

ATTACHMENT A
Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

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

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

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



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- Historic Preservation Board
- City Commission
- Planning and Development Board

Date of Application: 3/26/2018

Location Address: 1547 Jackson st

Lot(s): 4 Block(s): 79 Subdivision: 1-21

Folio Number(s): 5142-15-02-4720

Zoning Classification: RS-6 Land Use Classification: Residential

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

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): No

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

Explanation of Request: Certificate of Appropriateness for Design of a Single Family Residence

Number of units/rooms: 1 Sq Ft: 2,549

Value of Improvement: \$220,000 Estimated Date of Completion: _____

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

Name of Current Property Owner: Frauen LLC

Address of Property Owner: 7900 Tatum Waterway Dr #502. Miami Beach, FL 33141

Telephone: 443-627-3456 Fax: _____ Email Address: ngaggino@gmail.com

Name of Consultant/Representative/Tenant (circle one): Nancy Gaggino

7900 Tatum Waterway Dr #502. Miami Beach, FL 33141 Address: _____ Telephone: 443-627-3456

Fax: _____ Email Address: ngaggino@gmail.com

Date of Purchase: 8/8/2017 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: 3/23/2018

PRINT NAME: NANCY GAGGINO Date: _____

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 Certificate of Appropriateness for Design 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 23 day of MARCH

Martha P. De La Cuadra
Notary Public
State of Florida



Nancy Gaggino
Signature of Current Owner

NANCY GAGGINO
Print Name

My Commission Expires: _____ (Check One) Personally known to me; OR Produced Identification G 250-637-81-680-0

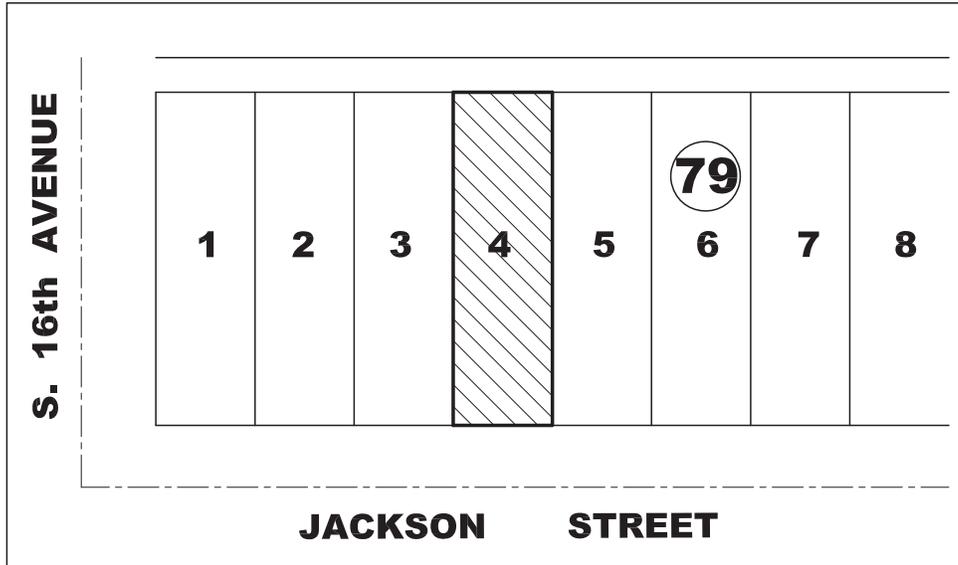
Legal Description and Project Information

Legal Description:

LOT 4, BLOCK 79, TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 221, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Project Information:

The proposed construction is a two story single family residence in contemporary style with a front porch and a wood double entrance door. Lower floor features a living room with double height ceiling, integrated kitchen, dining room, one bedroom, one full bathroom and a family room that faces a covered patio accessed by a double sliding glass door. Upper floor features a small open den, laundry closet, three bedrooms, two bathrooms and a balcony.



LOCATION MAP.

NOT TO SCALE.

PROPERTY ADDRESS: 1547 JASCKSON STREET, HOLLYWOOD, FLORIDA 33020

LEGAL DESCRIPTION: LOT 4, BLOCK 79, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO: a.- TARRAT GROUP LLC

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description provided by Client.
- 2) Bearings, if shown, are based on an assumed meridian and referenced on the centerline of N/A , N/A , per plat.
- 3) The lands shown hereon were not abstracted for easements, right of ways or other recorded incumbrances not shown on the plat, and the same, if any may not be shown on this section.
- 4) Underground utilities are not depicted hereon.
- 5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown.
- 6) Elevations are based on The North American Vertical Datum of 1988 (NAVD 88).
- 7) Ownership subject to opinion of the Title.
- 8) Fence ties are to be the center line of the fence.
- 9) Wall ties are to face of the wall.
- 10) Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
- 11) This survey was prepared without the benefit of a Title Search; thereof, only those easements on the recorded plat as shown.
- 12) This survey is prepared to be used exclusively as an aide to obtain Title Insurance, no other warranties are hereby extended.
- 13) This survey depicted hereon is not covered by professional liability insurance

FLOOD ZONE INFORMATION:

DATE OF FIRM: 08-18-2014

COMMUNITY No: 125113

PANEL: 0569 SUFFIX: H

FIRM ZONE: AE BASE FLOOD ELEVATION: 6'

BENCHMARK No: ELEVATION:

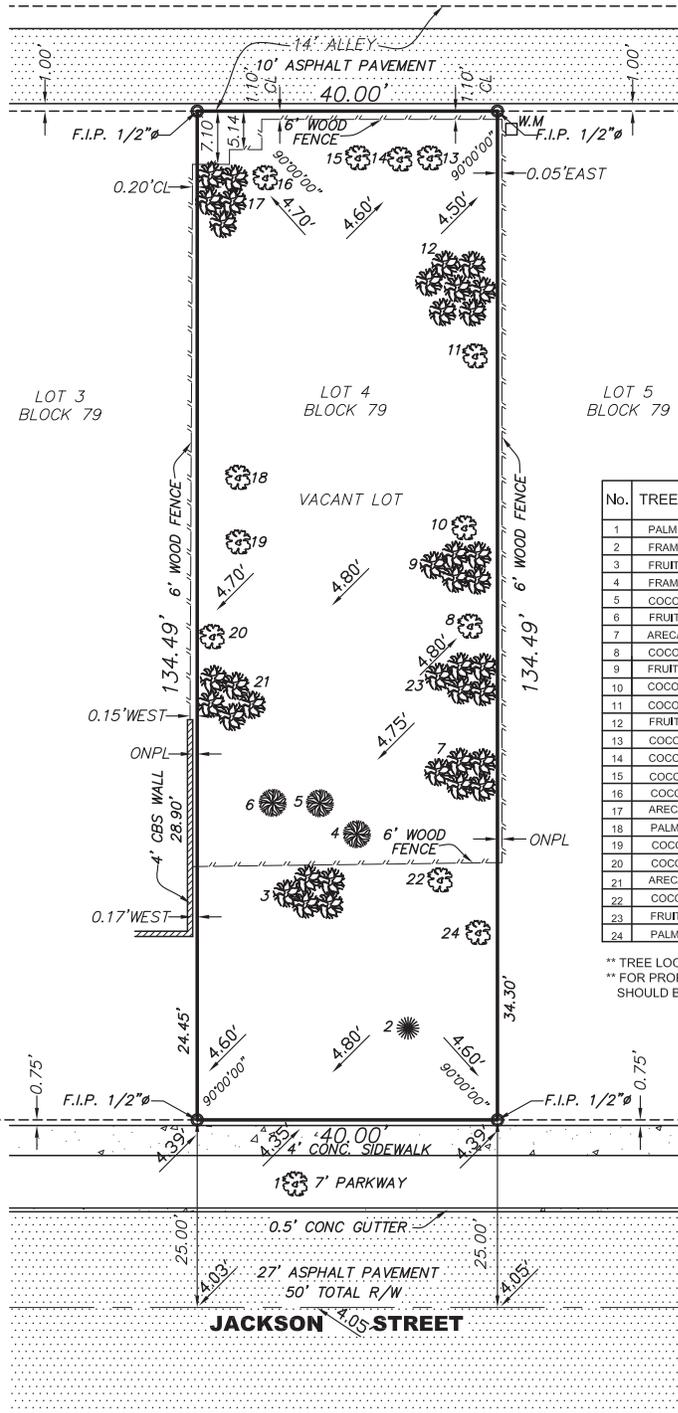
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17050 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

KARL F. KUHN

PROFESSIONAL SURVEYOR & MAPPER No. 5953
STATE OF FLORIDA

NOTE: ONLY VALID WITH PAGE 2

<p style="text-align: center; font-size: 1.2em; font-weight: bold;">KARL F. KUHN</p> <p style="font-size: 0.8em;">PROFESSIONAL SURVEYOR & MAPPER No. 5953 11844 S.W 203rd STREET MIAMI, FLORIDA 33173 PH : 305-431 1846 786-317 3658</p>	<p>TYPE OF PROJECT: <b style="font-size: 1.1em;">BOUNDARY SURVEY</p>	<p>SCALE: AS SHOWN</p>
	<p>PROJECT LOCATION: 1547 JACKSON STREET</p>	<p>DATE: 08-29-17</p>
	<p>CITY, STATE & ZIP CODE: HOLLYWOOD, FLORIDA 33020</p>	<p>DRAWN BY: I.C.</p>
	<p>DATE OF FIELD WORK: 08-28-17</p>	<p>DRAWN No: PROJECT No: 17/ VP- 4870</p>
		<p>SHEET: 1 OF: 2</p>



TREE TABLE

No.	TREE NAME	DIAMETER (feet)	HEIGHT (feet)	SPREAD (feet)
1	PALM	1.8	30	10
2	FRAMBOLLAN	3.0	38	25
3	FRUIT TREE	6.0	18	15
4	FRAMBOLLAN	0.7	18	8.0
5	COCO	0.7	12	5.0
6	FRUIT TREE	0.7	12	8.0
7	ARECA	4.0	12	9.0
8	COCO	0.9	12	6.0
9	FRUIT TREE	7.0	18	10
10	COCO	0.9	10	6.0
11	COCO	0.7	7.0	5.0
12	FRUIT TREE	3.0	12	8.0
13	COCO	1.2	25	7.0
14	COCO	0.7	12	5.0
15	COCO	1.0	15	7.0
16	COCO	1.0	12	5.0
17	ARECA	3.0	12	8.0
18	PALM	1.0	15	7.0
19	COCO	0.6	8.0	4.0
20	COCO	0.9	16	7.0
21	ARECA	4.0	15	8.0
22	COCO	1.0	12	8.0
23	FRUIT TREE	5.0	12	12
24	PALM	0.7	16	5.0

** TREE LOCATION & DIMENSION ARE APPROXIMATE.
 ** FOR PROPER AND SCIENTIFIC TREE NAME AN ARBORIST SHOULD BE CONTACTED.

SKETCH OF SURVEY

SCALE: 1" = 20'

ABBREVIATIONS AND LEGEND

A/C = AIR CONDITIONING PAD
 P.C.P. = PERMANENT CONTROL POINT
 E.T.P. = ELECTRIC TRANSFORMER PAD
 L.E. = LANDSCAPE EASEMENT
 C.B.S. = CONC. BLOCK STRUCTURE
 NO ID = NO IDENTIFICATION NUMBER

F.N.D. = FOUND NAIL & DISK
 U.E. = UTILITY EASEMENT
 F.I.P. = FOUND IRON PIPE
 F.I.R. = FOUND IRON BAR
 ---x--- = CHAIN LINK FENCE
 CH = CHORD

S.I.R. = SET IRON BAR
 F.H. = FIRE HYDRANT
 RES. = RESIDENCE
 C.B. = CATCH BASIN
 R/W = RIGHT OF WAY
 CL = CENTER LINE

F.N. = FOUND NAIL
 CL = CLEAR
 STY. = STORY
 S/W = SIDE WALK
 L = ARC LENGTH
 CONC. = CONCRETE

S.N. = SET NAIL
 R = RADIUS
 ENC. = ENCROACHMENT
 --- = WOOD FENCE
 ===== = C.B.S. WALL
 Δ = CENTRAL ANGLE

NOTE: ONLY VALID WITH PAGE 1

KARL F. KUHN PROFESSIONAL SURVEYOR & MAPPER No. 5953 11844 S.W 203rd STREET MIAMI, FLORIDA 33173 PH : 305-431 1846 786-317 3658	TYPE OF PROJECT:	BOUNDARY SURVEY	SCALE: AS SHOWN
	PROJECT LOCATION:	1547 JACKSON STREET	DATE: 09-29-17
	CITY, STATE & ZIP CODE:	HOLLYWOOD, FLORIDA 33020	DRAWN BY: I.C.
	DATE OF FIELD WORK:	08-28-17	DRAWN No: 17/ VP- 4870
			PROJECT No: 17/ VP- 4870

Surrounding properties

1540 Jackson st



1543 Jackson st



1551 Jackson st



1564 Jackson st

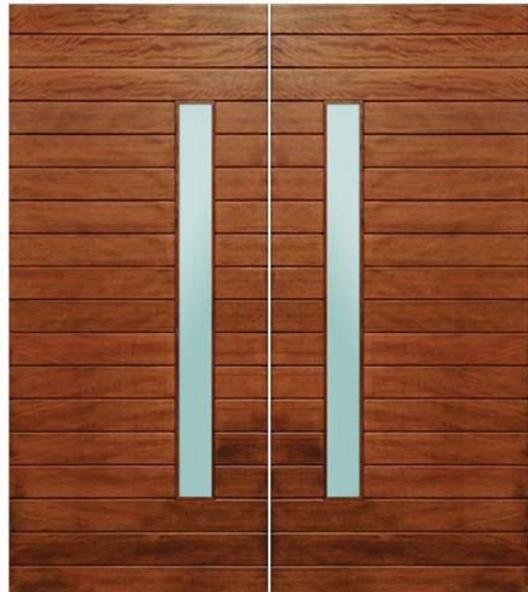




Front Tensors



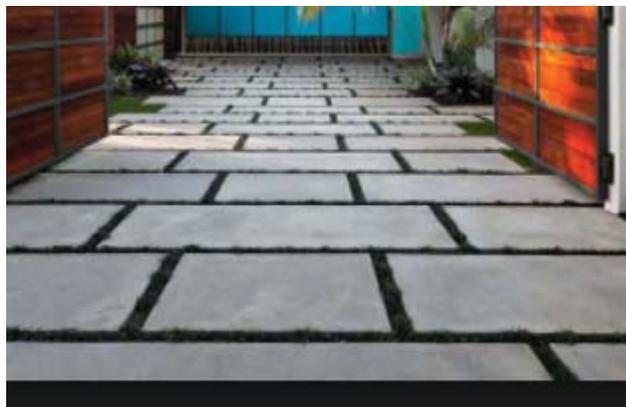
Concrete exterior



Entrance Door



Exterior paint



Driveway concrete pavers

DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR DESIGN:

A decision on an application for a Certificate of Appropriateness for Design for new building construction, additions to existing building, major renovation work or substantial alteration shall be based upon evaluation of the compatibility of the physical alteration or improvement with and adherence to the criteria for designation listed in § 5.5.F of the City of Hollywood Zoning and Land Development Regulations.

a. Mandatory Criteria: integrity of location, design, setting, materials, workmanship and association.

CRITERIA: INTEGRITY OF LOCATION

Side and rear setbacks of proposed residence were calculated as per the code and are aligned and consistent with surrounding properties.

CRITERIA: DESIGN

The design of the proposed residence is contemporary with two stories and a flat roof. The front of the house features a covered entrance porch with two steps and smooth white finishes. A wood double front door and matching wood front porch ceiling offer warmth to the design. The proposed design is compatible with scale and massing of surrounding properties.

CRITERIA: SETTING

Designed as two story single family house, like many of the newly built structures, the proposed residence will be a good addition to the neighborhood. It keeps a pedestrian front area with inviting views and cozy atmosphere.

CRITERIA: MATERIALS

Materials and colors that will be used include white paint, wood surfaces, black framed impact windows, aluminum wires and smooth concrete finishes.

CRITERIA: WORKMANSHIP

A high level of workmanship will be achieved using excellent quality materials and craftsmanship from Florida Licensed construction professionals.

CRITERIA: ASSOCIATION

This residence maintains the rhythm of the area. It features a front porch with steps and alignment of windows similar to those of surrounding properties. Design is clean but cozy with beautiful landscape and tasteful design.

Permit # _____

Date: 3/20/2018

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. 5,379 SQUARE FEET OF YOUR LOT (length x width)
2. 1,271.84 SQUARE FEET OF YOUR HOUSE
3. 0 SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)
4. N/A SQUARE FEET OF THE ADDITION, AND OR...
5. 873.16 SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.
6. 2,145 TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3+ 4+ 5)...
7. 39.87% PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No.6 by No. 1)

PROPOSED TWO-STORY SINGLE FAMILY HOME

**1547 Jackson Street
Hollywood, FL 33020**



SHEET INDEX

COVER SHEET

- T-1 SHEET INDEX
- SP-1 DIMENSIONS SITE PLAN
- TS-1 TREE DISPOSITION PLAN
- LP-1 LANDSCAPE PLAN
- ILLUSTRATIVE SITE PLAN
- A-1 FLOOR PLAN
- A-2 ELEVATIONS
- SPF STREET PROFILE
- COLOR RENDERINGS

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No.	Date	Revision

PROPOSED TWO STORY
SINGLE FAMILY
RESIDENCE

SITE ADDRESS:
1547 JACKSON ST.
HOLLYWOOD, FL.

OWNER:
TARRAT GROUP

AGUDELO
ARCHITECT P.A.
A.A.26002013

Address:
7950 N.W. 53 ST.
SUITE # 337
DORAL, FL 33166

Phone #:
(786) 738-8236

e-mail address:
german@agudeloarchitect.net

SEAL:
STATE OF FLORIDA

GERMAN A. AGUDELO
ARCHITECT FOR THE FIRM
LICENSE # AR-0091594

Drawing by : V.G. & G.A.
Checked by : G.A.
Date : 8-30-2017
Scale : AS SHOWN
JOB. NO. : 170803

T-1 OF

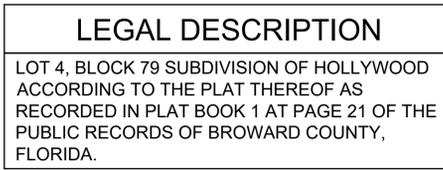
SCOPE OF WORK

PROPOSED TWO-STORY SINGLE FAMILY RESIDENCE AT A VACANT LOT

LEGAL ADDRESS

1547 JACKSON STREET,
HOLLYWOOD FL 33020

LOCATION MAP



LEGAL DESCRIPTION

LOT 4, BLOCK 79 SUBDIVISION OF HOLLYWOOD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BUILDING AREA TABULATION

1ST FLOOR AC AREA:	1,271.84 S.F.
2ND FLOOR AC AREA:	975.60 S.F.
2ND FLOOR BALCONY:	69.02 S.F.
1ST FLOOR FRONT PORCH:	78.79 S.F.
1ST FLOOR COV. TERRACE:	153.99 S.F.
	2,549.24 S.F.

FLOOD ZONE INFORMATION

DATE OF FIRM: 08-18-2014
COMMUNITY No: 125113
PANEL: 0569 SUFFIX: H

FIRM ZONE: AE
BASE FLOOD ELEVATION: 6' (NAVD 88)

INFORMATION TAKEN FROM BOUNDARY SURVEY
PREPARED BY: KARL F. KUHN
DATED: 08-29-17

ZONING CONDITIONS

ZONING CLASSIFICATION: RS-6

NET LOT AREA 5,379.00 SQ.FT.

GREEN AREA	
REQUIRED	PROVIDED
40% OF NET LOT AREA (2,151.60 SQ. FT.)	60.12% OF NET LOT AREA (3,234.00 SQ. FT.)

FRONT YARD PERVIOUS AREA	
MIN. ALLOWED:	PROVIDED
20% OF FRONT YARD AREA (346.64 SQ. FT.)	68.90% OF FRONT YARD AREA (1,194.20 SQ. FT.)

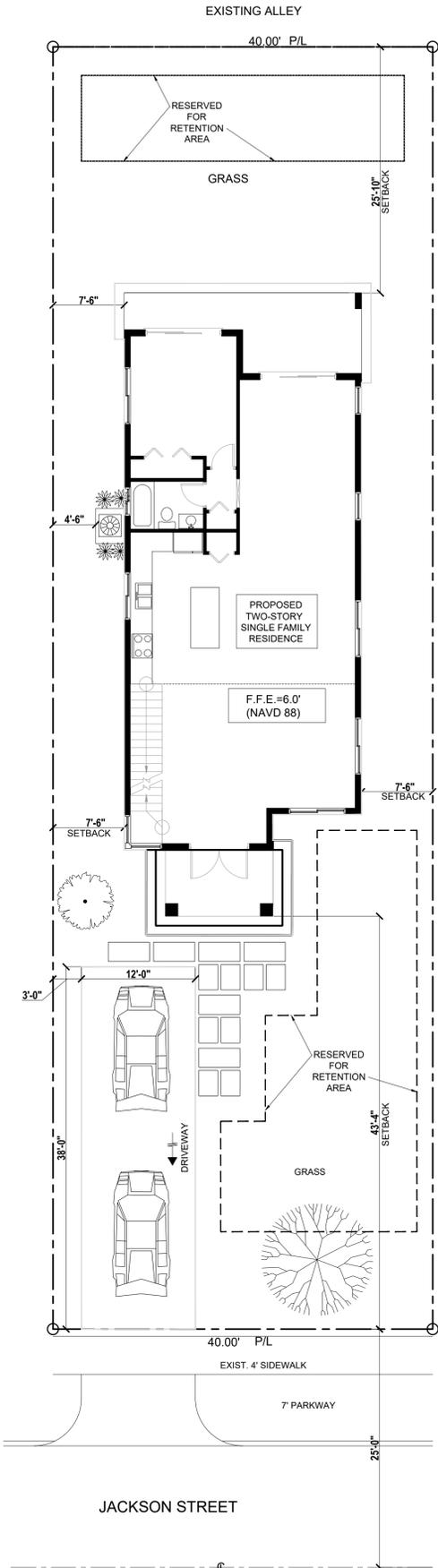
FRONT YARD AREA = 1,733.20 SQ. FT.
(40'-0" x 43'-4" = 1,733.20 S.F.)

SETBACKS		
	REQUIRED	PROVIDED
FRONT:	25'-0"	43'-4"
REAR:	15% OF LOT DEPTH=20'2"	25'-10"
SIDE:	7'-6"	7'-6"

BUILDING HEIGHT	
ALLOWED	PROVIDED
30'-0" (NOT TO EXCEED TWO-STORY)	26'-9" TO ROOF RIDGE (TWO-STORY)

PARKING REQUIREMENTS	
REQUIRED	PROVIDED
2 PARKING SP. (8'-6"X19'-0" MIN.)	2 PARKING SP. (12'-0" x 38'-0")

NOTE:
SITE GRADING WILL NOT RAISE HIGHER THAN ADJACENT PROPERTY



SITE PLAN
SCALE: 1/8" = 1'-0"

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PROPOSED TWO STORY SINGLE FAMILY RESIDENCE

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OWNER:
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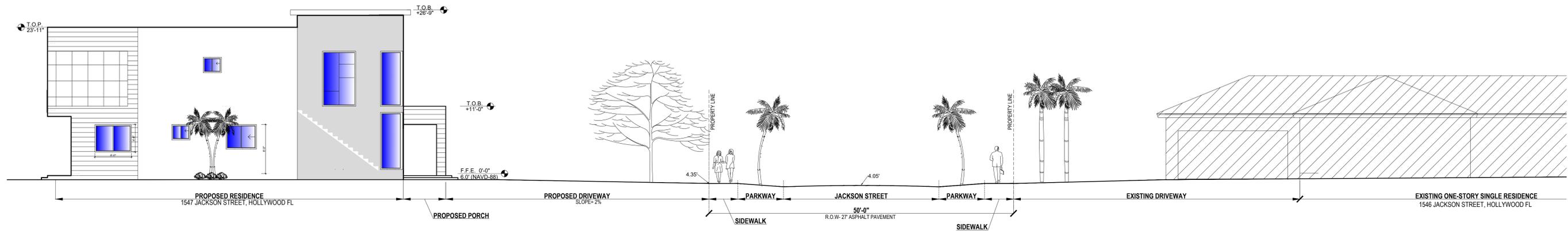
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SP-1 OF



STREET PROFILE
SCALE: 1/8" = 1'-0"

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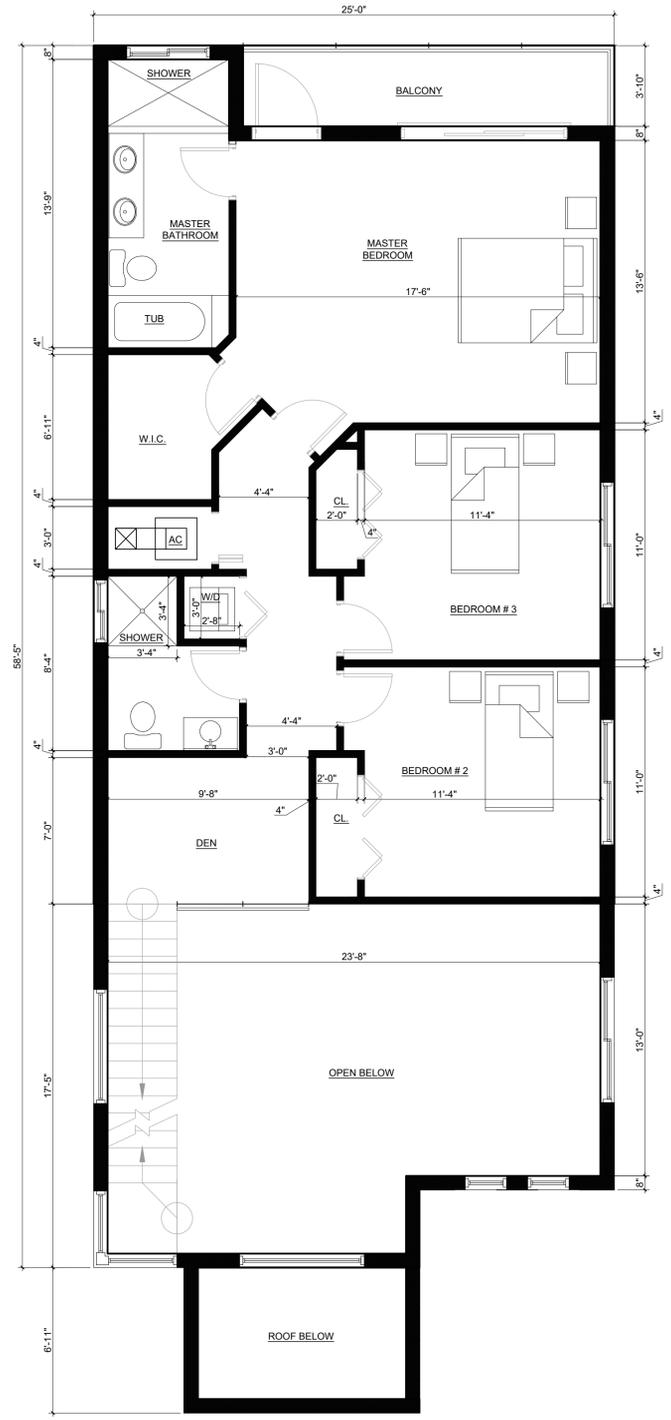
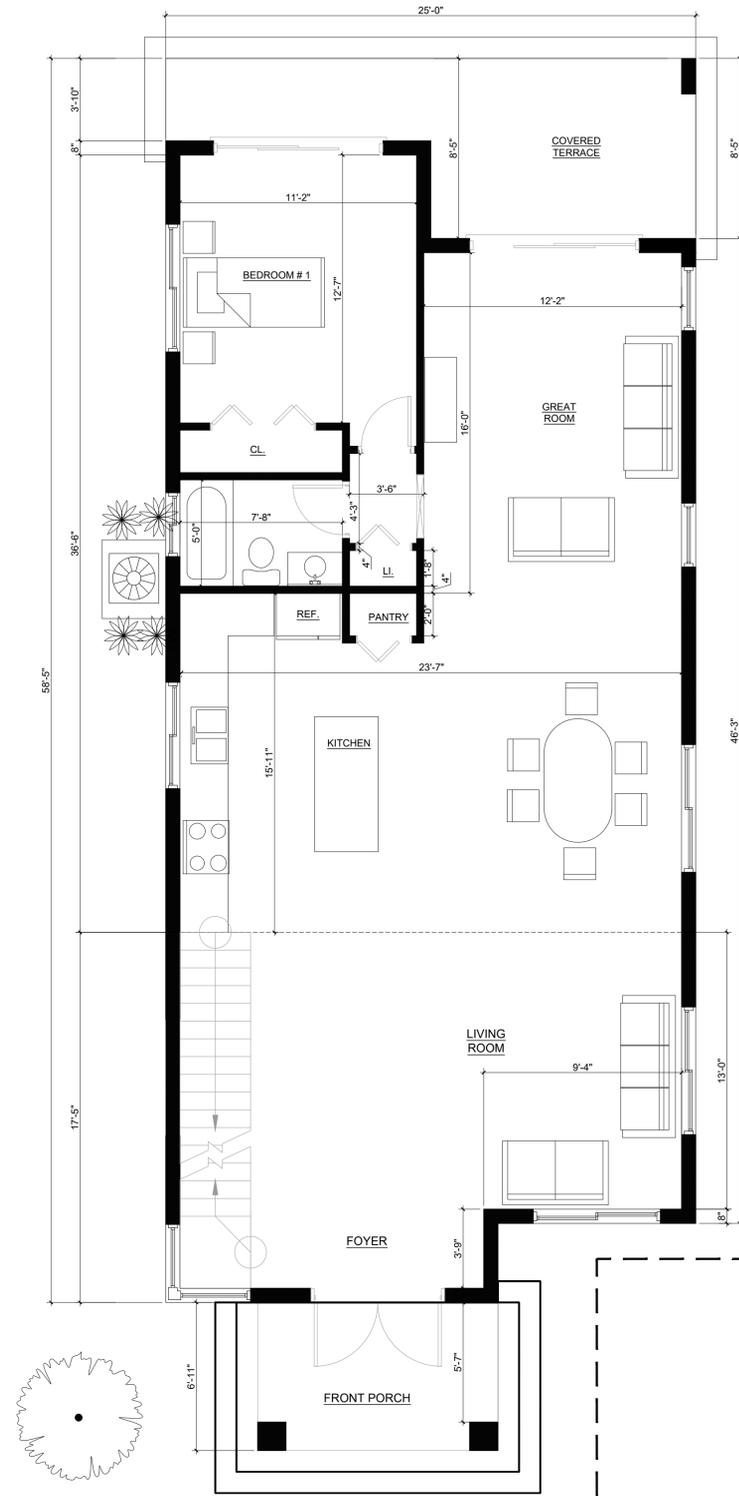
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SPF OF



1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

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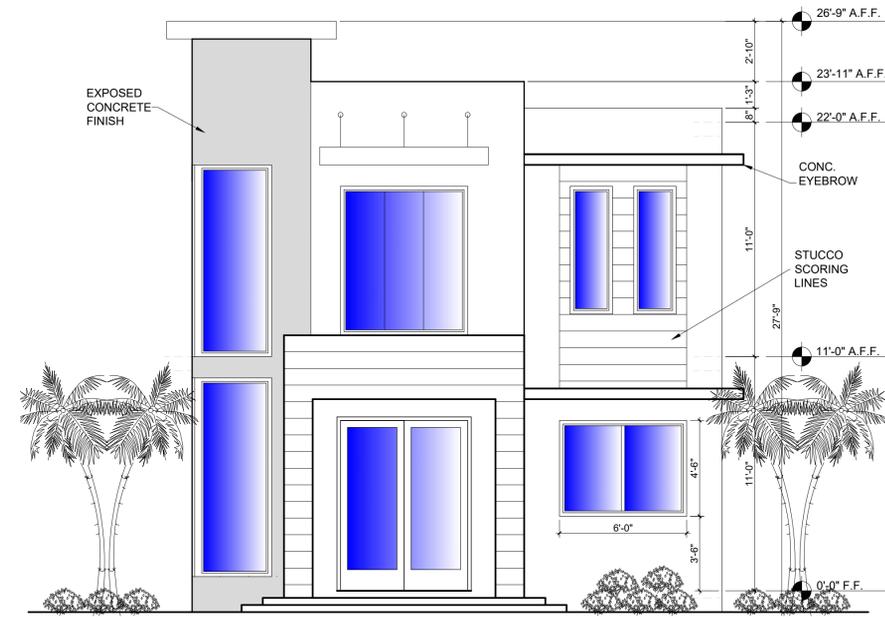
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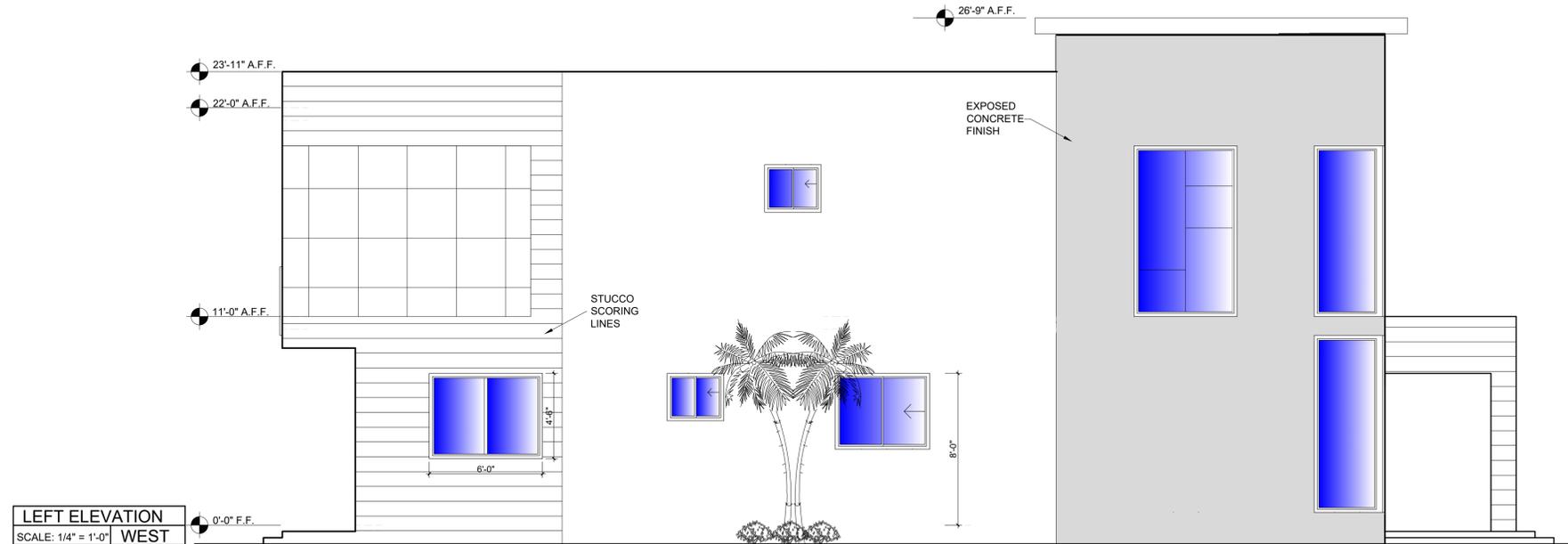
A-1 OF



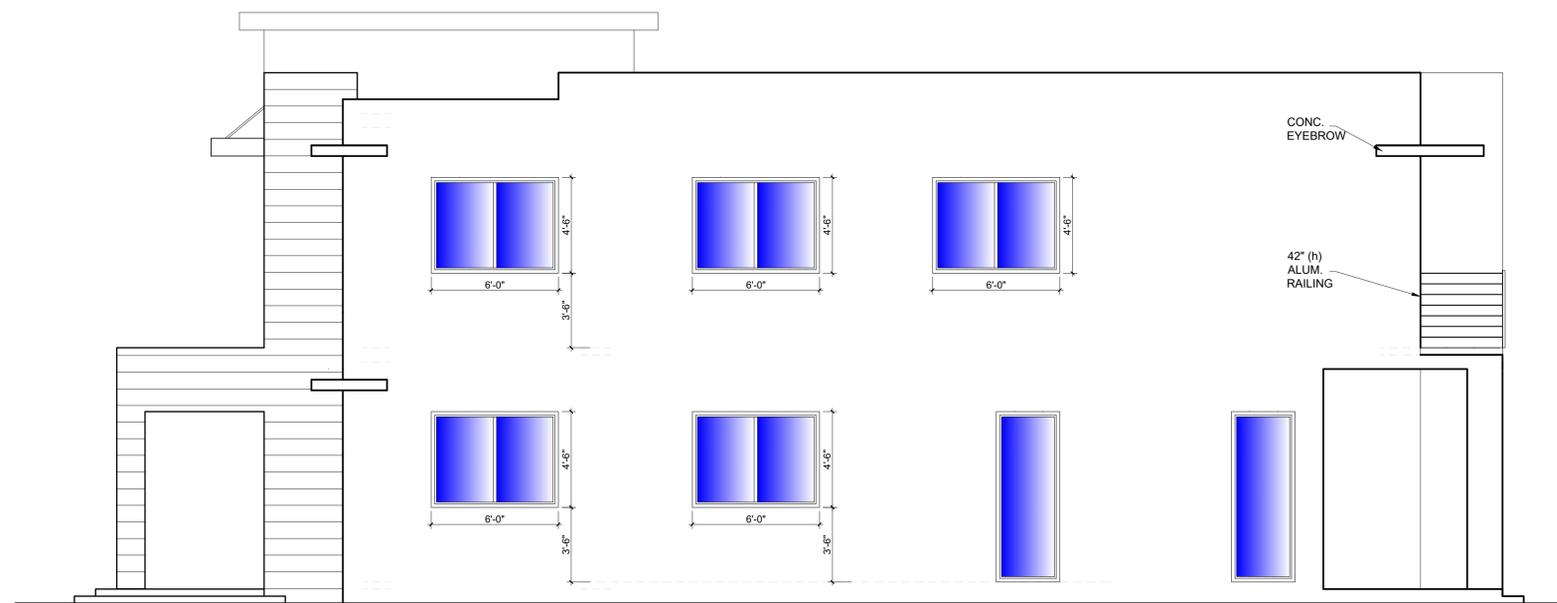
REAR ELEVATION
SCALE: 1/4" = 1'-0" NORTH



FRONT ELEVATION
SCALE: 1/4" = 1'-0" SOUTH



LEFT ELEVATION
SCALE: 1/4" = 1'-0" WEST



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

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No.	Date	Revision

PROPOSED TWO STORY SINGLE FAMILY RESIDENCE

SITE ADDRESS:
1547 JACKSON ST.
HOLLYWOOD, FL.

OWNER:
TARRAT GROUP

AGUDELO ARCHITECT P.A.
A.A.26002013

Address:
7950 N.W. 53 ST.
SUITE # 337
DORAL, FL 33166

Phone #:
(786) 738-8236

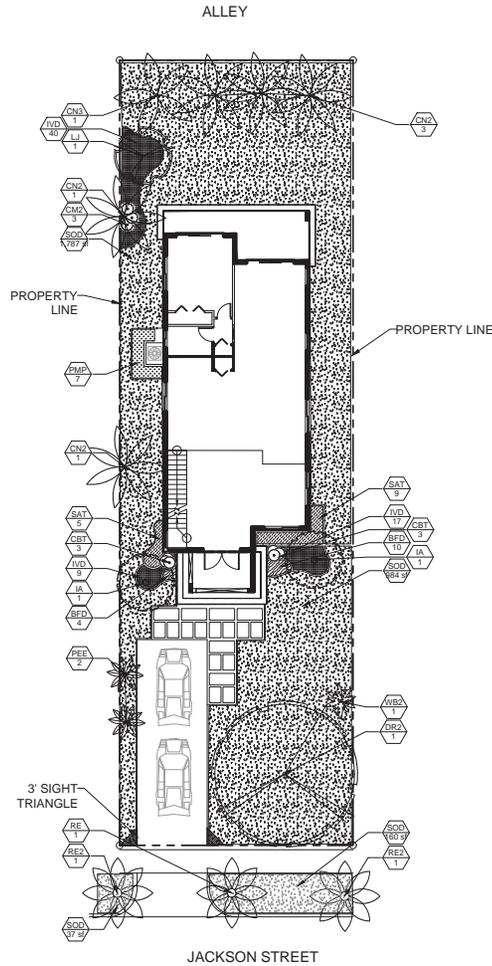
e-mail address:
german@agudeloarchitect.net

SEAL:
STATE OF FLORIDA

GERMAN A. AGUDELO
ARCHITECT FOR THE FIRM
LICENSE # AR-0091594

Drawing by: V.G. & G.A.
Checked by: G.A.
Date: 8-30-2017
Scale: AS SHOWN
JOB NO.: 170803

A-2 OF



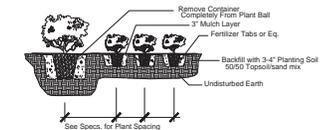
PLANT SCHEDULE PLANTING PLAN

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS	
DR2	1	DELONIX REGIA	ROYAL PONCIANA	EXISTING			NO	MED.		
IA	2	ILEX CASSINE	DAHON HOLLY	FG/BAB	2" CAL	12" HT X 6" SPR	YES	HIGH		
LJ	1	LIGUSTRUM JAPONICUM	TREE LIGUSTRUM	FG/BAB	MULTI STEM	10" HT. X 8" SPR., 4"-5" CAL.	NO	MEDIUM		
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS	
CN2	5	COCOS NUCIFERA	COCONUT PALM	EXISTING			NO			
CN3	1	COCOS NUCIFERA	COCONUT PALM	RELOCATED			NO	HIGH		
PEE	2	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	RELOCATED			NO	HIGH		
RE2	2	ROYSTONIA ELATA	FLORIDA ROYAL PALM	EXISTING			YES	HIGH		
RE	1	ROYSTONIA ELATA	FLORIDA ROYAL PALM	RELOCATED			YES	HIGH	TO REMAIN	
WB2	1	WODYETIA BIFURCATA	FOXTAIL PALM	EXISTING			NO	MED.		
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS	
CM2	3	CODIAEUM VARIEGATUM 'MAMMEY'	MAMMEY CROTON	3 GAL.		20"X20" O.A.	NO	HIGH		
CBT	6	CORDYLINE FRUTICOSA 'BOLERO'	BOLERO TI PLANT	3 GAL.		24"28" O.A.	NO	MEDIUM		
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
IVD	66	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	3 GAL.		14" HT X 16" SPR	YES	HIGH	18" o.c.	
PMP	7	PODOCARPUS MACROPHYLLUS	PODOCARPUS	5 GAL. FULL TO BASE.		24" HT X 24" SPR	NO	MEDIUM	24" o.c.	
SAT	14	SCHEFFLERA ARBORICOLA TRINETTE	SCHEFFLERA	3 GAL.		24" HT X 24" SPR	NO	HIGH	24" o.c.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
BFD	14	BULBINE FRUTESCENS	STALKED BULBINE	12" HT X 12" SPR			NO	HIGH	12" o.c.	
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
SOD	2,968 SF	STENTOPHRUM SECUNDATUM 'FLORITAM'	'FLORITAM' ST. AUGUSTINE SOD	SOD						

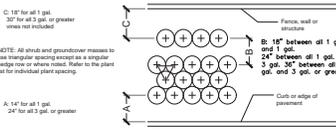
LANDSCAPE CALCULATIONS
ZONING: RS-6

	REQUIRED	PROVIDED
GROSS SITE AREA		
5,379 SQUARE FEET		
SECTION 2.1		
SINGLE FAMILY DISTRICTS		
PERIMETER LANDSCAPE		
(1) 2" CALIPER X 12' H TREE PER 50 LINEAR FEET OR PORTION THEREOF STREET FRONTAGE OF PROPERTY WHEREIN IMPROVEMENTS ARE PROPOSED	1	1
(2) 3" TREE PER 1,250 SQ. FT. (INCLUDING ANY FRACTION) OF FRONT YARD AREA, 2,928 SQ. FT. / 1,250=2	2	3
(3) TREE AND 10 SHRUBS IN REAR HALF OF PLOT	1	3
TOTAL TREES		
TOTAL TREES REQUIRED	4 TREES	7 TREES
3 ADDITIONAL TREES ADDED TO MITIGATE 3 TREES AND 1 PALM REMOVED, INVASIVES AND ARECA CLUSTERS ARE OUT OF MITIGATION COUNTS		3 TREES
MIN. 60% NATIVE (20 TOTAL TREES REQUIRED)	2 TREES	2 TREES
PERCENT OF PALMS-NO MORE THAN 50%	2	EXISTING
PERCENT OF NATIVE SHRUBS 50%	5	5+

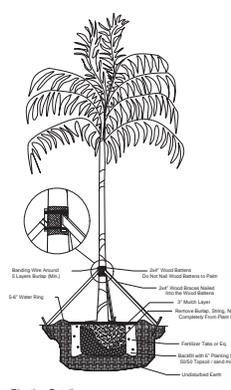
NOTE: ALL PALMS SHALL BE COUNTED AS 3:1 EXCEPT ROYAL PALMS AND DATE PALMS



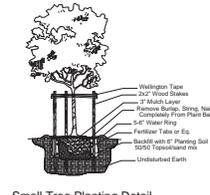
Typical Plant Spacing Detail
NTS



Typical Plant Spacing
NTS



Palm Planting Detail
NTS



Small Tree Planting Detail
NTS

SCALE: 1"=10'-0"

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect must be noted on the plan(s) and also be required for final acceptance. All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative. Solid sod shall be used in swales or other areas subject to erosion. Sod shall be installed flat and continuous, with no gaps or overlaps. The finished grade of sod area must be free of all rocks, sticks, and objectionable material including weeds and weed seeds prior to placement of sod.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds.

Six inches (6") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

For the staking, puying, and wrapping of Trees please refer to details provided on this sheet to the right for specifications.

The plan takes precedence over the plant list.

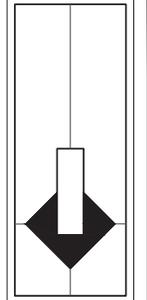
SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine Floritam solid sod for sod type "A" and Paspalum notatum, bahia grass solid sod for sod type "B" and it shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

Ground covers to provide minimum 75% coverage at time of installation with 100% occurring within 3 months of installation.

Water conservation requirements have been met by providing the following:
1) The reestablishment of native plant communities.
2) The use of shade trees to reduce transpiration rates of lower story plant materials, and Trees and plants used are appropriate to conditions in which they are planted, have non-invasive growth habits, and are low maintenance and of high quality design.



PROJECT NAME & LOCATION:
ONE STORY SINGLE FAMILY RESIDENCE
1547 JACKSON STREET
HOLLYWOOD, FL 33020

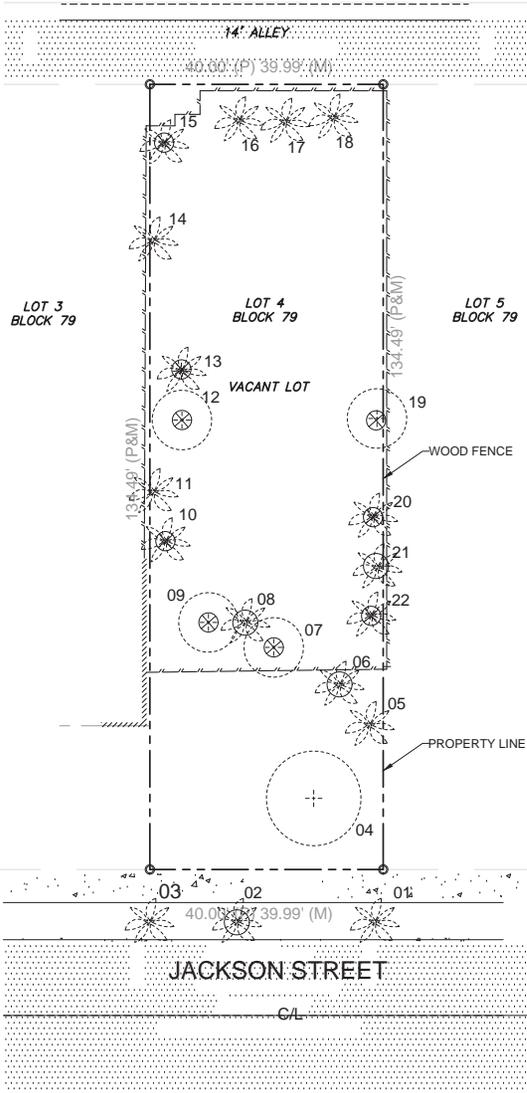
DISTRIBUTION:	DATE:
SUBMITTAL SET	3-21-18

DRAWING NAME:
LANDSCAPE PLAN

DRAWING NUMBER:
LP-1



14' ALLEY R/W

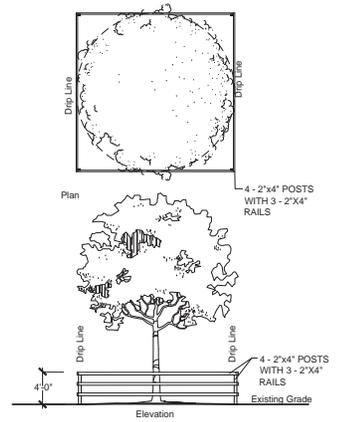


LEGEND

	Existing tree to remain
	Existing tree to be relocated
	Existing tree to be removed
	Existing palm to remain
	Existing palm to be relocated
	Existing palm to be removed

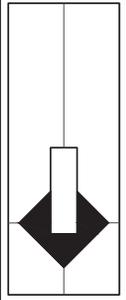
Existing Tree Survey

KEY	BOTANICAL NAME	COMMON NAME	(INCHES)	(FEET)	(FEET)	CONDITION	DISPOSITION	COMMENTS
1	Roystonea regia	Royal Palm	17	15	12	65%	Remain	
2	Roystonea regia	Royal Palm	16	18	14	60%	Remain	
3	Roystonea regia	Royal Palm	16	18	14	60%	Remain	
4	Delonix regia	Royal Poinciana	48	35	40	90%	Remain	
5	Wodyetia bifurcata	Foxtail Palm	5	13	9	70%	Remain	
6	Coccothrinax	Coconut Palm	11	13	12	70%	Relocate	
7	Delonix regia	Royal Poinciana	7	18	20	30%	Remove	
8	Psychosperma elegans	Solitare Palm	3 double	10	4	65%	Relocate	
9	Furcraea sp.	Kangaroo	4	16	20	75%	Remove	
10	Dypsis lutescens	Areca Palm	12 multi	16	7	60%	Remove	
11	Coccothrinax	Coconut Palm	9	22	17	75%	Remain	
12	Carpenteria acardocarpa	Cardboard	2	12	4	25%	Remove	Shade
13	Roystonea regia	Royal Palm	11	12	7	65%	Remain	
14	Coccothrinax	Coconut Palm	13	25	17	80%	Remain	
15	Dypsis lutescens	Areca Palm	7 multi	14	9	65%	Remove	
16	Coccothrinax	Coconut Palm	12	22	12	70%	Remain	
17	Coccothrinax	Coconut Palm	12	22	12	70%	Remain	
18	Coccothrinax	Coconut Palm	12	22	12	70%	Remain	
19	Bavaria madagascariensis	Tanaka's Tree	30	19	12	30%	Remove	
20	Coccothrinax	Coconut Palm	10	12	10	60%	Remove	
21	Psychosperma elegans	Solitare Palm	3	12	4	70%	Relocate	
22	Dypsis lutescens	Areca Palm	12 multi	10	9	60%	Remove	



Existing Tree(s) Protection Detail
NTS

SCALE: 1"=10'-0"



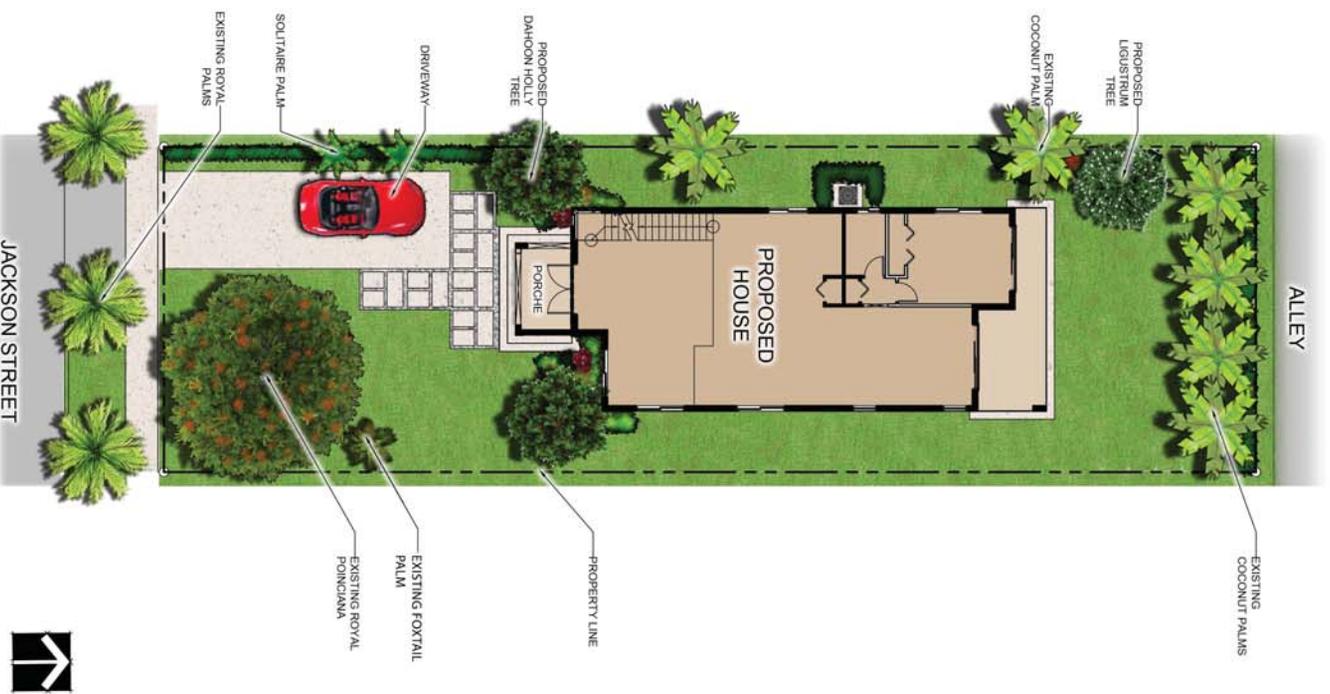
PROJECT NAME & LOCATION:
ONE STORY SINGLE FAMILY RESIDENCE
1547 JACKSON STREET
HOLLYWOOD, FL 33020

DISTRIBUTION:	DATE:
SUBMITTAL SET	3-21-18

DRAWING NAME:
TREE DISPOSITION PLAN

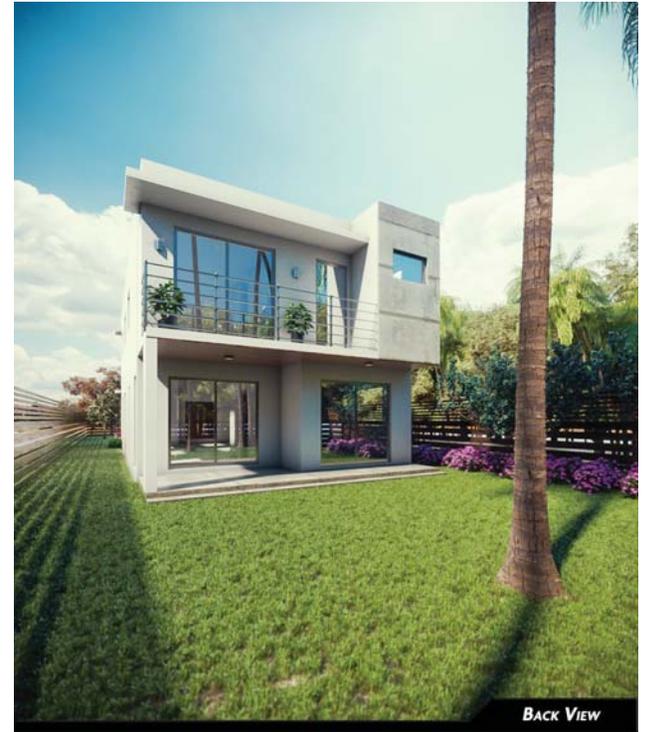
DRAWING NUMBER:
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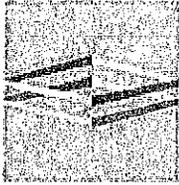




ONE STORY SINGLE FAMILY RESIDENCE
1547 JACKSON STREET
HOLLYWOOD, FLORIDA

Renderings





**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman

Hope Cathoun
Dwayne Dickerson
Ete Zachariades

Matthew H. Scott
Christina Bilenki
Heather Jo Allen

**1547 Jackson Street
Single Family Home Development
Variance Justification**

FRAUEN, LLC ("Petitioner") is the owner of the +/- 5,379 square foot parcel located at 1547 Jackson Street, which is generally located on the north side of Jackson Street between S. 16th Avenue and S. 15th Avenue, identified by folio #5142 1502 4720 ("Property") in the City of Hollywood ("City"). The Property is designated Low Residential ("LRES") on the City's Future Land Use Map and is zoned RS-6. The Property is currently undeveloped. Petitioner proposes to redevelop the Property with a +/- 2,549.24 gross square foot single family home ("Project"). The Property was platted as Lot 4, Block 79 subdivision of Hollywood Plat, as recorded in Plat Book 1, Page 21 of the Public Records of Broward County, Florida ("Plat").

The Plat, which dates back to 1921, identifies the parcel boundaries for the Property as it continues to exist today, with a width of forty feet (40'). The platted forty foot (40') wide lots are consistent with how the community has been developed over the years. While certain lots have been combined to create larger lots than originally platted, the majority of the existing residential community along this portion of Jackson Street and the surrounding neighborhood have been developed with the forty foot (40') platted lots. Over time, the parcels east and west of the Property have been developed with single family homes, while the Property is vacant. Lot 3, the parcel to the west of the Property, was developed with a single family home on a similarly sized lot in 1942. Similarly, Lot 5, the parcel immediately east of the Property, was developed with a single family home around 1949. The Certificate of Occupancy for Lot 5 is attached hereto as Exhibit "A". At the time these single family homes were constructed, Lots 3, 4 and 5 were all separate parcels, independent of one another, and under separate ownership. Following the construction of the home on Lot 5, it was purchased by the Walker family in 1949. In 1951, the Walker family also purchased the Property, Lot 4, but did not develop it. In 2007, the Property was sold, independent of Lot 5. Furthermore, Petitioner did not purchase the Property until 2017, long after it was sold by the Walker family.

It is evident that the lots within this community were subdivided as forty foot (40') lots and most have been developed as such, with the exception of certain lots that have since been combined to increase the size of the lot and corresponding residence. In this instance, the Property has remained as a forty foot (40') lot with the adjacent parcels having been developed well over sixty (60) years ago. However, the City's Land Development Code ("Code") has been amended over the years and the RS-6 zoning district, which applies to the Property, now requires a minimum lot width of sixty feet (60'). As such, the existing lot is legally non-conforming. Further, Petitioner cannot expand the lot as the parcels on each side are both developed with single family residences, leaving the Property undevelopable under today's Code standards. As such, in order to develop the Project, Petitioner respectfully requests the following variance:

Variance from Section 4.1.B.2.a. of the City's Code to allow a minimum lot width of forty feet (40') in lieu of sixty feet (60') required.

In support of the variance, Petitioner will demonstrate that (a) the variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City; (b) the variance is otherwise compatible with the surrounding land uses and is not detrimental to the community; (c) the variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City; and (d) the need for the variance is not economically based or self-imposed; or (e) the variance is necessary to comply with State or Federal Law and is the minimum variance necessary to comply with the applicable law.

Variance from Section 4.1.B.2.a. of the City's Code to allow a minimum lot width of forty feet (40') in lieu of sixty feet (60') required.

(a) The variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City.

The variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City. The purpose of the single family zoning districts is to protect the character of the single family neighborhoods. As noted above, the Property, and surrounding residential community, was platted in 1921. At this time, the parcels were subdivided to provide for separate lots, roadways and alleys within the community in order to ensure consistent and desirable development of the community. The majority of the platted lots within this portion of the City were subdivided as forty foot (40') lots and intended for single family residential development. Over the years, the surrounding community was developed in accordance with this original subdivision. As previously noted, Lot 5, the parcel immediately east of the Property, was constructed around 1948 and sold shortly after its development and Parcel 3 was developed around 1942. Both adjacent parcels were developed independently of the Property. The majority of the surrounding community was similarly developed with forty foot (40') lots. Over the years since the initial subdivision, some of the lots have been combined to create the larger sixty foot (60') lots now required by today's Code, while many remain as originally subdivided. The Property lies between two developed parcels and would otherwise remain vacant as, in order to comply with the sixty foot (60') width requirement for parcels in the RS-6 zoning district, Petitioner would have to purchase and reconfigure parcels that have already been developed. This essentially renders the vacant Property undevelopable at no fault of the Petitioner. Granting the variance will maintain the purpose of the single family zoning regulations and maintain the stability and appearance of the City. Petitioner is proposing to develop the Property with a beautiful single-family home, as permitted in the RS-6 zoning district and consistent with the purpose of the subject regulations. Further, as the surrounding residential community is developed mostly with lots of a similar width, the stability and appearance of this area within the City will be maintained.

(b) The variance is otherwise compatible with the surrounding land uses and is not detrimental to the community.

The variance is compatible with the surrounding land uses. The surrounding land uses include single family homes to the east, west, north and south of the Property. The parcels immediately east, west and north of the Property are approximately forty feet (40') in width, similar to the existing condition of the Property and the original subdivision of this area of the community. The parcel to the south of the Property has since been combined to create a larger lot. However, on the north side of Jackson Street, where the Property is located, there are approximately ten (10) lots in a row with a similar condition of approximately forty foot (40') wide lots. This condition can be seen not only on the same block where the Property is located, but also on the residential blocks to the north, south, east and west of the Property. Further, Petitioner is proposing to develop the Property with a single family home, which is consistent with uses existing within the neighborhood. As such, the variance is compatible with the surrounding land uses. Further, the variance is not detrimental to the community. Rather, the variance will allow for development of this vacant parcel with a new single family home. The new development in the area will enhance the appearance of the community and may help increase property values in the area. This will also add to the tax base of the City as the new construction will result in a higher assessed value of the Property than in its current, vacant condition. As such, granting the variance and allowing for the development of this vacant parcel with a new single family home will not be detrimental to the community.

(c) The variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

The variance is consistent with the Comprehensive Plan. Specifically, the variance is consistent with the following goals, objectives and policies:

- Objective 5: Encourage appropriate infill redevelopment: The Property's adjacent lots are already developed with single family homes. Petitioner is proposing to develop this vacant lot within the existing residential community with a compatible single family home.
- Policy 4.9: Placing a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas: Petitioner is proposing to redevelop the vacant Property with a single family home that will continue to protect and enhance the existing residential neighborhood.
- Policy 6.3: Maintain zoning and development regulations that implement standards for different residential densities as stated in the Land Use Element: The Project complies with the density permitted for the Residential Low land use.

The variance is also consistent with the permitted uses and allowable density listed in the City's Comprehensive Plan for the Residential Low land use designation. As such, the variance is consistent with and in furtherance of the Goals, Objectives and Policies of the City's adopted Comprehensive Plan.

(d) The need for the variance is not economically based or self-imposed; or (e) the variance is necessary to comply with State or Federal Law and is the minimum variance necessary to comply with the applicable law.

The need for the variance is not economically based or self-imposed. As previously noted, the Plat, which dates back to 1921, identifies the parcel boundaries for the Property as it continues to exist today, with a width of forty feet (40'). The platted forty foot (40') wide lots are consistent with how the community has been developed over the years. While certain lots have been combined to create larger lots than originally platted, the majority of the existing residential community along this portion of Jackson Street and the surrounding neighborhood have been developed with the forty foot (40') platted lots. Over time, the parcels east and west of the Property have been developed with single family homes, while the Property is vacant. Lot 3, the parcel to the west of the Property, was developed with a single family home on a similarly sized lot in 1942. Similarly, Lot 5, the parcel immediately east of the Property, was developed with a single family home around 1949. The Certificate of Occupancy for Lot 5 is attached hereto as Exhibit "A". At the time these single family homes were constructed, Lots 3, 4 and 5 were all separate parcels, independent of one another, and under separate ownership. Following the construction of the home on Lot 5, it was purchased by the Walker family in 1949. In 1951, the Walker family also purchased the Property, Lot 4, but did not develop it. In 2007, the Property was sold, independent of Lot 5. Furthermore, Petitioner did not purchase the Property until 2017, long after it was sold by the Walker family. As the community has been developed over an almost one hundred (100) year period, the patterns of development for adjacent lots and the surrounding community were not the result of any actions of the Petitioner. Further, while Lots 4 and 5 shared a common ownership for a period of time, Lot 5 was developed independently of the Property and the Property was sold independently over ten (10) years ago. Petitioner was not involved in these prior transactions and is only seeking to develop the vacant Property with a new single family home that is consistent with much of the development in the surrounding area. Without the variance, the lot is legally non-conforming and Petitioner would not be able to make use of the Property for any purpose, despite the original subdivision of the Property almost one hundred (100) years ago and the resulting development pattern within the community. As such, the variance is not economically based or self-imposed.

