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.

City of Hollywood Page 2

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).

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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:

City of Hollywood Page 1



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 Ari Sklar

Fred Villiers-Furze Kathleen DiBona

William Treece

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



City Attorney AnnouncementsKim 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 spirt 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.

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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:

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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 <u>City business</u> 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 <u>City business</u> 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-<u>day City business day</u> deadline be missed by either staff or the Applicant, the item may be continued at the discretion of the City Commission or Board to the next available agenda.

V. Party Intervenors.

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

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

VI. Conduct of Hearing.

- A. The Presiding Officer shall call the proceeding to order and announce that the hearing has begun.
- B. The Presiding Officer, City Attorney or legal advisor shall inquire whether all parties, members of the public and Commission or Board members agree to waiving the quasi-judicial hearing.
- C. When the quasi-judicial hearing is not waived, the City Attorney, legal advisor or Presiding Officer shall explain the rules concerning procedure, testimony, and admission of evidence.
- D. When the quasi-judicial hearing is not waived, the City Clerk or staff liaison shall swear in all witnesses who are to testify at the hearing.
 - E. The order of proof shall be as follows:
- 1. A representative of the City's staff (or outside counsel) shall briefly describe the Applicant's request, introduce and review all relevant exhibits and evidence, report staff's recommendation, and present any testimony in support of staff's recommendation. Staff shall have a maximum of 30 minutes to make their full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

- 2. The Appellant, if applicable, (or his/her representative or counsel) shall present evidence and testimony in support of the application. Appellant shall have a maximum of 30 minutes to make its full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.
- 3. Any Party Intervenor (or his/her representative or counsel) shall present evidence and testimony in support of or opposed to the application. A Party Intervenor shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board Member.
- 4. The Applicant (or his/her representative or counsel) shall present evidence and testimony in support of the application. Applicant shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.
- 5. Any other persons present who wish to submit relevant information to the City Commission or Board shall speak next for a maximum of three minutes each (excluding any cross-examination or questions from the Commission or a Board member). Members of the public will be permitted to present their non-expert opinions, but the Commission or board will be expressly advised that public sentiment is not relevant to the decision, which must be based only upon competent and substantial evidence.
- 6. The Appellant will be permitted to make final comments, if any (maximum of five minutes).
- 7. The Applicant will be permitted to make final comments, if any (maximum of five minutes).
- 8. The Party Intervenor will be permitted to make final comments, if any (maximum of five minutes).

- 9. The City's staff will make final comments, if any (maximum of five minutes).
- 10. At the discretion of the Presiding Officer, the Applicant may be permitted to respond to the final Party Intervenor and staff comments and recommendations (maximum of three minutes).
- G. The City Attorney or legal advisor will advise the City Commission or Board as to the applicable law and the factual findings that must be made to approve or deny the application.
- H. The City Commission or Board will conduct open deliberation of the application. The Presiding Officer shall have the discretion to reopen the proceeding for additional testimony or argument by the parties when an outcome substantially different than either the granting or denial of the application is being considered. After deliberations, a vote shall be taken to approve, approve with conditions or deny the application.

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

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

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

IX. Rules of Evidence.

- A. All evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a court of law in Florida. Irrelevant, immaterial, harassing, defamatory or unduly repetitive evidence shall be excluded.
- B. Hearsay evidence may be used for the purposes of supplementing or explaining other evidence, but it shall not be sufficient by itself to support a finding unless it would be admissible over objection in a civil action.
- C. Documentary evidence may be presented in the form of a copy or the original. Upon request, parties shall be given an opportunity to compare the copy with the original.
- **X.** Statements of Counsel. Statements of counsel, or any non-attorney representative, shall only be considered as argument and not testimony unless counsel or the representative is sworn in and the testimony if based on actual personal knowledge of the matters which are the subject of the statements.
- XI. Continuances and Deferrals. The City Commission or Board shall consider requests for continuances made by City staff, the Applicant, the Appellant or a Party Intervenor and may grant continuances in its sole discretion. If, in the opinion of the City Commission or Board, any testimony or documentary evidence or information presented at the hearing justifies allowing additional research or review in order to properly determine the issue presented, then the City Commission or Board may continue the matter to a time certain to allow for such research or review.

XII. Transcription of hearing.

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

- B. The Applicant, Appellant or Party Intervenor may arrange, at its own expense, for a court reporter to transcribe the hearing.
- C. The Applicant, Appellant or Party Intervenor may request that all or a part of the transcript of a hearing be transcribed into verbatim, written form. In such case, the Applicant, Appellant or Party Intervenor requesting the transcript shall be responsible for the cost of production of the transcription and the transcription shall become the official transcript.
- **XIII.** Maintenance of Evidence and Other Documents. The Office of the City Clerk or staff liaison shall retain all of the evidence and documents presented at the hearing unless any such evidence is too large to be stored by the City Clerk or staff liaison. In that event, such evidence will be stored in the Community Planning and Development Department.
- **XIV.** False Testimony. Any willful false swearing on the part of any witness or person giving evidence before the Commission or Board as to any material fact in the proceedings shall be deemed to be perjury and shall be punished in the manner prescribed by law for such offense.
- **XV. Failure of Applicant to Appear.** If the Applicant, the Appellant or Party Intervenor or their representative fails to appear at the time fixed for the hearing, and such absence is not excused by the Commission or Board, the Commission or Board may proceed to hear the evidence and render a decision thereon *in absentia*.
- **XVI.** Subpoena Power. The Applicant, the Appellant or Party Intervenor or City's staff shall be entitled to compel the attendance of witnesses through the use of subpoenas. All such subpoenas shall be issued by the City Clerk at the request of the Applicant, Appellant or City's staff.

CITY OF HOLLYWOOD 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 Verea-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 Page 1

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 (HMPRLOD-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 midcentury 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.

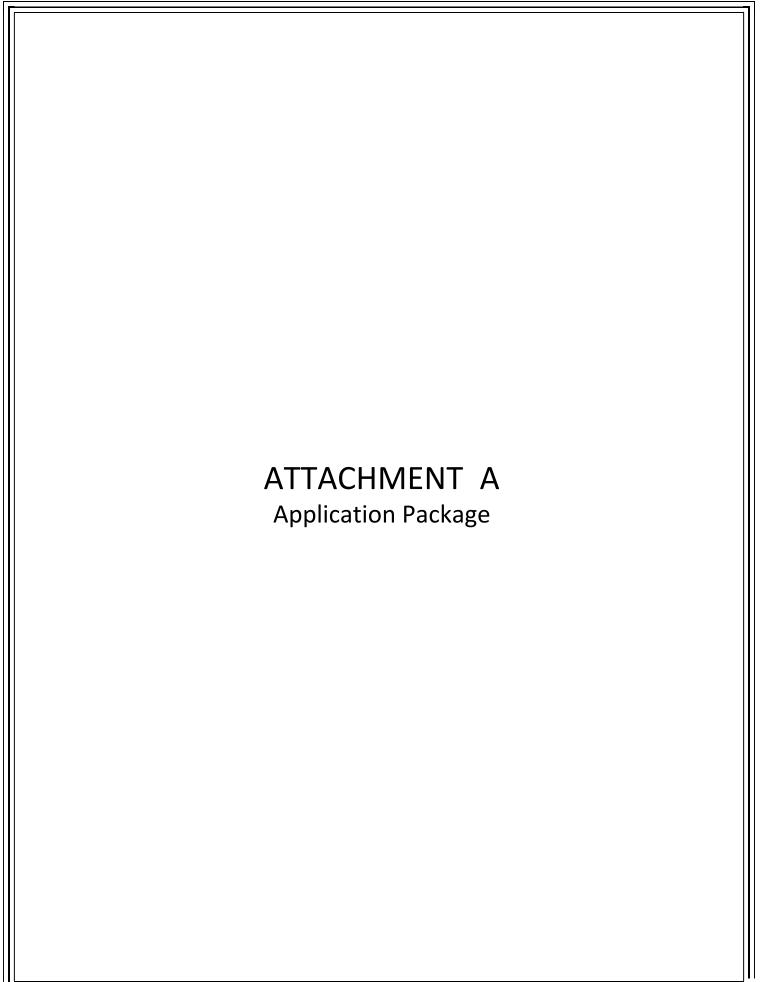
FINDING: Consistent.

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

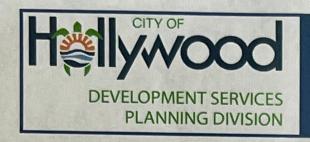
ATTACHMENT A: Application Package ATTACHMENT B: Aerial Photograph





GENERAL APPLICATION

	ESTABLISHED CONTRACTOR OF THE			
APPLICATION DATE:		<u>但但是</u> 是是自己的自己的基本。		
2600 Hollywood Blvd Room 315 Hollywood, FL 33022	APPLICATION TYPE (CHECK ALI Technical Advisory Committee Planning and Development Board City Commission	THAT APPLIES): Art in Public Places Committee Historic Preservation Board Administrative Approval		
Tel: (954) 921-3471	PROPERTY INFORMATION			
Email: Development@ Hollywoodfl.org	Location Address: 743 h	tarrison Street ck(s):81 Subdivision: _ 1 - 32		
SUBMISSION REQUIREMENTS:	Folio Number(s): 5 1421	4025361		
 One set of signed & sealed plans (i.e. Architect or Engineer) One electronic combined PDF submission (max. 25mb) 	Existing Property Use:	Land Use Classification: Sq Ft/Number of Units: ation notice? Yes No If yes, attach a copy of violation. to the City before? If yes, check all that apply and provide File		
 Completed Application Checklist 		AND THE RESIDENCE OF THE PROPERTY OF THE PROPE		
Application fee	Explanation of Request <u>Extenor</u> a Herations New windows a doors			
	Phased Project: Yes ☑ No ☐ Number of Phases: ☐			
	Project	Proposal		
	Units/rooms (# of units)	#UNITS: \ #Rooms \		
NOTE:	Proposed Non-Residential Uses			
This application must	Open Space (% and SQ.FT.)	Required %: (Area: (a, OC) S.F.)		
be <u>completed in full</u> and submitted with all	Parking (# of spaces)			
documents to be placed on a Board or	Height (# of stories)	PARK. SPACES: (# 4)		
Committee's agenda.	Comment of the commen	(# STORIES) (2,294 FT.)		
The applicant is	Gross Floor Area (SQ. FT)	Lot(s) Gross Area (ユュギリ FT.)		
responsible for obtain- ing the appropriate	Name of Current Property Owner	: Debra Davis		
checklist for each type	Address of Property Owner:	13 Herrison Street		
of application.	Telephone: 254-997-68CBm	ail Address: Keldebra at gmail.com		
authorized legal agent	是 医自己性性征 计二十二字 医二甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基	Consultant Representative Tenant		
must be present at all	Address: 743 Hamiso	Telephone: 954-997-6820		
	THE RESERVE OF THE PROPERTY OF	10 of gmail - (DM		
		nail Address #2:		
	Email Address #2:			
	Email Address #2:	there an option to purchase the Property? Yes \(\sigma \) No \(\sigma \)		
over uppe pop	Email Address #2:	there an option to purchase the Property? Yes \(\subseteq No \subseteq \)		
CLICK HERE FOR FORMS: CHECKUSTS: &	Email Address #2:	there an option to purchase the Property? Yes \(\sum_{No} \)		



GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner:	Date: 11/19/2024
PRINT NAME: Debra Davis	Date: 11/19/2024 Date: 11/19/2024
Signature of Consultant/Representative:	Date:
PRINT NAME:	_ Date:
Signature of Tenant:	_ Date:
PRINT NAME:	_ Date:
I am the current owner of the described real property and that I am aware of the nature to my property, which is hereby made by m	re and effect the request for
to be my legal representative before the	(Board and/or
Committee) relative to all matters concerning this application.	
	-0
Sworn to and subscribed before me	
this 19 day of November Signature Axel Ceballos Cruz Signature	of Current Owner
Omm.:HH 282067 Expires: lune 38 2026	a Davis
Notary Public Print Name	AND THE RESERVED
0.4. 45.44	
State of Florida My Commission Expires: 6・26・26して (Check One) Personally known to me; OR 図 Produced Id	entification FL-DL

Instr# 119703195 , Page 1 of 3, Recorded 07/25/2024 at 11:02 AM Broward County Commission

Deed Doc Stamps: \$0.70

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):

X 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 n	ouns and pronouns include the plural.
Bol Die	
Debra K. Davis	
Signed, sealed and delivered in the presence of:	
Witness Signatures:	
APV	
Printed Name: ANA PCUD POSSO Printed Address:	Printed Name: Cezan Sawyen Printed Address:
PL, 33317	FL. 33317
STATE OF Florida	
COUNTY OF Brown is ss	
or online notarization, this \(\frac{1}{2} \) day of \(\frac{1}{2} \) Davis, who is/are personally known	to me or who has/have produced ation) as identification.
NOTARY STAMP/SEAL	
ROBERTO CORTEZ Notary Public - State of Florida Commissian # HH 310947 My Comm. Expires Sep 12, 2026 Bonded through National Netary Assn.	NOTARY PUBLIC Poberto Cortez PRINTED NAME OF NOTARY PUBLIC My Commission Expires: 5ept. 2, 2026
OPTIC	DNAL
	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



KENNETH L. WARD

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

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.



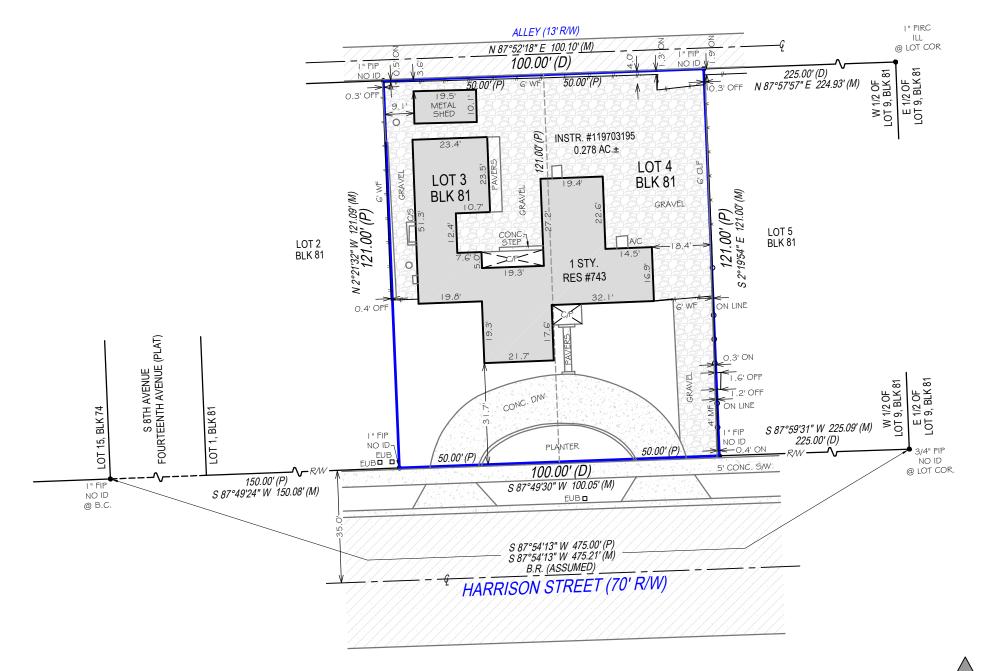
Exacta Land Surveyors, LLC LB# 8291

o: 866.735.1916 | f: 866.744.2882

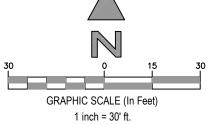


AFFILIATE MEMBERS

2410.0396 BOUNDARY SURVEY BROWARD COUNTY



SURVEYOR'S NOTES: FENCE OWNERSHIP NOT DETERMINED.



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.

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.
- 2. 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.
- 3. 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.
- 4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- 5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
- 6. Dimensions are in feet and decimals thereof.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- 13. 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.
- 14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- 15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

	LINETVOEC	ABBREVIATIONS	FIP - Found Iron Pipe	Surveyor
	LINETYPES	(C) - Calculated	FIPC - Found Iron Pipe & Cap	PLT - Planter
	Boundary Line	(D) - Deed	FIR - Found Iron Rod	POB - Point of Beginning
	Center Line	(F) - Field	FIRC - Found Iron Rod & Cap	POC - Point of
*****	Chain Link or Wire	(M) - Measured	FN - Found Nail	Commencement PRC - Point of Reverse
	Fence	(P) - Plat	FN&D - Found Nail & Disc	Curvature
	Easement	(R) - Record	FRRSPK - Found Rail Road Spike	PRM - Permanent Reference
\sim	Edge of Water	(S) - Survey A/C - Air Conditioning	GAR - Garage	Monument
>>	Iron Fence	AE - Access Easement	GM - Gas Meter	PSM - Professional Surveyor &
—OHL——	Overhead Lines	ANE - Anchor Easement	ID - Identification	Mapper PT - Point of Tangency
	Structure	ASBL - Accessory Setback Line	IE/EE - Ingress/Egress	PUE - Public Utility Easement
	Survey Tie Line	B/W - Bay/Box Window	Easement ILL - Illegible	R - Radius or Radial
	Vinyl Fence	BC - Block Corner	INST - Instrument	R/W - Right of Way
	,	BFP - Backflow Preventer	INT - Intersection	RES - Residential
	Wall or Party Wall	BLDG - Building BLK - Block	IRRE - Irrigation Easement	RGE - Range
<i>" " " "</i>	Wood Fence	BM - Block	L - Length	ROE - Roof Overhang Easement
S	URFACE TYPES	BR - Bearing Reference	LAE - Limited Access Easement	RP - Radius Point
	Asphalt	BRL - Building Restriction Line	LB# - License No. (Business)	S/W - Sidewalk
ZZ	Brick or Tile	BSMT - Basement	LBE - Limited Buffer Easement	SBL - Setback Line
4 4 4	Concrete	C - Curve	LE - Landscape Easement	SCL - Survey Closure Line
\		C/L - Center Line	LME - Lake/Landscape Maintenance Easement	SCR - Screen
	Covered Area	C/P - Covered Porch	LS# - License No. (Surveyor)	SEC - Section
	Water	C/S - Concrete Slab	MB - Map Book	SEP - Septic Tank
	Wood	CATV - Cable TV Riser	ME - Maintenance Easement	SEW - Sewer
	SYMBOLS	CB - Concrete Block	MES - Mitered End Section	SIRC - Set Iron Rod & Cap
⊕	Benchmark	CH - Chord Bearing CHIM - Chimney	MF - Metal Fence	SMWE - Storm Water Management Easement
$\overline{\mathcal{G}}$	Center Line	CLF - Chain Link Fence	MH - Manhole	SN&D - Set Nail and Disc
	Central Angle or	CME - Canal Maintenance	MHWL - Mean High Water Line	SQFT - Square Feet
\triangle	Delta	Easement	NR - Non-Radial NTS - Not to Scale	STL - Survey Tie Line
u	Common Ownership	CO - Clean Out	NAVD88 - North American	STY - Story
lack	Control Point	CONC - Concrete	Vertical Datum 1988	SV - Sewer Valve
	Catch Basin	COR - Corner	NGVD29 - National Geodetic	SWE - Sidewalk Easement
	Elevation	CS/W - Concrete Sidewalk CUE - Control Utility Easement	Vertical Datum 1929	TBM - Temporary Bench Mark TEL - Telephone Facilities
<u> </u>		CVG - Concrete Valley Gutter	or or oronna	TOB - Top of Bank
o .	Fire Hydrant	D/W - Driveway	ORB - Official Records Book ORV - Official Record Volume	TUE - Technological Utility
	Find or Set Monument	DE - Drainage Easement	O/A - Overall	Easement
$\stackrel{-}{\longleftarrow}$	Guywire or Anchor	DF - Drain Field	O/S - Offset	TWP - Township
	Manhole	DH - Drill Hole	OFF - Outside Subject	TX - Transformer
		DUE - Drainage & Utility Easement	Property	TYP - Typical UE - Utility Easement
8	Tree	ELEV - Elevation	OH - Overhang OHL - Overhead Utility Lines	UG - Underground
\$ _	Utility or Light Pole	EM - Electric Meter	OHWL - Ordinary High Water	UP - Utility Pole
W	Well	ENCL - Enclosure	Line	UR - Utility Riser
		ENT - Entrance	ON - Inside Subject Property	VF - Vinyl Fence
		EOP - Edge of Pavement	P/E - Pool Equipment	W/C - Witness Corner
		EOW - Edge of Water	PB - Plat Book	W/F - Water Filter
		ESMT - Easement	PC - Point of Curvature	WF - Wood Fence
		EUB - Electric Utility Box	PCC - Point of Compound	WM - Water Meter/Valve Box
		F/DH - Found Drill Hole	Curvature	WV - Water valve
		FCM - Found Concrete	PCP - Permanent Control Point PI - Point of Intersection	
		Monument FF - Finished Floor	PLS - Professional Land	
		i i illistica i tool	- = Troicomonal Earla	

JOB SPECIFIC SURVEYOR NOTES:

FLOOD ZONE INFORMATION:

2/28/2025- remove RV. 2/27/2025-revise structure label to RV vs. Mobile Home, only.

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.

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

LB# 8282

0: 866.735.1916 | f: 866.744.2882

ELEVATION KEYNOTE

GENERAL NOTES

01. DO NOT SCALE DRAWINGS

02. VERIFY ALL DIMENSIONS, CONDITIONS AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE

I. THESE PLANS HAVE BEEN PREPARED PER THE REQUIREMENTS OF THE CITY OF HOLLYWOOD FL. THE WORK OF THE UNIT OWNER SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE AFOREMENTIONED CODES. NO DEVIATIONS FROM THE WORK SHOWN OR REASONABLY IMPLIED SHALL BE UNDERTAKEN WITHOUT THE ARCHITECT'S WRITTEN CONSENT A COPY OF WHICH MUST BE FILED WITH THE BUILDING OFFICIAL. THESE DRAWINGS ARE IN COMPLIANCE WITH THE ARCHITECT'S INTERPRETATION OF APPLICABLE CODES. IT IS ASSUMED THAT WHEN A BUILDING PERMIT IS ISSUED BY THE BUILDING OFFICIAL, THAT HE/SHE HAS THOROUGHLY EXAMINED THE DRAWINGS AND SPECIFICATIONS ACCORDING TO THE CODES. ANY CHANGES, ETC. MADE BY ANY PARTY DURING CONSTRUCTION SHALL BE DONE SO AT THEIR SOLE RESPONSIBILITY.

03. NO DEVIATIONS FROM THE WORK SHOWN OR REASONABLY IMPLIED SHALL BE UNDERTAKEN WITHOUT THE ARCHITECT'S WRITTEN CONSENT, A COPY OF WHICH WILL BE FILED WITH THE BUILDING OFFICIAL. IF A MINOR CHANGE IN THE WORK IS FOUND NECESSARY DUE TO ACTUAL FIELD CONDITIONS, THE UNIT OWNER SHALL SUBMIT A REQUEST OF SUCH DEPARTURE FOR THE APPROVAL OF THE ARCHITECT PRIOR TO MAKING ANY CHANGE.

04. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF SHEATHING, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE. SECTION AND ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS UNLESS NOTED OTHERWISE. THESE DRAWINGS INCORPORATE ALL OF THE DATA GIVEN TO THE ARCHITECT BY THE OWNER REGARDING EXISTING CONDITIONS, EQUIPMENT, AND FIXTURES. THE UNIT OWNER SHALL BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, VERIFY MEASUREMENTS, AT THE PROJECT AND ON THE DRAWINGS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SUCH MEASUREMENTS. NO EXTRA CHARGES OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THE DIMENSIONS INDICATED ON THE DRAWINGS. ANY DIFFERENCE THAT MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH WORK OR GENERATING A DRAWING REVISION.

05. THE EXACTNESS OF GRADES, ELEVATIONS, DIMENSIONS, OR LOCATIONS GIVEN ON ANY DRAWINGS, OR THE WORK INSTALLED BY THE UNIT OWNER, IS NOT GUARANTEED BY THE ARCHITECT. THE UNIT OWNER SHALL, THEREFORE, SATISFY HIS/HERSELF TO THE ACCURACY OF ALL GRADES, ELEVATIONS, DIMENSIONS, OR LOCATIONS. IN ALL CASES OF INTERCONNECTION WITH ITS WORK, WITH EXISTING CONDITIONS OR WITH OTHER WORK, THE UNIT OWNER SHALL VERIFY AT THE SITE ALL DIMENSIONS RELATING TO SUCH EXISTING OR OTHER WORK. THE UNIT OWNER SHALL PROMPTLY RECTIFY ANY ERRORS DUE TO FAILURE TO VERIFY SUCH GRADES, ELEVATIONS DIMENSIONS, OR LOCATIONS WITHOUT ANY BLAME TO THE ARCHITECT.

06. IN NO EVENT SHALL THE ARCHITECT HAVE CONTROL OVER, CHARGE OF OR ANY RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, NOT WITHSTANDING ANY OF THE RIGHTS AND AUTHORITY GRANTED IN THE CONTRACT DOCUMENTS.

07. THE UNIT OWNER SHALL BE HELD TO PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, ETC. NECESSARY FOR THE COMPLETION OF THE WORK INTENDED TO BE SHOWN AND/OR DESCRIBED AND SHALL NOT AVAIL HIM/HERSELF OF UNINTENTIONAL ERRORS AND/OR OMISSIONS SHOULD SUCH EXIST.

08. THE UNIT OWNER SHALL PROVIDE ALL LABOR TO UNLOAD MATERIALS AND EQUIPMENT TO BE PURCHASED DIRECTLY AND DELIVERED TO THE JOB SITE AND FOR VERIFYING QUANTITIES DELIVERED.

09. COORDINATE ALL ELECTRICAL AND MECHANICAL FIXTURES TO FIT WITHIN THE FLOOR AND/OR WALL SPACES AS SHOWN. VERIFY ELECTRICAL ROUGH-IN LOCATIONS FOR ALL APPLIANCES AND LIGHT FIXTURES. IMMEDIATELY NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES WITH THE INFORMATION PROVIDED HEREIN OR AFTER DETERMINING EXISTING FIELD CONDITIONS.

10. IN THE EVENT THAT ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE GENERAL CONTRACTOR FOR CONSTRUCTION OF ANY ASPECTS OF THIS PROJECT, HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE AMPLE NOTICE SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR DELAYS TO THE PROJECT.

I I. THE G. CONTRACTOR SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. CODE COMPLIANCE IS MANDATORY. THE CONSTRUCTION DOCUMENTS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO RELEVANT CODES GOVERNING THIS PROJECT.

12. THE G. CONTRACTOR AND SUBCONTRACTORS SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM THE ARCHITECT/ ENGINEER BEFORE ANY CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL FRAMING, OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING.

13. THE G.CONTRACTOR AND ALL TRADES SHALL REFER TO ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND ANY/ALL OTHER SPECIALTY CONSULTANT/ENGINEER DRAWINGS ATTACHED TO THESE PLANS IN ORDER TO FULLY DETERMINE THE SPECIFICATIONS FOR ALL MATERIALS USED ON THIS PROJECT. IF THERE ARE ANY CONFLICTS OR OMISSION IN THE PLANS OR SPECIFICATIONS IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONTACT THE ARCHITECT AND/OR THE OWNER TO RESOLVE THE ISSUE.

14. THE CONTRACTOR SHALL FURNISH TO THE OWNER, ALL WRITTEN & GRAPHIC MATERIALS WHICH MAY COME WITH ANY/ALL EQUIPMENT, HARDWARE AND SYSTEMS INCLUDING WARRANTIES, INSTRUCTION MANUALS, AND THE INSTALLERS & MANUFACTURERS NAME AND ADDRESS. ALL EQUIPMENT, SYSTEMS, FIXTURES AND APPLIANCES INSTALLED SHALL HAVE A MINIMUM OF A ONE (I) YEAR WARRANTY THE CONTRACTOR FURTHER WARRANTS AGAINST FAILURE OF ALL VARIOUS SYSTEMS INSTALLED, CONSTRUCTED OR CAUSED TO BE INSTALLED FOR THE PERIOD OF ONE (I) YEAR AFTER DATE OF FULL OWNER ACCEPTANCE. SEE ATTACHED ARCHITECTURAL PRODUCTS SPECIFICATIONS MANUAL.

REFER TO/REFERENCE

WATER HEATER

8. THE UNIT OWNER SHALL CONFORM TO ALL CODES, ORDINANCES, AND REGULATIONS HAVING JURISDICTION WHICH SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN ON THESE DRAWINGS. THEREFORE, BEFORE THE UNIT OWNER PROCEEDS WITH CONSTRUCTION, HE/SHE SHALL THOROUGHLY FAMILIARIZE HIM/HERSELF WITH NOT ONLY THESE PLANS AND PLANS OF OTHERS, BUT WITH ALL CODES, ORDINANCES, AND REGULATIONS HAVING JURISDICTION OVER THIS PROJECT AND SHALL COMPLY WITH THE MOST STRINGENT. THE UNIT OWNER'S WORK TO BE PERFORMED SHALL BE GOVERNED BY THE ABOVE AND ALL WORK ACTUALLY PERFORMED SHALL ON THE BASIS OF THE ABOVE. IN THIS CASE THE ARCHITECT HAS OBSERVED THE WORK COMPLETED BY THE UNIT OWNER, AND APPROVES OF ITS QUALITY AND STRUCTURAL INTEGRITY.

12. THE ARCHITECT HAS NOT BEEN RETAINED BY THE OWNER FOR FULL SERVICE CONTRACT ADMINISTRATION, THEREFORE ANY ERRORS, INCONSISTENCIES, OR OMISSIONS ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND DRAWINGS BY OTHERS, AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING AND RESOLVED AND DOCUMENTED TO THE UNIT OWNER IN WRITING BEFORE STARTING CONSTRUCTION, OTHERWISE THE UNIT OWNER SHALL PERFORM HIS/HER WORK IN ACCORDANCE WITH THE MOST STRINGENT NOTATION OR REQUIREMENT TO PROPERLY AND FUNCTIONALLY EXECUTE THE WORK AS PART OF THE CONTRACT. ANY ERRORS, OMISSIONS, OR INCONSISTENCIES ON THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS WHICH COULD NOT BE REASONABLY DETERMINED BEFORE COMMENCEMENT OF CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING BEFORE CONTINUING WITH THE WORK IN OUESTION.

I3. THESE DRAWINGS MAY NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE TOTAL COMPLETION OF THE PROJECT. ADDITIONALLY INFORMATION SHALL BE OBTAINED FROM THE OWNER AND VENDORS REGARDING EQUIPMENT TO BE USED AND SHOP DRAWINGS AND FABRICATION SPECIFICATION. TECHNICAL COMPETENCE SHALL BE EXPECTED OF THE UNIT OWNER. THE UNIT OWNER SHALL HAVE THE KNOWLEDGE, SKILL AND EXPERIENCE NECESSARY TO COMPLETE THIS PROJECT IN AN EXPERT MANNER USING THAT INFORMATION PROVIDED ON THESE DRAWINGS, AND THOSE OF OTHERS.

14. THE UNIT OWNER AGREES THAT HE/SHE HAS CAREFULLY EXAMINED THE SITE, AND THAT FROM HIS/HER OWN INVESTIGATION, HE/SHE HAS SATISFIED HIM/HERSELF AS TO THE NATURE AND LOCATION OF THE WORK, THE GENERAL AND LOCAL CONDITIONS, AND ALL MATTERS WHICH MAY IN ANY WAY AFFECT THE WORK OR ITS PERFORMANCE. UNIT OWNER FURTHER AGREES THAT COMMENCEMENT OF THE WORK WILL CONSTITUTE A REPRESENTATION BY UNIT OWNER THAT HE/SHE HAS REVIEWED THE CONTRACT DOCUMENTS, AND TO THE BEST OF HIS/HER KNOWLEDGE THAT THE CONTRACT DOCUMENTS ARE SUFFICIENTLY DETAILED AND COMPLETE TO PERMIT UNIT OWNER TO I) DETERMINE ALL COSTS IN ORDER TO COMPLETE THE PROJECT WITHIN THE CONTRACT SUM, AND 2) TO COMPLETE THE WORK IN A TIMELY MANNER WITHIN THE CONTRACT TIME IN ACCORDANCE WITH THE CONSTRUCTION SCHEDULE. UNIT OWNER SHALL PROMPTLY INFORM ARCHITECT AND OWNER OF ANY ERRORS OR DISCREPANCIES IN THE CONTRACT DOCUMENTS. BY SUBMISSION OF A BID AND ACCEPTANCE OF A CONTRACT THE UNIT OWNER DOES WARRANT THAT THE DRAWINGS AND SPECIFICATIONS ARE ADEQUATE AS DRAWN TO PRODUCE THE INTENDED RESULT. NO CLAIM FOR ANY EXTRA SHALL BE ALLOWED BECAUSE OF THE ALLEGED IMPOSSIBILITIES IN THE PRODUCTION OF THE RESULTS SPECIFIED OR BECAUSE OF UNINTENTIONAL ERROR OR CONFLICTS IN THE PLANS AND SPECIFICATIONS.

16. ALL MATERIALS AND EQUIPMENT FURNISHED FOR THE PROJECT SHALL BE NEW UNLESS OTHERWISE SPECIFIED, AND ALL WORK SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY.

I8. WHEREVER THEY ARE NOT IN CONFLICT WITH THOSE SPECIFICATIONS, ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS. WHERE MANUFACTURER'S RECOMMENDED DETAILS ARE USED THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THEIR PRODUCT AND SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER, ARCHITECT, AND GENERAL UNIT OWNER IN CASE OF FAILURE.

20. THE ARCHITECT'S SITE RESPONSIBILITIES ARE LIMITED SOLELY TO THE ACTIVITIES OF THE ARCHITECT AND ITS EMPLOYEES ON SITE. THESE RESPONSIBILITIES SHALL NOT BE INFERRED BY ANY PARTY TO MEAN THE ARCHITECT HAS ANY RESPONSIBILITY FOR SITE SAFETY. SAFETY ON OR ABOUT THE SITE IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE UNIT OWNER ALONE. THE UNIT OWNER'S METHODS OF PERFORMANCE, SUPERINTENDENCE OF THE UNIT OWNER, AND SEQUENCING OF ACTIVITIES ARE THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE UNIT OWNER ALONE. THE PROJECT WARRANTS THAT: I) THE UNIT OWNER'S RESPONSIBILITIES HAVE BEEN MADE CLEAR, 2) BY SUBMISSION OF A BID AND ACCEPTANCE OF A CONTRACT, THE UNIT OWNER AGREES TO DEFEND, AND HOLD THE ARCHITECT HARMLESS FROM ANY CLAIM OR LIABILITY ARISING FROM THE ARCHITECTS ALLEGED FAILURE TO EXERCISE SITE SAFETY RESPONSIBILITY 3) BY ACCEPTANCE OF A CONTRACT AND SUBMISSION OF BID UNIT OWNER IS AGREEING TO NAME THE ARCHITECT AS ADDITIONAL INSURED UNDER UNIT OWNER'S GENERAL LIABILITY POLICY 4) BY ACCEPTANCE OF A CONTRACT FOR CONSTRUCTION AND SUBMISSION OF A BID UNIT OWNER AGREES TO REIMBURSE ARCHITECT FOR ANY AND ALL COSTS AND COST OF TIME, EXPENDED IN DEFENSE OF ANY SUCH CLAIM.

21. UNIT OWNER ACKNOWLEDGES BY SUBMISSION OF A BID AND ACCEPTANCE OF A CONTRACT THAT ANY SOIL REPORT DATA PROVIDED BY THE OWNER SHALL NOT BE CONSIDERED TO BE ALL INCLUSIVE, AND IT IS THE UNIT OWNER'S RESPONSIBILITY TO FULLY INVESTIGATE SITE CONDITIONS AS HE/SHE DETERMINES NECESSARY TO VERIFY THAT THE WORK CAN BE ACHIEVED AS DESIGNED.

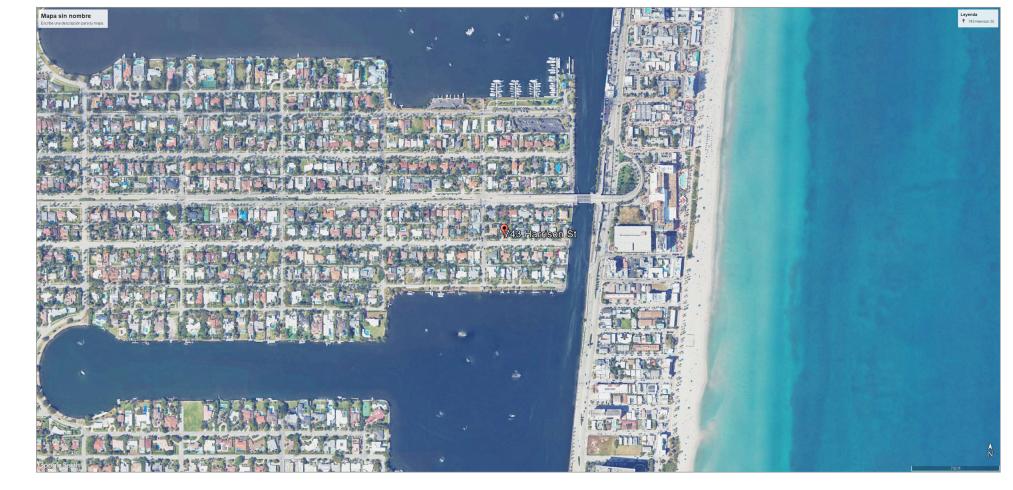
22. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS, FIGURE DIMENSIONS ON THE DRAWINGS OVER SCALE DIMENSIONS AND NOTED MATERIALS OVER GRAPHIC REPRESENTATIONS. IN THE EVENT OF AN INCONSISTENCY IN THE CONTRACT DOCUMENTS, THE INCONSISTENCY SHALL BE RESOLVED IN ACCORDANCE WITH THE FOLLOWING PRIORITIES:

A. AGREEMENT BETWEEN OWNER AND ARCHITECT B. THE SUPPLEMENTARY CONDITIONS (IF APPLICABLE)

C. THE GENERAL CONDITIONS (IF APPLICABLE)
D. BETWEEN THE SPECIFICATIONS THE MORE STRINGENT REQUIREMENT SHALL APPLY.

23. PENETRATIONS: ALL PENETRATIONS SHALL BE SEALED (EXTERIOR) OR CAULKED (INTERIOR) BY THE UNIT OWNER PERFORMING THAT ASPECT OF THE WORK, ALL PENETRATIONS THAT TRAVEL THROUGH FIRE WALLS (SINGLE FAMILY HOMES N/A) OR ASSEMBLY WALLS EITHER HORIZONTAL OR VERTICALLY MUST BE FIRE CAULKED. JOINTS MUST BE PACKED WITH APPROVED FIRE CEMENT. JOINTS SHALL BE KEPT AS SMALL AS POSSIBLE NOT TO EXCEED I/8" ON ALL SIDES. THE UNIT OWNER SHALL BE RESPONSIBLE FOR SEALING THEIR OWN PENETRATIONS. ALL METHODS OF SEALING PENETRATIONS SHALL BE IN ACCORDANCE WITH (UL) TESTED (ASTM) STANDARDS FOR THE ADJACENT RATED CONSTRUCTION.

PROJECT LOCATION:



PROIECT MAP:



PROJECT IDENTITY:



WNER:

DEBRA DAVIS & MARTIN HERNANDEZ
ADDRESS: 743 HARRISON ST. , HOLLYWOOD, FL 33019
E-MAIL: keldebra@gmail.com
PHONE: 954.997.6820

PROJECT SUMMARY:

PROJECT NAME: DAVIS RESIDENCE ADDRESS: 743 HARRISON ST. CITY: HOLLYWOOD ZIP: 33019

COUNTY: BROWARD
PARCEL ID:514214025361

EXISTING LOT AREA: 12,026 SQ.FT.
EXISTING BUILDING AREA: 1,947 SQ.FT.

LEGAL DESCRIPTION: HOLLYWOOD LAKES SECTION I-32 B - LOTS 3 & 4 - BLK 8I

SCOPE OF WORK: THE EXISTING SINGLE FAMILY RESIDENCE WANTS TO UPGRADE AESTHETICALLY THE EXTERIOR OF THE HOUSE BRINGING NEW ENJOYABLE OUTDOOR AREAS, SUCH AS CONCRETE PLATFORMS AND NEW COMPOSITE DECKING OVER GRADE AS SHOWN ON DRAWINGS, NEW REAR DRIVEWAY AND REPLACING ALL EXTG. WINDOWS FOR IMPACT WINDOWS AND NEW ENTRY DOOR.

INDEX SHEETS:

TI.I TITLE SHEET

DI.I DEMO FLOOR PLAN & DEMO ROOF PLAN DI.2 DEMO ELEVATIONS

I.I NEW FLOOR PLAN & NEW ROOF PLAN

A1.2 NEW ELEVATIONS
STRUCTURAL SET

ATELIER INTERNATIONAL LLC 1800 SW 1st Avenue Suite 307 Miami, FL 33129 T 305-374-9084 C 786-302-5236 www.atelierint.com

ernan Santarcangelo, Archite NCARB AR# 96867

DENCE EXTERIOR RENOVATION

VIS & MARTIN 1

3 Harrison Street

SINGLE

ALL DRAWINGS AND WRITTEN

MATERIAL APPEARING HEREIN ONSTITUTE THE ORIGINAL ANI

UNPUBLISHED WORK OF ATELI

NTERNATIONAL LLC , AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF ATELIER INTERNATIONAL LLC (c) 2018

DATE DESCRIPTION

rawn: VISIVO
esigned by: H.S.
necked by: H.S.

T1.1

NEW WORK NOTES:

01. DO NOT SCALE DRAWINGS.

02. VERIFY ALL DIMENSIONS, CONDITIONS AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DOCUMENTS IMMEDIATELY.

03. AREAS OF CONFLICTS OR DISCREPANCIES MUST BE FULLY RESOLVED WITH WRITTEN APPROVAL FROM THE ARCHITECT BEFORE CONSTRUCTION CONTINUES IN THOSE AREAS.

04. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF SHEATHING, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE. SECTION AND ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS UNLESS NOTED OTHERWISE.

ADDITIONAL WATERPROOFING NOTES:

01. DO NOT SCALE DRAWINGS.

02. VERIFY ALL DIMENSIONS, CONDITIONS AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DOCUMENTS IMMEDIATELY.

03. AREAS OF CONFLICTS OR DISCREPANCIES MUST BE FULLY RESOLVED WITH WRITTEN APPROVAL FROM THE ARCHITECT BEFORE CONSTRUCTION CONTINUES IN THOSE AREAS.

04. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF SHEATHING, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE. SECTION AND ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS UNLESS NOTED OTHERWISE.

CODE REFERENCES:

FLORIDA BUILDING CODE, BUILDING

FLORIDA BUILDING CODE, EXISTING

FLORIDA BUILDING CODE, RESIDENTIAL

8th. Edition 2023

8th. Edition 2023

OCCUPANCY CLASSIFICATION

MAX. BUILDING HEIGHT

MAX. BUILDING STORIES

MAX. BUILT AREA ALLOWED

MAX. BUILDING FOOTPRINT

MIN. FRONTAGE SETBACK

MIN. SIDE SETBACK

MIN. REAR SETBACK

MIN. REAR SETBACK

18.25 FT.

ABBREVIATIONS: NEW W

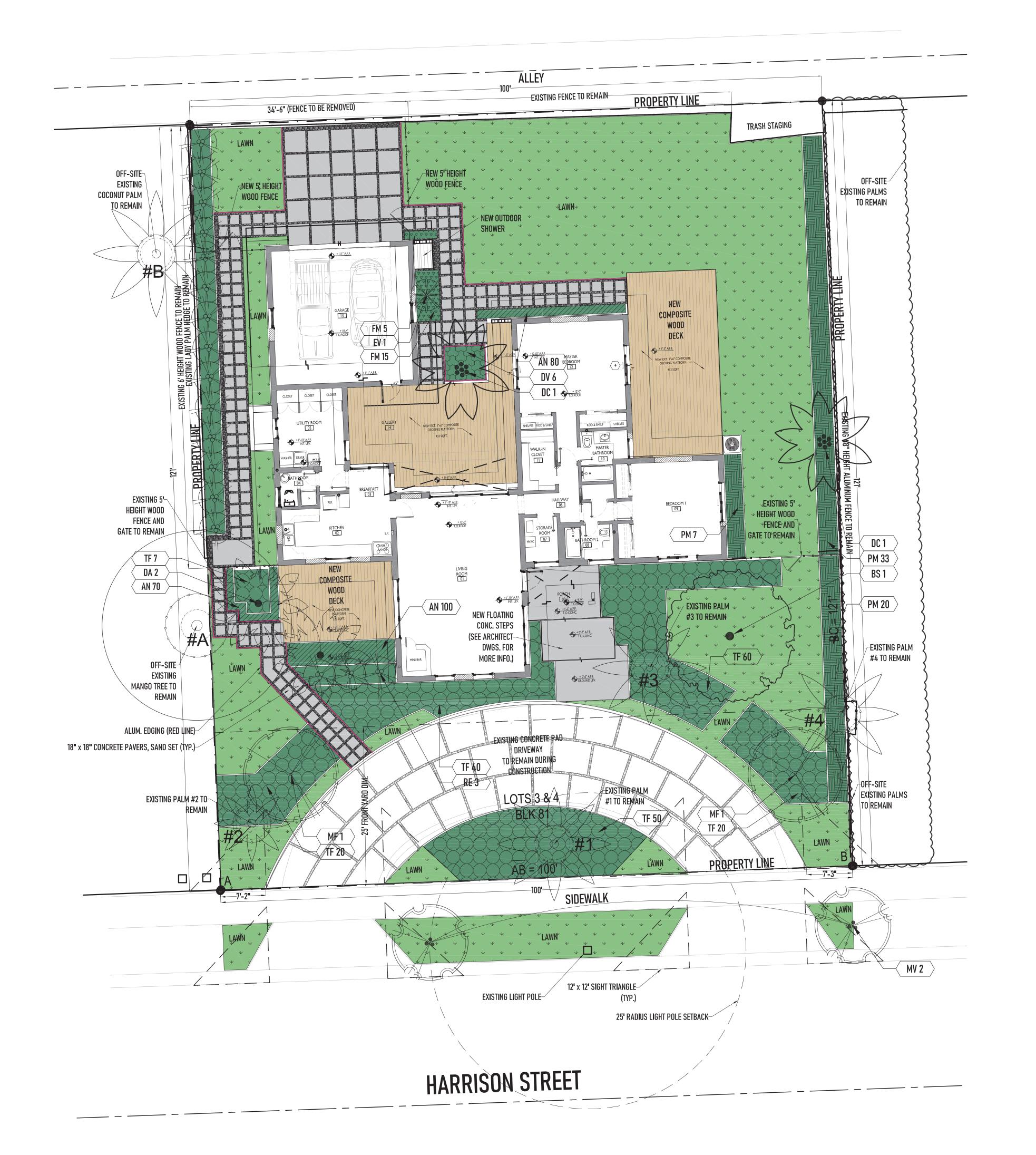
QUARRY TILE

AFF	ABOVE FINISHED FLOOR	ELEC	ELECTRICAL	LT	LIGHT	REF	REFRIGERATOR
AFG	ABOVE FINISHED GRADE	ELEV	ELEVATIONS	LTL LVR	LINTEL	REINF	REINFORCING
AP	ACCESS PANEL	EL	ELEVATOR	MH	LOUVER	REQD	REQUIRED
		EMER	EMERGENCY	MFR	MANHOLE	RES	RESILIENT
ACT	ACOUSTICAL CEILING TILE	EQ	EOUAL	MO	MANUFACTURER	REV	REVISION
ADJ	ADJACENT	EQUIV	EQUIVALENT	MATL	MASONRY OPENING MATERIAL	RH	RIGHT HAND
ALT	ALTERNATE	EXH	EXHAUST	MAX	MAXIMUM	R	RISER
AL	ALUMINUM	EXTG	EXISTING	MECH	MECHANICAL	R&S	ROD AND SHELF
APPROX	APPROXIMATELY	EXP	EXPANSION	MC	MEDICINE CABINET	RD	ROOF DRAIN
ADA	AMERICAN DISABILITY ACT	EXT	EXTERIOR	MMB	MEMBRANE	RFG	ROOFING
A/C	AIR CONDITIONING	FOC	FACE OF CONCRETE	MTL	METAL	RM	ROOM
ARCH	ARCHITECTURAL	FOF	FACE OF FINISH	М	METER	RO	ROUGH OPENING
BSMT	BASEMENT	FOM	FACE OF MASONRY	MW	MICROWAVE	R/S	ROUGH SAWN
3RG	BEARING	FOS	FACE OF STUDS	MM	MILLIMETER	SS	SANITARY SEWER
BFG	BELOW FINISHED GRADE	FIN FL	FINISH FLOOR ELEVATION	MPH	MILES PER HOUR	(S)	SEALANT
BEAM	BEAM	FE	FIRE EXTINGUISHER	MIN	MINIMUM	ŜΉΤ	SHEET
3VL	BEVELED	FDC	FIRE DEPARTMENT CONNECTION	MIR	MIRROR	SHTG	SHEATHING
SIT	BITUMINOUS	FHC	FIRE HOSE CONNECTION	MISC	MISCELLANEOUS	SM	SHEET METAL
3LK	BLOCK	FEC	FIRE EXTINGUISHER CABINET	MR	MOISTURE RESISTANT	SIM	SIMILAR
		FPL	FIREPLACE	MULL	MULLION	SPM	SINGLE PLY MEMBRANE
BLKG	BLOCKING	FP F	FIREPROOFING	NAT	NATURAL	SC	SOLID CORE
3D	BOARD	FLG	FLASHING	NR	NOISE REDUCTION	S	SOUTH
30	BOTTOM OF	FLR	FLOOR	NOM	NOMINAL	SPEC	SPECIFICATIONS
ВОТ	BOTTOM	FLR D	FLOOR DRAIN	N	NORTH	SQ. FT.	SQUARE FEET
BLDG	BUILDING	FTG	FOOTING	NIC	NOT IN CONTRACT	S.STL	STAINLESS STEEL
CPT	CARPET	FND	FOUNDATION	NTS	NOT TO SCALE	STD	STANDARD
CSMT	CASEMENT	FBO	FURNISHED BY OTHERS	O.C.	ON CENTER	ST	SELF-TAPPING
CIP	CAST IN PLACE	FUR	FURRING	OPG	OPENING	STL	STEEL
CLG	CEILING	GA	GAGE, GAUGE	OPP	OPPOSITE	SD	STORM DRAIN / SMOKE DET.
CTR	CENTER	GALV	GALVANIZED	OPH	OPPOSITE HAND		
CT	CERAMIC TILE	GD	GARBAGE DISPOSAL	OSB	ORIENTED STRAND BOARD	STR	STRINGER
CLR	CLEARANCE	GC	GENERAL CONTRACTOR	OD	OUTSIDE DIAMETER	STRUC	STRUCTURAL
COL	COLUMN	GLAM	GLULAM LAMINATED BEAM	ОН	OVERHEAD	SW	SWITCH
CONC	CONCRETE	GL	GLASS, GLAZING	OA	OVERALL	SYM	SYMMETRICAL
CMU	CONCRETE MASONRY UNIT	GB	GRAB BAR	(P)	PAINT	TEL	TELEPHONE
C	CONDUIT	GND	GROUND	PR	PAIR	TV	TELEVISION
CONST		GWB	GYPSUM WALL BOARD	PKNG	PARKING	TBD	TO BE DETERMINED
	CONSTRUCTION	HGR	HANGER	PVMT	PAVEMENT	T&G	TONGUE AND GROOVE
CONT	CONTINUOUS	HDW	HARDWARE	PED	PEDESTAL	TOS	TOP OF SLAB
CJT	CONTROL JOINT	HDR	HEADER	PLAM	PLASTIC LAMINATE	TSL	TOP OF STEEL
CPR	COPPER	HTG	HEATING	PL	PLATE	TOW	TOP OF WALL
CUST	CUSTOM	HVAC	HEATING/VENTILATING/ AIR CONDITIONING	PLUM	PLUMBING	TYP	TYPICAL
DEPT	DEPARTMENT			PW	PLYWOOD	UG	UNDERGROUND
)	DEPTH	HT	HEIGHT	PT	PRESSURE TREATED	UL	UNDERWRITERS LABRATORIE
DTL	DETAIL	HC	HOLLOW CORE	PSF	POUNDS PER SQUARE FOOT	VL	VERSALAM
MIC	DIMENSION	HM	HOLLOW METAL	PSI	POUNDS PER SQUARE INCH)A//D	
OW	DISH WASHER	HORIZ	HORIZONTAL	PC PROP	PRE-CAST	W/D	WASHER / DRYER
OR	DOOR	INCLD	INCLUDED	PROP	PROPERTY	WC	WATER CLOSET

INSIDE DIAMETER

DRAWING

DRINKING FOUNTAIN



COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC

5521 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33021
P: 954.451.8616
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

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

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ARCHITECTS

ATELIER INTERNATIONAL LLC

1800 SW 1ST AVENUE, SUITE 307

MIAMI, FL 33129

PH: 305-374-9084

C: 786-302-5236

WEB: WWW.ATELLERINT.COM

PROJECT NAME:

REVISION DATE

CONFIDENTIALITY NOTICE:

743 HARRISON STREET GARDEN

NOT FOR CONSTRUCTION

SHEET ISSUE / REVISION LOG

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LANDSCAPE SITE PLAN

Project ID: 2025-743 HARRISON

Print Date: MARCH 9, 2025

Scale: As Indicated Drawn By: TH

Sheet Title:

DESCRIPTION

PROFESSIONAL SEAL(S):

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 (HMPRLOD-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.

PLANTING M	MATERIALS – TREES AND PALMS					
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
2	EN YOU	DA	DICTYOSPERMA ALBUM	PRINCESS PALM	- SINGLE TRUNK - MIN. 8' C.T.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
2		DC	DYPSIS CABADAE	CABADA PALM	- MIN. 16' OA. HT. - CLUSTER - MIN. 4 TRUNKS	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY - CONTACT: ST. GERMAIN FARMS 305.245.831
1		BS	BUSERA SIMARUBA	GUMBO LIMBO (SITE REQ. TREE)	- MIN. 2" DBH / 10' OA. HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA NATIVE
2		MF	MYRCIANTHES FRAGRANS	WHITE SIMPSON STOPPER (SITE REQ. TREE)	- MIN. 2" DBH / 10' OA. 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' OA. 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 TD.01 FOR TREE/PALM DISPOSITI
743 HARF	RISON STREET – LANDSCAPE F	LANTI	NG LEGEND - 2025.03.09			
	MATERIALS - SHRUBS, GROUNDCOVERS				Louis	
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	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. 4' HT.	- FLORIDA #1; 30" O.C. - FLORIDA FRIENDLY
197		TF	TRIPSACUM FLORIDANUM	DWARF FAKAHATCHEE GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 30" O.C. - FLORIDA NATIVE
6		DV	DIETES VEGETA	WHITE AFRICAN IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA FRIENDLY
20		FM	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/1GALLON	- FLORIDA #1; 8" O.C. - FLORIDA FRIENDLY / FLORIDA NATIVE
	\(\frac{1}{2}\)					- SEE LP SHEET SERIES FOR MORE INFORMAT

FRONT YARD IMPERVIOUS VS. PERVIOUS CALCULATION:

TOTAL IMPERVIOUS AREA: +/-1,320 SF OR 52.8% OF TOTAL FRONT YARD AREA

TOTAL PERVIOUS AREA: +/- 1,180 OR 47.2% OF TOTAL FRONT YARD AREA

TREES. PROVIDING 2 NATIVE FLORIDA SWEETBAY MAGNOLIA TREES.

APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD.

TREES AND PALMS SHALL NOT BE REMOVED WITHOUT FIRST OBTAINING AN

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

1 STREET TREE REQUIRED PER 50 LINEAL FEET. 100' WIDE LOT / 50' = 2 REQ. STREE

TOTAL FRONT YARD AREA: +/-2,500 SF

EXISTING CONC. DRIVEWAY: 1,289 SF

NEW PAVERS + GRAVEL: 31 SF

IMPERVIOUS AREA:

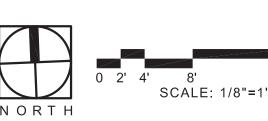
PERVIOUS AREA:

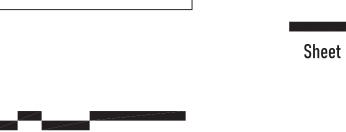
LAWN: 475 SF

PLANTING AREA: 705 SF

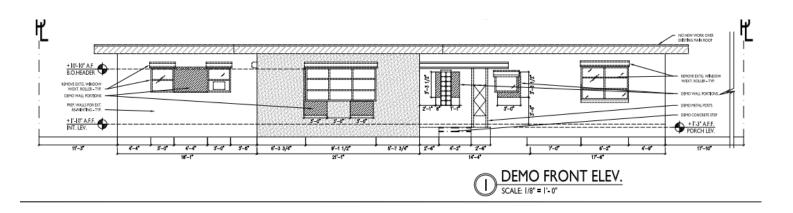
STREET TREE CALCULATION:

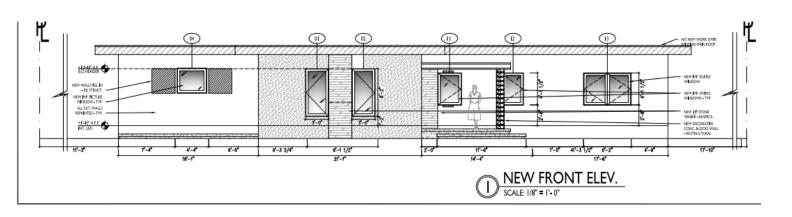


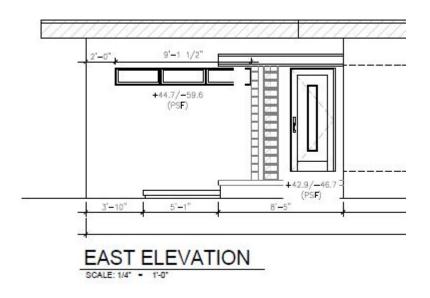




Front Facade Window and Door Alterations, and Installation of Redesigned Pillar for Existing Overhand



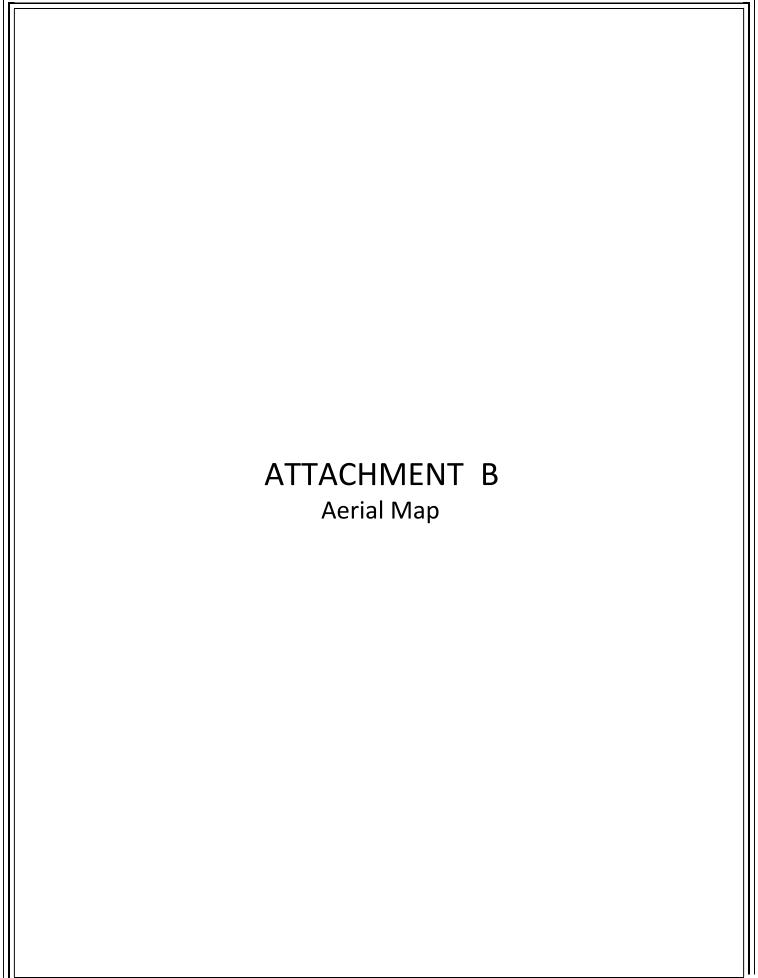












Property Id: 514214025361

**Please see map disclaimer



March 20, 2025

