

Historic Preservation Board

Tuesday, April 8, 2025

3:00 PM

City of Hollywood



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

Room 219

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

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

In-person:

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

Virtually:

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

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

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

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

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

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

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

Please silence all cell phones prior to entering the meeting.

A. Administration

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

Attachments: [2025_0311 Minutes Draft HPB](#)

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

Attachments: [Quasi-Judicial Hearing Procedures](#)
[Witness List P-25-01](#)

B. Applications**ITEM # 1 BELOW IS CONSIDERED QUASI-JUDICIAL****[1. 2025 0408](#)**

FILE NO.: 25-C-06

APPLICANT: Debra Davis

LOCATION: 743 Harrison Street

REQUEST: Certificate of Appropriateness for Design for front façade alterations to an existing Single Family Home in the Hollywood Lakes Historic District and zoning district RS-6.

Attachments: [2506 C Staff Report 2025 0408](#)
[Attachment A Application Package](#)
[Attachment B Aerial Photograph](#)

C. Old Business**D. New Business**

Nominations for the 2025 Historic Preservation Awards

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: 4/8/2025

Agenda Number:

To: Historic Preservation Board

Title:

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

A. ADMINISTRATION

1. Pledge of Allegiance
2. Roll Call

The meeting of the Historic Preservation Board was called to order by Board Chair, Terry Cantrell on **Tuesday, March 11th, 2024, at 3:00 PM** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Terry Cantrell
Fred Villiers-Furze
William Treece

Ari Sklar
Kathleen DiBona

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

Anand Balram	Planning Manager
Lauren Pruss	Principal Planner/Supervisor
Reginald White	Planner III
Laura Gomez	Planner II
Rachel Marshall	Assistant Planner
Anganie Balliram	Development Services Support Coordinator
Solange Baquero-Meza	Development Review Coordinator (Remote)

Also Present:

Kim Phan Assistant City Attorney

3. Approval of the Meeting Minutes
February 11, 2025 - Approved

MOTION WAS MADE BY TERRY CANTRELL AND SECONDED BY ARI SKLAR TO APPROVE THE FEBRUARY 11, 2025, MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Summary of Appeals to City Commission
None
5. Additions, Deletions, Withdrawals, and Continuances
None

6. City Attorney Announcements
Kim Phan informed the Board that items 1 and 2 are ruled by Quasi-Legislative Proceedings.

B. APPLICATIONS:

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

1. **FILE NO.:** 25-CM-03
APPLICANT: Diana Plunkett
LOCATION: 1133 Van Buren Street
REQUEST: Certificate of Appropriateness for Design to remove a fabric covering of an existing porch and add a new roof and columns structure covering the porch on the front façade of a single-family home located within the Hollywood Lakes neighborhood.

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.

Reginald White, Planner III, presented the item and answered questions from the Board.

Diana Plunkett, property owner, and Oliver Daniel, contractor, were present, provided additional information on the project 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.

Terry Cantrell passed the gavel to Fred Villiers-Furze, Vice-Chair, in order to make a motion.

MOTION WAS MADE BY TERRY CANTRELL AND SECONDED BY KATHLEEN DIBONA TO APPROVE THE DESIGN WITH THE FOLLOWING CONDITIONS:

1. **The applicant shall work with Staff to reduce the width of the columns and soften the header to maintain the spirit of the home.**

MOTION PASSED 3-2 BY VOICE VOTE, ARI SKLAR AND FRED VILLIERS-FURZE OPPOSED THE ITEM.

2. **FILE NO.:** 24-CV-76
APPLICANT: 501 S. Surf Rd. Trust
LOCATION: 501 South Surf Road
REQUEST: Certificate of Appropriateness for Design to construct a new single-family dwelling, and a Variance of Section 4.6.C.e.(5) Off-Street Parking Standards to permit an increase in off street parking from 1.5 permitted spaces to 5 parking

spaces in the BWK-25-HD-R zoning district located at 501 South Surf Road, within the Hollywood Beach Historic Overlay District.

Terry Cantrell received the gavel back from Fred Villiers-Furze to continue leading the meeting.

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.

Lauren Pruss, Principal Planner/ Supervisor, presented the item and answered questions from the Board.

Contractor was present, provided additional information on the project 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 FRED VILLIERS-FURZE TO APPROVE THE DESIGN WITH THE FOLLOWING CONDITIONS:

- 1. Substantial conformance to the Schematic Design Package for 501 S. Surf Rd. prepared by Kaller Architects, with a stamp and seal dated February 17, 2025.**
- 2. The applicant is to continue to coordinate this private development with the Community Redevelopment Area's (CRA) Phase IV project to ensure that there are no conflicts between construction schedules.**
- 3. The applicant is to work with the CRA on the selection of materials and finishes adjacent to the street end (between Surf Road and the Broadwalk).**
- 4. The applicant is to work with CRA to retain as much on-street parking at the street end as possible.**
- 5. Prior to issuance of building permits, the proposed plans shall be revised to provide consistent design for the Jackson Street and Surf Road cross sections, as approved by the Community Redevelopment Agency and Engineering Division as well as addressing pavement restoration on Surf Road and eliminate discrepancies between the civil engineering plans and architectural site plan.**
- 6. Prior to issuance of building permits, the applicant shall revise plans accordingly and receive the following approvals:**
 - a. Florida Department of Environmental Protection (FDEP) approval of Coastal Construction Control Line (CCCL) Permit Application with breakaway wall design certification and details.**
 - b. Submit V-Zone Certification with FEMA Scouring Report.**
 - c. Signed/Sealed Drainage calculations applying the latest water table elevations and rim elevations.**
 - d. Revise Sheet C-03 to match rim elevations on plan view with details.**
 - e. Details and Notice of Approvals (NOAs) for glazing system for stairwell.**

- f. **Outside agency approvals as applicable from FDEP, South Florida Water Management District (SFWMD), Broward County, Army Corp of Engineers (ACOE), etc.**
7. **Prior to building permits, the applicant shall revise the design of the rooftop to ensure the rooftop pergola does not exceed 10% of the ground floor area in adherence to Section 4.23 E.(1), Scenery Lofts.**
8. **The applicant shall work with the Architect and Staff to explore the possibility of adjusting the west and south elevations to find alternatives to the horizontal elements.**

MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY ARI SKLAR AND KATHLEEN DIBONA TO APPROVE THE VARIANCE. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

C. OLD BUSINESS

None

D. NEW BUSINESS

Anand Balram gave updates about the property located at 1049 Tyler Street. Anand Balram mentioned the Grant that Planning and Development received.

E. ADJOURNMENT

This meeting was adjourned at 4:07 P.M.



City of Hollywood

Staff Summary

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

Agenda Date: 4/8/2025

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: February 24, 2025

MEMO NO.: P-25-01

TO: City Clerk

FROM: Andria Wingett, Director of Development Services

SUBJECT: Witness List for Quasi-Judicial Items

EXPLANATION:

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

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

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



City of Hollywood

Staff Summary

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

File Number: 1. 2025 0408

Agenda Date: 4/8/2025

Agenda Number:

To: Historic Preservation Board

Title: FILE NO.: 25-C-06
APPLICANT: Debra Davis
LOCATION: 743 Harrison Street
REQUEST: Certificate of Appropriateness for Design for front
façade alterations to an existing Single Family Home in the Hollywood
Lakes Historic District and zoning district RS-6.

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

DATE: April 8, 2025 **FILE:** 25-C-06

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Adrian Montoya, Planner II

SUBJECT: Request for a Certificate of Appropriateness of Design for front façade alterations on a single-family home located at 743 Harrison Street within the Hollywood Lakes Historic District and RS-6 zoning district.

APPLICANT'S REQUEST

Certificate of Appropriateness for Design for front façade alterations on a single-family home located at 743 Harrison Street within the Hollywood Lakes Historic District.

STAFF'S RECOMMENDATION

Approval.

BACKGROUND

The existing one-story single-family house was built in 1953 and purchased by the current owner in July 2023. The property is located within the Hollywood Lakes Historic District and zoned Single-Family District (RS-6). A total of eleven (11) building permits have been issued for the property for various projects including new fence installation, driveway alterations, and reroofing. There are no records indicating that the house has undergone any changes requiring approval from the Historic Preservation Board prior to this application.

REQUEST

The Applicant is requesting a Certificate of Appropriateness of Design for front façade alterations on a single-family home located at 743 Harrison Street within the Hollywood Lakes Historic District. The design includes six (6) window modifications to the front façade, an alteration to the front door on the building's east elevation, and a redesign of the front yard pillar. The proposed alterations will impact the front façade window treatments, the front door opening, and see the installation of a redesigned pillar for an existing overhang.

The proposed front façade alterations feature a neutral gray and off-white color palette, complemented by harmonious design elements and materials. These include stone veneer layers, the installation of impact-resistant windows with dark bronze windowpanes, coextensive and orthogonal lines, a new breezeway block pillar, the installation of a front door with a central window, and a smooth stucco finish.

The Historic Preservation Board is guided by the Secretary of the Interior’s Standards for Rehabilitation of Historic Buildings and the City of Hollywood’s Design Guidelines for Historic Properties and Districts. These documents offer design guidelines for materials, scale, massing and location for all properties within the Hollywood Lakes Historic District. The Design Guidelines state that new construction should be appropriate to its historically and architecturally significant surroundings.

SITE BACKGROUND

Applicant/Owner: Debra Davis
Address/Location: 743 Harrison Street
Size of Property: 12,026 sq. ft. (0.28 acres)
Present Zoning: Single Family District (RS-6)
Historic District: Hollywood Lakes Historic District (HMPRL0D-1)
Present Land Use: Low Residential (LRES)
Present Use of Land: Residential

ADJACENT ZONING AND LAND USE

North: Government Use (GU)
Open Space and Recreation (OSR)
South: Government Use (GU)
Open Space and Recreation (OSR)
East: Government Use (GU)
General Business (GBUS)
West: Single-Family Residential District (RS-6)
Low Residential (LRES)

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 other approved front façade alterations within the surrounding area, while allowing the Applicant to exercise their rights as the property owner. The proposed front façade alterations accomplish the City’s desired reinvestment in the Hollywood Lakes Historic 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 front façade alterations are complimentary to the character of the Hollywood Lakes Historic District through its design which possesses similar characteristics to the existing front façade and are 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.*

CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

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

The proposed front façade alterations are consistent with the surrounding neighborhood and do not produce negative residential uses.

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 5.5 (F).

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *façade alterations should be compatible with the existing character of the neighborhood*. The proposed front façade alterations are compliant with the required setbacks and site coverage and maintain the property and the neighborhood’s character.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Design Guidelines for Historic Properties and Districts encourages proposed alterations to a building’s front façade be compatible with the character of the neighborhood regarding scale, materials, texture, and color. The current style of the building is masonry block with a flat roof. Although the current design lends itself to mid-century modern architecture, it’s a simple stucco finish with minimal architectural details. The proposed front façade alterations would maintain the overall style of the home, while adding some stonework on the entrance wall, a statement pillar for the existing overhang, and the installation of new impact resistant windows and a front door to modernize its appearance.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: As stated in the Design Guidelines for Historic Properties and Districts, *setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood*. Harrison Street, south of Hollywood Boulevard, is primarily composed of single-family homes. The setting at 743 Harrison Street is a single-family neighborhood located where Harrison Street meets the Atlantic Intracoastal Waterway. The street features pedestrian-friendly sidewalks and provides easy access to Hollywood Boulevard, North Lake, South Lake, and the Hollywood Beach Broadwalk. The proposed front façade alterations will not impact the existing setting of the property.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: The Design Guidelines for Historic Properties and Districts emphasize that materials are a crucial aspect of preserving the character of any historic district or property. The materials proposed for the front façade alterations will remain true to the home's existing architectural style while giving it a more modern appearance. These alterations are proactive steps that address climate-related hazards and comply with the relevant requirements of the Florida Building Code.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The workmanship for the proposed front façade alterations will fully comply with all State and Local regulations. Necessary barricading will be implemented to protect the site during active renovations, and all construction practices will adhere to, or exceed, the requirements of the Florida Building Code 2023 and the State of Florida Department of Environmental Protection.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: The Design Guidelines for Historic Properties and Districts recommend maintaining consistent spacing and setbacks and further state that proposed alterations to the front façade of a building be compatible with the existing and surrounding homes in the area 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 front façade alterations are consistent with the scale and massing of other approved front façade alterations within the surrounding area.

FINDING: Consistent.

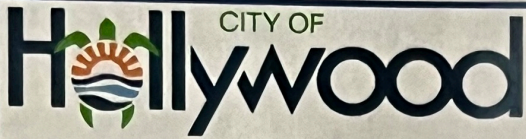
SUMMARY OF FINDINGS:

The proposed front façade alterations meet all applicable requirements, including the historic district design guidelines. They are consistent with previously approved front façade alterations to single family homes in the Hollywood Lakes Historic District and harmonious with the character of the neighborhood along Harrison Street south of Hollywood Blvd. The alterations maintain the neighborhood’s character and comply with the zoning district’s development regulations. The recommendation from Planning is Approval.

ATTACHMENTS

- ATTACHMENT A: Application Package
- ATTACHMENT B: Aerial Photograph

ATTACHMENT A
Application Package



CITY OF
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

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

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- Technical Advisory Committee Art in Public Places Committee Variance
 Planning and Development Board Historic Preservation Board Special Exception
 City Commission Administrative Approval

PROPERTY INFORMATION

Location Address: 743 Harrison Street
 Lot(s): 384 Block(s): 81 Subdivision: 1-32
 Folio Number(s): 514214025361

Zoning Classification: 01 Land Use Classification: 01

Existing Property Use: 01 Sq Ft/Number of Units: _____

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: Exterior alterations new windows & doors

Phased Project: Yes No Number of Phases: 2

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="1"/> #Rooms <input type="text" value="2"/>
Proposed Non-Residential Uses	<input type="text" value="12,076"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="49"/> (Area: <input type="text" value="6,041"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="4"/>)
Height (# of stories)	(# STORIES) <input type="text" value="1"/> (<input type="text" value="2,294"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text" value="2284"/> FT.)

Name of Current Property Owner: Debra Davis

Address of Property Owner: 743 Harrison Street

Telephone: 954-997-6820 Email Address: keldebra@gmail.com

Applicant Debra Davis Consultant Representative Tenant

Address: 743 Harrison ST Telephone: 954-997-6820

Email Address: keldebra@gmail.com

Email Address #2: _____

Date of Purchase: 7/26/2023 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: _____

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: 11/19/2024

PRINT NAME: Debra Davis Date: 11/19/2024

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

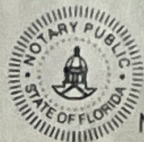
PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me this 19 day of November

[Signature]
 Notary Public



Axel Ceballos Cruz
 Comm.: HH 282067
 Expires: June 28, 2026
 Notary Public - State of Florida

[Signature]
 Signature of Current Owner

Debra Davis
 Print Name

State of Florida

My Commission Expires: 6.28.2026 (Check One) Personally known to me; OR Produced Identification FL-DL

Documentary Stamp Tax: \$0.70

After Recording Mail To:
uDeed, LLC - 112311
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624

This document prepared by:
Debra K. Davis
743 Harrison Street
Hollywood, FL 33019

WARRANTY DEED

TITLE OF DOCUMENT

THIS WARRANTY DEED, made the 25th day of April, 2024,
by **DEBRA K. DAVIS, a single woman**, whose mailing address is 743 Harrison Street, Hollywood,
Florida 33019, hereinafter called the Grantor, to **DEBRA KELLEY DAVIS, Trustee of THE
DEBRA KELLEY DAVIS REVOCABLE TRUST**, whose mailing address is 743 Harrison Street,
Hollywood, Florida 33019, hereinafter called the Grantee.

The Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00)
and other good and valuable considerations to Grantor paid by Grantee, the receipt of which is
hereby acknowledged, hereby grants, bargains, sells, unto the Grantee all that certain land,
situate in Broward County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Assessor's Parcel Number: 514214025361

MORE commonly known as: 743 Harrison Street, Hollywood, Florida 33019

Prior Recorded Doc. Ref.: Warranty Deed: Recorded July 28, 2023; Instrument No. 119008637

Subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements
now of record, if any.

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

To have and to hold, the same in fee simple forever.

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

The land described herein (You must make a selection):

is homestead property of the said Grantor

is **NOT** homestead property of the said Grantor

Grantor(s) reserve the right to reside upon any real property placed in this Trust as their permanent residence during their lives. It is the intent of this provision to retain for the grantor(s) the requisite beneficial interest and possessor right in and to such real property to comply with Florida Statute 196.041 (2), such interest being hereby declared to be "equitable title to real estate" as that term is employed in Section 6, Article VII of the State Constitution.

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

When the context requires, singular nouns and pronouns include the plural.

Debra K. Davis

Debra K. Davis

Signed, sealed and delivered in the presence of:

Witness Signatures:

[Signature]

[Signature]

Printed Name: ANA PEREZ POSSO
Printed Address: 6511 NOVA DRIVE, DAVIE,
FL, 33317

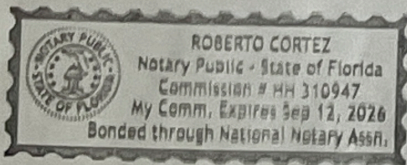
Printed Name: Cezar Samylen
Printed Address: 6511 Nova Dr. Davie,
FL, 33317

STATE OF Florida)

COUNTY OF Broward) ss

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of April, 2024, by **Debra K. Davis**, who is/are personally known to me or who has/have produced FLDL (type of identification) as identification.

NOTARY STAMP/SEAL



[Signature]
NOTARY PUBLIC
Roberto Cortez
PRINTED NAME OF NOTARY PUBLIC
My Commission Expires: Sept. 12, 2026

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT CERTAIN LAND SITUATE IN BROWARD COUNTY, STATE OF FLORIDA, VIZ:

LOTS 3 AND 4, BLOCK 81, HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD AND TO TAXES FOR THE YEAR 2023 AND THEREAFTER.

Permit # _____

Date: 11/19/2021

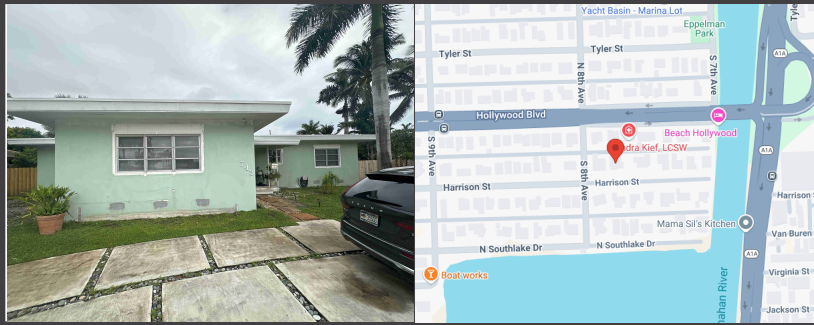
LOT COVERAGE INFORMATION

If you are the applicant for a building permit for a SINGLE FAMILY RESIDENCE, please be aware that the following information is needed in order to process your request for any additions or accessory structures, including pools, decks, and the like:

1. 12,026 SQUARE FEET OF YOUR LOT (length x width)
2. 2,284 SQUARE FEET OF YOUR HOUSE
3. 1,854 SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)
4. 1,647 SQUARE FEET OF THE ADDITION, AND OR...
5. 6,041 SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.
6. 6,041/12,100 TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3+ 4+ 5)...
7. 49% PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No.6 by No. 1)



www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS:
743 HARRISON STREET, HOLLYWOOD, FLORIDA 33019

SURVEY NUMBER: 2410.0396

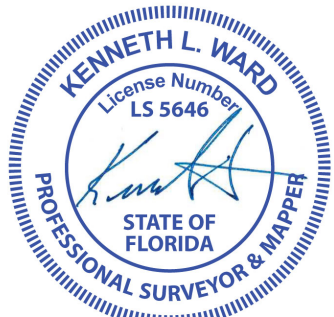
DATE SIGNED: 02/27/25 **FIELD WORK DATE:** 10/14/2024

REVISION DATE(S):
(REV.2 2/28/2025) (REV.2 2/27/2025) (REV.1 10/17/2024)

POINTS OF INTEREST
NONE VISIBLE

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J -15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



KENNETH L. WARD
State of Florida Professional Surveyor and Mapper
License Number 5646
Exacta Land Surveyors, LLC | LB# 8291

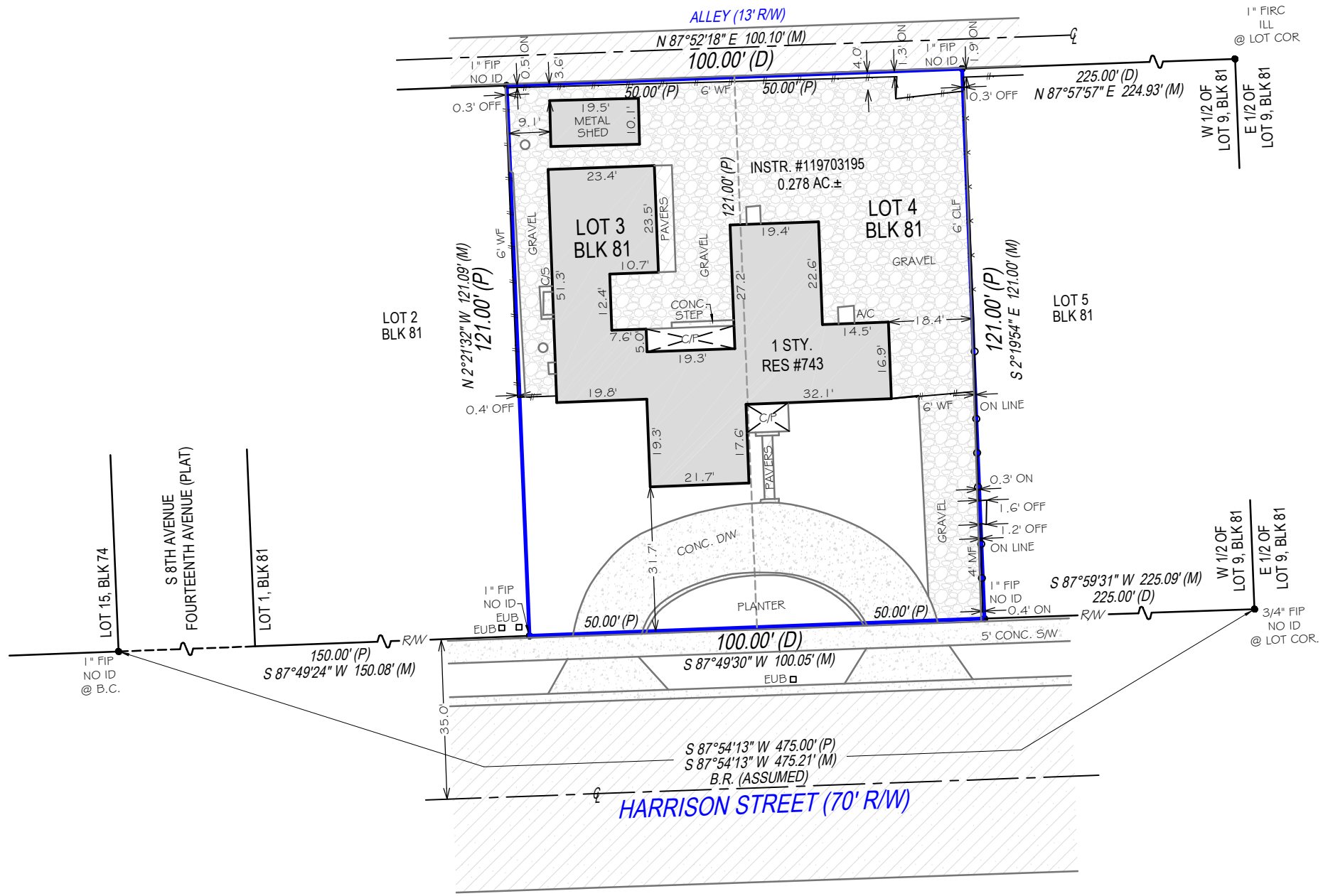


Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765



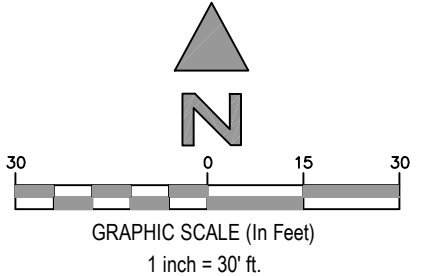
AFFILIATE MEMBERS

2410.0396
BOUNDARY SURVEY
BROWARD COUNTY



SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



PROPERTY ADDRESS:
743 HARRISON STREET, HOLLYWOOD, FLORIDA 33019

SURVEY NUMBER: 2410.0396

CERTIFIED TO:
DEBRA DAVIS;

DATE SIGNED: 02/27/25

BUYER: DEBRA DAVIS

LENDER:

TITLE COMPANY:

COMMITMENT DATE: NOT REVIEWED **CLIENT FILE NO:**

LEGAL DESCRIPTION:
LOTS 3 AND 4, BLOCK 81, HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 7). THIS PROPERTY WAS FOUND IN THE CITY OF HOLLYWOOD, COMMUNITY NUMBER 125113, PANEL NUMBER 0588 DATED 07/31/2024.

GENERAL SURVEYORS NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin
	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

<p>ABBREVIATIONS</p> <p>(C) - Calculated (D) - Deed (F) - Field (M) - Measured (P) - Plat (R) - Record (S) - Survey A/C - Air Conditioning AE - Access Easement ANE - Anchor Easement ASBL - Accessory Setback Line B/W - Bay/Box Window BC - Block Corner BFP - Backflow Preventer BLDG - Building BLK - Block BM - Benchmark BR - Bearing Reference BRL - Building Restriction Line BSMT - Basement C - Curve C/L - Center Line C/P - Covered Porch C/S - Concrete Slab CATV - Cable TV Riser CB - Concrete Block CH - Chord Bearing CHIM - Chimney CLF - Chain Link Fence CME - Canal Maintenance Easement CO - Clean Out CONC - Concrete COR - Corner CS/W - Concrete Sidewalk CUE - Control Utility Easement CVG - Concrete Valley Gutter D/W - Driveway DE - Drainage Easement DF - Drain Field DH - Drill Hole DUE - Drainage & Utility Easement ELEV - Elevation EM - Electric Meter ENCL - Enclosure ENT - Entrance EOP - Edge of Pavement EOW - Edge of Water ESMT - Easement EUB - Electric Utility Box F/DH - Found Drill Hole FCM - Found Concrete Monument FF - Finished Floor</p>	<p>FIP - Found Iron Pipe FIPC - Found Iron Pipe & Cap FIR - Found Iron Rod FIRC - Found Iron Rod & Cap FN - Found Nail FN&D - Found Nail & Disc FRRSPK - Found Rail Road Spike GAR - Garage GM - Gas Meter ID - Identification IE/EE - Ingress/Egress Easement ILL - Illegible INST - Instrument INT - Intersection IRRE - Irrigation Easement L - Length LAE - Limited Access Easement LB# - License No. (Business) LBE - Limited Buffer Easement LE - Landscape Easement LME - Lake/Landscape Maintenance Easement LS# - License No. (Surveyor) MB - Map Book ME - Maintenance Easement MES - Mitered End Section MF - Metal Fence MH - Manhole MHWL - Mean High Water Line NR - Non-Radial NTS - Not to Scale NAVD88 - North American Vertical Datum 1988 NGVD29 - National Geodetic Vertical Datum 1929 OG - On Ground ORB - Official Records Book ORV - Official Record Volume O/A - Overall O/S - Offset OFF - Outside Subject Property OH - Overhang OHL - Overhead Utility Lines OHWL - Ordinary High Water Line ON - Inside Subject Property P/E - Pool Equipment PB - Plat Book PC - Point of Curvature PCC - Point of Compound Curvature PCP - Permanent Control Point PI - Point of Intersection PLS - Professional Land</p>	<p>Surveyor PLT - Planter POB - Point of Beginning POC - Point of Commencement PRC - Point of Reverse Curvature PRM - Permanent Reference Monument PSM - Professional Surveyor & Mapper PT - Point of Tangency PUE - Public Utility Easement R - Radius or Radial R/W - Right of Way RES - Residential RGE - Range ROE - Roof Overhang Easement RP - Radius Point S/W - Sidewalk SBL - Setback Line SCL - Survey Closure Line SCR - Screen SEC - Section SEP - Septic Tank SEW - Sewer SIRC - Set Iron Rod & Cap SMWE - Storm Water Management Easement SN&D - Set Nail and Disc SQFT - Square Feet STL - Survey Tie Line STY - Story SV - Sewer Valve SWE - Sidewalk Easement TBM - Temporary Bench Mark TEL - Telephone Facilities TOB - Top of Bank TUE - Technological Utility Easement TWP - Township TX - Transformer TYP - Typical UE - Utility Easement UG - Underground UP - Utility Pole UR - Utility Riser VF - Vinyl Fence W/C - Witness Corner W/F - Water Filter WF - Wood Fence WM - Water Meter/Valve Box WV - Water valve</p>
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JOB SPECIFIC SURVEYOR NOTES:
2/28/2025- remove RV. 2/27/2025-revise structure label to RV vs. Mobile Home, only.

THE ASSUMED BEARING REFERENCE OF SOUTH 87 DEGREES 54 MINUTES 13 SECONDS WEST IS BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET, LOCATED WITHIN HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



Exacta Land Surveyors, LLC
131 West Broadway Street, Suite 1001, Oviedo, FL 32765
o: 866.735.1916 | f: 866.744.2882

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

PROJECT LOCATION:
743 HARRISON STREET
HOLLYWOOD, FL 33019

PROJECT CLIENT(S) | OWNER(S):
MR. MARTIN HERNANDEZ & MS. DEBRA K. DAVIS

PROJECT ARCHITECT(S) | ENGINEER(S):
LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
5521 VAN BUREN STREET
HOLLYWOOD, FL 33021
PH: 954-451-8616
FIRM LICENSE: LA6667411 (FLORIDA)
ARCHITECTS
ATELIER INTERNATIONAL LLC
1800 SW 1ST AVENUE, SUITE 307
MIAMI, FL 33129
PH: 305-374-9084
C: 786-302-5236
WEB: WWW.ATELIERINT.COM

NOTES:

ZONING: RS-6
LOT: 12,026 SQUARE FEET
YEAR BUILT: 1953
FEMA FLOOD ZONE: AE 6
MINIMUM OPEN SPACE: N/A
HOLLYWOOD LAKES HISTORIC DISTRICT (HMPLD-1)

PERVIOUS VS. IMPERVIOUS CALCULATIONS:
TOTAL SITE AREA: +/- 12,026 SF

IMPERVIOUS AREAS (TOTAL SITE):
706 SF (NEW CONC. PAVERS)
355 SF (DECORATIVE GRAVEL)
1,313 SF (EXISTING CONC. DRIVEWAY PAVERS)
220 SF (NEW WEST YARD COMPOSITE WOOD DECK)
413 SF (NEW EAST YARD COMPOSITE WOOD DECK)
432 SF (NEW CENTRAL COURTYARD COMPOSITE WOOD DECK)
2,813 SF (ARCHITECTURAL FOOTPRINT)
TOTAL IMPERVIOUS AREA: +/- 6,252 SF OR 51.98% TOTAL SITE AREA

PERVIOUS AREA (TOTAL SITE):
3,621 SF (LAWN)
2,227 SF (PLANTING AREAS)
TOTAL PERVIOUS AREA: +/- 5,848 SF OR 48.6% OF TOTAL SITE AREA

FRONT YARD AREA CALCULATIONS:
FRONT YARD AREA = +/- 2,500 SF / 1,250 SF PER REQ. SITE TREE = 2 REQ. SITE TREES. PROVIDING 1 NATIVE GUMBO LIMBO AND 2 NATIVE ORANGE GEIGER TREES. 15 SHRUBS REQ. IN FRONT YARD. PROVIDING DOZENS OF NEW FLORIDA NATIVE AND FLORIDA FRIENDLY SHRUBS AND GROUNDCOVERS.

FRONT YARD IMPERVIOUS VS. PERVIOUS CALCULATION:
TOTAL FRONT YARD AREA: +/- 2,500 SF

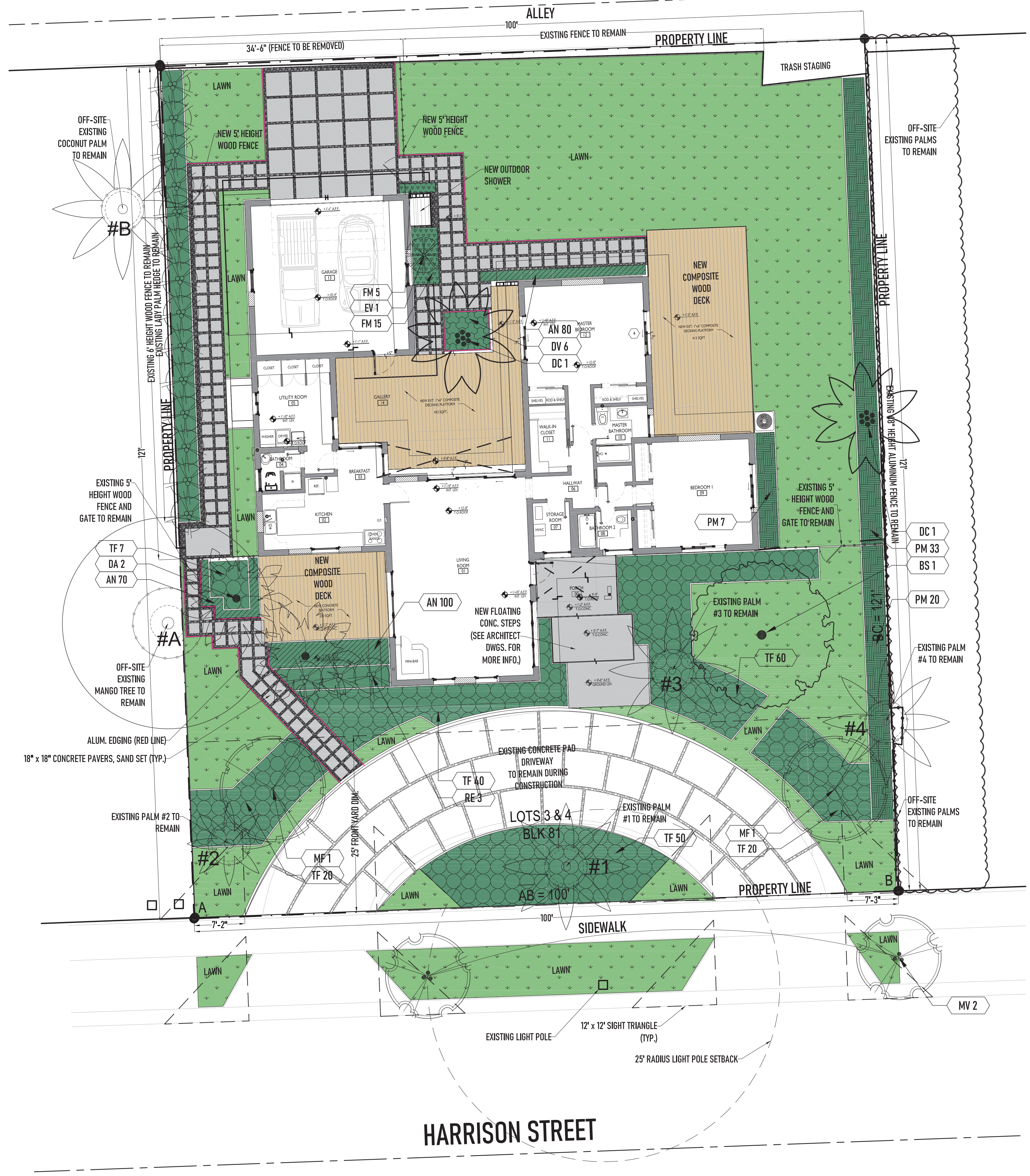
IMPERVIOUS AREA:
EXISTING CONC. DRIVEWAY: 1,289 SF
NEW PAVERS + GRAVEL: 31 SF
TOTAL IMPERVIOUS AREA: +/- 1,320 SF OR 52.8% OF TOTAL FRONT YARD AREA

PERVIOUS AREA:
LAWN: 475 SF
PLANTING AREA: 705 SF
TOTAL PERVIOUS AREA: +/- 1,180 OR 47.2% OF TOTAL FRONT YARD AREA

STREET TREE CALCULATION:
1 STREET TREE REQUIRED PER 50 LINEAL FEET. 100' WIDE LOT / 50' = 2 REQ. STREET TREES. PROVIDING 2 NATIVE FLORIDA SWEETBAY MAGNOLIA TREES.

TREES AND PALMS SHALL NOT BE REMOVED WITHOUT FIRST OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD.

ENTIRE SITE TO RECEIVE AUTOMATIC 100% PROPERTY WIDE IRRIGATION SYSTEM.



743 HARRISON STREET - LANDSCAPE PLANTING LEGEND - 2025.03.09

PLANTING MATERIALS - TREES AND PALMS					
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	REMARKS
2		DA	DICTYOSPERMA ALBUM	PRINCESS PALM	- SINGLE TRUNK - MIN. 8' C.T. - FLORIDA #1 - SEE PLAN FOR SPACING - FLORIDA FRIENDLY
2		DC	DYPSPIS CABADAE	CABANA PALM	- MIN. 12' OAL HT. - CLUSTER - MIN. 4 TRUNKS - FLORIDA #1 - SEE PLAN FOR SPACING - FLORIDA FRIENDLY - CONTACT: ST. GERMAIN FARMS 305.245.8311
1		BS	BUSEA SMIARUBA	GUMBO LIMBO (SITE REQ. TREE)	- MIN. 2" DBH / 10' OAL HT. - FLORIDA #1 - SEE PLAN FOR SPACING - FLORIDA NATIVE
2		MF	MIRICANTHES FRAGRANS	WHITE SIMPSON STOPPER (SITE REQ. TREE)	- MIN. 2" DBH / 10' OAL HT. - MULTI-TRUNK - FLORIDA #1 - SEE PLAN FOR SPACING - FLORIDA NATIVE
2		MV	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA (STREET REQ. TREE)	- MIN. 2" DBH / 12' OAL HT. - MULTI-TRUNK - FLORIDA #1 - SEE PLAN FOR SPACING - FLORIDA NATIVE
4 EXISTING PALMS TO REMAIN		N/A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N/A - SEE SHEET TLO1 FOR TREE/PALM DISPOSITION

743 HARRISON STREET - LANDSCAPE PLANTING LEGEND - 2025.03.09

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS					
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	REMARKS
3		RE	RHAPHIS EXCELSA	LADY FINGER PALM	- 25 GAL. - MIN. 6' HT. - FLORIDA #1 - SEE PLAN FOR SPACING - FLORIDA FRIENDLY
60		PM	PODOCARPUS MACROPHYLLUS	JAPANESE YEW	- 15 GAL. - MIN. 24" HT. - FLORIDA #1 - 30" O.C. - FLORIDA FRIENDLY
197		TF	TRIPSACM FLORIDANUM	DWARF FAKAHATCHEE GRASS	- 3 GAL. - MIN. 24" HT. - FLORIDA #1 - 30" O.C. - FLORIDA NATIVE
6		BV	IRETES VEGETA	WHITE AFRICAN IRIS	- 3 GAL. - MIN. 24" HT. - FLORIDA #1 - 24" O.C. - FLORIDA FRIENDLY
20		PM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 3 GAL. - MIN. 24" HT. - FLORIDA #1 - 18" O.C. - FLORIDA FRIENDLY
250		AN	ANNUAL COLOR BEDS	N/A	- 4" POT / 1 GALLON - FLORIDA #1 - 8" O.C. - FLORIDA FRIENDLY / FLORIDA NATIVE
+/- 2,000 S.F.		LAWN	ST. AUGUSTINE 'FLORTAM' SOD	ST. AUGUSTINE 'FLORTAM' SOD	N/A - SEE LP SHEET SERIES FOR MORE INFORMATION - SEAMING BOND PATTERN, BUTT JOINTS, NO GAPS

PROJECT NAME:
743 HARRISON STREET GARDEN

PROFESSIONAL SEAL(S):

NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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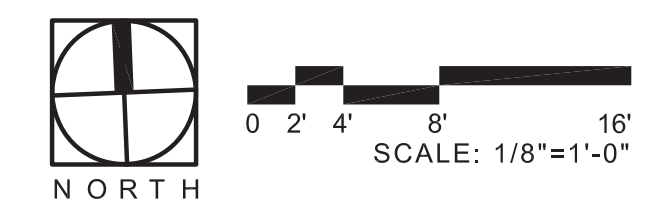
Project ID: 2025-743 HARRISON
Print Date: MARCH 9, 2025
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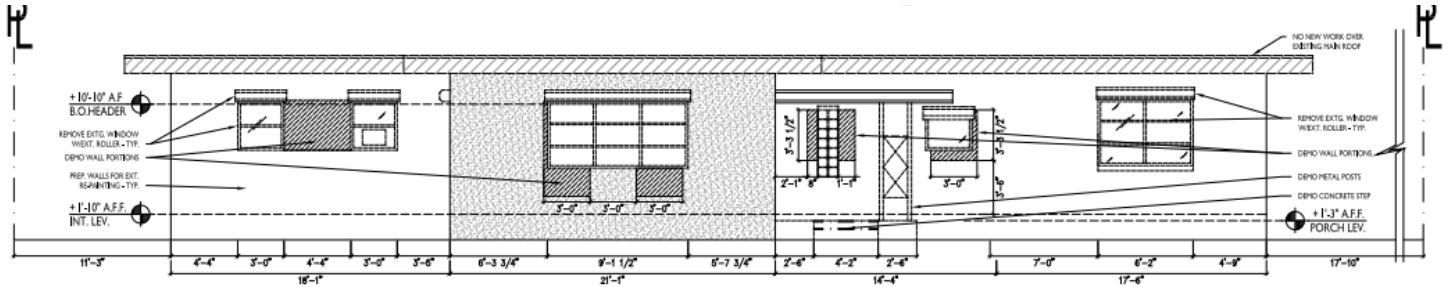
LANDSCAPE SITE PLAN

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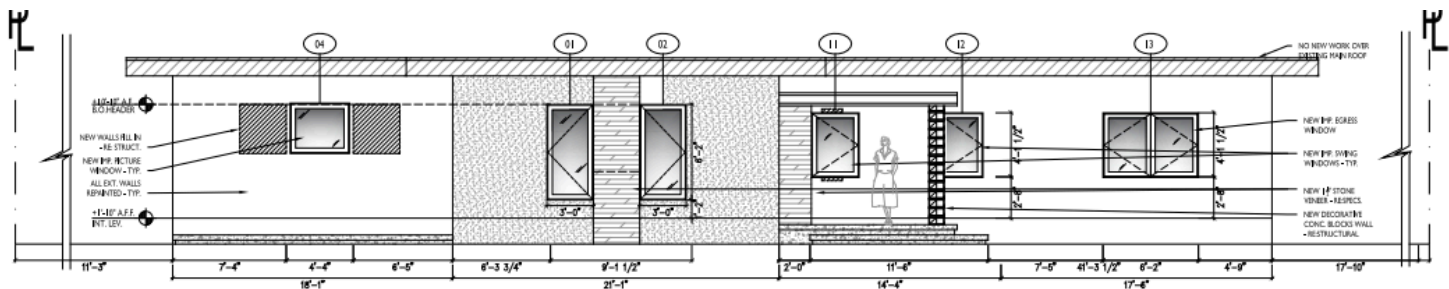
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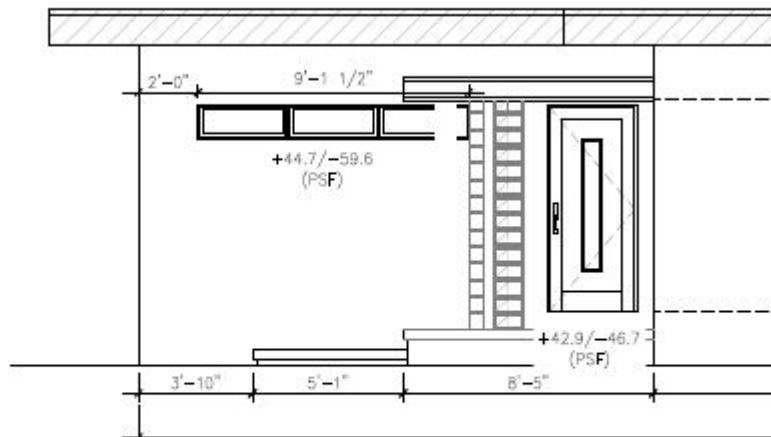
Front Facade Window and Door Alterations, and Installation of Redesigned Pillar for Existing Overhand



① DEMO FRONT ELEV.
SCALE: 1/8" = 1'-0"



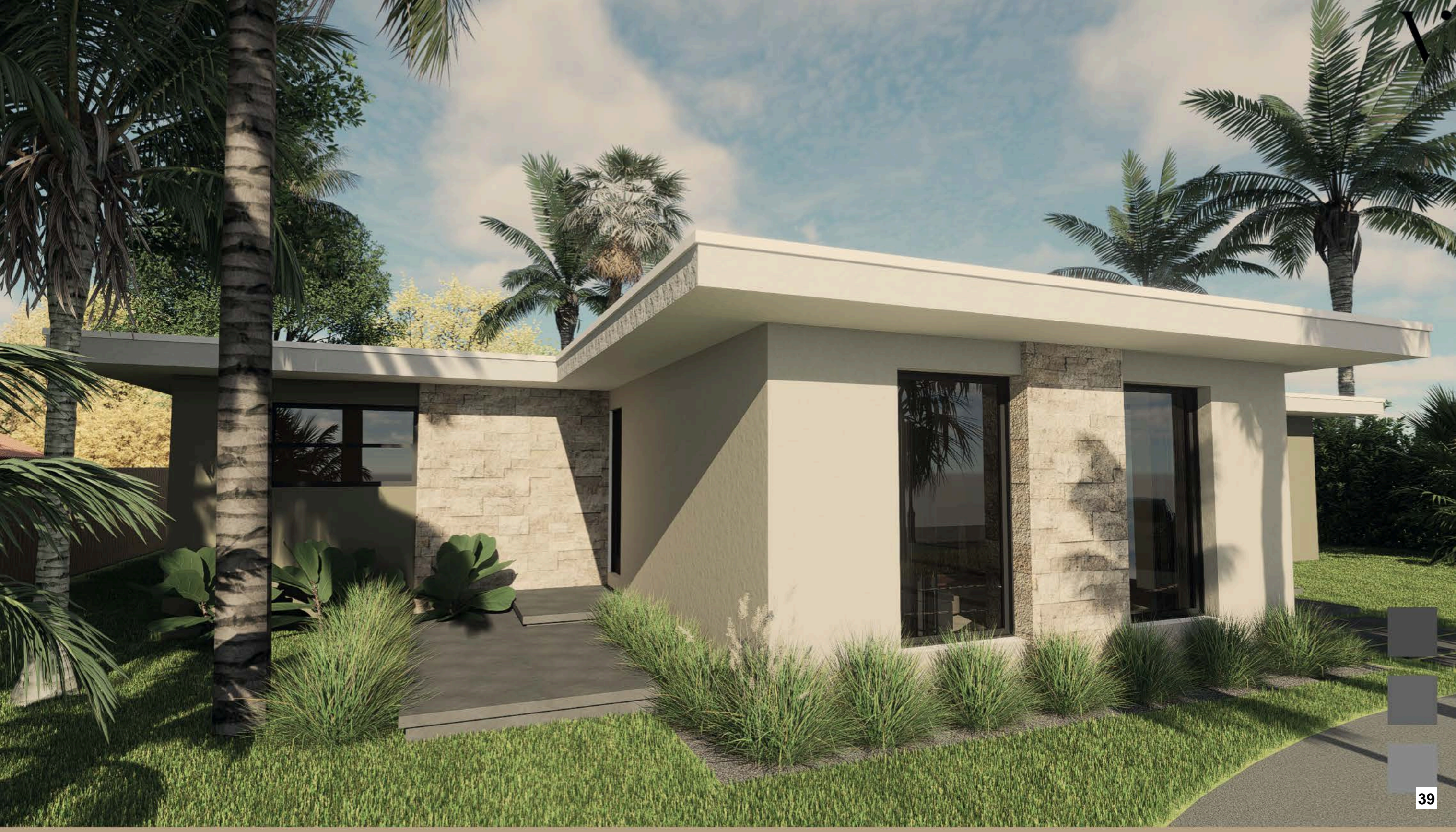
① NEW FRONT ELEV.
SCALE: 1/8" = 1'-0"



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







ATTACHMENT B
Aerial Map



March 20, 2025

