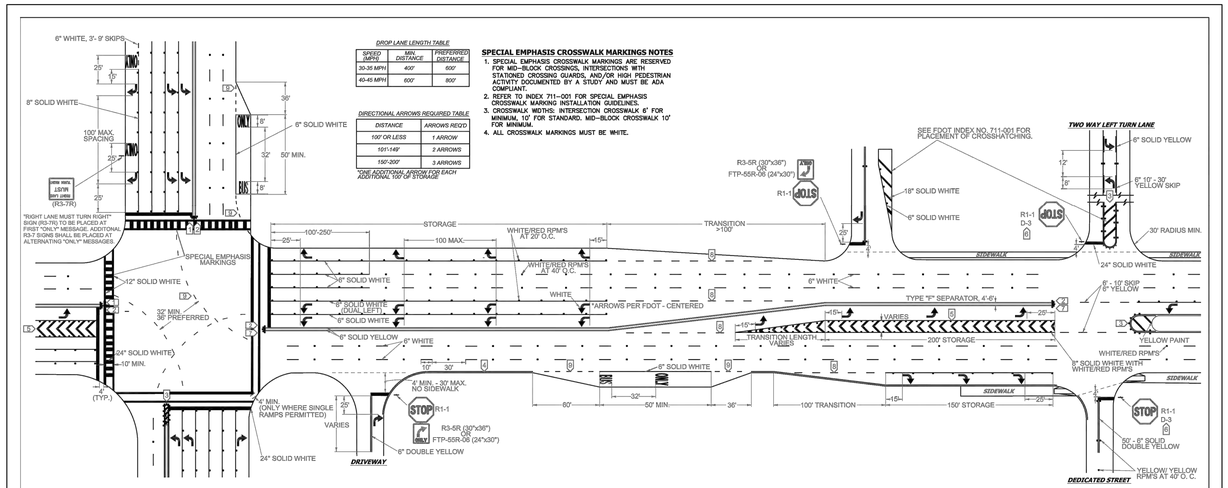
BCTED NO. XXXXXXX

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



LEGEND

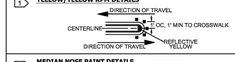
- ø9.66 EXISTING ELEVATION
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH

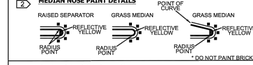


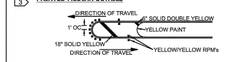
NOTES

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

LEGEND

1. YELLOW/YELLOW RPM DETAILS


2. MEDIAN NOSE PAINT DETAILS


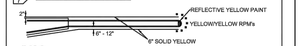
3. PAINTED MEDIAN DETAILS


4. EDGE LINE DETAILS

5. CHEVRON DETAILS - CROSSWALK AREAS AND IN FRONT OF CURB RAMPS

(SEE FDOT INDEX NO. 17348 FOR SPACING OF CHEVRONS)

6. STREET NAME BLADE DETAILS
SEE BCTED STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS.

7. TYPE IV SEPARATOR DETAILS


8. 6'-10' SKIP DETAILS
6' - 10' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:
- TRANSITIONS AT ALL LEFT AND RIGHT TURN LANES

9. 2'-4' SKIP DETAILS
2' - 4' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:
- RADIUS GUIDE LINES BETWEEN DUAL LEFTS TURN MOVEMENT (60' RADIUS PREFERRED OR AS NOTED ON PLANS)
- BUS BAY TRANSITIONS

STOP SIGN NOTE
WHERE SIDE ROADS INTERSECT A MULTI LANE STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 45 MPH OR HIGHER, THE MINIMUM SIZE OF THE STOP SIGNS FACING THE SIDE ROAD APPROACHES, EVEN IF THE SIDE ROAD ONLY HAS ONE APPROACH LANE, SHALL BE 36"X36".

WHERE SIDE ROADS INTERSECT A MULTI-LANE (INCLUDING TURN LANE) STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 40 MPH OR LOWER, THE MINIMUM SIZE OF THE STOP SIGN FACING THE SIDE ROAD APPROACHES SHALL BE 30"X30".

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

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

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

PAVEMENT MARKINGS AND SIGNS DETAILS

SHEET NO. 1 OF 1

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
10-24-23

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

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

ROW PAVEMENT MARKING PLAN & DETAIL

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION

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

1619 TOWNHOMES
1619 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33021

P.E.#:76036

DATE: 6/15/23

SCALE: 1"=10'

SHEET NO.: C7 7 OF 8

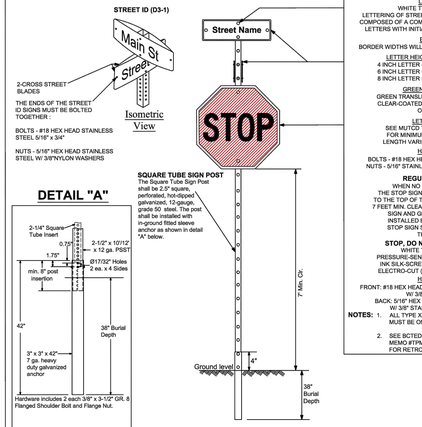
PROJECT NO.: 23-21

BCTED NO. XXXXXXX

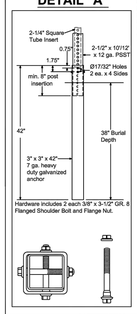
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

FOR SIGN ASSEMBLIES WITH MAXIMUM 8.75 SQUARE FOOT PANEL AREA

Typical Details

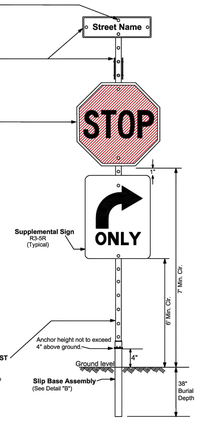


DETAIL "A"



FOR SIGN ASSEMBLIES WITH GREATER THAN 8.75 SQUARE FOOT PANEL AREA WITH SUPPLEMENTAL SIGN

Typical Details



STREET ID (D3-1) MATERIALS:

LETTERS
WHITE TYPE XI SHEETING
LETTERING OF STREET NAME SIGNS SHALL BE COMPOSED OF A COMBINATION OF LOWERCASE LETTERS WITH INITIAL UPPERCASE LETTERS

BORDER
BORDER WIDTHS WILL VARY BASED ON LETTER HEIGHTS

LETTER HEIGHTS - BORDER WIDTHS
4 INCH LETTER = 0.375 INCH BORDER WIDTH
6 INCH LETTER = 0.500 INCH BORDER WIDTH
8 INCH LETTER = 0.750 INCH BORDER WIDTH

GREEN BACKGROUND
GREEN TRANSLUSCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT

LETTER SIZES
SEE MUTCD TABLE 2D-2 (PG 163) FOR MINIMUM LETTER HEIGHTS. LENGTH VARIES BY STREET NAME

HARDWARE
BOLTS - #18 HEX HEAD STAINLESS STEEL 5/16" x 3"
NUTS - 5/16" STAINLESS STEEL W NYLON WASHERS.

REGULATORY SIGN
WHEN NO STREET ID IS PRESENT
THE STOP SIGN SHALL BE MOUNTED FLUSH TO THE TOP OF THE POST WHILE MAINTAINING 7 FEET MIN. CLEARANCE BETWEEN BOTTOM OF SIGN AND GROUND LEVEL. ANY SIGN INSTALLED BACK TO BACK WITH THE STOP SIGN SHALL BE SMALLER THAN THE STOP SIGN.

STOP, DO NOT ENTER OR YIELD
WHITE TYPE XI SHEETING
PRESSURE-SENSITIVE RED TRANSLUCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT.

HARDWARE
FRONT: #18 HEX HEAD STAINLESS STEEL 5/16" x 3" BOLT W/ 3/8" NYLON WASHER
BACK: 5/16" HEX HEAD STAINLESS STEEL NUT W/ 3/8" STAINLESS STEEL WASHER.

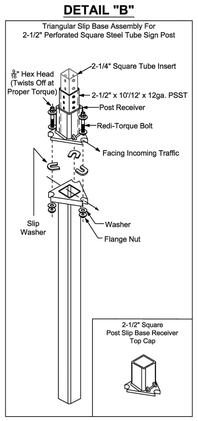
NOTES: 1. ALL TYPE XI SHEETING UTILIZED MUST BE ON THE FDOT APL LIST.

2. SEE BCTED TECHNICAL POLICY MEMO #TPM - 16-001 - SPECIFICATIONS FOR RETROFLECTIVE TRAFFIC SIGN MATERIALS.

SQUARE TUBE SIGN POST
The Square Tube Sign Post shall consist of a 6 foot x 2.25" square tube insert inserted into a 2.5" square post receiver. Both tubes will be perforated, hot-dipped galvanized, 12-gauge, grade 50 steel. The post shall be installed into the slip base assembly shown in detail "B".

DETAIL "B"

Triangular Slip Base Assembly For 2-1/2" Perforated Square Steel Tube Sign Post



Notes:

1. Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.

2. For standard ground sign installation, see detail entitled " Ground Sign Assembly Details".

REVISIONS	
DATE	DESCRIPTION
02-28-2020	ADDED ISOMETRIC VIEW
02-05-2021	UPDATED POST BASE HEIGHT
06-22-2023	UPDATED SIGN POST NOTES

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

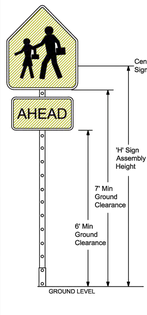
DESIGN BY: CARMELO CARATOZZOLO, P.E.	SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR	
CHECKED BY: CARMELO CARATOZZOLO, P.E.	

STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS

SHEET NO. 1 OF 1

GUIDE TO USE THIS STANDARD:

1. Calculate the Total Panel Area and the centroid 'C' for an individual sign or a sign cluster.
2. Determine the height 'H' from the groundline for the individual sign or the cluster.
3. Consult the Post Size Table and find the intersection point.
4. Design the post and the foundation according to the required Post Size and Assembly Details.

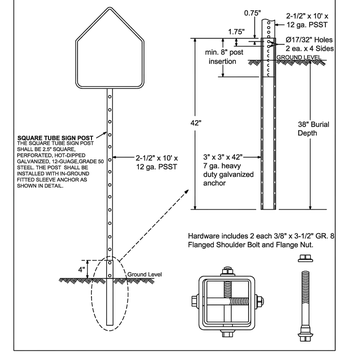


Post Size Table

Total Panel Area (sf)	'H' Sign Assembly Height (ft) (measure from ground)				
	8	8.5	9	9.5	10
3					
4					
5	Sign Post with 3" x 7 ga. Square Anchor				
6					
7					
8					
9					
10					
11					
12					
13	Sign Post with Triangular Slip Base Assembly				
14					
15					
16					
17					
18					
19	Two Post Installation Required with Triangular Slip Base				
20+					

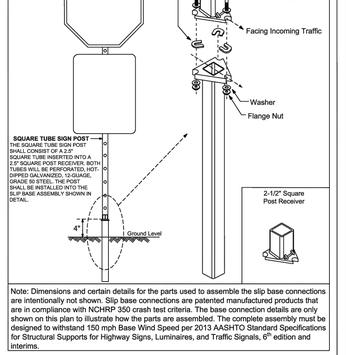
*SIGNS IN EXCESS OF POST SIZE TABLE IF A SIGN PANEL IS EQUAL TO OR GREATER THAN 4 FEET IN WIDTH, A TWO POST INSTALLATION IS REQUIRED WITH A TRIANGULAR SLIP BASE.

Sign Post with 3" x 7 ga. Square Anchor



SQUARE TUBE SIGN POST
THE SQUARE TUBE SIGN POST SHALL BE 2.5" SQUARE, PERFORATED, HOT-DIPPED GALVANIZED, 12-GUAGE,GRADE 50 STEEL. THE POST SHALL BE INSTALLED WITH IN-GROUND FITTED SLEEVE ANCHOR AS SHOWN IN DETAIL.

Sign Post with Triangular Slip Base



SQUARE TUBE SIGN POST
THE SQUARE TUBE SIGN POST SHALL CONSIST OF A 2.25" SQUARE TUBE INSERTED INTO A 2.5" SQUARE POST RECEIVER, BOTH TUBES WILL BE PERFORATED, HOT-DIPPED GALVANIZED, 12-GUAGE, GRADE 50 STEEL. THE POST SHALL BE INSTALLED INTO THE SLIP BASE ASSEMBLY SHOWN IN DETAIL.

Note: Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.

REVISIONS	
DATE	DESCRIPTION
03-21-2017	UPDATED POST SIZE
11-24-2020	ADDED POST SIZE NOTE
02-05-2021	UPDATED POST BASE HEIGHT

BROWARD COUNTY FLORIDA

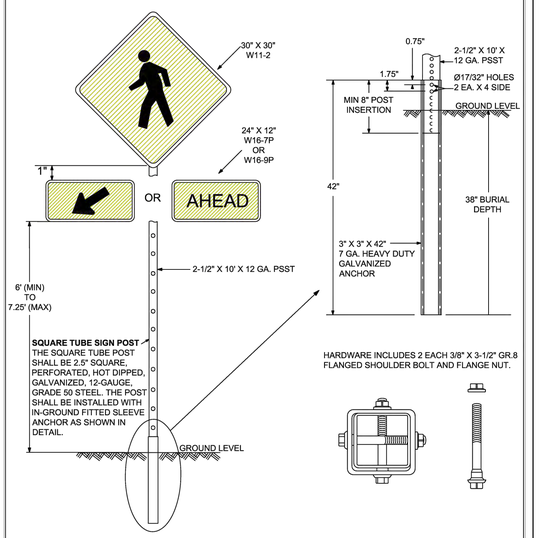
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

DESIGN BY: YVES D'ANJOU, P.E.	SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR	
CHECKED BY: ANDREW SEBO, P.E., PTOE	

GROUND SIGN ASSEMBLY DETAILS

SHEET NO. 1 OF 1

W11-2 (30"x 30") & SUPPLEMENTAL (24"x12") SIGN ASSEMBLY



SQUARE TUBE SIGN POST
THE SQUARE TUBE POST SHALL BE 2.5" SQUARE, PERFORATED, HOT DIPPED, GALVANIZED, 12-GAUGE, GRADE 50 STEEL. THE POST SHALL BE INSTALLED WITH IN-GROUND FITTED SLEEVE ANCHOR AS SHOWN IN DETAIL.

HARDWARE INCLUDES 2 EACH 3/8" X 3-1/2" GR.8 FLANGED SHOULDER BOLT AND FLANGE NUT.

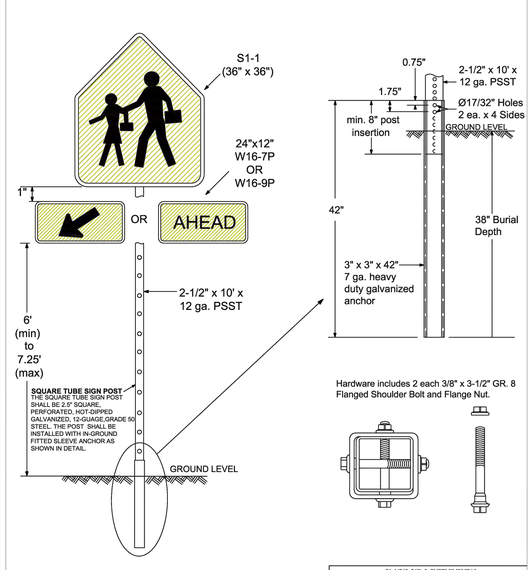
1. SCHOOL ZONE AND PEDESTRIAN SIGNS SHALL BE COMPRISED OF REFLECTIVE FLUORESCENT YELLOW-GREEN SHEETING. (SEE BCTED TECHNICAL POLICY MEMO #TPM-16-001 ON BCTED WEBSITE)
2. NOT FOR USE WITH RECTANGULAR RAPID FLASHING BEACONS

W11-2 (30"x 30") & SUPPLEMENTAL (24"x 12") SIGN ASSEMBLY	
REVISION: 11-15-18	SCALE: NTS
	DESIGN BY: YVES D'ANJOU, P.E.
	DRAWN BY: STEPHON RAMOUTAR
SHEET 1 OF 1	CHECKED BY: ANDREW SEBO, P.E., PTOE

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

S1-1 (36"x 36") & SUPPLEMENTAL SIGN ASSEMBLY



SQUARE TUBE SIGN POST
THE SQUARE TUBE SIGN POST SHALL BE 2.5" SQUARE, PERFORATED, HOT-DIPPED GALVANIZED, 12-GUAGE,GRADE 50 STEEL. THE POST SHALL BE INSTALLED WITH IN-GROUND FITTED SLEEVE ANCHOR AS SHOWN IN DETAIL.

NOTE: NOT FOR USE WITH RECTANGULAR RAPID FLASHING BEACONS

S1-1(36"x36") & SUPPLEMENTAL SIGN ASSEMBLY	
REVISION: 11-19-18	SCALE: NTS
	DESIGN BY: Yves d'Anjou, P.E.
	DRAWN BY: Stephon Ramoutar
SHEET 1 OF 1	CHECKED BY: Andrew Sebo, P.E., PTOE

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

LEGEND

- e9.66 EXISTING ELEVATION
- PROPOSED WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- (S) EXISTING SAN. SEWER MH

ROW PAVEMENT MARKING DETAILS

SCALE: N.T.S.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

10-24-23

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REVISIONS

NO.	DATE	DESCRIPTION

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wzephyreng@gmail.com
CA#:31158

1619 TOWNHOMES
1619 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33021

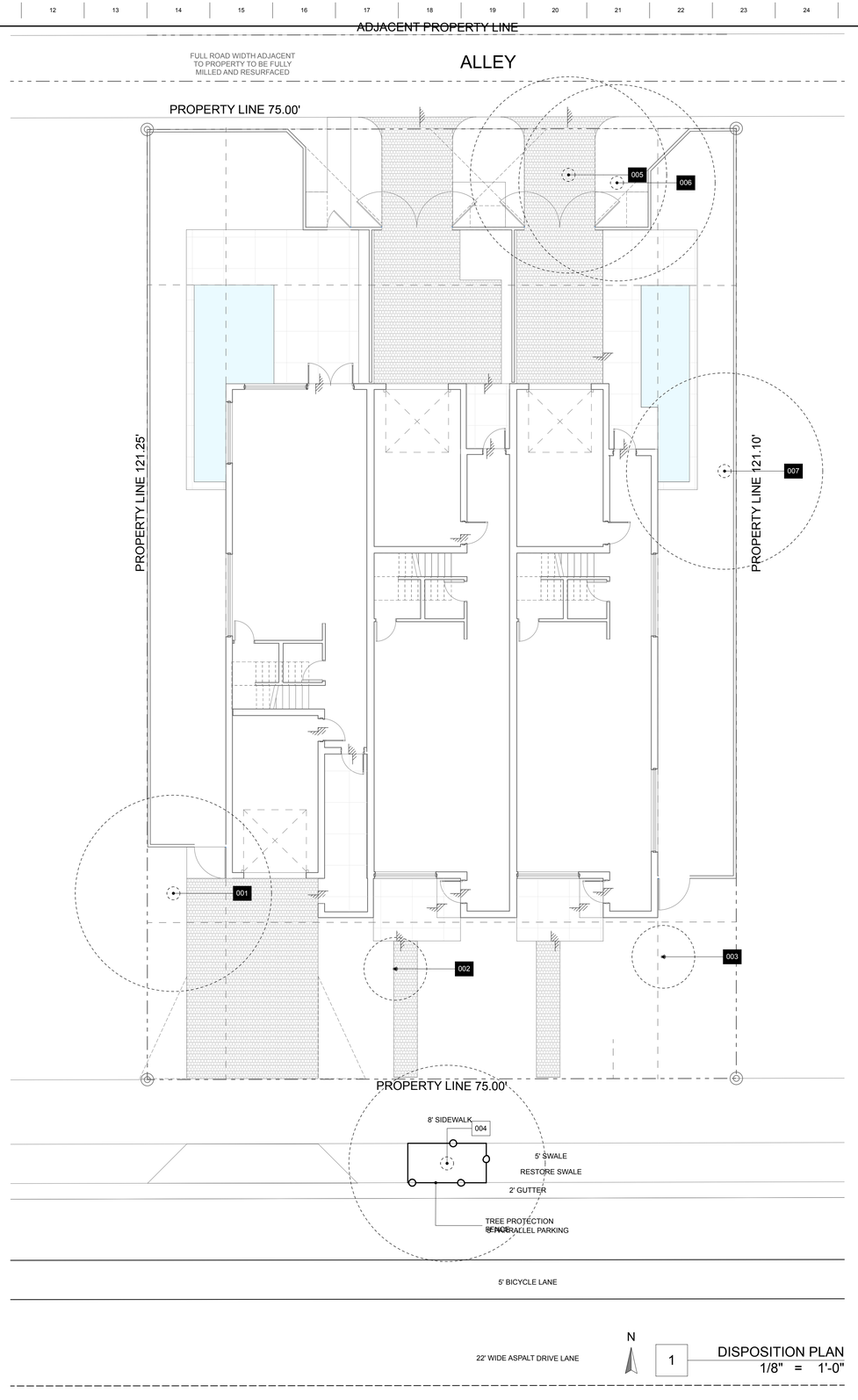
P.E.#:76036

DATE: 6/15/23

SCALE: N.T.S.

SHEET NO.: C8
8 OF 8

PROJECT NO.: 23-21



KEY LEGEND

000	EXISTING TREE TO REMAIN
000	EXISTING TREE TO RELOCATE
000	EXISTING TREE TO REMOVE

NOTES

NO PERSON AND NO AGENT OR REPRESENTATIVE THEREOF, DIRECTLY OR INDIRECTLY, SHALL CUT DOWN, DESTROY, MOVE OR EFFECTIVELY DESTROY THROUGH DAMAGING ANY TREE SITUATED ON ANY REAL PROPERTY AS DESCRIBED PER SECTION 4 OF HOLLYWOOD LANDSCAPE MANUAL, WITHOUT FIRST OBTAINING APPROVAL AND A TREE REMOVAL PERMIT.

TREE PROTECTION FENCING SHALL BE PROVIDED AROUND THE CRITICAL ROOT ZONE OF THE TREE, INCLUDING WITHIN ADJACENT PROPERTY AS NEEDED. SEE PLAN FOR FENCE LAYOUT. SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION.

TREE DISPOSITION SCHEDULE

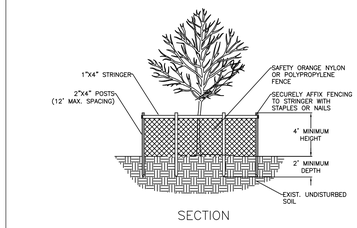
TREE #	BOTANICAL NAME	COMMON NAME	HT (FT)	SPR (FT)	DBH (INCH)	HEALTH CONDITION	NATIVE	DISPOSITION
001	Ficus altissima	Council Tree	50	40	40	Poor	No	Remove
002	Phoenix roebelinii	Pigmy Date Palm	10	6	5	Fair	No	Remove
003	Phoenix roebelinii	Pigmy Date Palm	8	6	5	Fair	No	Remove
004	Roystonea regia	Royal Palm	40	12	15	Good	Yes	Remain
005	Cupaniopsis anacardioides	Carrotwood Tree	20	15	7	Good	No	Remove
006	Quercus virginiana	Live Oak	30	30	17	Fair	Yes	Remove
007	Cupaniopsis anacardioides	Carrotwood Tree	20	15	7	Good	No	Remove

TREE MITIGATION CHART

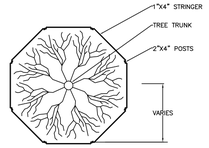
	# OF TREES	TOTAL DBH (INCHES)
TOTAL TO BE MITIGATED	1	17
TOTAL REQUIRED	N/A	17
TOTAL PROPOSED	7 (SEE PLANTING)	17 (SEE PLANTING)

PALM MITIGATION CHART

TOTAL # TO BE REMOVED	2
TOTAL # REQUIRED	2
TOTAL # PROPOSED	2 (SEE PLANTING)



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

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REGISTERED ARCHITECT
AR101069

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1	HPB REV 01	09.11.23
2	HPB REV 02	09.26.23

2301
PROJECT NO.

10/5/23
DATE

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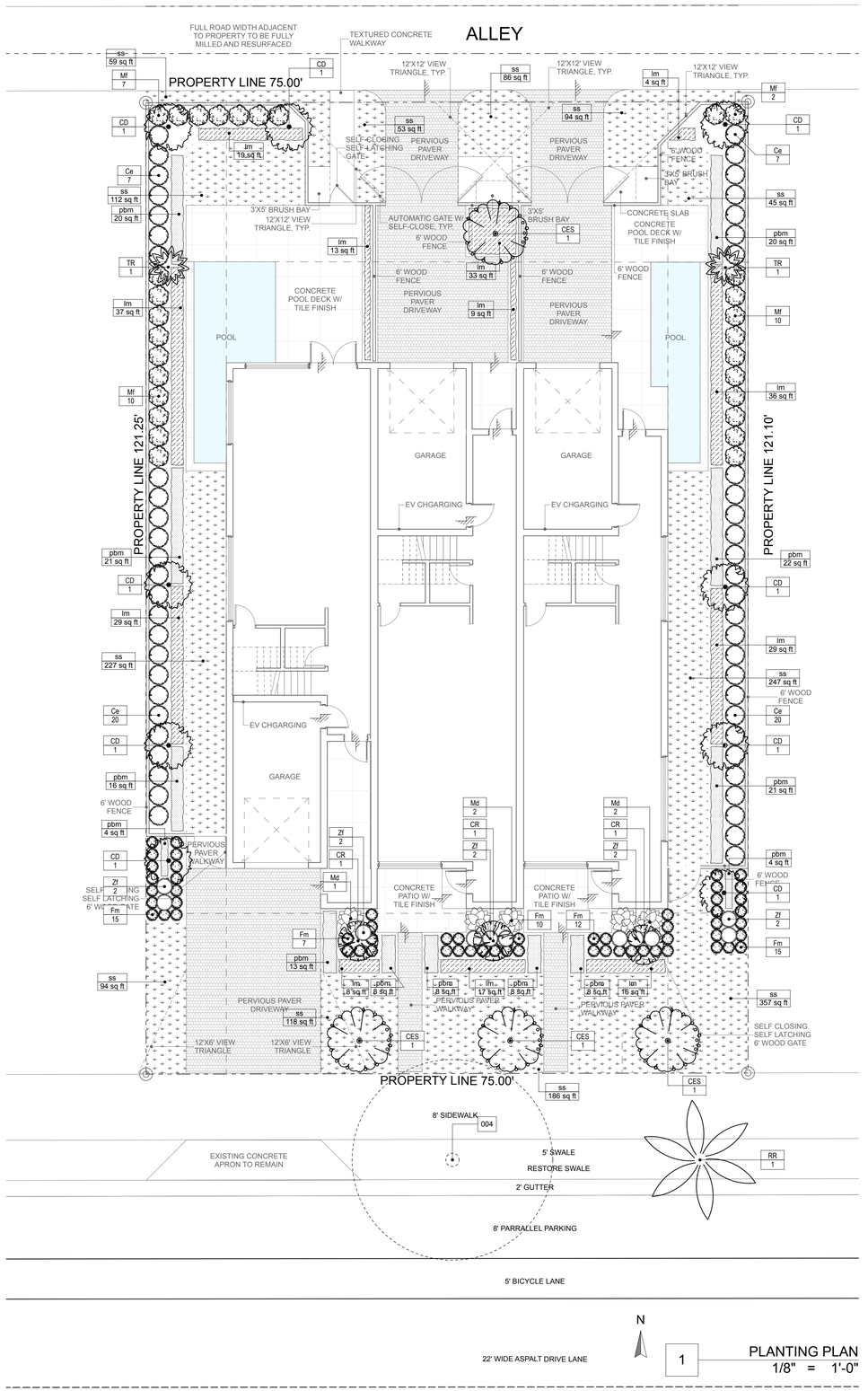
TREE DISPOSITION PLAN

L100



LANDSCAPE DATA

REFER TO ARCHITECTURE FOR SITE, BUILDING, AND ZONING INFORMATION.

	REQUIRED	EXISTING	PROPOSED
OPEN SPACE LANDSCAPE	7,500 SF (30%)	N/A	2,970 SF

TREE AND PALM REQUIREMENTS	REQUIRED	EXISTING	NEW	TOTAL
STREET	3 (1 per 30')	1	2	3
ALLEY PERIMETER	4 (1 per 20')	0	4	4
OPEN SPACE	3 (1 per 1000 sf)	0	4	4
TOTAL REQ.	10	1	10	11
MAXIMUM PALMS	2 (20% OF REQ)	1	1	2
MITIGATION				
TREES	7	N/A	4(CD@2") N(CES@3")	7 (17" DBH)
PALMS	2	N/A	2(TR)	2
TOTAL TREES AND PALMS	**19**	**1**	**19**	**20**
SPECIES				
# OF SPECIES	3	1	4	5
NATIVE TREES	12 (60%)	1	20	20
SHRUB REQUIREMENTS				
# OF SHRUBS	N/A	0	156	156
# OF NATIVES	78 (50%)	0	97	97

TREE SCHEDULE

SYM	ABB.	QTY	BOTANICAL NAME	COMMON NAME	DBH	HT	SPR	REMARKS	N	D
	CD	9	Coccoloba diversifolia	Pigeon Plum	2"	12' Standard	6'		Y	Y
	CES	4	Conocarpus erectus 'Sericeus'	Silver Buttonwood	3"	12', Standard Single Stem, Matching	8'	Standard with character	Y	Y
	CR	3	Clusea rosea	Pitch Apple	2"	12' Standard	6'		Y	Y

PALM SCHEDULE

SYM	ABBV	QTY	BOTANICAL NAME	COMMON NAME	HT	SPR	REMARKS	N
	RR	1	Roystonea regia	Royal Palm	12' CT	15'		Y
	TR	2	Thrinax radiata	Florida Thatch Palm	8' CT	5-6'	Single	Y

SHRUBS AND ACCENTS SCHEDULE

SYM	ABBV	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPR	SP	N	D
	Ce	52	Conocarpus erectus	Green Buttonwood	---	4' Bush, Multi	30"	---	Y	Y
	Fm	59	Ficus microcarpa 'Green Island'	Green Island Ficus	7 gal	24"	18"			
	Md	5	Monstera deliciosa	Swiss Cheese Vine	15 gal, 30"-36"					Y
	Mf	29	Myrcianthes fragrans	Simpson Stopper	30 gal	4'		30" o.c.	Y	Y
	Zf	11	Zamia floridana	Coontie	7 gal	24"			Y	Y

GROUND COVER SCHEDULE

SYM	ABBV	AREA (SF)	BOTANICAL NAME	COMMON NAME	SIZE	SP	REMARKS	N
	lm	250	Liriope muscari 'Big Blue'	Lilyturf	1 gal	12" o.c.		
	pbm	173	Philodendron 'Burle Marx'	Philodendron	3 gal	18" o.c.		

SOD SCHEDULE

SYM	ABBV	AREA (SF)	BOTANICAL NAME	COMMON NAME	SIZE	SP	REMARKS	N
	ss	1,539	Stenotaphrum secundatum	St. Augustine			STAGGERED	Y

LANDSCAPE NOTES

1. ALL LANDSCAPING SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL INSPECTION
2. NO LANDSCAPE SUBSTITUTIONS SHALL MADE WITH THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION.
3. WHERE REQUIRED FOR SCREENING PURPOSES, HEDGE SHALL BE PLANTED AT EQUIPMENT HEIGHT FOR VISUAL SCREENING.
4. PROVIDE 100% IRRIGATION COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

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AR101069

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2	HPB REV 02	09.26.23
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2301
PROJECT NO.

10/5/23
DATE

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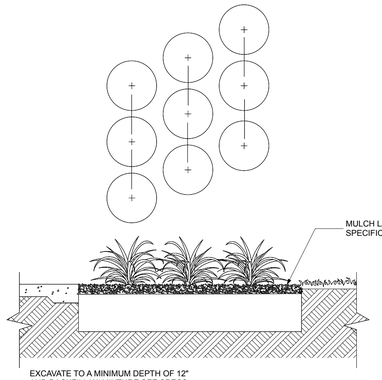
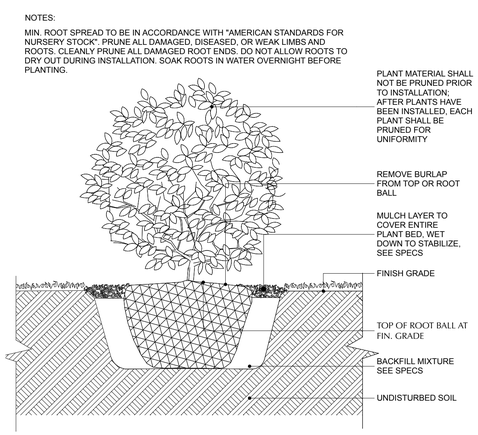
PLANTING PLAN

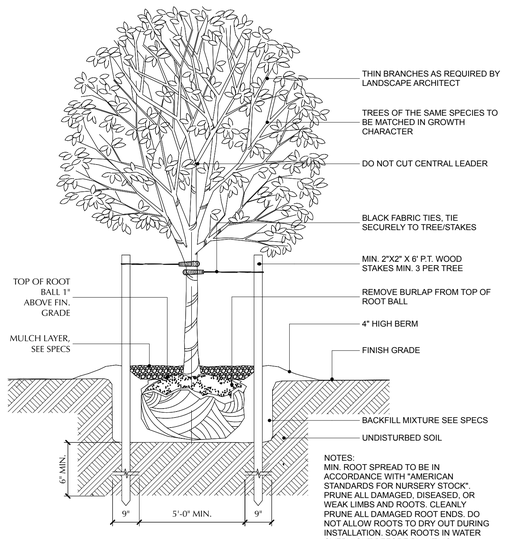
L200



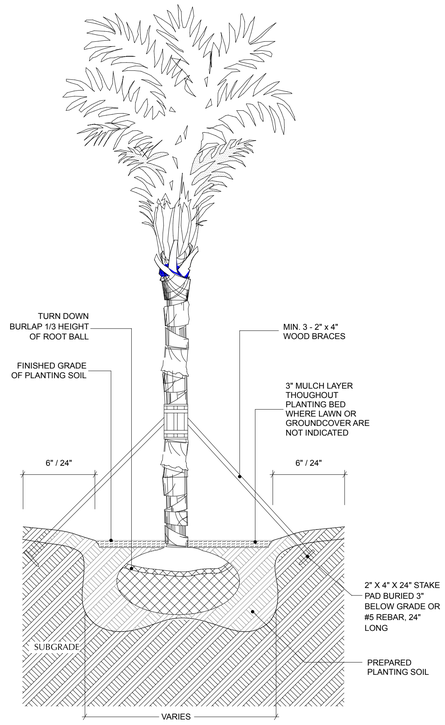
5 GROUNDCOVER DETAIL



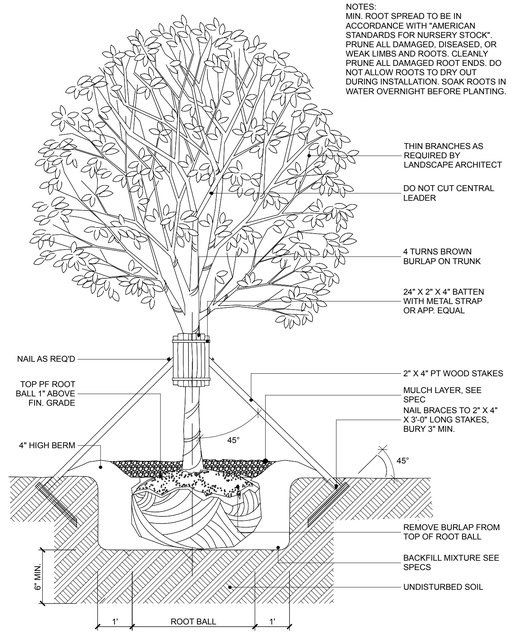
4 SHRUB DETAIL



3 SMALL TREE GUYING DETAIL



2 PALM PLANTING DETAIL



1 LARGE TREE STAKE DETAIL

PLANTING NOTES

PLANTING SPECIFICATIONS

1. The Contractor is responsible for maintaining, all planting areas (including watering, weeding, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by the Owner and/or Landscape Architect.
2. All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".
3. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.
4. All trees must be guyed or staked as shown in the details.
5. Installation - All plant material shall be installed in a sound, workman-like manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
6. There shall be no chains or cables used on trees or palms. Handle with two inch (2") minimum width nylon straps or equal.
7. Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions.
8. Contractor to request final acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the Owner and the Architect shall declare the project substantially complete.
9. Contractor to replace rejected plant material within one (1) week of written notice.
10. Plant Material which is not installed at the direction of the landscape architect or owner will become the property of the contractor unless it becomes relocated on site. The Contractor shall provide the owner a credit for any plant material not installed on the site.

SOIL PREPARATION AND SOIL MIX

1. All shrub beds shall be provided with a minimum 30" depth of approved planting soil if existing soil is not acceptable to the Landscape Architect. Shrub beds shall be excavated to 30" depth and soil replaced as specified. Acceptable soil composition shall be 70% sand, 30% organic content with an overall pH range between 6.5 and 7.5.
2. Contractor to ensure total weed eradication from all areas to be planted and protect existing plants to remain.
3. Before replacing topsoil, rake subsoil surface clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material.
4. Scarify subsoil to a depth of six inches (6").
5. Planting Soil Mixtures:
   All plant material on grade with the exception of palms and beach material, shall be planted with the following soil mix:
   Planting Soil Mixture A:
   a.) Weed free soil and consist of
   70% clean silica sand,
   30% everglades muck, and
   b.) There must be a slight acidic reaction to the soil with no excess calcium or carbonate.
   c.) Soil shall be delivered in a loose friable condition.

   All palms + beach material on grade shall be planted with the following:
   Planting Soil Mixture B:
   a.) 80% clean silica sand
   b.) 20% everglades mack

   All elevated planting areas on structure shall be planted with the following unless otherwise approved by L.A
   Planting Soil Mixture C:
   Mix specifically designed to meet project requirements based on climatic region and plant requirements.
   a.) 50% Coarse Salite, 5/16" Expanded aggregate
   b.) 25% Clean Silica Sand
   c.) 10% Pine fines
   d.) 15% Compost
6. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil. It shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous matter. Spread topsoil mixture to minimum depth of three inches (3") throughout all lawn areas ..
7. Remove all rocks and other objects over one inches (1") in diameter.
8. Smooth all soil mixture to five inches (5") below top of surrounding pavement edges. This allows room for 3" of mulch and 2" clear space below top of pavement.
9. Smooth topsoil mixture to two inches (2") below finish grade in areas to be sodded.
10. The topsoil pH shall be in the range of pH 6.5 to 7.5. Topsoil shall not be extremely acid or alkaline, nor contain toxic substances which may be harmful to plant growth. If necessary, the Contractor shall apply the appropriate soil amendments adjusting soil pH to assure a pH range of 6.5 to 7.5.
11. Finish grade all topsoil areas to a smooth, even surface, assuring positive drainage away from the structures and eliminate any low areas which may collect water.
12. Contractor shall assure percolation and drainage of all planting pits prior to planting. Contractor will be responsible for all plants lost due to the lack of percolation.
13. Contractor to remove debris and excess material daily from job site. Contractor shall remove all staking of trees and palms after twelve (12) months of substantial completion.

MULCH

1. Contractor shall mulch all plant material throughout to a three inch (3") depth of loose, weed free, sterilized 100% Florimulch (melaleuca mulch). Do not place mulch directly on top of shade tree root balls.
2. Any other mulch must be submitted for approval.

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SUBMITTAL & REVISIONS

1	HPB REV 01	09.11.23
2	HPB REV 02	09.26.23
3	HPB REV 03	10.05.23

2301
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DATE

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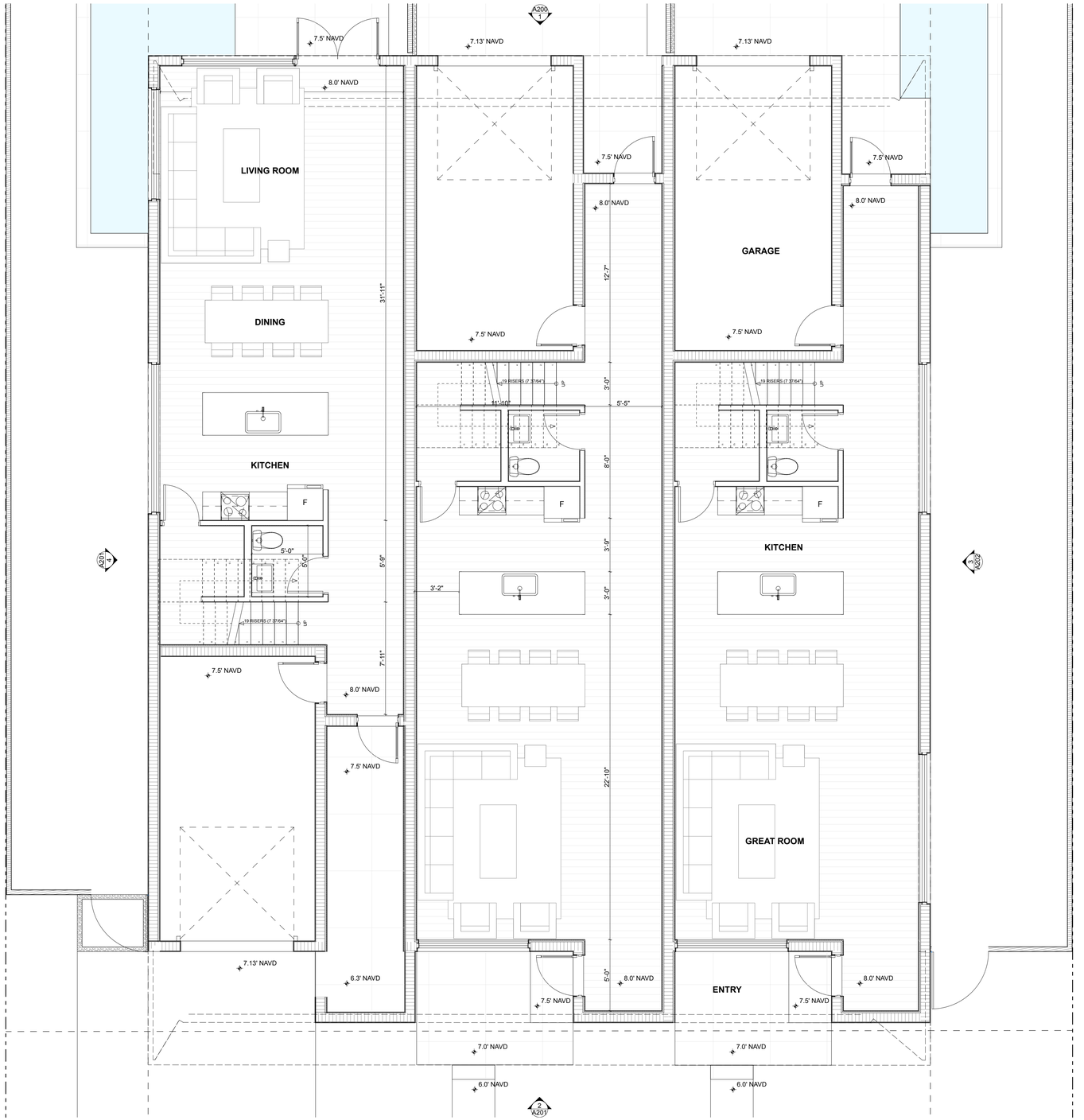
PLANTING DETAILS

L201



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FIRST FLOOR PLAN

A100

N

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

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2301
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7/12/23
DATE

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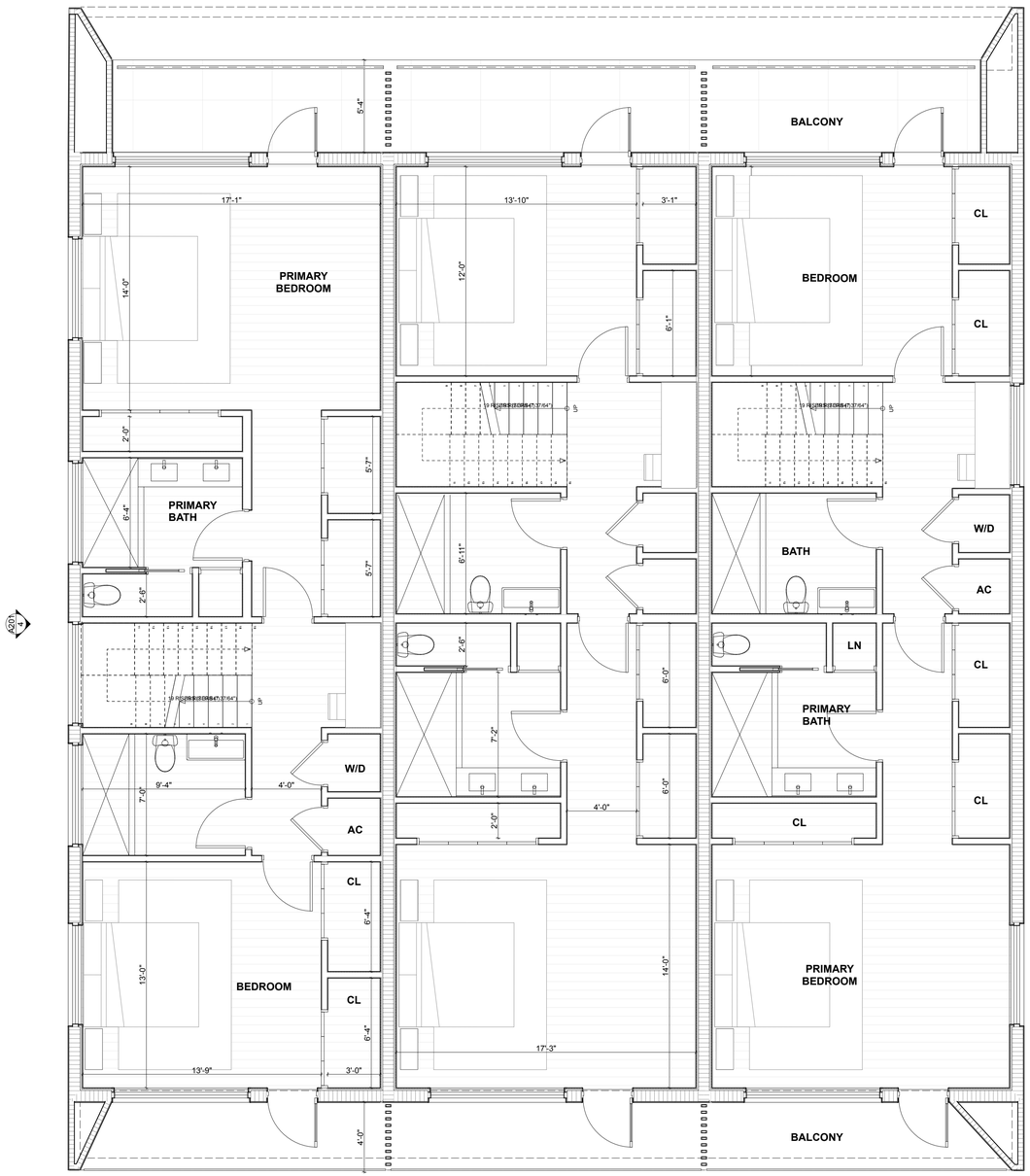
SECOND FLOOR PLAN

A101



7
A201

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

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2301
PROJECT NO.

7/12/23
DATE

FMM
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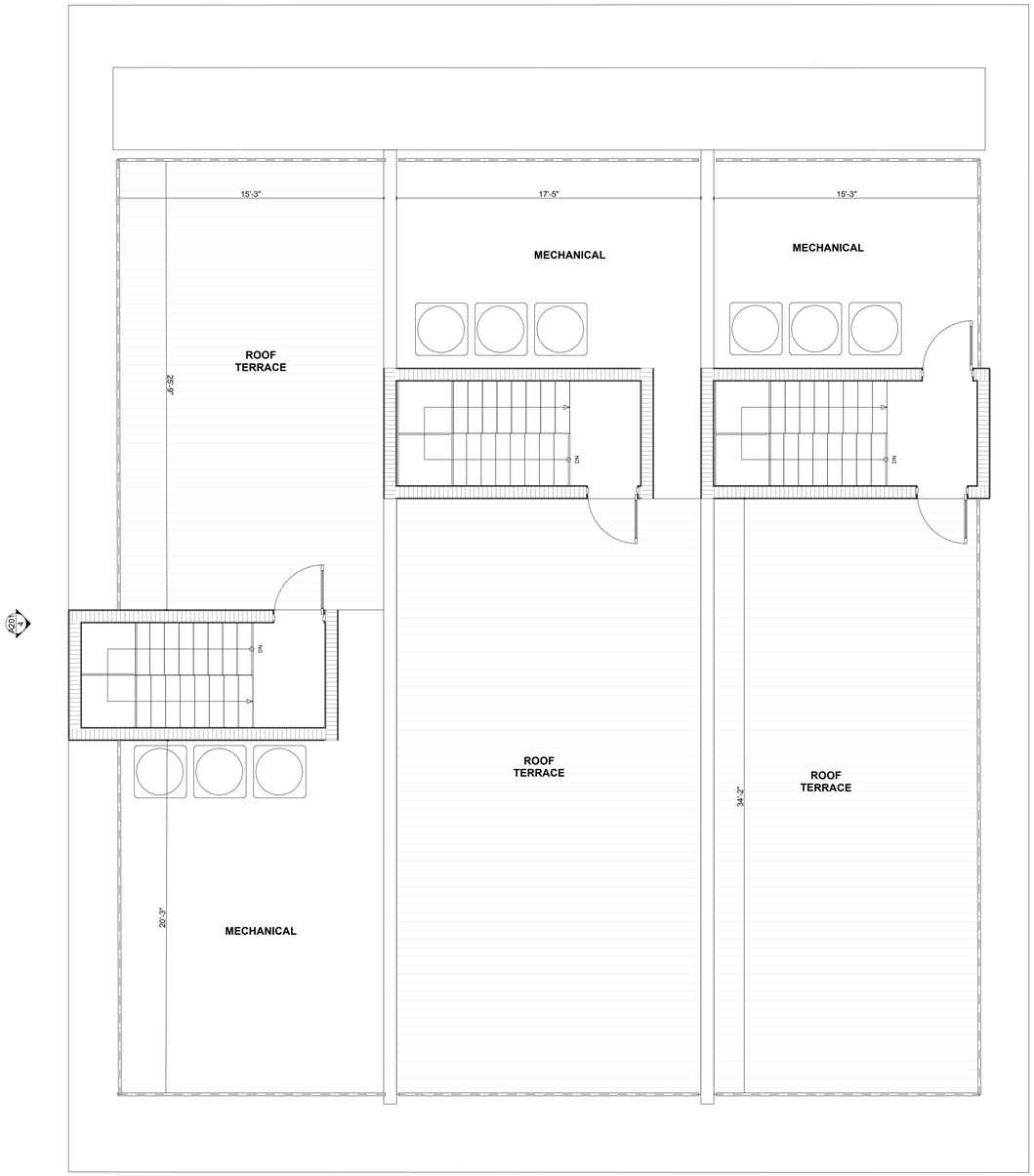
THIRD FLOOR PLAN

A102



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SENGA ARCHITECTURE LLC

DEVELOPER

LUXURY

CIVIL ENGINEER

ZEPHYR ENGINEERING
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HOLLYWOOD, FL 33351
T. 786.302.7693
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ZEPHYR ENGINEERING

1619 TOWNHOMES

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ARCHITECT

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7/12/23
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ROOF PLAN

A103

1 NORTH (REAR) ELEVATION
1/4" = 1'-0"

TINTED GLASS

STAINLESS STEEL GUARDRAIL AND WINDOW FRAME FINISH

WOOD TEXTURED CLADDING

STONE OR TILE CLADDING

Simply White
2143-70

PAINTED FASCIA
EXISTING; PROPOSED TO MATCH

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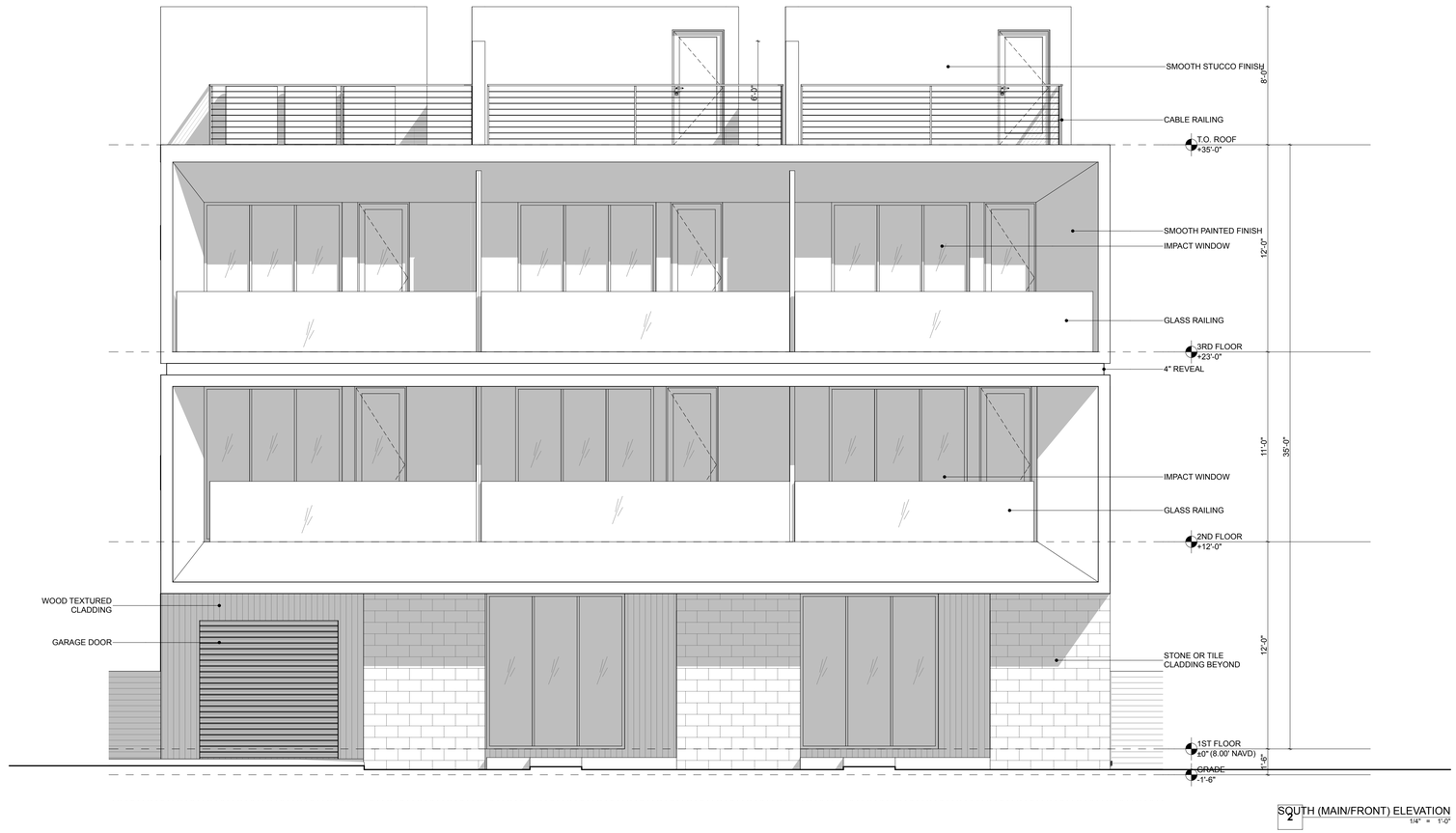
SOUTH (MAIN/ FRONT) ELEVATION

A200



SOUTH (MAIN/FRONT) ELEVATION
2
1/4" = 1'-0"

TINTED GLASS

STAINLESS STEEL GUARDRAIL AND WINDOW FRAME FINISH

WOOD TEXTURED CLADDING

STONE OR TILE CLADDING

Simply White
2143-70

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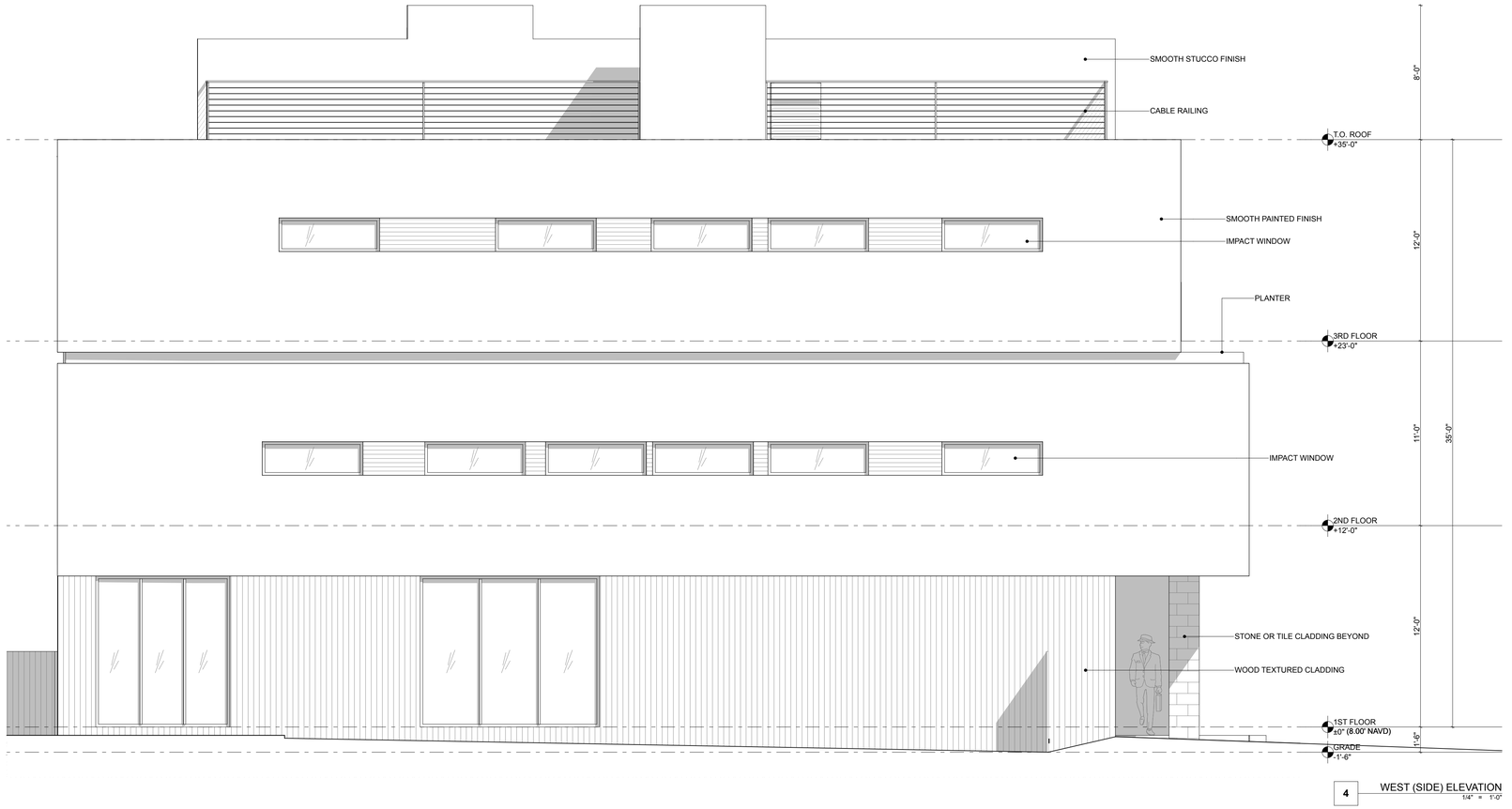
NORTH (REAR) ELEVATION

A201



4 WEST (SIDE) ELEVATION
1/4" = 1'-0"

TINTED GLASS

STAINLESS STEEL GUARDRAIL AND WINDOW FRAME FINISH

WOOD TEXTURED CLADDING

STONE OR TILE CLADDING

Simply White
2143-70

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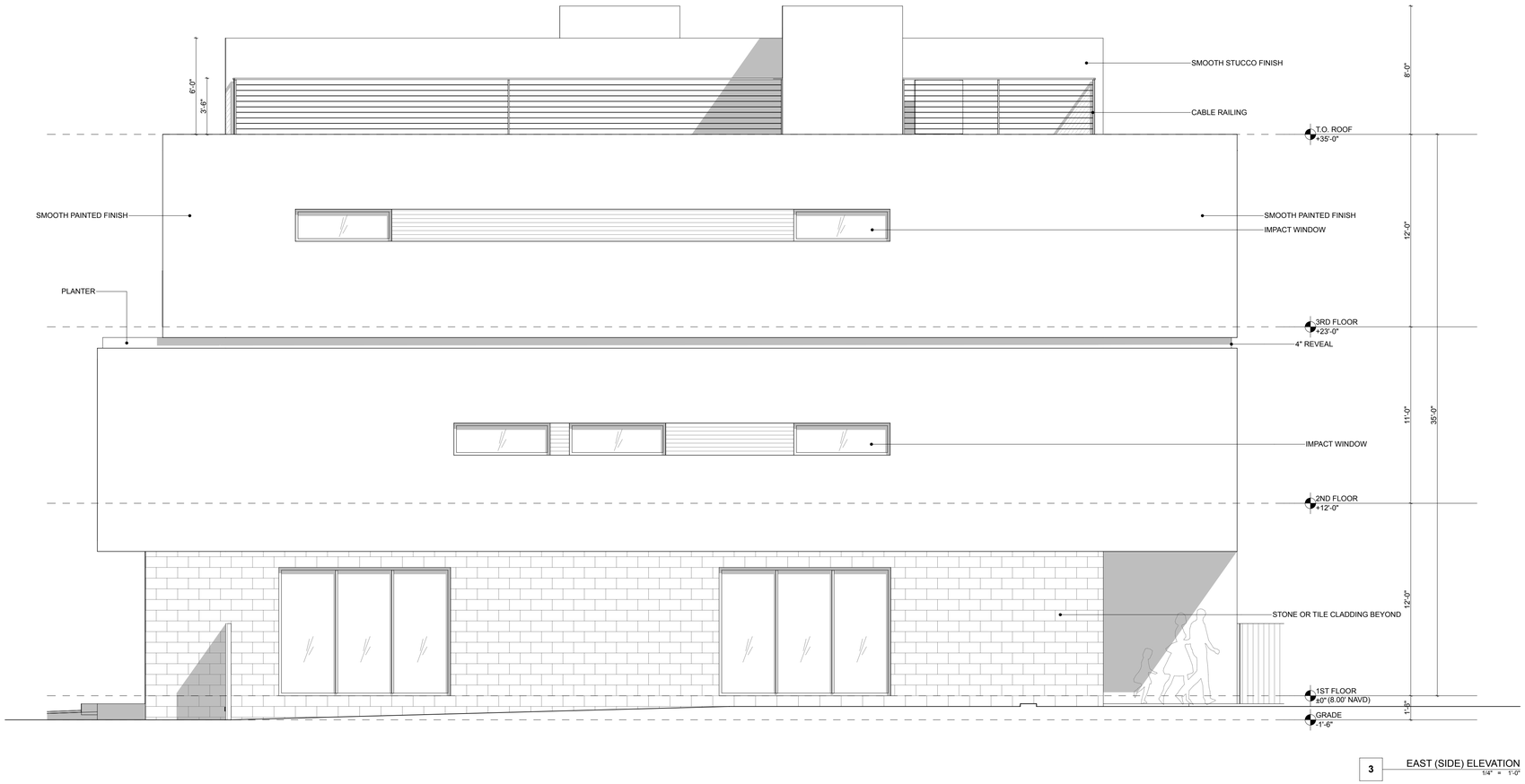
WEST (SIDE) ELEVATION

A201



3 EAST (SIDE) ELEVATION
1/4" = 1'-0"

TINTED GLASS

STAINLESS STEEL GUARDRAIL AND WINDOW FRAME FINISH

WOOD TEXTURED CLADDING

STONE OR TILE CLADDING

Simply White
2143-70

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EAST (SIDE) ELEVATION

A202

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3D STUDY - FRONT

A600

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3D STUDY - REAR

A601

ATTACHMENT B

Aerial Map

1619 Hollywood Boulevard

Aerial Map

City of Hollywood

Staff Summary

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

File Number: 4. 2023 1114

Agenda Date:	11/14/2023	**Agenda Number:**	
To:	Historic Preservation Board		
Title:	FILE NO.: 23-CM-67 APPLICANT: SF&GM Property LLC. LOCATION: 728 Tyler Street REQUEST: Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design to build a new house in the Lakes Area Historic Multiple Resource Listing District.		

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

DATE: November 14, 2023 **FILE:** 23-CM-37

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Carmen A Diaz, Planning Administrator

SUBJECT: SF & GM Property LLC requests a Certificate of Appropriateness for Demolition and Design for a single-family home located at 728 Tyler Street, within the Lakes: Harrison and Tyler Street Historic District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Demolition and Design for a single-family home located within the Lakes: Harrison and Tyler Street Historic District.

STAFF'S RECOMMENDATION

Determination of Historic Status: To be determined by the Historic Preservation Board, based on 5.5.D.3.b. criteria.

Certificate of Appropriateness for Demolition: Based on the determination of Historic Status, the following shall apply:

a. If the Board determines the status of the property is non-Historic, no further action is required, and a Certificate of Appropriateness for Demolition shall be issued.

b. If the Board determines that the status of the property is Historic, a recommendation by the Board, based on 5.5.F.4.e. Criteria, shall be forwarded to the City Commission.

Certificate of Appropriateness for Design: If Certificate of Appropriateness for Demolition is approved, Staff recommends approval.

BACKGROUND

The property has two buildings on site. The original house to be demolished was constructed in 1935 (BCPA) on an approximately 1/3-acre lot located at 728 Tyler Street. The home is set on the west side of

the property with conforming setbacks. The existing structure exhibits Mediterranean Revival Style architectural characteristics**.** *What is commonly referred to as "Mediterranean Revival" is the predominant style of Historic Properties on Harrison and Tyler Streets. This often flamboyant style was a strong influence for Joseph Young in the planning of early Hollywood.*

REQUEST

The Applicant requests a Certificate of Appropriateness for Demolition of two buildings the main house with 1,666 square foot and the rear building with 420 square feet, and a Certificate of Appropriateness for Design for an approximate 6,000 square foot two-story four-bedroom single-family home. The existing home is currently below the Federal Emergency Management Agency's Base Flood Elevation (FEMA BFE). The Feasibility Study provided by the Applicant concludes that *the two buildings should be demolished since rehabilitation is not a feasible option*. Therefore, the Applicant is proposing to demolish the existing home. In its place, the Applicant is proposing to construct a new home of contemporary style.

The Applicant's proposed contemporary style home sits on a wide lot and is centered on the site to maximize the use of the property. The new home consists of four bedrooms, including a master suite on the first floor, and a secondary master bedroom and two additional bedrooms and three bathrooms on the second floor. The first-floor master suite has access to a terrace with direct access to pool and pool deck in the rear yard. The new home meets all applicable requirements including setbacks, height, and approximately 63% pervious open area. Required parking is accommodated in a two-car garage and two driveways that comply with the Code of Ordinance of the 30% lot width curb cut allowance. As such, the proposed redevelopment of the property, if the demolition is approved, will maintain, and improve the character of the area.

The proposed home is an interpretation of the contemporary architectural style using architectural features such as flat roofs, horizontal emphasis, exposed concrete blocks, and extended glass areas. The design of the proposed home utilizes a warm palette with simplified design elements and cohesive materials such as stucco, stone, wood, glass, and aluminum. The proposed landscaping further enhances the ambience achieved by the home's design, allowing for shade, visibility, and framing of the property. The home also includes a pool and pool deck. Parking is primarily provided through the two-car garage and two driveways on the front 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 the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	SF & GM Property LLC.
Address/Location:	728 Tyler Street
Size of Property:	12,021 sq. ft. (0.28 acres)
Present Zoning:	Single-Family Residential (RS-6) Lakes: Harrison and Tyler Street Historic District (HPOD-2)
Present Land Use:	Low Residential (LRES)

Present Use of Land: Single Family
Year Built: 1935 (Broward County Property Appraiser)

ADJACENT ZONING

North: Single-Family Residential District (RS-6)
Lakes Harrison and Tyler Street Historic District (HPOD-2)
South: Single-Family Residential District (RS-6)
Lakes Historic Multiple Property Resource Listing District (HMPRLOD-1)
East: Single-Family Residential District (RS-6)
Lakes Harrison and Tyler Street Historic District (HPOD-2)
West: Single-Family Residential District (RS-6)
Lakes Harrison and Tyler Street Historic District (HPOD-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*.

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. By allowing the Applicant to construct the proposed home, the City is accomplishing the desired reinvestment in the Lakes Area Historic Multiple Resource Listing District.

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 home is sensitive to the character of the Historic Lakes Section through its design which possess 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 while enhancing the landscaping.

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.

Although, the existing one-story home was constructed in 1935 and exhibits Mediterranean Revival and requires restoration to improve the deterioration conditions. The Applicant is proposing a two-story house with a contemporary design. Therefore, the proposal for the redevelopment of the site will not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

Decisions on Certificates of Appropriateness for Demolition. Based on the following criteria and other appropriate considerations, the Board must determine if the building is of historic significance. The Zoning and Land Development Regulations does not provide guidance as to how much weight should be given to each criterion.

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

CRITERION 1: The building, structure, improvement, or site is designated on either a national, state, or local level as an historic preservation district or an architectural landmark or site.

ANALYSIS: The Historic District Design Guidelines recommend *identifying, retaining, and preserving buildings which are important in defining the overall historic character of a historic district or neighborhood.* Although the existing home was constructed in 1935. The building was built as a single family-home. The architecture is Mediterranean Revival style. There is no evidence that it has historical significance, neither is listed as a historic building.

CRITERION 2: The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

ANALYSIS: While the material of the home is relatively inexpensive and used simple materials with traditional detailing, any renovations to the home would require significant modifications to the existing structure, rendering it non-feasible, as it would result in great difficulty and expense for a structure.

CRITERION 3: The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.

ANALYSIS: The Historic District Design Guidelines allow for the removal of *non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood*. As previously stated, although the existing building was constructed in 1935, it does not possess distinct historic architectural features.

CRITERION 4: The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.

ANALYSIS: Staff finds there is not substantial historic character that could be considered to significantly contribute to the character of the district.

CRITERION 5: Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design

or by developing an understanding of the importance and value of a particular culture and heritage.

ANALYSIS: As stated hereinabove, the existing home does not individually embody a structure steeped in historical significance that would provide an opportunity for study of local history, architecture, or design. Should the Board approve the demolition, it may request that the Hollywood Historical Society, or the owner, at the owner's expense, document and record the existing home for archival records. Such documentation may include measured drawings and high-definition photography.

CRITERION 6: There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely effect on the historic character of the Historic District.

ANALYSIS: The Applicant is proposing to demolish the existing home and construct a new home. Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighbors. The proposed home has a contemporary architectural style and allows the Applicant to maximize the use of his/her property. The design is enhanced by a formal landscape plan which includes an array of native species. The required parking is accommodated on two driveways in front of the property and a two-car garage. As such, the proposed redevelopment of the property, if the demolition is approved, will maintain, and improve the character of the area.

CRITERION 7: The Unsafe Structures Board has ordered the demolition of a structure, or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.

ANALYSIS: The Unsafe Structures Board has not ordered the demolition of this home. However, improvements, such as increasing the finished floor elevation to meet FEMA's regulatory heights and the restoration of the deteriorated home, impede the owner's ability to move forward with design in manner that is financially feasible or sound. The reinvestment in the property without the freedom of design for a property that individually significant would be an undue burden for the Applicant. Therefore, the Applicant purports that restoring the existing home is not a feasible option and is proposing a new home to enhance the property in a manner consistent with the goals of the district.

CRITERION 8: The information listed in the Historic Properties Database (a listing of historic and non-historic properties) has been considered as a guideline in determining whether a Certificate of Appropriateness for Demolition should be issued.

ANALYSIS: The Applicant states in their Criteria Statement that a determination the home has no historic merit based on their research. It is not individually designated, and there is not Master Site File for this property.

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: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings.* The intent of the Applicant is to design a livable space by replacing the non-conforming deteriorated structure that addresses climatic conditions, while complying with regulations. The proposed construction complies with required setbacks, parking, and landscape open space and does not adversely affect the character of the neighborhood**.**

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages new construction to be compatible with the character of the neighborhood regarding scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape, and environment. The proposed design help to enhance the design of the existing in the same architectural style. The Applicant has worked with Staff to ensure that the design is not compromised by the requirements of the City's regulations.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: As stated in the Design Guidelines, "…setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood." The home as proposed demonstrates the compatibility with the neighborhood and does not disrupt the relationship. Typical of residences in this neighborhood, the Applicant maximizes the use of the rear yard by providing a pool, pool deck and an open terrace.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used. The design of the proposed home utilizes a neutral palette with simplified design elements and cohesive materials that is appropriate for the style aimed to be achieved. Additionally, the proposed landscaping will enhance the ambience achieved by the home's design, allowing for shade, visibility, and framing of the property.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The proposed design is consistent with current workmanship styles and methods and does not imitate or copy any existing style or period while complying with all regulations

and it fits within the neighborhood's character. Additionally, the proposed landscaping will enhance the ambience achieved by the home's design, allowing for shade, visibility, and framing of the property.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings… Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district.* Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighborhood. This project enhances the streetscape elements of the existing residence and the neighbors. Required parking is accommodated on two driveways on the front of the property and a two-car garage. As such, the proposed redevelopment of the property, if the demolition is approved, will maintain, and improve the character of the area.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph

ATTACHMENT A
Application Package

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: 10/26/2023

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

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 ONE):

- ☐ Technical Advisory Committee
- ☐ City Commission
- ☐ Variance/Special Exception Requested
- ☐ Administrative Approvals
- ☑ Historic Preservation Board
- ☐ Planning and Development Board

PROPERTY INFORMATION

Location Address: 728 TYLER STREET, HOLLYWOOD FL 33019
Lot(s): 20 AND 21 Block(s): 82 Subdivision: Hollywood Lakes
Folio Number(s): 5142 14 02 5640
RS-6
Zoning Classification: RS-6 Land Use Classification: Residential
Existing Property Use: Single Family Sq Ft/Number of Units: 1
Is the request the result of a violation notice? ( ) Yes ( ) No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check all that apply and provide File/Resolution/Ordinance No.:

DEVELOPMENT PROPOSAL

Explanation of Request: New construction, 6,707 gross sq ft single family residence
Phased Project: Yes / No ☑ Number of Phases: 1

Project	Proposal		
Units/rooms (# of units)	1	(Area:	S.F.)
Proposed Non-Residential Uses	0		S.F.
Open Space (% and SQ.FT.)		(Area:	S.F.)
Parking (# of spaces)	5	(Area:	S.F.)
Height (# of stories)	2	(26'-6"	FT.)
Gross Floor Area (SQ. FT)	6,707		

Name of Current Property Owner: SF&GM PROPERTY LLC
Address of Property Owner: 137 Golden Isles Dr, Apt 403, Hallandale Beach FL
Telephone: 9549205746 Email Address: grant.manukyan@gmail.com

Applicant Joseph B. Kaller, AIA, LEED ☑ Consultant | ☐ Representative | ☐ Tenant (check one)
Address: 2417 Hollywood Blvd, Hollywood FL Telephone: 9549205746
Email Address: joseph@kallerarchitects.com
Email Address #2: grant.manukyan@gmail.com
Date of Purchase: 3/9/2023 Is there an option to purchase the Property? Yes ☐) No ☑)
If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Cutro & Associates
E-mail Address: cutroplanning@yahoo.com

PLANNING DIVISION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

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: GRANT MANUKYAN Date: 07/10/2023

PRINT NAME: _____ Date: _____

Signature of Consultant/Representative: Joseph B Kaller Date: 7-10-23

PRINT NAME: JOSEPH B. KALLER Date: 7-10-23

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 10 day of July 2023

Laurie Yoder
Notary Public
State of Florida

LAURIE YODER
Notary Public - State of Florida
Commission # HH 2696
My Comm. Expires May 12, 2024
Bonded through National Notary Assn.

Signature of Current Owner

Grant Manukyan
Print Name

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

Site Address	728 TYLER STREET, HOLLYWOOD FL 33019-1325	ID #	5142 14 02 5640
Property Owner	SF&GM PROPERTY LLC	Millage	0513
Mailing Address	2822 WASHINGTON ST HOLLYWOOD FL 33020	Use	01-01
Abbr Legal Description	HOLLYWOOD LAKES SECTION 1-32 B LOT 20,21 BLK 82		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$168,290	$597,010	$765,300	$645,850	
2022	$168,290	$418,850	$587,140	$587,140	$12,501.95
2021	$168,290	$435,880	$604,170	$134,580	$2,228.37

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$765,300	$765,300	$765,300	$765,300
Portability	0	0	0	0
Assessed/SOH	$645,850	$765,300	$645,850	$645,850
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$645,850	$765,300	$645,850	$645,850

Sales History

Date	Type	Price	Book/Page or CIN
3/9/2023	WD-Q	$805,000	118756379
2/2/2021	WD-Q	$535,000	117033749
1/1/1975	WD	$43,500	6091 / 425
5/1/1969	WD	$27,000	
12/1/1963	WD	$20,500	

Land Calculations

Price	Factor	Type
$14.00	12,021	SF
Adj. Bldg. S.F. (Card, Sketch)		2147
Units/Beds/Baths		1/3/3
Eff./Act. Year Built: 1947/1935		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
1								

NAME OF OWNER FRANK CARTER

ADDRESS 728 TYLER ST

LEGAL DESCRIPTION COST

DESCRIPTION OF CONST.

ARCHITECT:

PERMIT TYPE	NO.	DATE	TO WHOM	IKT. or OUT.
BLDG.				
ROOF	82686	2-27-69	Zirkle	
ELECTRICAL	37572	5-16-67	MOORE ELEC	(2) WIND AC
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS/ Tom	72257	5-22-67	Johnson AC	300.00
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

JOB CARD

OWNER	JOB ADDRESS
Covington	728 Tyler Street

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 10.00	$ 200

DESCRIPTION OF CONSTRUCTION

170' of 6' wooden fence

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING			
ROOF			
ELECTRIC-BASIC			
ELECTRIC-SUPP.			
PLUMBING NO. FIX.			
L-P-DRY WALL			
FENCE	63923	9/2/80	owner

TYPE PERMIT	NUMBER	DATE	CONTRACTOR
SEPTIC/SEWER			
AIR/CONDITION			
MECHANICAL			
SCREEN			
POOL			
DRIVEWAY			
PATIO or WALK			

NOTES:

county surcharge $.07

Permit Search Results

Search > Properties located at/on/near '...728...'

5 permits were found for
728 TYLER ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		B9401327	WINDOW REPLACEMENT		3/4/1994
Details		B9305216	WINDOW REPLACEMENT		8/5/1993
Details		B9107645	WINDOW REPLACEMENT		11/19/1991
Details		B9102916	FENCE-WOOD,CHAIN LINK,ETC.		5/10/1991
Details		B9100821	RE-ROOF-METAL,TILE,WOOD SHINGLE OR SHAKE		2/13/1991

Permit Details

Process #:	Permit #: B9102916	Master Permit: B9102916
Status: Closed		
List All Subpermits		

Site Information	
Address: 728 TYLER ST	**Folio#:** 514214025640
Sub-division: HOLLYWOOD LAKES SECTION	**Value:** $800.00
Lot: 20 **Block:** 82	**Sq Ft:** 0

Permit Information	
Application Type: FENCE-WOOD,CHAIN LINK,ETC. **Job Name:** COVINGTON,D & BLAIR **Film Number:** F921873	**Application Date:** 00/00/00 **Permit Date:** 05/10/91 **CO/CC Date:** **Total Fees:** $30.35

Applicant / Contact Information
Name: COVINGTON,D & BLAIR **Address:**

Property Owner Information
Name: COVINGTON,D & BLAIR **Address:**

Contractor Information
Name: **Address:**

PERMIT

921872 to
921873

ADDRESS

Awaiting

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS. 3363 NE 163rd STREET, SUITE 701. N.MIAMI BEACH, FL 33160. (305)940-3088. FAX: (305)940-3273

July 31, 2023

City of Hollywood Planning Division
2600 Hollywood Boulevard, Room 315
Hollywood, Florida 33022

Re: **Structural Evaluation Report for:**
728 Tyler Street
Hollywood, Florida

To Whom It May Concern:

This report has been prepared for the specific purpose of evaluating the current structural condition of the single-family residence located at above referenced property. The descriptions that follow below are our professional opinions based on experience as a result of visual observations of the building on June 15 and July 27, 2023.

While there may be latent conditions that have not been fully explored and are not identified such as attic and crawl spaces, this does not impede the fundamental conclusions stated in this report.

STRUCTURAL FRAMING OF THE HOUSE:

This residence is one-story with wood rafters supporting the barrel tile roof and transferring the load to the exterior masonry walls and to the foundation.

The foundation of this house appeared to be spread footing on compacted fill.

There is an addition to the house at the East side, which is wood frame structure.

Separate small structure is also located at the South side of this property, with breezeway between the house and this structure.

Floor framing of the house consists of wood joists, transferring the load to the exterior and interior stem walls and ultimately to the foundation.

Crawl space is located under the main house, however, the structure at the South does not have crawl space, and is slab on grade.

Continued on Page 2

Re: **Structural Evaluation Report for:**
728 Tyler Street

STRUCTURAL INSPECTION AND FINDINGS:

During our observations conducted on July 15 and June 27, 2023, this office observed the followings:

1. Existing roof beams around the entire perimeter of the house are separated from the masonry wall below the beam and continuous horizontal crack is visible all around the entire exterior perimeter of the house.

2. Settlement of the foundation is visible at the East side of this house and step crack on the exterior of the wall extending from the roof to the ground level is indication of settlement.

3. All windows and door are in very poor condition and framing and attachments to the walls are not providing resistance to required wind load. All windows and doors are sub-standard and do not comply with the requirements of Florida Building Code.

4. Addition to the house at east side constructed with wood frame is badly damaged and is in state of collapse.

5. Ground floor concrete slab on front of detached one story structure in the southside is cracked in numerous places.

6. Trellis between the main house and detached structure is in poor condition.

7. Front step to the house with bricks are settling and steps are loose.

8. Entrance door to the house is badly rusted and is in poor condition.

9. Exterior stucco is discolored and cracked in several locations throughout.

10. Surface of the concrete tie beams at roof level are bleeding rust in several locations.

11. Old shutters are loose and are in poor condition.

12. Some of the framing for old exterior awning are badly deteriorated and covers are broken apart from the framing.

13. Entrance light fixture on top of the wood post is loose and is in state of collapse.

14. Vertical and horizontal crack is visible on the exterior wall, particularly along the bottom of roof tie beam.

Continued on Page 3

15. Concrete beams above some of the the windows are badly cracked and are in poor condition.

16. Vertical cracks are visible on the surface of exterior walls.

17. Ceiling material is peeling off the ceiling and moisture intrusion is visible.

18. Surface damage is visible on the interior walls, around a small window, and above the top corners of the door.

19. Cracks and spalled concrete are visible at corner of windows.

20. A/c wall units are in poor condition.

21. Horizontal cracks directly above the windows are visible in several locations.

22. Broken pieces of furniture are scattered in the trellis area.

23. The exterior doors and windows are rotted, due to moisture and termite infestation.

24. There are damaged walls and ceiling, due to moisture intrusion and termite infestation.

25. Most of the original electrical system is still in place, which represent potential fire hazard, due to the use of outdated cloth wiring.

26. The finished floor elevation is barely above grade and is roughly a couple of feet below the minimum FEMA flood elevation criteria.

Conclusion:

It is clear that the foundation, floor joists, roof rafters, floor & roof decking, plumbing system, and electrical systems are damaged and continue to deteriorate for reasons previously stated, the first floor of is a couple of feet below flood level and it appears that structure is supported by spread footing and not by piles and grade beams. The lack of reinforced masonry walls and proper metal connectors to fasten the roof structure to the exterior walls and foundation make the buildings unsafe and suspect to catastrophic failure and potential collapse during a hurricane or other strong wind event. The considerable cost to repair, reinforce, replace, and reconstruct the structural and MEP systems to provide building that meet the current Florida Building Code and allow for the safe & healthy human habitation would lead to a Substantial Improvement condition. That would mandate that the buildings be brought into full compliance with current FEMA regulations and the 2020 Florida Building Code. In my professional opinion based on knowledge and experience, due to the extent of damage to the structure that is visibly evident, as well as the latent damage and deterioration that is festering below the ground and behind finishes, the existing one story building should be demolished since rehabilitation is not a feasible option.

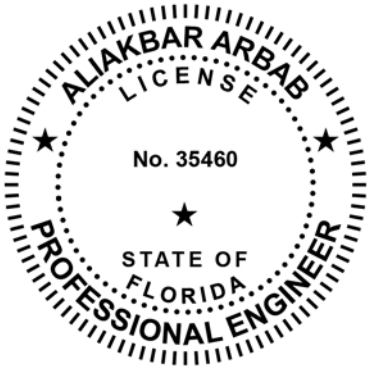
Continued on Page 4

Re: **Structural Evaluation Report for:**
728 Tyler Street

If you have any questions regarding this structural evaluation report, feel free to contact me in my office at 305-940-3088 during office hours.

Sincerely,

Ali Arbab, P.E.
For Arbab Engineering, Inc.
FL # PE 35460, SI #456



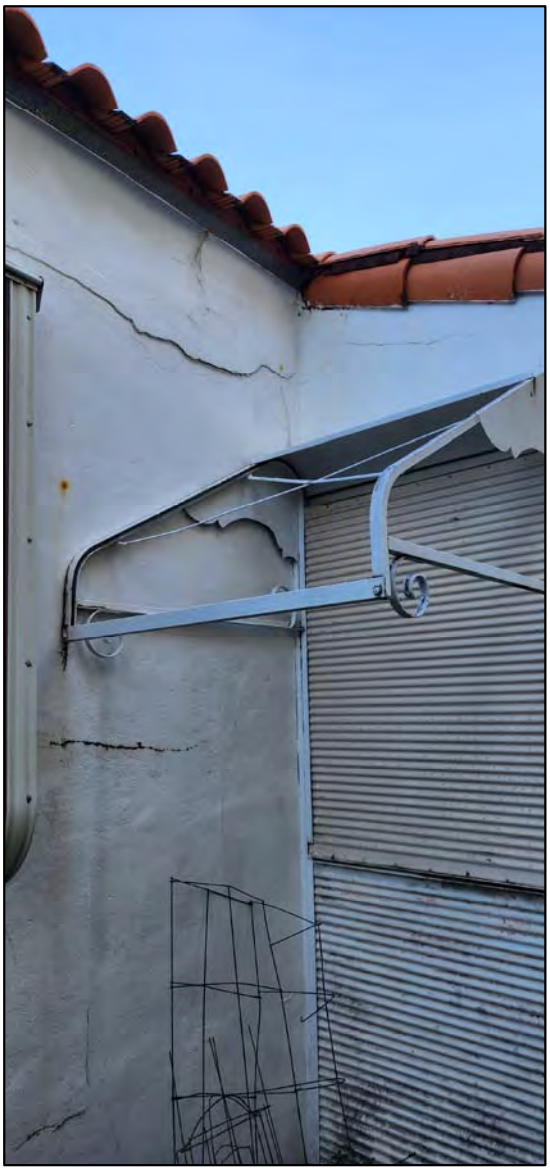
Attachments
AA/aa
Z:\Drive\\2023 Projects/728 Tyler/ Report/728 Tyler Evaluation Report

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

CONTINUOUS CRACK UNDER ROOF TIE BEAM

ROOF BEAM, RUST BLEEDING AND WALL CRACK

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273



WALL CRACKS AND SPALLED AND CRACKED ROOF BEAM

DAMAGED ENTRANCE LIGHT FIXTURE

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

VIEW OF MAIN ENTRANCE TO THE HOUSE

VIEW OF MAIN ENTRANCE AND PARTAIL NORTH WALL

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

PARTIAL SOUTH ELEVATION

WEST ENTRANCE TO DETACHED STRUCTURE WITH CRACKED CONCRETE SLAB

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

STEP DOWN CRACK ON EXTERIOR WALL

EXTERIOR WALL WITH HORIZONTAL AND VERTICAL CRACKS

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

DAMAGED AND CRACKED BEAM
ABOVE THE WINDOW

WALL CRACK

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

WALL CRACKS

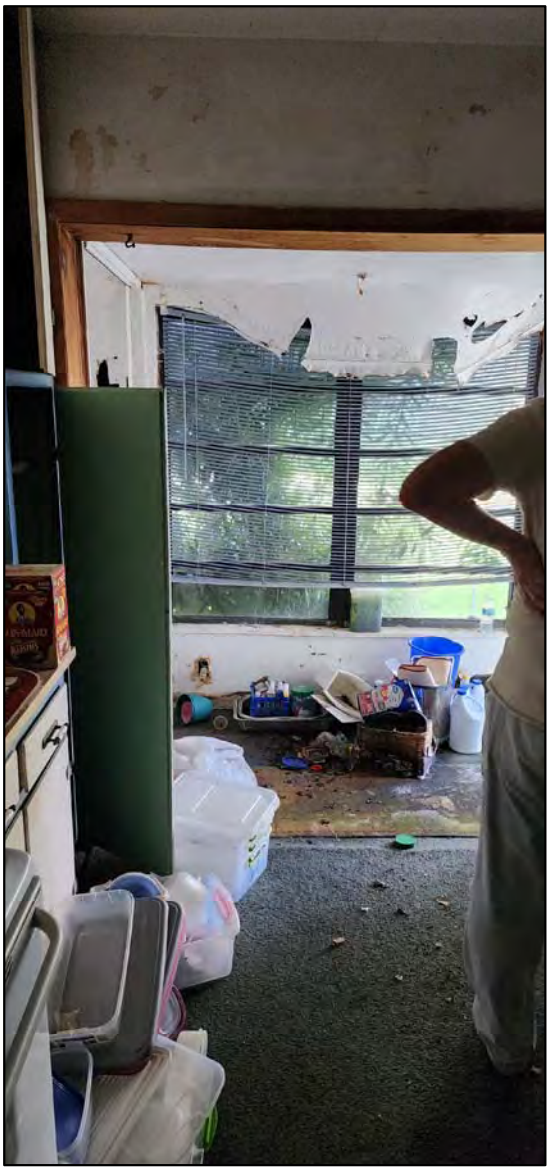
MOISTURE INTRUSION AND
DAMAGED CEILING

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

DAMAGED WALL

DAMAGED WALL AT UPPER PORTION OF THE WALL AND AROUND WINDOW FRAME

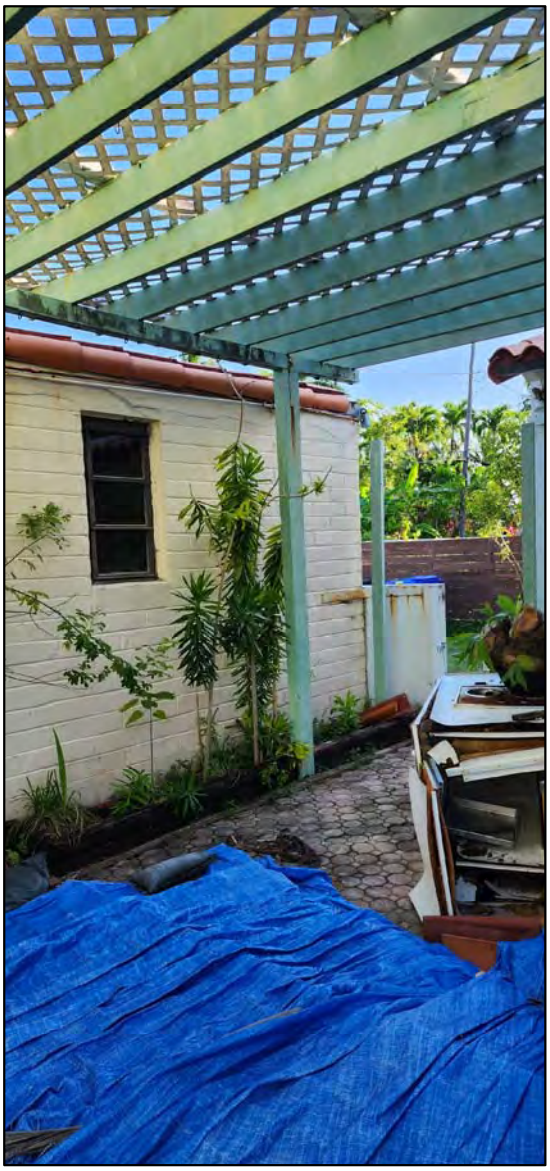
ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273



INTERIOR VIEW OF EAST ADDITION

EXTERIOR HORIZONTAL AND VERTICAL CRACKS ADJACENT TO THE WINDOW

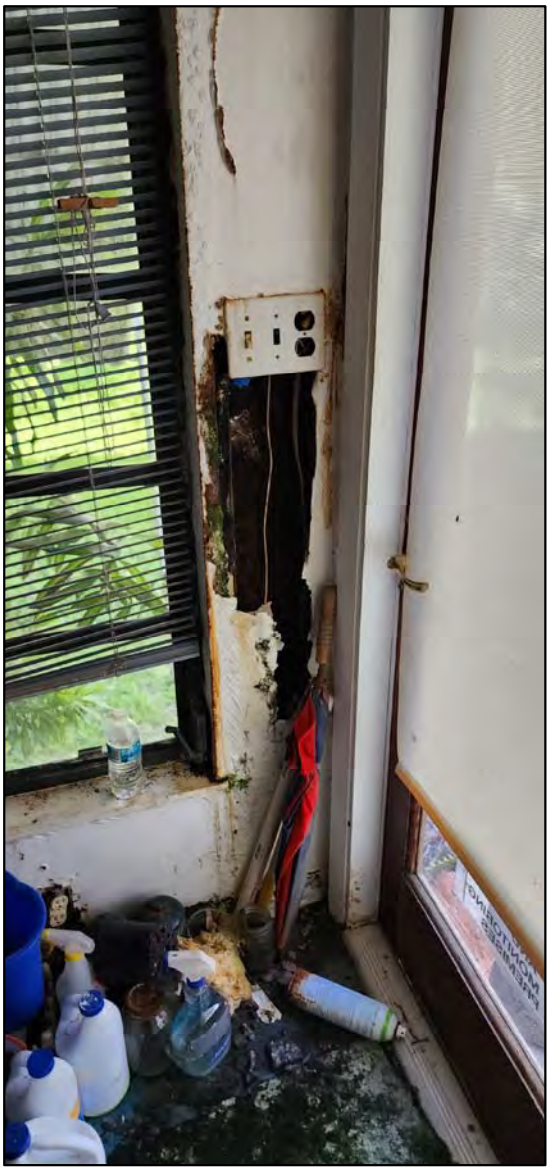
ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273



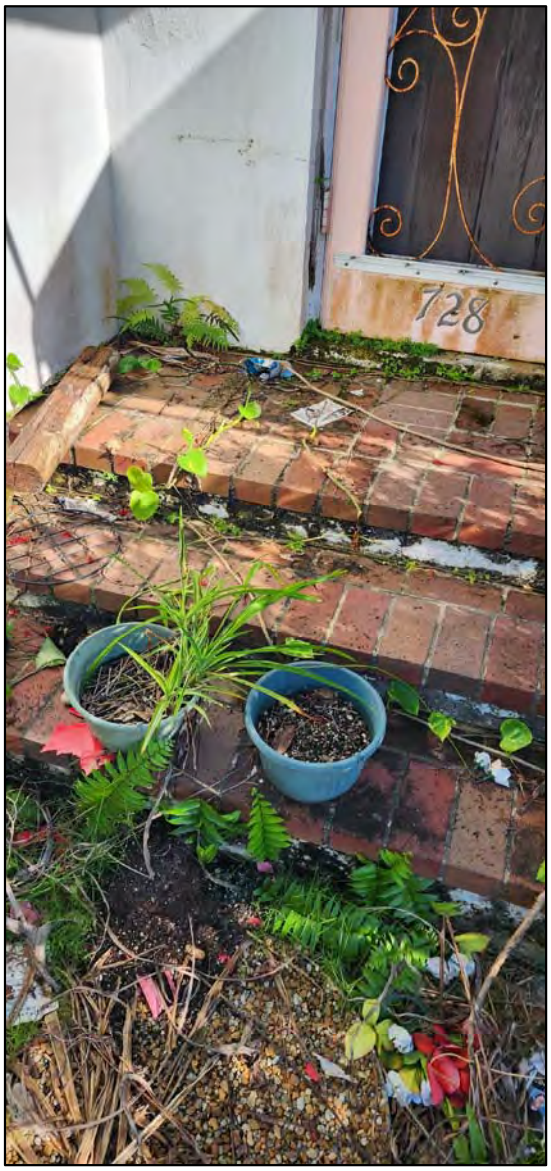
VIEW OF TRELLIS AND BREEZEWAY

VIEW OF BREEZEWAY AND
DAMAGED FURNITURE AND DEBRIS

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163rd STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273



DETERIORATED AND DAMAGED INTERIOR



ENTRANCE TO THE HOUSE

KallerArchitecture

728 TYLER STREET, HOLLYWOOD, FL 33019

DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR DEMOLITION FOR EXISTING STRUCTURE

The Zoning and Land Development Regulations **Section 5.5.F.4.e** states the Historic Preservation Board shall consider the following Criteria in evaluating an Application for Certificate of Appropriateness for Demolition.

CRITERION 1: *The building, structure, improvement, or site is designated on either a National, State or Local level as a Historic Preservation District or an Architectural Landmark or Site.*

ANALYSIS: The Building is in Hollywood Beach North and South Lake District on the Northern side of Hollywood Boulevard facing Tyler Street and close-proximity to the Atlantic Intercostal Waterway.

CRITERION 2: *The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or expense.*

ANALYSIS: The finish floor elevation of the existing one-story structure is currently 3.59' NAVD '88, which makes it difficult for the existing structure to comply with today's FEMA's minimum standards and still be compliant with the 50% improvement rule.

CRITERION 3: *The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region*

ANALYSIS: The existing building has been renovated numerous times in its tenure. However, the building lost its architectural identity making it an eclectic structure and isn't considered to be an architectural example.

CRITERION 4: *The building, structure, improvement, or site contributes significantly to the Historic Character of a Historically Designated District.*

ANALYSIS: The existing building does not contribute to the Historical Character of the neighborhood in any way shape or form, but the new proposed 2-story Modern-Contemporary building will make a statement emphasizing its rich contextual environment of the Intercoastal Waterway and Hollywood Beach Broadwalk.

CRITERION 5: *Retention of the building, structure, improvement or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage.*

ANALYSIS: The existing one-story building being demolished does not in any way add value to the Community. Its removal will help the transition between the unmaintained 1930's Eclectic style and the new Modern-Day Contemporary architectural style come together re-establishing its architectural identity.

CRITERION 6: *There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely affect the historic character of the Historic District.*

ANALYSIS: The new Two- Story Contemporary-Modern Residence will add more Drama and Character to Tyler Street's curb appeal making it the gateway for pedestrians to walk to and from the Intercoastal Waterway and Hollywood Beach Broadwalk.

CRITERION 7: *The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the Owner of all economically viable uses of the Property.*

ANALYSIS: This has not been reviewed by the Unsafe Structures Board.

CRITERION 8: *The information listed in the Historic Properties Database (a listing of historic and non-historic properties), as a guideline in determining whether a certification of Appropriateness for Demolition should be issued.*

ANALYSIS: There are no records of this house in archives.

Sincerely,

KallerArchitecture

Giovanni Muñoz Vargas NCARB – NAR - AIA assoc. | Associate
2417 Hollywood Blvd Hollywood, FL
t. 954 920 5746 **c.** 305 586 7952
e. giovanni@kallerarchitects.com
w. kallerarchitects.com

KallerArchitecture

Mitchell Fraiman NCARB, AIA | Architectural Associate
2417 Hollywood Blvd Hollywood, FL
t. 954 920 5746 **e.** mfraiman@kallerarchitects.com
w. Kallerarchitects.com

KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

August 2nd, 2023

Re:
728 Tyler Street
Hollywood, Florida 33019
Architect's Project #23064

CRITERIA OF APPROPRIATENESS FOR DESIGN

728 Tyler Street – New Single-Family Residence

CRITERION 1: INTEGRITY OF LOCATION

The property is located in the Hollywood Beach North and South Lake District on the northern side of Hollywood Boulevard close proximity to the Atlantic Intercoastal Waterway, built in 1935 as a 1-story single-family residence that sits alongside its respective residential zoning. The newly proposed Two-story Single-Family Residence sits on a 100'-0" wide lot similar to its neighboring properties within its zoning designation of RS-6.

CRITERION 2: DESIGN

ANALYSIS: The existing building was built in 1935 and there are no records revealing the existing structure has any contribution to the Historic District. Through the years, it was repaired and renovated with poor workmanship diminishing the overall structural and aesthetic integrity. On the contrary, the new proposed building refreshes the curb appeal alongside Tyler Street with a modern-contemporary style. This proposed structure will become a gateway to Hollywood Beach Boardwalk from Tyler Street, in which the design highlights a two-story volume with tall glass windows at the front and rear of the building inviting an abundance of natural light while also highlighting the richness of the surrounding contextual environment.

The main design concept is based on two floating cubes that wrap around a higher volumetric core. The cube that wraps the north and southwest corner is comprised of a series of social spaces and bedrooms with terraces overlooking the waterway and private pool deck. The second cube that wraps the north and south-east corner has the main bedroom and outdoor terraces. The center volumetric core serves as the heartbeat of the design concept, upon main entry is the main family space and staircase that encompasses a two-story volume with a second floor “catwalk” connecting both floating cubes.

CRITERION 3: SETTING

The setting of the existing single-family residence is typical to most of the homes in the Historic District Section seating on the south side of Tyler St. with access to Hollywood Beach Boardwalk and Atlantic Intercoastal Waterway.

CRITERION 4: MATERIALS

All materials/colors to be used in the proposed building are to be a series of light and dark grey tones with features of composite wood panels and smooth stucco finishes.

CRITERION 5: ASSOCIATION

The proposed new construction has been designed to be a Two- Story Single Family Residence with access to a rooftop terrace. On the ground floor will be a series of steps leading to the main entry door. Upon entry is the double-height family room, to the left will be a fully open staircase and the main bedroom. To the right side will be the two-car garage, utility rooms and the main social spaces towards the rear of the building overlooking the private pool deck. Upon arrival at the second floor, to the left will be a covered outdoor terrace with an auxiliary spiral staircase leading up to the rooftop terrace. To the right side of the “catwalk” will be the bedroom quarters with direct access to their respective private bathrooms and terraces.

The Architectural style reflects Modern-Contemporary with pure orthogonal geometries and volumetric elements.

CRITERION 6: WORKMANSHIP

The workmanship on the proposed new construction will be a guarantee that all State and Local regulations are to be upheld. 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 2020, 7th edition and the State of Florida Department of Environmental Protection.

Should you have any questions, please feel free to contact this office.

Sincerely,

KallerArchitecture

Giovanni Muñoz Vargas NCARB – NAR - AIA assoc. | Associate
2417 Hollywood Blvd Hollywood, FL
t. 954 920 5746 **c.** 305 586 7952
e. giovanni@kallerarchitects.com
w. kallerarchitects.com

KallerArchitecture

Mitchell Fraiman | NCARB, AIA | Architectural Associate
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Existing

LEGAL DESCRIPTION:
LOTS 20 AND 21, BLOCK 82, 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.

Proposed

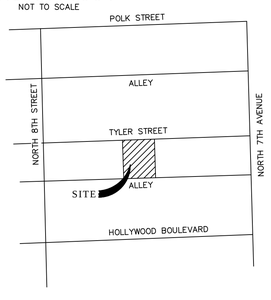
Two-Story Single-Family Residence. 4 bedrooms 4 bathrooms + 1 powder room outdoor bbq area with a pergola, 2 car garage, and a pool. Total sqft 4,500 sqft under AC.

Survey prepared by Pinnell Survey, Inc. Copyright © Jason H. Pinnell & Pinnell Survey, Inc.

ALTA/NSPS LAND TITLE SURVEY

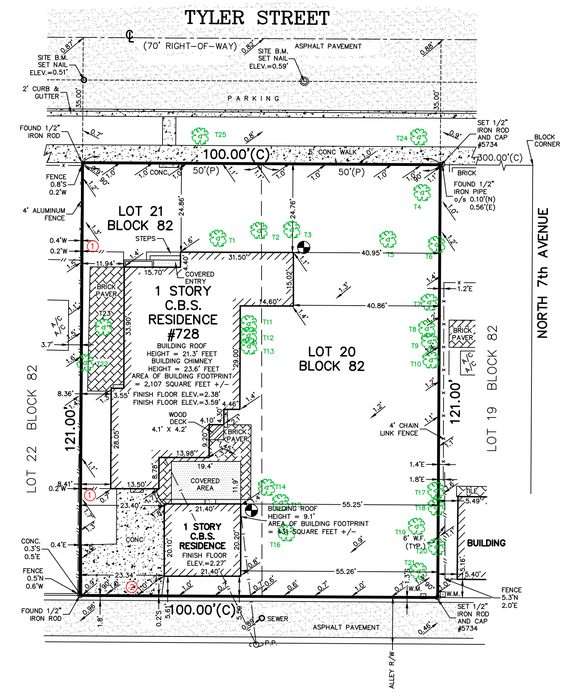
VICINITY MAP:

NOT TO SCALE



LEGEND:

B.M.	=BENCHMARK
B.C.R.	= BROWARD COUNTY RECORDS
C	= CALCULATED MEASUREMENT
℄	= CENTERLINE
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.L.F.	= CHAIN LINK FENCE
C.O.	= CLEAN OUT
CONC.	= CONCRETE
C.L.P	= CONCRETE LIGHT POLE
C.P.P.	= CONCRETE POWER POLE
C.R.	= CABLE RISER
D	= DEED MEASUREMENT
E.S.	= ELECTRIC SERVICE
ELEV.	= ELEVATIONS
F.P.L.	= FLORIDA POWER & LIGHT
G.A.	= GUY ANCHOR
G.V.	= GATE VALVE
L.P.	= LIGHT POLE
M	= MEASURED
M.C.	= METAL COVER
M-D.C.R.	= MIAMI-DADE COUNTY RECORDS
M.H.	= MANHOLE
M.W.	= MONITORING WELL
NAVD	= NORTH AMERICAN VERTICAL DATUM
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	= OFFICIAL RECORDS BOOK
P	= PLAT MEASUREMENT
P.B.	= PLAT BOOK
P.E.	= POOL EQUIPMENT
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.P.	= POWER POLE
TYP.	= TYPICAL
W.M.	= WATER METER
o/s	= OFFSET
A/C	= AIR CONDITIONING UNIT
	= HANDI-CAPPED PARKING
	= FIRE HYDRANT
	= UTILITY POLE
	= LOCATION OF INGRESS/EGRESS
	= LOCATION OF BUILDING HEIGHT MEASUREMENT
(1)	= ENCROACHMENT REFERENCE
	= SPOT ELEVATION
T1	= TREE AND TREE NUMBER



ADJOINING OWNER:
DENYS PANIV
GANNA STOPINA
FOLIO #514214025641

ADJOINING OWNER:
PAUL F. HANCOCK &
SANDRA S. COLEMAN
FOLIO #514214025630

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

TREE	DBH (INCHES)	DESCRIPTION
T1	6	PALM
T2	18	PALM
T3	15	PALM
T4	14	OAK
T5	35	CLUSTER OF PALMS
T6	26	CLUSTER OF PALMS
T7	32	CLUSTER OF PALMS
T8	22	PALM
T9	16	PALM
T10	6	PALM
T11	10	CLUSTER OF PALMS
T12	10	CLUSTER OF PALMS
T13	6	PALM
T14	31	CLUSTER OF PALMS
T15	10	OAK
T16	15	PALM
T17	16	PALM
T18	16	PALM
T19	12	PALM
T20	17	PALM
T21	11	PALM
T22	8	PALM
T23	14	PALM
T24	17	PALM
T25	15	PALM

NOTE: DBH REPRESENTS DIAMETER AT BREAST HEIGHT

PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

PROJECT ADDRESS: 728 TYLER STREET HOLLYWOOD, FLORIDA 33019

LEGAL DESCRIPTION:

LOTS 20 AND 21, BLOCK 82, HOLLYWOOD LAKES SECTION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ENCROACHMENT NOTES:

(1) - 6 FOOT WOOD FENCE CROSSES OVER THE WESTERLY PROPERTY LINE.

(2) - CONCRETE CROSSES OVER THE SOUTHERLY PROPERTY LINE.

OWNERSHIP & ENCUMBRANCE REPORT

THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON OWNERSHIP & ENCUMBRANCE REPORT PREPARED BY LOHMAN & WEISMAN PLLC, DATED AUGUST 1, 2023.

SPECIAL EXCEPTIONS CONTAINED IN OWNERSHIP & ENCUMBRANCE REPORT:

a: RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF HOLLYWOOD LAKES SECTION, RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

b: RESOLUTION NO. 09-V-11 RECORDED IN OFFICIAL RECORDS BOOK 46111, PAGE 231 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM WAS NOT PROVIDED.

c: RESTRICTIONS, COVENANTS, CONDITIONS, AS SET FORTH IN THAT INSTRUMENT RECORDED IN DEED BOOK 192, PAGE 369, AS MAY BE SUBSEQUENTLY AMENDED. THIS ITEM WAS NOT PROVIDED.

GENERAL NOTES:

1) TYPE OF SURVEY: BOUNDARY
2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3) THE BROWARD COUNTY TAX I.D. NUMBER FOR THE PROPERTY SHOWN HEREON IS 514214025640 AND IS CURRENTLY OWNED BY SF&GM PROPERTY, LLC.
4) THE AREA OF THE PROPERTY SHOWN HEREON IS 12,100 SQUARE FEET (0.2778 ACRES) MORE OR LESS.
5) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
6) ALL ELEVATIONS SHOWN HEREON, ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988.
7) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 6 FEET, AS SHOWN ON F.I.R.M. MAP 125113-0588-H, BEARING A MAP REVISION DATE OF 08/18/14.
8) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
9) UNLESS OTHERWISE NOTED, ALL FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
10) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
11) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
12) REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING CORPSCON 6.0.1.
13) REFERENCE BENCHMARK: BROWARD COUNTY BENCHMARK #1915 ELEVATION=3.268' NGVD 1929/ELEVATION=1.670' NAVD 1988.
14) TREE DESCRIPTIONS AS SHOWN HEREON ARE GENERAL IN NATURE AD SHOULD BE VERIFIED.
15) DATE FIELDWORK PERFORMED: 03/28/23 (FIELD BOOK 658, PAGE 60)
16) DRAWN BY: Q.D.I. CHECKED BY: J.P./K.M.

CERTIFICATION:

TO:

SF&GM PROPERTY, LLC., A FLORIDA LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
TITLE BROTHERS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8(LOCATION OF SUBSTANTIAL FEATURES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION; NO LANDSCAPED AREAS ARE LOCATED), 9, 13 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 28, 2023 AND UPDATED ON JULY 3, 2023.

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 - STATE OF FLORIDA

JASON H. PINNELL CERTIFICATE No. 5734 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

THE SEAL APPEARING ON THIS DOCUMENT WAS APPROVED BY JASON H. PINNELL, P.S.M. #5734

REVISIONS:

REVISION	DATE	CHECKED BY
ADD OWNERSHIP & ENCUMBRANCE REPORT	07/19/23	J.P.

PROJECT NAME: SF&GM PROPERTY, LLC., JOB NO.: 23-0507

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HISTORIC PRESERVATION BOARD
NEW TWO-STORY SINGLE - FAMILY RESIDENCE
728 TYLER STREET HOLLYWOOD, FL 33019

EXISTING

PROPOSED

PROJECT TEAM

ARCHITECT

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

OWNER

OWNER: SF&GM PROPERTY LLC

ADDRESS: 137 GOLDEN ISLES DR #403
HALLANDALE BEACH, FL 33009

SURVEYOR

PINNELL SURVEY, INC
CONTACT: JASON H PINNELL
PHONE: (954) 418-4940
EMAIL: ORDER@FLAND.NET

CIVIL

ZEPHY ENGENEERING
CONTACT: WILDORF ZEPHYR
PHONE: (786) 302-7639

LANDSCAPE

THE MIRROR OF PARADISE
CONTACT: GABRIELA FOJT, RLA
PHONE: (954) 315-1707
EMAIL: GABRIELA@THEMIRROROFPARADISE.COM

PROJECT DATA

JURISDICTION

CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

DRAWING INDEX

ARCHITECTURAL

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LOCATION MAP

SITE

NORTH

AERIAL

SITE

NORTH

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Kaller Architecture
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SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE

NEW TWO-STORY SINGLE-FAMILY RESIDENCE
728 TYLER STREET
HOLLYWOOD, FL 33019

379

SHEET TITLE

COVER

REVISIONS

No.	Description	Date

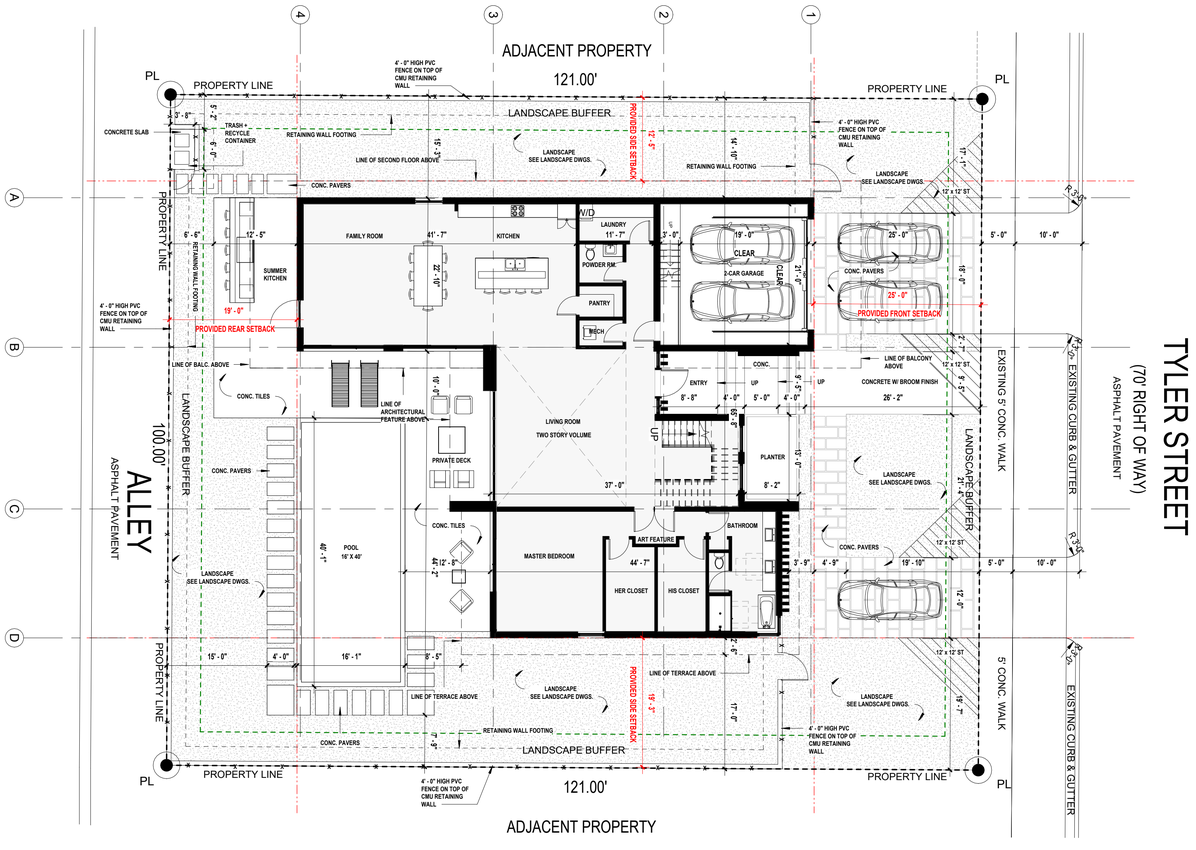
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23064
DATE: JULY 2023
DRAWN BY: CG
CHECKED BY: MF

SHEET

A-0

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



SITE PLAN

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

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. ENERY EFFICIENCY 10% BETTER THAN STANDARD ESTABLISHED BY ASHRAE.
16. MERV 8 AC FLITERS

SITE LIGHTING SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLYUSED AREAS.

PER NFPA 1, 12.3.2* A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

NFPA 1(2015 EDITOR) CHAPTER 11.10 REQUIERS THAT MINIMUM RADIO SIGNAL STRENGTH FROM FIRE DEPARTMENT COMMUNICATIONS BE MAINTANED AT A LEVEL DETERMINED BY THE AHJ FROM ALL NEW AND EXISTING BUILDINGS INCLUDING COMPLYNG WITH NFPA T2 (2013 EDITOR) BDA SYSTEM MAY BE REQUIERED

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONE OR RESIDENTIALLYUSED AREAS.

A PRE-HEAT MAP PLAN, CONCEPTUAL DRAWINGS AND CUT SHEETS WILL BE REQUIRED TO BE SUBMITTED WITH THE MAIN SET OF ARCHITECTURAL DRAWINGS FOR THE BDA SYSTEM ALL CHANGES TO THE DESIGN WILL REQUIRE PLANING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

NOTE:
BUILDING TO COMPLY WITH CHAPTER 108 REGARDING ALL MARINE TURTLE PROTECTION

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE MC-1 ZONING DISTRICT. SEPARATE PERMIT ARE REQUIRED FOR EACH SIGN. ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION.

NOTE: PRIOR TO POURING THE FIRST FLOOR TIE BEAM A SPOT SURVEY OF THE FINISHED FLOOR ELEVATION MUST BE SUBMITTED TO THE BUILDING DEPT.

FEMA NOTE: THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS . AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

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TWO WAY RADIO COMPLIANCE: BUILDING WILL BE IN COMPLIANCE WITH N.F.P.A. 1, 11.10 AND BROWARD COUNTY CODE AMENDMENT 118.2 FOR TWO WAY RADIO COMMUNICATION.

NOTE: TRASH AND RECYCLE BIN TO BE INDIVIDUAL PER UNIT

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE HOLLYWOOD LAKES SECTION 1-32 B LOT 12.13 BLK 74 RS-6 ZONING DISTRICT

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PROPERTY ADDRESS

728 TYLER STREET
HOLLYWOOD, FL 33019

FOLIO

5142 14 01 5640

LEGAL DESCRIPTION

HOLLYWOOD LAKES SECTION 1-32 B LOT 20,21 BLK 82

SITE INFORMATION

	EXISTING	PROPOSED
ZONING:	RS-6	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING
LAND USE DESIGNATION:	RESIDENTIAL	N/A
COUNTY USE DESIGNATION:	RESIDENTIAL	N/A
NET LOT AREA:	12,134 SQFT- 0.28 ACRES	N/A
GROSS LOT AREA:	14,372 SQFT- 0.33 ACRES	N/A
BASE FLOOD ZONE :	AE - 8.0' NAVD	

BUILDING INTENSITY

	ALLOWED	PROVIDED
LOT COVERAGE	N/A	N/A
FAR:	N/A	N/A
A/C AREA:	N/A	5595.14 SF
BUILDING FOOT PRINT	N/A	3377.20 SF
NUMBER OF FLOORS	2	2
BUILDING HEIGHT	30 FEET	26.5 FEET

PARKING CALCULATION:

	REQUIRED	PROVIDED
SINGLE FAMILY HOUSE OF 2,000 SF 1 SPACE PER EVERY 500 SF W/ CAP OF 5	5 (A/C AREA = 6707 SF)	5
TOTAL	= 5 SPACES	= 5 SPACES

SETBACKS:

	REQUIRED	PROVIDED
ALLOWABLE BALCONY ENCROACHMENT (75%)		
(a) FRONTAGE (TYLER) (NORTH)	25.0'	25' - 0"
(b) SIDE INTERIOR (EAST)	17.5' MIN	19' - 3"
(c) SIDE INTERIOR (WEST	7.5' MIN	12' - 5"
(d) REAR	18.15'	19' - 0"

LANDSCAPE

	PROVIDED
IMPERVIOUS AREA PARKING, SIDEWALKS & DRIVES	3148.12 SF (36,3%)
PERVIOUS AREA LANDSCAPE AREAS (TOTAL)	5518.43 SF (63,7%)

GROSS BUILDING AREA:

	INTERIOR
FIRST FLOOR	3365.20 SF
SECOND FLOOR	3342.63 SF
TOTAL	6707.83 SF

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SEAL

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FLORIDA R.A. #0009239

PROJECT TITLE
NEW TWO-STORY SINGLE-FAMILY RESIDENCE
728 TYLER STREET
HOLLYWOOD, FL 33019

380

SHEET TITLE
SITE PLAN

REVISIONS

No.	Description	Date

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.: 23064
DATE: JULY 2023
DRAWN BY: CG
CHECKED BY: MF

SHEET
SP-1

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

(1) 736 TYLER STREET

(3) 741 TYLER STREET

(5) 731 TYLER STREET

(7) 715 TYLER STREET

(9) 714 TYLER STREET

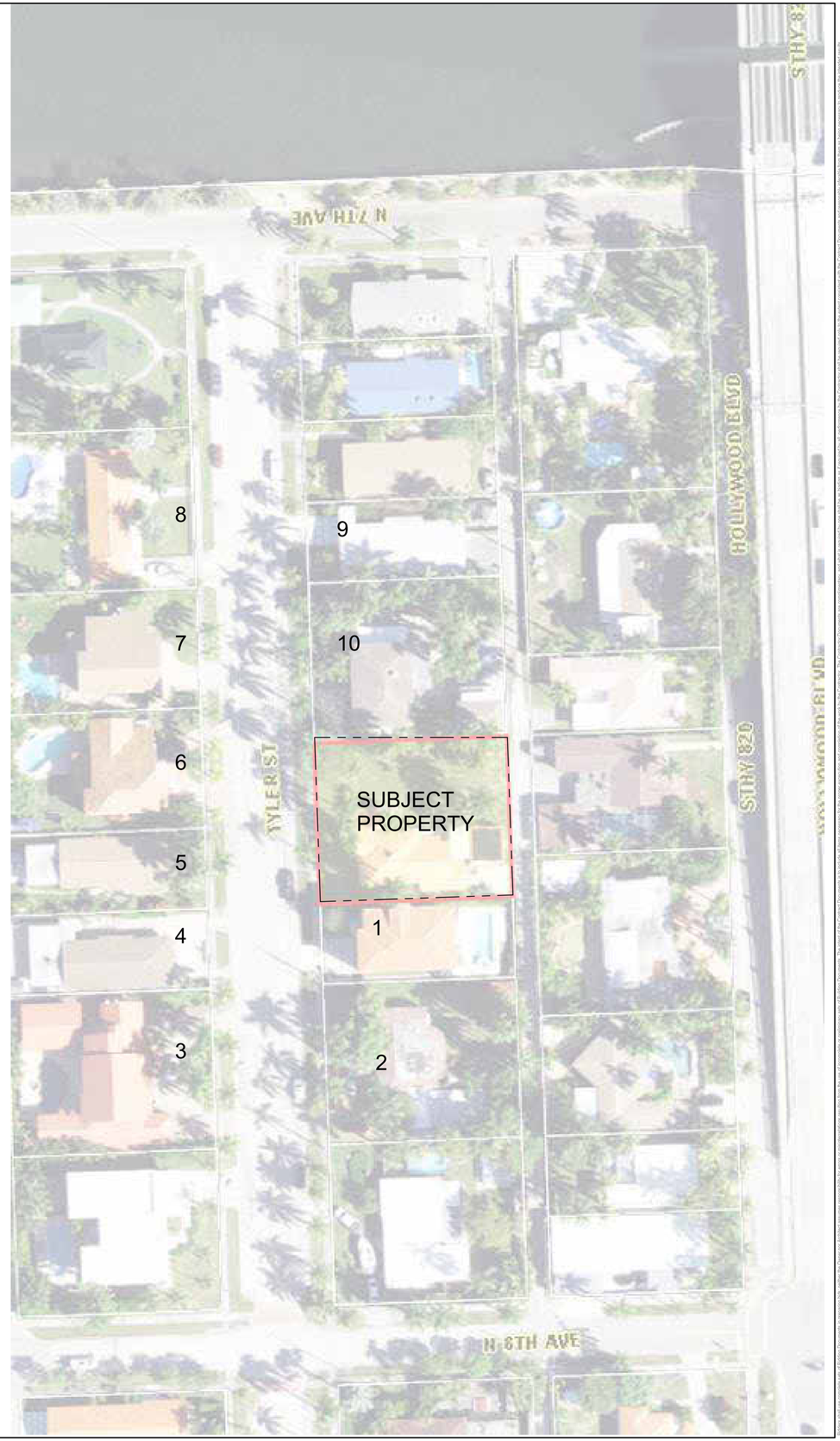
(2) 740 TYLER STREET

(4) 735 TYLER STREET

(6) 719 TYLER STREET

(8) 711 TYLER STREET

(10) 726 TYLER STREET



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SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE

NEW TWO-STORY SINGLE-FAMILY RESIDENCE

728 TYLER STREET

HOLLYWOOD, FL 33019

381

SHEET TITLE

HISTORIC

REVISIONS

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PROJECT No.: 23064
DATE: JULY 2023
DRAWN BY: CG
CHECKED BY: MF

SHEET

SP-2

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2023

The proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

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SUBJECT PROPERTY

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SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE

NEW TWO-STORY SINGLE-FAMILY RESIDENCE

728 TYLER STREET

HOLLYWOOD, FL 33019

382

SHEET TITLE

SUBJECT PROPERTY

REVISIONS

No.	Description	Date

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PROJECT No.: 23064
DATE: JULY 2023
DRAWN BY: CG
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SHEET

SP-3

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PROPOSED - FRONT

PROPOSED - REAR

STREET PROFILE (NORTH)
1/8" = 1'-0"

ADJACENT PROPERTY | 728 TYLER STREET HOLLYWOOD, FL 33019 | ADJACENT PROPERTY

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2023

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SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A.
0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
NEW TWO-STORY SINGLE-FAMILY RESIDENCE
728 TYLER STREET
HOLLYWOOD, FL 33019

383

SHEET TITLE
PROPOSAL

REVISIONS

No.	Description	Date

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PROJECT No.: 23064
DATE: JULY 2023
DRAWN BY: CG
CHECKED BY: MF

SHEET
SP-4

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1

01. GROUND FLOOR_

3/16" = 1'-0"

0 5 10 20 50

2

GENERAL NOTES

GENERAL PLAN NOTES:

1. ALL CUPBOARDS & CABINETS (MILLWORK) SHOP DWGS ARE TO BE SUPPLIED BY EQUIPMENT SUPPLIER/CONTRACTOR FOR OWNER/ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION
2. CONTRACTOR TO SUPPLY ALL (TREATED) WALL-BLOCKING TO SUPPORT ALL FURNITURE & OTHER THAT REQUIRE BEING MOUNTED OR FIXED TO THE WALL
3. GFCI OUTLETS ARE TO BE PROVIDED @ ALL WET AREAS & KITCHEN COUNTERS
4. CONTRACTOR IS TO REVIEW ALL SPECIFICATIONS OF ALL EQUIPMENT PRIOR TO INSTALLATION. EQUIPMENT SUPPLIER TO PROVIDE CUT SHEETS FOR ALL EQUIPMENT
5. CONTRACTOR SHALL PROVIDE FULL SET OF MILLWORK SHOP-DWGS FOR OWNER REVIEW/APPROVAL PRIOR TO FABRICATION
6. CONTRACTOR SHALL CONTACT & COORDINATE WITH ARCHITECT OF RECORD IMMEDIATELY SHOULD ANY DISCREPANCIES ARISE
7. CONTRACTOR SHALL FIELD VERIFY ALL AREA DIMENSIONS & ALL EXISTING FIELD CONDITIONS PRIOR TO PUBLISHING A COST ESTIMATE/PROPOSAL TO CLIENT
8. CONTRACTOR SHALL FIELD VERIFY ALL AREAS/SPACES' DIMENSIONS PRIOR TO FABRICATING OR PURCHASING ANY MILLWORK AND/OR FURNITURE
9. PROPOSED FRAMED/GWB CEILING SHALL NOT BE LESS THAN 7'-6" AFF (TYP)
10. ANY WOOD IN CONCEALED SPACES SHALL BE FIRE RETARDANT (TYP)
11. TERMITE PROTECTION: ALL SOIL AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDING SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTING AGAINST TERMITES THE STANDARDS OF THE NATIONAL PEST CONTROL ASSOCIATION SHALL BE DEEMED AS APPROVED IN RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY
12. CONTRACTOR SHALL PROVIDE A (GRADE) COMPACTION ENGINEERING REPORT PRIOR TO POURING OF CONCRETE STRUCTURES (G-BEAMS, SLABS, ETC)
13. PROVIDE 15-mil VaporBlock G - VAPOR/MOISTURE RESISTANT BARRIER (OR EQUAL) UNDER ALL PROPOSED STRUCTURES (FLOOR SLABS & FOUNDATION) (TYP)
14. ALL PROPOSED GLASS EXCEEDING 9 SQUARE FEET SHALL BE 'SAFETY GLAZING' CATEGORY II AS SPECIFIED IN THE FBC 2017 6TH EDITION SECTION 2406, TABLE 2406.2
15. GLAZING IN SAFEGUARDS SHALL MEET THE REQUIREMENTS OF ANSI Z97
16. CONTRACTOR SHALL PROVIDE PRE-ENG'd SHOP DRAWINGS FOR ALL INTERIOR & EXTERIOR 42" HIGH GUARD-RAILS & 36" HIGH HAND-RAILS (STAIRS & BALCONIES). GUARD RAILS SHALL NOT ALLOW THE PROTRUSION OF A 4" DIA. SPHERE
17. (TYPICAL) DIMENSIONS DO NOT CALCULATE/INCLUDE THE THICKNESS OF THE 7/8" METAL FURRING STRIPS + 5/8" GWB ON CONCRETE BLOCK WALLS
18. GC SHALL PROVIDE AN 'AS-BUILT' SURVEY W/ F.F.E. PRIOR TO FINAL INSPECTION FROM THE ENGINEERING DEPARTMENT
19. ALL UTILITIES (TELEPHONE, CABLE, ELECTRICAL, GAS, WATER, ETC) MUST BE INSTALLED UNDERGROUND
20. CONTRACTOR SHALL COORDINATE ALL FINISHES, MILLWORK, BUILT-INS, AND FINAL FIXTURES W/ OWNER AND/OR INTERIOR DESIGNER. OWNER TO APPROVE ALL FINAL SELECTIONS (TYP)
21. CONTRACTOR TO PROVIDE 'VIBRATION ABSORBING PADS OR SPRINGS' TO THE CONDENSING UNITS TO REDUCE NOISE VIBRATION (TYP)
22. CONTRACTOR SHALL COORDINATE LABOR, INSTALLATION PROCESS & ALL WALL FINISHES (EX. STONE) W/ OWNER/I.D. (TYP)
23. PROVIDE R-5 (min) INSULATION @ ALL EXTERIOR CBS WALLS (TYP)
24. ALL BALCONIES/TERRACES SLOPES SHALL BE 1/4"/FT MIN.
25. ALL WINDOWS TO BE IMPACT RESISTANT GLASS WINDOWS. GC TO PROVIDE NOA AND SHOP DRAWINGS FOR ARCHITECTS APPROVAL. SEE WINDOWS SCHEDULE FOR SAFETY GLASS CATEGORY
26. ALL EXTERIOR DOORS TO BE IMPACT RESISTANT WEATHER SEALED DOORS. SEE DOOR SCHEDULE. GC TO PROVIDE NOA.
27. ALL EXTERIOR SLIDING ALUMINUM AND GLASS DOORS TO BE IMPACT RESISTANT SAFETY (CAT II) GLASS/ALUMINUM DOORS. SEE DOOR SCHEDULE.
28. ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8, TABLE 803.11 OF THE 2017 FBC 5TH EDITION.
29. ALL GUARDRAILS TO BE 42" AFF ALUMINUM & GLASS GUARDRAILS. GC TO PROVIDE SHOP DRAWINGS/NOA FOR APPROVAL.

EGRESS NOTES:

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

BATHROOM NOTES:

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

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PROJECT TITLE
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728 TYLER STREET
HOLLYWOOD, FL 33019

384

SHEET TITLE
GROUND LEVEL FLOOR PLAN

REVISIONS

No.	Description	Date

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PROJECT No.: 23064
DATE: JULY 2023
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SHEET
A-101

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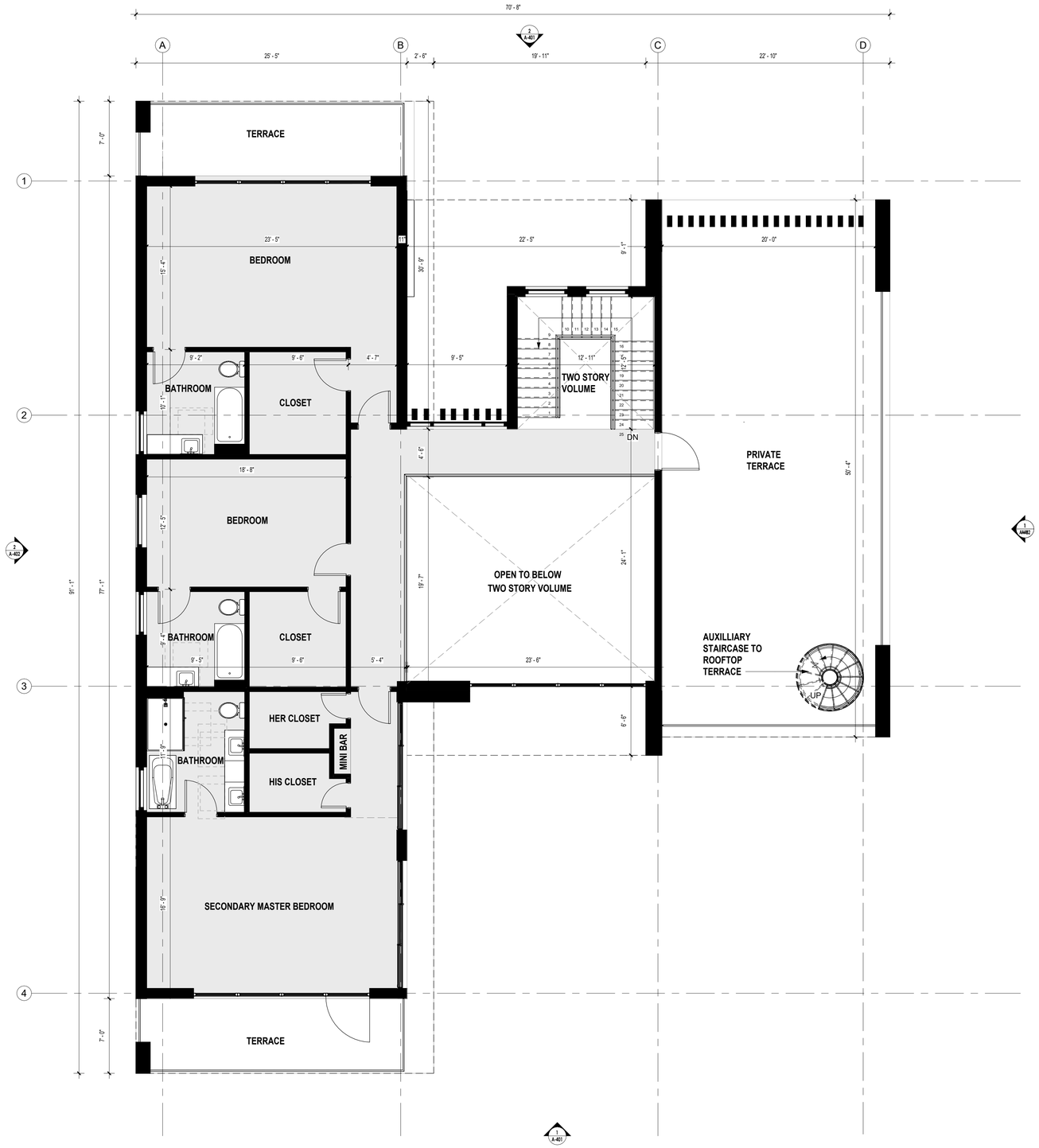

1 **02. SECOND FLOOR PLAN.**
3/16" = 1'-0"

0 5 10 20 50

2 **GENERAL NOTES**

GENERAL PLAN NOTES:

1. ALL CUPBOARDS & CABINETS (MILLWORK) SHOP DWGS ARE TO BE SUPPLIED BY EQUIPMENT SUPPLIER/CONTRACTOR FOR OWNER/ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION
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SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
NEW TWO-STORY SINGLE-FAMILY RESIDENCE
728 TYLER STREET
HOLLYWOOD, FL 33019

385

SHEET TITLE
SECOND LEVEL FLOOR PLAN

REVISIONS

No.	Description	Date

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PROJECT No.: 23064
DATE: JULY 2023
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SHEET
A-102

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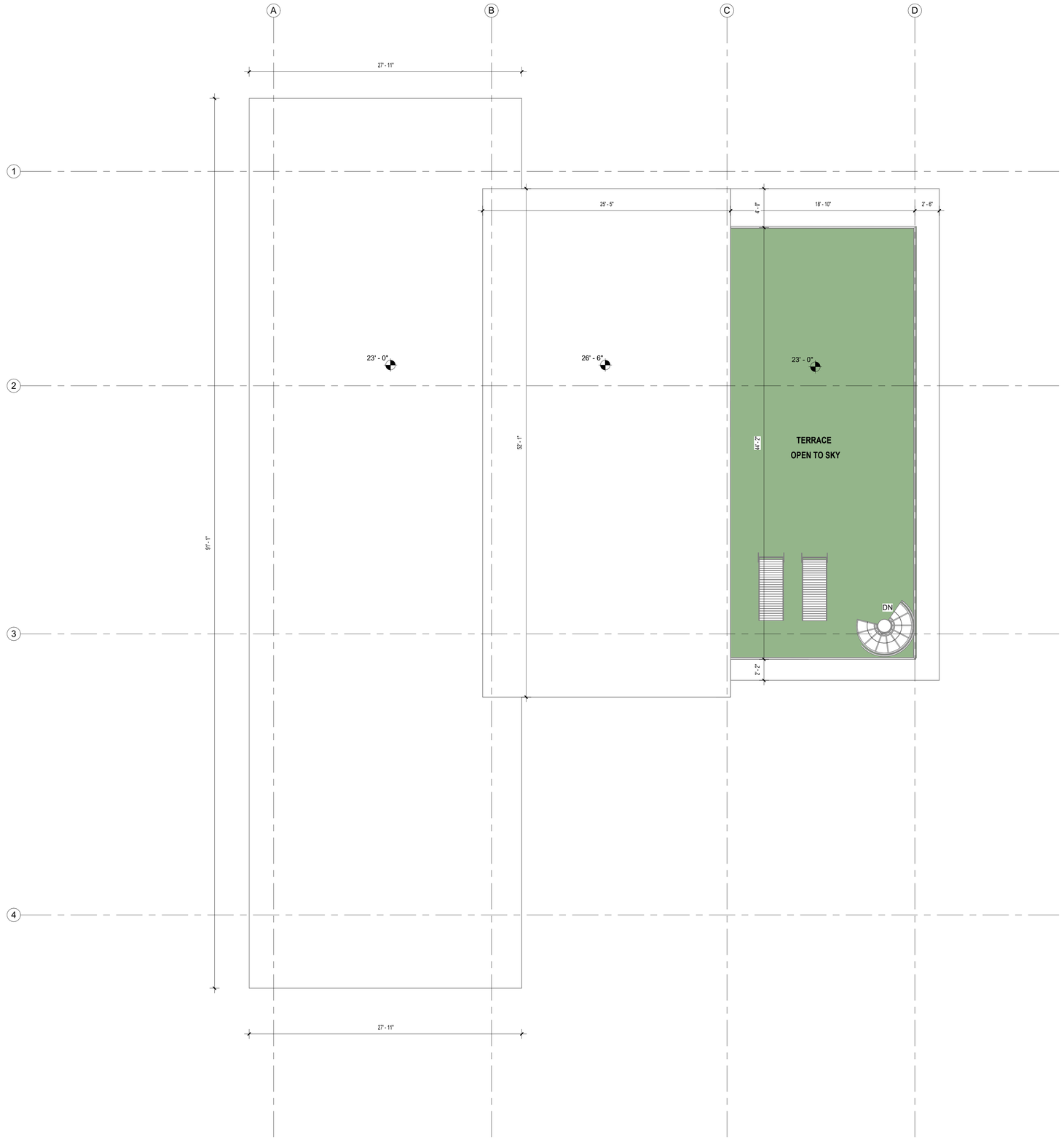

1 **T.O ROOF DECK/TERRACE(1)**
3/16" = 1'-0"

0 5 10 20 50

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BATHROOM NOTES:

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2. PROVIDE A WIPEABLE / NON-ABSORBENT SURFACES/FINISHES @ ALL BATHROOMS (WET LOCATIONS) (WALLS & CEILINGS) - FINISH SELECTION BY OWNER/ INTERIOR DESIGNER (TYP)
3. ALL SHOWER ENCLOSURES & GLASS RAILS SHALL BE TEMPERED (SAFETY) GLASS CATEGORY II, AS SET FORTH BY FBC 6th ED
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5. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1

2 **PLAN NOTES**

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SEAL

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SHEET TITLE
ROOF LEVEL FLOOR PLAN

REVISIONS

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DATE: JULY 2023
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CHECKED BY: MF

SHEET
A-103

386

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2023

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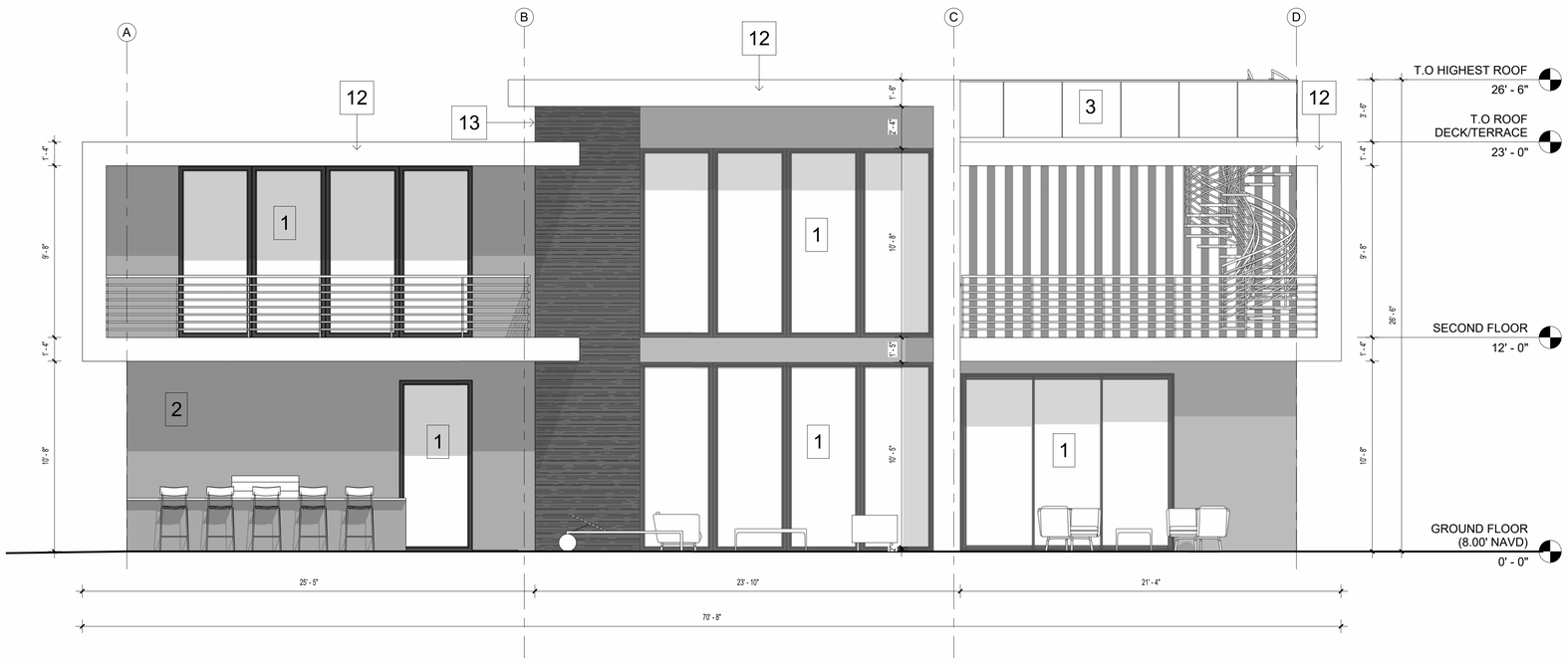
1 ELEVATION (NORTH.)

1/4" = 1'-0"



2 ELEVATION (SOUTH.)

1/4" = 1'-0"

3 GENERAL NOTES

GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ELEVATIONS / SECTIONS

1	NEW IMPACT RESISTANT WINDOW/DOOR (TYP)
2	NEW SMOOTH STUCCO GREY COLOR > BENJAMIN MOORE (TIMBER WOLF - 2126-50)
3	NEW 42" GLASS GUARDRAIL AND HAND RAIL, GC TO IMPROVE SHOP SHOPDRAWINGS FOR ARCHITECT APPROVAL
4	CONTINUOUS DRIP EDGE TROUGH ALL FACIAS
5	PAPERBACK, METAL LATH & SMOOTH STUCCO FINISH THROUGHOUT.
6	GARAGE DOOR TO MATCH LOUVERS FINISH. > (BENJAMIN MOORE CHARCOAL 2133-10)
7	HORIZONTAL SCORED STUCCO @ 8" O.C. (TYP).
8	BUILDING NUMBER TO BE INTEGRATED INTO LASERCUT PATTERN WHERE, GC TO PROVIDE SHOPDRAWINGS TO ARCH FOR REVIEW AND APPROVAL PRIOR FABRICATION.
9	RAW CONCRETE FINISH (MATE) GC TO POUR WITH METAL FORMS FOR SMOOTH FINISH.
10	CURTAIN WALL SYSTEM INTEGRATED WITH HANDRAIL ABOVE.
11	ALUMINUM LOUVERS WOOD FINISH > (BENJAMIN MOORE CHARCOAL 2133-10)
12	NEW SMOOTH STUCCO WHITE COLOR > BENJAMIN MOORE
13	NEW COMPOSITE WOOD MATERIAL WITH DARK GREY COLOR > BENJAMIN MOORE CHARCOAL 2133-10
14	NEW WOOD EXTERIOR DOOR > BENJAMIN MOORE CHARCOAL 2133-10
15	NEW 42" ALUMINUM GUARDRAIL AND HAND RAIL, GC TO IMPROVE SHOP SHOPDRAWINGS FOR ARCHITECT APPROVAL

Keller Architecture
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SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
NEW TWO-STORY SINGLE-FAMILY RESIDENCE
728 TYLER STREET
HOLLYWOOD, FL 33019

387

SHEET TITLE
South - North Elevations

REVISIONS

No.	Description	Date

PROJECT No.: 23064
DATE: JULY 2023
DRAWN BY: CG
CHECKED BY: MF

SHEET
A-401

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

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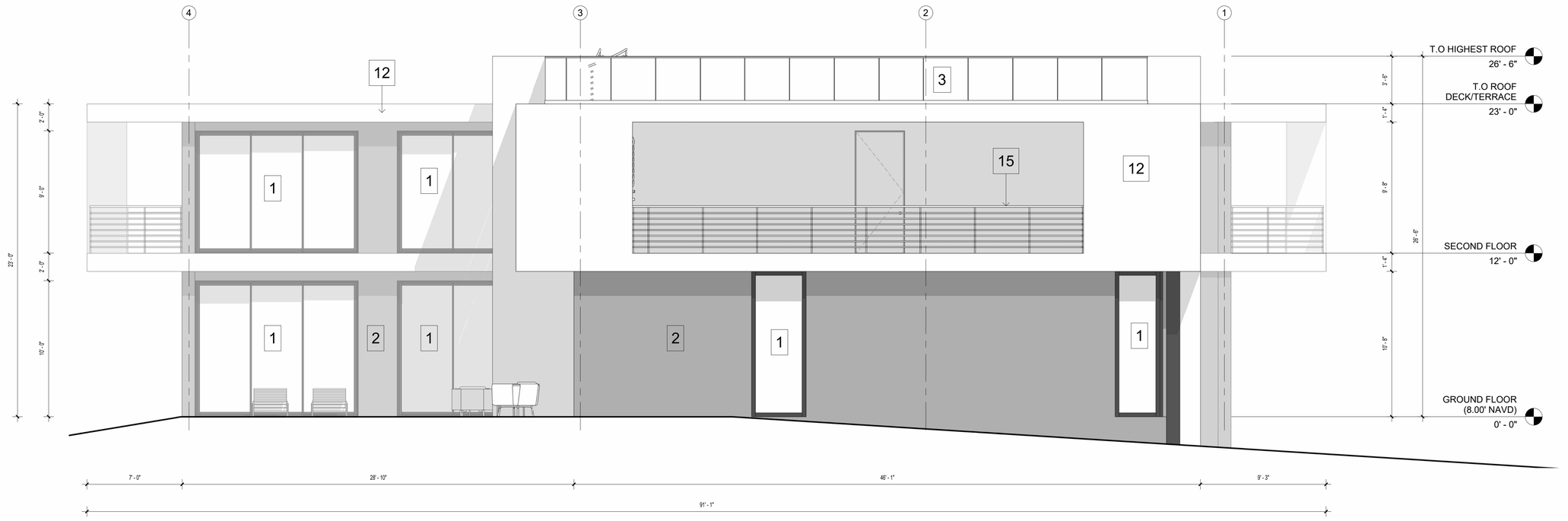
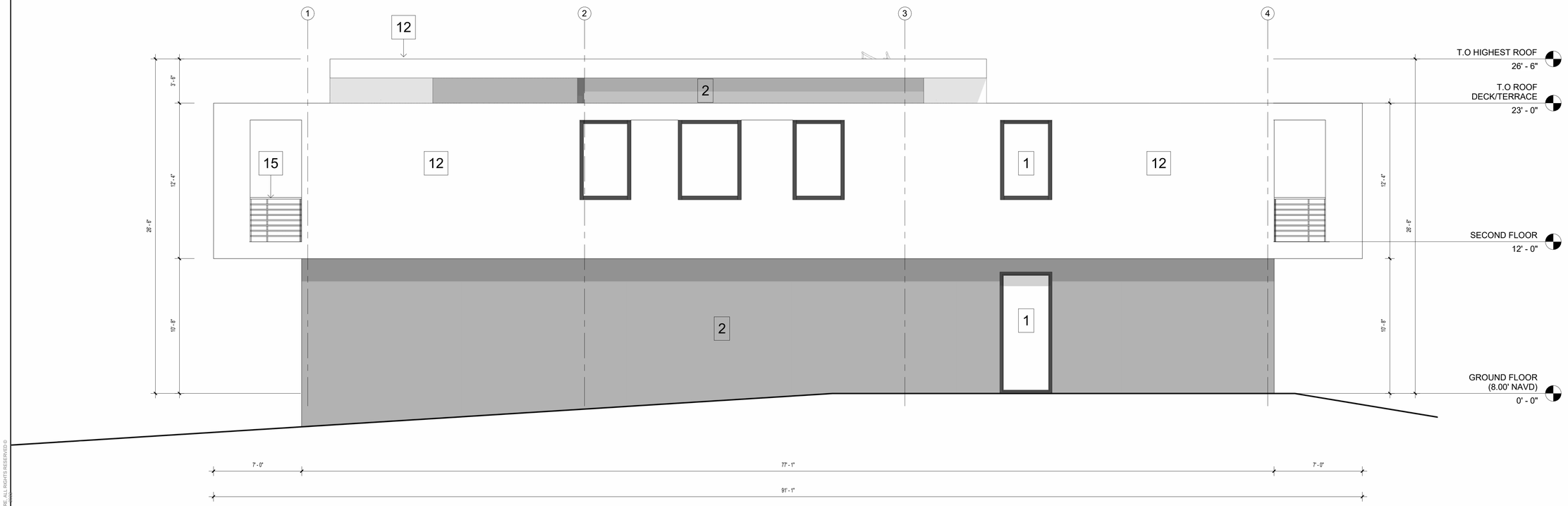


1 ELEVATION (EAST.)

1/4" = 1'-0"



2 ELEVATION (WEST.)

1/4" = 1'-0"

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SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE

NEW TWO-STORY SINGLE-FAMILY RESIDENCE

728 TYLER STREET

HOLLYWOOD, FL 33019

388

SHEET TITLE

East - West Elevations

REVISIONS

No.	Description	Date

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PROJECT No.: 23064
DATE: JULY 2023
DRAWN BY: CG
CHECKED BY: MF

SHEET

A-402

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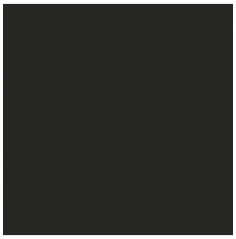
728 TYLER STREET

PROPOSED PAINT CHIPS AND MATERIALS

Benjamin Moore

Timber Wolf (Selected Walls)



Benjamin Moore

Charcoal Grey (Garage door + Louvers)

Horizontal white stucco

Selected Walls

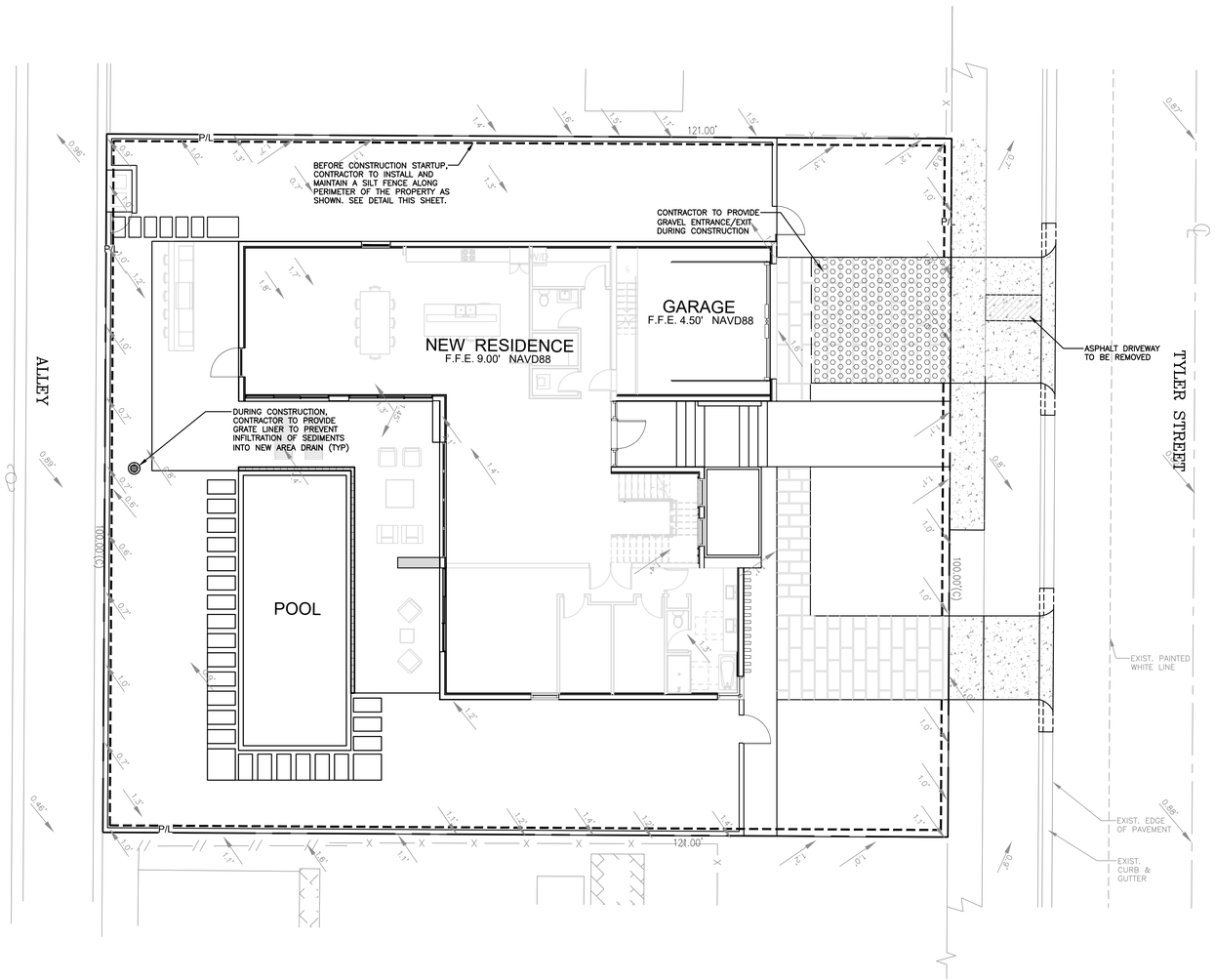
Dark Bronze aluminum window h

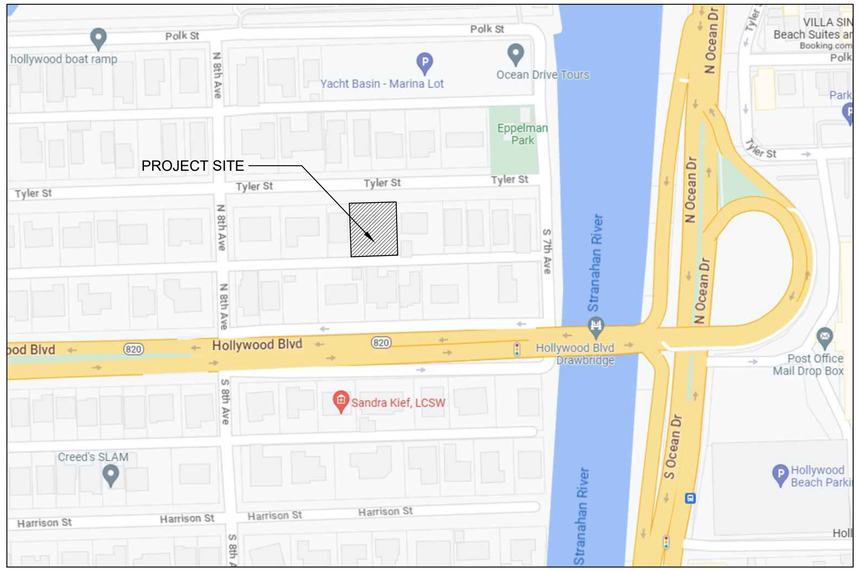
Raw Concrete

Ground floor and accent walls

Glass railings

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM





LOCATION MAP

NOT TO SCALE

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

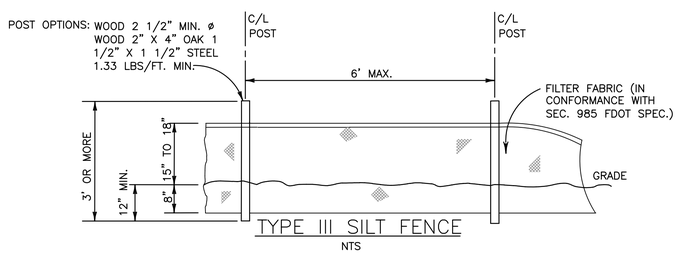
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.



TYPE III SILT FENCE

NTS

LEGEND

- PROPOSED CONCRETE
- 5.50 PROPOSED GRADE
- +4.74' EXISTING ELEVATION
- W PROPOSED WATER METER
- N PROPOSED BFP DEVICE

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

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

10-25-23

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION

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

NEW RESIDENCE
FOR
728 TYLER STREET
HOLLYWOOD, FLORIDA 33019

P.E.#:76036

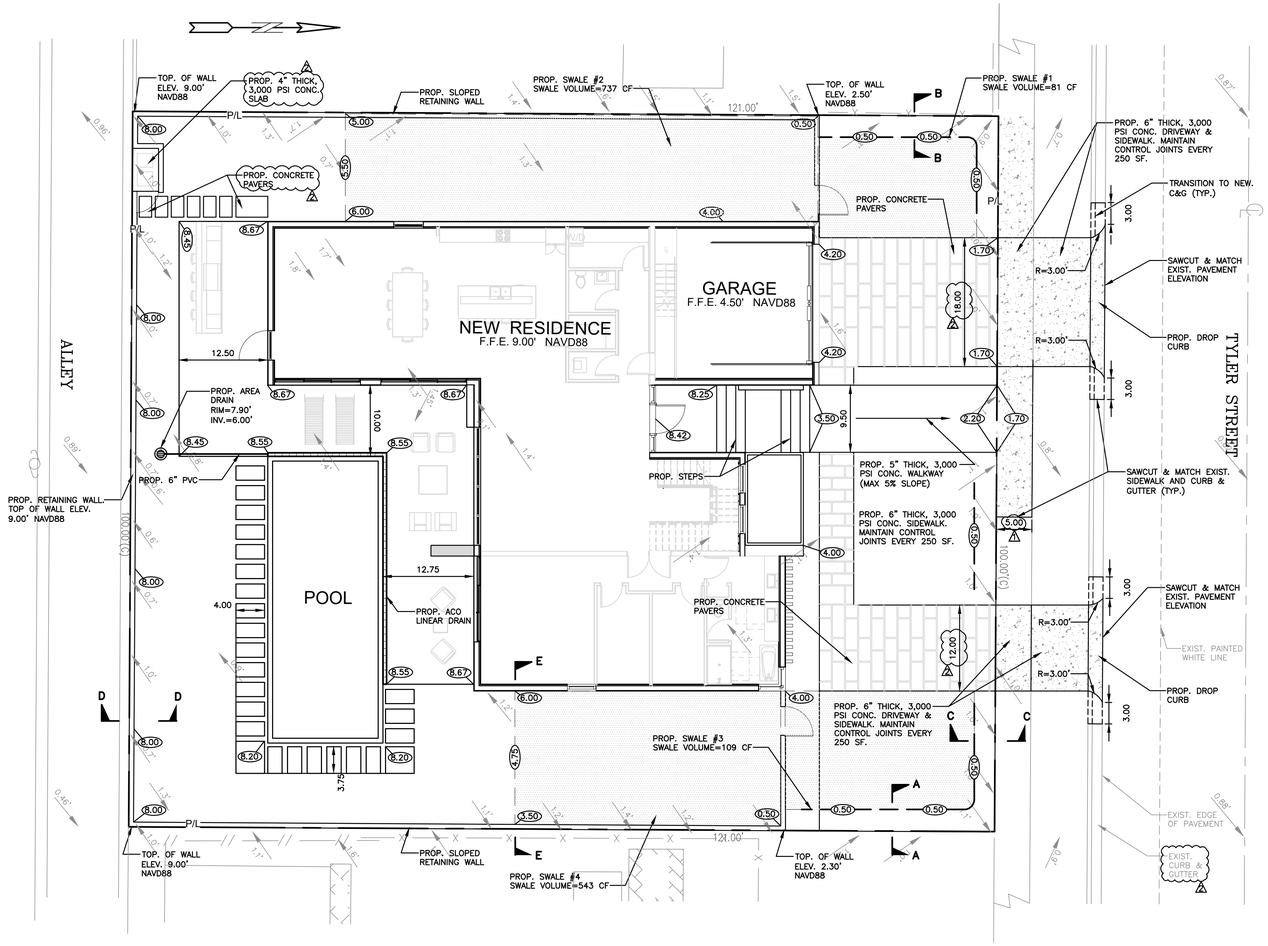
DATE: 8/1/23

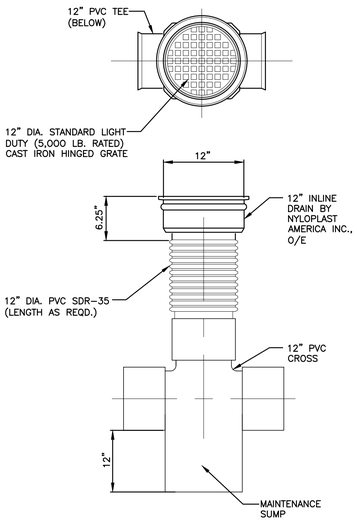
SCALE: 1"=10'

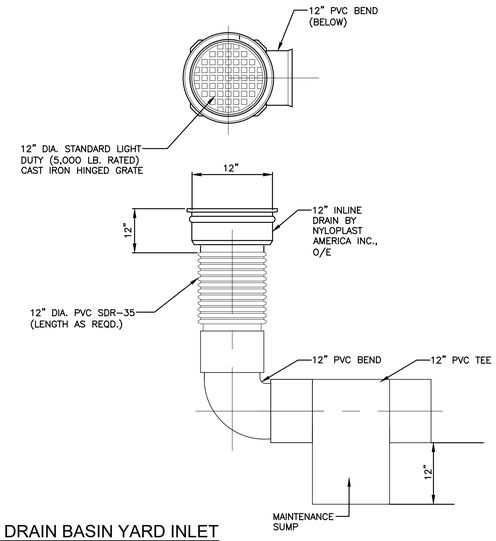
SHEET NO.:
C1
1 OF 5

PROJECT NO.: 23-35

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM







12" & 15" DRAIN BASIN YARD INLET
NTS

NOTES:

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

DRAINAGE CALCULATIONS:

TOTAL SITE AREA = 12,100 SF
BLDG AREA = 3,374.22 SF
POOL = 645.27 SF
POOL DECK = 1,097.26 SF
SIDEWALK = 782.17 SF
DRIVEWAY = 845.70 SF
TOTAL IMPERV. AREA = 6,744.62 SF
TOTAL PERVIOUS AREA = 5,355.38 SF

WATER QUALITY STORAGE REQUIRED:

[(2.5 IN) X 6,744.62 SF] / (12 IN/FT) = 1,405 CF

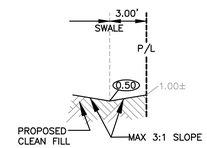
OR

[(1 IN) X 12,100 SF] / (12 IN/FT) = 1,008 CF

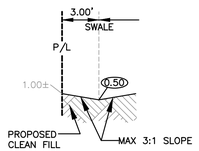
2.5 IN TIMES IMPERVIOUS AREA GOVERNS

REQUIRED STORAGE VOLUME: 1,405 CF

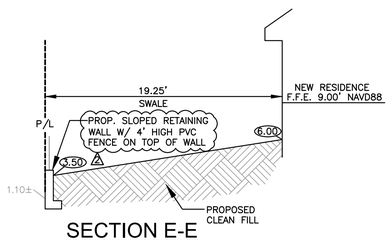
SWALE STORAGE:
SWALE #1: 81 CF
SWALE #2: 737 CF
SWALE #3: 109 CF
SWALE #4: 543 CF
TOTAL SWALE STORAGE=1,470 CF



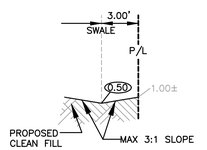
SECTION A-A
N.T.S.



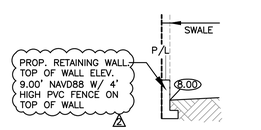
SECTION B-B
N.T.S.



SECTION E-E
N.T.S.



SECTION C-C
N.T.S.



SECTION D-D
N.T.S.

LEGEND

- PROPOSED CONCRETE
- (5.50) PROPOSED GRADE
- +3.03 EXISTING ELEVATION
- W PROPOSED WATER METER
- N PROPOSED BFP DEVICE

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
10-25-23

PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=10'

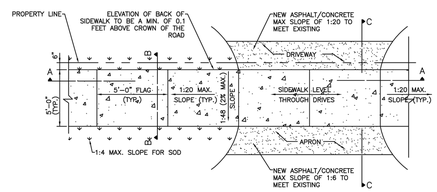
REVISIONS

NO.	DATE	DESCRIPTION
1	10/20/23	CITY REVIEW COMMENTS

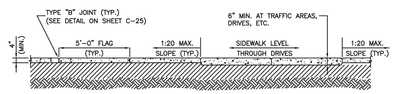
ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158

NEW RESIDENCE
FOR
728 TYLER STREET
HOLLYWOOD, FLORIDA 33019

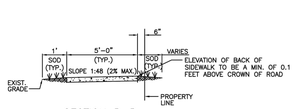
P.E.#:76036
DATE: 8/1/23
SCALE: 1"=10'
SHEET NO.: C2
2 OF 5
PROJECT NO.: 23-35



PLAN



SECTION A–A

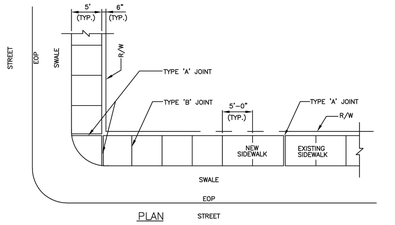


SECTION B–B

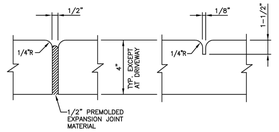
NOTE:

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

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



PLAN



TYPE 'A' TYPE 'B'

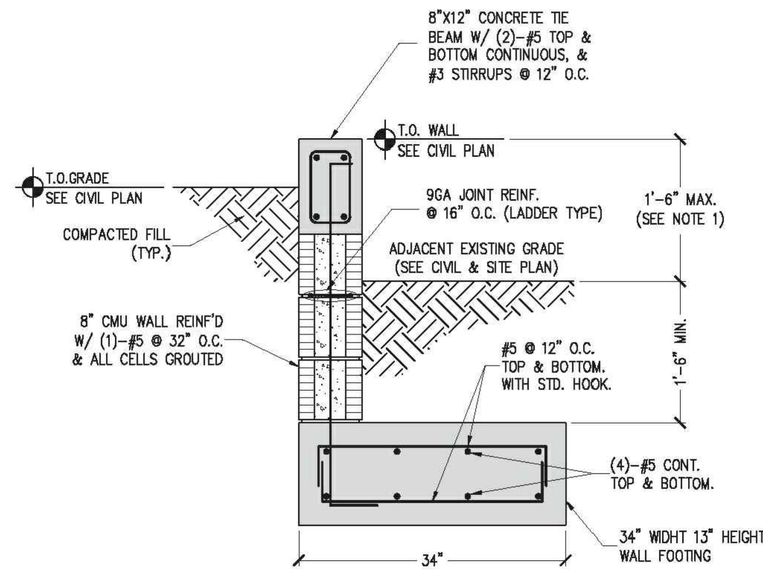
SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. & P.T. OF CURVES; JUNCTION OF EXISTING AND NEW SIDEWALKS; WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
'B'	5' CENTER TO CENTER ON SIDEWALKS.

NOTES:

1. CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FDOT STANDARD PLANS INDEX NO. 522–002.
5. THE VERTICAL DEVIATION OF THE COVER/LID OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A ¾" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 4" THICK MINIMUM (TYP.); 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.

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



RETAINING WALL SECTION

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

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

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

10–25–23

CIVIL DETAILS

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/20/23	CITY REVIEW COMMENTS

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

NEW RESIDENCE
FOR
728 TYLER STREET
HOLLYWOOD, FLORIDA 33019

P.E.#:76036

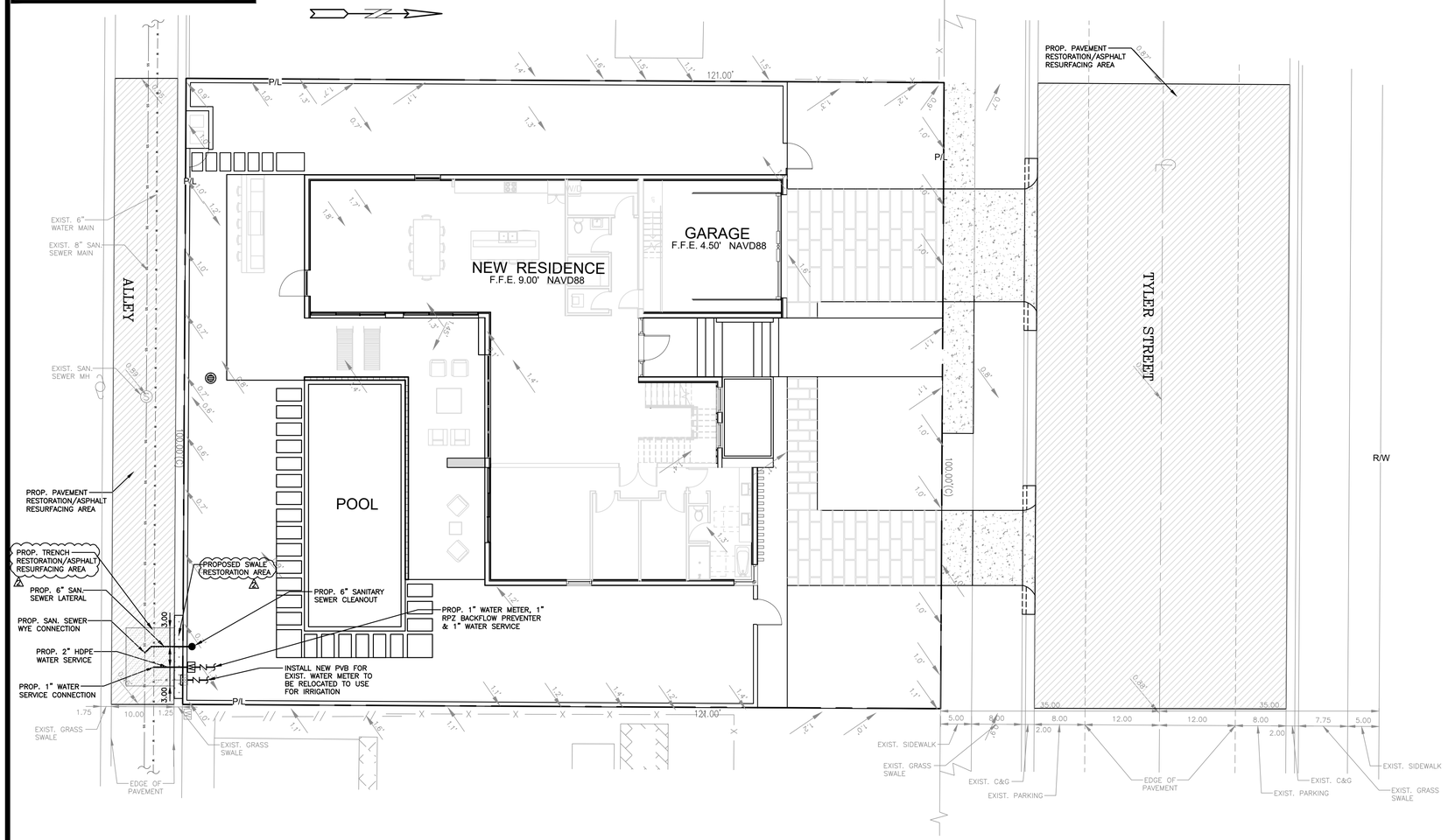
DATE: 8/1/23

SCALE: N.T.S.

SHEET NO.: C3
3 OF 5

PROJECT NO.: 23–35

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

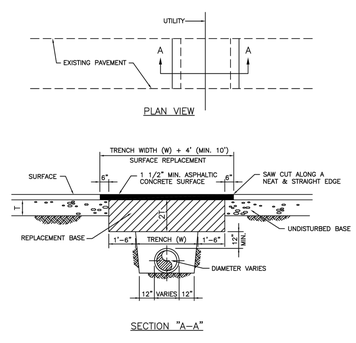
SINGLE FAMILY RESIDENCE

WATER DEMAND
(1 RESIDENTIAL UNIT)X(199 GPD/UNIT)=199 GPD

TOTAL WATER DEMAND=199 GPD

WASTEWATER DEMAND
(1 RESIDENTIAL UNIT)X(142 GPD/UNIT)=142 GPD

TOTAL WASTEWATER DEMAND=142 GPD



NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

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

LEGEND

- PROPOSED CONCRETE
- 5.50 PROPOSED GRADE
- +4.74' EXISTING ELEVATION
- W PROPOSED WATER METER
- N PROPOSED BFP DEVICE

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

10-25-23

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WATER PLAN & DETAILS

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION
1	10/20/23	CITY REVIEW COMMENTS

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

NEW RESIDENCE
FOR
728 TYLER STREET
HOLLYWOOD, FLORIDA 33019

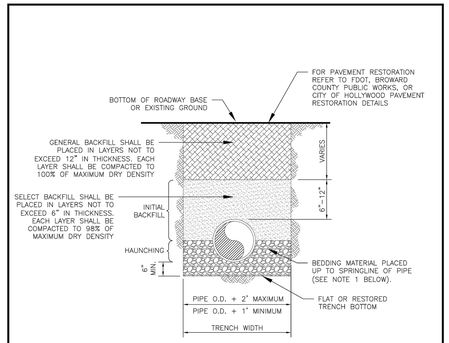
P.E.#:76036

DATE: 8/1/23

SCALE: 1"=10'

SHEET NO.: C4
4 OF 5

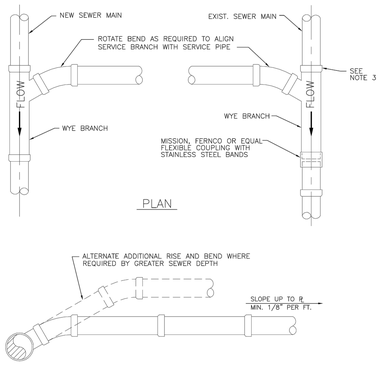
PROJECT NO.: 23-35



NOTES:

1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARD 125-8.

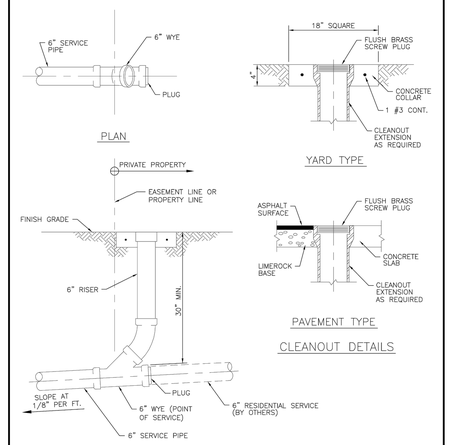
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)	DRAWING NO. G-03
APPROVED: XXX		



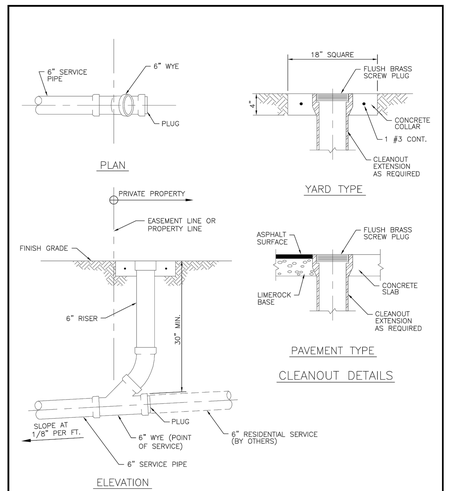
NOTES:

1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

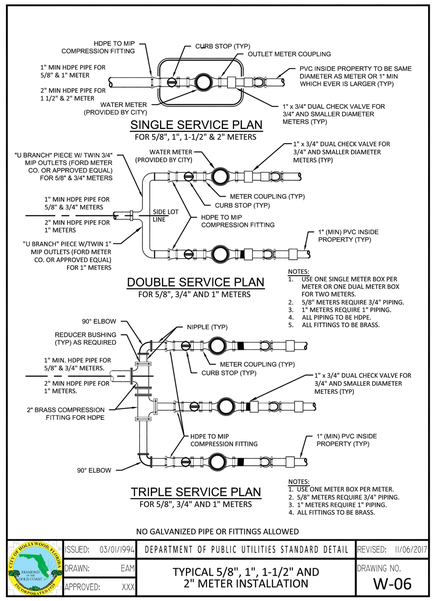
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WYE BRANCH CONNECTION	DRAWING NO. S-09
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
APPROVED: XXX		

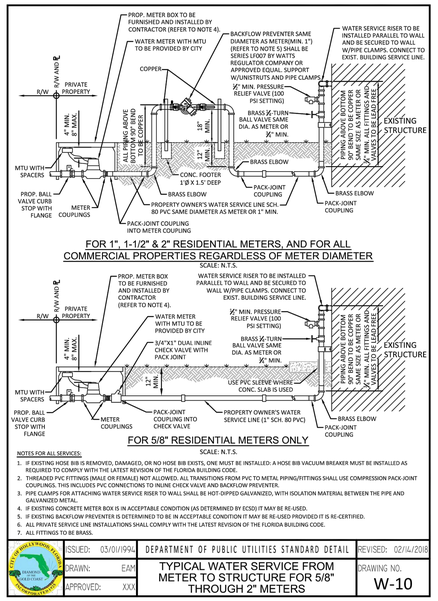


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
APPROVED: XXX		



NO GALVANIZED PIPE OR FITTINGS ALLOWED

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



NOTES FOR ALL SERVICES:

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

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/14/2018
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED: XXX		

10-25-23

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

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WATER DETAILS

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

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

NEW RESIDENCE
FOR
728 TYLER STREET
HOLLYWOOD, FLORIDA 33019

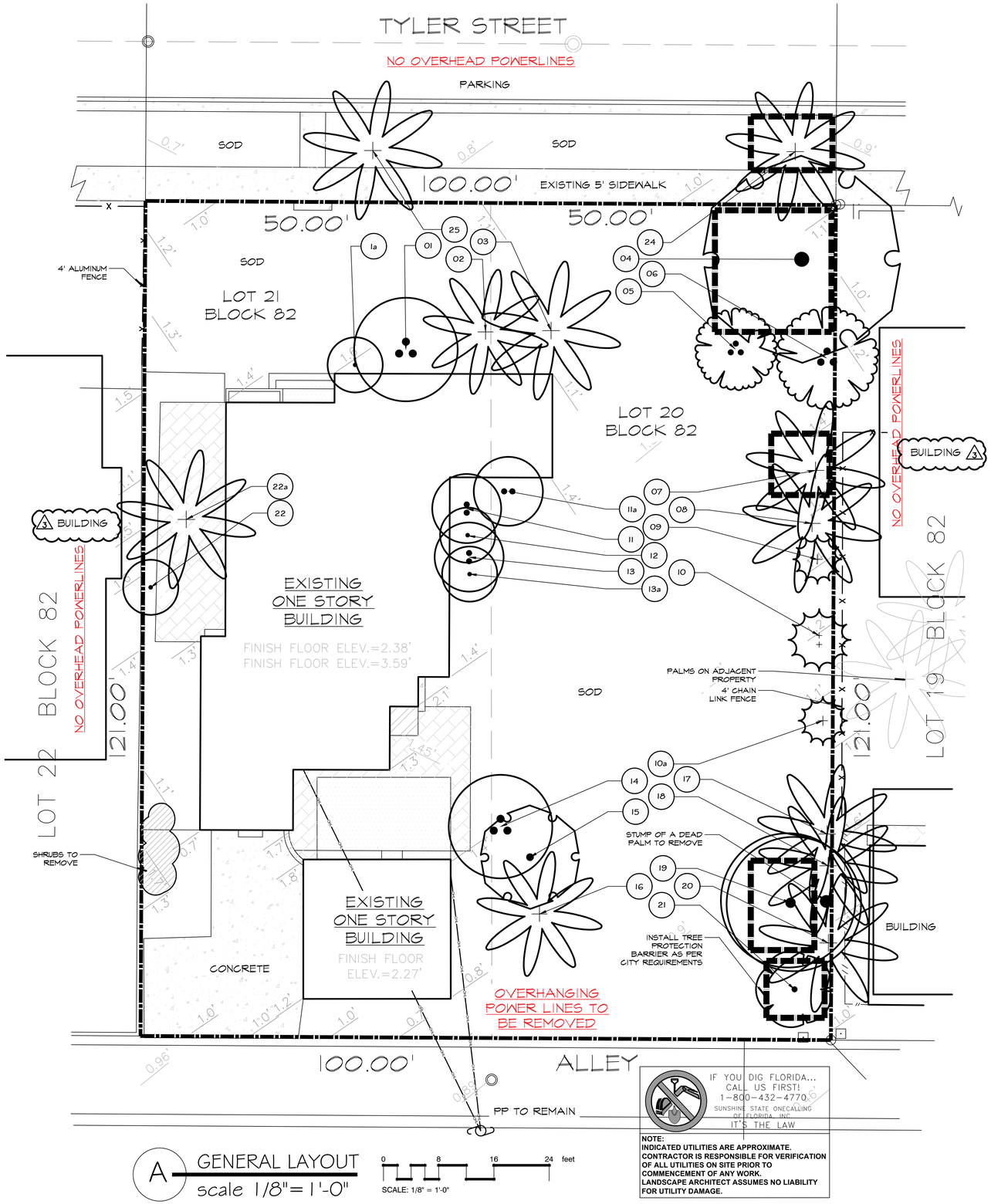
P.E.#:76036

DATE: 8/1/23

SCALE: N.T.S.

SHEET NO.: C5
5 OF 5

PROJECT NO.: 23-35



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	SPREAD	NOTES	ACTION
	01	Adonidia merrillii	Christmas Palm	-	10`-20`OA, multitrunk			REMOVE
	02	Roystonea elata	Florida Royal Palm	-	30`CT	18`		REMOVE
	03	Roystonea elata	Florida Royal Palm	-	35`CT	20`		REMOVE
	04	Quercus virginiana	Southern Live Oak	23"+13"	28`OA	30`		TO REMAIN
	05	Dypsis lutescens	Areca Palm	-	18`OA, multitrunk	12`	IN VERY POOR CONDITION	REMOVE
	06	Dypsis lutescens	Areca Palm	-	18`OA, multitrunk	15`	IN VERY POOR CONDITION	REMOVE
	07	Roystonea elata	Florida Royal Palm	-	30`CT	20`		TO REMAIN
	08	Roystonea elata	Florida Royal Palm	-	35`CT	20`		REMOVE
	09	Ptychosperma macarthurii	Macarthur Palm	-	30`CT			REMOVE
	10	Ptychosperma macarthurii	Macarthur Palm	-	30`CT, dbl trunk			REMOVE
	10a	Ptychosperma macarthurii	Macarthur Palm	-	30`CT			REMOVE
	11	Adonidia merrillii	Christmas Palm	-	20`OA, dbl trunk			REMOVE
	11a	Adonidia merrillii	Christmas Palm	-	20`OA, dbl trunk			REMOVE
	12	Adonidia merrillii	Christmas Palm	-	20`OA, sngl			REMOVE
	13	Adonidia merrillii	Christmas Palm	-	20`OA, dbl trunk			REMOVE
	13a	Adonidia merrillii	Christmas Palm	-	20`OA, sngl			REMOVE
	14	Adonidia merrillii	Christmas Palm	-	20`OA, 7 trunks			REMOVE
	15	Quercus virginiana	Southern Live Oak	9"	20`OA	15`	HAZARD TREE	REMOVE
	16	Roystonea elata	Florida Royal Palm	-	32`CT	18`		REMOVE
	17	Roystonea elata	Florida Royal Palm	-	35`CT	20`		REMOVE
	18	Roystonea elata	Florida Royal Palm	-	35`CT	20`		REMOVE
	19	Cocos nucifera	Coconut Palm	-	25` CT, curvy	20`		TO REMAIN
	1a	Adonidia merrillii	Christmas Palm	-	20`OA, sngl			REMOVE
	20	Roystonea elata	Florida Royal Palm	-	35`CT	20`		REMOVE
	21	Livistona chinensis	Chinese Fan Palm	-	8`CT	11`		TO REMAIN
	22	Adonidia merrillii	Christmas Palm	-	30`OA			REMOVE
	22a	Roystonea elata	Florida Royal Palm	-	30`CT	20`		REMOVE
IN ROW	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	SPREAD	NOTES	ACTION
	24	Roystonea elata	Florida Royal Palm	-	30`CT	20`		TO REMAIN
	25	Roystonea elata	Florida Royal Palm	-	28`CT	20`		REMOVE

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

The Mirror of Paradise
Gabriela Fojt
LA 6667277
LC 26000628

2700 E Oakland Park Blvd
Suite C
Fort Lauderdale
FL 33306
c (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com

SCALE	1/8"=1'-0"
DESIGNED BY	GF
DRAWN BY	...
CHECKED BY	GF
CAD DWG.	
DATE	08.04.2023
REVISIONS	
City comments 1	10.20.2023
City comments 2	10.25.2023
City comments 3	10.26.2023

728 TYLER STREET
HOLLYWOOD BEACH
FLORIDA

REMOVAL PLAN & TREE SCHEDULE

MITIGATION CALCULATIONS:

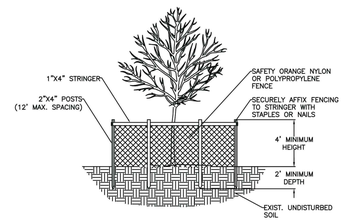
23 PALMS TO REMOVE	23 x $350=	$8,050.00
9" DBH TO REMOVE	9/2 x $350=	$1,575.00
TOTAL		**$.9,625.00**

MITIGATION TREES PROVIDED:

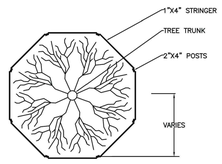
4 TREES	4 x $350=	$1,400.00
12 PALMS	12 x $350=	$4,200.00
TOTAL PROVIDED		**$5,600.00**

MITIGATION TO PAY TO CITY TREE FUND:

$ 9,625.00 - $ 5,600.00= **$ 4,025.00**



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.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	TREE PROTECTION DETAIL	DRAWING NO.: L–08
APPROVED: JG		

A TREE PROTECTION DETAIL
not to scale

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

The Mirror of Paradise
Gabriela Fojt
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LC 26000628

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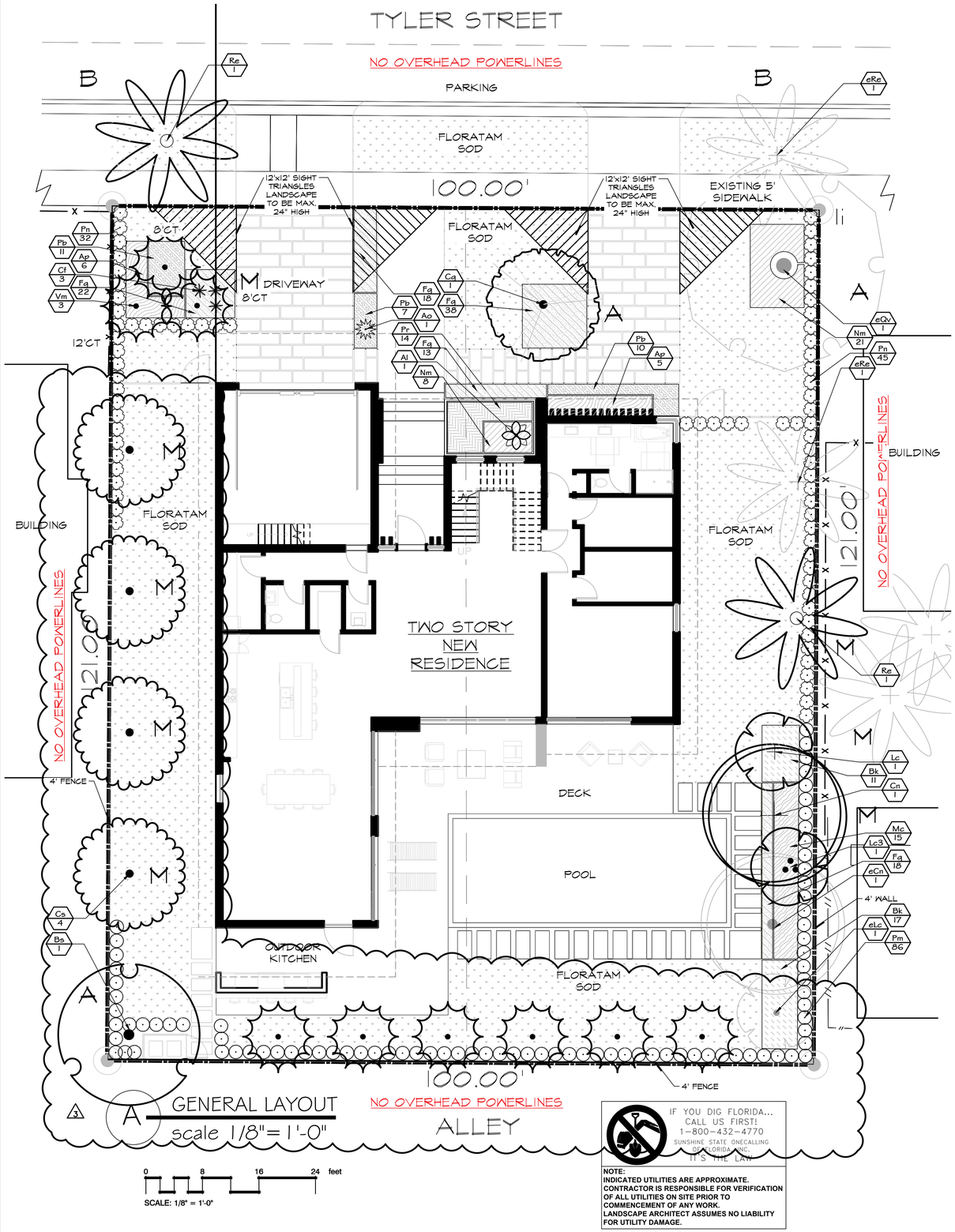
SCALE		as noted
DESIGNED BY		GF
DRAWN BY		...
CHECKED BY		GF
CAD DWG.		
DATE		08.04.2023
REVISIONS		
City comments	1	10.20.2023
City comments	2	10.25.2023
City comments	3	10.26.2023

728 TYLER STREET
HOLLYWOOD BEACH
FLORIDA

PROTECTION DETAIL & MITIGATION CALCULATIONS



A GENERAL LAYOUT
scale 1/8"=1'-0"

IF YOU DIG FLORIDA... CALL US FIRST! 1-800-432-4770 SUNSHINE STATE ONECALLING OF FLORIDA, INC. IT'S THE LAW

NOTE:
INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Bs	2	Bursera simaruba	Gumbo Limbo	12'OA, 2"dbh, std	AS SHOWN	YES	HIGH
	Cg	1	Caesalpinia granadillo	Bridal Veil Tree	12'OA, 2"dbh, std	AS SHOWN	NO	HIGH
	Co	4	Conocarpus erectus f. sericeus	Silver Buttonwood	min.12'OA, 2"dbh	AS SHOWN	YES	HIGH
	Re	2	Roystonea elata	Florida Royal Palm	8'CT	AS SHOWN	YES	HIGH
ACCENT PALMS AND TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**NATIVE**	**DROUGHT RESIST.**
	Lc3	1	Livistona chinensis	Chinese Fan Palm	6'-8'OA, triple	AS SHOWN	NO	HIGH
EXISTING TREES & PALMS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**NATIVE**	**DROUGHT RESIST.**
	eCn	1	Cocos nucifera	Coconut Palm	see DT-1	EXISTING	NO	HIGH
	eLc	1	Livistona chinensis	Chinese Fan Palm	see DT-1	EXISTING	NO	HIGH
	eQv	1	Quercus virginiana	Southern Live Oak	see DT-1	28'OA	YES	HIGH
	eRe	2	Roystonea elata	Florida Royal Palm	see DT-1	EXISTING	YES	HIGH
MITIGATION TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**NATIVE**	**DROUGHT RESIST.**
	Cn	1	Cocos nucifera	Coconut Palm	12'CT, curvy	AS SHOWN	NO	HIGH
	Lc	1	Livistona chinensis	Chinese Fan Palm	8'CT	AS SHOWN	NO	HIGH
	Vm	9	Veitchia montgomeryana	Montgomery Palm	8'-12'CT, see plan	AS SHOWN	NO	HIGH
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**NATIVE**	**DROUGHT RESIST.**
	Ao	1	Alcantarea odorata	Giant Silver Bromeliad	7 gal	AS SHOWN	NO	HIGH
	Al	1	Alocasia macrorrhizos 'Lutea'	Golden Elephant's Ear	7 gal	AS SHOWN	NO	LOW
	Cf	3	Cordyline fruticosa 'Red Pepper'	Red Pepper TI Plant	7 gal	AS SHOWN	NO	HIGH
	Pm	86	Podocarpus macrophyllus	Yew Podocarpus	36"OA	24"OC	NO	HIGH
	Pn	77	Psychotria nervosa	Wild Coffee	7 gal ftb	24"OC	YES	HIGH
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**NATIVE**	**DROUGHT RESIST.**
	Ap	11	Alpinia purpurata	Red Ginger	3 gal, 2'-3'OA, full	36"OC	NO	MODERATE
	Bk	28	Bougainvillea x 'Barbara Karst'	Barbara Karst Bougainvillea	3 gal, ftb	24"OC	NO	HIGH
	Fg	109	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	3 gal 10"OA	18"OC	NO	HIGH
	Mc	15	Muhlenbergia capillaris	Pink Muhly Grass	3 gal, full	30"OC	YES	HIGH
	Nm	29	Nephrolepis biserrata	Macho Fern	3 gal 24"OA	24"OC	YES	MODERATE
	Pb	28	Philodendron x 'Burle Marx'	Burle Marx Philodendron	3 gal	24"OC	NO	LOW
	Pr	14	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron	3 gal 24"OA	24"OC	NO	LOW
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**NATIVE**	**DROUGHT RESIST.**
	Sa	3,050 sf	Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Grass	sod			

NOTES:
1. SOD AS INDICATED.
2. MULCH ALL BEDS AS INDICATED ON DETAIL.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
4. PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

	LANDSCAPE REQUIREMENTS RS-6	Required	Existing	Proposed	Total Provided
	TREES REQUIRED ON THE LOT				
A	1 tree/each 1,250 sq.ft of front yard (2,690 sf/1,250=2.1)	3	1 36" dbh Oak	1 Bridaveil, 1 Gumbo limbo	3 provided
	Min. 20% of front yard pervious area to be landscaped (2,111 sf x.2=422.2 sf)	423 sf		(+)423 sf	provided
	SWALE TREES				
B	1 tree/each 50 lf of frontage	2	1 Royal palm	1 Royal palm	2 provided
	Project plants:				
	Palms no more that 50% of required trees (5 x .5=2.5)	3	1 Royal palms	1 Royal palm	2 provided
	Min 60% of required trees to be native (5 x .4=2)	2	1	1	2 native provided
	Min species required	2	2	2	4 provided
M	**MITIGATION TREES**			1 Chinese Fan palm, 1 Royal palm 1 Cocconut, 9 Montgomery palms, 4 Silver Buttonwood	12 palms, 4 trees

B CODE CHART

REGISTERED LANDSCAPE ARCHITECT GABRIELA FOJT LA 6667277 STATE OF FLORIDA

The Mirror of Paradise
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LC 26000628

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c (954) 478 3064
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gabriela@themirrorofparadise.com

SCALE	1/8"=1'-0"
DESIGNED BY	GF
DRAWN BY	...
CHECKED BY	GF
CAD DWG.	
DATE	08.04.2023
REVISIONS	
City comments 1	10.20.2023
City comments 2	10.25.2023
City comments 3	10.26.2023

728 TYLER STREET
HOLLYWOOD BEACH
FLORIDA

LANDSCAPE PLAN, PLANT SCHEDULE, CODE CHART

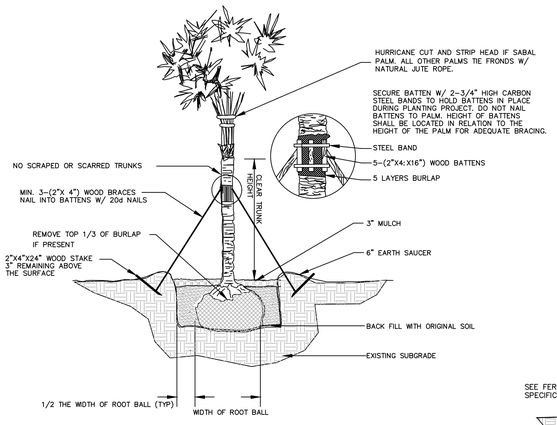
GENERAL LANDSCAPE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
2. CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
3. ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, MARCH 1998
4. PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF MILORGANITE PER 6 CU. YDS.
5. TREES & PALMS GUARANTEED TO BE IN HEALTHY THRIVING CONDITION FOR ONE YEAR FROM PROJECT COMPLETION.
6. APPLY 3" MELALEUCA\EUCALYTUS MULCH ARDUND ALL PLANTS WITHIN 2 DAYS.
7. CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
8. WHERE THERE IS A DISCREPENCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PREFERENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
9. ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE SODDED WITH FLORATAM SOD. SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS
10. ALL LANDSCAPED AREAS INSIDE PROPERTY AND ADJACENT ROW AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 50% OVERLAP USING RUST FREE WATER AND A RAIN CHECK DEVICE.
11. TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
12. ROOT FLARES TO BE SET ABOVE GRADE AND VISIBLE WITH ROOT SYSTEMS 10% ABOVE FINAL GRADE AT TIME OF PLANTING.
13. LANDSCAPING SHALL COMPLY WITH ALL ZONING AND LAND DEVELOPMENT REGULATIONS.

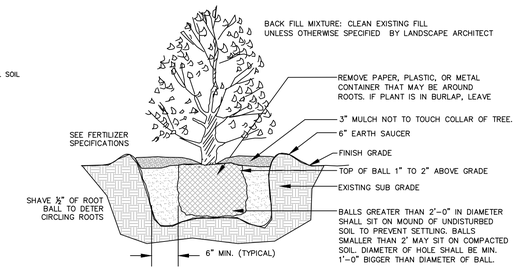
HOLLYWOOD LANDSCAPE NOTES

1. PLANT MATERIAL WILL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.
2. THERE WILL BE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF HOLLYWOOD'S LANDSCAPE PLAN REVIEWER.

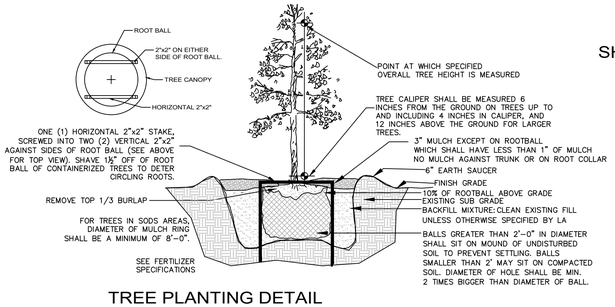
WHERE REQUIRED FOR SCREENING PURPOSES, HEDGE SHALL BE PLANTED AT EQUIPMENT HEIGHT FOR VISUAL SCREENING. PROVIDE MINIMUM OF 36" HT.



PALM PLANTING DETAIL



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.

IF YOU DIG FLORIDA...
CALL US FIRST!
1-800-432-4770
SUNSHINE STATE ONECALLING OF FLORIDA, INC.
IT'S THE LAW

NOTE:
INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

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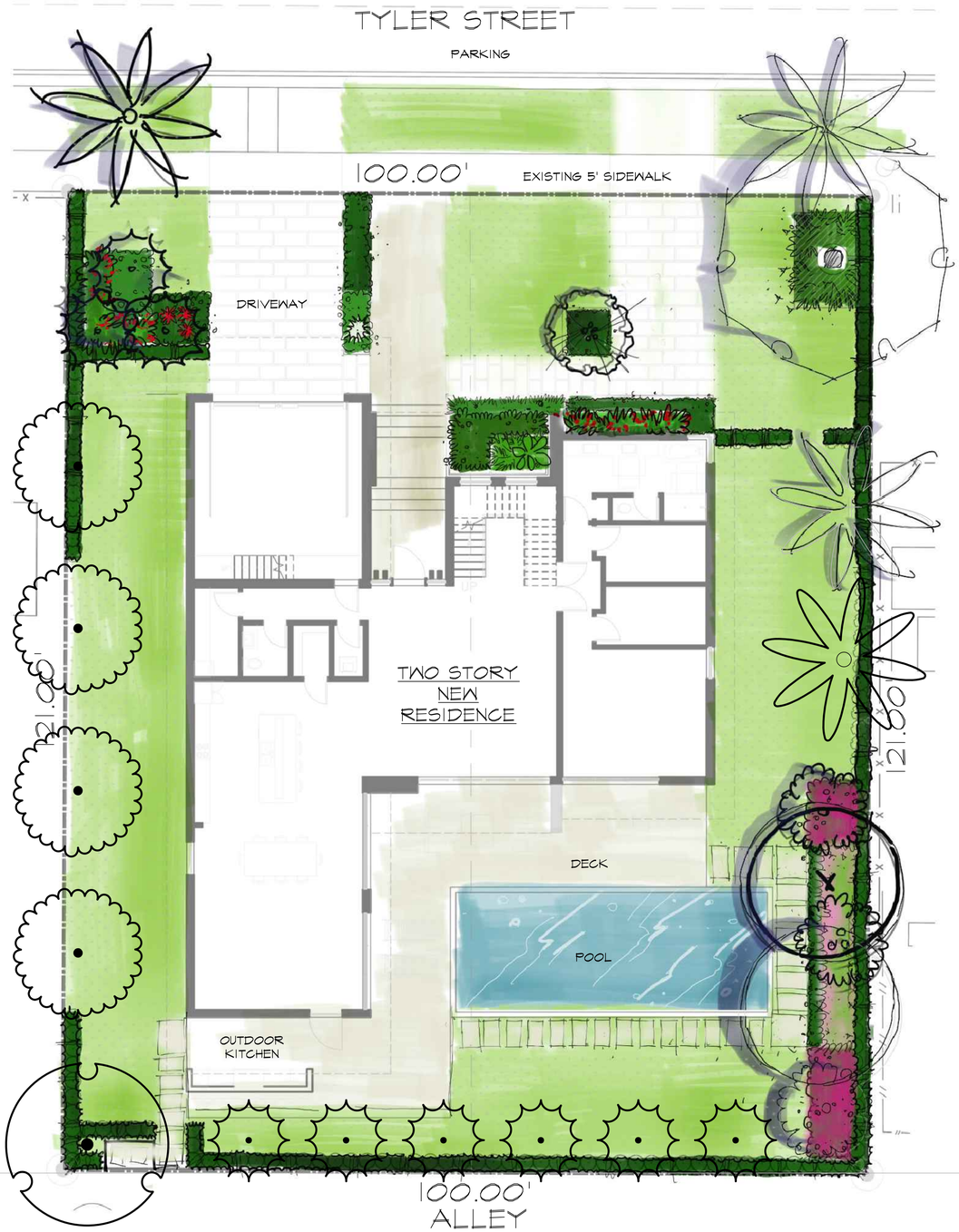
FL 33306
c (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com

SCALE		as noted
DESIGNED BY		GF
DRAWN BY		...
CHECKED BY		GF
CAD DWG.		
DATE		08.04.2023
REVISIONS		
City comments	1	10.20.2023
City comments	2	10.25.2023
City comments	3	10.26.2023

728 TYLER STREET
HOLLYWOOD BEACH
FLORIDA

LANDSCAPE NOTES & DETAILS



A GENERAL LAYOUT
scale 1/8"=1'-0"

0 8 16 24 feet
SCALE: 1/8" = 1'-0"

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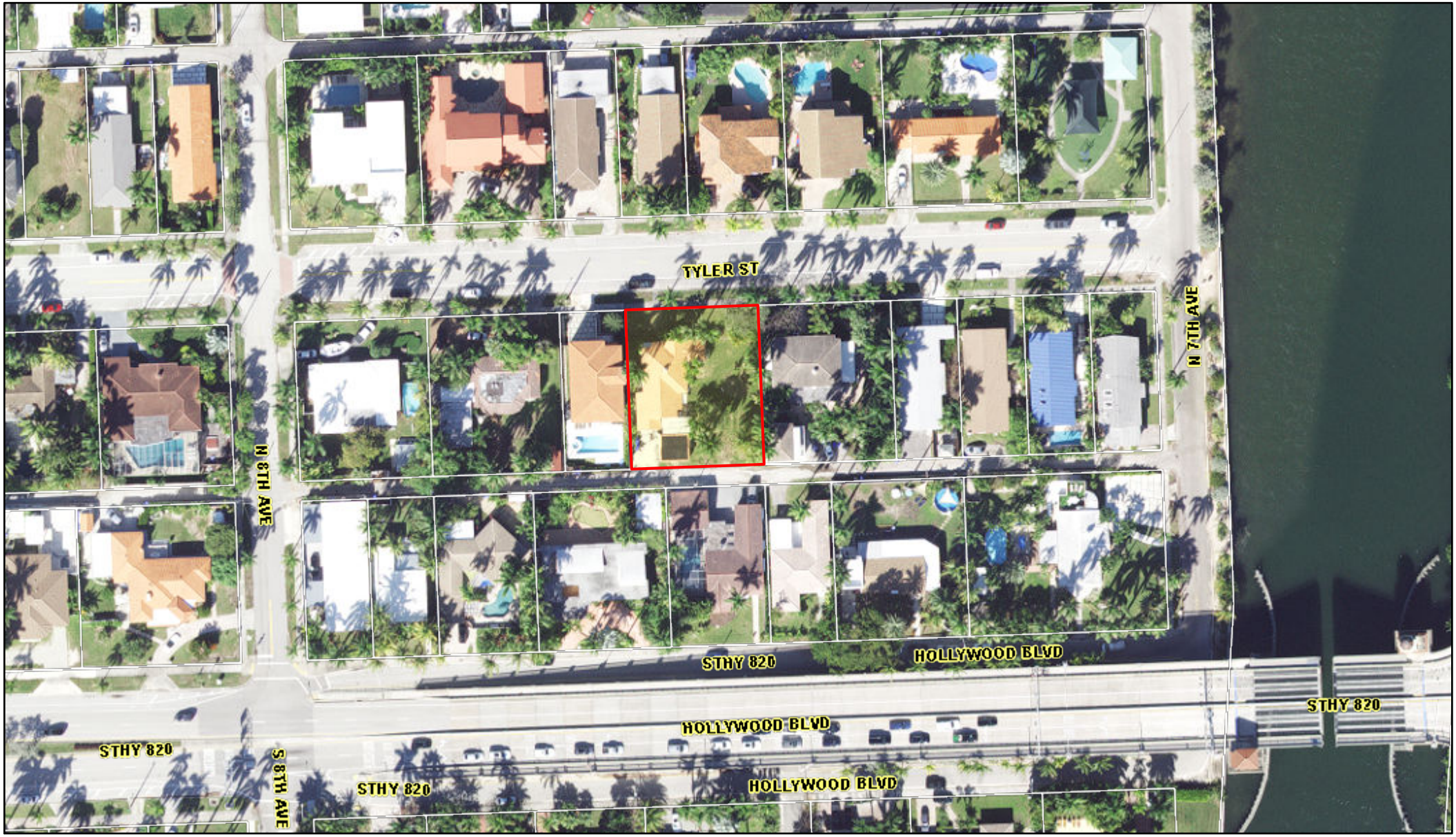
728 TYLER STREET
HOLLYWOOD BEACH
FLORIDA

COLORED PLAN

ATTACHMENT B

Aerial Map

Property Id: 514214025640 728 Tyler Street



1:1,200

0 55 110 220 ft

0 15 30 60 m

Flight Date : Jan. 6 to Jan. 11, 2023 Broward County Property Appr...

City of Hollywood

Staff Summary

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

Agenda Date: 11/14/2023

To: Historic Preservation Board

Title:

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

DATE: November 14, 2024

TO: Historic Preservation Board

FROM: Anand Balram, Planning Manager

SUBJECT: Proposed Calendar Of Meetings January 2024 – December 2024

January 23, 2024

February 13, 2024

March 12, 2024

April 9, 2024

May 14, 2024

June 11, 2024

July 9, 2024

September 10, 2024

October 8, 2024

November 12, 2024

December 10, 2024