

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
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 12/6/2022

Location Address: 308 Balboa St. Hollywood, FL, 33019

Lot(s): 25 Block(s): 198 Subdivision: 4-20 B

Folio Number(s): 5142 01 02 7520

Zoning Classification: NBDD-DZ Land Use Classification: MHRES-MHRES

Existing Property Use: Single Family Sq Ft/Number of Units: 3248 sqft / 1 unit

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

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

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

Explanation of Request: 4 variances: 1)reduce parking, 5 to 4 spaces, 2)reduce front setback 25' to 20' 3)reduce rear setback 15' to 12' and 4)request elevator over run bulkhead height

Number of units/rooms: 1 unit / 3 rooms Sq Ft: 3248 sqft

Value of Improvement: \$700,000.00 Estimated Date of Completion: March 2024

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

Name of Current Property Owner: Daniel Levy

Address of Property Owner: 1180 S BEVERLY DRIVE SUITE 301 LOS ANGELES CA 90035

Telephone: 310-717-000 Fax: _____ Email Address: ddlevy@live.com

Name of Consultant/Representative/Tenant (circle one): Martin Litman

Address: 20900 NE 30th Ave #1001 Aventura, FL, 33180 Telephone: 305-401-2223

Fax: _____ Email Address: martinl@tomadesigngroup.com

Date of Purchase: 12-16-2021 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: 12-6-22

PRINT NAME: Daniel Levy Date: 12-6-22

Signature of Consultant/Representative: Date: 12-6-22

PRINT NAME: Martin Litman Date: 12-6-22

Signature of Tenant: N/A 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 VARIANCE to my property, which is hereby made by me or I am hereby authorizing MARTIN LITMAN to be my legal representative before the FEBRUARY (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

SEE ATTACHED

Notary Public
State of Florida

DANIEL LEVY
Print Name

My Commission Expires: _____ (Check One) ___ Personally known to me; OR ___ Produced Identification _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

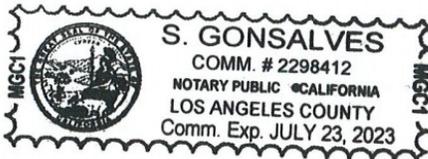
Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me
 on this 8th day of DECEMBER, 2022,
 by _____
 Date Month Year



(1) DANIEL LEVY
 (and (2) _____),
 Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.

Signature [Signature]
 Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

ACTION TITLE COMPANY

Ownership and Encumbrance Report

This is to certify this company has caused to be made a search of the Public Records of file in the Office of the Clerk of the Circuit Court of **BROWARD** County, Florida, as provided by title computers available to the company, from the time of the prior title policy tendered in this transaction and said search reveals the following:

1. The last deed of record purports to vest title in:

DANIEL LEVY AND STEPHANIE LEVY, HUSBAND AND WIFE

2. The legal description of the land covered by this report is:

LOT 25, BLOCK 198, HOLLYWOOD CENTRAL BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this report appear of record:

NONE

4. Taxes:

a) Folio Number: 514201-02-7520

b) Taxes are paid for the year 2022 in the amount of \$14,305.77, gross amount is \$14,901.84.

This report is prepared for informational purposes and the responsibility hereunder is limited to the party for whom it is compiled. Acceptance of this report shall evidence agreement with the undersigned that **NO TITLE INSURANCE IS TO BE ISSUED THEREON**, and that in consideration of the limited charges therefore, the liability of the undersigned for any negligence, errors or omissions with respect to the content hereof is limited to the amount charged. This report undertakes only to show the records and does not attempt to pass opinion upon the validity of title shown.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE OR PREPARATION FOR LITIGATION.

Dated December 5, 2022.

ACTION TITLE COMPANY
2699 STIRLING ROAD, SUITE C-204
FT. LAUDERDALE, FL 33312
(954) 962-3138

By: _____
Stephen J. Straley
Authorized Officer or Agent

toma design group inc.

20900 N.E. 30th Ave, Suite # 1001, Aventura, FL, 33180
T. 786-206-7290 / F. 1305 425 0327 / info@tomadesigngroup.com

December 12th, 2022

Via Electronic Mail

City of Hollywood
Division of Planning and Urban Design
Department of Development Services

RE: LEVY Residence – 308 Balboa Dr. – Hollywood, FL, 33019
Criteria Statement Letter

VARIANCE 1 -TO WAIVE 5 FEET OF THE REQUIRED 25 FEET FRONT YARD SETBACK

CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as if affects the stability and appearance of the city.

Analysis:

The intent of this regulation is to ensure adequate buffering between properties. The surrounding buildings have a density greater than this application and closer to the Surf Road. Most of the surrounding homes have (2) two and (3) three stories like this application. All recent homes built in this area have successfully achieved the same or greater front setback variances. The existing adjacent homes to the West and South are much closer to road than the proposed 20'-0" setback for this application, at least at 20'-0".

CRITERIA 2

That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

Analysis:

The proposed design is not only compatible with the surrounding land uses but in fact, provides ample open space. The existing adjacent homes to the west and south are much closer to the road thnt the proposed 20'-0" setback for this application.

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CRITERIA 3

That the requested Variance is consistent with and in furthermore 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 plan adopted by the city.

Analysis:

The city's Comprehensive Plan addresses "a property owner's ability to maximize the use of their land. The proposed 20'-0" front setback is compatible with the recently completed house in the immediate area as well as adjacent. The existing adjacent homes to the west and south are much closer to the road that the proposed 20'-0" setback for this application or at least equal.

CRITERIA 4

That the need for requested Variance is not economically based or self-imposed.

Analysis:

The primary purpose for this request is to create a dynamic, sculpted massing with well-proportioned interior spaces that is compatible with the surrounding homes. The existing adjacent homes to the west and south are much closer to the road that the proposed 20'-0" setback for this application or equal.

CRITERIA 5

That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Analysis:

N/A

VARIANCE 2: TO WAIVE 3 FEET OF THE REQUIRED 15 FEET REAR YARD SETBACK

CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as if affects the stability and appearance of the city.

Analysis:

The intent of this regulation is to ensure adequate buffering between properties. In this case the rear façade faces south. Many of the surrounding buildings have a density far greater than this application with much less buffering / open space. The proposed 12'-0" rear setback aligns with other existing houses in the neighborhood. The majority of the rear façade is setback due to the intent to "sculpt" the rear f façade while meeting all program/ functional needs of this façade.

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CRITERIA 2

That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

Analysis:

The proposed design is compatible with the surrounding land uses but in fact, provides more open space more than most of the new surrounding buildings. The proposed 12'-0" rear setback aligns with the other existing houses in the neighborhood.

CRITERIA 3

That the requested Variance is consistent with and in furthermore 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 plan adopted by the city.

Analysis:

The city's Comprehensive Plan addresses "a property owner's ability to maximize the use of their land. The proposed 12'-0" rear setback aligns with other existing houses in the neighborhood.

CRITERIA 4

That the need for requested Variance is not economically based or self-imposed.

Analysis:

The proposed 12'-0" rear setback aligns with other existing houses in the neighborhood.

CRITERIA 5

That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Analysis:

N/A

VARIANCE 3: -TO INCREASE THE HEIGHT OF ALLOWABLE PROJECTIONS FOR THE PARTIALLY COVERED DECK AND THE ELEVATOR BULKHEAD FROM THE MAXIMUM 25% TO ALLOW A MAXIMUM PROJECTION OF 29%.

CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as if affects the stability and appearance of the city.

Analysis:

While the height of the proposed home meets the maximum height of 33 feet at the roof, the elevator bulkhead extends more that beyond the flat portion of the roof. The intent of this regulation is to allow for mechanical equipment (such as elevators bulkheads) to extend 25%

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above the maximum height with this zoning district. The applicant has requested a variance from this regulation to allow the elevator bulkhead on the roof.

CRITERIA 2

That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

Analysis:

The height variance is necessary to complete the function of the elevator while proposing a dynamic design compatible with overall massing of the recently completed homes in this area of North Beach Development District with very similar elevator bulkheads. As these are found in numerous homes in this area, the variance will not be detrimental to the community and instead offers a more complete, compatible design to this area.

CRITERIA 3

That the requested Variance is consistent with and in furthermore 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 plan adopted by the city.

Analysis:

The proposed design is consistent with the goals, objectives and policies of the adopted comprehensive plan as identified in numerous other similar 3 story buildings in this area that have similar elevator bulkheads already approved in other variances in the past.

CRITERIA 4

That the need for requested Variance is not economically based or self-imposed.

Analysis:

The requested variance is the minimum amount needed to allow for the elevator to function and provide access to the roof, specially noting this is a 3 story home. Maintaining a proportionate roof design complies with a number of similar 3 story buildings with roof deck and elevator bulkheads including across the street and in this immediate area of North Beach Development District.

CRITERIA 5

That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Analysis:

N/A

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VARIANCE 4 - TO REDUCE THE AMOUNT OF REQUIRED PARKING SPACES FROM 5 TO 4.

CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as if affects the stability and appearance of the city.

Analysis:

The project still provides 4 spaces and the reduction of 1 space does not affect the stability and appearance of the city.

CRITERIA 2

That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

Analysis: This reduction is common in numerous projects in this area, the variance will not be detrimental to the community.

CRITERIA 3

That the requested Variance is consistent with and in furthermore 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 plan adopted by the city.

Analysis:

The proposed reduction from 5 to 4 spaces is consistent with the goals, objectives, and policies of the adopted comprehensive plan for this area of Hollywood.

CRITERIA 4

That the need for requested Variance is not economically based or self-imposed.

Analysis:

The requested variance is not economically based or self-imposed.

CRITERIA 5

That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Analysis:

N/A

Thank you for your consideration and we look forward to answering any questions or requests for additional information.

Sincerely,



Martin Litman - Toma Design Group Inc.

toma design group inc.

20900 N.E. 30th Ave, Suite # 1001, Aventura, FL, 33180
T. 786-206-7290 / F. 1305 425 0327 / info@tomadesigngroup.com

PROPERTY ADDRESS: 308 Balboa St.

LEGAL DESCRIPTION

LOT 25, BLOCK 198 OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

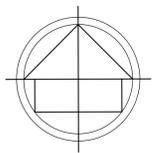
PROJECT INFORMATION

The design intent of this project is to develop a new (3) story home comparable in foot print, massing and height to the surrounding constructed homes in the immediate area of surf round and surroundings. However, we think this design is more sophisticated and has the intention of creating a residential private home type design as opposed to other examples of existing 3 story homes that convey an image of a multifamily building, that is why the design of this modern project does not have repetitive design intent on all stories of the 3-floor building, it is a play of volumes that has a sophistication not commonly seen in the area. Warm materials, modern design and an intention to search for Ocean views drive this projects aesthetic and functional design.

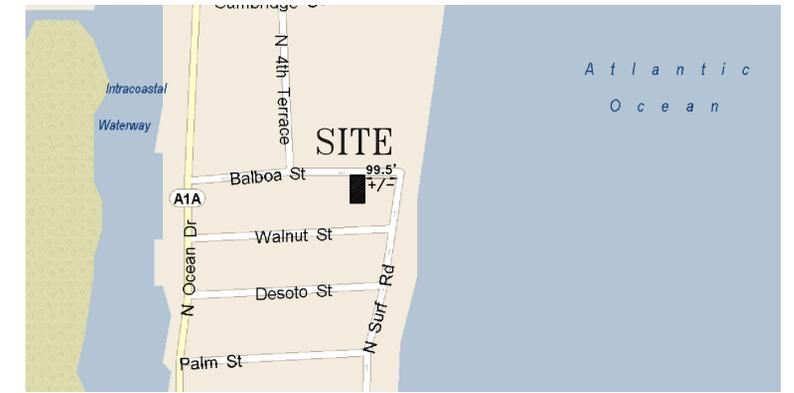
The total A/C square footage of the new house is 3,684 square feet split into (3) three floors with the roof to be utilized as a sun deck to take advantage of direct ocean views. The new house is located on a perpendicular street to the east surf road, where the front of this home is facing North. The design creates a dynamic structure for the neighborhood with well-proportioned interior spaces and allows for the maximum use of the property.



SPECIFIC PURPOSE SURVEY



LOCATION MAP (NTS)



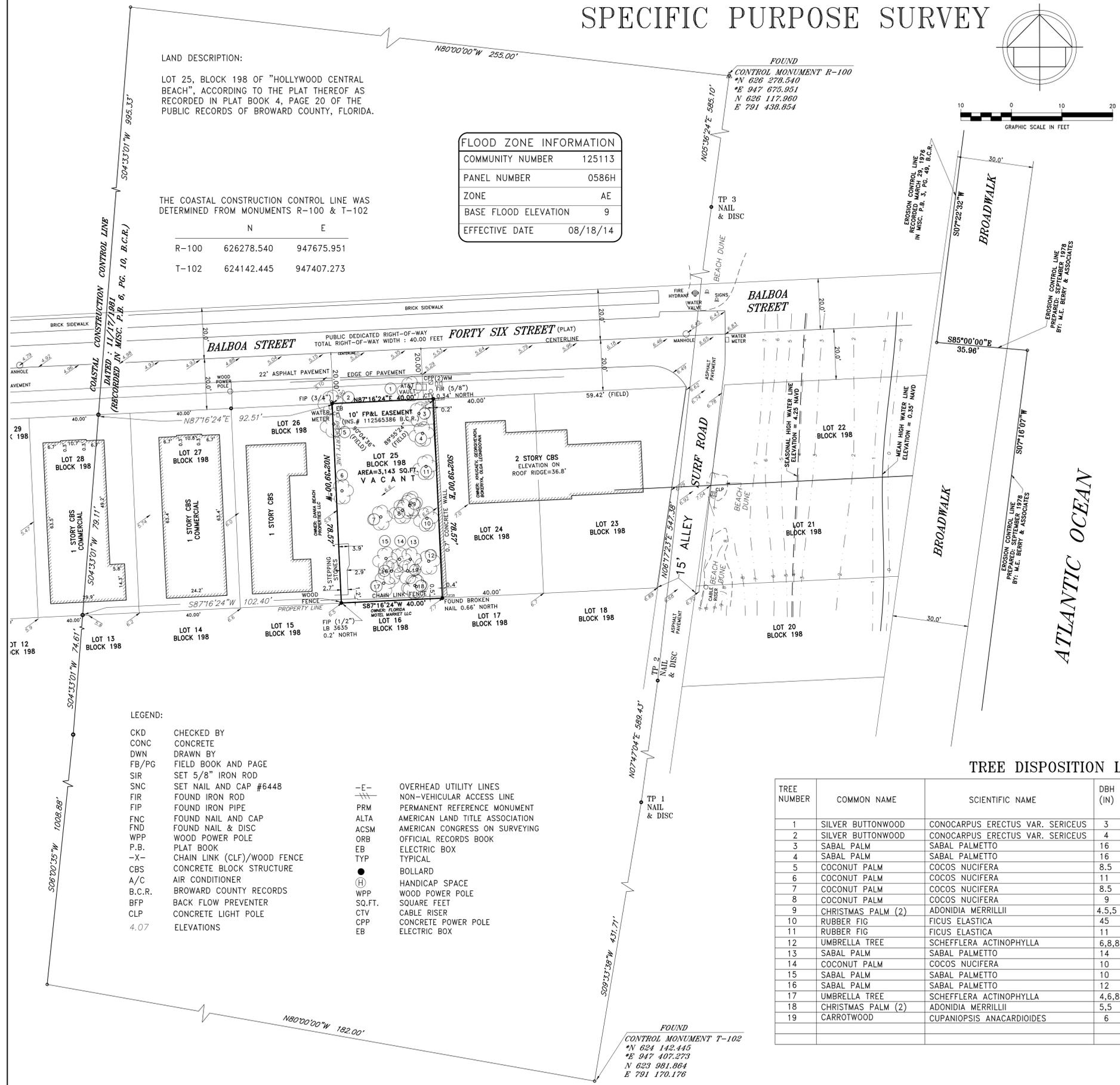
LAND DESCRIPTION:

LOT 25, BLOCK 198 OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THE COASTAL CONSTRUCTION CONTROL LINE WAS DETERMINED FROM MONUMENTS R-100 & T-102

	N	E
R-100	626278.540	947675.951
T-102	624142.445	947407.273

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0586H
ZONE	AE
BASE FLOOD ELEVATION	9
EFFECTIVE DATE	08/18/14



NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK # 1282 ELEVATION=2.65'(NGVD29), ELEVATION= 1.14'(NAVD88)
- REQUESTED HEIGHTS:
 - (a) ELEVATION ON THE EAST BUILDING ROOF RIDGE : 36.79'
 - (b) ELEVATION ON TOP OF COPING OF GARAGE STRUCTURE (RENAISSANCE) : 32.09'
- BEARINGS SHOWN HEREON ARE ASSUMED, THE NORTH LINE OF LOT 25, BLOCK 198 "HOLLYWOOD CENTRAL BEACH", P.B. 4, PG. 20, B.C.R. BEARS N87°16'24"E.
- ZONING : NBDD-DZ - NORTH BEACH DEVELOPMENT DISTRICT - DEVELOPMENT ZONE
- NO STRIPED PARKING
- SET BACKS REQUIREMENTS:

MINIMUM FRONT SETBACK	25.0'
SIDE INTERIOR YARD SETBACK:	5.0'
REAR SETBACK:	15.0'
- THE INFORMATION FOR THE COASTAL CONSTRUCTION CONTROL LINE SHOWN HEREON IS BASED ON CONTROL MONUMENTS T-102 & R-104.
- ALL HORIZONTAL COORDINATES (PRE 79 ADJUSTMENT OF THE 27 DATUM), BEARINGS AND DISTANCES ARE BASED UPON THE MAP OF RECORD RECORDED IN MISC. BOOK 6, PAGE 10 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (RECORDED 11/17/81) UNLESS OTHERWISE SHOWN.
- STATE PLANE COORDINATES SHOWN (*) ARE BASED ON THE HORIZONTAL CONTROL NETWORK NAD 83 (90). (NAD 83 (90) IS DEFINED AS THE NORTH AMERICAN DATUM OF 1983 WITH A SUBSEQUENT RE-ADJUSTMENT DONE IN 1990). (STATE PLANE COORDINATES ARE RELATIVE TO THE FLORIDA EAST ZONE COORDINATE SYSTEM).

TREE DISPOSITION LIST

TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	HEIGHT (FT)	CANOPY SPREAD (FT)	CONDITION	DISPOSITION	NATIVE?
1	SILVER BUTTWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	3	10	12	FAIR	REMOVE	YES
2	SILVER BUTTWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	4	12	12	GOOD	REMOVE	YES
3	SABAL PALM	SABAL PALMETTO	16	20	14	FAIR	REMOVE	YES
4	SABAL PALM	SABAL PALMETTO	16	20	14	FAIR	REMOVE	YES
5	COCONUT PALM	COCOS NUCIFERA	8.5	25	16	FAIR	REMOVE	NO
6	COCONUT PALM	COCOS NUCIFERA	11	30	18	GOOD	REMOVE	NO
7	COCONUT PALM	COCOS NUCIFERA	8.5	30	16	FAIR	REMOVE	NO
8	COCONUT PALM	COCOS NUCIFERA	9	30	12	POOR	REMOVE	NO
9	CHRISTMAS PALM (2)	ADONIDIA MERRILLII	4,5.5	15	8	FAIR	REMOVE	NO
10	RUBBER FIG	FICUS ELASTICA	4.5	16	20	POOR	REMOVE	NO
11	RUBBER FIG	FICUS ELASTICA	11	28	35	FAIR	REMOVE	NO
12	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	6,8.8	16	5	POOR	REMOVE	INVASIVE
13	SABAL PALM	SABAL PALMETTO	14	14	12	FAIR	REMOVE	YES
14	COCONUT PALM	COCOS NUCIFERA	10	30	18	FAIR	REMOVE	NO
15	SABAL PALM	SABAL PALMETTO	10	15	10	POOR	REMOVE	YES
16	SABAL PALM	SABAL PALMETTO	12	16	12	FAIR	REMOVE	YES
17	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	4,6.8	18	14	FAIR	REMOVE	INVASIVE
18	CHRISTMAS PALM (2)	ADONIDIA MERRILLII	5,5	12	8	FAIR	REMOVE	NO
19	CARROTWOOD	CUPANIOPSIS ANACARDIODES	6	15	10	FAIR	REMOVE	INVASIVE

I HEREBY CERTIFY THAT THE "SPECIFIC PURPOSE SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN JUNE, 2020. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____
 RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188
 SURVEY DATE : 06/16/20

COUSINS SURVEYORS & ASSOCIATES, INC.
 3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 689-7766 FAX (954) 689-7799

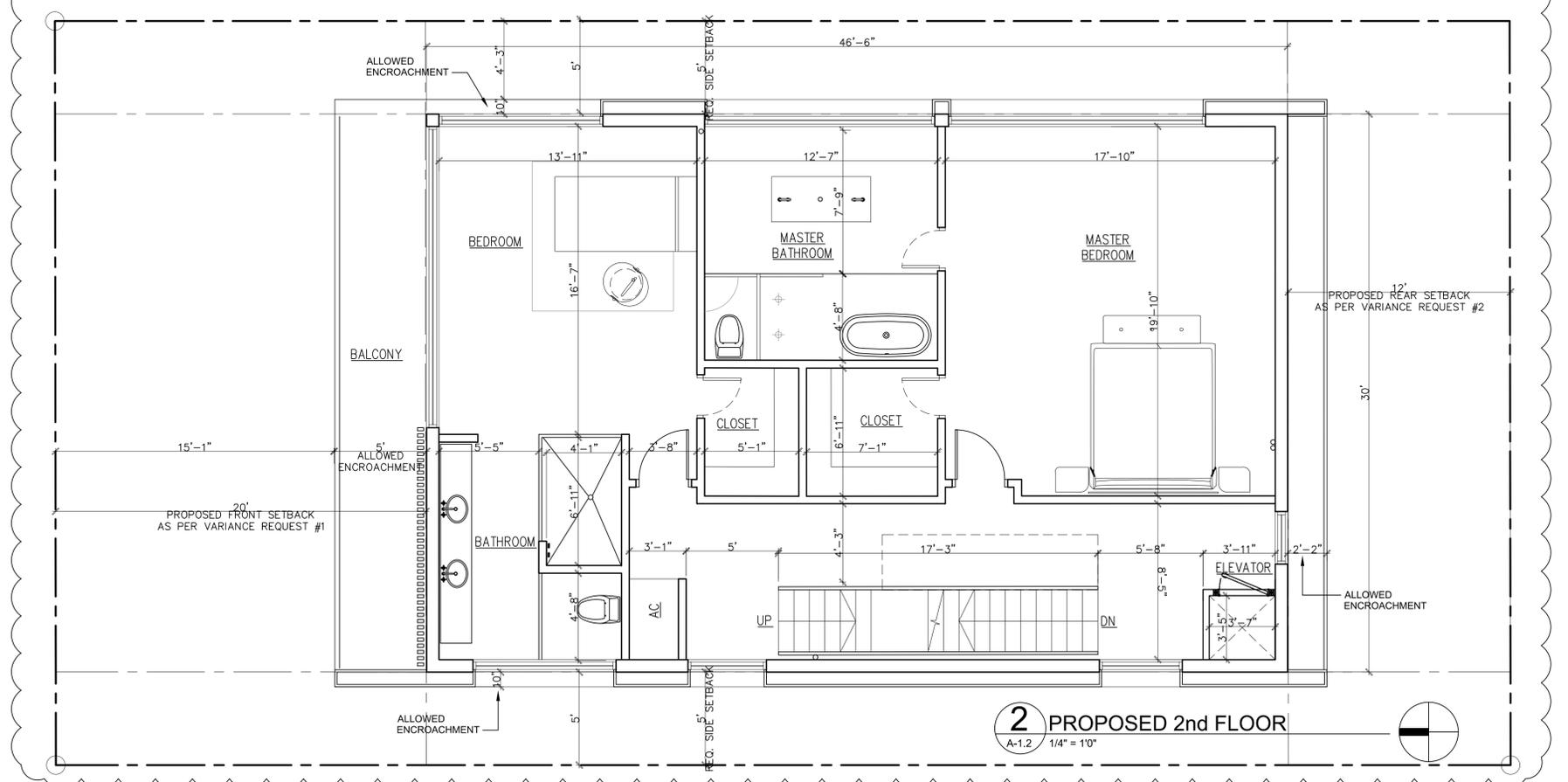
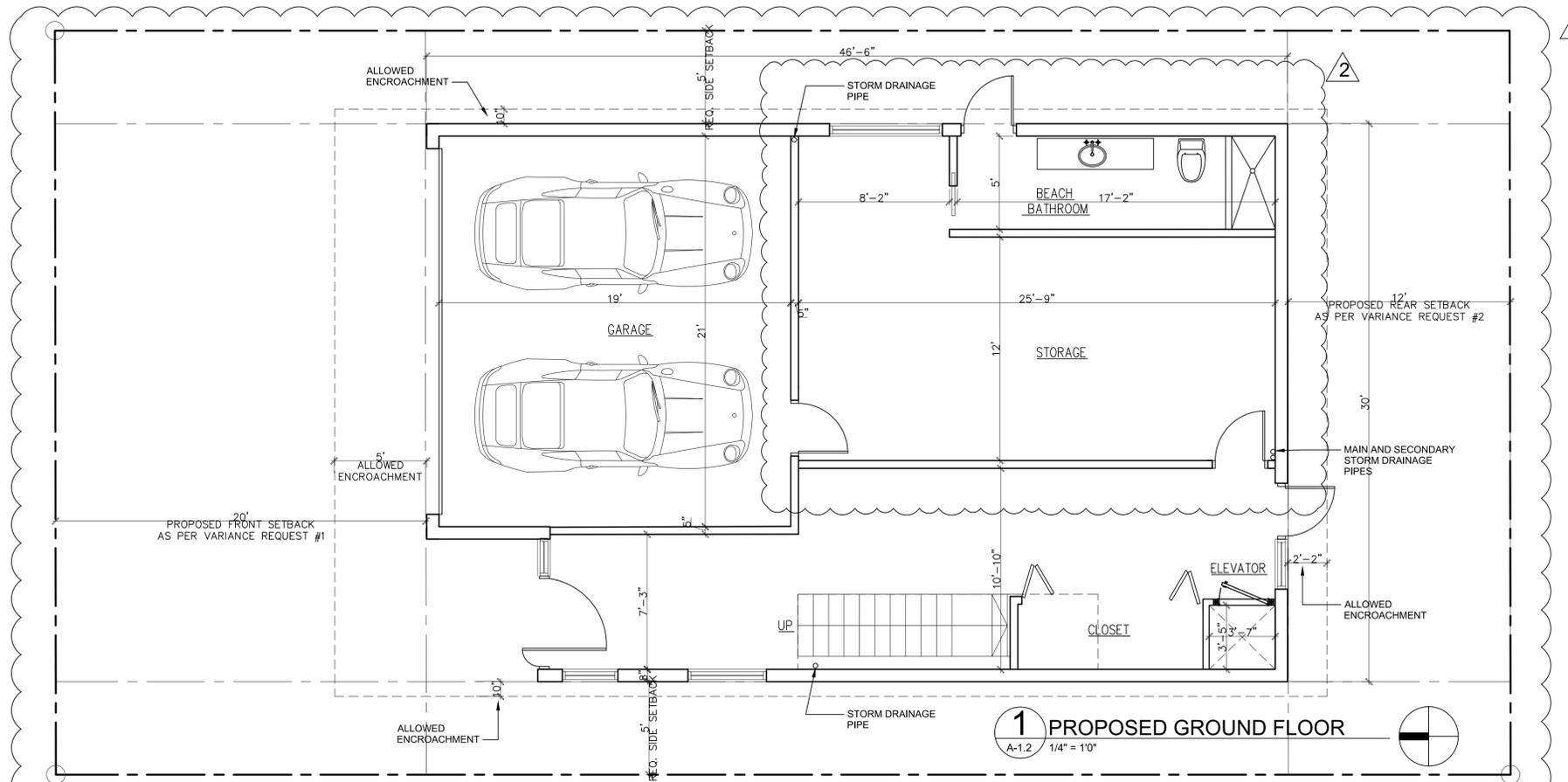
CLIENT/OWNER:
 CRAIG CHASSEN

308 BALBOA STREET HOLLYWOOD,
 FLORIDA

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY AND IMPROVEMENTS SURVEY	02/28/08	133/16-18	AV	REC
REVISED PER ASSUMED BEARING	03/20/08	-----	AV	REC
ALTA/ACSM LAND TITLE SURVEY	01/03/14	-----	JD	REC
DEP COASTAL CONSTRUCTION SURVEY	04/10/14	DATA/COLL	JD	REC
UPDATE SURVEY	06/16/20	SKETCH	JD	REC
ADDED FP&L EASEMENT	06/26/20	SKETCH	JD	REC

REVISIONS	DATE	FB/PG	DWN	CKD
ADDED TREE DISPOSITION LIST	07/09/20	-----	AM	REC

PROJECT NUMBER : 6073-08
 SCALE : 1" = 10'
 SHEET 1 OF 2 SHEETS



Revisions		
No.	Date	Description
1-12-23		DRB COMMENTS
2-9-23		DRB COMMENTS

OSVALDO MARRERO
ARCHITECT
AIA • NCARB

AR0015952
A226003029

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

TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 433 FLORIDA STATUTES, CHAPTER 1, 105, 13, 4.4 OF (FLORIDA BUILDING CODE 2020)

Project: LEVY RESIDENCE
308 BALBOA ST
HOLLYWOOD, FL

Sheet Title: PROPOSED FIRST FLOOR

TOMA DESIGN GROUP INC.

Tel: (305) 471-2223
2300 NE 20th Ave #101
Hollywood, FL 33020

Fax: (305) 468-4277
1307 E. Palmetto Drive
Buckhead, FL 33130

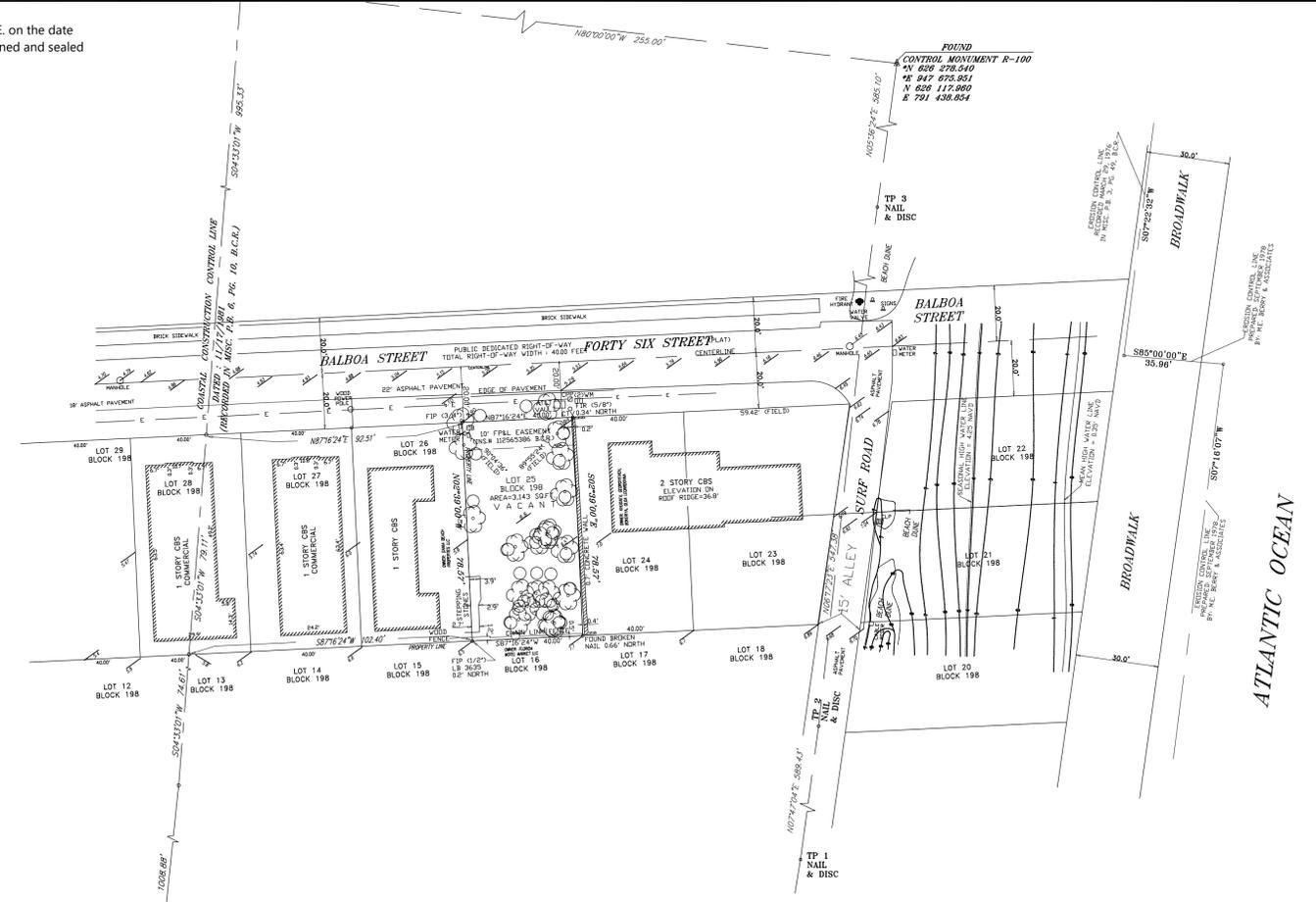
Date: 12/8/22
Drawn by: M.T.
Checked by: M.L.
Scale: AS SHOWN

Sheet #: A-1.2
CAD D:

This item has been digitally signed and sealed by Regina Bobo-Jackson, P.E. on the date adjacent to the seal. Printed copies of this document is not considered signed and sealed and the signature must be verified on any electronic copies.

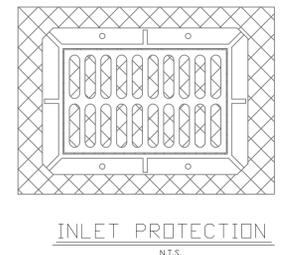
EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
2. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWERS MANUAL" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER).
3. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
4. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
5. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
6. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
7. ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DO TO UNFORSEEN CONDITIONS OR ACCIDENTS.
8. SILT FENCES SHALL BE USED ALONG THE PROPERTY LINES TO MINIMIZE OFFSITE SILTATION MITGRATION.
9. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
10. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
11. FILER FABRIC SHALL BE INSTALL UNDER INLET GRATES AND EXTEND A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. IF MORE THAN ONE STRIP OF FABRIC IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED 1 FOOT.
12. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL AND AS NEEDED.
13. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
14. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
15. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMAMENT VEGETATIVE COVER IS ESTABLISHED.
16. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
19. FLOATING TURBIDITY BARRIERS WILL BE PLACED OFF SET FROM THE SEAWALL ADJACENT TO THE PROPERTY. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL ALSO BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
20. ALL DEATERING, EROSION, AND SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL AFTER COMPLETION OF CONSTRUCTION AND SHALL BE REMOVED WHEN AREAS HAVE BEEN STABILIZED.

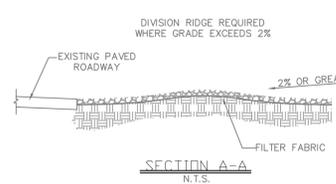
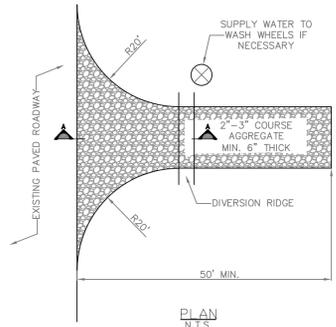


EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=30'



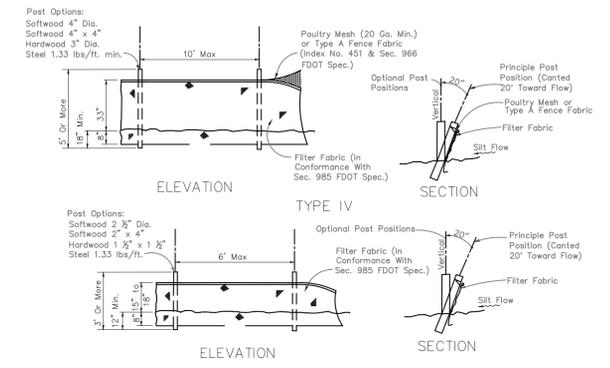
NOTE: INSTALL FILTER FABRIC UNDER ALL GRATES TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM ENTERING THE SYSTEM.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

N.T.S.

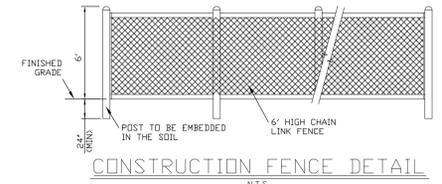
- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



NOTE: FOR SLIT FENCE APPLICATIONS AND NOTES, SEE SHEET 3 OF 3 FDOT INDEX No. 102.

SILT FENCE DETAIL

N.T.S.



GATOR ENGINEERING ASSOCIATES, INC.
11380 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

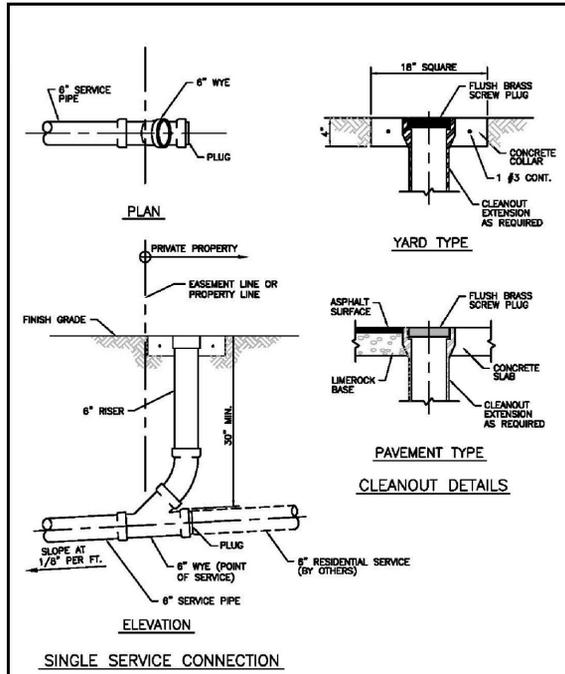
REGINA BOBO-JACKSON, P.E.
DATE: 11-18-2022
FL P.E. NO.: 38550

LEVY RESIDENCE
308 BALBOA STREET
HOLLYWOOD, FL 33019

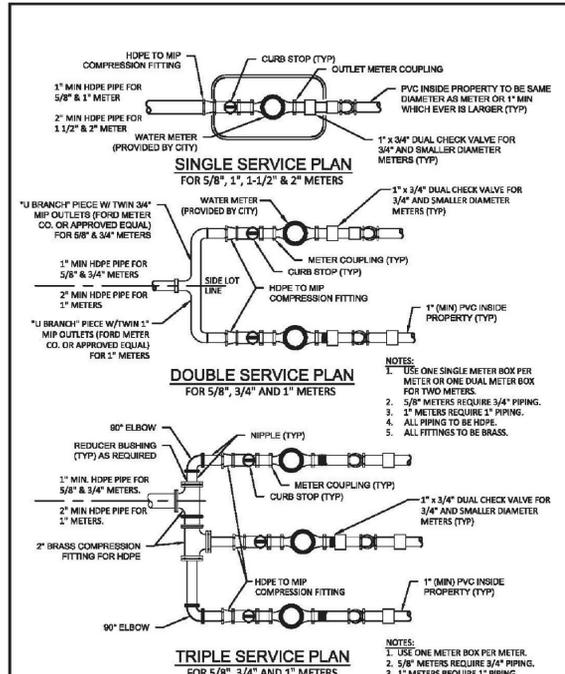
NO.	DATE	DESCRIPTION

GEA PROJECT NO.: 22109
DATE: 11-18-2022
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

SHEET TITLE
EROSION & SEDIMENT CONTROL PLAN
C1 OF 3



	ISSUED: 03/10/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/10/2014
	DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
	APPROVED: XXX		

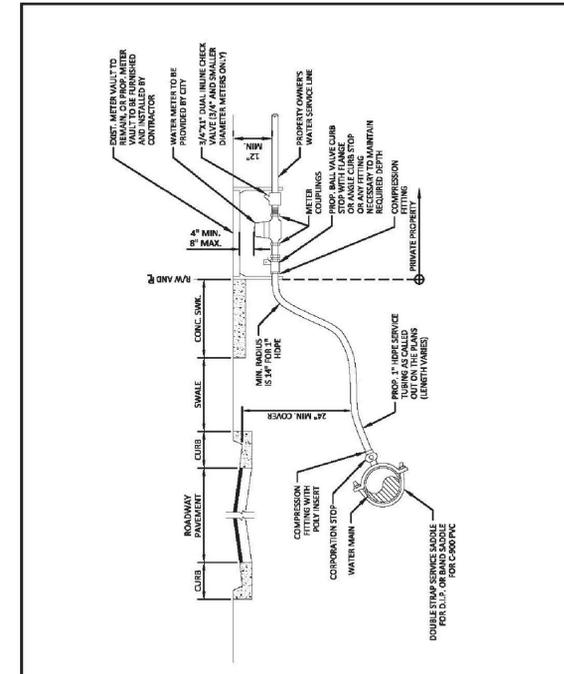


	ISSUED: 03/10/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
	DRAWN: EAM	TYPICAL 5/8" 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
	APPROVED: XXX		

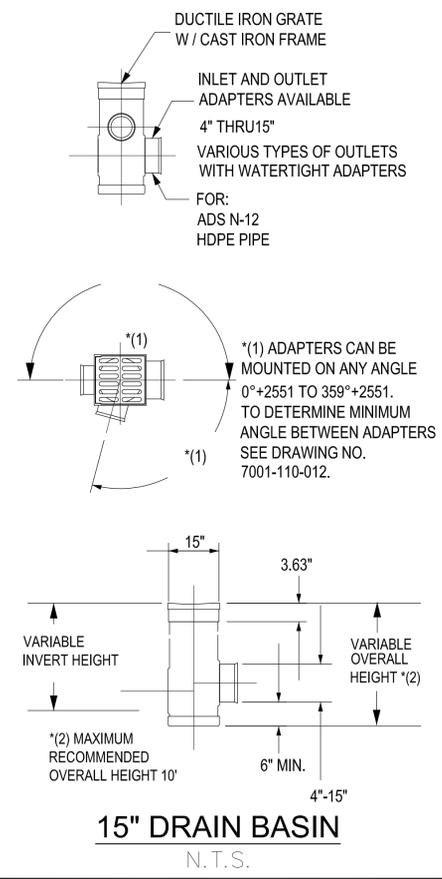
WATER METER SERVICE NOTES:

- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
- P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C301, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL 3/4" OR SINGLE 1" DIAMETER METERS.
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-1/2" OR SINGLE 2" DIAMETER METERS.
- FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
- APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
- FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
- FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
- FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
 - CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
 - FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
- THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
- AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
- FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

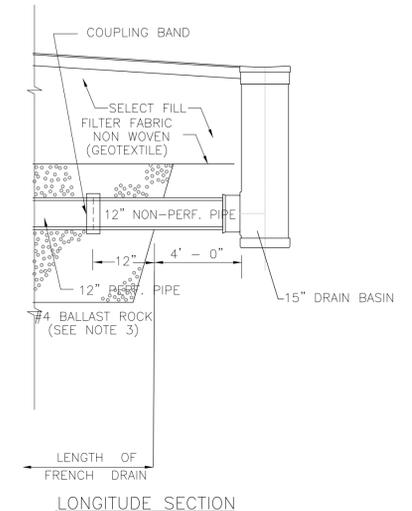
	ISSUED: 03/10/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
	DRAWN: EAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-07
	APPROVED: XXX		



	ISSUED: 03/10/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
	DRAWN: EAM	TYPICAL 1" HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS	DRAWING NO. W-08
	APPROVED: XXX		



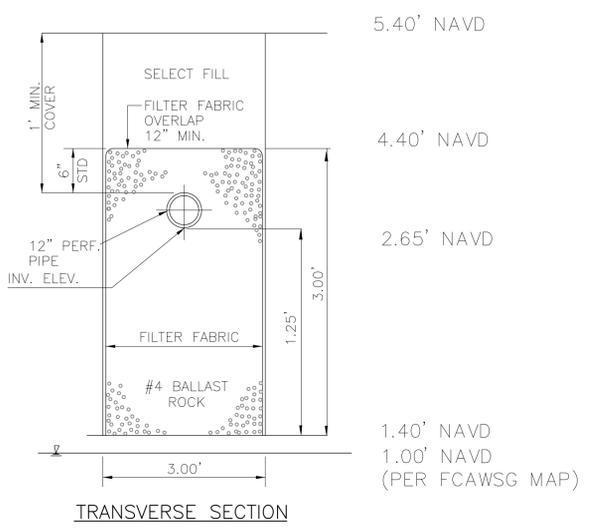
15" DRAIN BASIN
N.T.S.



NOTES:

- FILTER FABRIC PER F.D.O.T. STD. INDEX # 285 SHALL BE USED AT EACH SIDE AND ON TOP, AND AT EACH END OF FRENCH DRAIN TRENCH.
- AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY VIBRATED OR COMPACTED IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH CAN BE COMPLETED IN ACCORDANCE WITH THE DETAIL.

EXFILTRATION TRENCH DETAIL
N.T.S.



GATOR ENGINEERING ASSOCIATES, INC.
11380 TEMPLE STREET
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TEL: (954) 434-5905 FAX: (954) 434-5904
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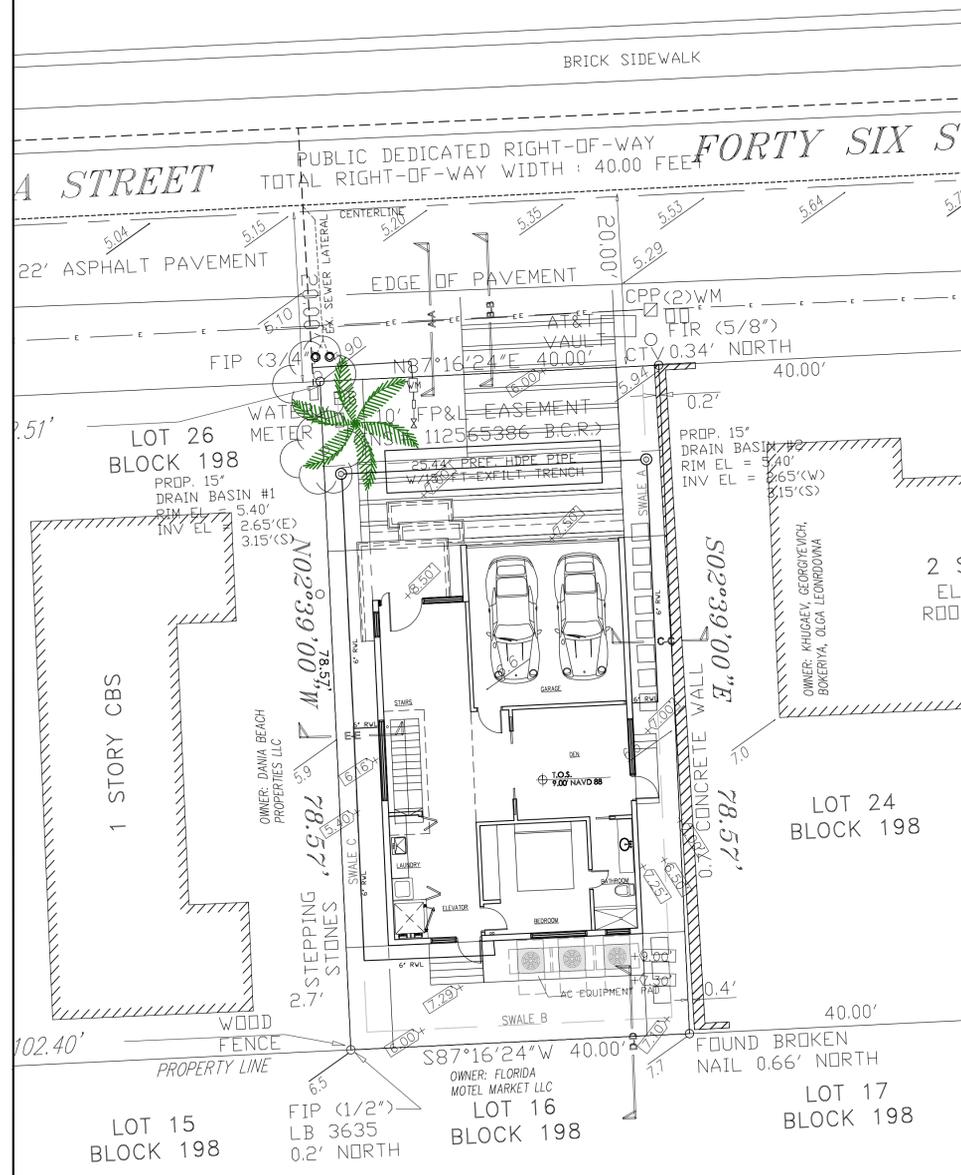
LEVY RESIDENCE
308 BALBOA STREET
HOLLYWOOD, FL 33019

NO.	DATE	DESCRIPTION

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DATE: 11-18-2022
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DESIGNED BY: R.B.J.
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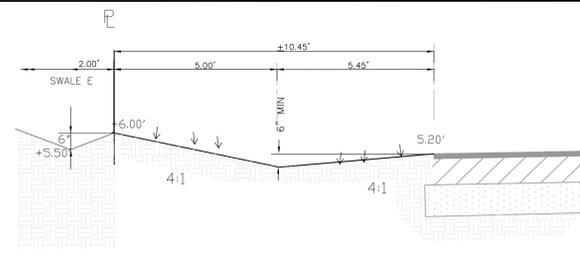
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LEGEND	
	EXISTING GRADE
	PROPOSED GRADE
	EX. WATER METER
	PROP. WATER METER
	W/SHUT-OFF VALVE
	PROPOSED SEWER CLEAN OUT
	EX. SEWER MAIN
	EX. WATER MAIN
	PROPERTY LINE

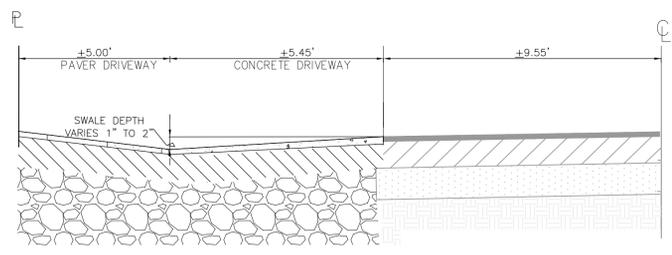


CIVIL PLAN
SCALE: 1"= 10'

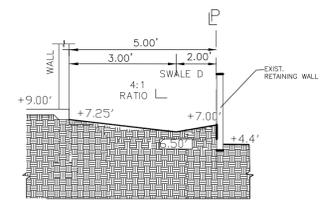
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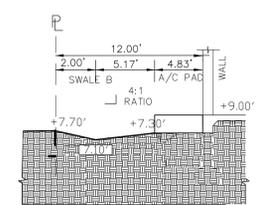
SECTION A-A
NTS



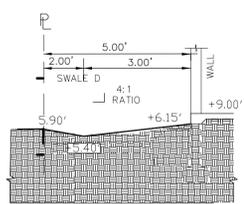
SECTION B-B
NTS



SECTION C-C
NTS



SECTION D-D
NTS



SECTION E-E
NTS

LEGAL DESCRIPTION:

LOT 25, BLOCK 198 OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

GENERAL NOTES:

1. BASE LAYOUT WAS OBTAINED FROM A SURVEY PREPARED BY COUSINS SURVEYORS & ASSOCIATES, INC..
2. ALL ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.).
3. HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER REPRESENTATIVE.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES VERIFIED AND LOCATED PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE SUCH DAMAGES.

SPECIFIC NOTES:

1. ALL STORM WATER RUNOFF MUST REMAIN ONSITE DURING CONSTRUCTION. THE NEW CONSTRUCTION SHALL HAVE NO DRAINAGE IMPACTS TO ADJACENT PROPERTIES, SURROUNDING RIGHT OF WAYS, STORMWATER FACILITIES AND NEIGHBORING WATER BODIES.
2. PROPERTY WILL BE SLOPED AWAY FROM PROPERTY LINE AT THE BEGINNING OF CONSTRUCTION TO MAINTAIN ALL DIRT AND DEBRIS ON SITE.
3. DRAINAGE SYSTEM AND SWALES SHALL BE INSTALLED AS DETAILED.
4. COORDINATE THE GRADING AND DRAINAGE ON THIS PLAN WITH THE LANDSCAPE PLANS.
5. NEW WATER SERVICES CONNECTIONS 2 INCH AND SMALLER WILL BE INSTALLED BY THE CITY OF HOLLYWOOD IN ACCORDANCE WITH CITY STANDARDS. COORDINATE ALL NEW UTILITY WORK WITH THE UTILITIES DEPARTMENT.
7. PLEASE BE ADVISED THAT ANY ROAD CUTS FOR UTILITIES OR CURB CUTS WITHIN 50-FT. IN THE CITY RIGHT OF WAY SHALL BE RESTORED TO FULL LANE WIDTH, AND PROVIDE FINAL RESURFACE OF 25-FT. IN EACH DIRECTION OF CUT, PER CITY CODE OF ORDINANCES SECTION 25-108 AND IN ACCORDANCE WITH THE CITY'S RESTORATION STANDARDS DETAIL. THIS APPLIES TO ALL ROAD CUTS FOR SEWER LATERALS AND WATER SERVICE LINES.
8. A 5 FEET MINIMUM SEPARATION SHOULD BE PROVIDED BETWEEN ANY EXISTING OR PROPOSED UTILITY AND TREE, COORDINATE WITH LANDSCAPING PLAN SHEET L1.

SITE CALCULATIONS:

BUILDING FOOTPRINT	1,333 SQ FT
DRIVEWAY, ENTRYWAYS & PADS	709 SQ FT
LANDSCAPE AREA	1,101 SQ FT
TOTAL AREA	3,143 SQ FT
TOTAL PERVIOUS AREA	1,101 SQ FT
TOTAL IMPERVIOUS AREA	2,042 SQ FT

DRAINAGE CALCULATIONS:

SITE SHALL RETAIN 1" RUNDFF OVER ENTIRE SITE OR 2 1/2" OVER IMPERVIOUS AREAS (WHICHEVER IS GREATER).

3,143 SQ.FT. X 0.0833 FT = 261.81 CU. FT. (N/A)
2,042 SQ.FT. X 0.2083 FT = 425.35 CU. FT. (REQUIRED)

SWALE A = (70.00' X 5/2 X 0.5') = 87.50 CU. FT.
SWALE B = (30.00' X 7.17/2 X 0.5') = 53.78 CU. FT.
SWALE C = (70.00' X 5/2 X 0.5') = 87.50 CU. FT.

TOTAL SWALES = 228.78 CU. FT.

EXFILTRATION TRENCH:
BALANCE OF VOLUME REQUIRED: 196.57 CU.FT./((43,560 AC/FT X 12 IN/FT) = 0054-IN

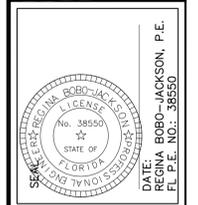
COMPUTATION OF TRENCH VOLUME
 $L = \sqrt{(K(H^2DU + 2H^2DU - DU^2 + 2H^2DS) + (1.39 \times 10^{-4})(WDU))}$ WHEN $DS < DU$
 L = LENGTH OF TRENCH REQUIRED (FEET)
 V = VOLUME TO BE EXFILTRATED (AC-IN)
 W = TRENCH WIDTH (FEET)
 K = HYDRAULIC CONDUCTIVITY (CFS/FT²- FT. HEAD)
 H₂ = DEPTH TO WATER TABLE (FEET)
 DU = NON-SATURATED TRENCH DEPTH (FEET)
 DS = SATURATED TRENCH DEPTH (FEET)

V = 0.054 AC-IN
 W = 3.00 FT
 K = 1.13 X 10⁻⁴ (ASSUMED)
 H₂ = 4.00 FT
 DU = 3.00 FT
 DS = 0.00 FT

$L = 0.054 / (1.13 \times 10^{-4} ((4.00)(3.00) + 2(4.00)(3.00) - (3.00)(3.00) + 2(4.00)(0.00)) + 1.39 \times 10^{-4} (3.00)(3.00)) =$

$L = 12.55 \text{ LF}; 25.44 \text{ LF USED (625.90 CU. FT.)}$

TOTAL VOLUME PROVIDED: = 625.90 CU. FT. > 425.35 CU. FT. (REQUIRED)



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HOLLYWOOD, FL 33019

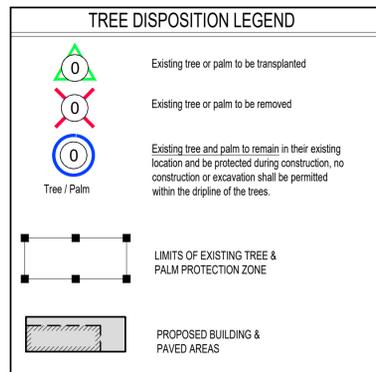
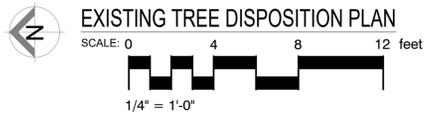
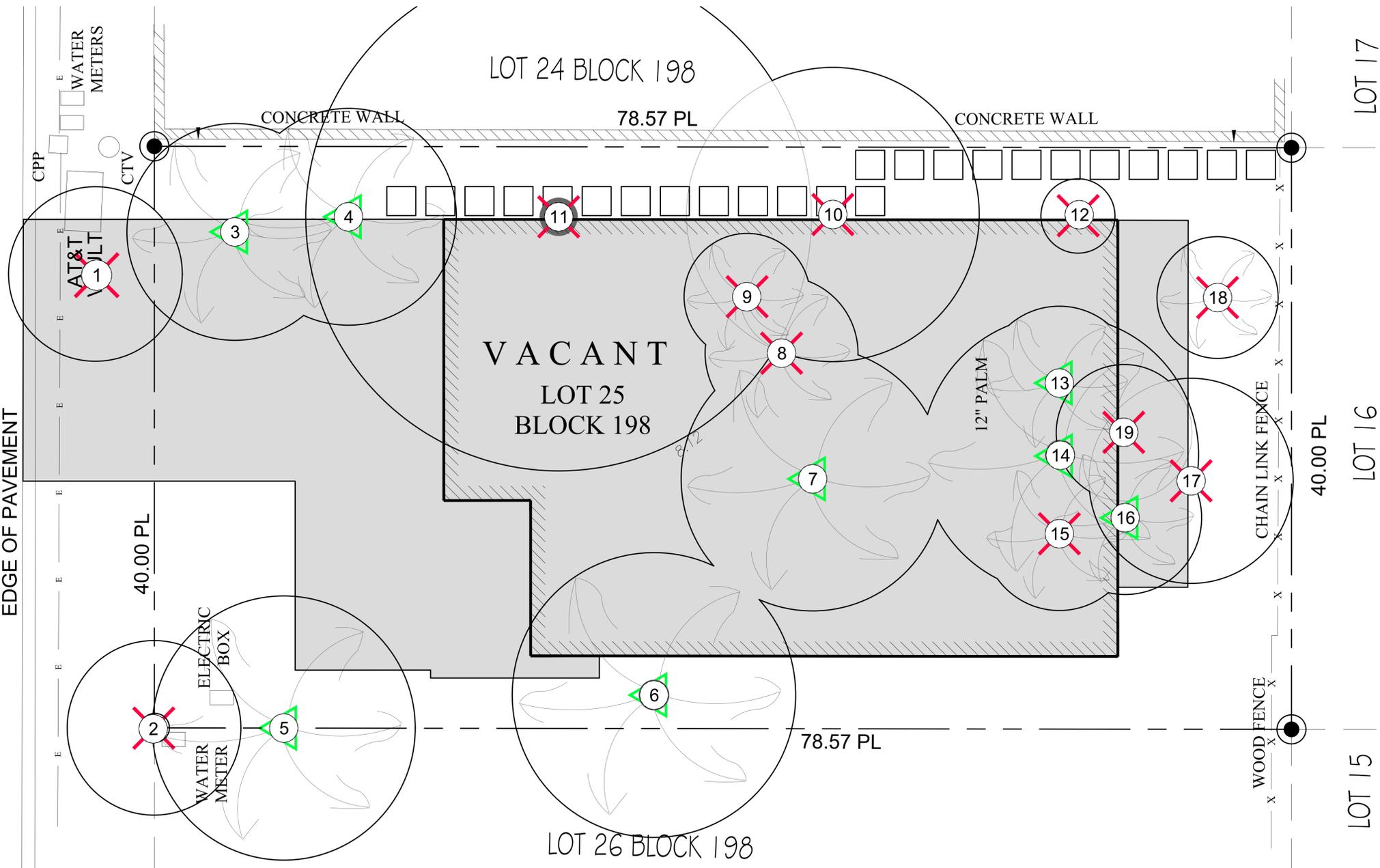
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 APPROVED BY: R.B.J.

SHEET TITLE
CIVIL PLAN
C2 OF 3

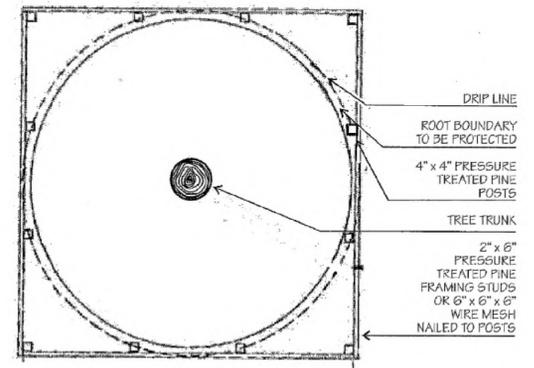
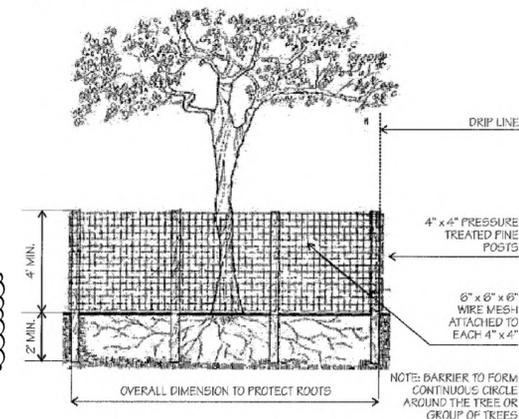
BALBOA STREET

EDGE OF PAVEMENT



EXISTING TREE DISPOSITION LIST									
No.	Common Name	Scientific Name	Diameter DBH (in)	DBH (in) Mitigation	Height (ft)	Spread (ft)	Condition	Disposition	Comments
1	Silver Buttonwood	<i>Conocarpus erectus sericeus</i>	3	3	10	12	Fair	Remove	
2	Silver Buttonwood	<i>Conocarpus erectus sericeus</i>	4	4	12	12	Good	Remove	
3	Sabal palm	<i>Sabal palmetto</i>	16		20	14	Fair	Transplant	
4	Sabal palm	<i>Sabal palmetto</i>	16		20	14	Fair	Transplant	
5	Coconut Palm	<i>Cocos nucifera</i>	8.5		25	16	Fair	Transplant	
6	Coconut Palm	<i>Cocos nucifera</i>	11		30	18	Good	Transplant	
7	Coconut Palm	<i>Cocos nucifera</i>	8.5		30	16	Fair	Transplant	
8	Coconut Palm	<i>Cocos nucifera</i>	9	1 Tree / Palm	30	12	Poor	Remove	
9	Christmas palm (2)	<i>Adonia Merrillii</i>	4.5, 5	1 Tree / Palm	15	8	Fair	Remove	
10	Ruber Fig	<i>Ficus elastica</i>	45	45	18	20	Poor	Remove	
11	Ruber Fig	<i>Ficus elastica</i>	11	11	28	35	Fair	Remove	
12	Umbrella tree	<i>Shefflera actinophylla</i>	6, 8, 8		16	5	Poor	Remove	Invasive
13	Sabal palm	<i>Sabal palmetto</i>	14		14	12	Fair	Transplant	
14	Coconut Palm	<i>Cocos nucifera</i>	10		30	18	Fair	Transplant	
15	Sabal palm	<i>Sabal palmetto</i>	10	1 Tree / Palm	15	10	Poor	Remove	
16	Sabal palm	<i>Sabal palmetto</i>	12		16	12	Fair	Transplant	
17	Umbrella tree	<i>Shefflera actinophylla</i>	4, 6, 8		18	14	Fair	Remove	Invasive
18	Christmas palm (2)	<i>Adonia Merrillii</i>	5, 5	1 Tree / Palm	12	8	Fair	Remove	
19	Carrotwood	<i>Cupaniopsis anacardioides</i>	6		15	10	Fair	Remove	Invasive
Total mitigation 83' + 4 Palms / Trees									
Total mitigation 24' (4 trees of 4" DBH - 16' OA Pigeon Plum) + (2 Tree of 4" DBH - 16' OA Sea Grape) + 4 palms									
19.5 = 20 trees (2" DBH - 12' OA) can not be reasonably replaced on the property.									
* Tree Trust Fund contribution of \$7,000 (20 trees x \$350) will be required for the mitigation deficit *									

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



"EXISTING TREE PROTECTION DETAIL"

Revisions

No.	Date	Description
1	01-23-23	City Comments
2	02-09-23	City Comments

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TO THE BEST OF MY KNOWLEDGE, THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES, CHAPTER 1105.13.4.4 OF FLORIDA BUILDING CODE 2000.

Project: LEVY RESIDENCE
308 BALBOA ST
HOLLYWOOD, FL

Sheet Title: EXISTING TREE DISPOSITION

TOMA DESIGN GROUP INC.

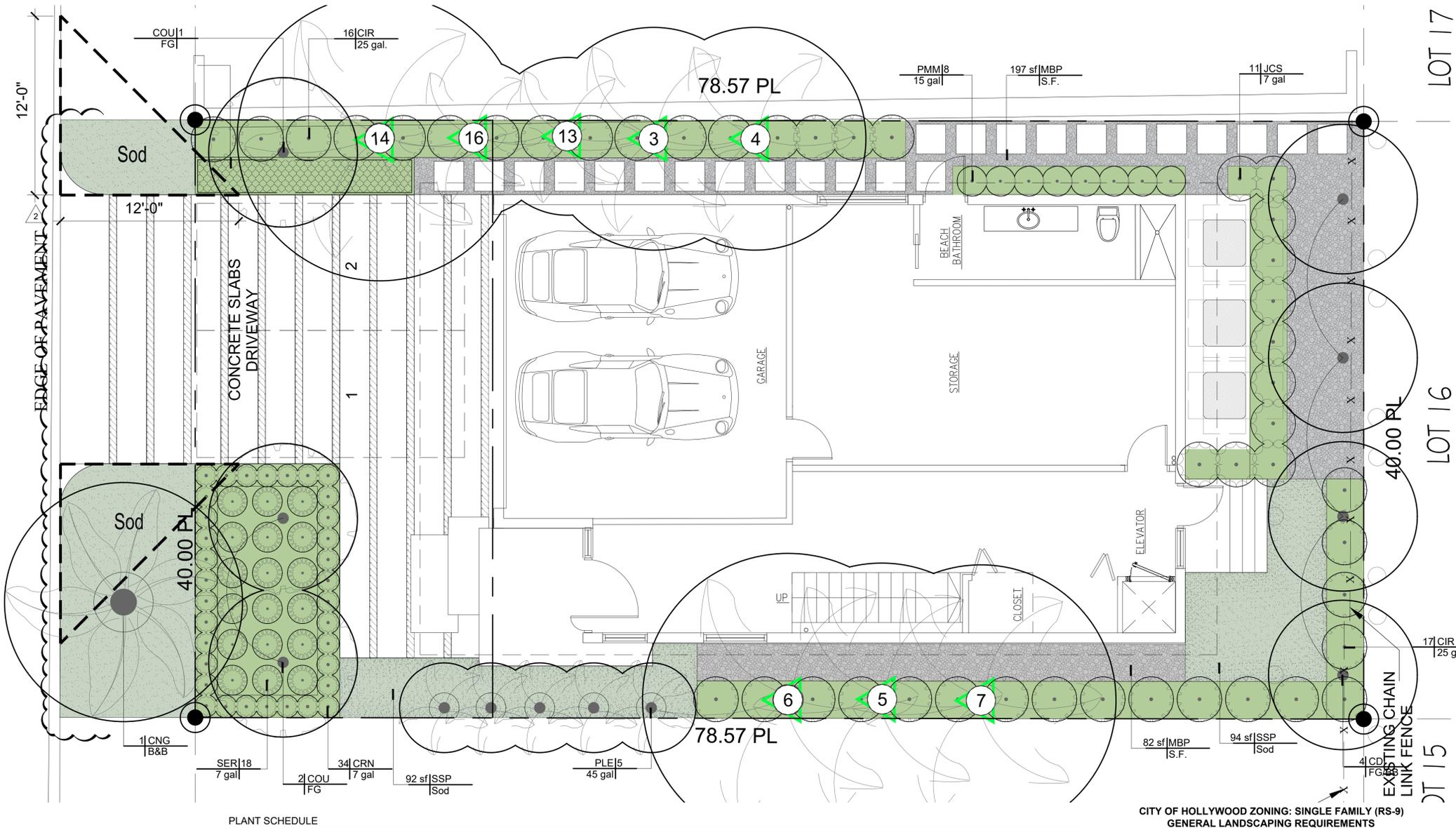
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2000 NE 30th Ave #101 13875 E Palmetto Drive
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Date: 8/26/22
Drawn by: M.T.
Checked by: M.L.
Scale: AS SHOWN

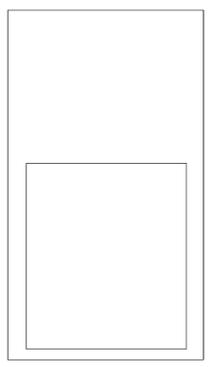
Sheet No: L-01
CAD ID:



BALBOA STREET



Revisions		
No.	Date	Description
1	01-23-23	City Comments
2	02-09-23	City Comments

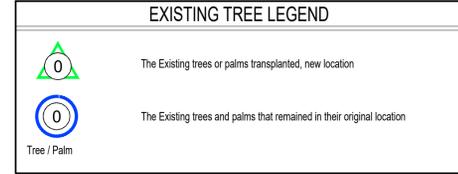
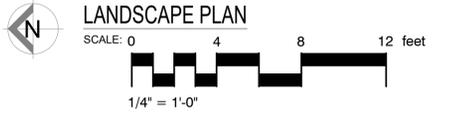


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LEVY RESIDENCE
308 BALBOA ST
HOLLYWOOD, FL

LANDSCAPE PLAN



EXISTING TREE TO REMAIN		
No.	Common Name	Scientific Name
3	Sabal palm	<i>Sabal palmetto</i>
4	Sabal palm	<i>Sabal palmetto</i>
5	Coconut Palm	<i>Cocos nucifera</i>
6	Coconut Palm	<i>Cocos nucifera</i>
7	Coconut Palm	<i>Cocos nucifera</i>
13	Sabal palm	<i>Sabal palmetto</i>
14	Coconut Palm	<i>Cocos nucifera</i>
16	Sabal palm	<i>Sabal palmetto</i>

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HGT	SRD	REMARKS
CDI	4	<i>Coccoloba diversifolia</i>	Pigeon Plum	FG/BB	4"	16' OA	6"	STD - Florida Native - Miami-Dade Landscape Manual - Very Drought Tolerant - Miami Beach Replacement Tree Category 2
COU	3	<i>Coccoloba uvifera</i>	Sea Grape	FG	4"	16' OA	6"	STD - Florida Native - Miami-Dade Landscape Manual - Very Drought Tolerant
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HGT	SRD	REMARKS
CNG	1	<i>Cocos nucifera</i> 'Green Malayan'	Coconut Palm	B&B	10"	14'-16" GW	18"	Curved, Jamaican Certified
PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HGT	SRD	REMARKS
PLE	8	<i>Pychosperma elegans</i>	Alexander Palm	45 gal	3"	12' - 14' OA	8"	Miami-Dade Landscape Manual - Single 8" CT
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
CIR	34	<i>Chrysobalanus icaco</i>	Green Cocoplum	25 gal.	3'-4"	2'		Florida Native
CRN	34	<i>Clusia rosea</i> 'Nana'	Dwarf Pitch Apple	7 gal	1.5"	2'		Florida Native - Miami-Dade Landscape Manual - Drought Tolerant
JCS	11	<i>Juniperus chinensis</i> 'Spartan'	Spartan Juniper	7 gal	4'-5"	3'		Florida Native - Miami-Dade Landscape Manual - Drought Tolerant
NFI	9	<i>Neoregelia Fireball</i>	Bromeliad	1 gal.	1.5"	1.5'		
PMM	8	<i>Podocarpus macrophyllus</i> 'Maki'	Shrubby Yew	15 gal	5'-6" OA	2'		
SER	22	<i>Serenoa repens</i>	Saw Palmetto	7 gal	18"-24" OA	18"-24"		
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	WATER USE	REMARKS
PES	14	<i>Pennisetum setaceum</i> 'Alba'	White Leaved Fountain Grass	3 gal	2"	2"		Drought Tolerant - Miami-Dade Landscape Manual
TFL	15	<i>Tripsacum floridanum</i>	Florida Gamagrass	3 gal	2"	2"		Native - Alt: Silver Saw Palmetto
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	DT	REMARKS
ARG	485	<i>Arachis glabrata</i>	Perennial Peanut	1 gal	6" OA	6"		
MBP	279 sf	<i>Mexican Black Pebbles</i>	Black Pebbles	S.F.				
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	DT	REMARKS
SSP	186 sf	<i>Stenotaphrum secundatum</i> 'Palmetto'	Palmetto St. Augustine Grass	Sod				Shade tolerant

Lot area: **3,143 S.F.**

PERIMETER LANDSCAPE (STREET TREES):
One street tree (min. 12' ht x 2" DBH) per 50 L.F. of street frontage of property
REQ.: 1 Trees
PROV.: 1 palm

OPEN SPACE (LOT TREES):
A minimum of one tree per 1,250 s.f. of pervious area of property (1,312 s.f.)
REQ.: 1 Trees
PROV.: 1 Trees + (6 mitigation tree)

TOTAL TREES REQUIRED: 2 Trees
TOTAL TREES PROVIDED: 7 Trees (Additional trees for mitigation)

NATIVE TREES:
A minimum of 60% of required trees shall be native species.
REQ.: 2 Tree
PROV.: 7 Tree

SHRUBS:
10 for each required tree
REQ.: 20 Shrubs
PROV.: 118 Shrubs

NATIVE SHRUBS:
A minimum of 50% of required shrubs shall be native species.
REQ.: 10 Shrubs
PROV.: 90 Shrubs

100% irrigation coverage will be provided by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances and the Regulations of the South Florida Water Management District or apply xeriscape principles. (See the City of Hollywood Landscape Manual).

VISIBILITY TRIANGLE
10' x 10' Visibility Triangle:
Will not be allowed to contain any objects (landscaping / fence) in a manner as to impair visibility between a height of 2'-6" to 10'-0" (typical throughout)

GRADING NOTE:
The contractor will take all necessary and adequate precautions to protect the existing trees to avoid any damage that may occur due to storm water runoff and / or the deposition of debris resulting from the work in relation to this procedure, in no case can place soil additional above the critical root zone of existing trees.

DERICK LANGEL (LA2667045)

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