

Historic Preservation Board

Tuesday, May 14, 2024

3:00 PM

City of Hollywood



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

Room 219

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

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

In-person:

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

Virtually:

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

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

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

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

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

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

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

Please silence all cell phones prior to entering the meeting.

A. Administration

1. Pledge of Allegiance
2. Roll Call
3. Approval of Previous Meeting Minutes

Attachments: [2024_0213 Minutes Draft HPB.pdf](#)
[2024_0409 Minutes Draft HPB.pdf](#)

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

Attachments: [Quasi-Judicial Hearing Procedures.pdf](#)
[Witness List P-24-05.pdf](#)

B. Applications**ITEM # 1 BELOW IS CONSIDERED QUASI-JUDICIAL**[1. 2024 0514](#)

FILE NO.: 23-C-90

APPLICANT: Frank Caraballo and Lourdes D. Prado de Caraballo

LOCATION: 1018 Lincoln Street

REQUEST: Certificate of Appropriateness for Design for an addition to a single-family house in the Lakes Area Historic Multiple Resource Listing District.

Attachments: [2390_C_Staff_Report_2024_0514.pdf](#)
[Attachment A_Application_Package.pdf](#)
[Attachment B_Aerial_Map.pdf](#)

C. Old Business**D. New Business****E. Adjournment**

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

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

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

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



City of Hollywood

Staff Summary

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

Agenda Date: 5/14/2024

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, February 13, 2024, at 3:02 p.m.** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Terry Cantrell
Fred Villiers-Furze
Dulce Conde
Stephen Piper

William Treece
Ari Sklar
Steven Toth

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

Andria Wingett	Director of Development Services
Anand Balram	Planning Manager
Carmen Diaz	Planning Administrator
Shellie Thompson	Assistant Planner

Also Present:

Kim Phan

Assistant City Attorney

3. Approval of the Meeting Minutes.

December 12th, 2023, and January 23rd, 2024 - Approved

MOTION WAS MADE BY TERRY CANTRELL AND SECONDED BY DULCE CONDE TO APPROVE THE DECEMBER 12, 2023, REVISED AND THE JANUARY 23, 2023, MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

B. APPLICATIONS

None.

4. Summary of City Commission actions
None.
5. Additions, Deletions, Withdrawals, and Continuances
None.
6. City Attorney Announcements
Kim Phan informed the Board of Quasi-Judicial Proceedings.

C. APPLICATIONS

1. **FILE NO.:** 23-CM-66
APPLICANT: SF & GM Property LLC
LOCATION: 813 Harrison 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.

Anand Balram mentioned that Planning and Legal staff are currently reviewing State Statues that might impact the proposal. Therefore, the Staff would like to continue this item date and time certain to the April 9, 2024, meeting of the Historic Preservation Board.

MOTION WAS MADE BY FRED VILLIERS-FURZE AND SECONDED BY ARI SKLAR TO CONTINUE THE ITEM DATE AND TIME CERTAIN TO FEBRUARY 13, 2024, HISTORIC PRESERVATION BOARD. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

2. **FILE NO.:** 23-CM-95
APPLICANT: Henry and Rosa Leace
LOCATION: 1030 South Southlake Drive
REQUEST: Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design for a new single-family house in the Lakes Area Historic Multiple Resource Listing District.

Terry Cantrell read the Application.

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

Carmen Diaz, Planning Administrator, made a presentation and answered questions from the Board.

The applicant's Architect was 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 ARI SKLAR AND SECONDED BY WILLIAM TREECE TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY ARI SKLAR AND SECONDED BY STEVEN TOTH TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR DESIGN WITH THE FOLLOWING CONDITIONS:

- 1. THE PITCH ROOF SHOULD BE FLAT.**
 - 2. THE VERTICAL EXTENSIONS ON THE FRONT FACADE SHOULD BE LOWERED TO THE ROOF HEIGHT.**
 - 3. TO MAKE THE RAILINGS MORE TRANSPARENT ON THE CORNERS OF THE GARAGE TO EXPRESS MORE OF THE HORIZONTALITY TO MATCH THE GARAGE.**
 - 4. THE VERTICAL EXTENSIONS SHOULD BE LOWERED TO THE MAIN ROOF HEIGHT.**
- MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

C. OLD BUSINESS

None.

D. NEW BUSINESS

Hollywood Historic Society Grant Initiative.

E. ADJOURNMENT

The meeting was adjourned at **3:54 P.M.**

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, April 09, 2024, at 3:02 PM** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Terry Cantrell
Fred Villiers-Furze
Dulce Conde
Stephen Piper

William Treece
Ari Sklar
Steven Toth

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

Andria Wingett	Director of Development Services
Anand Balram	Planning Manager
Cameron Palmer	Principal Planner
Carmen Diaz	Planning Administrator
Solange Baquero-Meza	Development Review Coordinator
Tasheema Lewis	Associate Planner
Margaret Smart	Administrative Assistant

Also Present:

Kim Phan Assistant City Attorney

3. Approval of the Meeting Minutes
No minutes provided for review.
4. Summary of Appeals to City Commission
None

5. Additions, Deletions, Withdrawals, and Continuances

1. **FILE NO.:** 23-CM-66

APPLICANT: SF & GM Property LLC

LOCATION: 813 Harrison Street

REQUEST: Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design for a new single-family home located in the Harrison and Tyler Street Historical District.

Staff requested this item to be continued to a future date of the Historic Preservation Board meeting.

MOTION WAS MADE BY STEVEN TOTH AND SECONDED BY DULCE CONDE TO CONTINUE THE ITEM TO A FUTURE DATE OF THE HISTORIC PRESERVATION BOARD MEETING. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

6. City Attorney Announcements

Kim Phan informed the Board of Quasi-Judicial Proceedings.

B. APPLICATIONS

1. **FILE NO.:** 24-V-17

APPLICANT: Bidask Ladrillo LLC

LOCATION: 824 Polk Street & Folio number 5142-02-4271

REQUEST: Variance to reduce the lot width requirement in a Single-Family Zoning District (RS-6) in the Lakes Area Historic Multiple Resources Listing District.

This item was heard second on the Agenda.

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.

Carmen Diaz, Planning Administrator, made a presentation 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 STEVEN TOTH AND SECONDED BY DULCE CONDE TO APPROVE THE VARIANCE TO REDUCE THE LOT WIDTH REQUIREMENT. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

2. **FILE NO.:** 23-CM-102
APPLICANT: Got The Magic House LLC/Stephanie Halfen D./Matt Rosenblatt.
LOCATION: 1015 South Southlake Drive
REQUEST: Certificate of Appropriateness for Demolition and Design for a new single-family house in the Lakes Area Historic Multiple Resources Listing District.

This item was heard third on the Agenda.

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, mentioned that no action by the Board is required regarding the Certificate of Appropriateness for Demolition due to a recently passed State Law. Tasheema made a presentation 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 ARI SKLAR AND SECONDED BY STEVEN TOTH TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

3. **FILE NO.:** 24-C-20
APPLICANT: Pasqualina Claudio Rizzardo
LOCATION: 822 Polk Street
REQUEST: Certificate of Appropriateness for Design for a circular driveway at a home located within the Lakes Area Historic Multiple Resource Listing District (822 Polk Street).

This item was heard first on the Agenda.

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, presented the item and answered questions from the board. Jorge Vasquez, the Applicant, was 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 WILLIAM TREECE AND SECONDED BY STEPHEN PIPER TO MOVE THIS ITEM TO BE HEARD FIRST ON THE AGENDA. THE MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY STEVEN TOTH AND SECONDED BY WILLIAM TREECE TO DENY THE CERTIFICATE OF APPROPRIATENESS FOR DESIGN. MOTION PASSED 5-2.

C. OLD BUSINESS

None.

D. NEW BUSINESS

Motion was made by Steven Toth and seconded by Fred Villers-Furze to approve the following recipients of the Awards for Historical Preservation Board:

- 817 Tyler Street
- 116 N 13th Avenue
- Hollywood Historical Society

E. ADJOURNMENT

The meeting was adjourned at **5:04 P.M.**

DRAFT



City of Hollywood

Staff Summary

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

Agenda Date: 5/14/2024

Agenda Number:

To: Historic Preservation Board

Title:

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

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

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

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

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

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

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

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

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

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

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

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

V. Party Intervenors.

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

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

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

VI. Conduct of Hearing.

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

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

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

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

E. The order of proof shall be as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IX. Rules of Evidence.

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

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

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

X. Statements of Counsel. Statements of counsel, or any non-attorney representative, shall only be considered as argument and not testimony unless counsel or the representative is sworn in and the testimony is 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
MEMORANDUM
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: March 25, 2023

MEMO NO.: P-24-05

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 of Development Services
Azita Behmardi	Deputy Director of 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 Administrator
Jovan Douglas	Division Director of Parking and Code Compliance
Elaine Franklin	Environmental Sustainability Coordinator
Vincent Morello	Director of Public Utilities
Feng Jiang	Assistant Director of Public Utilities
Alicia Vereas-Feria	Utilities Permit Review Administrator
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 Lieutenant
Doreen Avitabile	Crime Prevention Specialist

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



City of Hollywood

Staff Summary

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

File Number: 1. 2024 0514

Agenda Date: 5/14/2024

To: Historic Preservation Board

Title: FILE NO.: 23-C-90
APPLICANT: Frank Caraballo and Lourdes D. Prado de Caraballo
LOCATION: 1018 Lincoln Street
REQUEST: Certificate of Appropriateness for Design for an addition to a single-family 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: May 14, 2024 **FILE:** 23-C-90

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 1018 Lincoln 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 1958 (Broward County Property Appraiser). The home was originally built with 3 bedrooms and 2 bathrooms, a living room, dining room, and a kitchen occupying an area of 1,530 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 addition will include a new bedroom, one bathroom and a walk-in closet in the rear of the home and a new porch located at the front of the home.

The proposed addition will add approximately 600 square feet to the existing 1,530 square foot home. The addition is at the rear of the main house and is not visible from public right of way, which would

normally not require consideration before the Board, however, since the addition is greater than 25 percent of the square footage of the existing structure, consideration from the Board is required.

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 53 percent open landscape area. The proposed design is consistent with the scale and massing of the existing home, other homes along Lincoln Street and 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:	Frank R. Prado Caraballo and Lourdes D. de Caraballo
Address/Location:	1018 Lincoln Street
Size of Property:	6816 sq. ft. (0.16 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:	1958 (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, Ranch style 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 of the architectural Ranch Home style. 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 existing trellis in the front will be removed because it does not align with the post war modern style, and it will be replaced with a new entrance with two columns. The proposed design enhances the architectural style.

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 and stucco finish. It incorporates windows and a new porch 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

ATTACHMENT A
Application Package

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315
Hollywood, FL 33022
Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of 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: 1018 LINCOLN ST

Lot(s): 20 Block(s): 46 Subdivision: HWOOD LAKES

Folio Number(s): 514214018180

01-01 SFR

Zoning Classification: 01-01 SFR Land Use Classification: _____

Existing Property Use: 1642 Sq Ft/Number of Units: 1/3/2

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.: N/A

DEVELOPMENT PROPOSAL

Explanation of Request: Attached addition of 570 sqft under A/C . addition will include : New MBDR, New Bthr and covered terrace(CT not under AC)

Phased Project: Yes / No Number of Phases: _____

Project	Proposal
Units/rooms (# of units)	1 (Area:570 S.F.)
Proposed Non-Residential Uses	0 S.F.
Open Space (% and SQ.FT.)	51 % (Area:3474 S.F.)
Parking (# of spaces)	2 (Area:1958 S.F.)
Height (# of stories)	1 (10'6" FT.)
Gross Floor Area (SQ. FT)	6816 LOT

Name of Current Property Owner: FRANK CARBALLO

Address of Property Owner: 1018 LICOLN ST

Telephone: 305-244-3348 Email Address: ALLFORCONSTRUCTION.LLC@GM

Applicant MARIA GAMBOA Consultant | Representative | Tenant (check one)

Address: 10155 NW 9TH ST MIAMI FL 33172 Telephone: 786 350 5987

Email Address: ALLFORCONSTRUCTION.LLC@GMAIL.COM

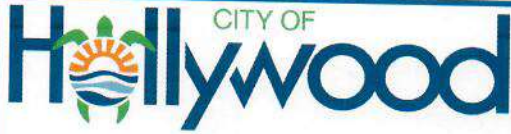
Email Address #2: JUANGAMBOA11@GMAIL.COM

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

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____



CITY OF
Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: [Signature] Date: 04-09-2024

PRINT NAME: FRANK R. CANABALU Date: _____

Signature of Consultant/Representative [Signature] Date: 04/09/24

PRINT NAME: Maria Gamboa Date: 04/09/24

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 MARIA FERNANDA GAMBOA to my property, which is hereby made by me or I am hereby authorizing MARIA FERNANDA GAMBOA to be my legal representative before the Hollywood City (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 09 day of April



Notary Public
State of Florida

My Commission Expires: oct 24/27 (Check One) Personally known to me; OR Produced Identification Debra's lunse

[Signature]
Signature of Current Owner

FRANK R. CANABALU
Print Name

Historic Preservation Board
2600 Hollywood Boulevard
Hollywood, Florida 33022

Subject: Letter of Intent for 1018 Lincoln Rd – HISTORIC PRESERVATION BOARD

To whom it may concern :

I, Frank Caraballo, owner of the property located at 1018 Lincoln Rd and folio number : 51-4214018180, kindly direct myself to the Historic and Preservation Board Members to express my sincere intent to proceed with the construction and development of a residential attached addition to the existing SFR Structure.

I am committed to ensuring that the design and development fully complies with the Florida Building Code and meets all historic preservation guidelines and requirement.

Here is the complete scope of work for which I am applying and that can also be confirmed with the plans submitted along with this letter

Lot Legal Description: LOT 20, BLOCK 46, HOLLYWOOD LAKE SECTION, according to the map or plat thereof as recorded in plat book 1, page 32, Public records of Broward County, Florida.

- ❖ *HOLLYWOOD LAKES SECTION 1-32 B LOT 20 BLK 46*
- ❖ ***Lot Total SQFT and Proposed Addition SQFT:** 6,816 with Existing SFR structure of 1,338 SQFT under A/ C. I am proposing an attached addition of 570 SQFT under AC and 611 of total Gross area. Total of SQFT under A/C after addition is : 1,958 SQFT.*
- ❖ ***Attached Addition will include :** New Master Bedroom, New Bathroom and Covered terrace.*
- ❖ ***Vegetation :** Trees and palms are existing to remain. I will ensure the trees and palms are properly secured by County and City regulations.*

I would like to emphasize that this project has been designed in strict compliance with all relevant regulations and codes, and we are committed to maintaining the highest standards of safety, environmental responsibility, and quality throughout its execution.

A permit application for this purpose has been presented in the City of Hollywood, the process number is : , we have all plans coordinated and ready to re submit for final approval once the Historic preservation board process is finalize.

Any questions or concerns regarding this letter please don't hesitate on contact me.



Frank & Lourdes Caraballo
1018 Lincoln Road
Hollywood, Florida 33022

Criteria Statement

Project:

Caraballo Residence

1018 Lincoln Street, Hollywood, FL

- Integrity of Location:

Consistent spacing and setbacks: Addition meets all the required setbacks and it is centered on the lot.

Main entrance oriented to the street: Remodeled entrance remains in the same location and orientation of the original house facing Lincoln Street.

Site coverage similar to adjacent lots: The proportions of the proposed building (existing + addition) is consistent with other properties in the neighborhood

- Design

This house was built in 1958 and belong to the Post War Modern (Ranch Homes) architectural style. Front elevation and rear addition design retains distinctive features of this style such as limited ornamentation, asymmetry, rectangular sliding windows and low-pitched roofs.

In addition, the existing entrance trellis that is not concordant with this post war modern style and, that we believe it was not part of the original building; is being replaced by a new covered entrance. The proposed covered entrance consisting of a flat roof supported by columns is compatible in size, scale, materials and colors found in the surrounding properties.

- Setting:

Since massing plays an important role in determining the character of the building, the street and the neighborhood; the proposed addition maintains the perception of the building form and shape in relation to its width, height and setting of the structure in context with the adjacent properties.

Rear addition has been also designed to retain existing site setbacks, landscape features, architectural style, window styles/proportions, colors and materials found in both the existing house and the surrounding properties.

- Materials:

As mentioned above, this house belongs to the Post War Modern (Ranch Homes) architectural style.

All proposed exterior construction materials are consistent with this style and are similar to materials of adjacent buildings. Some of the used materials are stucco, concrete tile roof with wood fascia and aluminum windows.

The entire house will be repainted to be more compatible with the historic district exterior wall colors. Existing paint is dark blue, proposed paint is white.

- Workmanship:

The proposed addition work will comply with all applicable codes/regulations and provide high quality materials, construction techniques and workmanship without altering the aesthetics of the original structure architectural style and character.

- Association:

The house will continue to maintain compatibility with surrounding neighborhood and the Historic District since proposed elements are consistent with other buildings in scale, size, materials, colors and textures. No radical changes or removal of architectural features, that are important in defining the overall historic character of the building, are being proposed.

CARABALLO RESIDENCE

HISTORIC PRESERVATION BOARD SET

1018 LINCOLN STREET

HOLLYWOOD, FL

ADDITION

PROJECT INFORMATION

ADDITION TO FAMILY RESIDENCE

**1018 LINCOLN STREET,
HOLLYWOOD, FL**

EFFECTIVE CODES

EFFECTIVE BLDG. CODE	FLORIDA BUILDING CODE 2020, 7TH EDITION
EFFECTIVE FLORIDA FIRE PREVENTION CODE	FFPC 2020 7TH EDITION
EFFECTIVE FIRE CODE	NFPA 1 2018 EDITION
EFFECTIVE LIFE SAFETY CODE	NFPA 101 2018 EDITION

CONSTRUCTION TYPE	III B
OCCUPANCY CLASSIFICATION	SINGLE FAMILY HOME

ZONING DATA

JURISDICTION:	CITY OF HOLLYWOOD
LEGAL DESCRIPTION	
FOLIO:	Lot 20, of Block 46, of HOLLYWOOD LAKES SECTION, according to the plat thereof, as recorded in Plat Book 1, Page 32, of the public records of Broward County, FLORIDA
ZONING DISTRICT	RS-6
LOT AREA	6,816 SF

	REQUIRED	EXISTING	PROVIDED
BUILDING SETBACKS			
FRONT	25'	25'-9"	25'-2"
SIDE	5'	5'-2"	5'-2"
REAR	20'-5"	46'-9"	41'-7"
LANDSCAPED OPEN PERVIOUS SPACE AT FRONT YARD	20% MIN (250 SF)	72% (901 S.F)	58% (730 S.F)
TOTAL OPEN GREEN AREA	40% MIN (2,726 SF)	60% (4,120 SF)	53% (3,584 SF)
BUILDING HEIGHT	2 STORIES /30'	1 STORY 9'-8"	1 STORY 12'
PARKING SPACES	2	2	2

PROJECT AREA CALCULATIONS

	EXISTING	ADDED	PROPOSED
FIRST FLOOR GROSS AREA	1,538 SF	611 SF	2,149 SF
FIRST FLOOR AREA UNDER AC	1,388 SF	570 SF	1,958 SF

FLOOD INFORMATION

FLOOD ZONE	AE
MAP/PANEL NUMBER	12011C0569
BASE FLOOD ELEVATION	+5.00' NAVD
EXISTING BUILDING F.F. ELEV	+3.17' NAVD
PROPOSED F.F. ELEV AT ADDITION	+3.17' NAVD



1 LOCATION MAP
COVER / N.T.S.

INDEX OF DRAWINGS

COVER PAGE

SURVEY

- SP-1.0 PROPOSED SITE PLAN
- SP-2.0 COLOR SITE PLAN
- A-1.0 PROPOSED GROUND FLOOR PLAN
- A-2.0 EXTERIOR ELEVATIONS
- A-2.1 BUILDING SECTION
- A-3.0 STREET PROFILE ELEVATION
- A-4.0 COLOR RENDERINGS
- A-5.0 COLOR PHOTOGRAPHS OF SITE AND ADJACENT PROPERTIES

PD-1

- SCHEMATIC PAVING, GRADING AND DRAINAGE PLAN

Revisions		
No.	Date	Description
1	05-27-23	CITY COMMENTS
2	12-03-23	HPB PROCESS COMMENTS
3	03-11-24	HRB COMMENTS



ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Tomo Design Group, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Tomo Design Group Inc.

TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES, CHAPTER 1, 105, 134.4 OF (FLORIDA BUILDING CODE 2020)

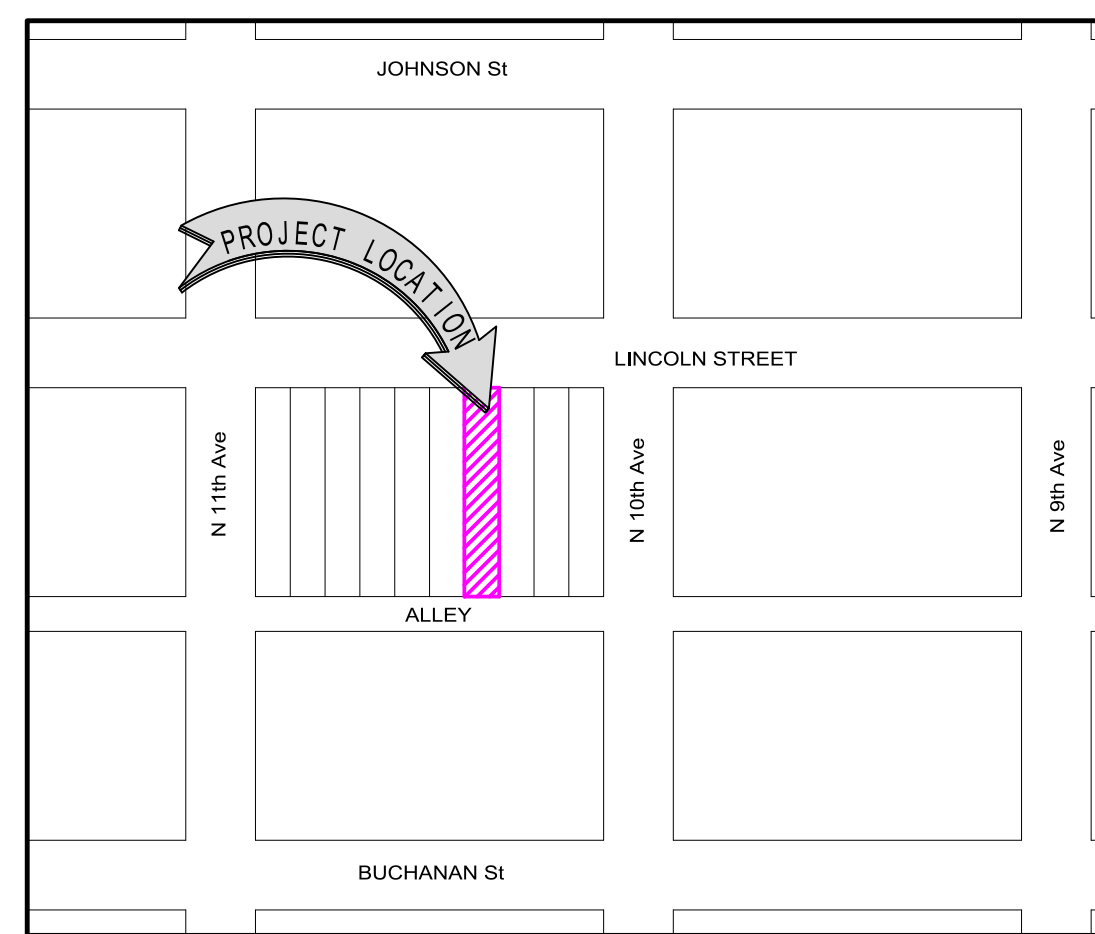
CARABALLO RESIDENCE
1018 Lincoln Street
Hollywood, FL 33019

TOMA DESIGN GROUP
INC.

Tel: (305) 461-2223 Fax: (305) 468-4077
2000 NE 28th Ave #101 12011 E. Kennedy Blvd.
Hollywood, FL 33019 Southwest Ranches, FL 33308

Date	XX-XX-XXXX
Drawn by	M.T.
Checked by	M.L.
Scale:	AS SHOWN

Sheet N:
COVER
CAD ID:



1 VICINITY MAP

Not to Scale

2 PROPERTY ADDRESS

1018 Lincoln Street, Hollywood, Florida 33019

3 LEGAL DESCRIPTION

Lot 20, Block 46, **HOLLYWOOD LAKES SECTION**, according to the map or plat thereof, as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

4 AREA TABULATION

Net Area of subject parcel: +/- 6 816.50 SqFt (+/-0.16 Acres)
Gross Area of subject parcel: +/- 8 441.50 SqFt (+/-0.19 Acres)

5 ZONING INFORMATION

Zoning District: RS-6 (as per City Hollywood Zoning Map)
<https://map.gridics.com/us/fl/hollywood>

6 SURVEYOR'S REPORT

- This ALTA/NSPS Survey has been made on the ground on July 27th, 2023 under my supervision and direction employing adequate instrumentation and survey personnel. Proper survey principles, field procedures and techniques were applied while conducting this survey. Field findings results and its relationship to instruments of record investigated are represented herein.
- This map of an ALTA Survey has been prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS) effective February 23rd, 2021.
- This ALTA Survey correctly depicts the lands contained within the subject property as herein described and accurately shows the location and type of all visible above-ground improvements, evidence of utilities and any other relevant matters affecting these lands. Underground utilities and footings have not been located. Existing trees have not been located. The legal description of this property forms a mathematically closed geometric figure. Distances and directions along the boundary lines are reestablished based on the horizontal position of survey monuments and control points recovered and traversed during the field site work are in consistency with distances and directions from records.
- Except as listed herein there are no other visible easements, right of ways and servitudes of which the undersigned has knowledge of that might affect these lands and there are no other observable above ground potential encroachments by the improvements on this property upon adjoining parcels, streets, easements or right of ways. Excavation and/or a private utility locate request might be necessary for a detailed location of underground utilities.
- There is no observable evidence of site usage as solid waste dump, swamp and/or sanitary landfill on this lot and/or on the immediately adjoining parcels.
- This property has access to and from a duly dedicated and accepted public Right of Way: Lincoln Street along the North property line and to a Public Alley along the South Property line. The undersigned has no knowledge of proposed changes in street right of way lines for these roadways.
- No evidence of recent earth moving work, building construction or additions have been observed in the process of conducting the field work.
- No evidence of wetland field designations were present at the time of the survey.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0569, Suffix H, revised on August 18th, 2014, this real property falls in Zone "AE" with Base Flood Elevation 5 feet (NAVD 1988). This determination is obtained directly from FEMA - the undersigned assumes no responsibility for any flooding occurrence in this area.
- HORIZONTAL LOCATION AND ACCURACY:** The lands surveyed had been located on the ground with a precision that, based on a direct distance tested between two (2) corners, does not exceed the maximum allowable Relative Positional Precision for ALTA/NSPS Land Title Survey, which equals 2 cm (0.07 feet) plus 50 parts per million. The accuracy obtained by field measurements (redundant measurements) and office calculations meets and exceeds the customary minimum horizontal feature accuracy (linear) for an urban area being equal to 1 foot in 7,500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: City of Hollywood BM. A Nail and Disc at intersection of Lincoln St. and N 10th Ave, Elev.= 3.46 feet (NGVD'29).
Bench Mark # 2: City of Hollywood BM being an "X" cut in North rim of manhole at PI of Johnson St. and N 10th Ave. Elevation = 3.72 feet (NGVD'29)
- This ALTA Survey meets and exceeds the minimum Standards of Practice as set forth by the Florida Board of Land Surveyors and Mappers, in the applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. As defined in Section 5J-17.050 this survey is a "Boundary Survey".

- This survey map and the copies thereof, are not valid without the original signature and raised seal of the undersigning Florida Licensed Land Surveyor & Mapper. Additions or deletions to this survey map are prohibited.
- The intended plotting scale for this survey map is 1": 20'. Data is expressed in U.S. Survey Foot.
- References to "Deed", "Record" or "Plat" pertain to documents and instruments of record as part of the pertinent information used for this survey work. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor or are not reflected on the Commitment for Title Insurance provided. The instruments of record investigated in the preparation of this survey are recorded in the Public Records of Miami-Dade County, unless otherwise shown.
- North arrow direction is based on an assumed Meridian. The bearing structure depicted herein is based on the assumed bearing along the Center Line of Lincoln Street being N87°49'35"E
- This survey has been made based on and upon an examination of said Commitment for Title Insurance (the Title Commitment) issued by American Land Title Association, Commitment No. 1270481, Dated May. 5, 2022 @ 8:00 AM and owner's policy No. OF6-9054157 issued by OLD Republic National Title Insurance Company date June 9, 2022 @ 4:12pm. Upon review and examination of instruments of record on Schedule B PART II of said Title Commitment and the exceptions from coverage of said owner's policy, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affects these lands have been noted and/or represented on this survey and the following applies:

Items # 1 thru Item # 7 and Items # 11 and 12: Not survey related matters.
Items # 8 All matters Contained on the plat (See boundary survey sketch for geometry and right of way dedications).
Item # 9: Reservations contained in Warranty Deeds recorded in Deed Book 212, Page 347 and Deed Book 228, Page 125, Public Records of Broward County, Florida. (These instruments were not investigated and were not found on Public Records).
Item # 10: Resolution No. 14-C-76 recorded in O.R. Book 51216, Page 1559, Public Records of Broward County, Florida. (Affect this property - exceptions of blanket nature therefore "non plottable").

7 CERTIFICATIONS

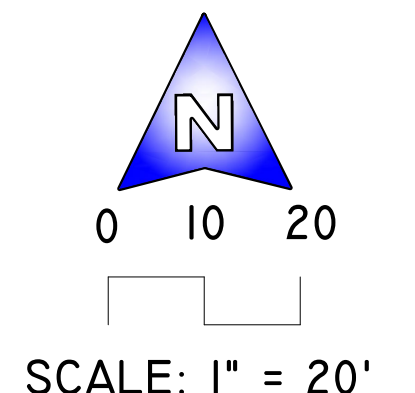
I hereby certify to: Frank R. Caraballo and Lourdes D. Prado de Caraballo
That this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Optional Items 1, 2, 3, 4, 5, 6, Zoning information as per City of Hollywood zoning map (Zoning report not provided), 7 (a), 8, 11 (utilities by observed aboveground visible evidence), 13, 14, 16, 17, 18 and 19 of Table A thereof.
Date of Plat or Map: July 27th, 2023

* Survey Revised (Finished Floor Elev of building revised(Datum)): September 21st, 2023

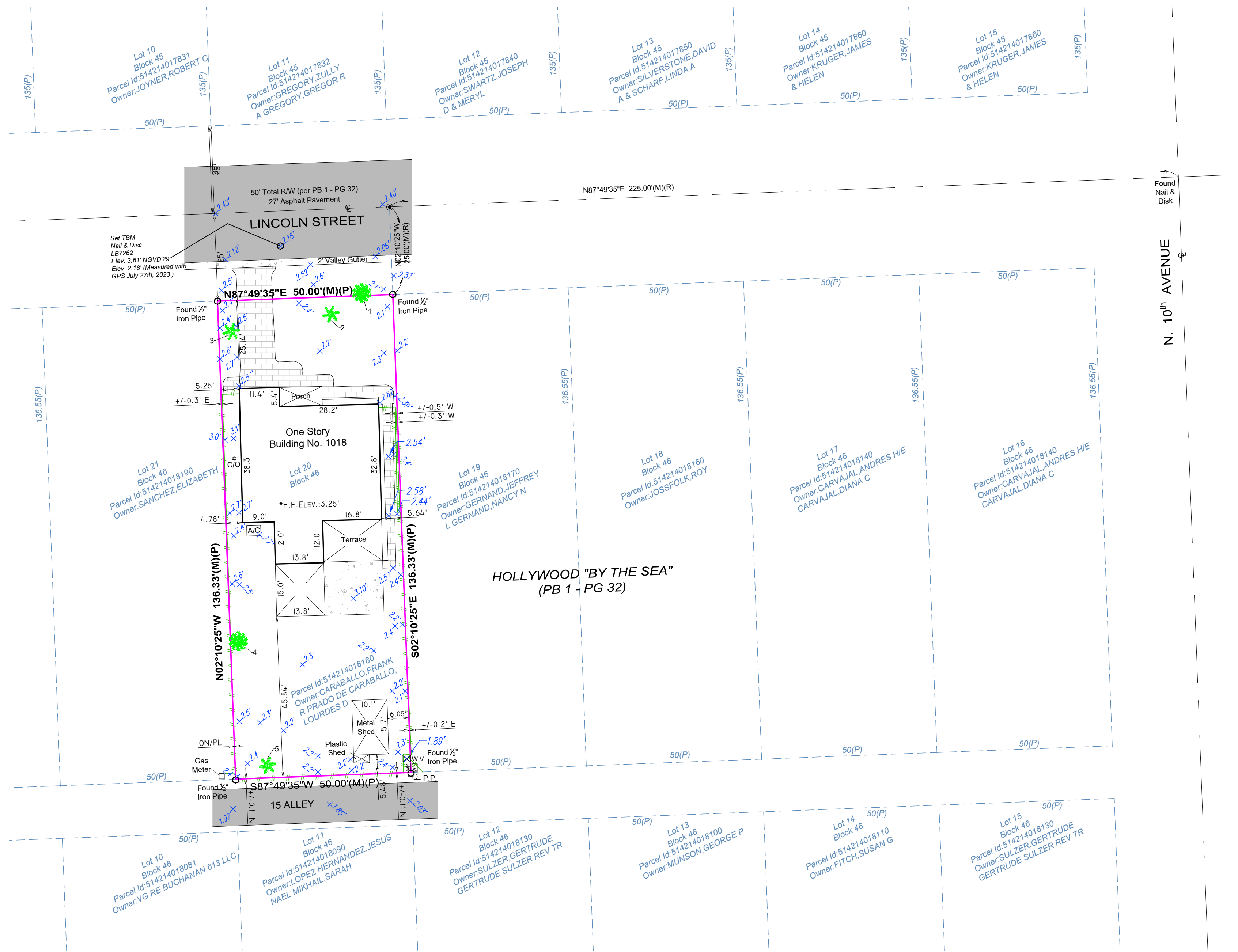
Odalys C. Bello-Iznaga
Professional Surveyor & Mapper # 6169
State of Florida

ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND LYING AND BEING A PORTION OF THE SECTION 14, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.



9 SKETCH OF SURVEY



TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)
1	Unknown	Unknown	6	20	15
2	Palm	Unknown	6	10	7
3	Palm	Unknown	18	45	20
4	Unknown	Unknown	6	30	30
5	Palm	Unknown	18	40	15

* Dimensions are approximate. The identification of the trees shown herein has not been based on a Certified Arborist Report.

SURVEY LEGEND

- Vicinity Map
- Property Address
- Legal Description
- Area Tabulation
- Zoning Information
- Surveyor's Report
- ALTA/NSPS Certification
- Project Number
- Sketch of Survey

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

QA/QC BY: OCBI DRAWN BY: MFE
Latest Field Date: 09/21/2023 Survey Updated: 04/15/2024

8 PROJECT NUMBER: 23280 Page 1 of 1

BELLO & BELLO LAND SURVEYING
12230 SW 131ST AVENUE • SUITE 207 • MIAMI FL 33186
LBH7262 • Phone: 305.251.9606 • Fax: 305.251.6057
e-mail: info@belloland.com • www.bellolandsurveying.com

Revisions		
No.	Date	Description
05-27-23		CITY COMMENTS
12-03-23		HPB PROCESS COMMENTS
03-11-24		HRB COMMENTS

OS VALDO MARRERO
ARCHITECT
M.A. N.C.R.B.
REG. # ARD015952

AR015952
AA26003029

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TO THE BEST OF MY KNOWLEDGE, THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY, IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES, CHAPTERS 1, 105, 134.4 OF (FLORIDA BUILDING CODE 2020)

CARABALLO RESIDENCE
1018 Lincoln Street
Hollywood, FL 33019

PROPOSED SITE PLAN

Project: _____
Sheet Title: _____

TOMA DESIGN GROUP INC.

Date: XX-XX-XXXX
Drawn by: M.T.
Checked by: M.L.
Scale: AS SHOWN

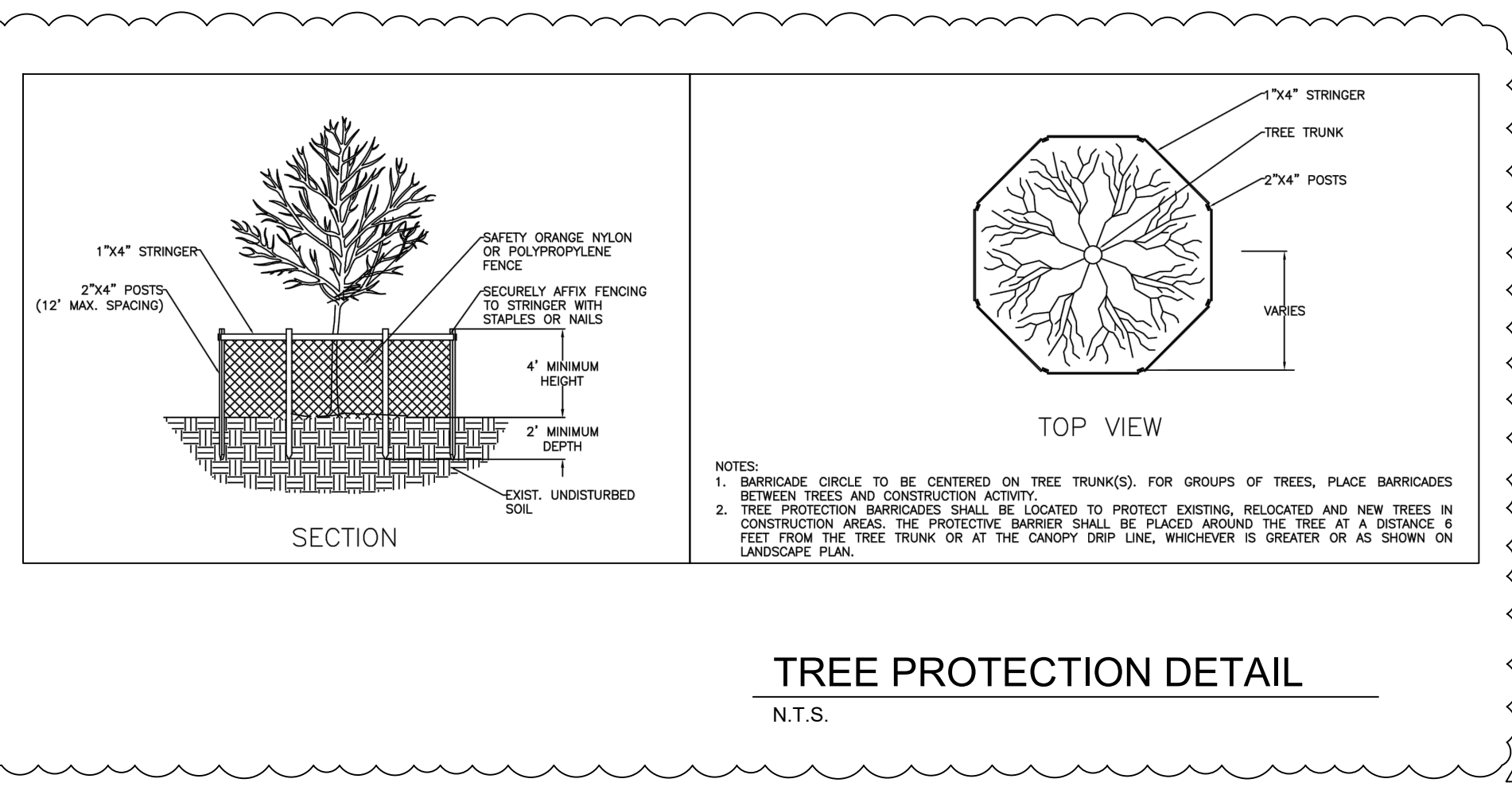
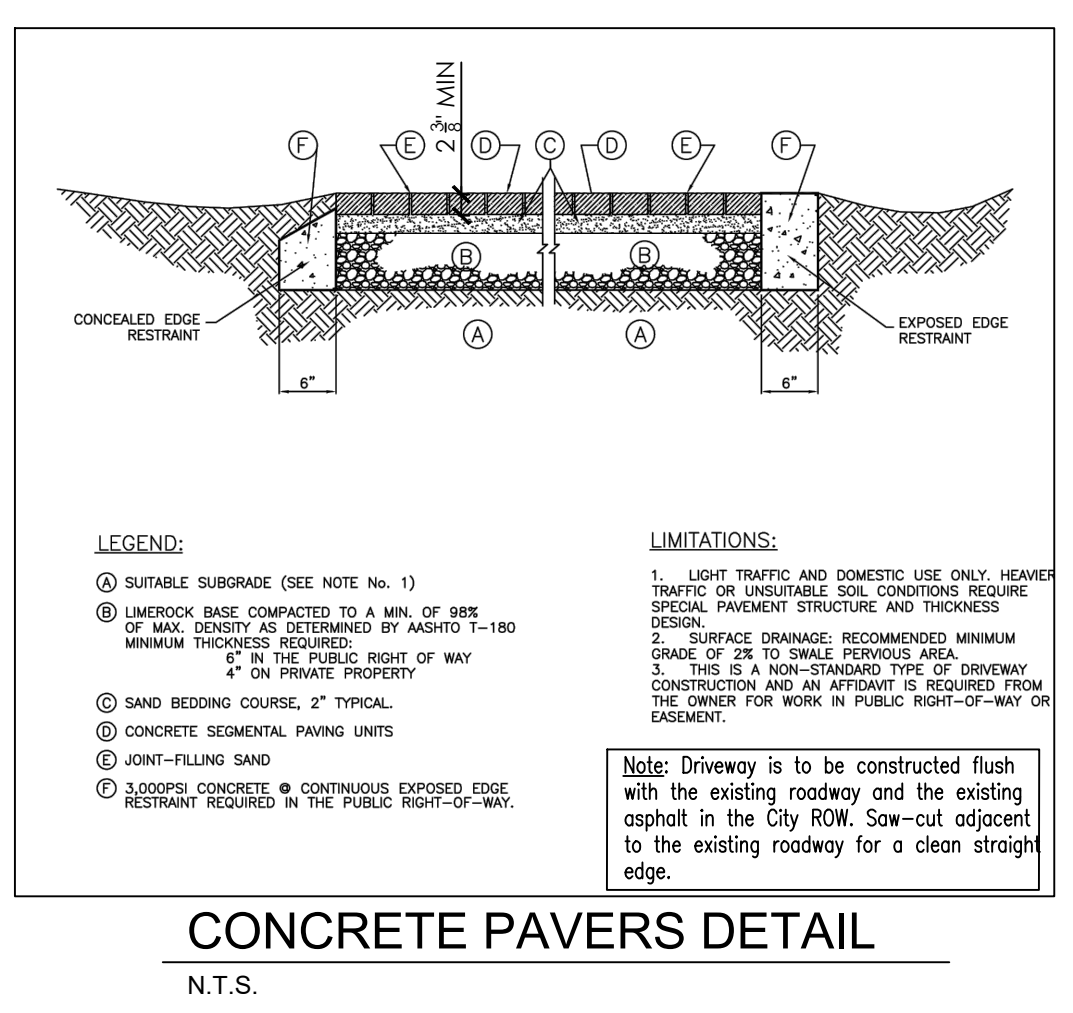
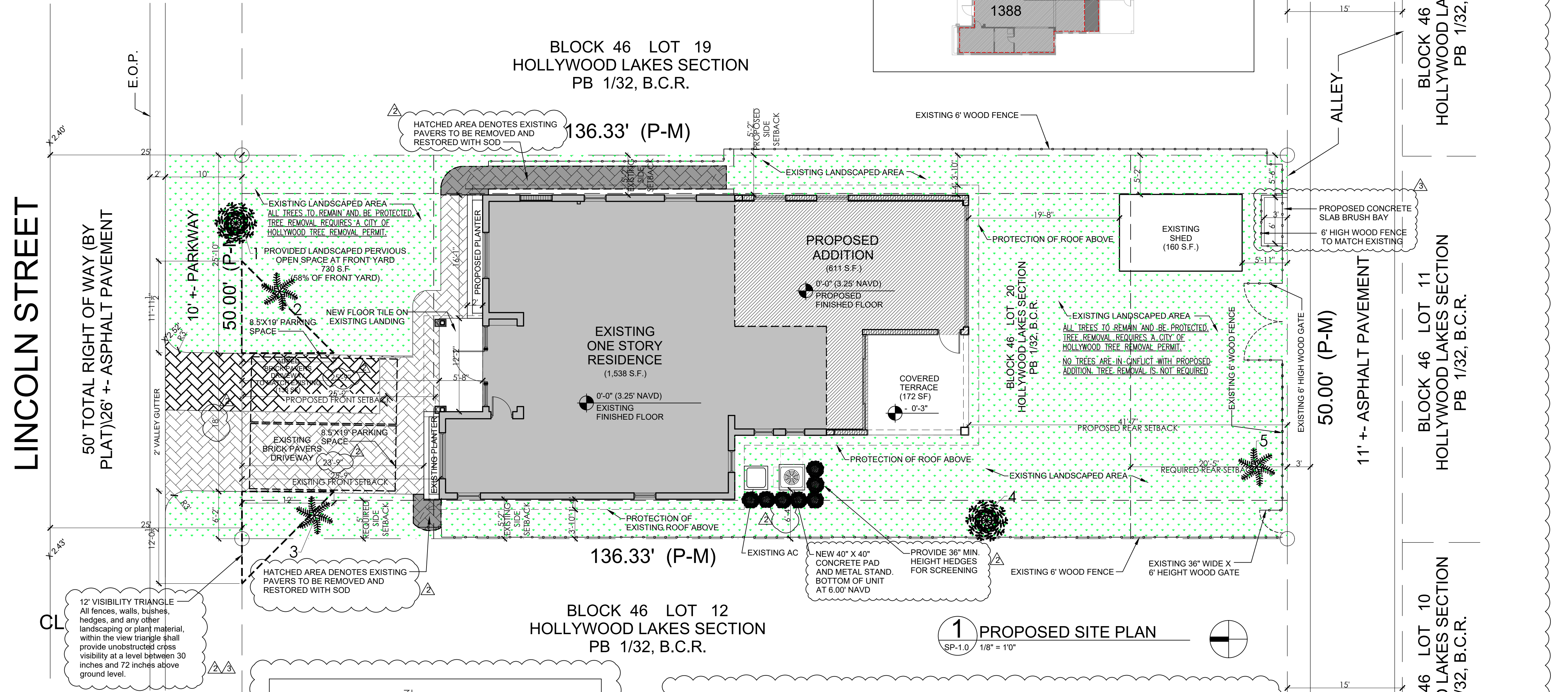
Sheet No: _____
CAD ID: _____

SP-1.0

TREE CHART					
Tree #	Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)	
1	verawood	6	20	15	EXISTING TO REMAIN
2	Mamey Croton	6	10	7	EXISTING TO REMAIN
3	Royal Palm	18	45	20	EXISTING TO REMAIN
4	Rubber tree	6	30	30	EXISTING TO REMAIN
5	Royal Palm	18	40	15	EXISTING TO REMAIN

OPEN GREEN AREA CALCULATION	
LOT AREA	6,816 sf
EXISTING MAIN AND ACCESSORY BUILDING GROSS AREA (1,538 sf + 160 sf = 1,698 sf)	1,698 sf
ADDED GROSS AREA & COVERED TERRACE (611 sf = 172 sf = 783 sf)	783 sf
EXISTING IMPERVIOUS SURFACES AREAS	549 sf
ADDED IMPERVIOUS AREAS (DRIVEWAY + AC PAD + BRUSH BAY) 202 sf	202 sf
TOTAL IMPERVIOUS AREA	3,232 sf (47%)
PROPOSED OPEN GREEN AREA	3,584 sf (53%)

PARKING CALCULATION	
EXISTING GROUND FLOOR AREA UNDER AC	1,388
ADDED GROUND FLOOR AREA UNDER AC	570
TOTAL GROUND FLOOR AREA UNDER AC	1,958
REQUIRED PARKING SPACES	2
PROPOSED PARKING SPACES	2



Revisions

No.	Date	Description
1	12-03-23	HPB PROCESS COMMENTS
2	03-11-24	HRB COMMENTS

TREE CHART

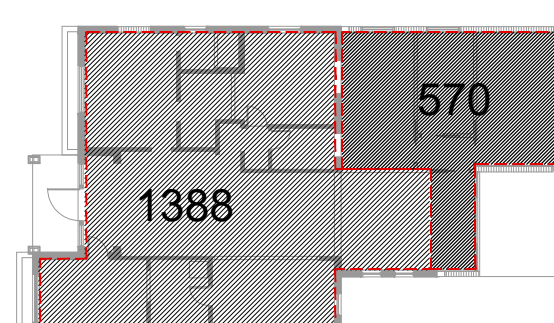
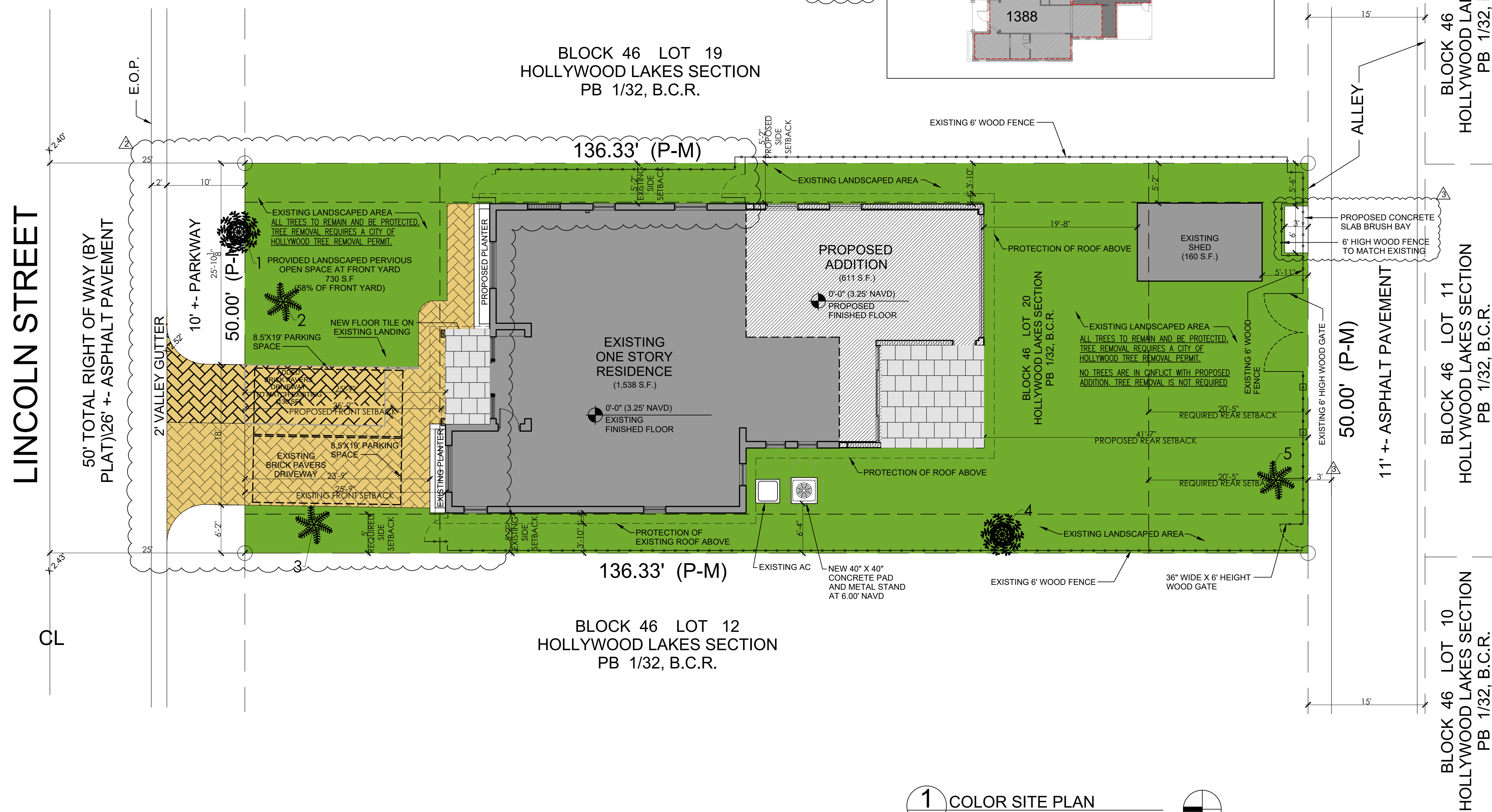
Tree #	Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)	
1	verawood	6	20	15	EXISTING TO REMAIN
2	Mamey Cratan	6	10	7	EXISTING TO REMAIN
3	Royal Palm	18	45	20	EXISTING TO REMAIN
4	Rubber tree	6	30	30	EXISTING TO REMAIN
5	Royal Palm	18	40	15	EXISTING TO REMAIN

OPEN GREEN AREA CALCULATION

LOT AREA	6,816 sf
EXISTING MAIN AND ACCESSORY BUILDING GROSS AREA (1,538 sf + 160 sf = 1,698 sf)	1,698 sf
ADDED GROSS AREA & COVERED TERRACE (611 sf = 172 sf = 783 sf)	783 sf
EXISTING IMPERVIOUS SURFACES AREAS	549 sf
ADDED IMPERVIOUS AREAS (DRIVEWAY + AC PAD)	184 sf
TOTAL IMPERVIOUS AREA	3,214 sf (47%)
PROPOSED OPEN GREEN AREA	3,602 sf (53%)

PARKING CALCULATION

EXISTING GROUND FLOOR AREA UNDER AC	1,388
ADDED GROUND FLOOR AREA UNDER AC	570
TOTAL GROUND FLOOR AREA UNDER AC	1,958
REQUIRED PARKING SPACES	2
PROPOSED PARKING SPACES	2

OS VALDO MARRERO
ARCHITECT
M.A. • N.C.R.A.R.
REG. # AR0015952

SEAL: AR0015952
AA26003029
FLORIDA ARCHITECT
EXPIRES 12/31/2026

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TO THE BEST OF MY KNOWLEDGE, THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY. IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES, CHAPTERS 1, 105, 134, 4, OF (FLORIDA BUILDING CODE 2020)

CARABALLO RESIDENCE
1018 Lincoln Street
Hollywood, FL 33019

COLOR SITE PLAN

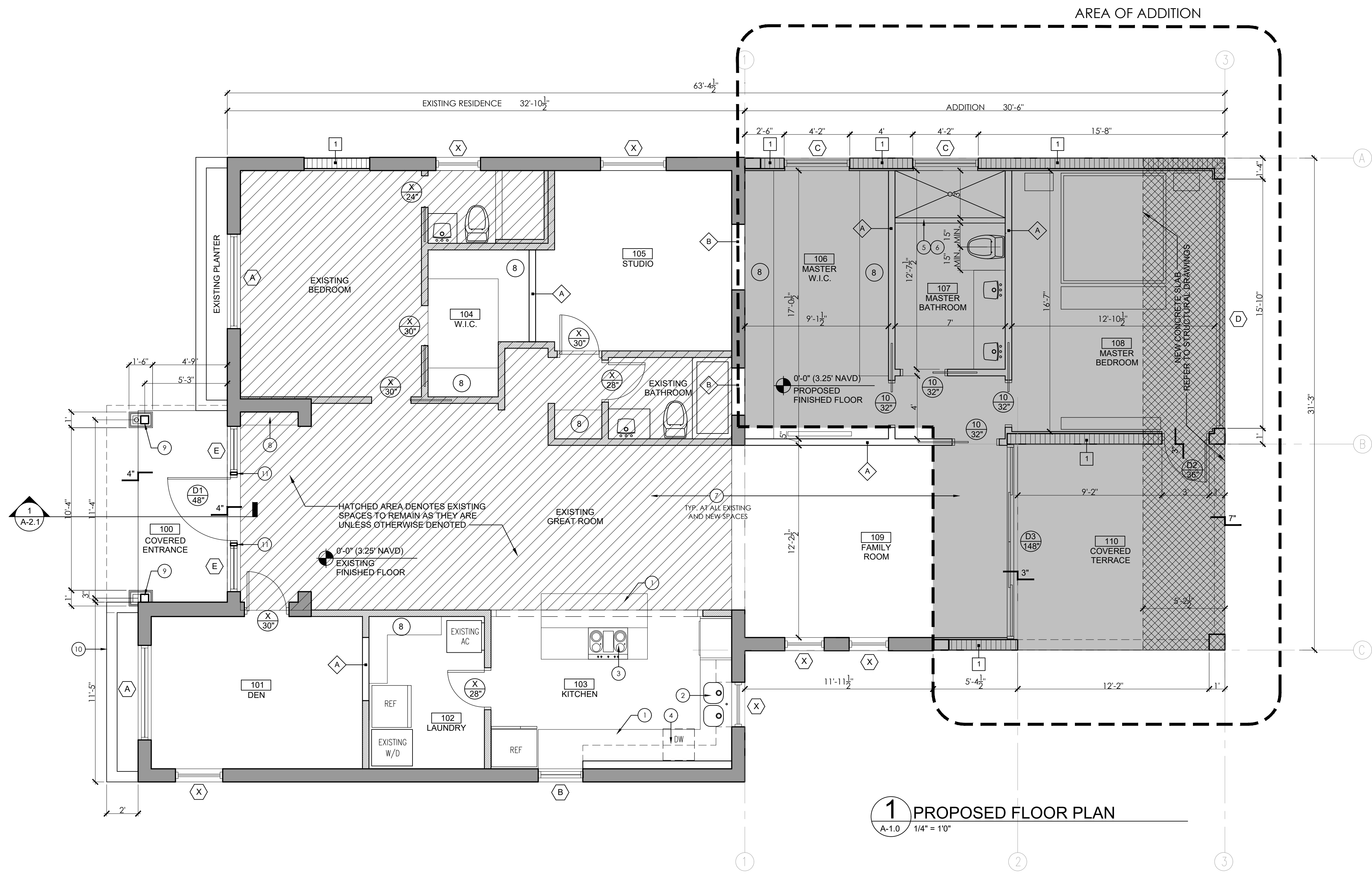
TOMA DESIGN GROUP INC.

The (305) 461-2233 Fax (305) 468-6077
2000 NE 28th Ave #101 12212 E. Shalimar One
Hollywood, FL 33160 Southwest Ranches, FL 33306

Date: XX-XX-XXXX
Drawn by: M.T.
Checked by: M.L.
Scale: AS SHOWN

1 COLOR SITE PLAN
SP-1.0 1/8" = 1'0"

SP-2.0



1 PROPOSED FLOOR PLAN
A-1.0 1/4" = 10"

SYMBOL LEGEND

- DENOTES EXISTING 8" CMU WALL
- DENOTES NEW 8" CMU WALL
- DENOTES EXISTING INTERIOR PARTITION
- DENOTES NEW INTERIOR PARTITION
- DENOTES EXISTING DOOR
- DENOTES NEW DOOR TYPE
- DENOTES EXISTING WINDOW
- DENOTES NEW WINDOW TYPE
- DENOTES WALL TYPE
- DENOTES PARTITION TYPE
- KEY NOTE

TERMITE PROTECTION NOTE (AS PER FBC 1816.1)

THE BUILDING SHALL HAVE A PRE-CONSTRUCTION TREATMENT AGAINST SUBTERRANEAN TERMITES AS PER FBC 1816.1

A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES"

INTERIOR FINISHES

- * ALL INTERIOR WALL CEILING FINISHES INCLUDING EXIT PASSAGEWAYS, ROOMS AND ENCLOSED SPACES SHALL BE CLASS C (FLAME SPREAD INDEX NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.)
- * INTERIOR FLOOR FINISH CLASS IS NOT REGULATED FOR R-3 OCCUPANCIES AS PER FBC 804.4.2
- * INSULATING MATERIALS, WHERE CONCEALED, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.
- * FOAM PLASTIC INSULATION shall have a flame spread index of not more than 75 and shall have a smoke-developed index of not more than 450
- * OTHER ELEMENTS OF FOAM PLASTIC LIKE DOORS, FOAM BAKER BOARDS, INTERIOR TRIM, INTERIOR FINISH, SILL PLATES AND HEADERS, SHEATHING AND FLOORS SHALL COMPLY WITH FBCR 316.

- ### KEY NOTES
- 1 NEW KITCHEN CABINETS AND COUNTER
 - 2 NEW SINK AND TRASH DISPOSAL TO BE INSTALLED TO EXISTING PLUMBING/ELECTRICAL CONNECTIONS
 - 3 NEW STOVE TO BE INSTALLED TO EXISTING ELECTRICAL CONNECTIONS
 - 4 NEW DISHWASHER TO BE INSTALLED TO EXISTING PLUMBING/ELECTRICAL CONNECTIONS
 - 5 CATEGORY II SAFETY GLASS SHOWER/TUB ENCLOSURE. DOOR TO BE 22" MINIMUM WIDE.
 - 6 PORCELAIN TILE AT SHOWER AND TUB AREAS TO A MINIMUM HEIGHT OF 6' A.F.F
 - 7 NEW FLOOR FINISH TO BE SELECTED
 - 8 NEW BUILT-IN MILLWORK
 - 9 NEW STEEL COLUMN. REFER TO STRUCTURAL DRAWINGS
 - 10 NEW PLANTER
 - 11 ES-WINDOWS ALUMINUM MULLION NOA #20-1118.13

BASE FOR WALL TILE @ WET AREAS NOTE

BASE FOR WALL TILE AT WET AREAS SHALL BE AS FOLLOWS:

LOCATION	MATERIAL
WALLS AT TUB	GLASS MAT GYPSUM BACK PANELS OR NON-ASBESTOS FIBER-CEMENT BACKER BOARD
WALLS AND CEILING AT SHOWER	NON-ASBESTOS FIBER-CEMENT BACKER BOARD OR NON-ASBESTOS FIBER-MAT REINFORCED CEMENT BACKER BOARD
WALLS BEHIND AND ADJACENT TO TOILET	NON-ASBESTOS FIBER-MAT REINFORCED CEMENT BACKER BOARD
ALL OTHER AREAS	REGULAR GYPSUM BOARD CAN BE USE IN LIEU OF MATERIALS ABOVE

Revisions

No.	Date	Description
1	05-27-23	CITY COMMENTS

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ARCHITECT
M.A. • N.C.R.B.
REG. # AR0015952

AR0015952
AA2603029

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CARABALLO RESIDENCE
1018 Lincoln Street
Hollywood, FL 33019

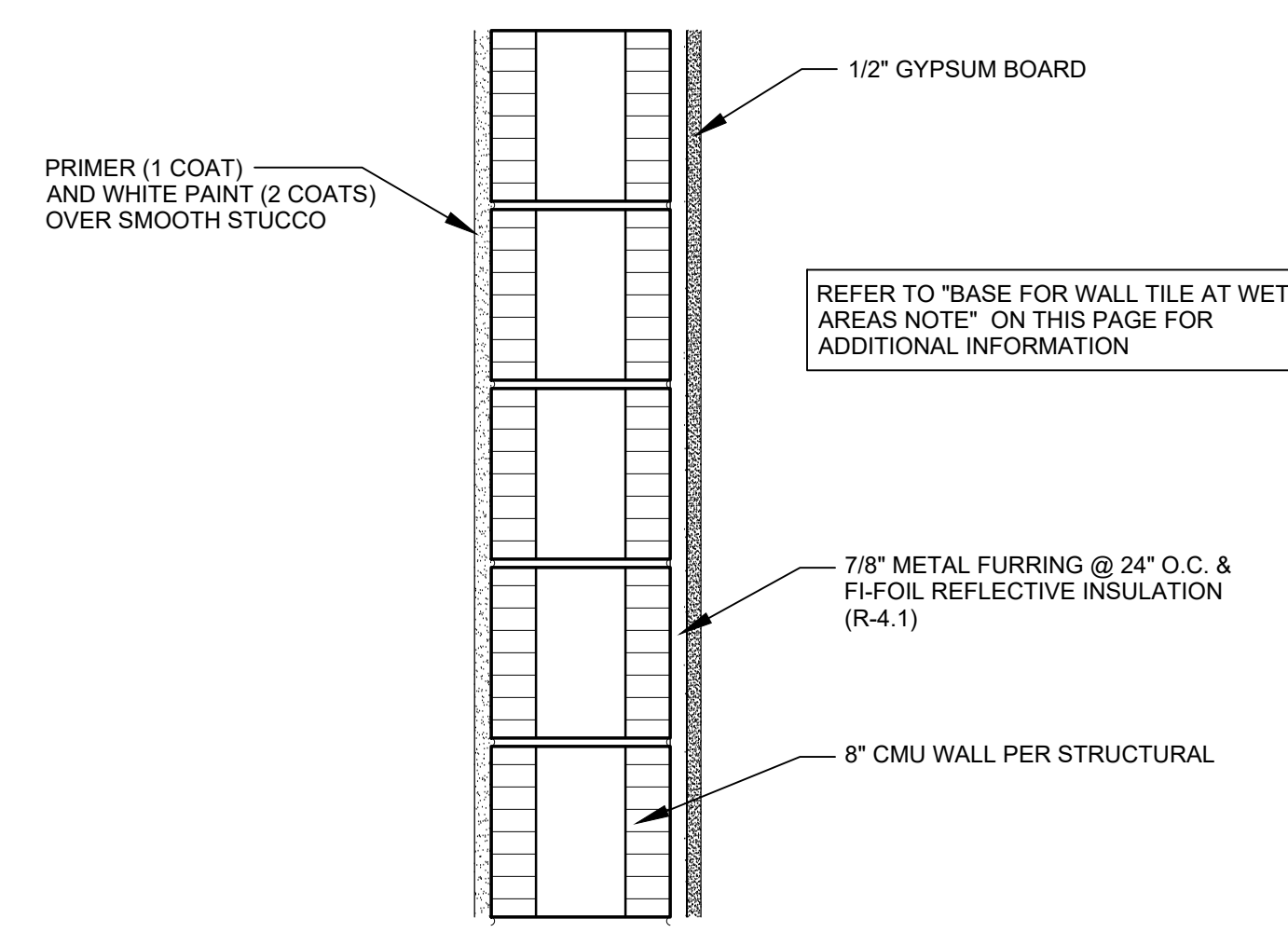
Project: _____
Sheet Title: PROPOSED FLOOR PLAN

TOMA DESIGN GROUP INC.

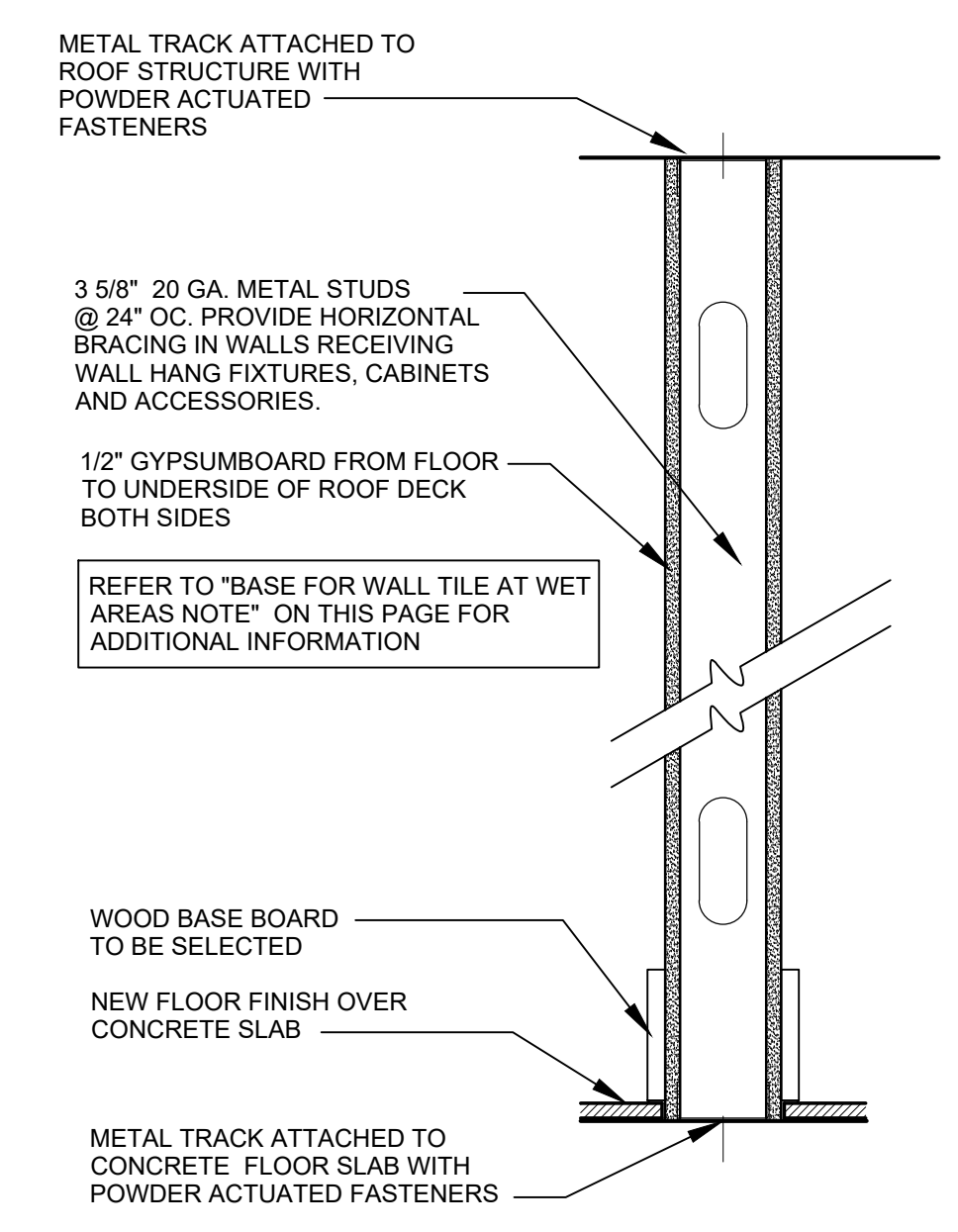
The (305) 461-2223 Fax (305) 468-4077
2000 W. 28th Ave #101 10215 E. Silver Star
Aurora, FL 32816 Southwest Ranches, FL 33308

Date: XX-XX-XXXX
Drawn by: M.T.
Checked by: M.L.
Scale: AS SHOWN

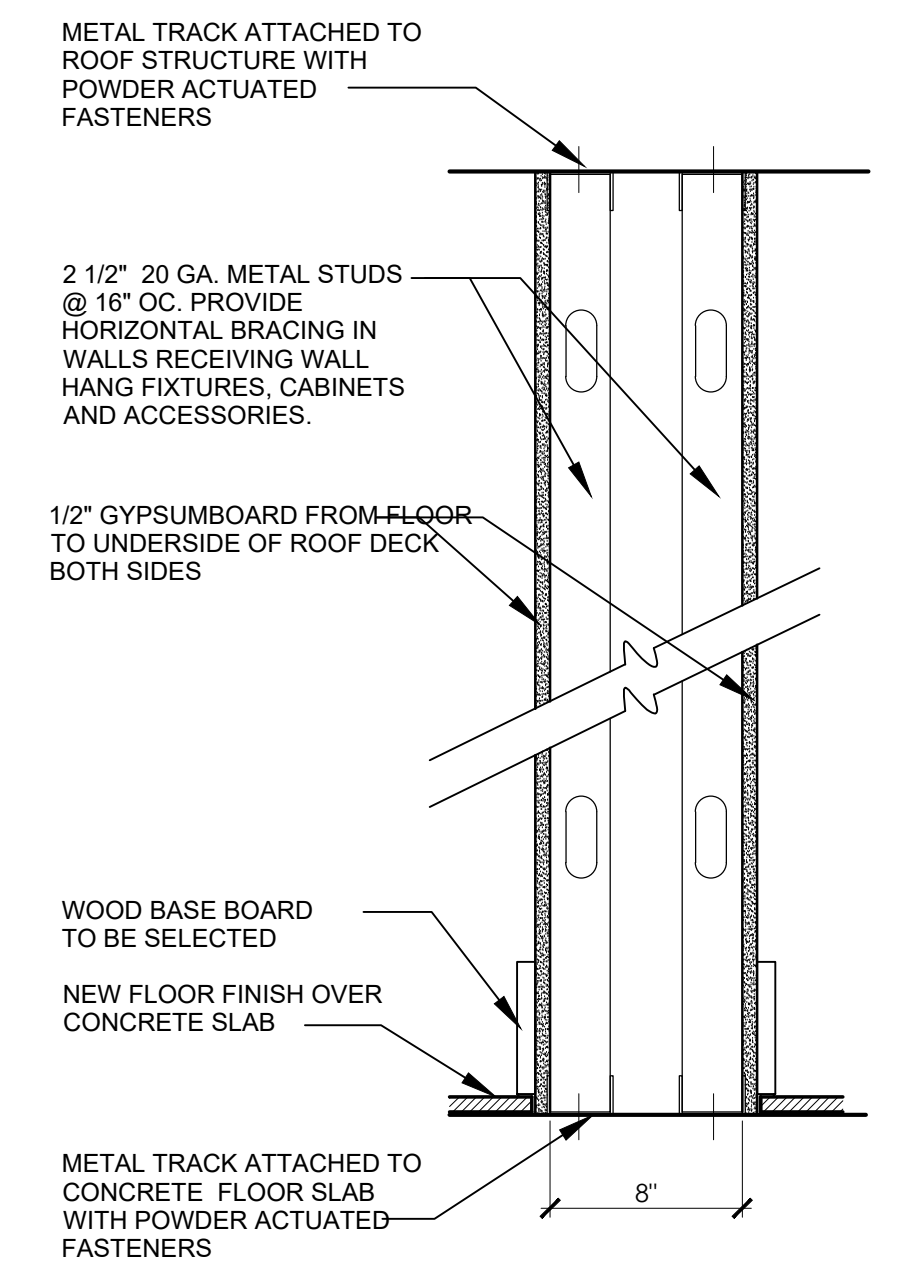
Sheet N:
A-1.0
CAD ID:



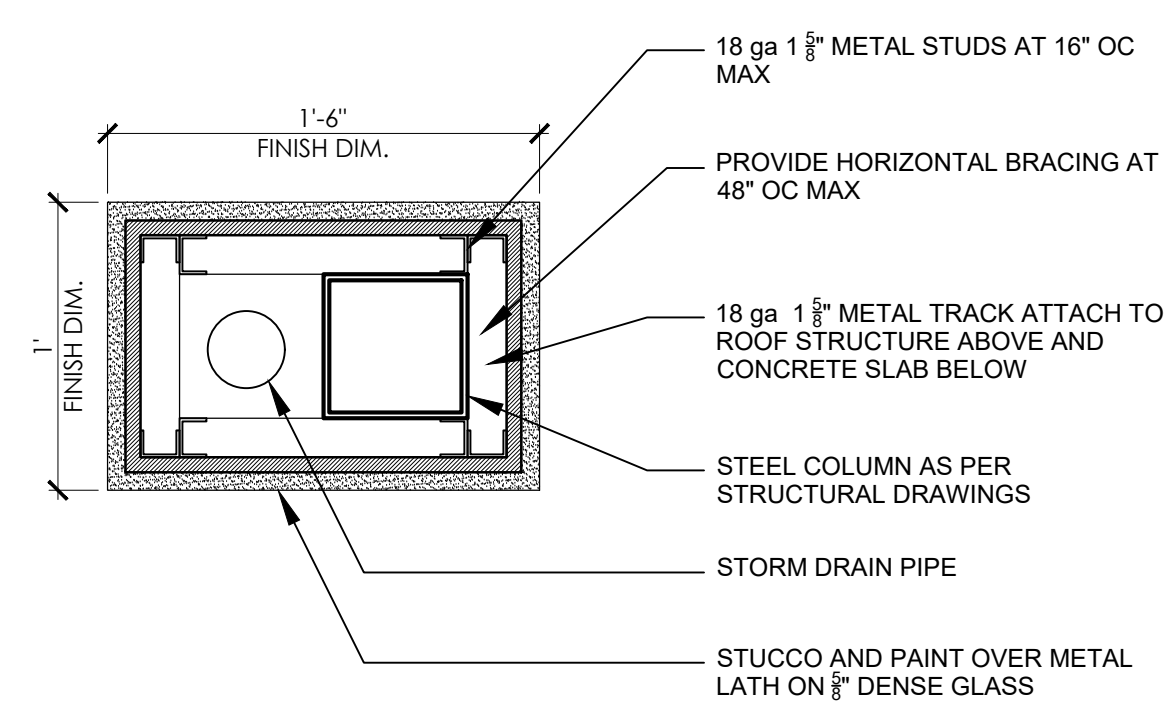
2 CMU WALL DETAIL - TYPE 1
A-1.0 1 1/2" = 10"



3 PARTITION DETAIL - TYPE A
A-1.0 1 1/2" = 10"



4 PARTITION DETAIL - TYPE B
A-1.0 1 1/2" = 10"



5 FRAMED COLUMN DETAIL
A-1.0 1 1/2" = 10"

Revisions		
No.	Date	Description
Δ 1	05-27-23	CITY COMMENTS

OSVALDO MAREIRO
ARCHITECT
M.A. • N.C.R.B.
REG. # AR0019552

SEAL: AR0019552
AA26003029

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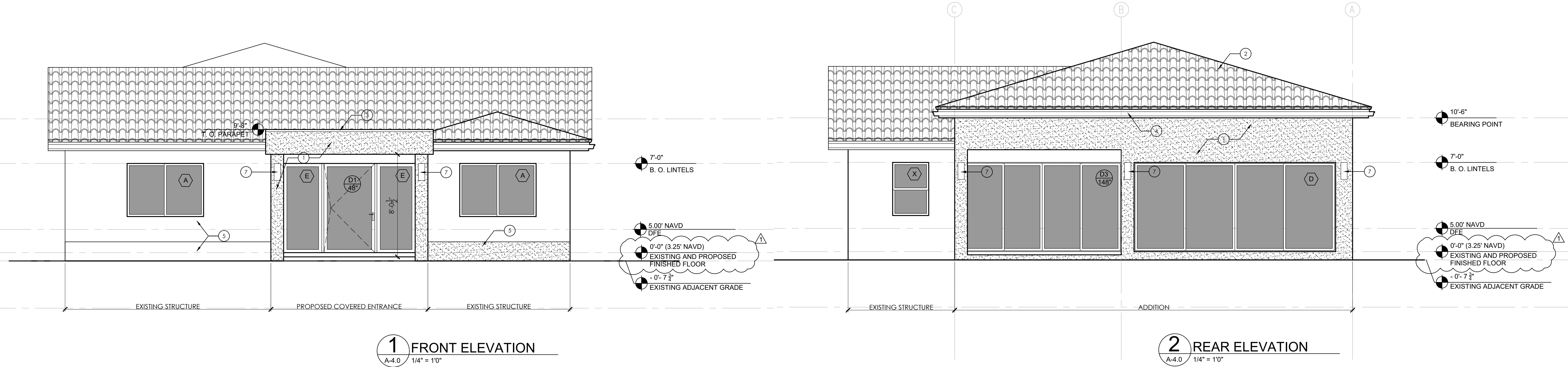
Project: CARABALLO RESIDENCE
1018 Lincoln Street
Hollywood, FL 33019

Sheet Title: EXTERIOR ELEVATIONS

TOMA DESIGN GROUP INC.
Tel: (305) 461-2233 Fax: (305) 468-4077
3000 NE 26th Ave #101 1223 E. Marine Blvd
Aurora, FL 32162 Southwest Ranches, FL 33308

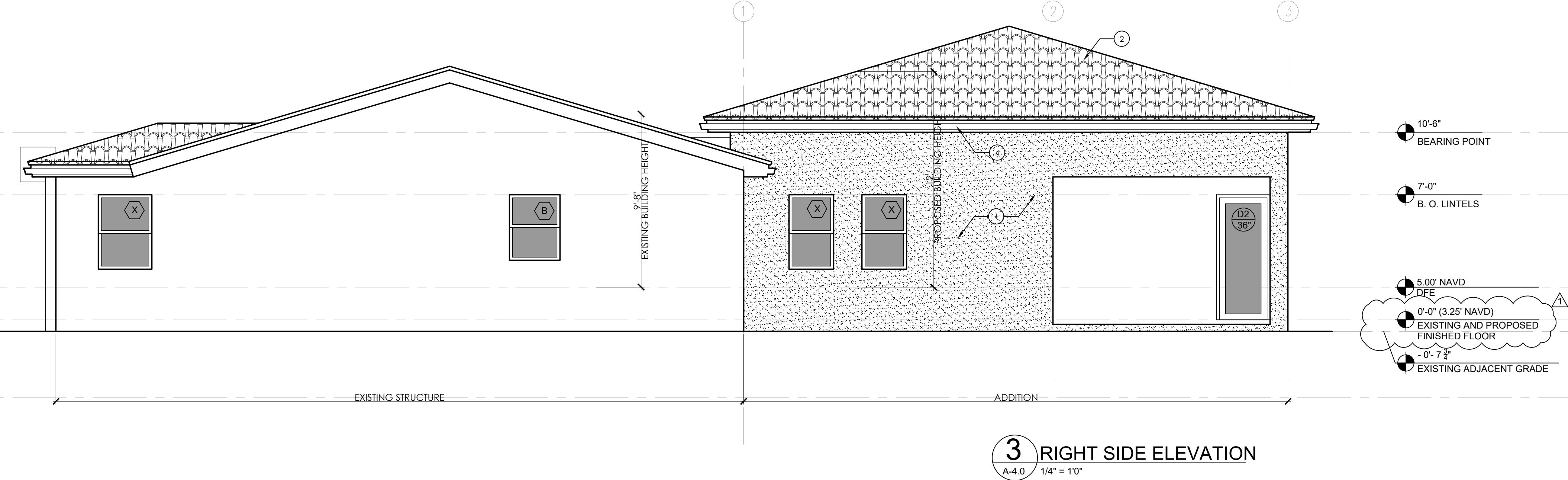
Date: XX-XX-XXXX
Drawn by: M.T.
Checked by: M.L.
Scale: AS SHOWN

Sheet No: **A-2.0**
CAD ID:

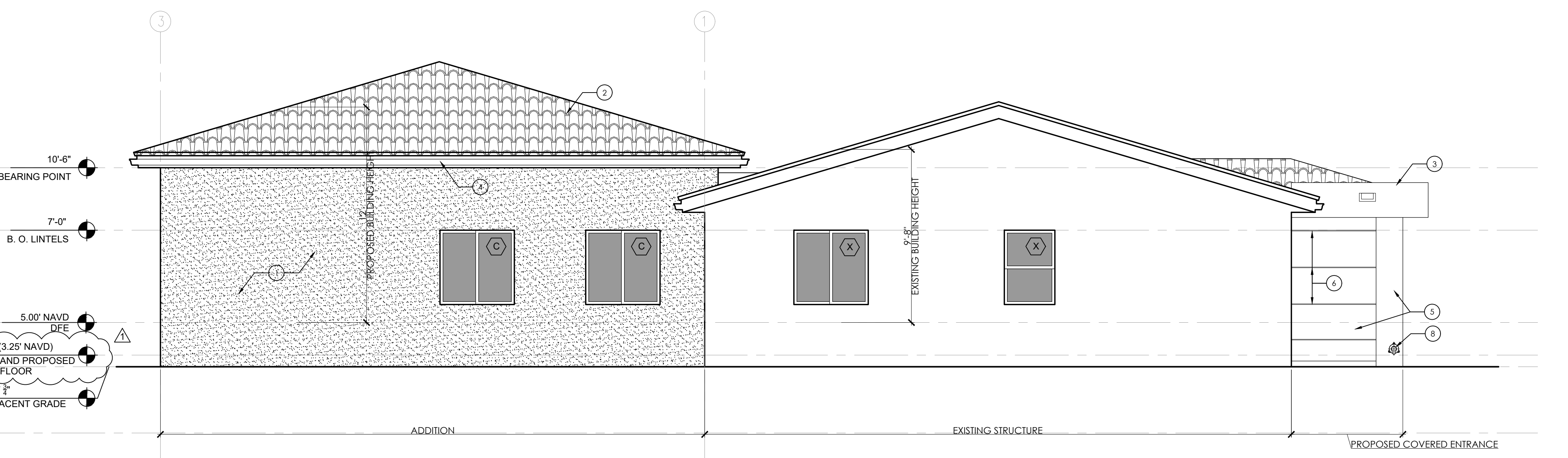


1 FRONT ELEVATION
A-4.0 1/4" = 10"

2 REAR ELEVATION
A-4.0 1/4" = 10"



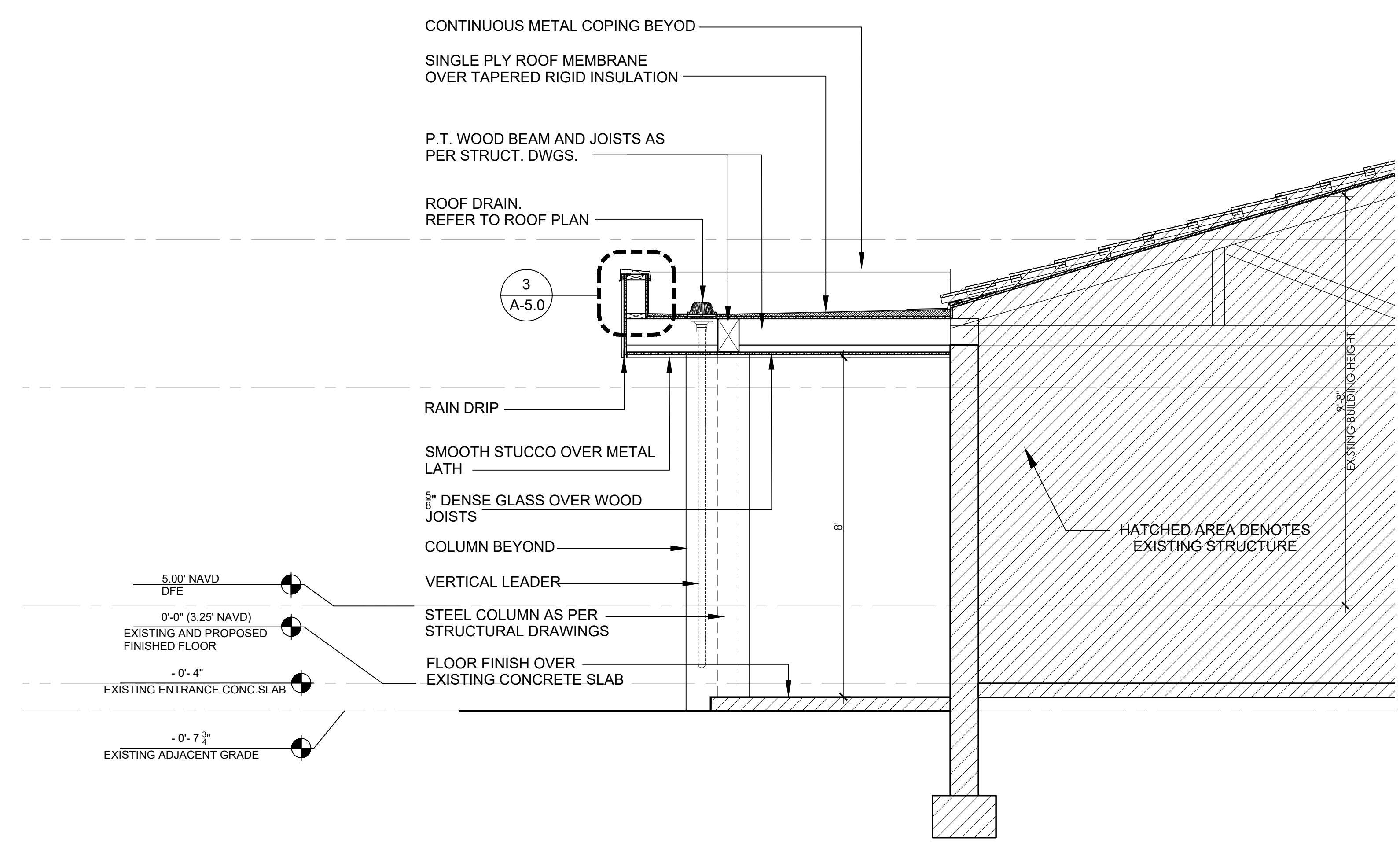
3 RIGHT SIDE ELEVATION
A-4.0 1/4" = 10"



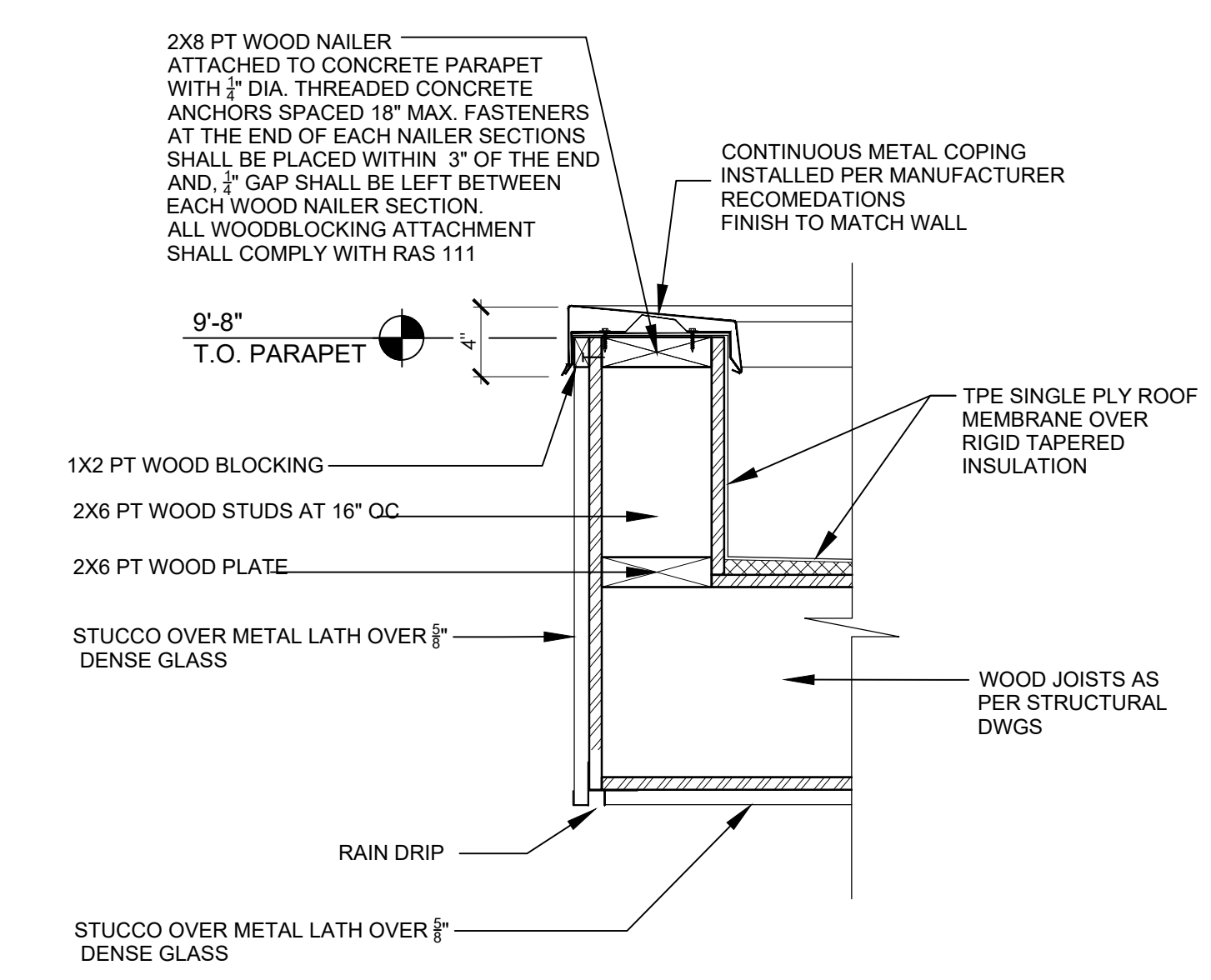
4 LEFT SIDE ELEVATION
A-4.0 1/4" = 10"

- KEY NOTES**
- 1 STUCCO AND PAINT. COLOR TO MATCH EXISTING
 - 2 CONCRETE INTERLOCKING ROOF TILES. WHITE COLOR TO MATCH EXISTING.
 - 3 CONTINUOUS METAL COPING. PAINT TO MATCH WALL.
 - 4 WHITE METAL GUTTER AND FASCIA
 - 5 STUCCO AND PAINT. COLOR WHITE
 - 6 NOT USED
 - 7 NEW WALL SCONCE
 - 8 DOWNSPOUT NOZZLE

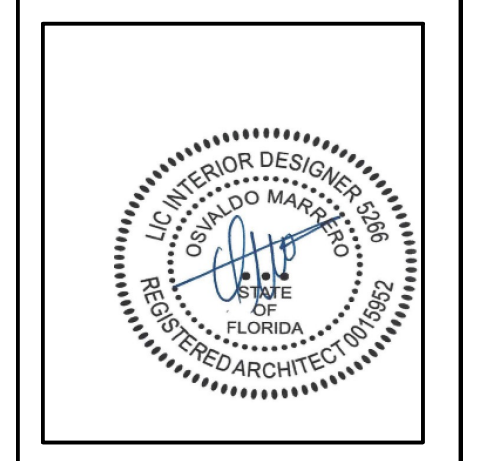
Revisions		
No.	Date	Description
3	03-11-24	HRB COMMENTS



1 BUILDING SECTION
A-2.1 3/8" = 1'0"



2 METAL COPING/PARAPET DETAIL
A-2.1 1 1/2" = 1'0"



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Project: CARABALLO RESIDENCE
1018 Lincoln Street
Hollywood, FL 33019

Sheet Title: BUILDING SECTION

TOMA DESIGN GROUP INC.

Tel: (305) 451-2223 Fax: (305) 458-4077
2000 W. 20th Ave #101 1202 E. Marino One
Aurora, FL 32162 Southwest Ranches, FL 33308

Date	XX-XX-XXXX
Drawn by	M.T.
Checked by	M.L.
Scale:	AS SHOWN

Sheet N: **A-2.1**

CAD ID:



1 STREET PROFILE ELEVATIONS
A-3.0 1/4" = 10'

Revisions

No.	Date	Description
Δ	05-27-23	CITY COMMENTS

OSVALDO MARRERO
ARCHITECT
A.A. • M.A.R.B.
REG. # AR0015952

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TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES, CHAPTER 1105.13.4.4 OF (FLORIDA BUILDING CODE 2020)

Project: **CARABALLO RESIDENCE**
1018 Lincoln Street
Hollywood, FL 33019

Sheet Title: **STREET PROFILE ELEVATION**

TOMA DESIGN GROUP INC.

Tel: (305) 491-2222 Fax: (305) 495-4077
3090 N.W. 26th Ave #1021 1225 E. Broward Blvd
Aurora, FL 32162 Southwest Ranches, FL 33309

Date	XX-XX-XXXX
Drawn by	M.T.
Checked by	M.L.
Scale:	AS SHOWN

Sheet N:
A-3.0
CAD ID:



1 FRONT ELEVATION
A-4.0 1/4" = 1'0"

2 REAR ELEVATION
A-4.0 1/4" = 1'0"



3 RIGHT SIDE ELEVATION
A-4.0 1/4" = 1'0"



4 LEFT SIDE ELEVATION
A-4.0 1/4" = 1'0"

- KEY NOTES**
- 1 STUCCO AND PAINT, COLOR TO MATCH EXISTING
 - 2 CONCRETE INTERLOCKING ROOF TILES, WHITE COLOR TO MATCH EXISTING.
 - 3 CONTINUOUS METAL COPING, PAINT TO MATCH WALL
 - 4 WHITE METAL GUTTER AND FASCIA
 - 6 STUCCO AND PAINT, COLOR WHITE
 - 8 NOT USED
 - 7 NEW WALL SCANCE
 - DOWNSPOUT NOZZLE

REVISIONS

No.	Date	DESCRIPTION

OSVALDO MARIANO
ARCHITECT
A.A. 25148
REG. # 1001942

ARQUITECTO
A.A. 25148
REG. # 1001942

OSVALDO MARIANO
ARCHITECT
A.A. 25148
REG. # 1001942

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CARABALLO RESIDENCE
1018 Linden Street
Hollywood, FL 33019

COLOR RENDERINGS

TOMA DESIGN GROUP INC.

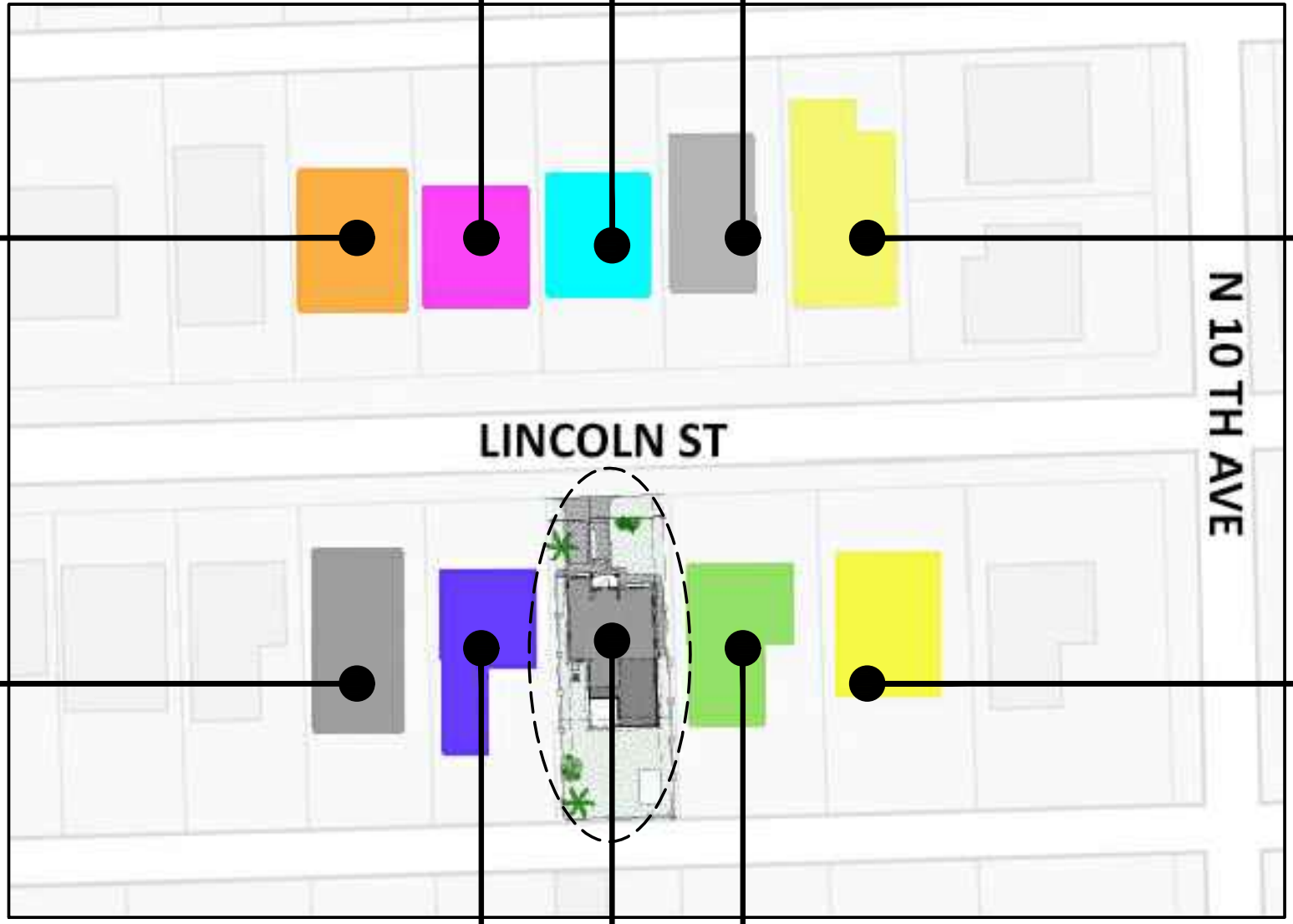
1111 S. Orange Ave. Suite 200
Orlando, FL 32819

Date: 03-23-2024

Drawn by:	MT
Checked by:	ML

Scale: AS SHOWN

Sheet:
A-4.0
CADD



Revisions		
No.	Date	Description
△	05-27-23	CITY COMMENTS

OSVALDO MARENGO
ARCHITECT
AIA • N.C.A.A.
REG. # AR0015952

SEAL: AR0015952
AA26003029

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Project: CARABALLO RESIDENCE
1018 Lincoln Street
Hollywood, FL 33019

Sheet Title: COLOR PHOTOGRAPHS OF SITE AND ADJACENT PROPERTIES

TOMA DESIGN GROUP INC.

Tel: (305) 451-2223 Fax: (305) 458-4077
2000 W. 20th Ave #1021 1023 S. Military Trail
Hollywood, FL 33020 Southland Park, FL 32589

Date	XX-XX-XXXX
Drawn by	M.T.
Checked by	M.L.

Scale: AS SHOWN

Sheet No: **A-5.0**

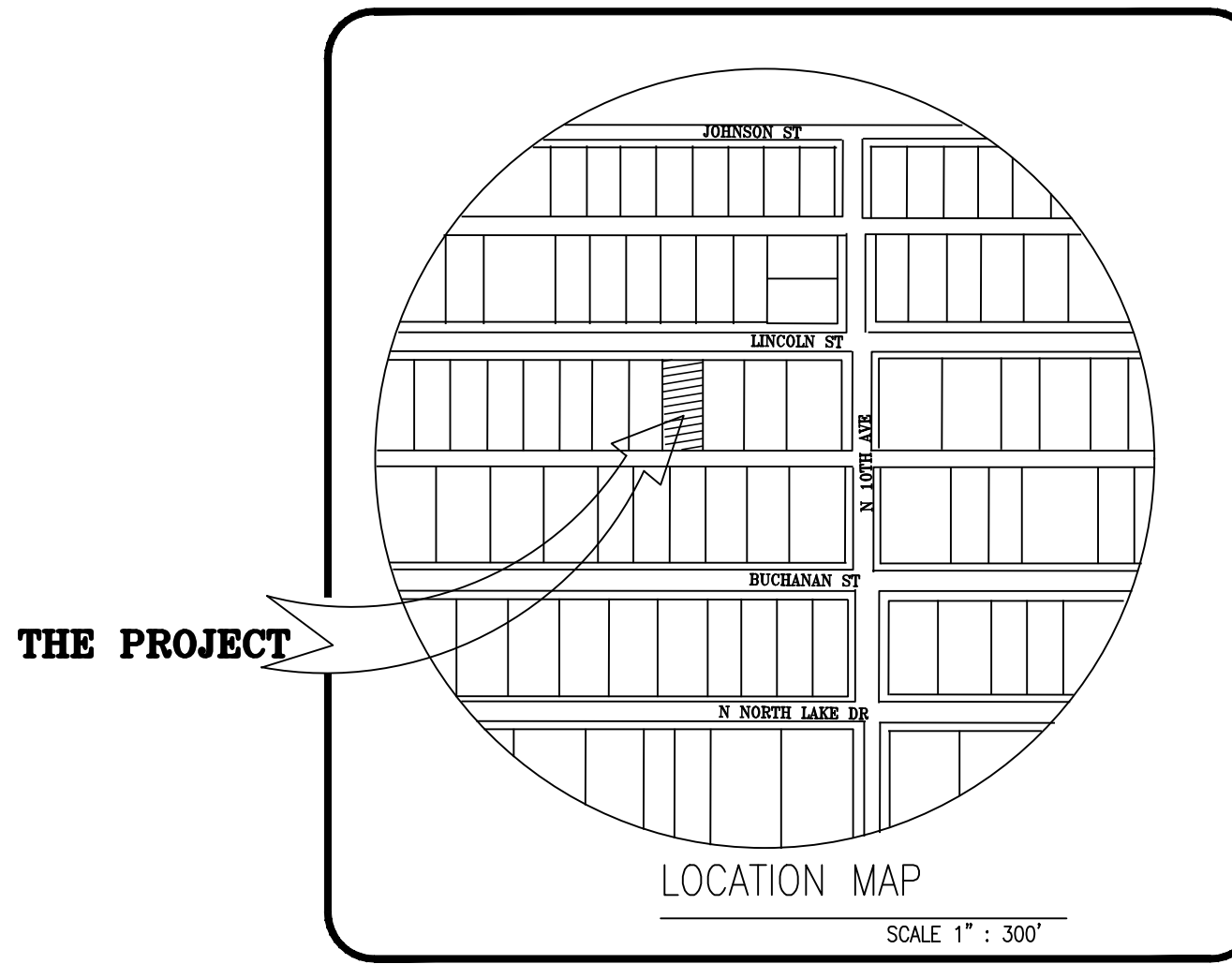
CAD ID:

PAVING, GRADING & DRAINAGE PLANS

SINGLE HOME FAMILY 1018 LINCOLN ST. HOLLYWOOD

ENGINEERING NOTES:

- IF DISCREPANCIES FOUND ON THESE PLANS ARE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS OR ANY OMISSIONS OR ERRORS THAT MIGHT PRODUCE DAMAGES DERIVED FROM THIS DESIGN, IT SHALL BE BROUGHT TO THE ENGINEER PRIOR TO BIDDING OR START OF ANY CONSTRUCTION.
- CONTRACTOR, PRIOR TO START OF ANY CONSTRUCTION, SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES ON THE FIELD WITH THE APPROPRIATE UTILITY COMPANY. IN THE EVENT THAT ANY ADJUSTMENT BE NECESSARY DUE TO A DISCREPANCY FOR UTILITY LOCATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS BEFORE PROCEEDING. THE CONTRACTOR SHALL EXERT CARE AND CAUTION IN PROTECTING ALL UTILITIES DURING THE COMPLETION OF HIS WORK. IN THE EVENT OF ANY DAMAGE THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE APPROPRIATE UTILITY COMPANY. ANY AND ALL COSTS INCURRED DUE TO DAMAGE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. FORTY-EIGHT (48) HOURS BEFORE DIGGING CALL SUNSHINE, TOLL FREE 1-800-432-4770.
- EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
- IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
- INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. THE ENGINEER IS TO REVIEW THEM AND BE PAID.
- ALL INSPECTIONS WILL BE MADE BY THE ENGINEER OF RECORD AND BE PAID. CONTRACTOR SHALL NOTIFY 48 HOURS IN ADVANCE THE ENGINEER OF RECORDS FOR INSPECTION. THE ENGINEER SHOULD BE ABLE TO PROVIDE CERTIFICATION FOR CONSTRUCTION COMPLETION BASED ON VISUAL INSPECTIONS, IF REQUIRED.
- ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- ALL FILL AND LIMEROCK BASE COURSE SHALL BE TESTED WITH DENSITY TESTS ACCORDING TO AASTHO SPECIFICATION T-180. COPIES OF RESULTS SHALL BE PROVIDED TO ENGINEER OF RECORDS PRIOR TO PLACING ASPHALT PAVEMENT.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF AS-BUILT CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW AS-BUILT.
- ALL AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
- NO MODIFICATIONS TO THESE PLANS ARE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. NO AGENCY INSPECTOR, CONTRACTOR, NOR THE OWNER ARE AUTHORIZED TO UNILATERALLY MODIFY THESE PLANS.
- IT IS THE INTENT OF THE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- ALL DRIVING SURFACES MUST BE CONSTRUCTED ON AN EIGHT (8) INCH ROCK BASE THAT WILL PRODUCE A C.B.R. VALUE OF NO LESS THAN 25 WHEN COMPACTED TO A MINIMUM FIELD DENSITY OF 98% OF MAX. DENSITY AS DETERMINED BY AASTHO T-180. WITH REINFORCED CONCRETE SLAB. SEE STRUCTURAL PLANS FOR DETAILS.
- ALL DIMENSIONS IN THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
- ALL WORK SHALL MEET CITY OF HOLLYWOOD PUBLIC WORK DEPARTMENT STANDARDS.
- WATER TABLE PER BROWARD COUNTY IS 1.00 NAVD
- ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM 1988.
- UNDERGROUND CONTRACTOR SHALL COMPLY WITH THE TRENCH SAFETY ACT HB 3183, FLORIDA STATUTES.
- ALL MUCK, PEAT, AND/OR CLAY WITH HIGH PERCENTAGE OF ORGANIC MATERIAL AND OR EXISTING UNSUITABLE FILL MATERIAL SHALL BE REMOVED FROM PROPOSED RIGHT OF WAY OR PROPOSED PAVEMENT AREAS IF ANY.
- ALL TOP FINISHED GRADES FOR EXISTING MANHOLES, VALVE LIDS AND SIMILAR UTILITIES STRUCTURES SHALL BE ADJUSTED TO NEW FINISHED GRADES, IF AFFECTED FOR NEW GRADING.
- THESE PLANS WERE PREPARED USING INFORMATION FROM SURVEY DONE BY BELLO & BELLO LAND SURVEYING.
- FLOOD INSURANCE RATE MAP, ZONE 'AE' NEW FLOOD PANEL 12011C0569H, MAP 08/18/2014. BASE FLOOD ELEV 5 NAVD
- SHOWN INFORMATION FOR EXISTING UTILITIES AS IT WAS RECEIVED BY UTILITIES OWNERS UNDER CHAPTER 556, FLORIDA STATUTES.
- DRAINAGE PIPING HIGH DENSITY POLYETHYLENE SHALL CONFORM ASTM F477, AASTHO M294, M252 REQUIREMENTS.



NOTE:
ALL ELEVATIONS SHOWN HERE ON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

LEGAL DESCRIPTION:
LOT 20, OF BLOCK 46, OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

FOLIO # 51-4214-0181-80

SEC. 14-51-42



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

INDEX:
CS COVER SHEET
PD-1 PAVING, GRADING & DRAINAGE

GENERAL NOTES:

- THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF DEVELOPMENT SERVICES, ENGINEERING, TRANSPORTATION & MOBILITY DIVISION, AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
- LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS, AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY PUBLIC UTILITIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
- ELEVATIONS SHALL BE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING/STORAGE AREA. CONTRACTOR SHALL SECURE STAGING/STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
- CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
- CONTRACTOR SHALL CLEAN/SWEEP THE ROAD AT LEAST ONCE A DAY OR AS REQUIRED BY THE ENGINEER.
- CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN/ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
- CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
- SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
- THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOT ENCROUGH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PRIVATE OWNER AND THE DIRECTOR OF DEVELOPMENT SERVICES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
- MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	GENERAL NOTES (1 OF 2)	DRAWING NO.: C-01
APPROVED: JG		

- CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX, LATEST EDITION, AND CITY OF HOLLYWOOD DEPARTMENT OF DEVELOPMENT SERVICES STANDARDS.
- NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
- IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS/REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF CITY ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
- WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
- UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING. UNLESS OTHERWISE DIRECTED, ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN/VEHICULAR TRAFFIC.
- ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL RAMP, SIDEWALK CURB RAMPS, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT AND SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX, LATEST EDITION.
- ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTling OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
- EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
- TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
- CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
- THE CITY PREFERS THAT ITS OWN POLICE OFFICERS PROVIDE TRAFFIC CONTROL TO ENSURE SAFE AND EFFICIENT INTERSECTION OPERATIONS IS MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION THEREFORE, PLEASE CONTACT MR. JANEL DIXON TO ARRANGE FOR A DETAIL TO PROVIDE THIS SERVICE. HE MAY BE REACHED AT 954-967-4500 OR VIA EMAIL AT jdixon@hollywoodfl.org.
- CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED, REFER TO BCTED, PAVING MARKINGS AND SIGNS DETAILS PLAN, LATEST EDITION.
- THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	GENERAL NOTES (2 OF 2)	DRAWING NO.: C-02
APPROVED: JG		

REV.	DESCRIPTION	DATE
1	CITY COMMENTS	12.15.23

P.E. SEAL
TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HAMZA EL KABBAL, P.E., ON THE DATE ADJACENT TO THE SEAL.

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1/18/2024

HAMZA EL KABBAL
P.E. No. 90977

No 90977
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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DISAICA LLC

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STATE OF FLORIDA CA LICENSE No. 37199
10944 W 35th LANE, HIALEAH, FL 33018
PHONE: (786) 397-9133
DisaicaLLC@disaica.us

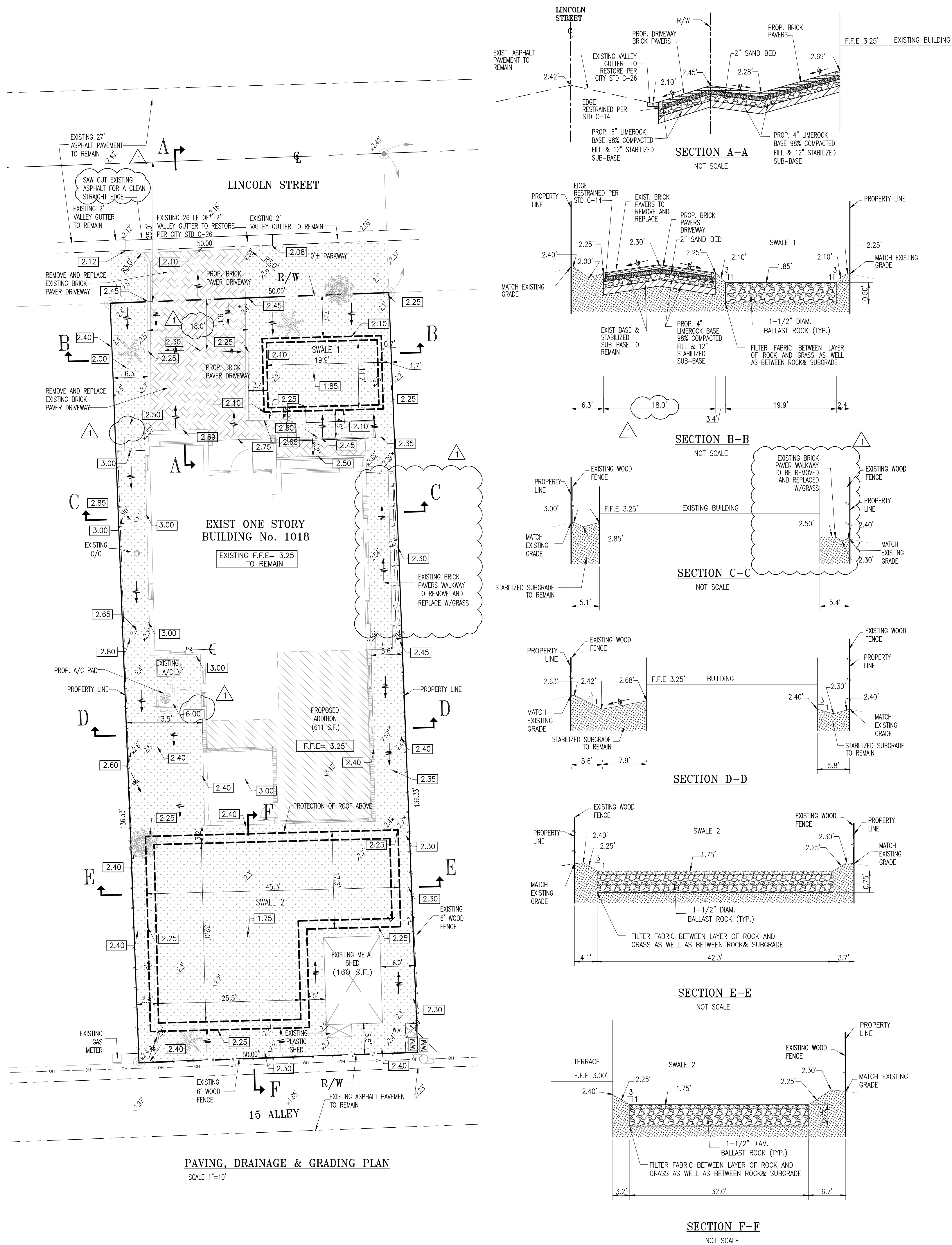
PROJECT :
CARABALLO RESIDENCE

PREPARED FOR :
TECNICA, INC.

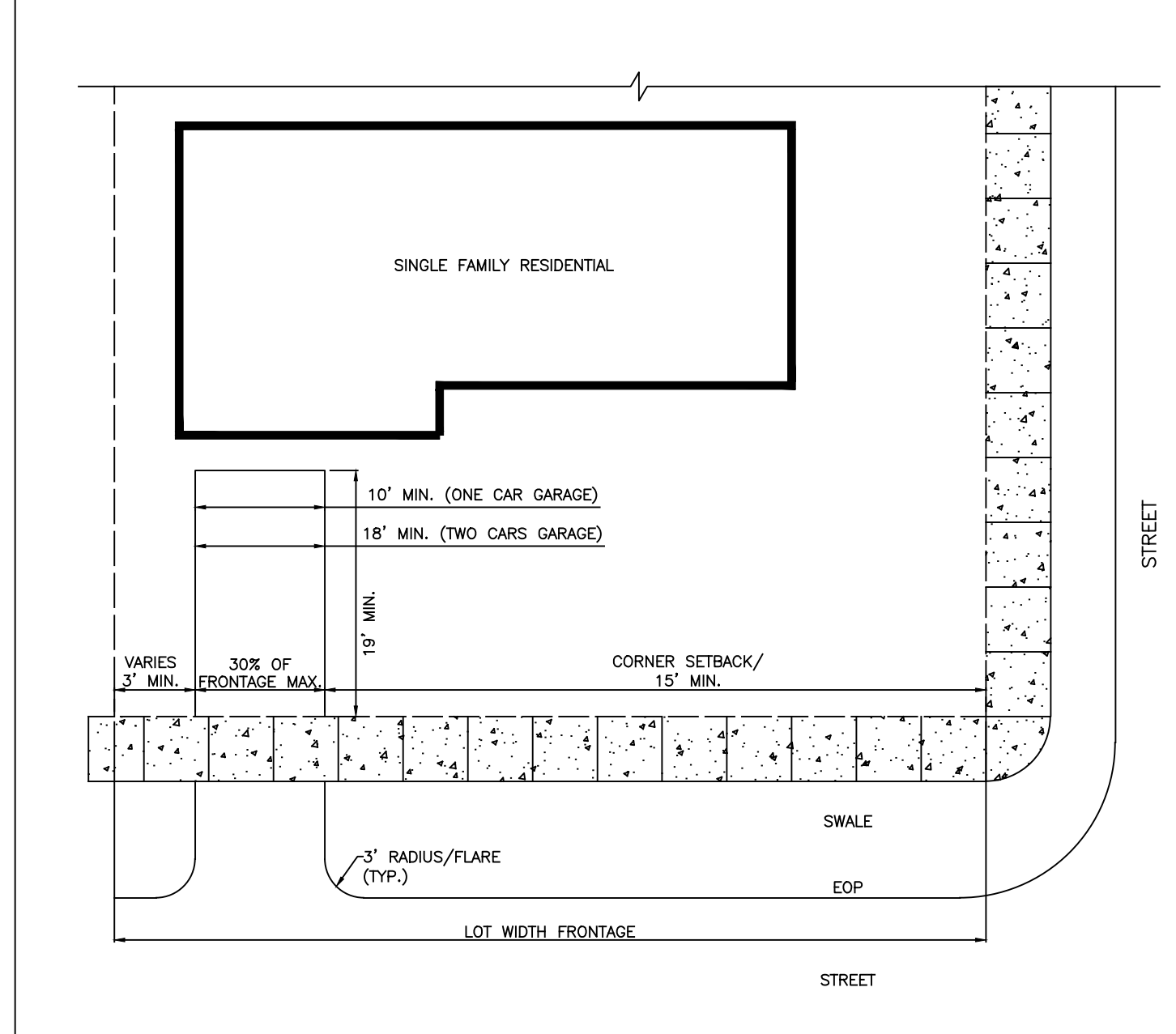
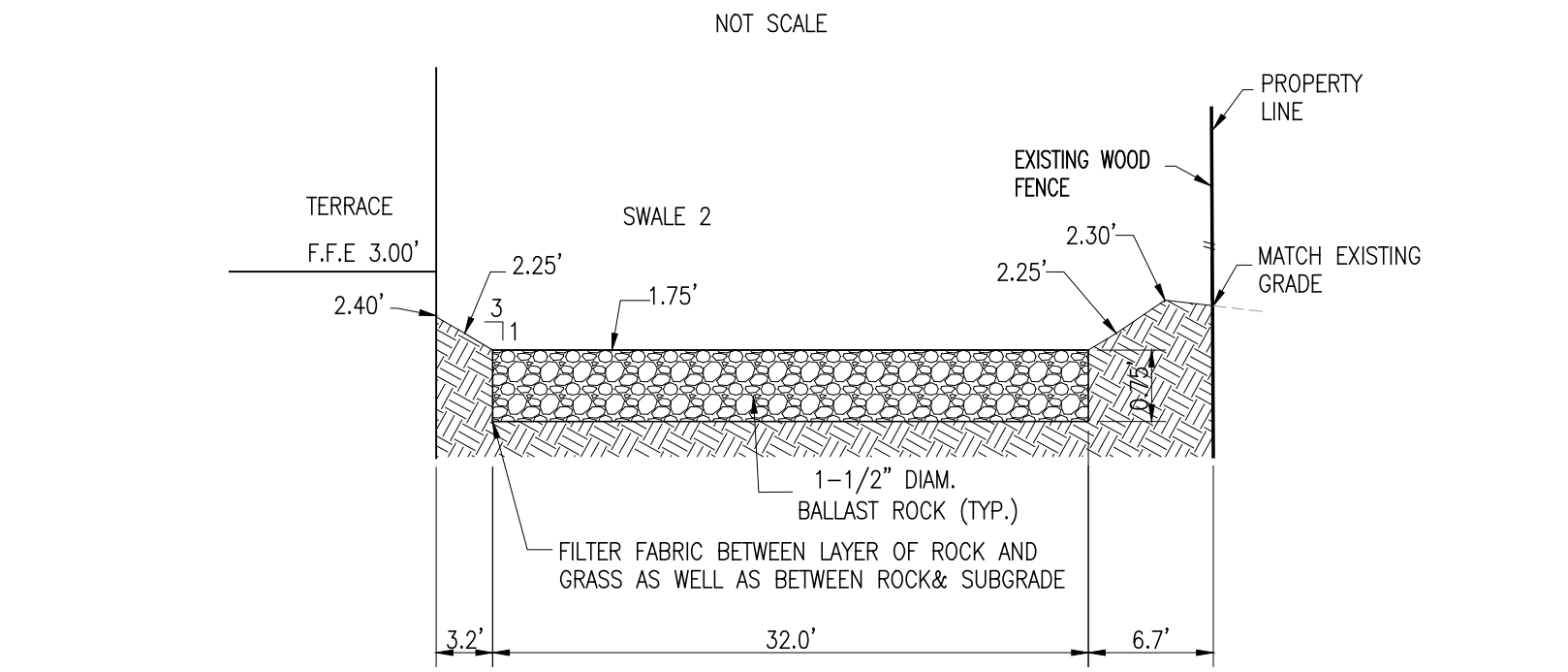
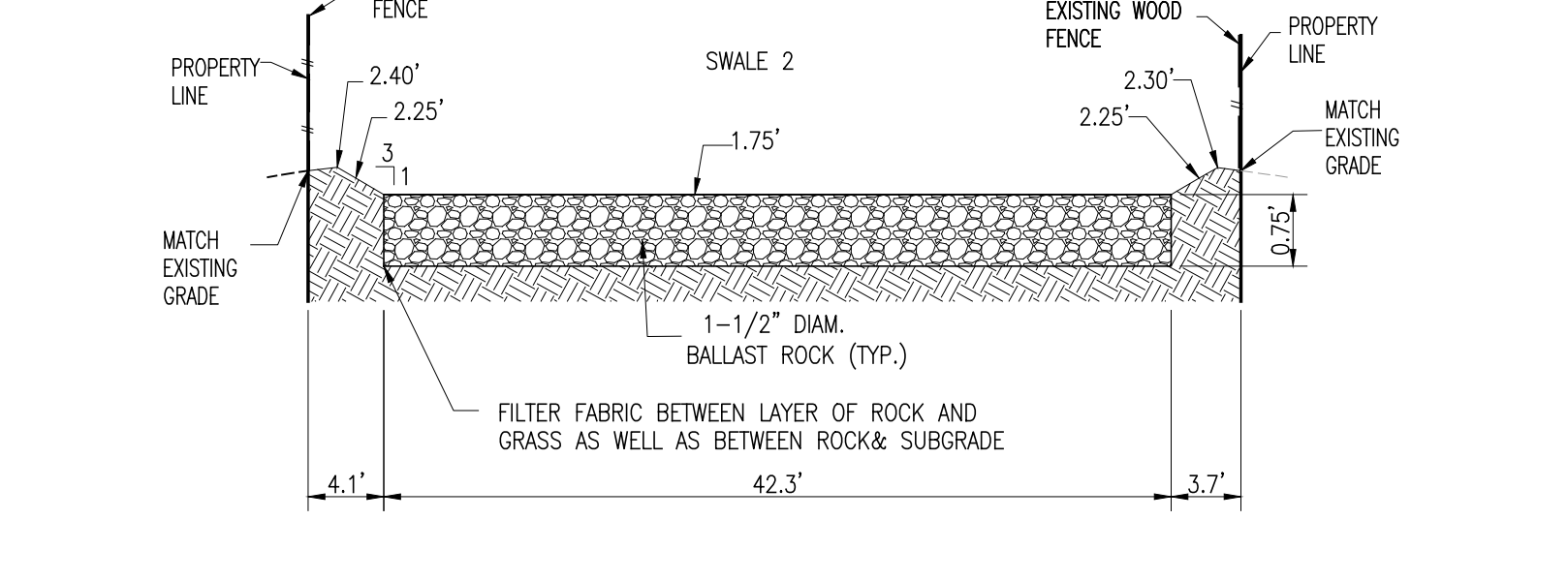
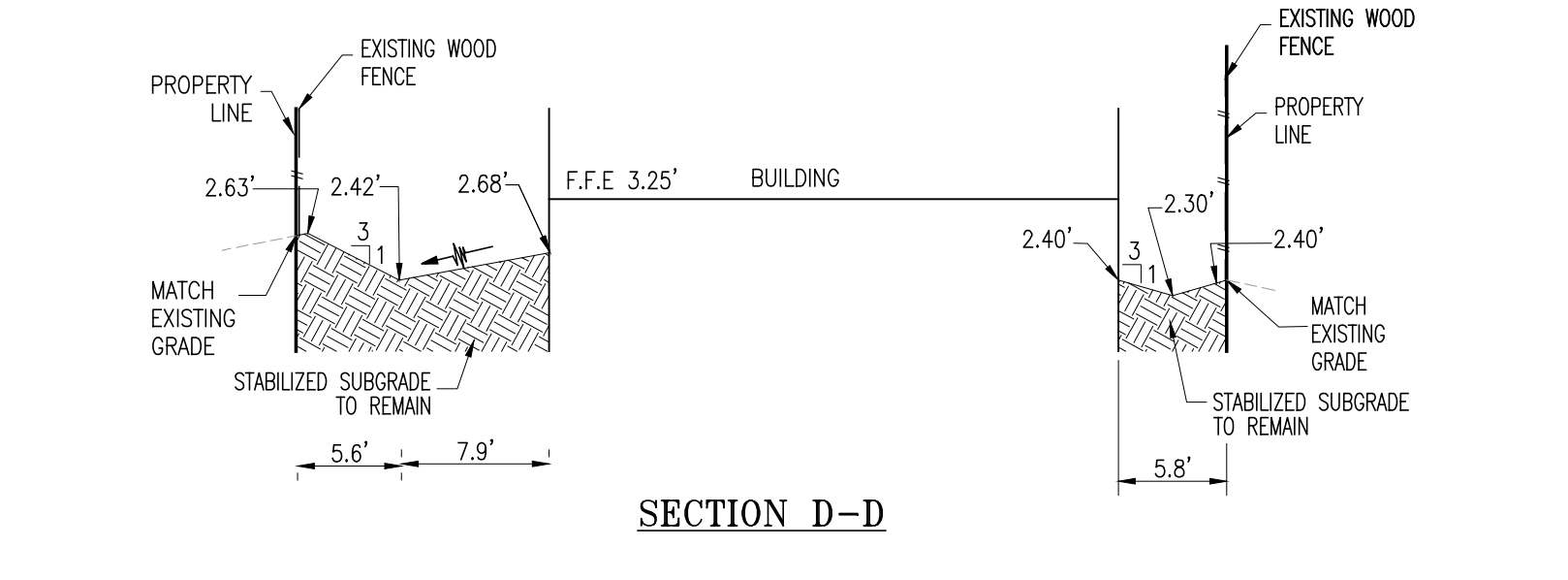
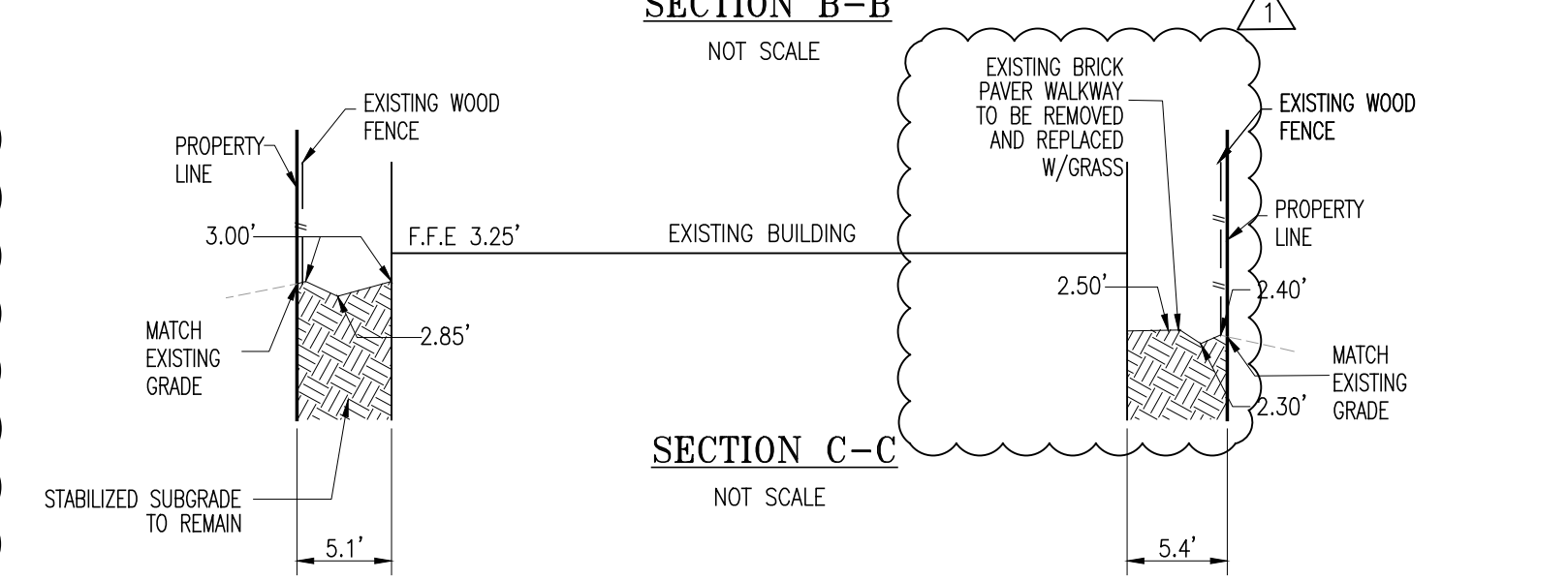
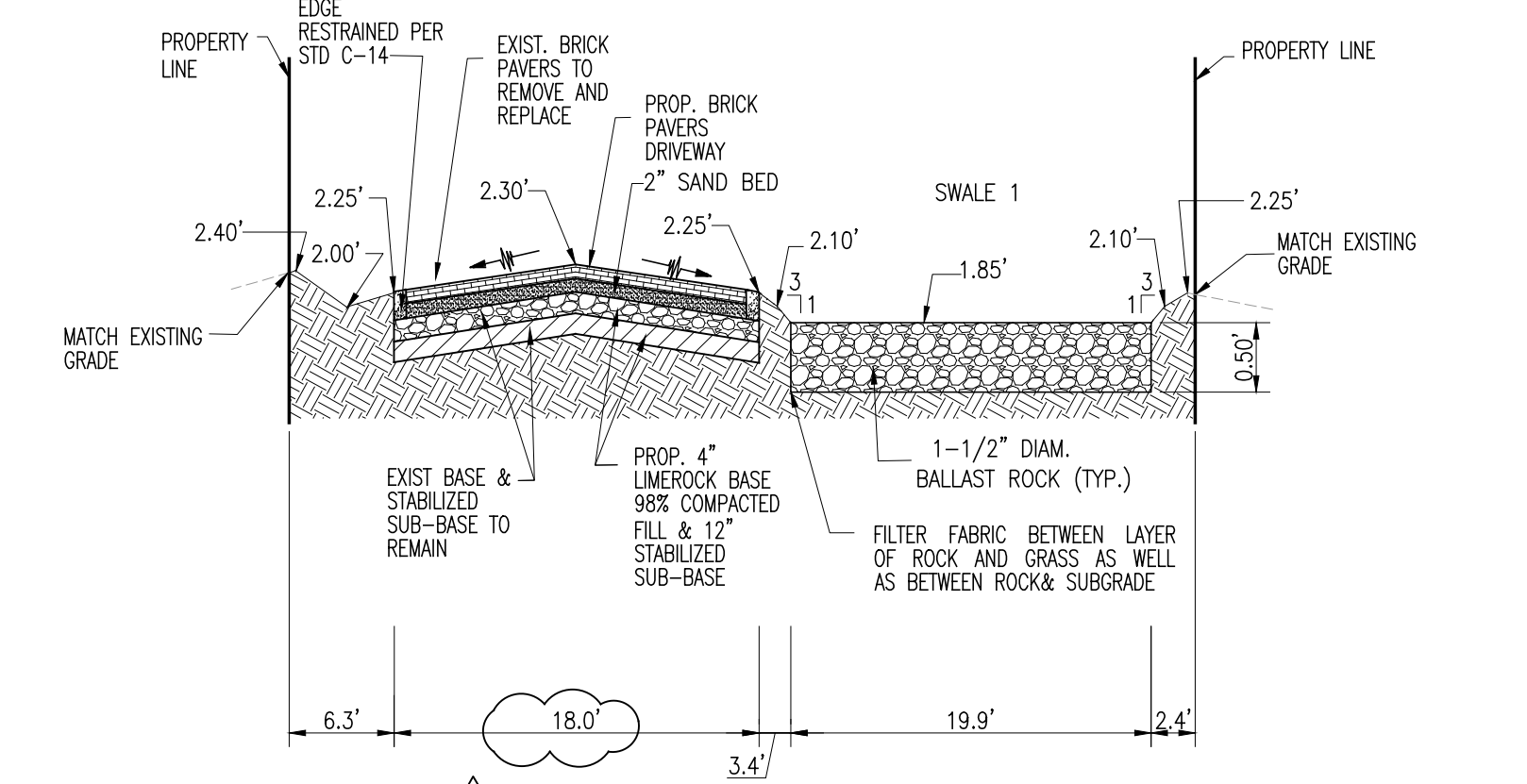
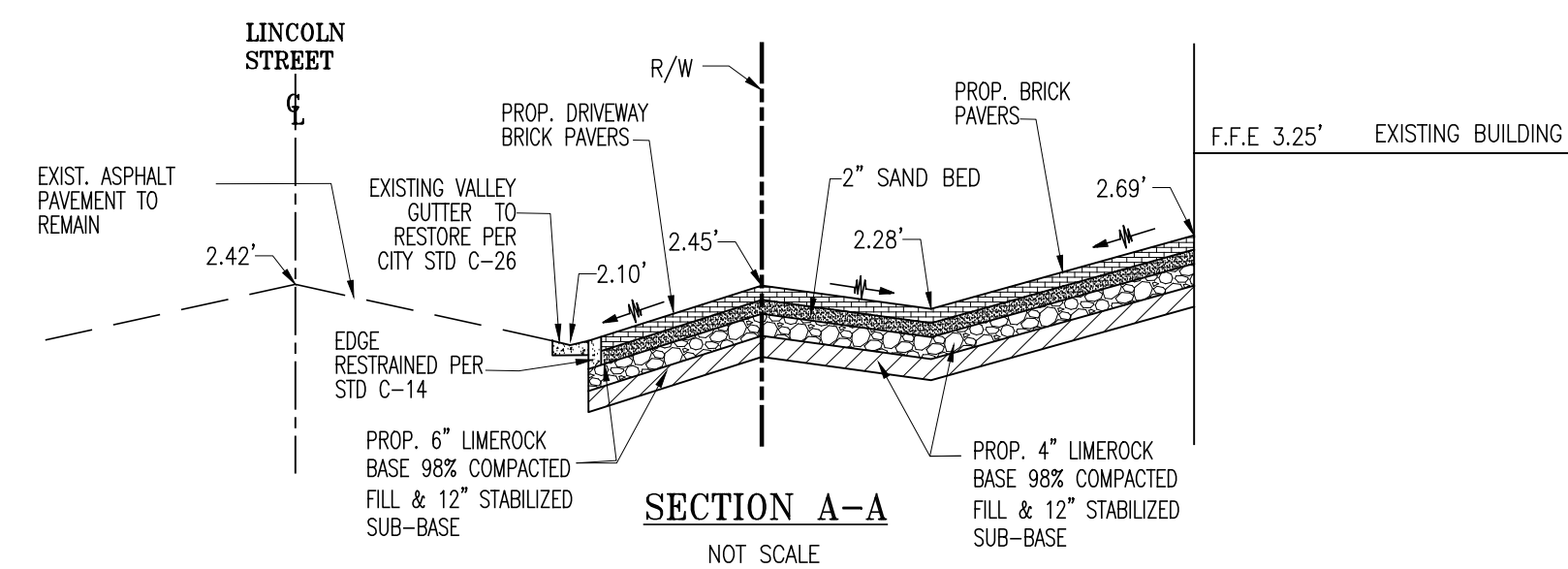
SITE ADDRESS:
1018 LINCOLN STREET
HOLLYWOOD, FL 33019

DRAWING NAME:
COVER SHEET

SCALE : INDICATED	DESIGNED : HAMZA EL KABBAL
DATE : 09-19-23	DRAWN : DISAICA LLC
PROJECT NUMBER: P23-28-1209	SHEET : CS



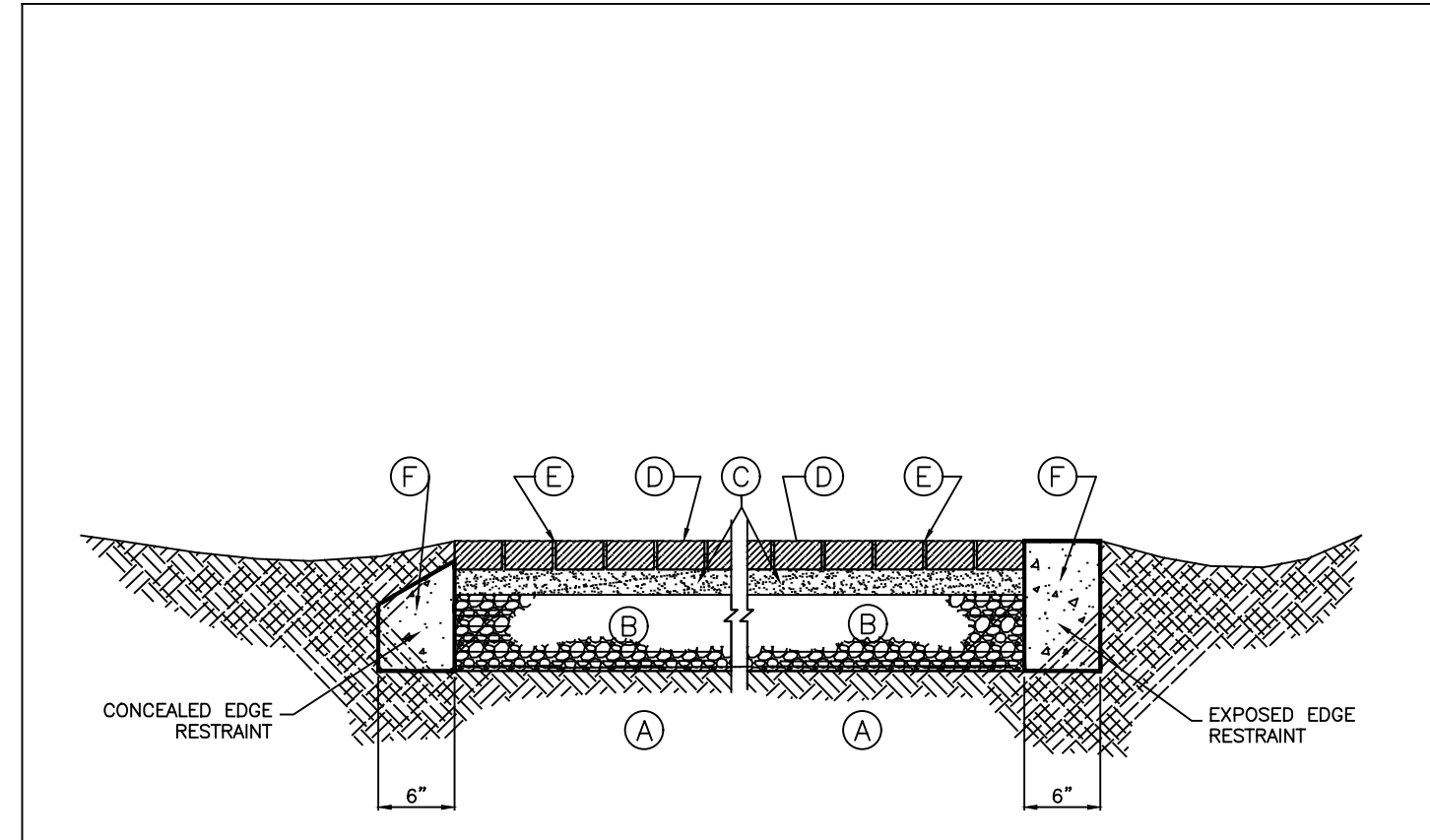
PAVING, DRAINAGE & GRADING PLAN
SCALE 1"=10'



NOTES:

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

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



LEGEND:

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

LIMITATIONS:

1. LIGHT TRAFFIC AND DOMESTIC USE ONLY. HEAVIER TRAFFIC OR UNSUITABLE SOIL CONDITIONS REQUIRE SPECIAL PAVEMENT STRUCTURE AND THICKNESS DESIGN.
2. SURFACE DRAINAGE: RECOMMENDED MINIMUM GRADE OF 2% TO SWALE PERVIOUS AREA.
3. THIS IS A NON-STANDARD TYPE OF DRIVEWAY CONSTRUCTION AND AN AFFIDAVIT IS REQUIRED FROM THE OWNER FOR WORK IN PUBLIC RIGHT-OF-WAY OR EASEMENT.

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

LEGEND:

	PROPOSED PAVER DRIVEWAY
	EXISTING ELEVATION
	PROPOSED ELEVATION
	PROPOSED FINISH FLOOR ELEVATION
	PROPOSED SWALE
	PROPOSED FLOW OF RUNOFF
	EXIST. WATER METER
	EXISTING OVERHEAD POWER LINE
	EXISTING POWER POLE



REV.	DESCRIPTION	DATE
1	CITY COMMENTS	12.15.23

P.E. SEAL
TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

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1/18/2024

HAMZA EL KABBAL
LICENSE
No 90977
STATE OF FLORIDA
PROFESSIONAL ENGINEER

HAMZA EL KABBAL
P.E. No. 90977

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DISAICA LLC

ENGINEERING COMPANY
STATE OF FLORIDA CA LICENSE No. 37199
10944 W 35TH LANE, HALEAH, FL 33018
PHONE: (786) 397-9133
Disaicalc@disaica.us

PROJECT : **CARABALLO RESIDENCE**

PREPARED FOR : **TECNICA, INC.**

SITE ADDRESS : **1018 LINCOLN STREET
HOLLYWOOD, FL 33019**

DRAWING NAME : **PAVING, GRADING & DRAINAGE**

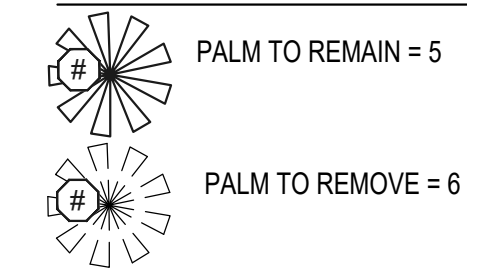
SCALE : INDICATED	DESIGNED : HAMZA EL KABBAL
DATE : 09-19-23	DRAWN : DISAICA LLC
PROJECT NUMBER: P23-28-1209	SHEET : PD-1

EXISTING TREE DISPOSITION CHART

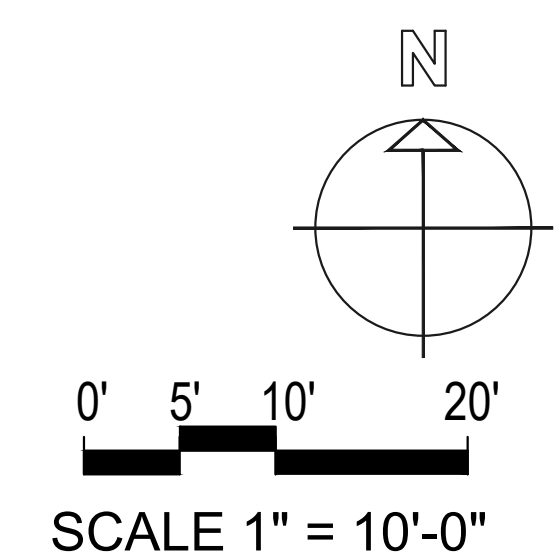
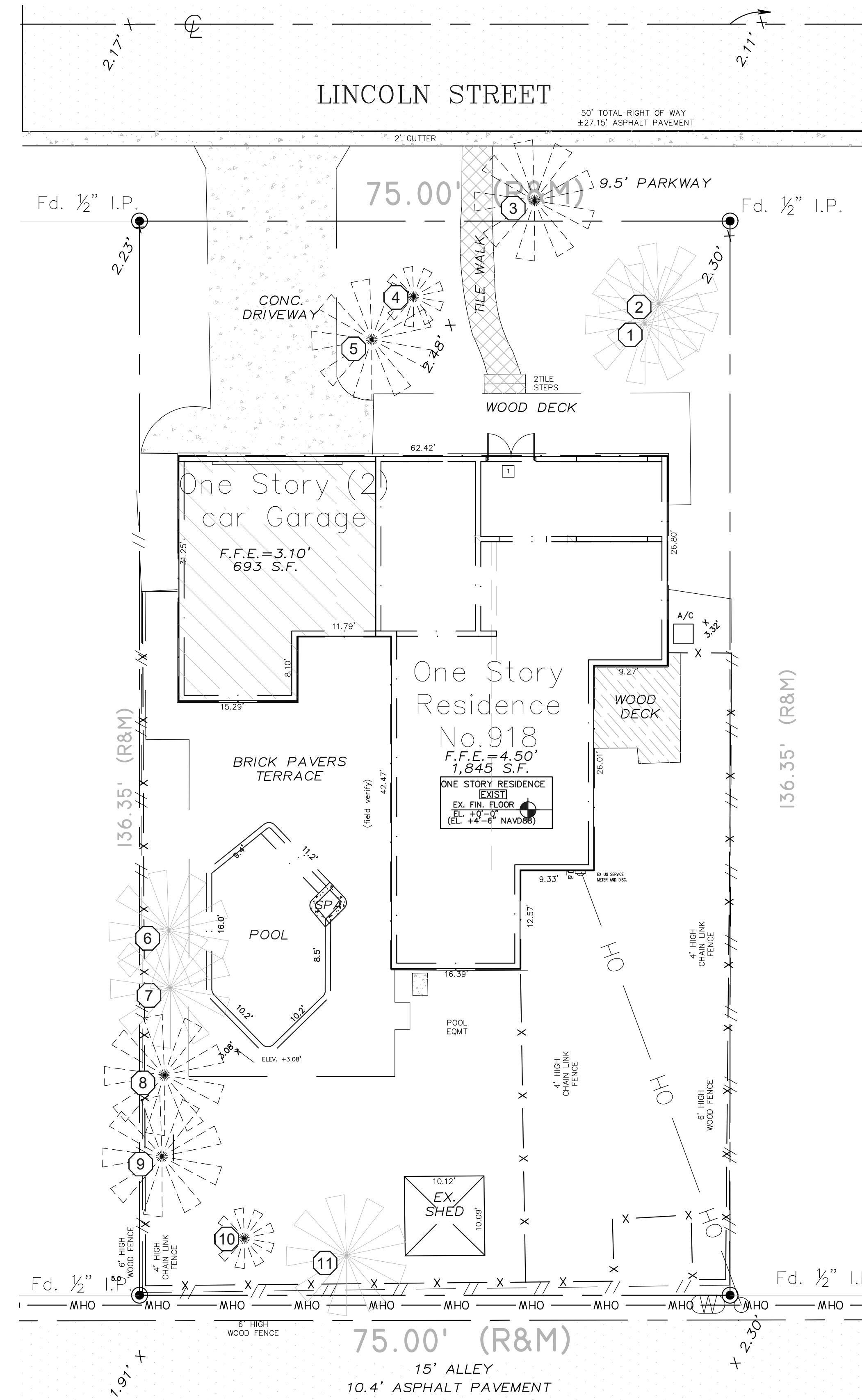
No	Common / Botanical Name	Cal.	Height / Trunk	Spread	Condition	Disposition
1	* ROYAL PALM / ROYSTONEA ELATA	14"	42' / 31'	20'	GOOD	REMAIN
2	* ROYAL PALM / ROYSTONEA ELATA	14"	50' / 38'	20'	GOOD	REMAIN
3	ARECA PALM / CHRYSALIDOCARPUS LUTESCENS	MULTI- 14"	15' / 10'	14'	GOOD	REMOVE
4	PYGMY DATE PALM / PHOENIX ROEBELLINI	5"	10' / 4'	10'	FAIR	REMOVE
5	QUEEN PALM / SYAGRUS ROMANZOFFIANA	12"	20' / 10'	15'	FAIR	REMOVE
6	* ROYAL PALM / ROYSTONEA ELATA	14"	45' / 34'	20'	GOOD	REMAIN
7	* ROYAL PALM / ROYSTONEA ELATA	14"	37' / 28'	20'	GOOD	REMAIN
8	QUEEN PALM / SYAGRUS ROMANZOFFIANA	12"	20' / 10'	15'	POOR	REMOVE
9	QUEEN PALM / SYAGRUS ROMANZOFFIANA	12"	20' / 10'	15'	FAIR	REMOVE
10	SOLITAIRE PALM / PTYCHOSPERMA ELEGANS	3"	28' / 22'	5'	POOR	REMOVE
11	QUEEN PALM / SYAGRUS ROMANZOFFIANA	12"	20' / 10'	15'	GOOD	REMAIN

*DENOTES FLORIDA NATIVE TREE

LEGEND



MITIGATION = REPLACEMENT OF (6) PALMS
SEE SHEET : L-1



EXISTING PLAN / SURVEY

FLA. REG. # LA6666848

SCOTT C. HEYDEN, RLA LLC
LANDSCAPE ARCHITECTURE AND LAND PLANNING
1627 Funston St., Hollywood, FL 33020
PHONE 954-920-4945 scotchland@gmail.com

Residential Additions and Remodel : Thalassa LLC
918 Lincoln Street, Hollywood, Florida
EXISTING TREE DISPOSITION PLAN
SITE

NO. REVISION DATE
DATE: 3 JUNE 2022
DRAWING: PERMIT
DRAWN BY: SCH
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SHEET
TD-1

LANDSCAPE REQUIREMENTS (RS-6)

CODE	REQUIRED	PROVIDED
(1) STREET TREE / 50'	75' = 2 TREES	(2) ROYAL PALMS
(1) TREE / 1250SF RECOMMENDED FOR RS : (3) TREES IN FRONT & (1) IN REAR	FRONT : 2000 / 1250 = 2	(2) EXIST ROYAL PALMS (FRONT) (2) EXIST ROYAL PALMS (REAR) (1) PROPOSED QV TREE (FRONT) = 5 TOTAL
MITIGATION : REMOVAL OF (6) PALMS		(4) PROPOSED VM PALMS (FRONT) (2) PROPOSED VM PALMS (REAR)
FRONT SHRUBS	15	(45)
REAR SHRUBS	10	(33)
60% FLORIDA NATIVE TREES	6 X 60% = 4	(2) ST PALMS + (4) REX PALMS + (1) QV = 7
50% FLORIDA NATIVE SHRUBS	30 X 50% = 15	(20) CES + (30) CHR
MULTIPLE TREE SPECIES	2 SPECIES PER 1 - 10	(2) SPECIES

PROPOSED LANDSCAPE SCHEDULE

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
QV	1	Quercus virginiana LIVE OAK TREE	SITE TREE 12' HT. X 5' SPR. 2" DBH F.G., FULL, SINGLE STRAIGHT MAIN LEADER
REX	4	*Roystonea elata ROYAL PALM	SITE TREES EXISTING : SEE TREE DISPOSITION TABLE
ST	2	*Roystonea elata ROYAL PALM	STREET TREES 8' CT. X 20' SPR. F.G., FULL.
VM	6	Carpentaria acuminata Carpentaria Palm	MITIGATION PALM 8' CT. X 9' SPR. F.G., FULL.

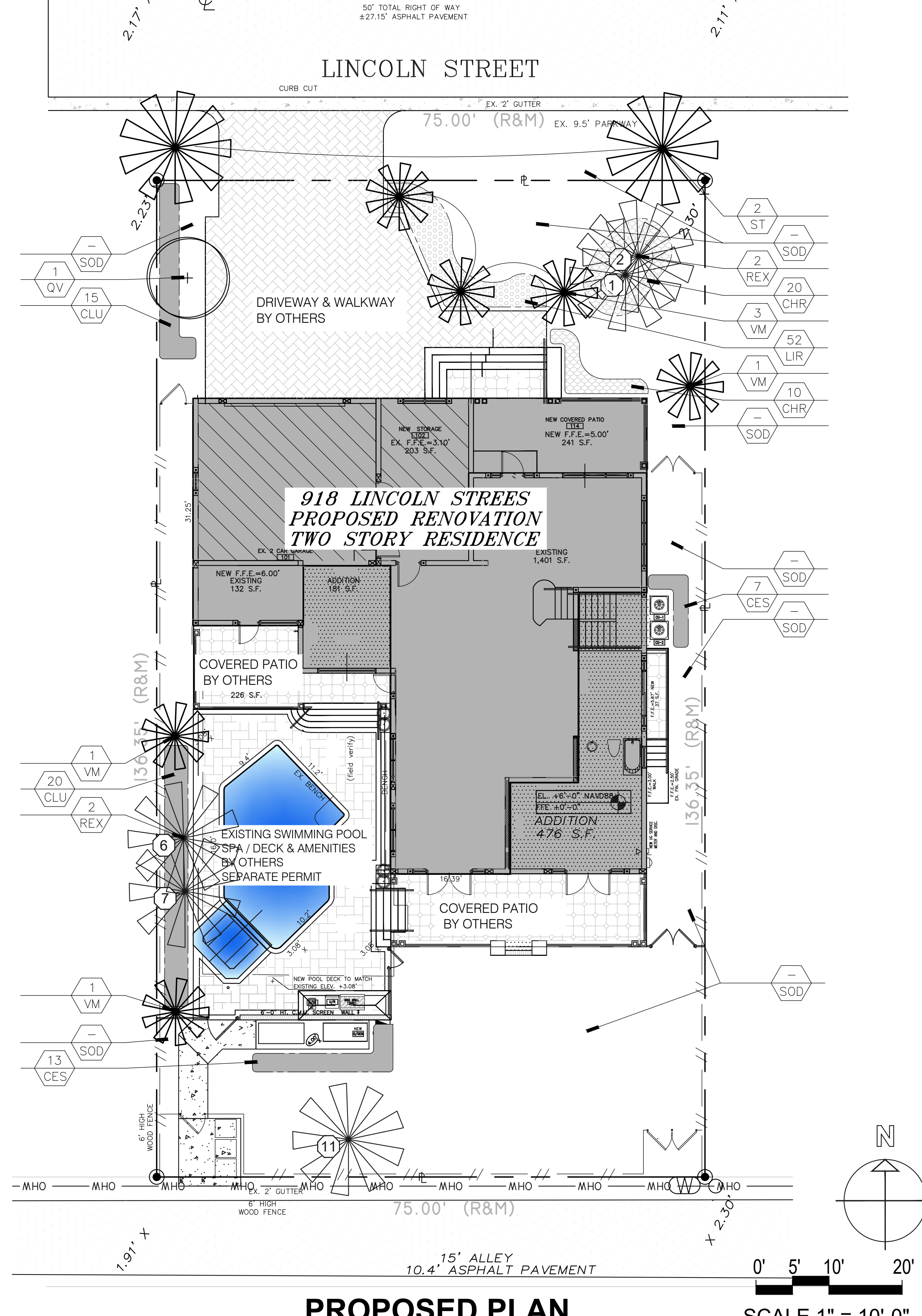
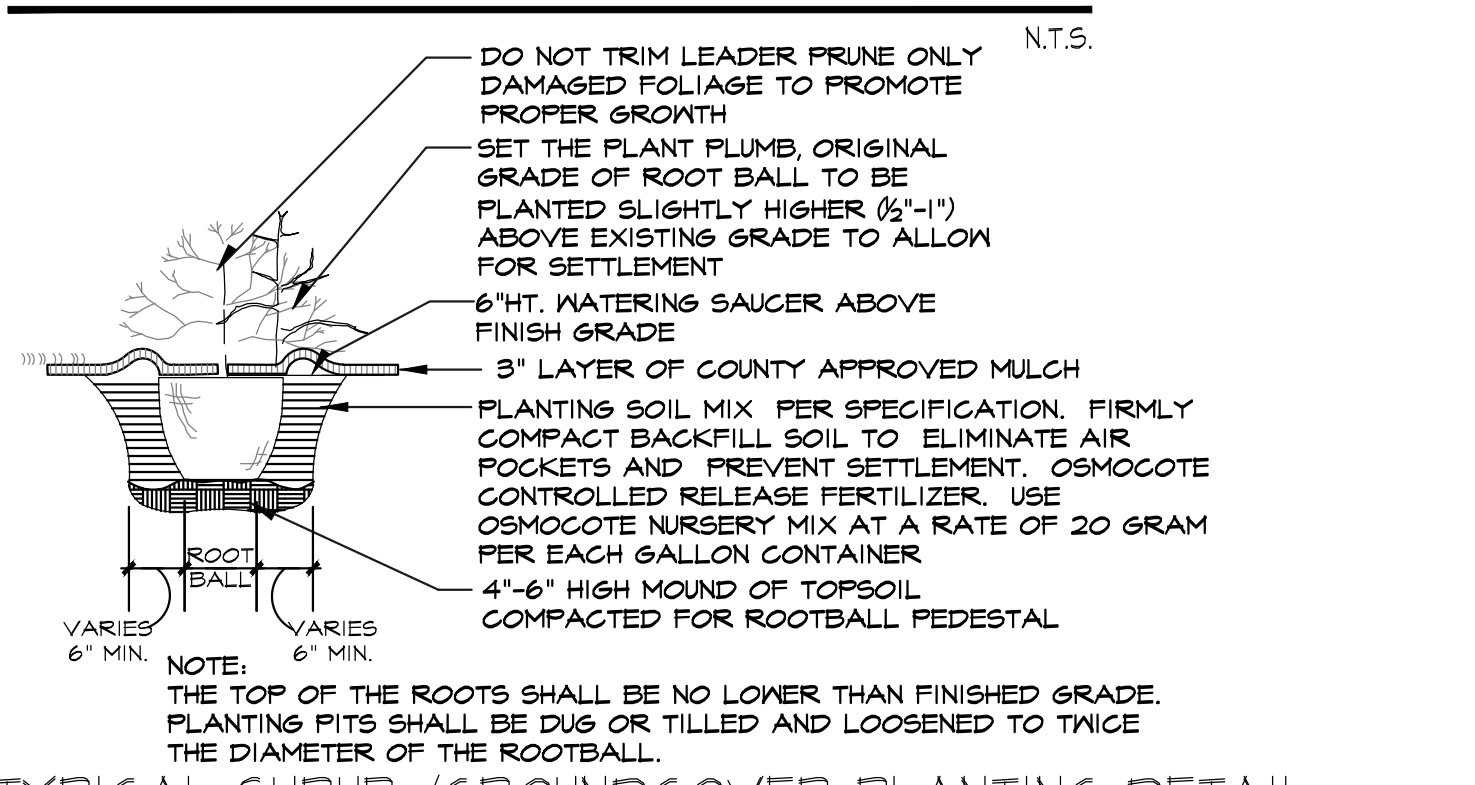
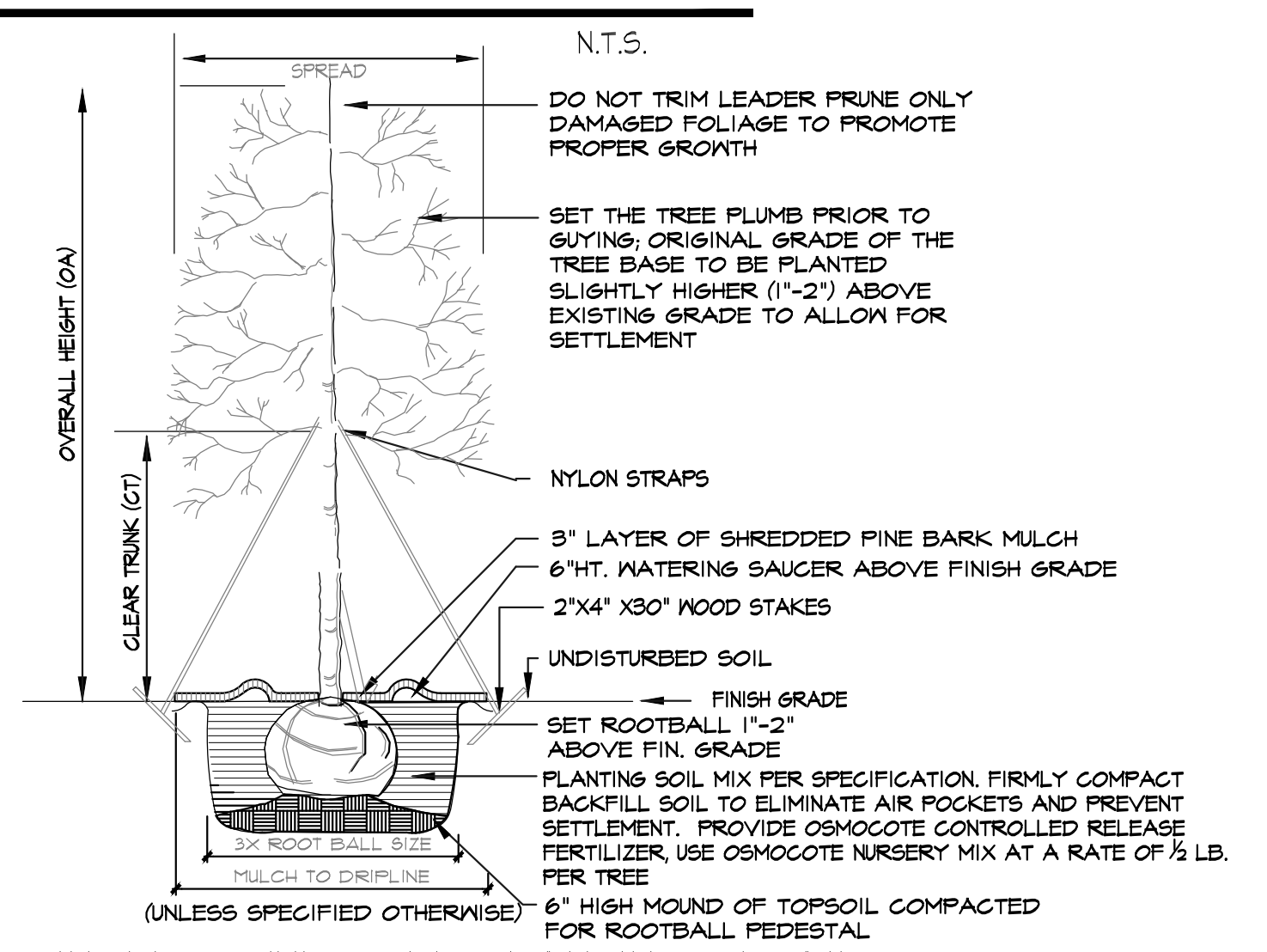
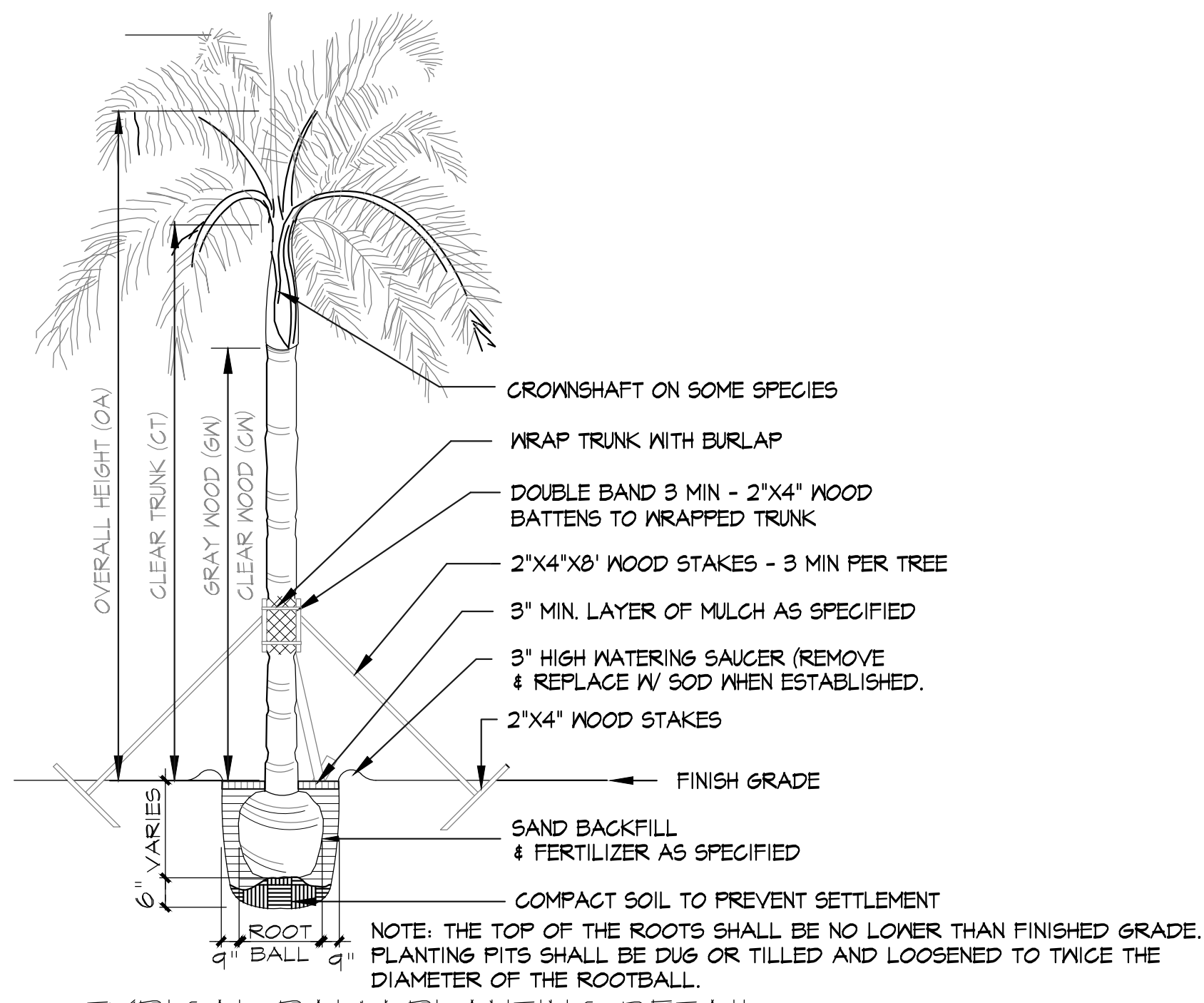
NOTE: *DENOTES FLORIDA NATIVE PLANT

KEY	QUAN.	PROPOSED MATERIAL	DESCRIPTION / SPACING
CES*	20	*Conocarpus erectus sericeus Silver Buttonwood Hedge	24" HT. X 24" SPR. / 24" O.C.
CHR*	30	*Chrysobalanus icaco "Red Tip" COCOPLUM	24" HT. X 24" SPR. / 24" O.C.
CLU	35	Clusia guttifera SMALL LEAF CLUSIA	24" HT. X 2' SPR. / 2" O.C.
LIR	52	Liriope spp. "Evergreen Giant" GIANT LIRIOPE	20" HT. X 18" SPR. / 18" O.C.
SOD	PLAN	Stenotaphrum secundatum ST. AUGUSTINE GRASS	AS NEEDED FOR 100% COVERAGE

NOTE -ALL TREES AND LANDSCAPING WILL BE FIELD LOCATED TO AVOID CONFLICTS WITH EXISTING UTILITIES, LIGHT POLES, DRAINAGE LINES. ROOT BARRIER SHALL BE USED AS NEEDED

GENERAL PLANTING NOTES

- All plant materials shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants", 2015, State of Florida Department of Agriculture, Tallahassee, or thereto.
- All landscape areas to be provided with a 100% overlap automatic irrigation system.
- All landscaping and irrigation shall be installed in a sound workmanlike manner and according to accepted and proper planting procedures with the quality of plant materials described.
- Specifications of plant materials as follows: Spread-indicates average spread to midpoint; Height (o.a.)-indicates overall height from top of root ball to midpoint of current season's growth; C.T.-indicates clear trunk measurement to first branching; Ft. of Wood-indicates measurement on palms from top of ball to top of stalks.
- All trees shall be properly gaged and staked at the time of planting to ensure proper establishment.
- Hedges shall be planted and maintained so as to form a continuous, unbroken, solid visual screen.
- The planting soil for all planting areas shall be composed of a minimum of 50% horticulturally acceptable organic material. The minimum soil depth shall be four inches in all hedge and mass planting beds and 1/2 cu. yd. per tree. Palms to be planted in clean sand.
- A minimum of three inches of shredded pine bark mulch shall be installed around each tree planting, including palm trees, and throughout hedge and shrub plantings.
- The contractor is responsible for his own quantity count. Any discrepancy between drawings and plant list shall be considered as correct on the drawings.
- Landscape Contractor shall provide a One Year Warranty for plant material



FLA. REG. # LA6666848
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Residential Additions and Remodel : Thalassa LLC
918 Lincoln Street, Hollywood, Florida
SITE EXISTING TREE DISPOSITION & PLANTING PLAN & DETAILS

CITY 3 JUNE, 2022
NO. REVISION DATE
DATE: 31 MAY, 2022
DRAWING: PERMIT
DRAWN BY: SCH
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ATTACHMENT B
Aerial Map

1018 Lincoln Street

Aerial Map

