

ATTACHMENT A
Application Package

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

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

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- | | | |
|---|---|--|
| <input type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Art in Public Places Committee | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planning and Development Board | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> City Commission | <input type="checkbox"/> Administrative Approval | |

PROPERTY INFORMATION

Location Address: _____

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

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

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: _____

Phased Project: Yes ☐ No ☐ Number of Phases: _____

| Project | Proposal | |
|-------------------------------|---------------------|--------------|
| Units/rooms (# of units) | # UNITS: | #Rooms |
| Proposed Non-Residential Uses | | S.F.) |
| Open Space (% and SQ.FT.) | Required %: | (Area: S.F.) |
| Parking (# of spaces) | PARK. SPACES: | (#) |
| Height (# of stories) | (# STORIES) | (FT.) |
| Gross Floor Area (SQ. FT) | Lot(s) Gross Area (| FT.) |

Name of Current Property Owner: _____

Address of Property Owner: _____

Telephone: _____ Email Address: _____

Applicant _____ Consultant ☐ Representative ☐ Tenant ☐

Address: _____ Telephone: _____

Email Address: _____

Email Address #2: _____

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

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____



DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 5/28/25

PRINT NAME: Rick Kaneti

Date: _____

Signature of Consultant/Representative: _____

Date: 06-10-2025

PRINT NAME: ARI L SKLAR

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me

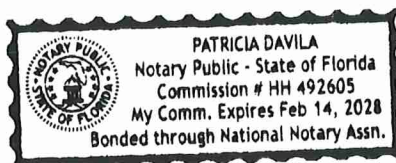
this 10 day of June

[Signature]

Notary Public

State of Florida

My Commission Expires: 2/14/28 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



[Signature]
Signature of Current Owner

Rick Kaneti

Print Name

KANETI RESIDENCE

800 SOUTH 7TH AVENUE

HOLLYWOOD FLORIDA 33019

| ZONING: | | RS-6 RESIDENTIAL SINGLE FAMILY DISTRICT | | |
|-----------------------------------|---|---|----------------|----------------------|
| LAND USE: | | RESIDENTIAL | | |
| BASE FLOOD ELEVATION (B.F.E.): | | ZONE AE - 7 FT NAVD + 1.5 FT = 8.5 FT | | |
| | REQUIRED | | PROPOSED | |
| HEIGHT: | 30 FT | | 30 FT | |
| LOT SIZE: | 14,778 SF | | | |
| MAX. BUILT AREA ALLOWED | 10,284 SF | | 7,106 SF | |
| MAX. BLDG. FOOTPRINT LOT COVERAGE | 5,142 SF | | 4,204 SF | |
| GROUND FLOOR AREA | | | 3,093 SF | 7,106 SF 7,866 SF |
| 2ND FLOOR AREA | | | 3,360 SF | |
| OVERLOOK AREA | | | 653 SF | |
| GARAGE | | | 760 SF | |
| OPEN SPACE | N/A | | | |
| GREEN SPACE (net) | FRONT YARD=111 X 25 FT = 2,775 SF 20% OF FRONT YARD = 555 SF | | 42% = 1,175 SF | |
| SETBACKS | | | | |
| FRONT | 25'-0" | | 25'-0" | |
| SIDE | 25 % LOT WIDTH 111FT X 25%=27.75 FT MIN. 7'-6" | | 7'-6" | |
| ADJACENT TO LAKE | 25'-0" | | 25'-0" | |

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

FOLIO: 514214025172

ADDRESS: 800 S 7TH AVE HOLLYWOOD FL 33019

HOLLYWOOD LAKES SECTION 1-32 B LOT 3 LESS S 46.25,4,5 BLK 79 TOGET WITH THAT PT OF VAC ALLEY LYING EAST OF & ADJ WITH LOT 3 LESS S 46.25 LOTS 4.5 BLK 79

Historic Preservation Board

City of Hollywood
2600 Hollywood Boulevard
Hollywood, FL 33022

SKLARchitecture



Criteria Statement for Applicable Criteria for Historic Preservation Board at 800 S 7th Avenue, Hollywood, FL 33019

Dear Historic Preservation Board,

This firm represents Ricki and Michael Kaneti, the owners of the property of 800 S 7th Avenue, Hollywood, FL 33019 (the "Applicant"). Please accept this letter as the Applicant's criteria statement in support of a request for a Certificate of Appropriateness for the Design of a newly proposed two-story single-family residence located at the subject property.

Property Description:

The property is located at 800 S 7th Avenue, Hollywood. There is an existing two-story 4,900 square feet house. The lot is 14,778 square feet and we are proposing 7,106 square feet of total livable area, plus an additional 760 square feet designated for a garage. The design proposes a new ground-up construction of a modern two-story single-family home which will also include a rooftop overlook deck. The project is situated within the historic district and is subject to the applicable provisions of Article 5 of the Zoning and Land Development Regulations.

Criteria Statement Analysis:

1. Integrity of Location:

The proposed residence is situated on the same parcel as an existing approximately 4,900 square feet single-family home that will be replaced. This new design maintains the established residential use and respects the historical siting pattern of the neighborhood. The new design complies with all applicable zoning regulations, including setbacks, lot coverage, and height, as outlined in the Zoning and Land Development Regulations. The placement and overall massing of the home reflect the established rhythm of the neighborhood, providing continuity along the streetscape while enhancing the site's architectural identity. This approach provides an angled site plan, similar to the existing site plan, while also enhancing both the architectural quality and neighborhood character.

2. Setting:

ARCHITECTURE
Commercial
& Residential

Interior
Architecture
& Design

Urban
Renovation

Architectural
Design of
Children's
Environments

Development
Consulting

2310 Hollywood Blvd.

Hollywood

Florida 33020

Tel: 954.925.9292

Fax: 954.925.6292

email:

mail@sklarchitect.com

WEBSITE:

www.sklarchitect.com

AA 0002849

IB 0000894

NCARB CERTIFIED



Ari Sklar, A.I.A.
Oscar Sklar, A.I.A.



The architectural style of the proposed residence is thoughtfully aligned with the character of the surrounding neighborhood, where the street features a blend of traditional, mid-century modern, and contemporary single-story and two-story homes, with mature landscaping and an emphasis on openness and natural light. The home's massing, scale, and roof profile are carefully calibrated to sit comfortably among its neighbors, offering a contemporary interpretation of the local architectural vernacular.

The garage and vehicular access are sited to maintain the residential streetscape.

Adjacent to the East neighbors, the second floor is recessed further from the single-story garage. Pedestrian pathways and landscaping are provided to enhance visual compatibility. Through its sensitive integration of proportion, landscaping, and site orientation, the project complements the evolving character of the neighborhood while elevating its architectural identity.

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3. Materials:

The home will be constructed using reinforced concrete masonry units, Jerusalem stone finishes in a combination with smooth stucco, architectural wood-textured paneling and vertical slats, and large panes of glass windows and doors to interact between the exterior and interior. The palette includes warm neutral tones and natural finishes, enhancing the Midcentury Modern character. High-performance impact-resistant glazing will be installed throughout. Exterior features include cantilevered balconies, slanted circular steel columns, and deep overhangs.

4. Workmanship:

The construction will be executed by a qualified team of licensed contractors and design professionals, committed to the highest level of detail, accuracy, and craft. All construction will comply with current building codes, including wind and flood requirements. Given that this is a custom residence, particular attention will be paid to the execution of architectural details such as glass railings, wood finish soffits, and shadow lines created by cantilevered roof structures.

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Hollywood

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email:
mail@sklarchitect.com

5. Association:

The architectural design contributes meaningfully to the aesthetic character of the neighborhood and supports the goals outlined in the City of Hollywood's Master Plan, the Comprehensive Plan, and the City's broader vision for compatible, high-quality design within historic areas. This modern design respects the spirit of Midcentury Modern and contemporary architecture without compromising on current safety, energy, and durability standards.

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6. Design:

The proposed design for this residence presents a refined Midcentury Modern and contemporary architecture that both honors and elevates the historic character of the neighborhood. Its horizontal massing, flat rooflines, and deep overhangs reflect the architectural language found throughout this part of Hollywood, where many homes exhibit classic modernist proportions and a strong relationship to the tropical landscape and surrounding waterway and lake. Vertical glass panels and slim structural supports create a sense of openness while maintaining the understated elegance typical of the era. The design's simplicity, natural materials, along with seamless indoor-outdoor transitions are rooted in the area's architectural heritage, yet updated for today's lifestyle. As a result, the home thoughtfully contributes to the continued evolution of the neighborhood with timeless style and lasting quality.

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Conclusion

This application meets or exceeds the applicable requirements for both a Certificate of Appropriateness under the Zoning and Land Development Regulations. The proposed residence offers a distinguished, contextual, and forward-looking architectural contribution to the historic fabric. Please do not hesitate to contact us at (954) 925-9292 should you require any additional documentation or clarification.

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WEBSITE:
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Sincerely,

Ari L. Sklar AIA, NCARB

President

AA 0002849

IB 0000894

NCARB CERTIFIED



Ari Sklar, A.I.A.
Oscar Sklar, A.I.A.



July 22nd 2025

Historic Preservation Board

File No.: 25-C-61 – 800 S 7th Ave. – Single Family Home

**VARIANCE CRITERIA TO ALLOW THE SCENERY LOFT TO BE 14.2% OF
THE GROUND FLOOR PLAN INSTEAD OF THE REQUIRED 10%**

**REQUESTED IS FOR ADDITIONAL 4.2% (164SF)
OUTDOOR OPEN AIR COVERED TERRACE**

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The Historic Preservation Board shall have the authority to consider petitions relating to variances for all development in a Historic District and Historic Sites.

Applicants are requesting approval for Variance to Article 4, §4.22(E) where the allowed area for a scenery loft is 10% of the proposed Ground Floor Area:

- Allowed coverage: 382 SF (10% of 3,829 SF)
- Proposed Scenery Loft: 330 SF A/C + 52 SF COVERED TERRACE = TOTAL 382 SF
- **Variance for additional Open-Air Covered Terrace: 164 SF (4.2%)**
- The location of the lot is at a dead end of Adams St. and the proposed project complies with the maximum height of 30 ft allowed to the top of proposed scenery loft on the rooftop level.

- a. *That the requested Variance maintains the basic intent and purpose of the subject regulations including the Historic District Regulations, Design Guidelines for Historic Properties and Districts and Resolutions, particularly as it affects the stability and appearance of the city;*

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R. The requested variance maintains the intent and purpose of the applicable regulations by preserving the architectural integrity and visual character of the neighborhood, while offering a well-integrated, modestly scaled rooftop feature. The proposed scenery loft and open-air covered terrace are sensitively designed to remain subordinate to the overall massing of the house and to avoid visual disruption to neighboring properties or the streetscape.

Although the combined rooftop area slightly exceeds the 10% coverage allowance, the open-air design minimizes bulk and visibility, maintaining the light, open character encouraged by the Design Guidelines. The structure is set back and screened to reduce any potential visual impact from the public right-of-way, thus preserving the aesthetic and spatial rhythm of the district.

In essence, this design enhances the livability of the home while respecting the city's vision for balanced growth, architectural quality, and neighborhood stability.

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

R. The proposed variance is fully compatible with the surrounding residential context and will not negatively impact neighboring properties or the broader community. The scenery loft and open-air terrace are designed with sensitivity to scale, height, and location, remaining consistent with the character of nearby homes and avoiding any sense of overbuilding or obstruction.

Because the terrace is open-air and partially recessed, it preserves view corridors, limits massing, and avoids any sense of enclosure or crowding. The design promotes outdoor living in a subtle, elegant manner that aligns with the area's architectural trends while respecting privacy and sightlines.

Overall, the variance enhances quality of life for future residents while maintaining the character, cohesion, and values of the surrounding neighborhood.

- c. *That the requested 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.*

R. The requested variance supports the goals and policies of the City's Comprehensive Plan by promoting high-quality residential design, outdoor living, and resilient development that enhances neighborhood livability. The proposed scenery loft and open-air terrace align with the Comprehensive Plan's emphasis on architectural quality, efficient use of space, and thoughtful adaptation to Florida's climate.

By encouraging usable outdoor areas integrated into the design of the home—without adding enclosed volume or visual bulk—the project supports principles of sustainability, wellness, and community character. The open-air nature of the terrace fosters light, air, and access to outdoor space while maintaining compatibility with the scale and appearance of surrounding homes.

This modest increase in rooftop coverage does not conflict with any city planning objectives and in fact furthers the broader goals of responsible, context-sensitive residential design.

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

R. The need for this variance arises from specific site design goals to enhance livability and outdoor amenity space, rather than economic considerations or self-imposed constraints. The proposed scenery loft and open-air terrace are thoughtfully sized and located to optimize use of the roof area while respecting zoning limitations.



This request is driven by the desire to provide meaningful, functional outdoor space in a manner that complements the architecture and neighborhood context, rather than to gain undue floor area or financial advantage. The variance is the minimum necessary to achieve these design objectives without compromising the character of the home or surrounding properties.

Therefore, the need for the variance is based on legitimate design and quality-of-life considerations, not on economic or self-imposed hardship.

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

R. The requested variance, while not strictly mandated by State or Federal law, is essential to meet the intent of applicable building codes and safety regulations by providing appropriate outdoor living areas that support occupant health and welfare. The design respects floodplain elevation requirements by keeping the scenery loft and terrace open-air, minimizing enclosed volume and mass.

The variance sought is the minimum necessary to create functional, safe, and code-compliant outdoor spaces that enhance the home's usability while maintaining compliance with all other relevant regulations. It balances regulatory requirements with practical design needs, ensuring that the proposal is not excessive but carefully tailored to the unique conditions of the site and residence.

These items are considered according to [quasi-judicial](#) procedures.

QUASI-JUDICIAL

The application regarding your property has been interpreted by Florida courts to be quasi-judicial in nature. This means that the City's decision is to be supported by competent, substantial evidence in the record regarding your application. In quasi-judicial procedures all witnesses are sworn in, subject to cross-examination, and the applicant, the City and any other interested party (e.g. a neighbor) are allowed opening and closing statements. However, the City's adopted quasi-judicial procedures allow you to waive this process and have your application heard and considered in a more informal manner, or legislatively, if you so wish and elect, and staff present agrees. You may identify your choice at the time of the meeting.

We respectfully request approval of this variance to allow a modest increase in the scenery loft and open-air terrace coverage beyond the 10% limit. The proposal thoughtfully balances enhanced outdoor living space with the preservation of the neighborhood's historic character and visual harmony. This variance is compatible with surrounding uses, aligns with the City of Hollywood's Comprehensive Plan and design guidelines, and addresses legitimate design objectives without being economically driven or self-imposed. It represents the minimum increase necessary to achieve functional and



aesthetically appropriate outdoor spaces while respecting applicable regulations. We appreciate your consideration and look forward to your favorable approval of this request.

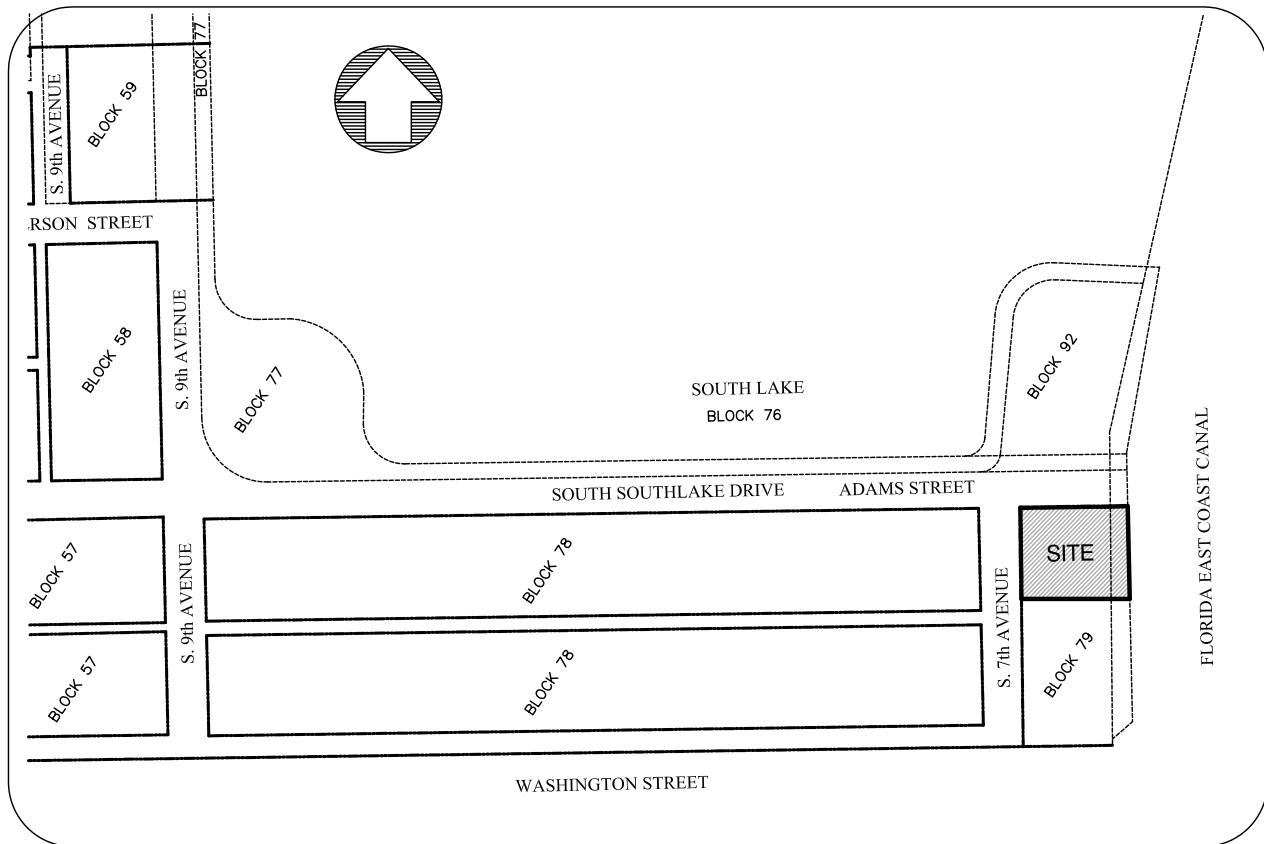
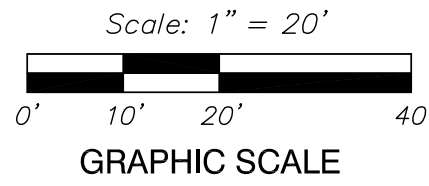
Thank you,

A handwritten signature in blue ink, appearing to be 'A. Sklar', with a long horizontal stroke extending to the right.

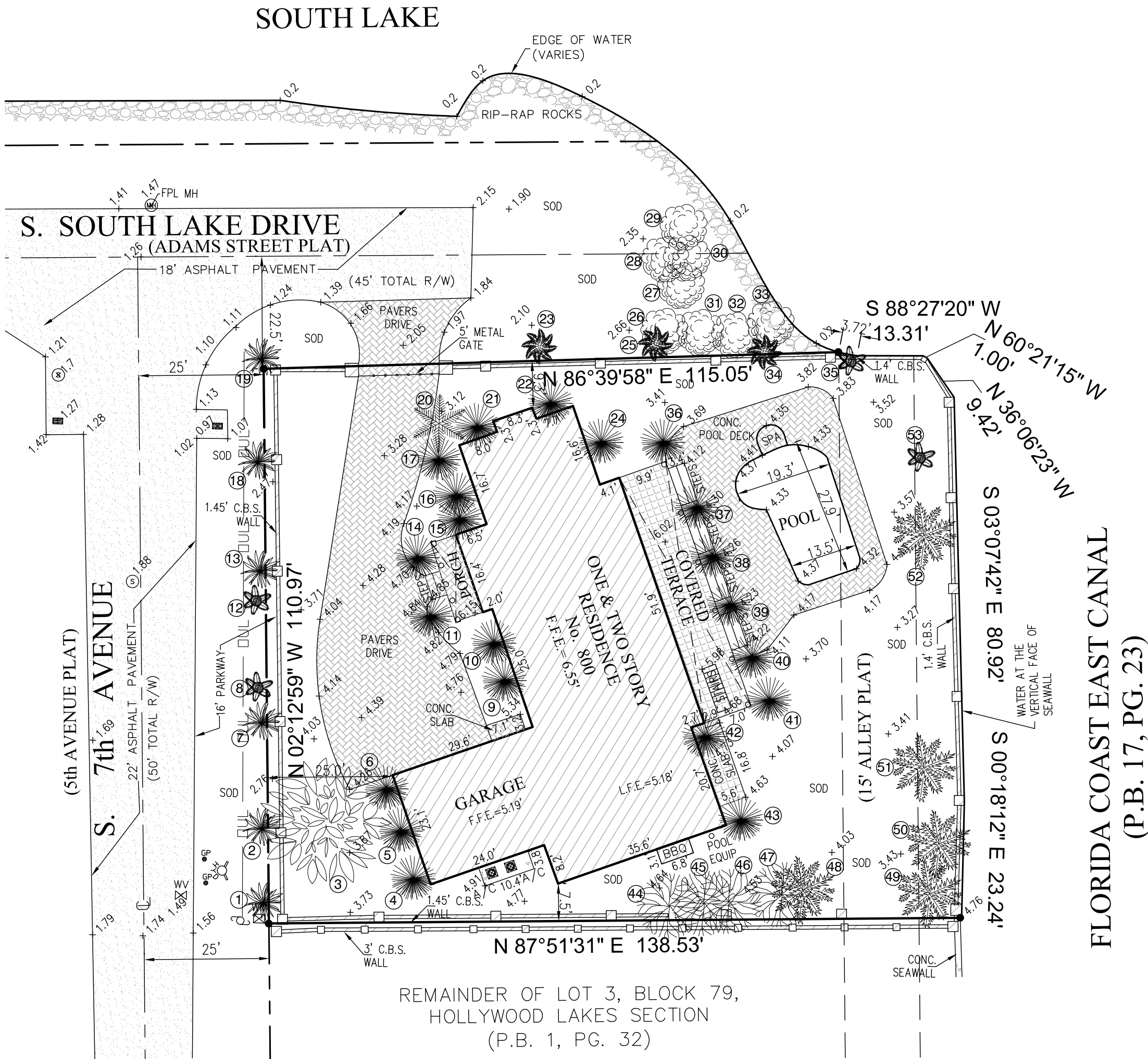
Ari L. Sklar, AIA, NCARB, LEED AP
Architect, President

MAP OF BOUNDARY SURVEY

800 S 7th AVENUE, HOLLYWOOD
BROWARD COUNTY, FLORIDA 33019
FOLIO # 514214025172



LOCATION SKETCH
NOT TO SCALE



| No. | TREE NAME | DIAMETER | HEIGHT | SPREAD |
|-----|------------------------------|----------|--------|--------|
| 1 | DATE PALM TREE | 4" | 8' | 4' |
| 2 | DATE PALM TREE | 4" | 8' | 4' |
| 3 | MANGO TREE | 41" | 37' | 32' |
| 4 | BUDDHIST PINE TREE (DAMAGED) | 5" | 8' | 5' |
| 5 | BUDDHIST PINE TREE (DAMAGED) | 5" | 8' | 5' |
| 6 | BUDDHIST PINE TREE (DAMAGED) | 5" | 8' | 5' |
| 7 | DATE PALM TREE | 4" | 8' | 4' |
| 8 | COCONUT TREE | 7" | 30' | 12' |
| 9 | BUDDHIST PINE TREE | 12" | 12' | 5' |
| 10 | BUDDHIST PINE TREE | 12" | 12' | 5' |
| 11 | BUDDHIST PINE TREE | 12" | 12' | 5' |
| 12 | COCONUT TREE | 7" | 30' | 12' |
| 13 | DATE PALM TREE | 4" | 8' | 4' |
| 14 | BUDDHIST PINE TREE | 12" | 12' | 5' |
| 15 | BUDDHIST PINE TREE | 5" | 10' | 3' |
| 16 | BUDDHIST PINE TREE | 5" | 10' | 3' |
| 17 | BUDDHIST PINE TREE | 5" | 10' | 3' |
| 18 | DATE PALM TREE | 4" | 10' | 4' |
| 19 | DATE PALM TREE | 4" | 10' | 4' |
| 20 | BISMARCK PALM TREE | 6" | 15' | 10' |
| 21 | BUDDHIST PINE TREE | 5" | 10' | 3' |
| 22 | BUDDHIST PINE TREE | 5" | 10' | 3' |
| 23 | MEXICAN FAN PALM | 7" | 30' | 12' |
| 24 | BUDDHIST PINE TREE | 5" | 10' | 3' |
| 25 | MEXICAN FAN PALM | 7" | 30' | 12' |
| 26 | PORTIA TREE | 6" | 10' | 10' |
| 27 | PORTIA TREE | 5" | 15' | 10' |
| 28 | PORTIA TREE | 5" | 15' | 10' |
| 29 | PORTIA TREE | 22" | 17' | 15' |
| 30 | PORTIA TREE | 5" | 15' | 10' |
| 31 | 2 PORTIA TREE | 6" | 10' | 10' |
| 32 | PORTIA TREE | 6" | 10' | 10' |
| 33 | PORTIA TREE | 24" | 28' | 25' |
| 34 | MEXICAN FAN PALM | 7" | 30' | 12' |
| 35 | COCONUT TREE | 7" | 30' | 12' |
| 36 | BUDDHIST PINE TREE | 5" | 10' | 3' |
| 37 | BUDDHIST PINE TREE | 5" | 10' | 3' |
| 38 | BUDDHIST PINE TREE | 5" | 10' | 3' |
| 39 | BUDDHIST PINE TREE | 5" | 10' | 3' |
| 40 | BUDDHIST PINE TREE | 5" | 10' | 3' |
| 41 | BUDDHIST PINE TREE | 5" | 10' | 3' |
| 42 | BUDDHIST PINE TREE | 5" | 10' | 3' |
| 43 | BUDDHIST PINE TREE | 5" | 10' | 3' |
| 44 | WEeping FIG TREE | 11" | 19' | 10' |
| 45 | 4 WEeping FIG TREE | 4" | 19' | 10' |
| 46 | WEeping FIG TREE | 12" | 19' | 10' |
| 47 | WEeping FIG TREE | 4" | 19' | 10' |
| 48 | ROYAL PALM TREE | 14" | 34' | 14' |
| 49 | ROYAL PALM TREE | 14" | 34' | 14' |
| 50 | ROYAL PALM TREE | 14" | 34' | 14' |
| 51 | ROYAL PALM TREE | 12" | 27' | 12' |
| 52 | ROYAL PALM TREE | 17" | 32' | 12' |
| 53 | COCONUT TREE | 8" | 22' | 12' |

SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition: June 6th, 2025.

2. LEGAL DESCRIPTION:

Lot 3, less the South 46.25 feet, and all of Lots 4 and 5 in Block 79 of HOLLYWOOD LAKES SECTION, according to the Plat thereof as recorded in Plat Book 1 at Page 32, of the Public Records of Broward County, Florida, together with that portion of the vacated alley which is adjacent and contiguous to the above described property, and which alley is described as follows: The Alley lying between Adams Street on the North and Washington Street on the South and between Lots 1,2,3,4, and 5, in Block 79 of HOLLYWOOD LAKES SECTION, the West and the Intracoastal Waterway on the East as shown on the Plat of HOLLYWOOD LAKES SECTION, Plat Book 1 at Page 32, of the Public Records of Broward County, together with any and all Riparian rights thereto and any and all right in and to the land adjacent to the intracoastal Waterway and contiguous hereto.

3. AREA:

Containing 15,539 Square Feet more or less by calculations.

4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement. Linear 1 foot in 7,500 feet.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

—The Legal Description was furnished by client.
—North Arrow as per Plat Book 1, at Page 32 of the Public Records of Broward County, Florida.

VERTICAL CONTROL:

Elevations are referred to N.A.V.D. 1988.
Benchmark used:
Broward County Benchmark BCED BM 1915, Elevation=3.268'(N.G.V.D. 1929)=1.678' Adjusted to N.A.G.D. 1988.
located @ N 9th Avenue & State Hwy 820.

6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone AE, Base Flood Elevation 7 feet, as per Federal Emergency Management Agency (FEMA), NFIP Community Name: City of Hollywood Number 125113 Map/Panel Number 12011C0588, Suffix J, FIRM Panel Effective/Revised Date 07-31-2024.

7. LIMITATIONS:

No research was made for other instruments than the existing in the plot and provided by client.
No determination was made as to how the site can be served with utilities.
Fences and walls ownership by visual means only, legal ownership not determined.
No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

SURVEYOR'S CERTIFICATION:

I certify: This Map of Boundary Survey resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said meets the intent of the applicable provisions of the "Standard of Practice for Land Surveying in the State of Florida" pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions.

Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

Tree Legend

SYMBOL COMMON NAME

- DATE PALM TREE
- MANGO TREE
- BUDDHIST PINE TREE
- ROYAL PALM TREE
- WEeping FIG TREE
- MEXICAN FAN PALM
- BISMARCK PALM TREE
- PORTIA TREE

* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

NOTE:

Property boundary shown is approximate. Source documents are partially illegible. Additional data is being sought to confirm and complete boundary information.

ABBREVIATIONS AND LEGEND

| | | | | | | | | | | | |
|---------------------|---------------------------------|-------------------|----------------------------------|---------------------------------|--|----------------------------------|--------------------------------|--------------------------------------|-------------------------------------|----------------------------|---------------------|
| A ARC LENGTH | C.B. CATCH BASIN | E CENTERLINE | E.R.P. ELEVATION REFERENCE POINT | F.I.R. FOUND IRON REBAR | L.F.E. LOWES FLOOR ELEVATION | N.G.V.D. NATIONAL GEODETIC DATUM | ON/PL ON PROPERTY LINE | M MONUMENT LINE | P.R.M. PERMANENT REFERENCE MONUMENT | S.I.R. SET IRON REBAR | U.E. UTILITY EXEMPT |
| A/C AIR CONDITIONER | C.B.S. CONCRETE BLOCK STRUCTURE | CL CLEAR | F.F.E. FINISH FLOOR ELEVATION | FND FOUND | L.P. LIGHT POLE | NO ID. NOT IDENTIFIABLE | P.B. PLAT BOOK | PL PROPERTY LINE | P.T. POINT OF TANGENCY | ST. STREET | WM WATER METER |
| B.M. BENCHMARK | CH. CHORD BEARING | CONC. CONCRETE | L.S. LICENSE BUSINESS | L.C.V. IRRIGATION CONTROL VALVE | L.S. LICENSE BUSINESS | NUMBER | P.C. POINT OF CURVATURE | PSM PROFESSIONAL SURVEYOR AND MAPPER | R. RADIUS | T. TANGENT | WM WATER METER |
| B.M. BENCHMARK | CH. CHORD BEARING | E.B. ELECTRIC BOX | (M) MEASURED | L.P. IRON PIPE | N.A.V.D. NORTH AMERICAN VERTICAL DATUM | N.T.S. NOT TO SCALE | P.O.B. POINT OF BEGINNING | P.O.B. POINT OF BEGINNING | R/W RIGHT-OF-WAY | T.B.M. TEMPORARY BENCHMARK | WM WATER METER |
| C.B. CATCH BASIN | CH. CHORD BEARING | ELEV. ELEVATION | FL. FLORIDA POWER AND LIGHT | L.R. REBAR | N.A.V.D. NORTH AMERICAN VERTICAL DATUM | OFFICIAL RECORD BOOK | P.C.P. PERMANENT CONTROL POINT | P.C.P. POINT OF REVERSE CURVATURE | R/W RIGHT-OF-WAY | T.B.M. TEMPORARY BENCHMARK | WM WATER METER |
| C.B. CATCH BASIN | CH. CHORD BEARING | ENC. ENCLOSURE | F.L.P. FOUND IRON PIPE | L. LEGAL | N.A.V.D. NORTH AMERICAN VERTICAL DATUM | OFFICIAL RECORD BOOK | P.C.P. PERMANENT CONTROL POINT | P.C.P. POINT OF REVERSE CURVATURE | R/W RIGHT-OF-WAY | T.B.M. TEMPORARY BENCHMARK | WM WATER METER |
| UNKNOWN MANHOLE | TELEPHONE MANHOLE | WATER METER | CONTROL VALVE | CATCH BASIN | WATER METER | WATER METER | CONCRETE LIGHT POLE | PROPERTY CORNER | CHAIN LINK FENCE | METAL FENCE | WATER METER |
| SEWER MANHOLE | SEWER MANHOLE | WATER VALVE | GASOLINE VALVE | BACKFLOW PREVENTER | WATER VALVE | WATER VALVE | ELECTRIC BOX | SPOT ELEVATION | WOOD FENCE | OVERHEAD UTILITY LINE | WATER VALVE |



FormTech
Land Surveying, Inc.

State of Florida LB # 7980
12955 S.W. 42nd Street, Suite 7, Miami, Florida, 33175
Ph: (786)429-3034 (786)443-0285 (786)443-0678
www.formtechsurveyors.com email:formtechsurveyors@gmail.com

Seal: Job # 25-060203

Date: 06-06-2025

Eugenia L. Formoso, P.S.M.

State of Florida LS # 6660

NEW SINGLE FAMILY RESIDENCE FOR KANETI FAMILY

800 SOUTH 7TH AVENUE HOLLYWOOD FLORIDA 33019

PROJECT TEAM

ARCHITECT OF RECORD:

SKLARchitecture
DESIGN ASSOCIATES

ARCHITECT: SKLARCHITECTURE
2310 Hollywood Blvd.
Hollywood, FL 33020
www.sklarchitect.com
TEL - (954) 925-9292
FAX - (954) 925-6292
AA 0002849
IB 0000894
NCARB CERTIFIED

OWNER: RICKI KANETI
800 S 7TH AVE, Hollywood, FL, 33019

CIVIL: WILFORD ZEPHYR, P.E., LEED AP, CFM
ZEPHYR ENGINEERING
Phone: 786-302-7693
Email: wilford@zephyrengineeringfl.com

LANDSCAPE: ANDRES E. MONTERO, PLA, ASLA
FL MINORITY BUSINESS & BROWARD
COUNTY CBE SBE
2300 E Oakland Park Blvd, Suite 300
Fort Lauderdale, FL 33306 USA
c: 954.591.5606
e: amontero@amlstudio.com
www.amlstudio.com

SCOPE OF WORK

NEW 2 STORY + ROOF OVERLOOK
SINGLE FAMILY RESIDENCE WITH:
APROX. 7,106 TOTAL SQ. FT. + GARAGE 760 SF.

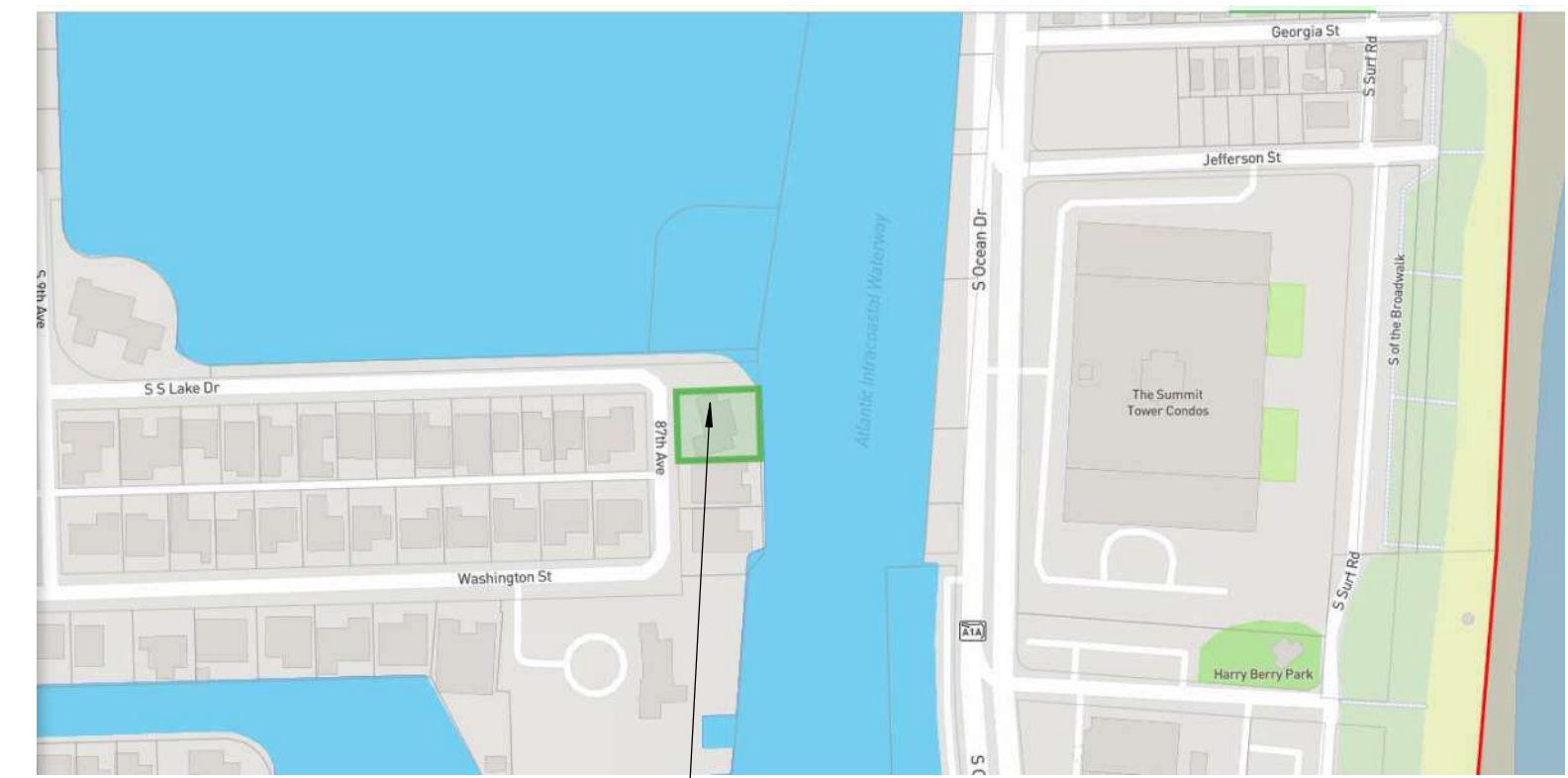
LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

FOLIO: 514214025172
ADDRESS: 800 S 7TH AVE HOLLYWOOD FL 33019

HOLLYWOOD LAKES SECTION 1-32 B LOT 3 LESS S 46.25,4,5 BLK
79 TOGET WITH THAT PT OF VAC ALLEY LYING EAST OF & ADJ
WITH LOT 3 LESS S 46.25 LOTS 4,5 BLK 79

LOCATION MAP



LOCATION OF WORK



PROPOSED RENDERING



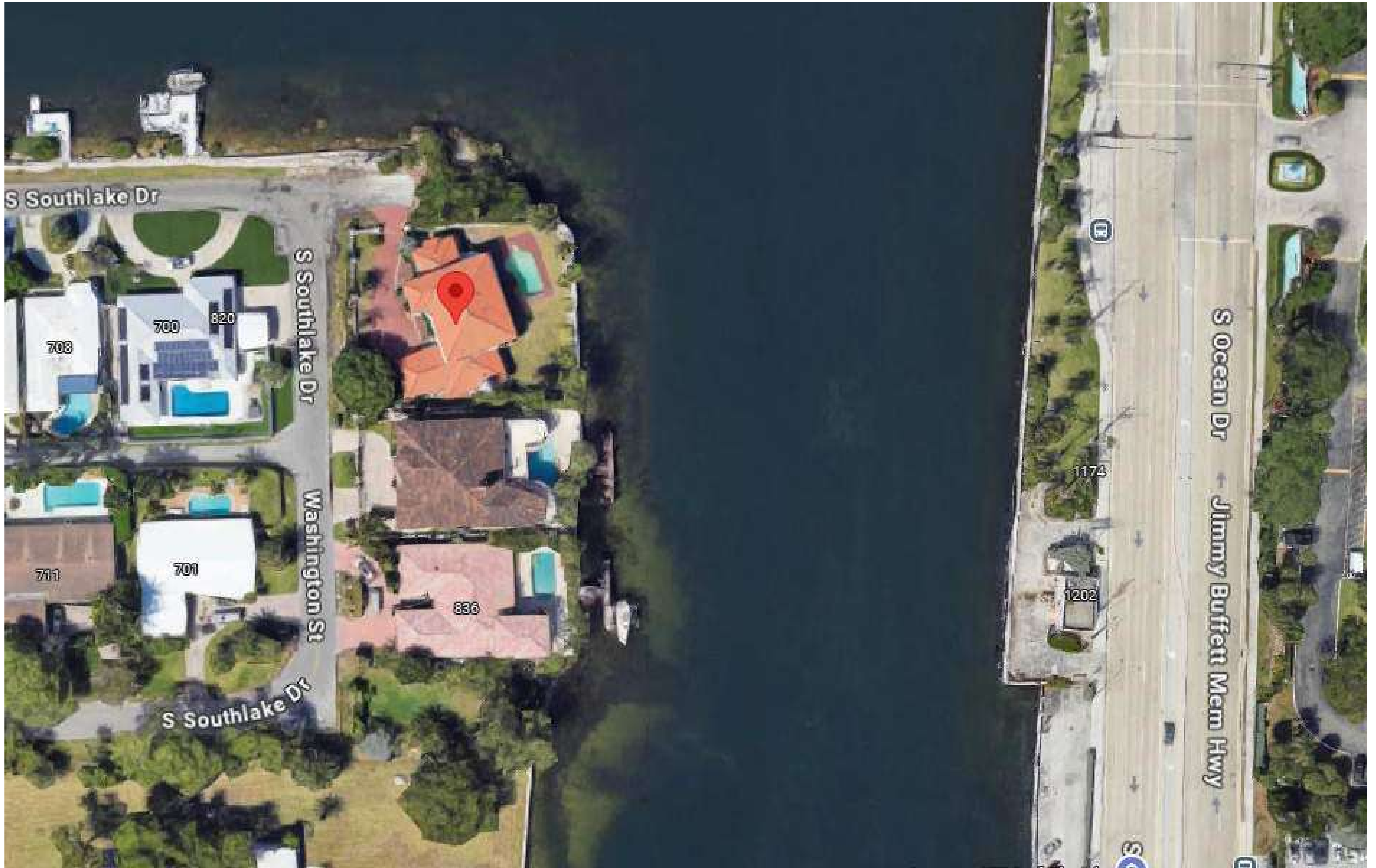
PROJECT DATA

| | | | | |
|---|--|-----|---|----------|
| | | | | |
| ZONING: RS-6 RESIDENTIAL SINGLE FAMILY DISTRICT | | | | |
| LAND USE: RESIDENTIAL | | | | |
| BASE FLOOD ELEVATION (B.F.E.): ZONE AE - 7 FT NAVD + 15 FT = 8.5 FT | | | | |
| | REQUIRED | | PROPOSED | |
| HEIGHT: | 30 FT | | 30 FT | |
| LOT SIZE: | 14,778 SF | | | |
| MAX. BUILT AREA ALLOWED | 10,284 SF | | 7,876 SF | |
| MAX. BLDG. FOOTPRINT LOT COVERAGE | 5,142 SF | | 4,600 SF | |
| GROUND FLOOR AREA | | | 3,069 SF | 7,519 SF |
| 2ND FLOOR AREA | | | 3,360 SF | |
| SCENERY LOFT AREA | | | 330 SF | |
| GARAGE | | | 760 SF | |
| OPEN SPACE | | N/A | | |
| LANDSCAPE SPACE | LOT AREA= 14,778 SF 40% REQUIRED LANDSCAPE AREA = 5,911 SF | | SITE LANDSCAPE GREEN = 5,735.0 SF ROOF DECK GREEN = 593 SF/2 = 296.5 SF TOTAL LANDSCAPE PROVIDED = 6,031.5 SF = 40.8% | |
| FRONT YARD LANDSCAPE | FRONT YARD=111 X 25 FT = 2,720 SF 20% OF FRONT YARD = 544 SF | | 40.8% = 1,111 SF | |
| SETBACKS | | | | |
| FRONT | 25'-0" | | 25'-0" | |
| SIDE | 25 % LOT WIDTH 111FT X 25%=27.75 FT MIN. 7'-6" | | 7'-6" | |
| ADJACENT TO LAKE | 25'-0" | | 25'-0" | |
| PARKING | | | | |
| A SINGLE-FAMILY HOUSE OF 2,000 SQ. FT. REQUIRES 2 PARKING SPACES THEN 1 PARKING SPACE PER 500 SQ. | GROUND FLOOR A/C AREA = 2,869 SF 2ND FLOOR A/C AREA = 2,774 SF ROOF DECK A/C AREA = 510 SF TOTAL A/C AREA= 6,153 SF 1ST 2,000 SF = 2 SPACES REST 4,153 SF/500 = 9 SPACES TOTAL SPACES REQUIRED = 11 SPACES MAXIMUM ALLOWED 5 SPACES | | 5 SPACES PROPOSED | |

INDEX OF DRAWINGS

THIS SUBMITTAL DATED JULY 24TH, 2025 INCLUDES ALL PAGES IN THE INDEX BELOW.

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| A0.2 | AERIAL OVERALL LOCATION |
| A0.3 | PERMIT HISTORY |
| A0.4 | MICROFILMS - FLOOR PLANS |
| A0.5 | MICROFILMS - SECTIONS + ELEVATIONS |
| A0.6 | MICROFILMS - DOCK |
| A0.7 | EXISTING HOUSE PHOTOS |
| A0.8 | STREET PROFILE |
| A0.9 | AREA PLANS |
| A1.0 | COLORS SITE PLAN |
| A1.1 | SITE PLAN |
| A1.2 | SITE DETAIL SECTIONS |
| A2.0 | GROUND FLOOR |
| A2.1 | 2ND FLOOR PLAN |
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| A5.2 | NE AND NW ELEVATIONS |
| A6.0 | SECTIONS |
| A11.0 | WEST VIEW |
| A11.3 | NORTH WEST VIEW |
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| A11.2 | SOUTH EAST VIEW |
| CIVIL | |
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| C2 | PAVING AND DRAINAGE PLAN |
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| LANDSCAPE | |
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| L-01 | PROPERTY SURVEY & TREE DISPOSITION PLAN |
| L-02 | LANDSCAPE PLAN |
| L-03 | LANDSCAPE DETAILS & GENERAL NOTES |
| SURVEY | |
| S | SURVEY |



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P : 954 925 9292
www.sklararchitect.com

KANETI RESIDENCE
800 SO 7TH AVE HOLLYWOOD FLORIDA 33019

AERIAL OVERALL LOCATION

Project #25-002

A0.2

JOB CARD

OWNER: PAUL POST, JOB ADDRESS: 800 South 7 Avenue

LEGAL DESCRIPTION: LOT NUMBER 3 less south 46.25 ft. thereof, all 56.04 south lots 4 and 5, BLOCK 79, SUBDIVISION OR ADDITION Hollywood Lakes Section

MICROFILM NO. 77-0133, ARCHITECT Anthony Montagnari, FEE \$ 387.40, VALUATION \$117,694.00

DESCRIPTION OF CONSTRUCTION: Pile and Grade Beam CBS SINGLE RESIDENCE, 3 bedrooms, 6 baths

| TYPE PERMIT | NUMBER | DATE | CONTRACTOR | TYPE PERMIT | NUMBER | DATE | CONTRACTOR | |
|----------------|------------------|--------|------------|---------------|---------------|--------|------------|-------------|
| BUILDING | 5095 | 34765 | 7-20-76 | C.E. Domes | SEPTIC/SEWER | 8487 | 8-5-76 | Bestway |
| ROOF | 4000 | 36226 | 9-23-76 | RJRoe | AIR/CONDITION | 6908 | 8-23-76 | Donner |
| ELECTRIC-BASIC | 11618 | 8-4-76 | ROSSI | MECHANICAL | 16853 | 9-9-76 | Bullimore | |
| ELECTRIC-SUPP. | | | | SCREEN | | | | |
| PLUMBING | 4 HB NO. FIX. 25 | 5486 | 8-5-76 | Bestway | POOL | | | |
| L-P-DRY WALL | 12811 | 9318 | 7-25-77 | FRANK | DRIVEWAY | 38419 | 1-20-77 | A. Silbacht |
| FENCE | | | | PATIO or WALK | | | | |

NOTES: 1st floor elevation = + 6.5 ft. M.S.L. (family room crown + 3.8 ft.)

APPROVED BY Commissioner, September 9-8-77

ORIGINAL BUILDING 1976-77

JOB CARD

OWNER: LINDA DREAM HOMES, JOB ADDRESS: 800-18-36 S 7 Ave.

LEGAL DESCRIPTION: LOT NUMBER, BLOCK, SUBDIVISION OR ADDITION

MICROFILM NO. 77-0133, ARCHITECT D. E. Britt Assoc, FEE \$ 73.80, VALUATION \$ 19,500

DESCRIPTION OF CONSTRUCTION: Seawall

| TYPE PERMIT | NUMBER | DATE | CONTRACTOR | TYPE PERMIT | NUMBER | DATE | CONTRACTOR |
|----------------|----------|-------|------------|---------------|--------------|------|------------|
| BUILDING | 297 | 36226 | 12/23/76 | Pool Piling | SEPTIC/SEWER | | |
| ROOF | | | | AIR/CONDITION | | | |
| ELECTRIC-BASIC | | | | MECHANICAL | | | |
| ELECTRIC-SUPP. | | | | SCREEN | | | |
| PLUMBING | NO. FIX. | | | POOL | | | |
| L-P-DRY WALL | | | | DRIVEWAY | | | |
| FENCE | | | | PATIO or WALK | | | |

NOTES: 1st floor elevation = + 6.5 ft. M.S.L. (family room crown + 3.8 ft.)

APPROVED BY Commissioner, September 9-8-77

POOL PILING -1976

JOB CARD

OWNER: P. POST, JOB ADDRESS: 800 S 7 Ave.

LEGAL DESCRIPTION: LOT NUMBER Pt 3, 4 & 5, BLOCK, SUBDIVISION OR ADDITION

MICROFILM NO. 77-0253, ARCHITECT Anthony Montagnari, FEE \$ 16.20, VALUATION \$ 1800

DESCRIPTION OF CONSTRUCTION: Boat Dock

| TYPE PERMIT | NUMBER | DATE | CONTRACTOR | TYPE PERMIT | NUMBER | DATE | CONTRACTOR |
|----------------|----------|----------|------------|---------------|--------|------|------------|
| BUILDING | 046 | 11/13/77 | Clem Domes | SEPTIC/SEWER | | | |
| ROOF | | | | AIR/CONDITION | | | |
| ELECTRIC-BASIC | | | | MECHANICAL | | | |
| ELECTRIC-SUPP. | | | | SCREEN | | | |
| PLUMBING | NO. FIX. | | | POOL | | | |
| L-P-DRY WALL | | | | DRIVEWAY | | | |
| FENCE | | | | PATIO or WALK | | | |

NOTES:

DOMES 1977

JOB CARD

OWNER: City of Hollywood, JOB ADDRESS: 800 S. 7 Ave.

LEGAL DESCRIPTION: LOT NUMBER, BLOCK, SUBDIVISION OR ADDITION corner of S.S. Lake Dr.

MICROFILM NO., ARCHITECT, FEE \$ No Fee, VALUATION \$ 1000.00

DESCRIPTION OF CONSTRUCTION: Remove and replace 1407 sq. ft. asphalt on S.S. Lake Dr.

| TYPE PERMIT | NUMBER | DATE | CONTRACTOR | TYPE PERMIT | NUMBER | DATE | CONTRACTOR |
|----------------|----------|------|------------|---------------|--------|---------|------------|
| BUILDING | | | | SEPTIC/SEWER | | | |
| ROOF | | | | AIR/CONDITION | | | |
| ELECTRIC-BASIC | | | | MECHANICAL | | | |
| ELECTRIC-SUPP. | | | | SCREEN | | | |
| PLUMBING | NO. FIX. | | | POOL | | | |
| L-P-DRY WALL | | | | DRIVEWAY | 93794 | 2/21/85 | A. DiTocco |
| FENCE | | | | PATIO or WALK | | | |

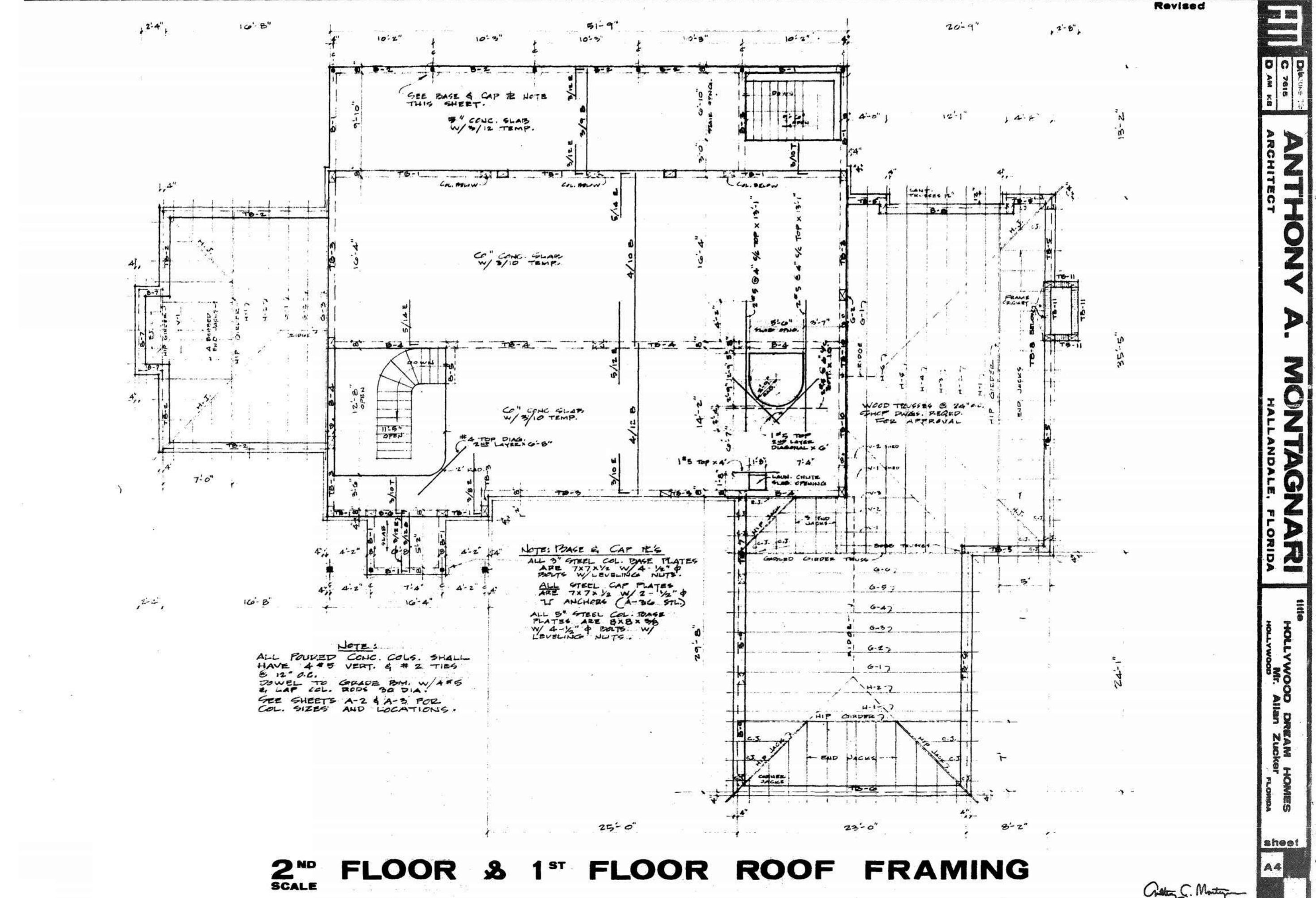
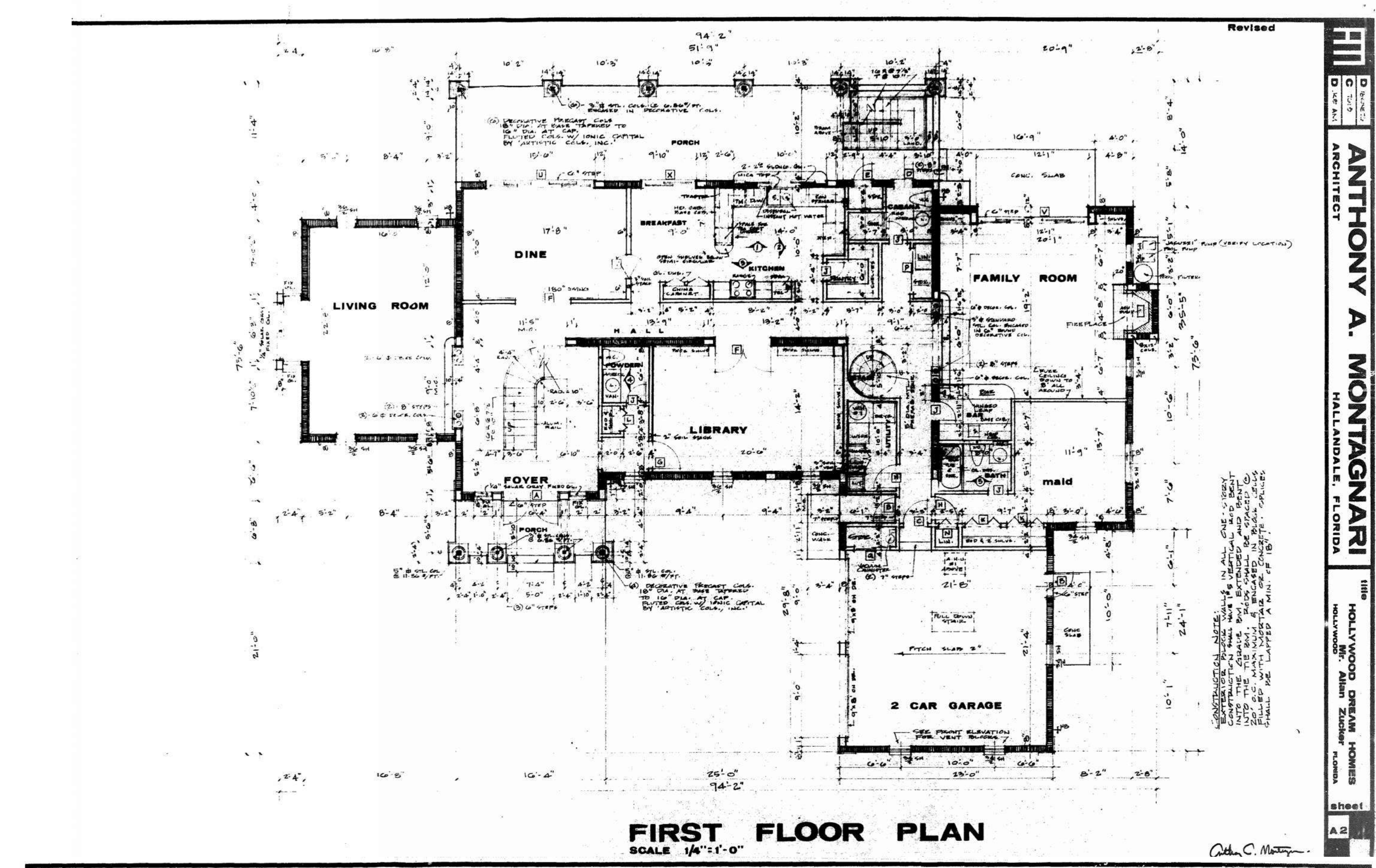
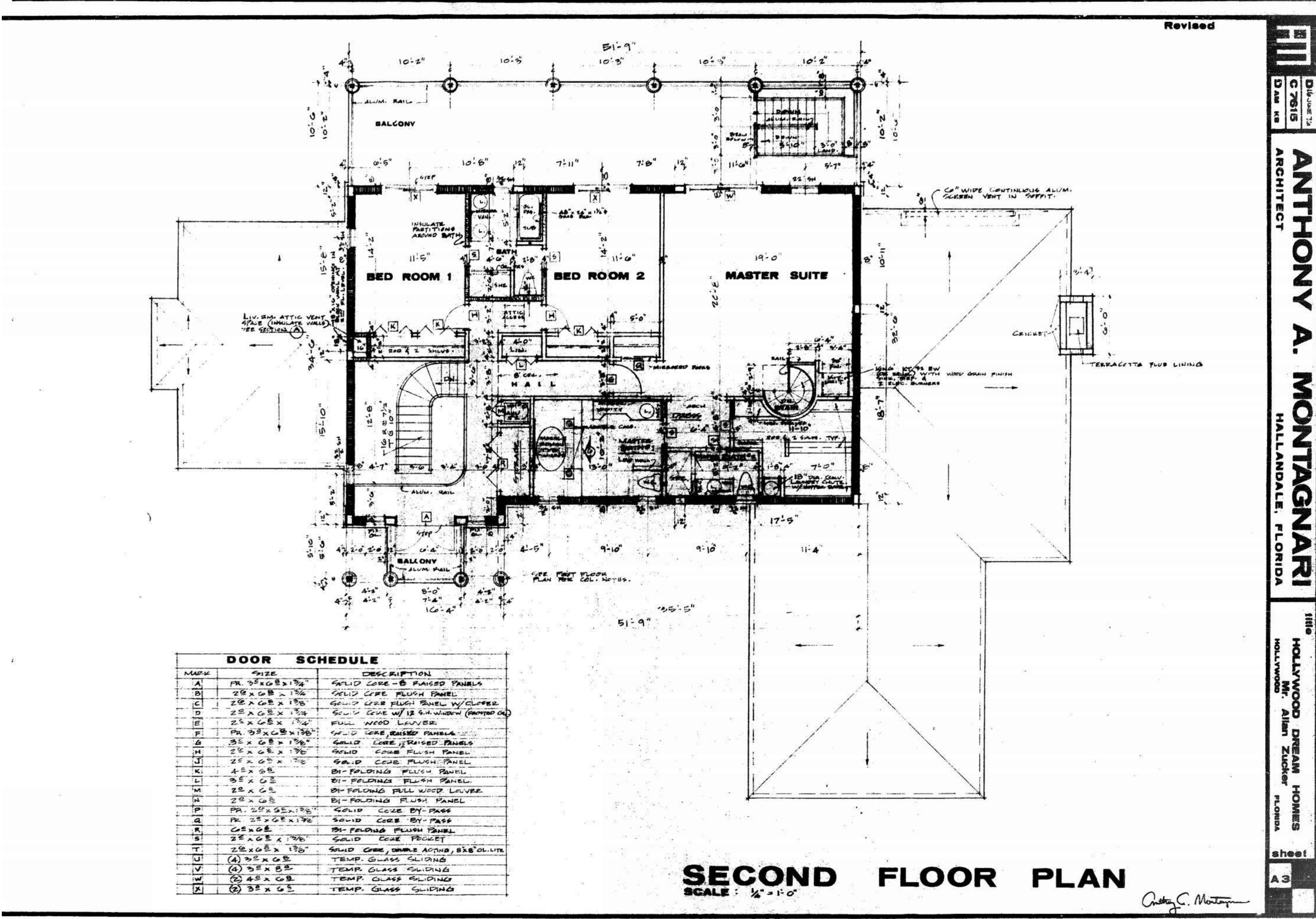
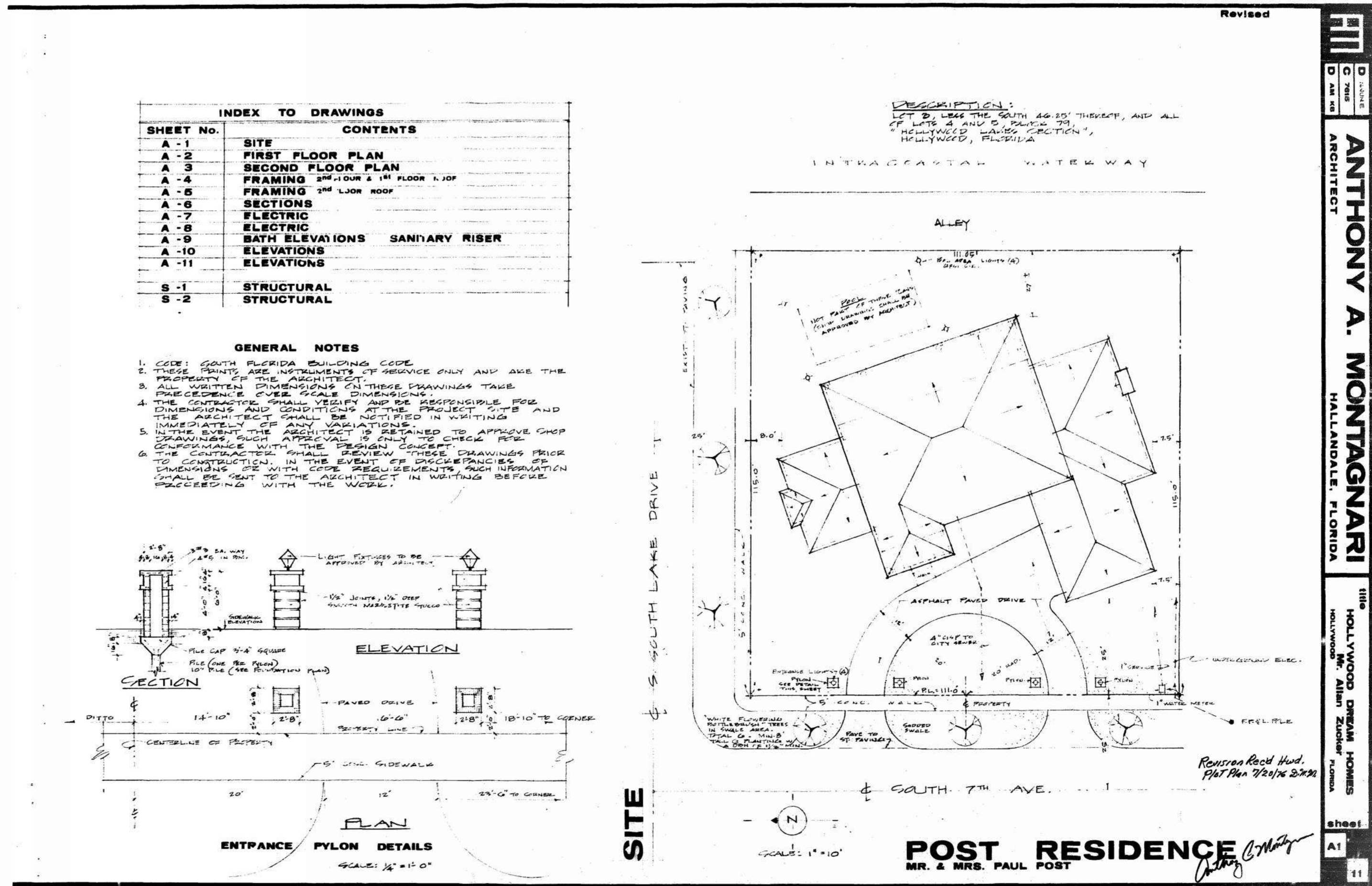
NOTES: County Surcharge: .20

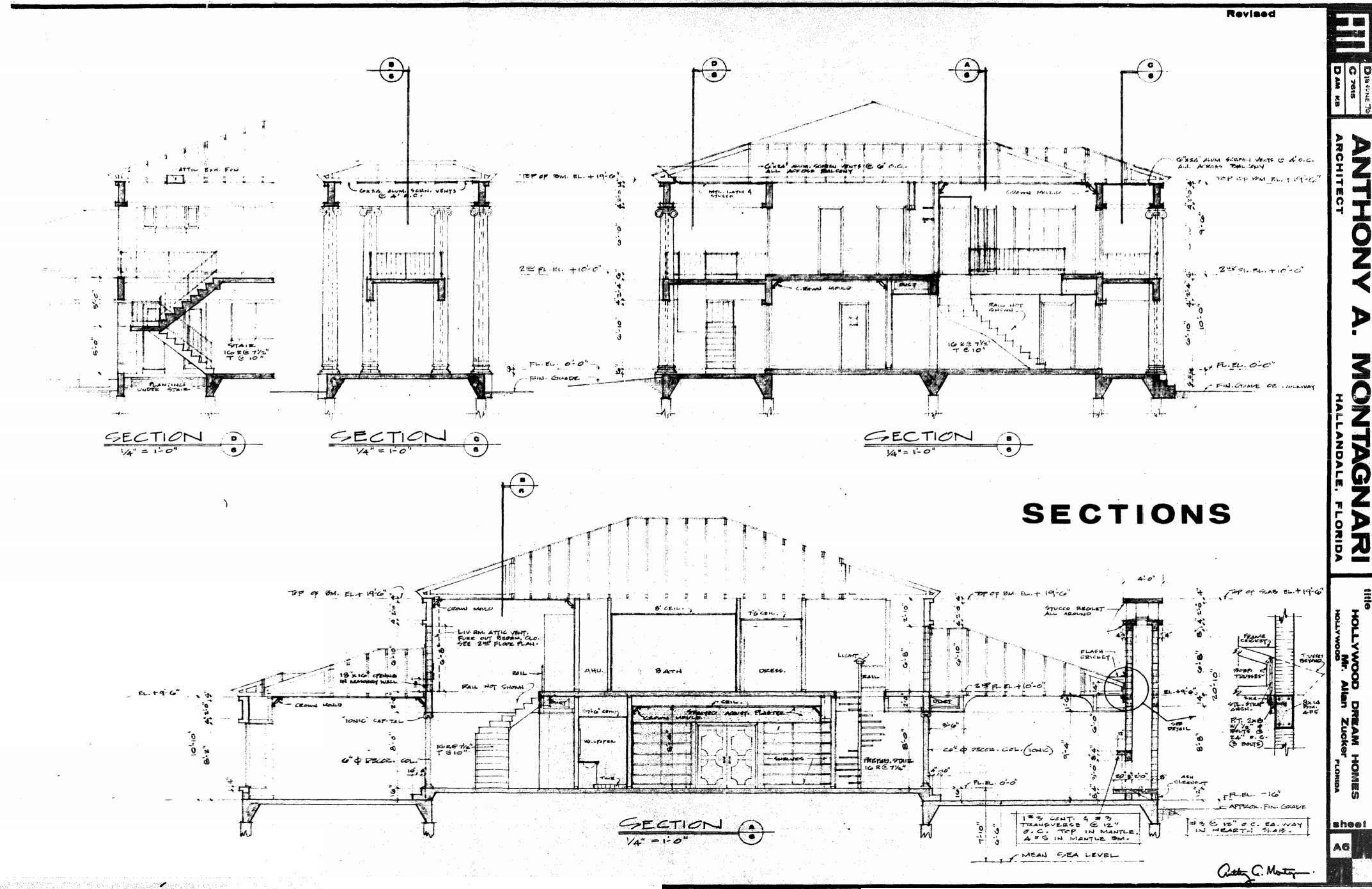
ASPHALT ON S. LAKE DRIVE 1985

2 permits were found for 800 S 7 AVE

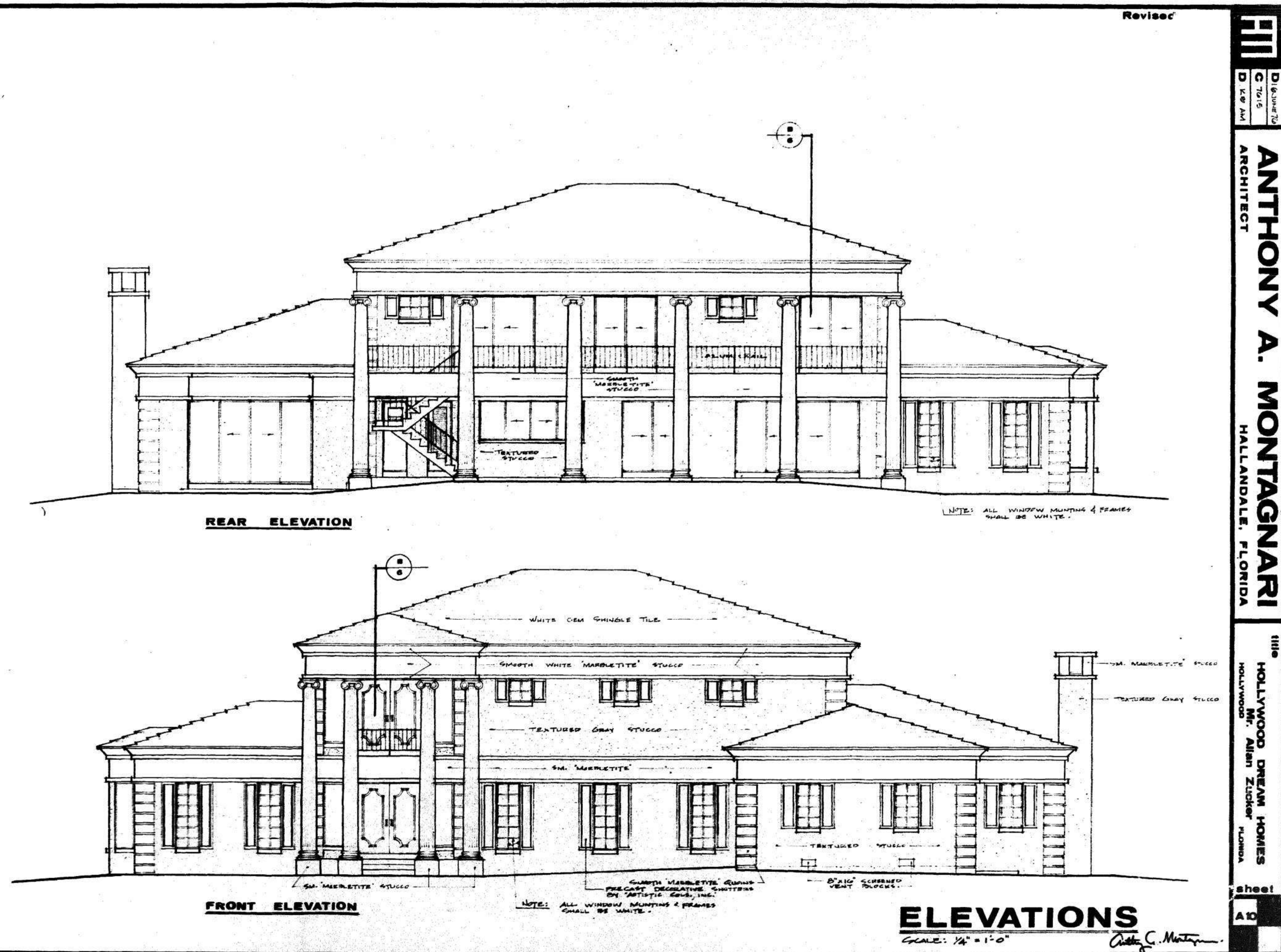
| View | Process # | Permit # | Description | Appl. Date | Permit Date |
|-------------------------|-----------|----------|--|------------|-------------|
| Details | | P9601088 | PLUMBING WORK | | 6/21/1996 |
| Details | | B9207999 | RE-ROOF-METAL,TILE,WOOD SHINGLE OR SHAKE | | 12/4/1992 |

PLUMBING AND ROOF 1995-96





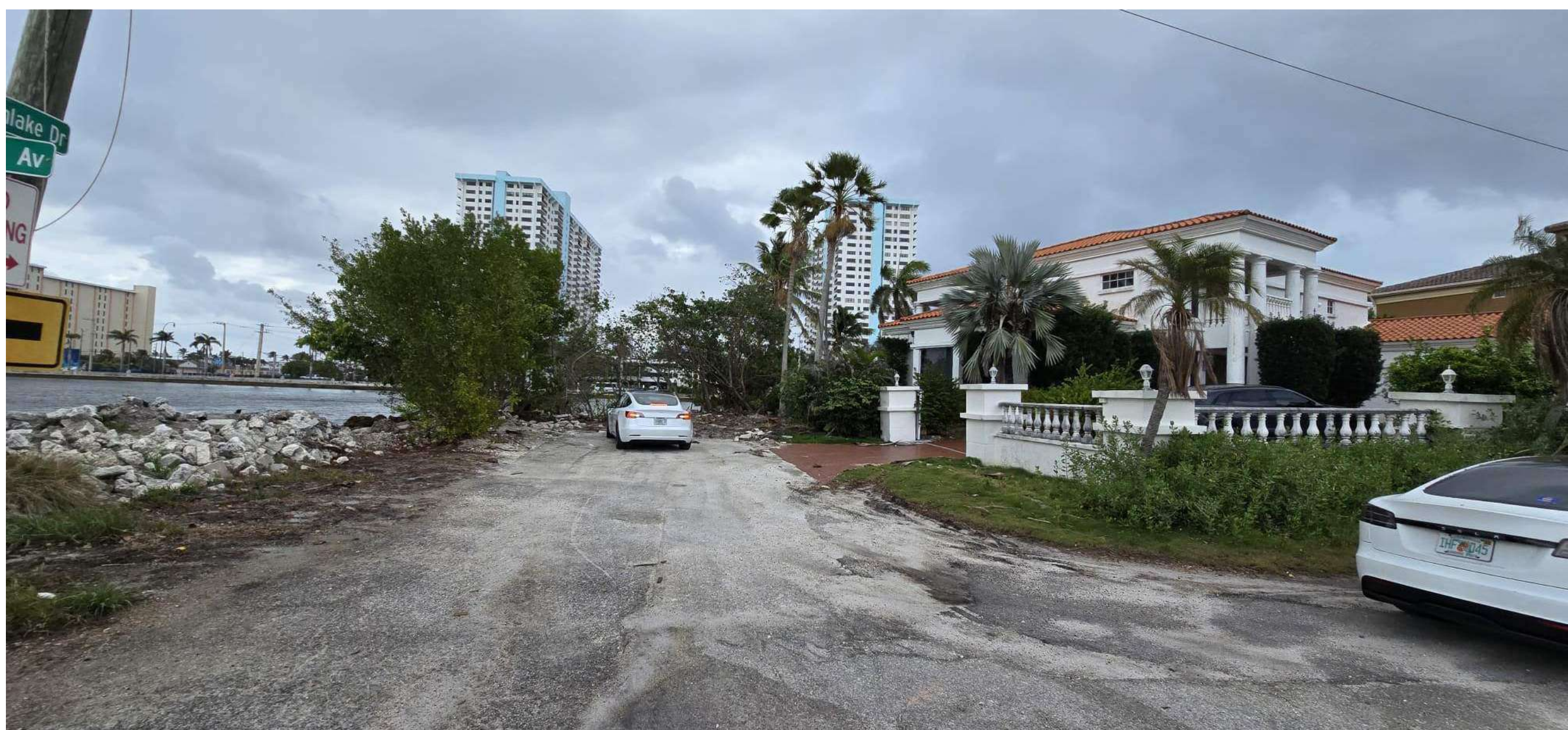
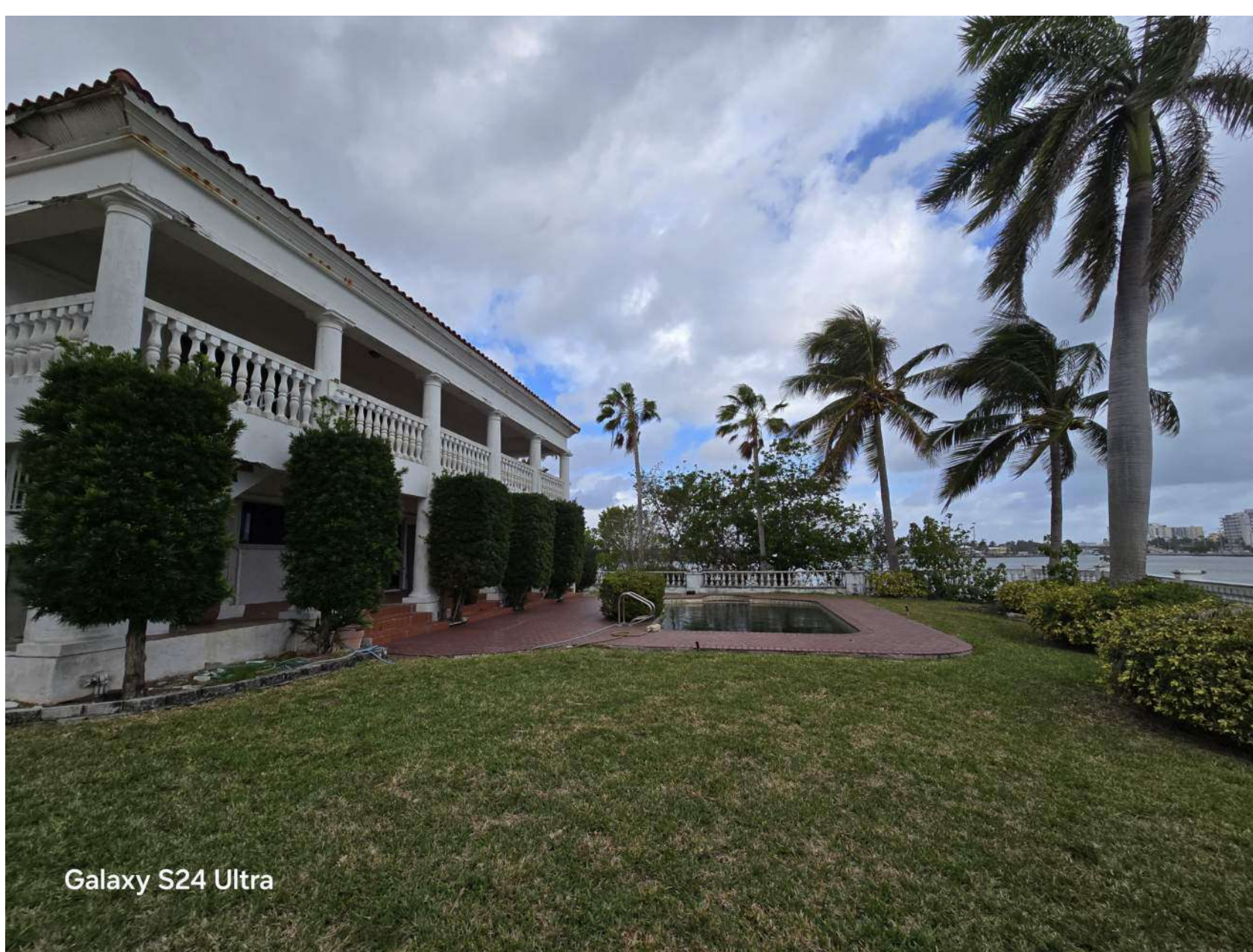
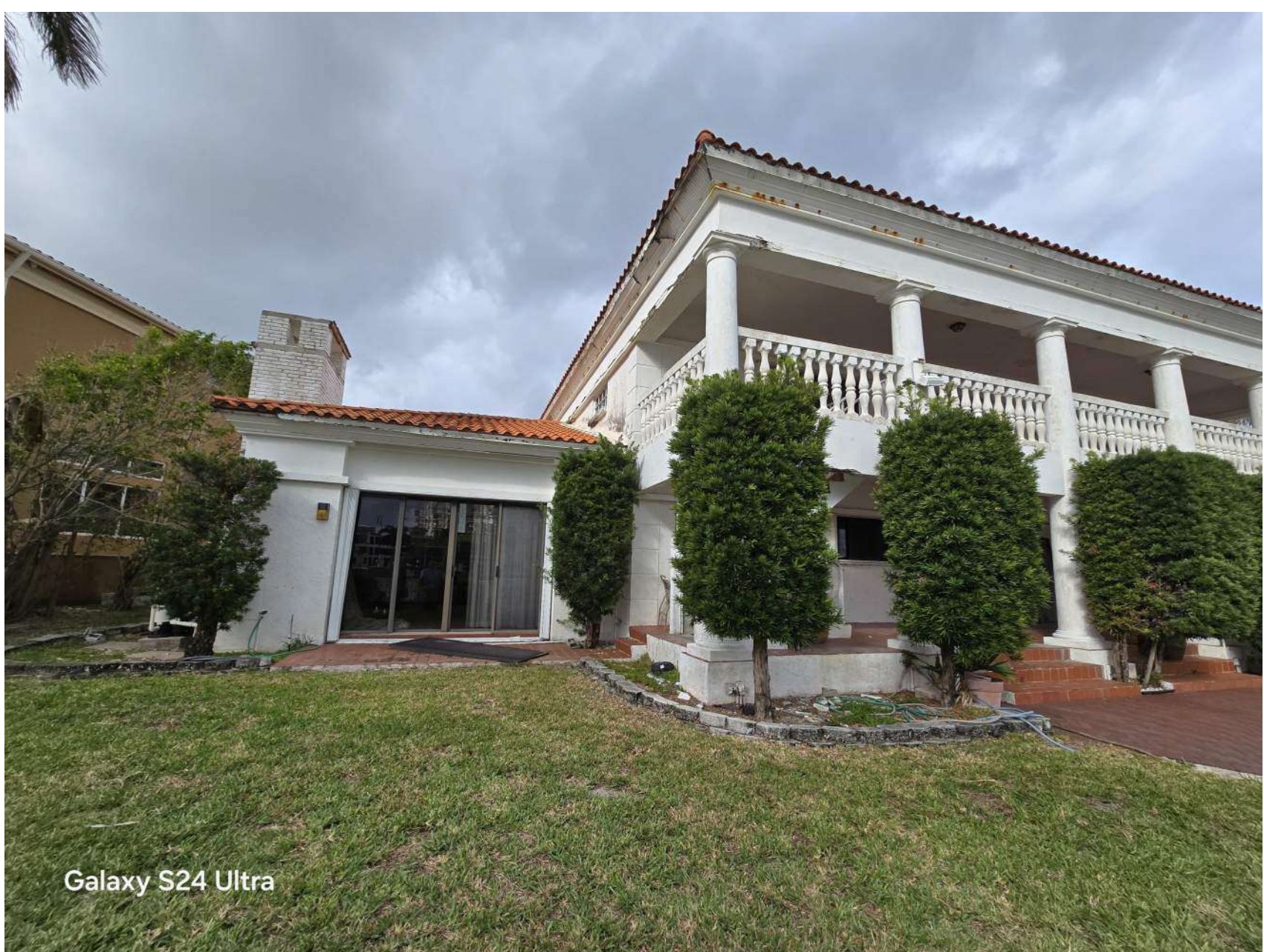
Revised
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 C:\25-002
 ANTHONY A. MONTAGNARI
 ARCHITECT
 HALLANDALE, FLORIDA
 SHEET
 A0.5

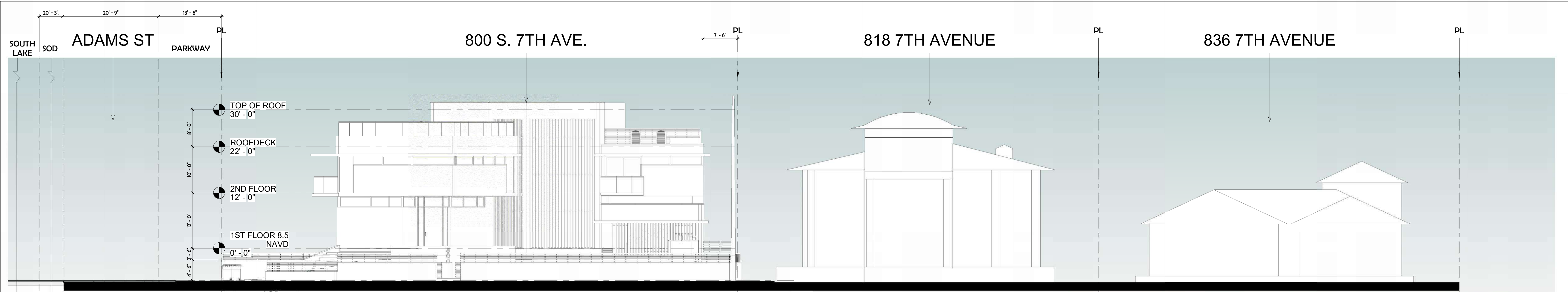


Revised
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 ANTHONY A. MONTAGNARI
 ARCHITECT
 HALLANDALE, FLORIDA
 SHEET
 A0.5

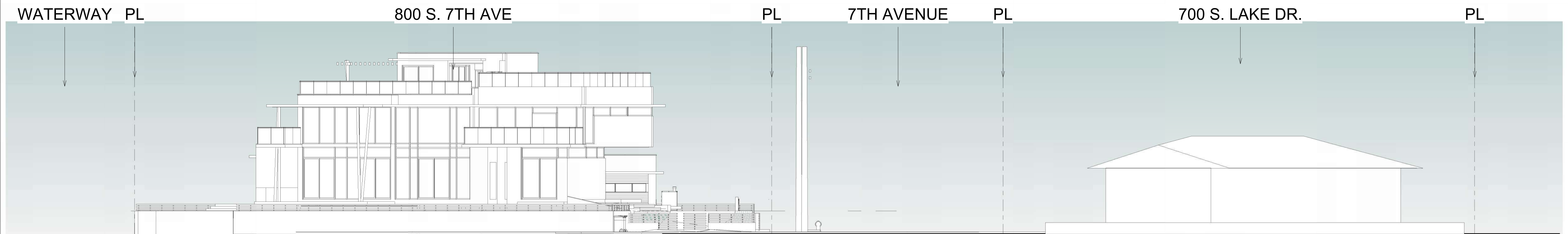


Revised
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 ANTHONY A. MONTAGNARI
 ARCHITECT
 HALLANDALE, FLORIDA
 SHEET
 A0.5

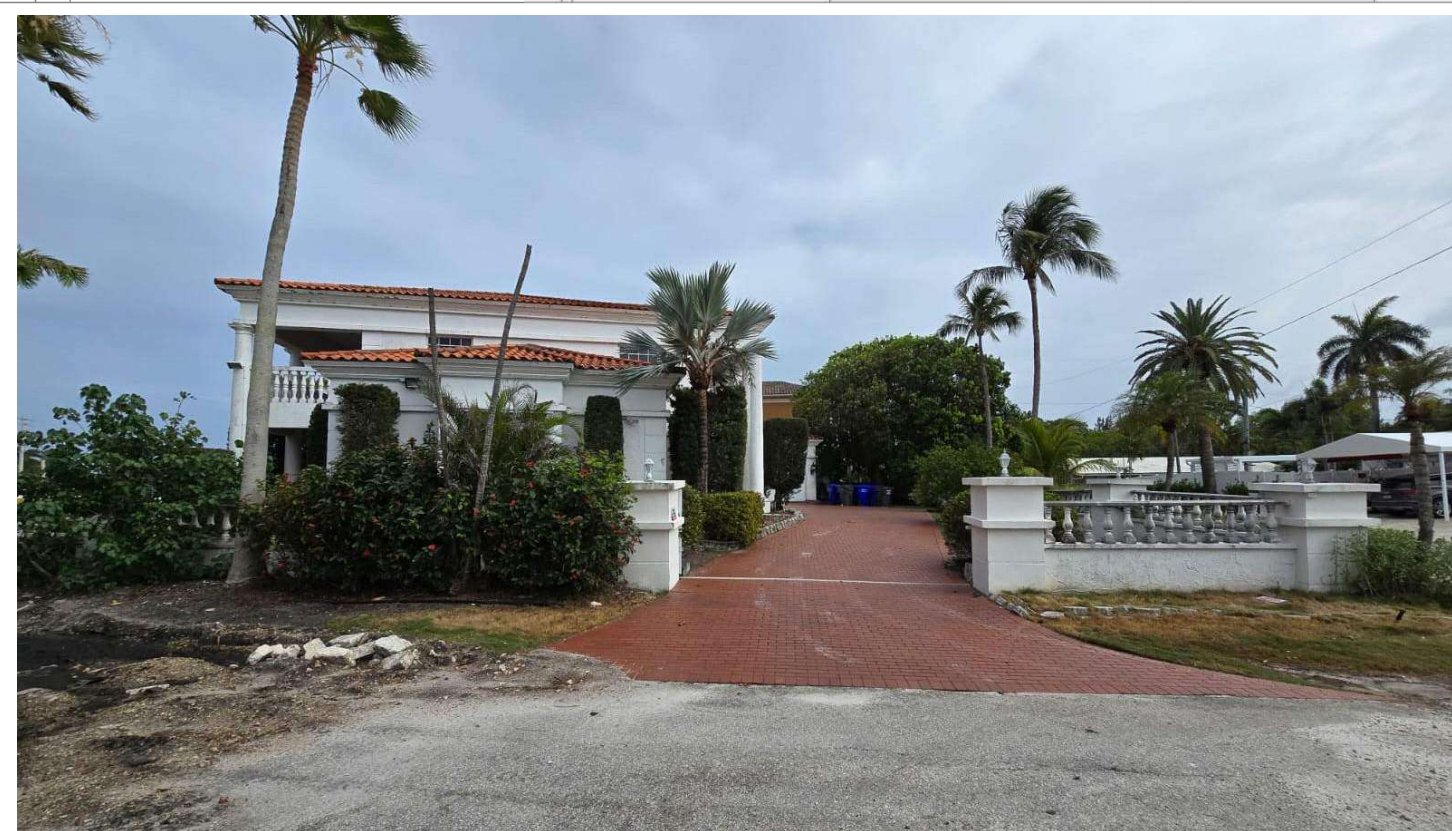


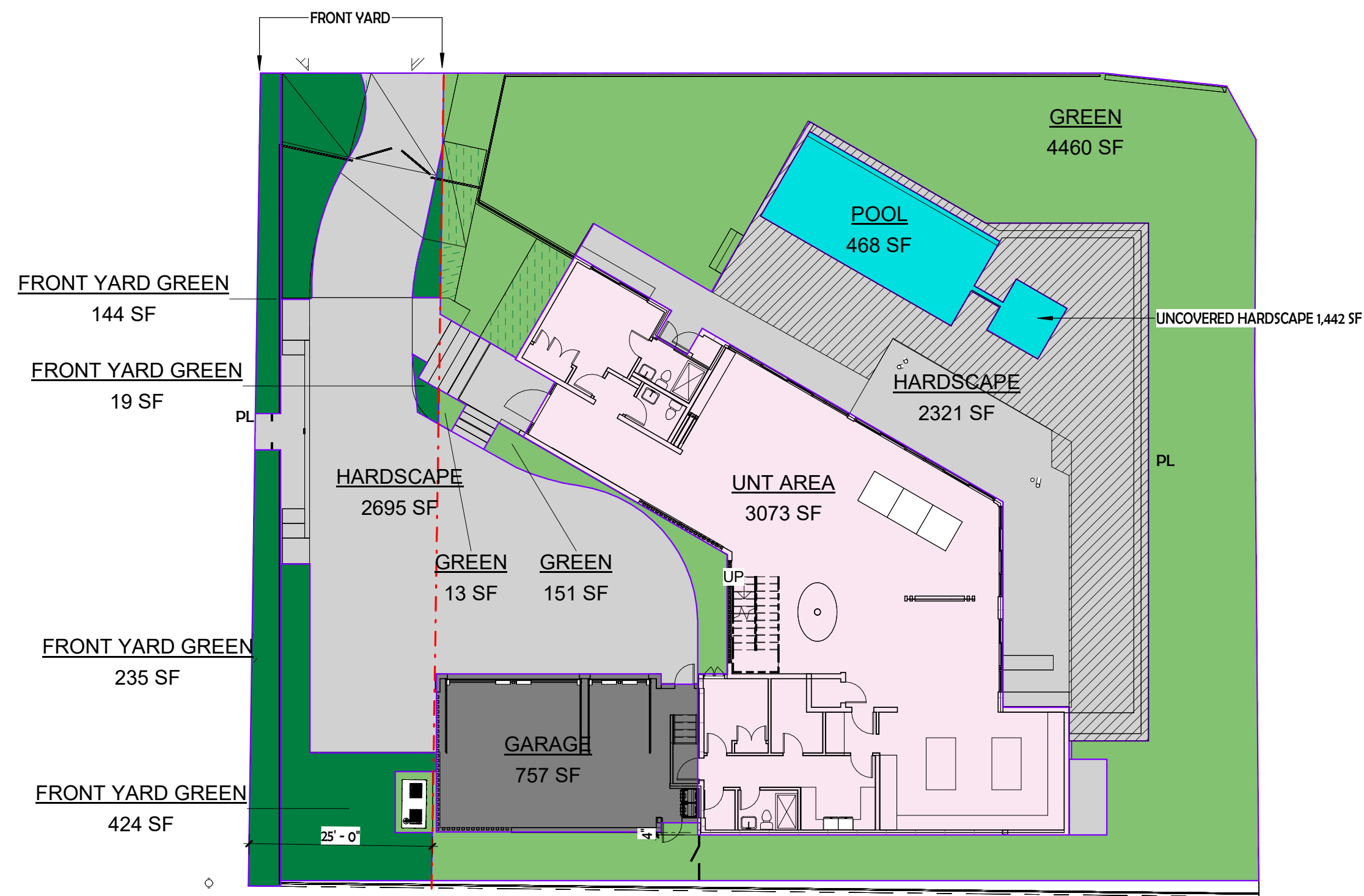


① WEST ELEVATION STREET PROFILE
1" = 10'-0"

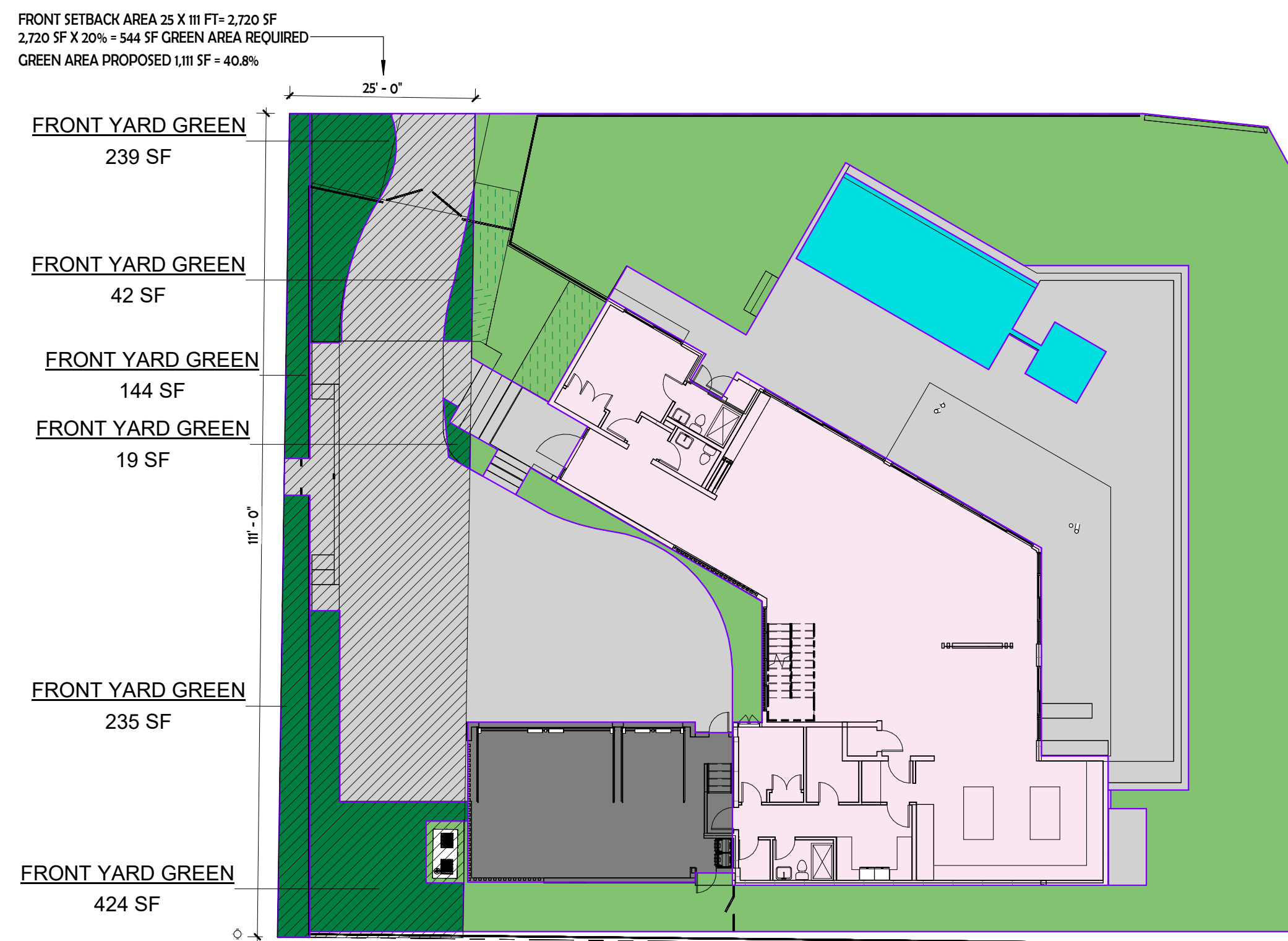


② NORTH ELEVATION STREET PROFILE
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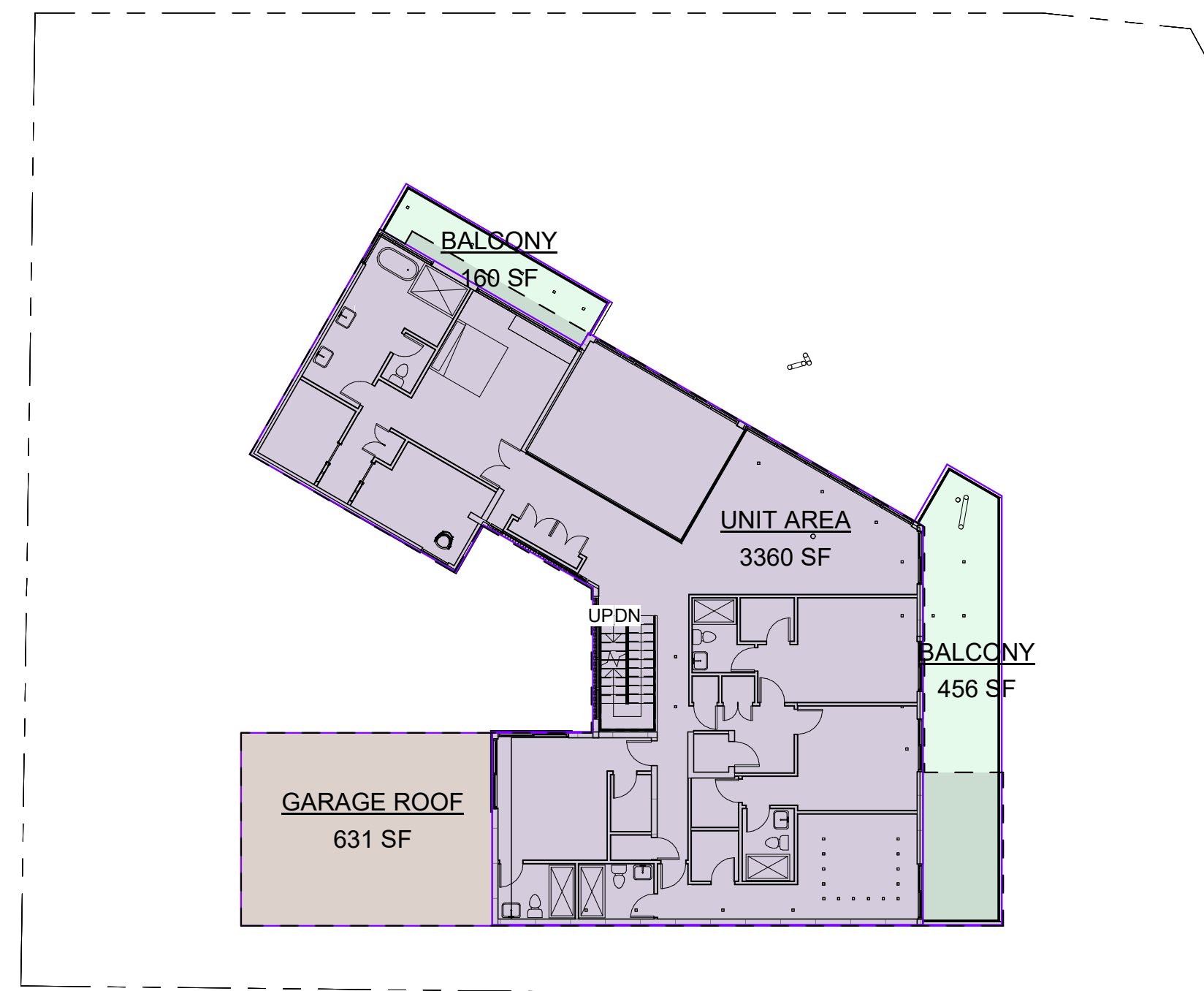




2 1ST FLOOR
1/16" = 1'-0"

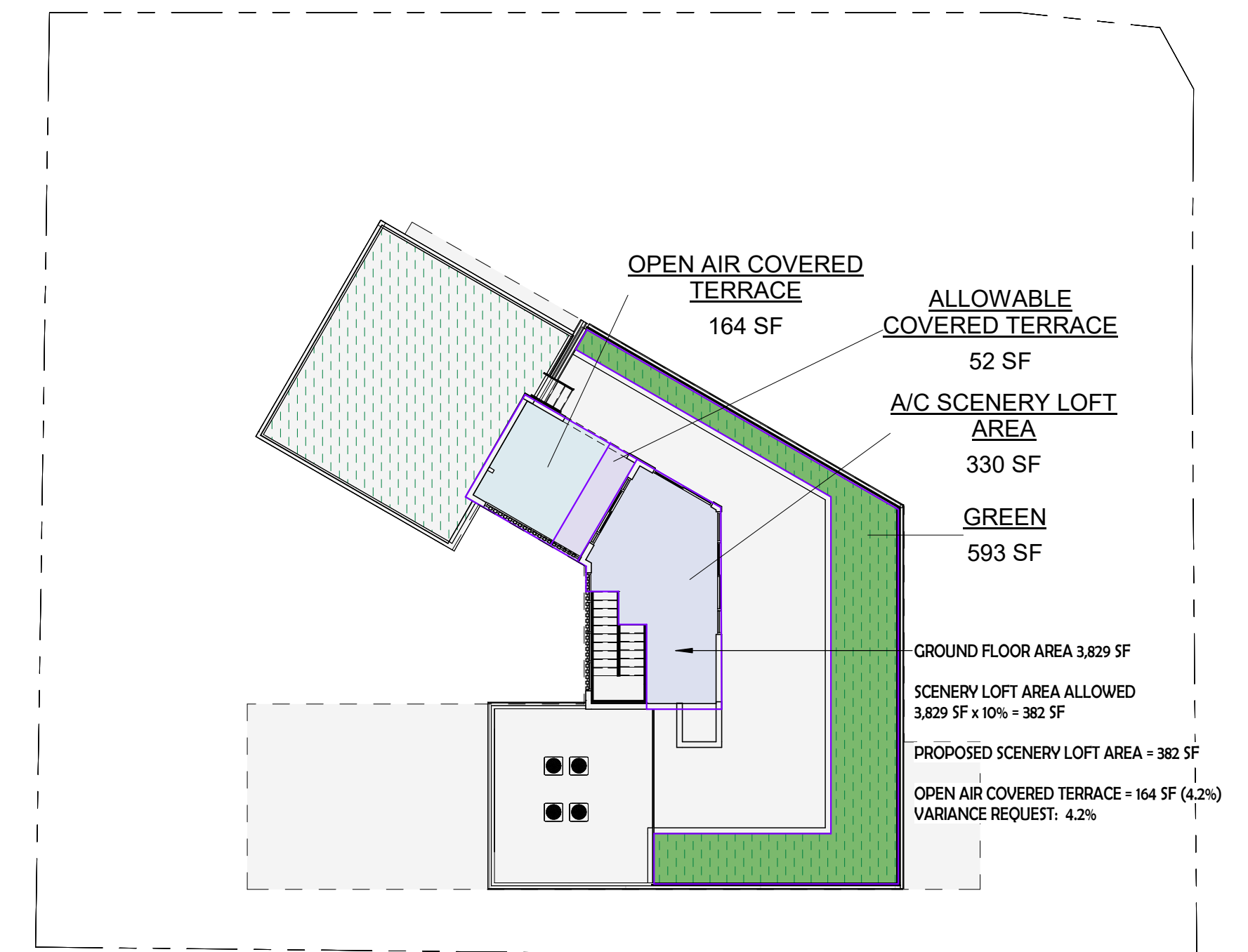


3 GROUND FLOOR FRONT SETBACK
1/16" = 1'-0"



4 2ND FLOOR
1/16" = 1'-0"

| | |
|------------|----------|
| A/C AREA | 6,759 SF |
| GARAGE | 760 SF |
| HARDSCAPE | 4,926 SF |
| GREEN AREA | 6,031 SF |
| POOL | 468 SF |



1 ROOFDECK
1/16" = 1'-0"



① GARAGE
1/8" = 1'-0"



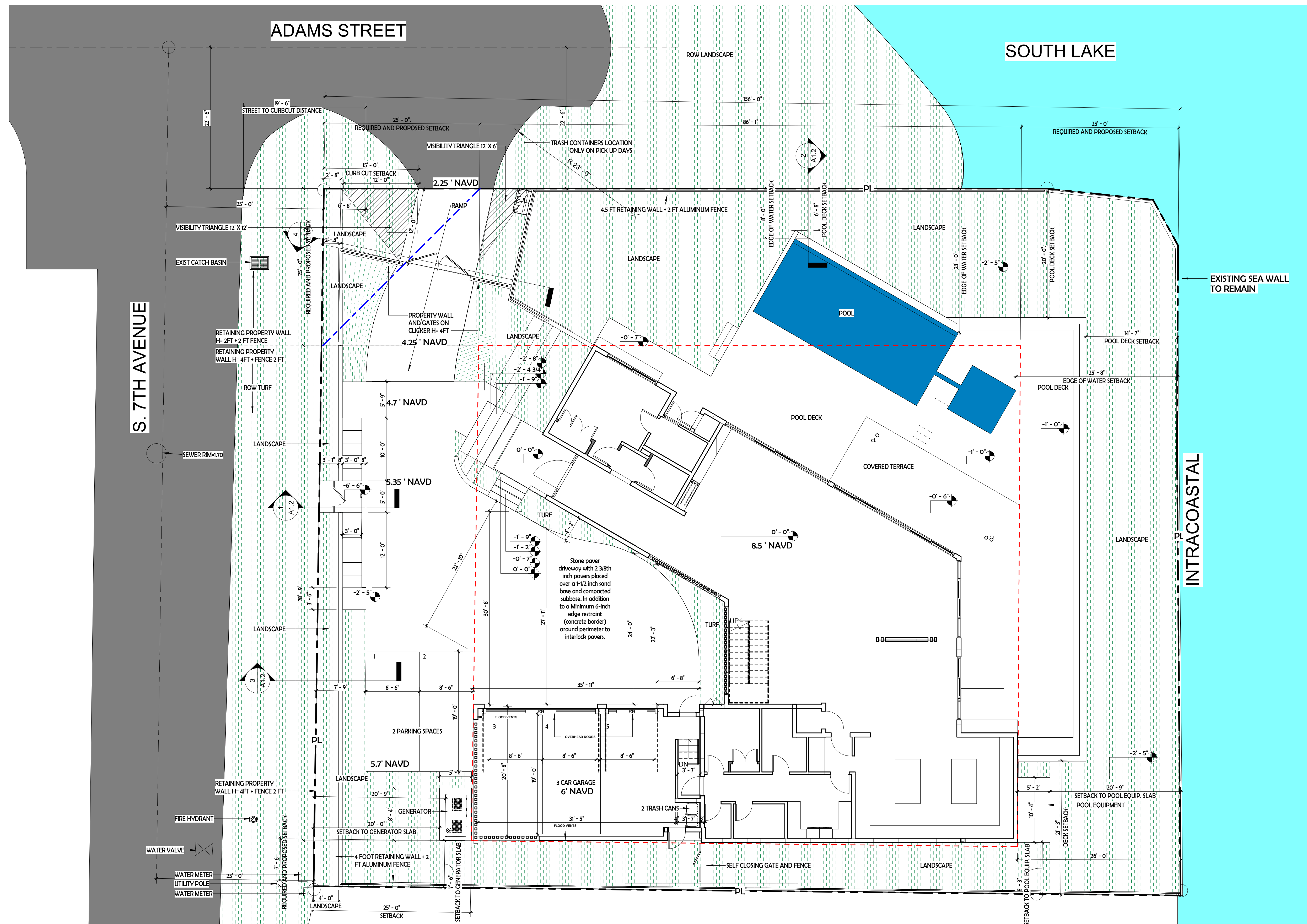
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800 SO 7TH AVE HOLLYWOOD FLORIDA 33019

COLORED SITE PLAN

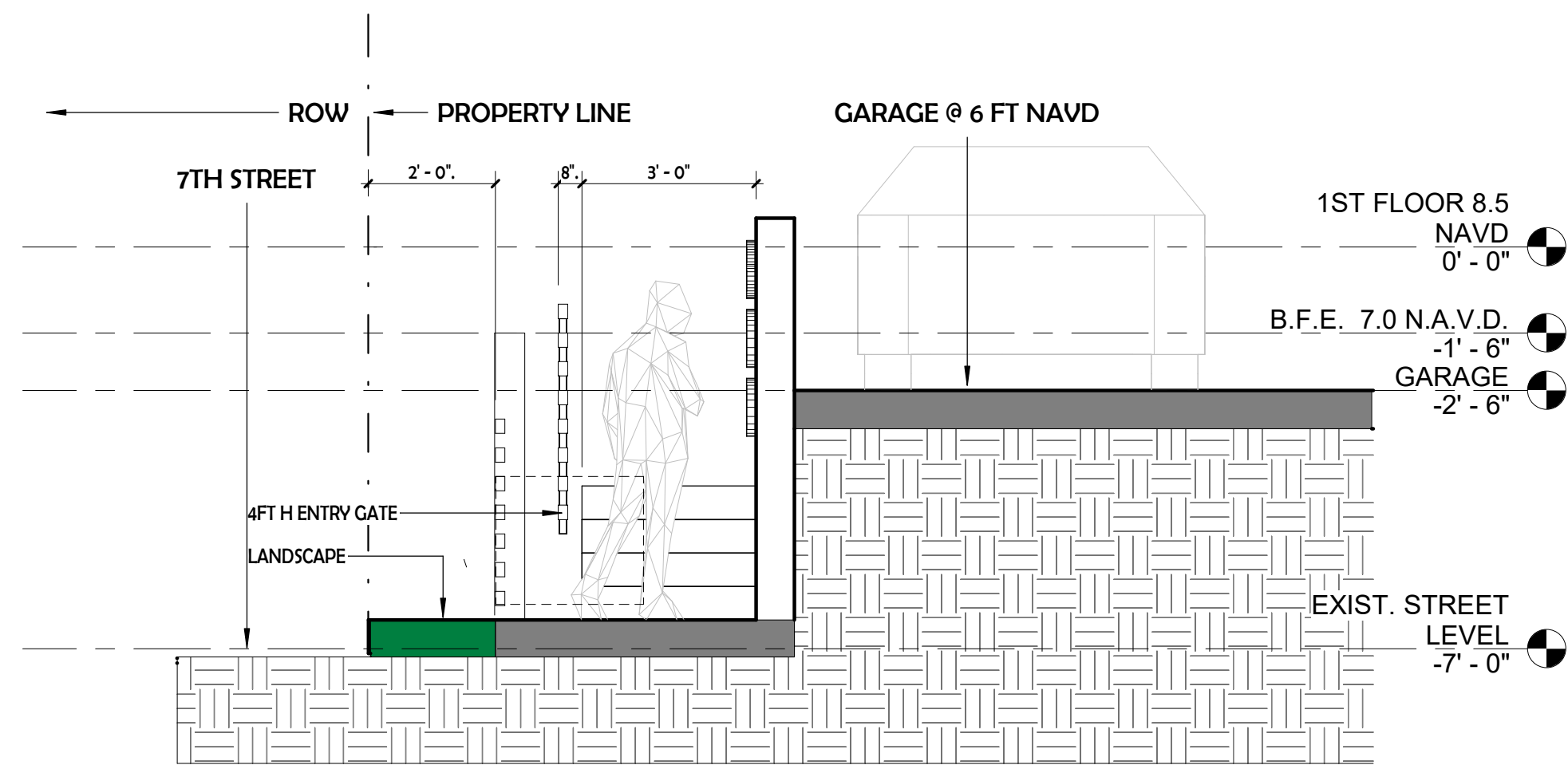
Project #25-002

A1.0

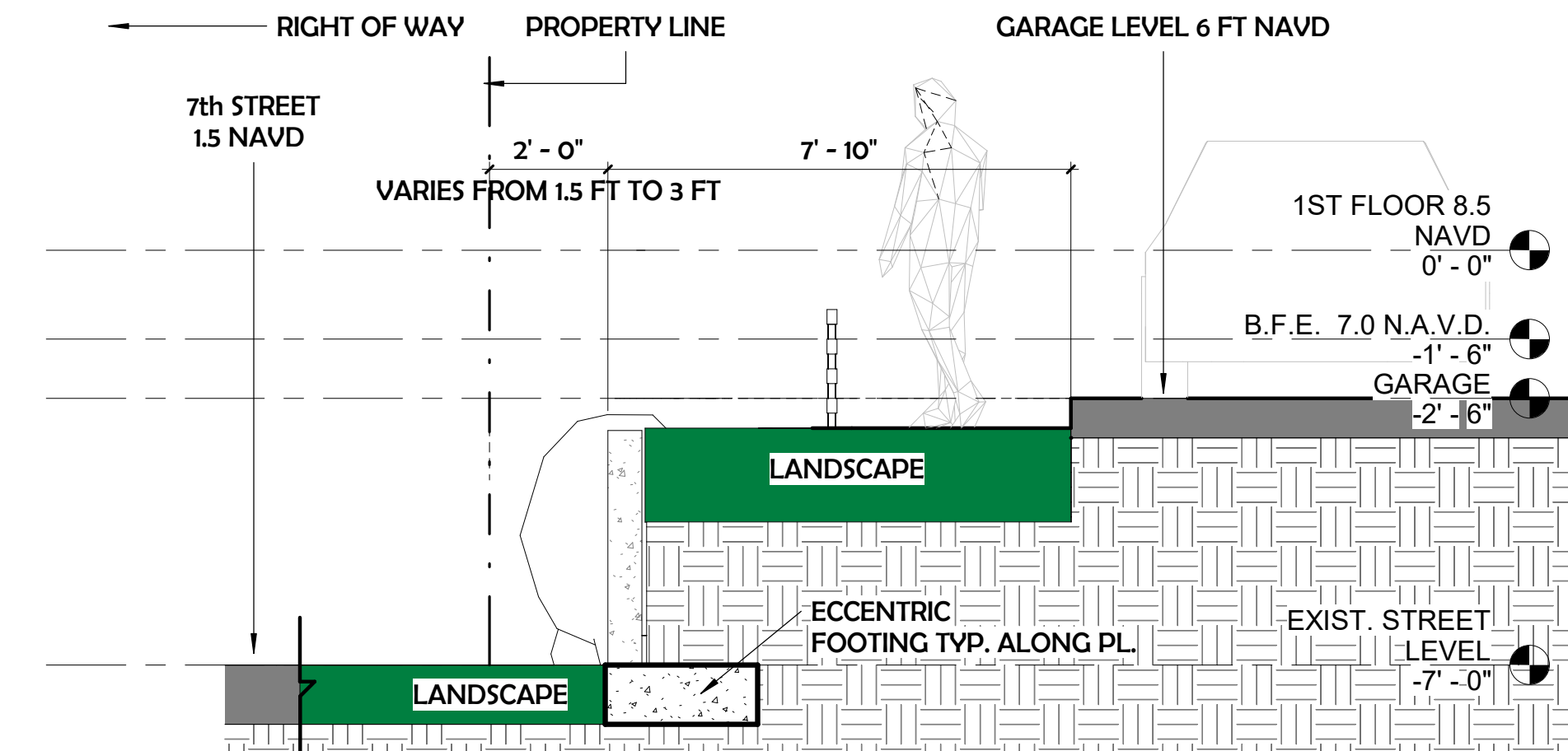


1 SITE PLAN
1/8" = 1'-0"

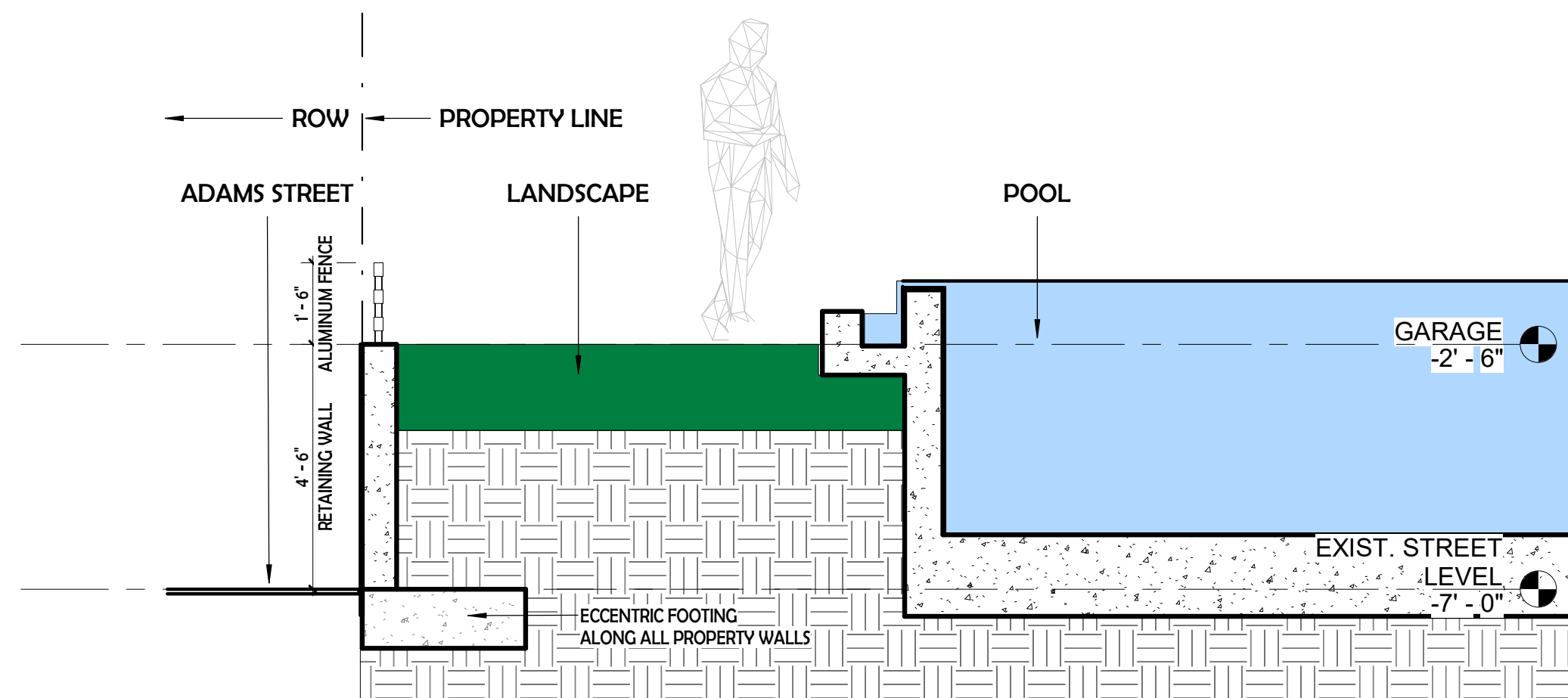
NOTE: FOR INFORMATION
PERTAINING TO VEGETATION,
CONSULT THE LANDSCAPE PLANS.



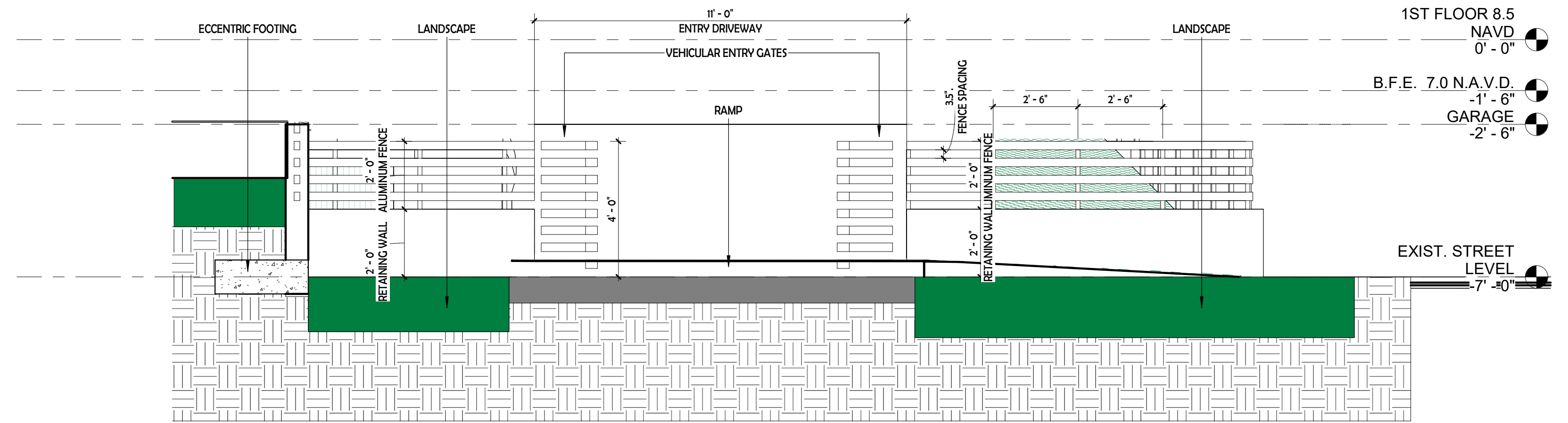
① ENTRANCE FROM 7TH ST. SECTION
3/8" = 1'-0"



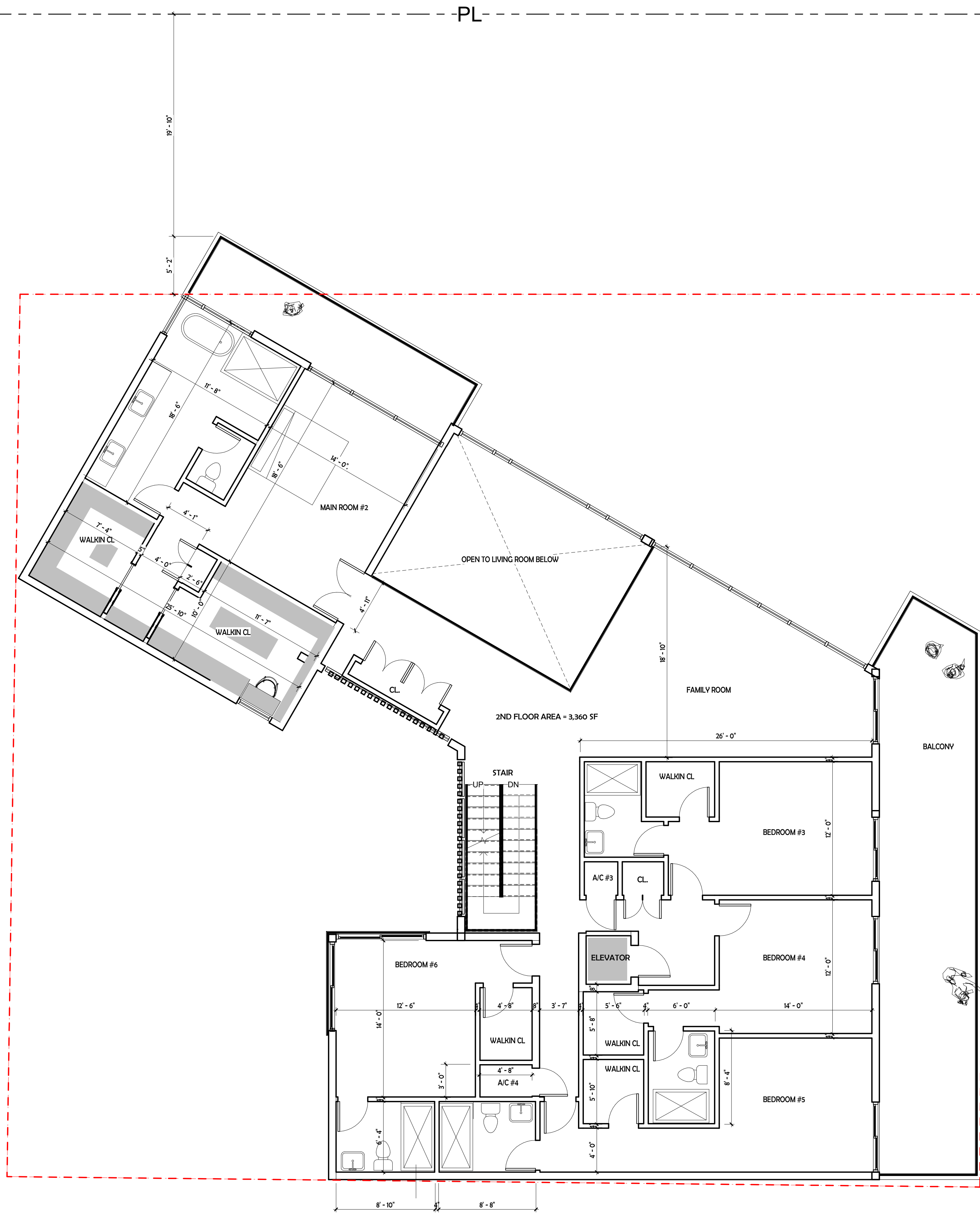
③ PROPERTY WALL SECTION
3/8" = 1'-0"



② NORTH PROPERTY WALL SECTION
3/8" = 1'-0"



④ VEHICULAR ENTRY DETAIL
3/8" = 1'-0"



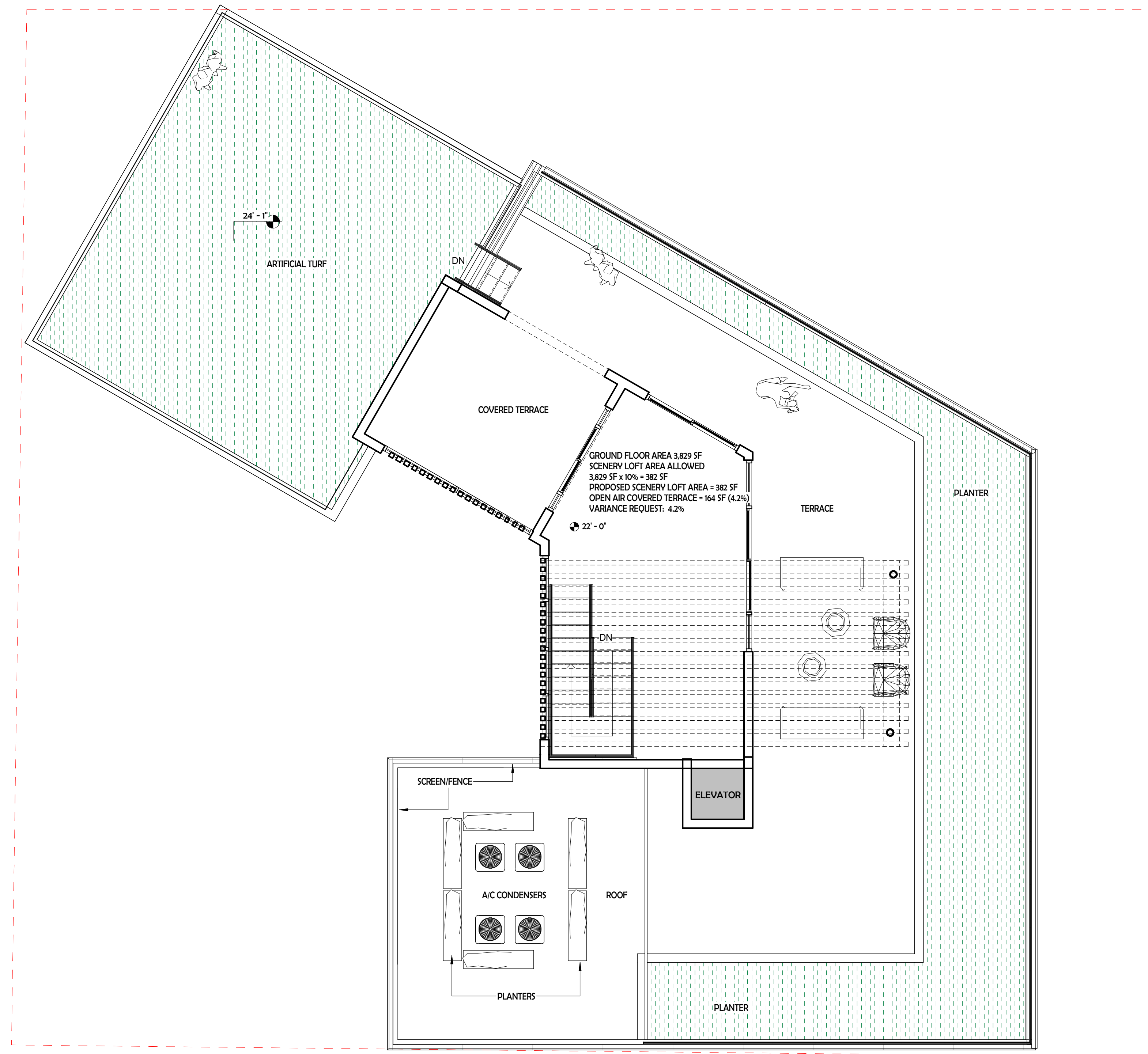
1 2ND FLOOR
3/16" = 1'-0"



A0.8 1

PL

PL



PL

1 ROOFDECK
3/16" = 1'-0"



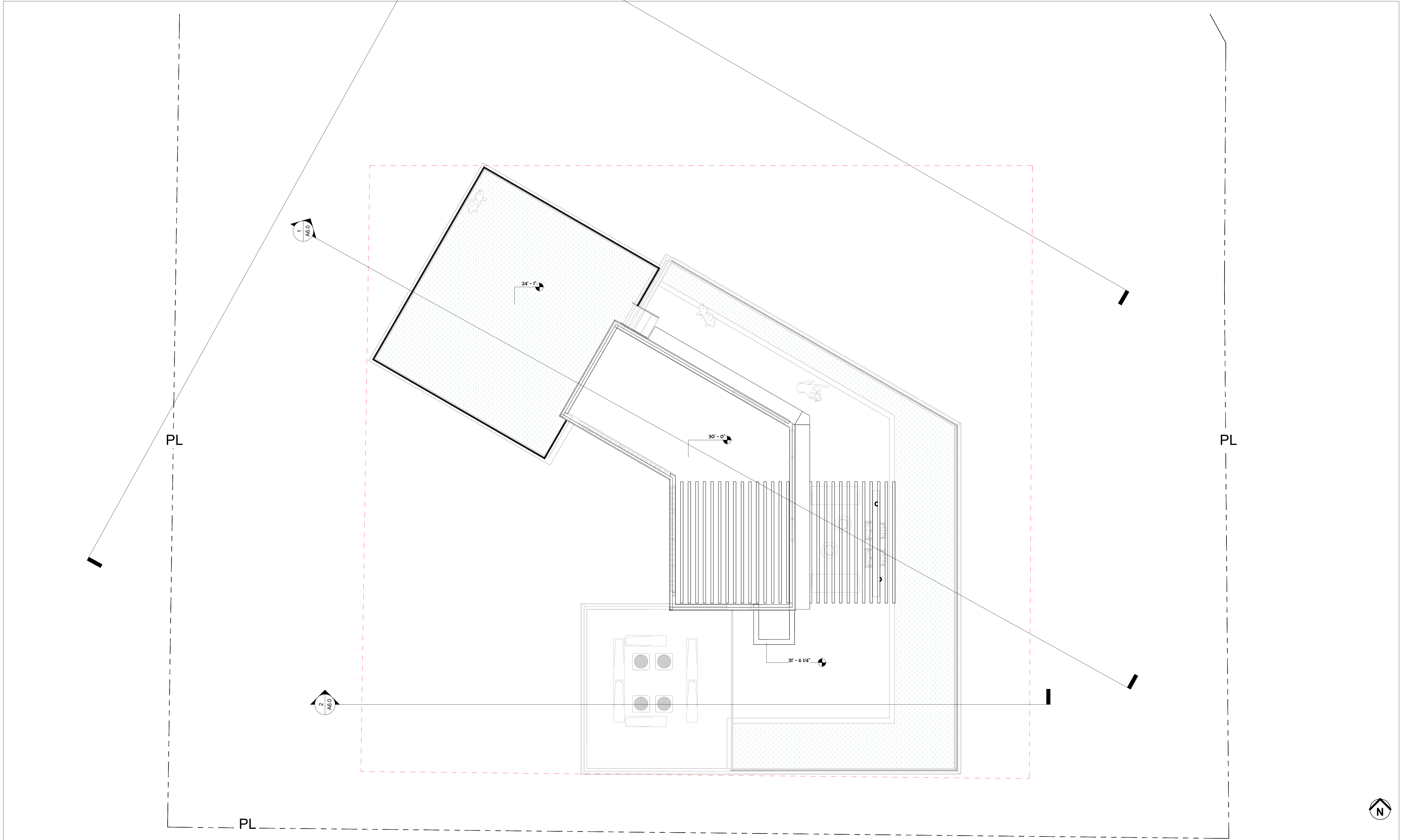
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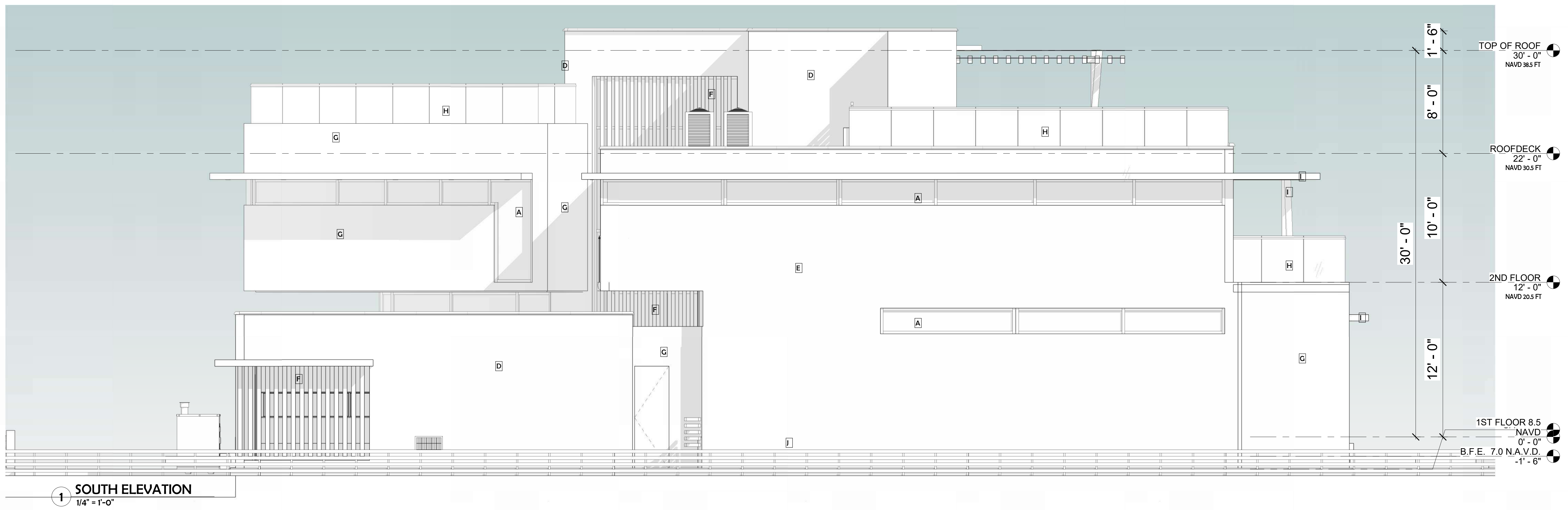
KANETI RESIDENCE
800 SO 7TH AVE HOLLYWOOD FLORIDA 33019

ROOFDECK

Project #25-002

A2.2





| | | |
|---|--|--|
| A | BRONZE ALUMINUM FRAMES LIGHT GREY GLASS | |
| B | PAVERS MIXED GREYS AND TAUPE | |
| C | JERUSALEM STONE ROUGH | |
| D | JERUSALEM STONE HONED | |
| E | STUCCO PAINTED SW 7004 SNOWBOUND | |
| F | COMPOSITE VERTICAL WOOD SLATS | |
| G | COMPOSITE WOOD PANELS | |
| H | RAILINGS BRONZE ALUMINUM FRAMES LIGHT GREY GLASS | |
| I | BRONZE ALUMINUM FINISH | |
| J | BRONZE ALUMINUM HORIZONTAL FENCE | |

FINISHES LEGEND
12" = 1'-0"

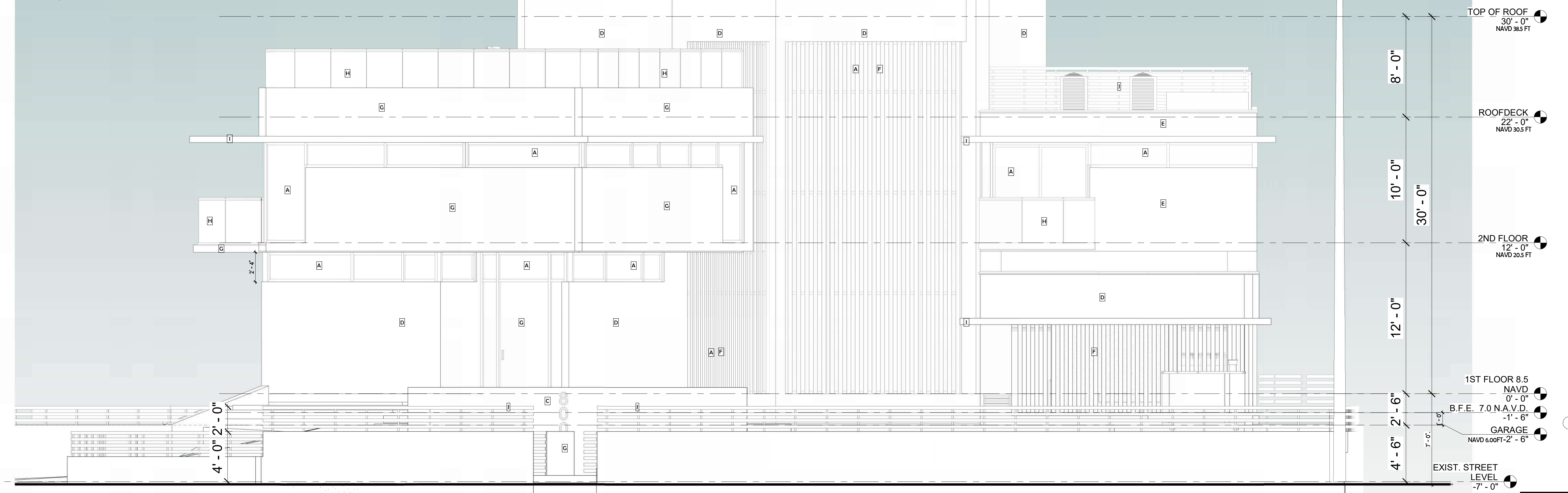
1 EAST ELEVATION

1/4" = 1'-0"



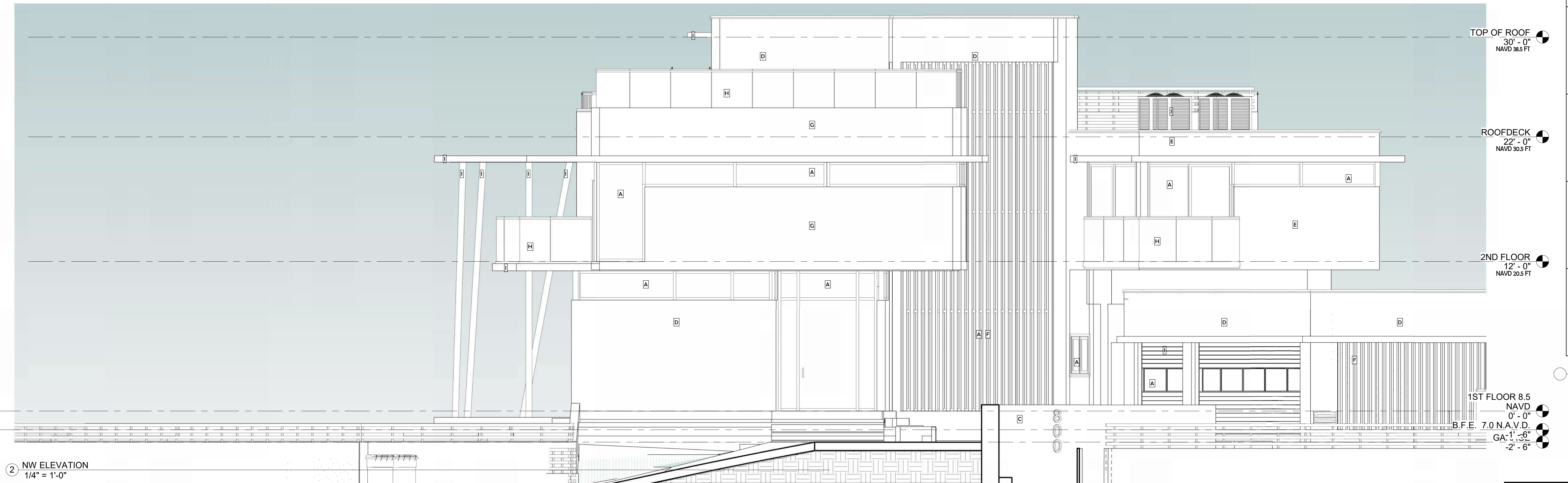
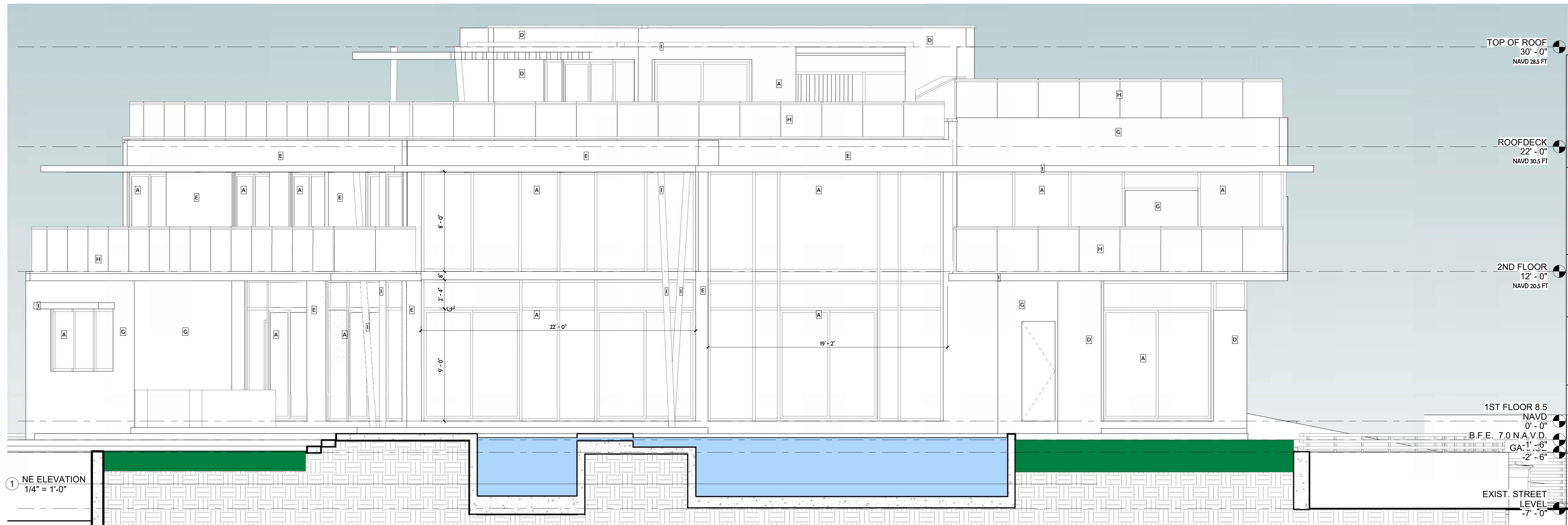
2 WEST ELEVATION

1/4" = 1'-0"



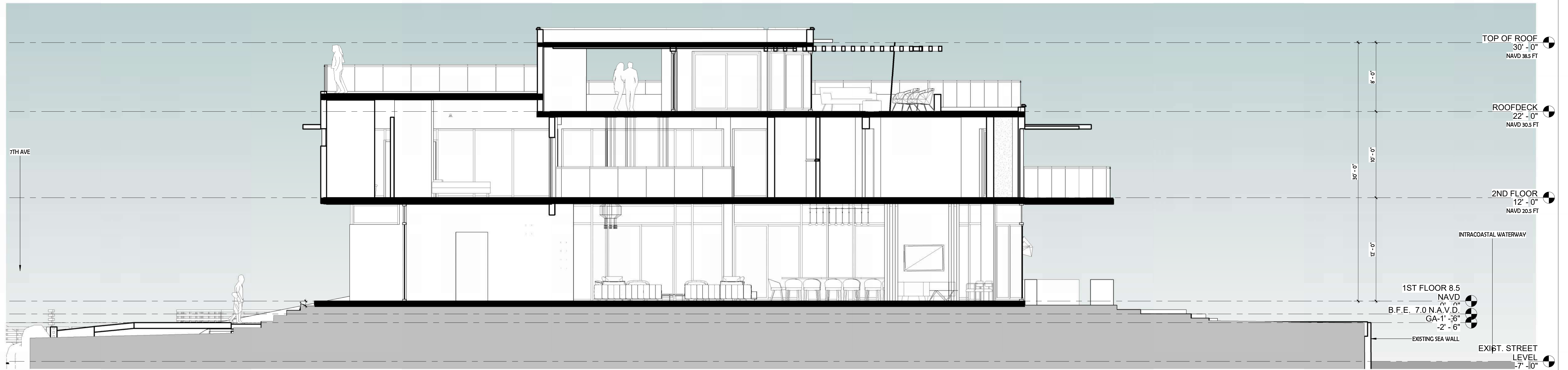
| | | |
|---|---|--|
| A | BRONZE ALUMINUM FRAMES LIGHT GREY GLASS | |
| B | PAVERS MIXED GREYS AND TALUPE | |
| C | JERUSALEM STONE ROUGH | |
| D | JERUSALEM STONE HONED | |
| E | STUCCO PAINTED SW 7004 SNOWBOUND | |
| F | COMPOSITE VERTICAL WOOD SLATS | |
| G | COMPOSITE WOOD PANELS | |
| H | RAILINGS BRONZE ALUMINUM FRAMES LIGHT GREY GLASS | |
| I | BRONZE ALUMINUM FINISH | |
| J | BRONZE ALUMINUM HORIZONTAL FENCE | |

FINISHES LEGEND
12" = 1'-0"

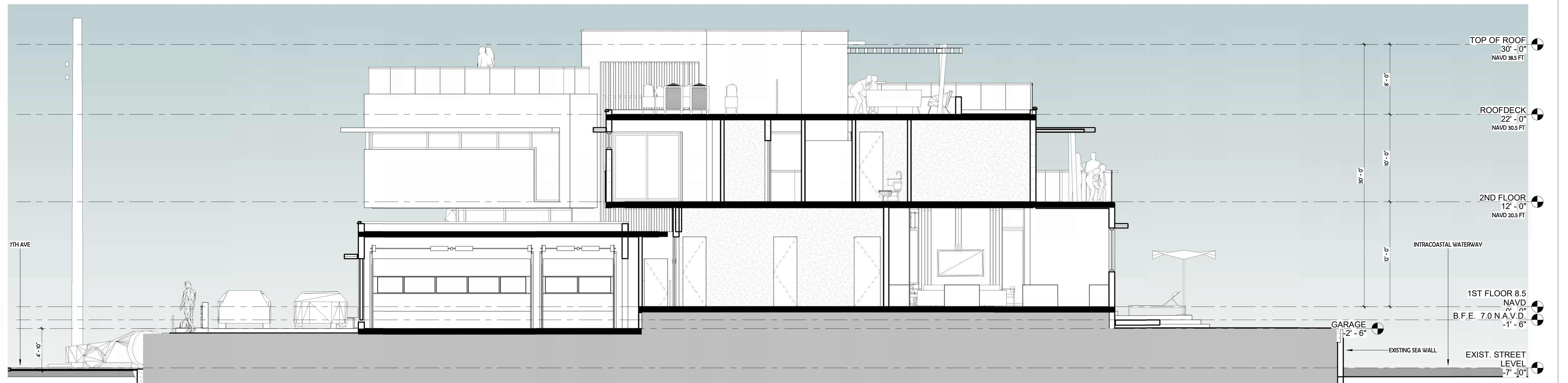


| | | |
|---|---|--|
| A | BRONZE ALUMINUM FRAMES LIGHT GREY GLASS | |
| B | PAVERS MIXED GREYS AND TAUPE | |
| C | JERUSALEM STONE ROUGH | |
| D | JERUSALEM STONE HONED | |
| E | STUCCO PAINTED SW 7004 SNOWBOUND | |
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| I | BRONZE ALUMINUM FINISH | |
| J | BRONZE ALUMINUM HORIZONTAL FENCE | |

FINISHES LEGEND
12" = 1'-0"



① Section 1
3/16" = 1'-0"



② Section 2
3/16" = 1'-0"



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KANETI RESIDENCE
800 SO 7TH AVE HOLLYWOOD FLORIDA 33019

NORTH WEST VIEW

Project #25-002

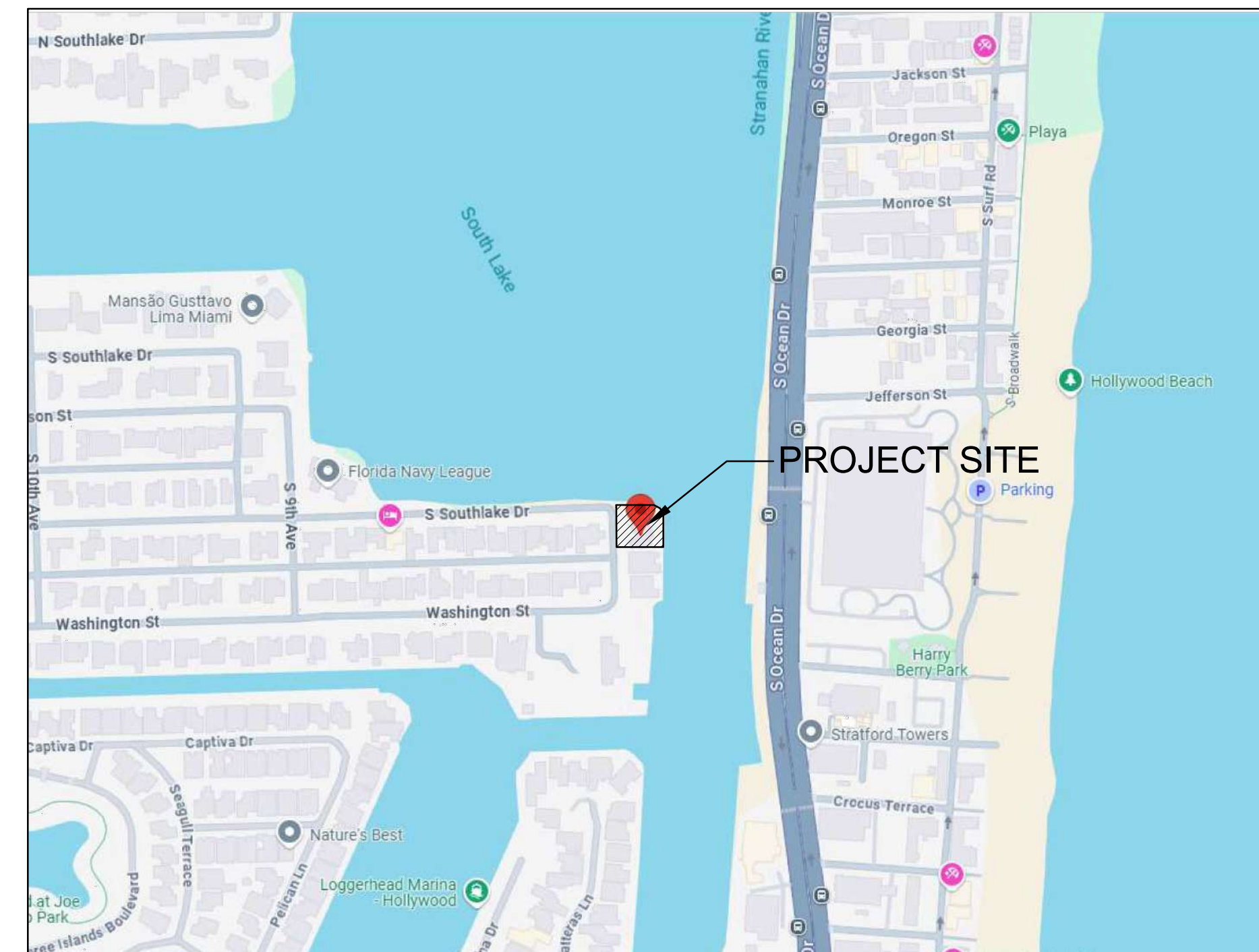
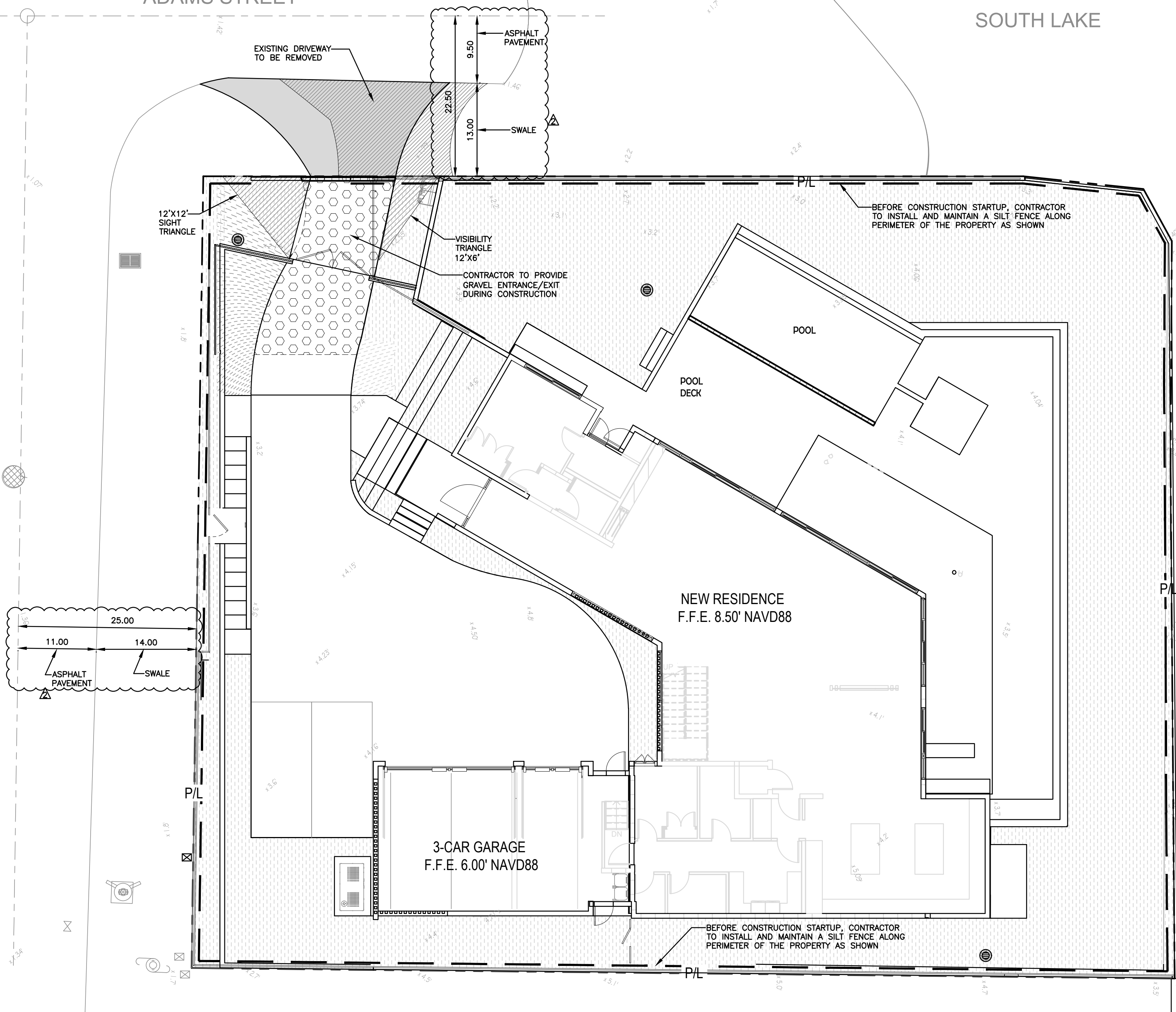
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ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM

S. 7th AVENUE

ADAMS STREET

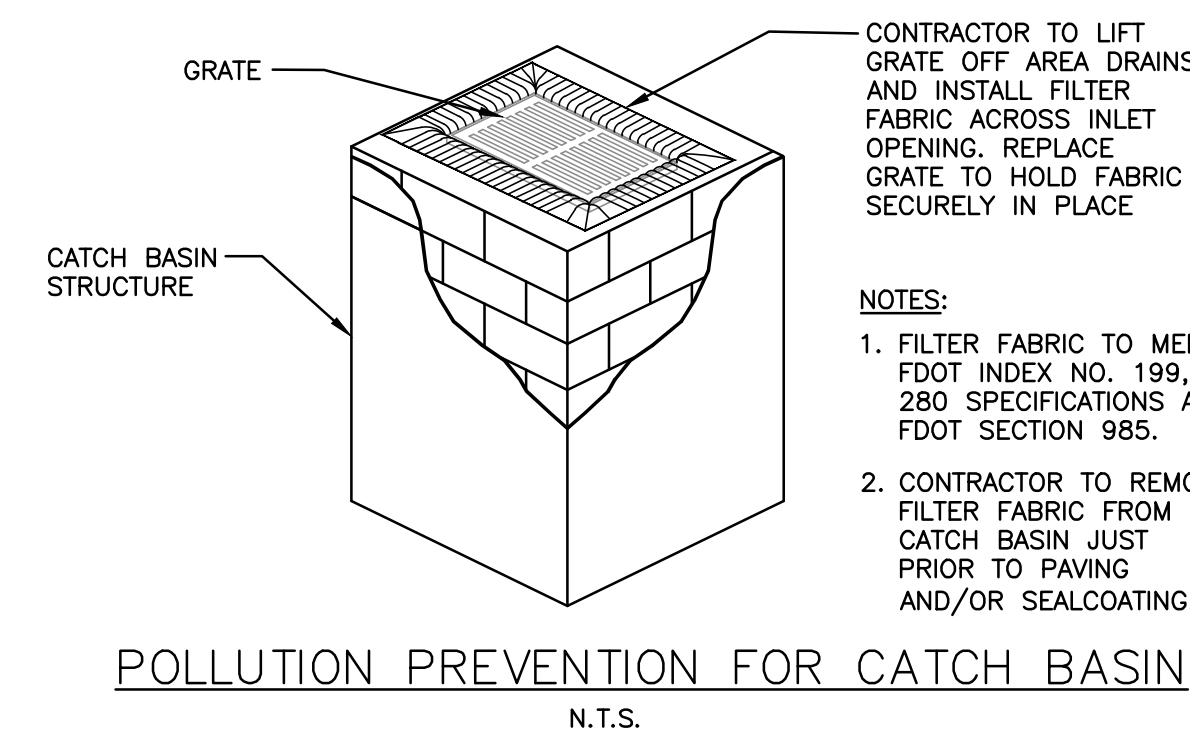
SOUTH LAKE



LOCATION MAP
NOT TO SCALE

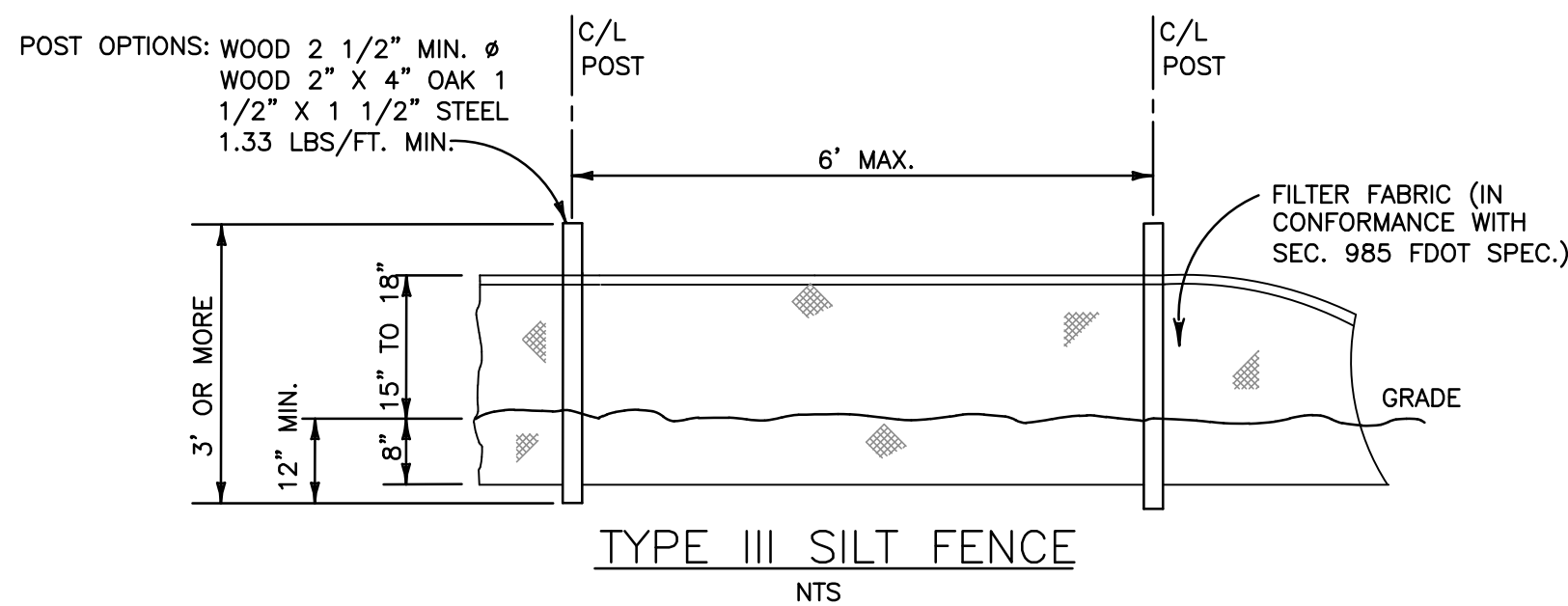
BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.



LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'



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NEW SINGLE FAMILY RESIDENCE FOR

KANETTI FAMILY
800 SOUTH 7th AVENUE
HOLLYWOOD, FL 33019

P.E.#: 76036

DATE: 5/29/25

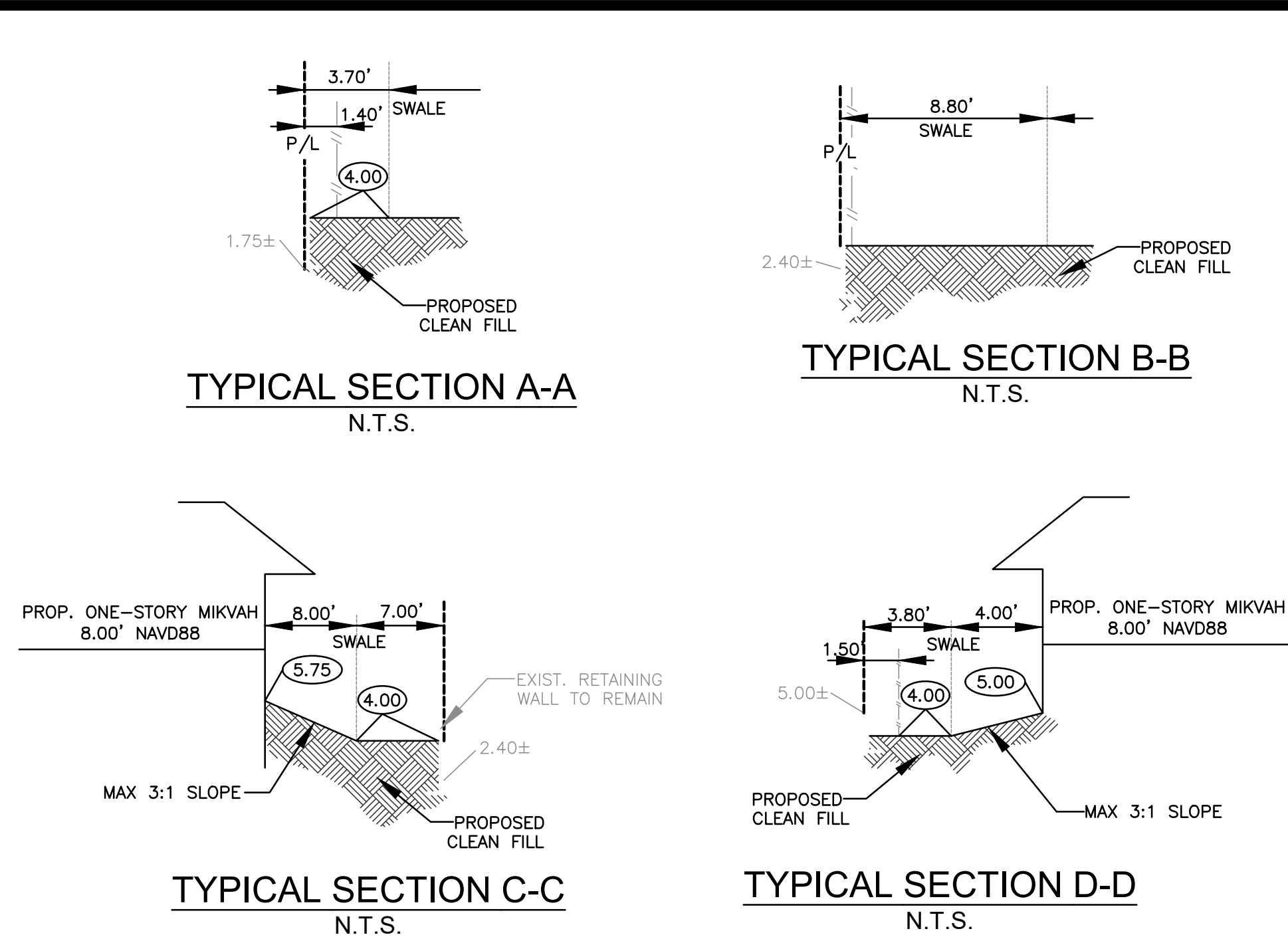
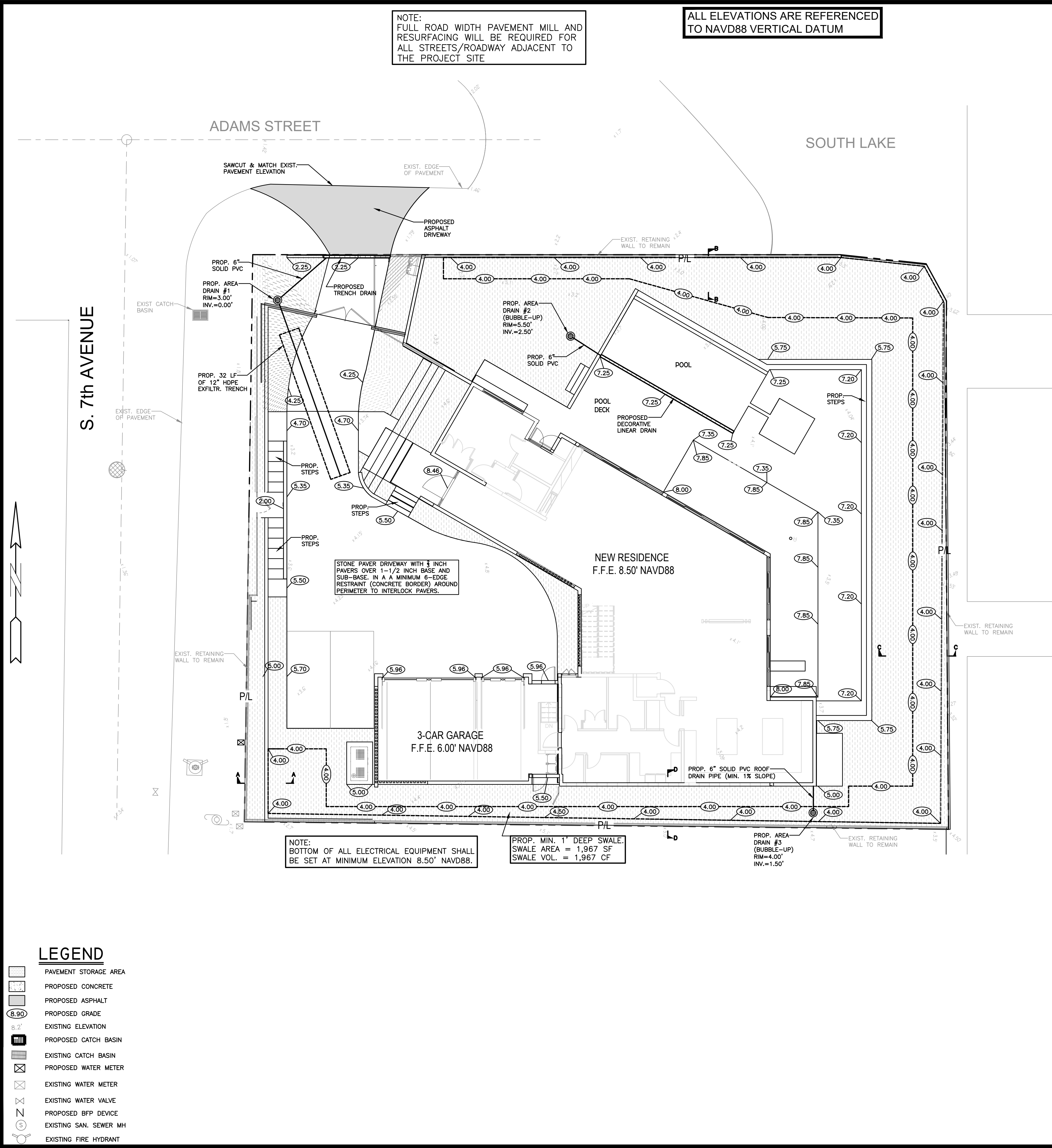
SCALE: 1"=10'

SHEET NO.:

C1

1 OF 5

PROJECT NO.: 25-31



DRAINAGE CALCULATIONS:

TOTAL SITE AREA = 14,778 SF
BLDG FOOTPRINT = 4,600 SF
PAVED AREA = 3,703.5 SF
POOL AREA = 362 SF
TOTAL IMPERV. AREA = 6,944 SF
TOTAL PERVIOUS AREA = 6,112.5 SF

WATER QUALITY STORAGE REQUIRED:

%IMPERVIOUS = (PAVED AREA)/(SITE AREA - ROOF AREA - POOL AREA)
= (3,703.5 SF)/(14,778 SF - 4,600 SF - 362 SF)
%IMPERVIOUS = 0.3773 = 37.73%

[(2.5 IN) X (0.3773) X 14,778 SF] / (12 IN/FT) = 1,162 CF

OR

[(1 IN) X 14,778 SF] / (12 IN/FT) = 1,232 CF

REQUIRED STORAGE VOLUME:
1,232 CF

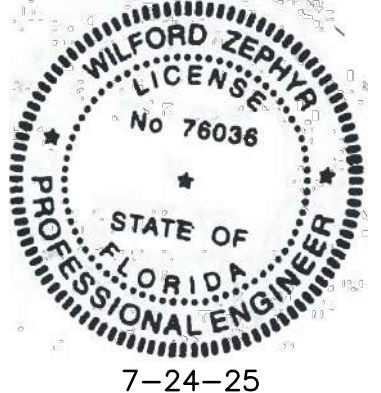
WATER QUALITY STORAGE PROVIDED:

PROP. SWALE AREA = 1,770 CF

TOTAL STORAGE PROVIDED = 1,770 CF

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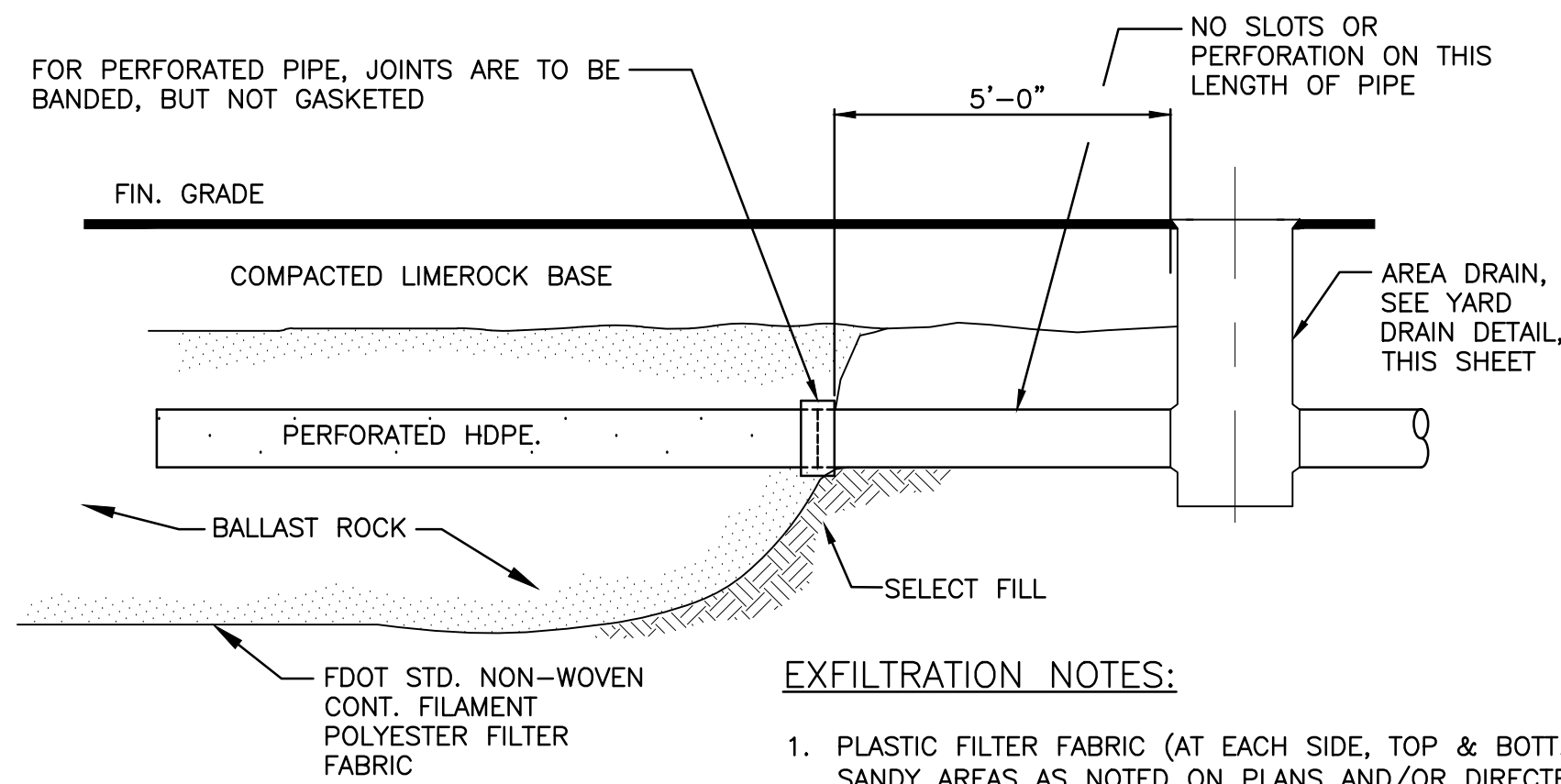
PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=30'

| REVISIONS | |
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| 2 | 7-21-25 |

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HOLLYWOOD, FL
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wzephyr@gmail.com
CA#: 31158

NEW SINGLE FAMILY RESIDENCE FOR KANETTI FAMILY
800 SOUTH 7th AVENUE
HOLLYWOOD, FL 33019

P.E.#: 78036
DATE: 5/29/25
SCALE: 1"=10'
SHEET NO.: C2
2 OF 5
PROJECT NO.: 25-31

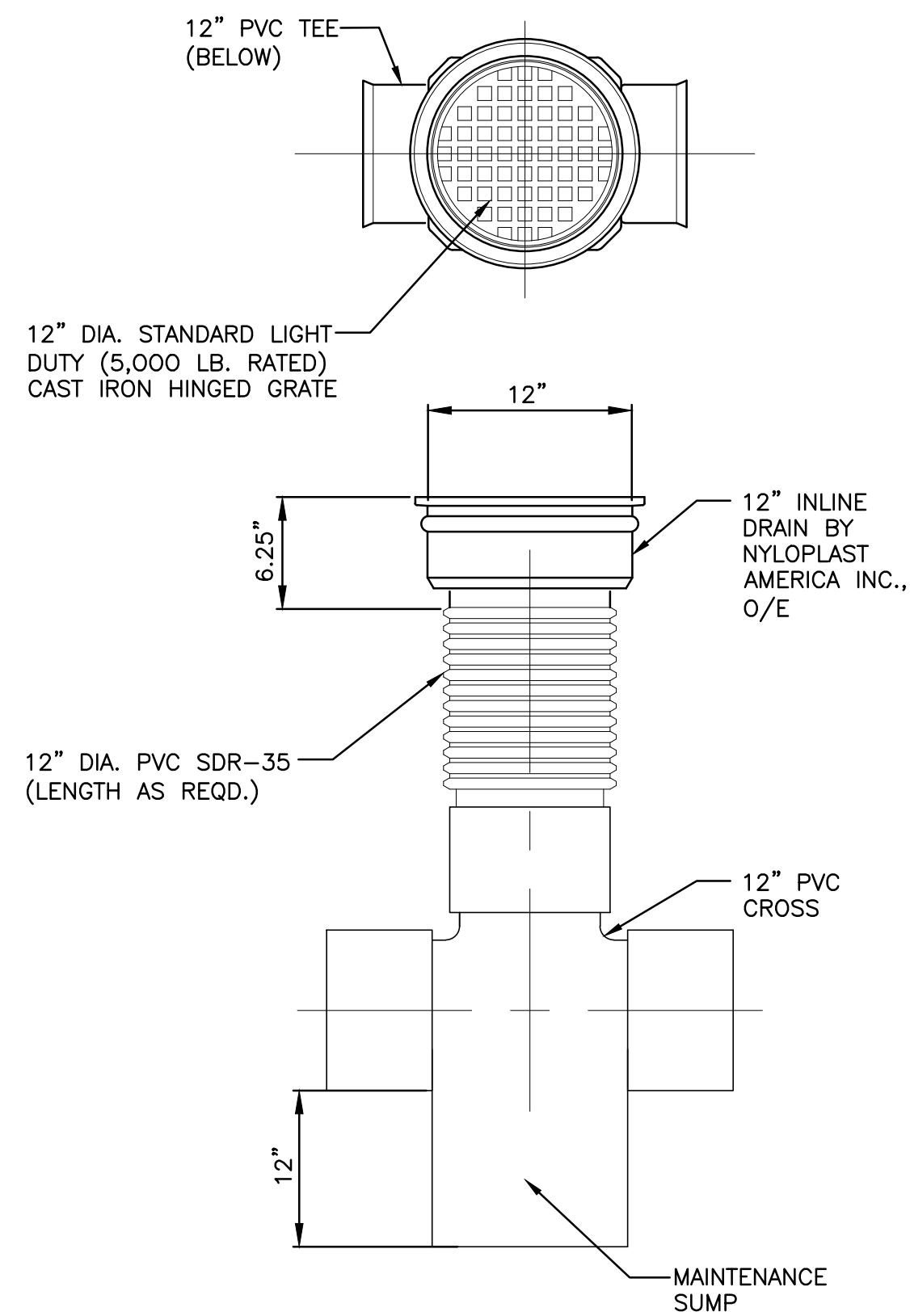
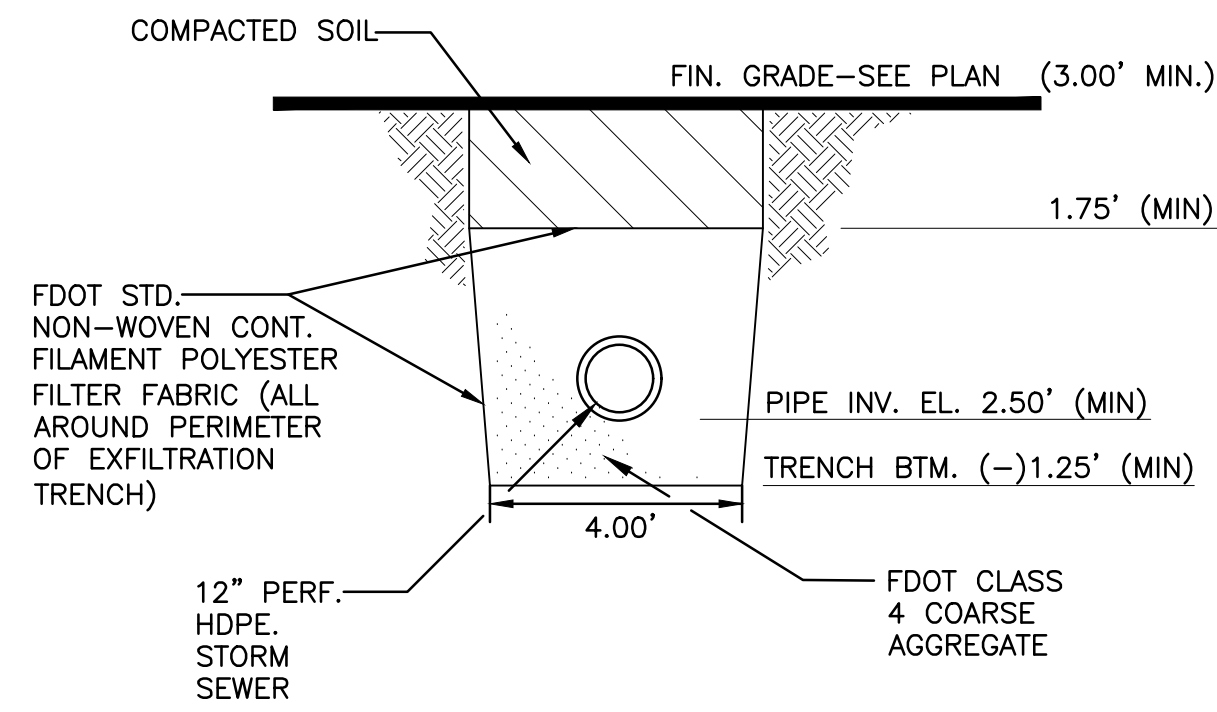


EXFILTRATION NOTES:

1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTT.) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER.

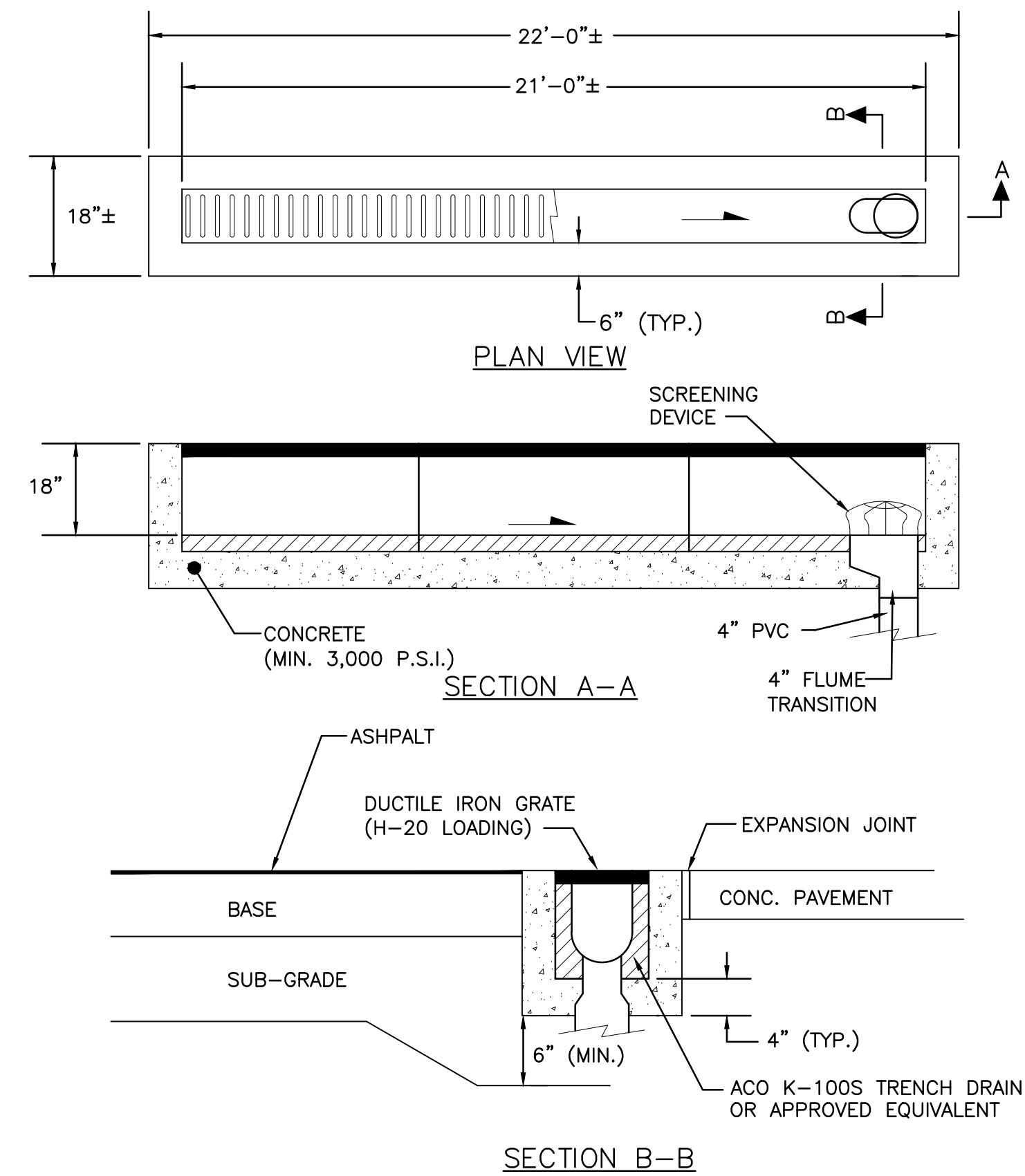
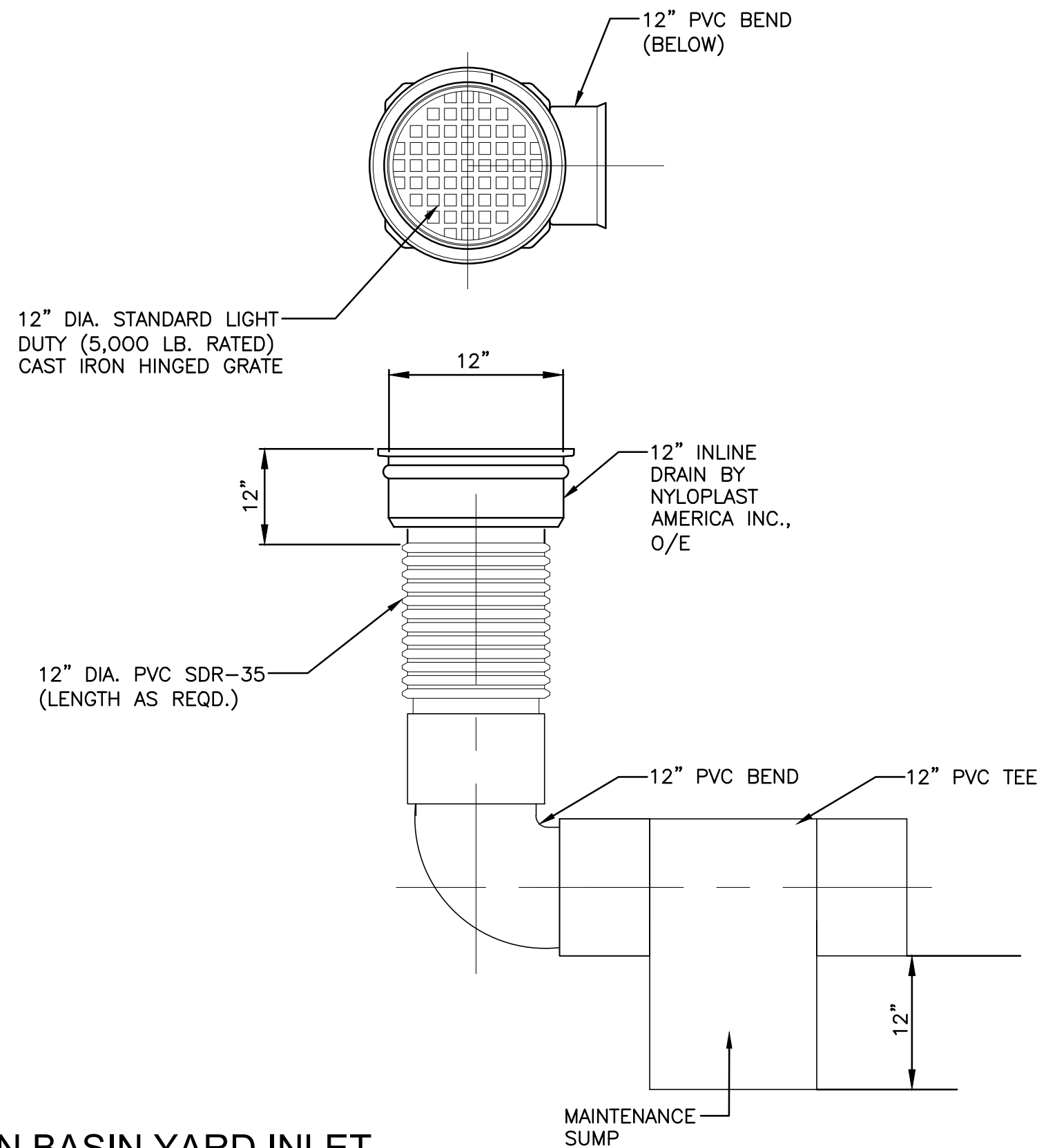
EXFILTRATION TRENCH DETAIL

NTS



DRAIN BASIN YARD INLET

NTS



NOTES:

1. SUBGRADE SHALL BE COMPACTED TO 95% MOD. PROCTOR DENSITY (AASHTO T-180)
2. CONNECT TRENCH DRAIN TO OUTFALL PIPE IN ACCORDANCE WITH:
ALTERNATIVE-A: FOR A TERMINAL CONNECTION USE ONE (1) 90° ELBOW.
ALTERNATIVE-B: FOR AN IN-LINE CONNECTION USE ONE (1) 45° ELBOW AND ONE (1) WYE.

TRENCH DRAIN DETAIL

NTS



CIVIL DETAILS

SCALE: N.T.S.

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WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
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wzephyreng@gmail.com
CA# 31158

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NEW SINGLE FAMILY RESIDENCE FOR

KANETTI FAMILY
800 SOUTH 7th AVENUE
HOLLYWOOD, FL 33019

P.E.#: 76036

DATE: 5/29/25

SCALE: N.T.S.

SHEET NO.:

C3

3 OF 5

PROJECT NO.: 25-31

ALL ELEVATIONS ARE REFERENCED
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800 SOUTH 7th AVENUE
HOLLYWOOD, FL 33019

P.E.#: 76036

DATE: 5/29/25

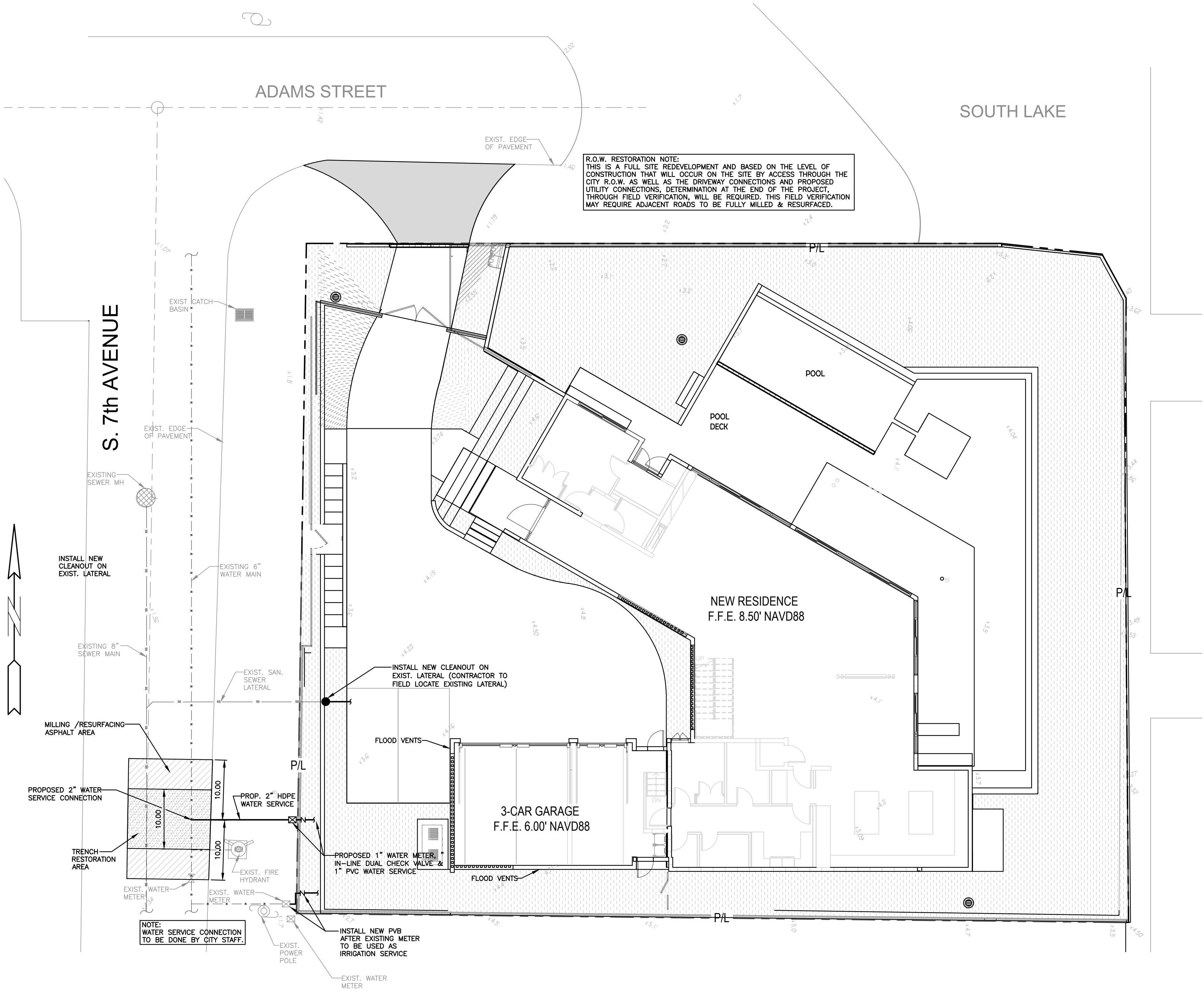
SCALE: 1"=10'

SHEET NO.:

C4

4 OF 5

PROJECT NO.: 25-31



R.O.W. RESTORATION NOTE:
THIS IS A FULL SITE REDEVELOPMENT AND BASED ON THE LEVEL OF
CONSTRUCTION THAT WILL OCCUR ON THE SITE BY ACCESS THROUGH THE
CITY R.O.W. AS WELL AS THE DRIVEWAY CONNECTIONS AND PROPOSED
UTILITY CONNECTIONS, DETERMINATION AT THE END OF THE PROJECT,
THROUGH FIELD VERIFICATION, WILL BE REQUIRED. THIS FIELD VERIFICATION
MAY REQUIRE ADJACENT ROADS TO BE FULLY MILLED & RESURFACED.

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

- SINGLE FAMILY RESIDENCE

WATER DEMAND

(1 RESIDENTIAL UNIT)X(250 GPD/UNIT)=250 GPD

TOTAL WATER DEMAND=250 GPD

WASTEWATER DEMAND

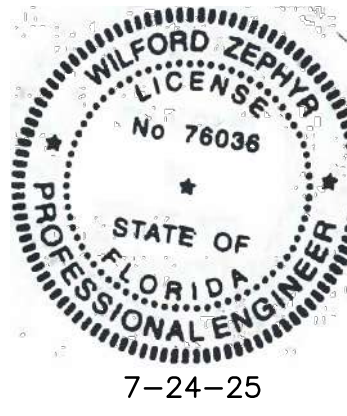
(1 RESIDENTIAL UNIT)X(250 GPD/UNIT)=250 GPD

TOTAL WASTEWATER DEMAND=250 GPD

LEGEND

- | | | | |
|--|----------------------------|--|------------------------|
| | PROPOSED CONCRETE | | PROPOSED WATER METER |
| | PROPOSED ASPHALT | | EXISTING WATER METER |
| | SOD RESTORATION AREA | | EXISTING WATER VALVE |
| | TRENCH RESTORATION AREA | | PROPOSED BFP DEVICE |
| | MILLING & RESURFACING AREA | | EXISTING SAN. SEWER MH |
| | PROPOSED GRADE | | EXISTING FIRE HYDRANT |
| | EXISTING ELEVATION | | |

NOTE:
FULL ROAD WIDTH PAVEMENT MILL AND
RESURFACING WILL BE REQUIRED FOR
ALL STREETS/ROADWAY ADJACENT TO
THE PROJECT SITE



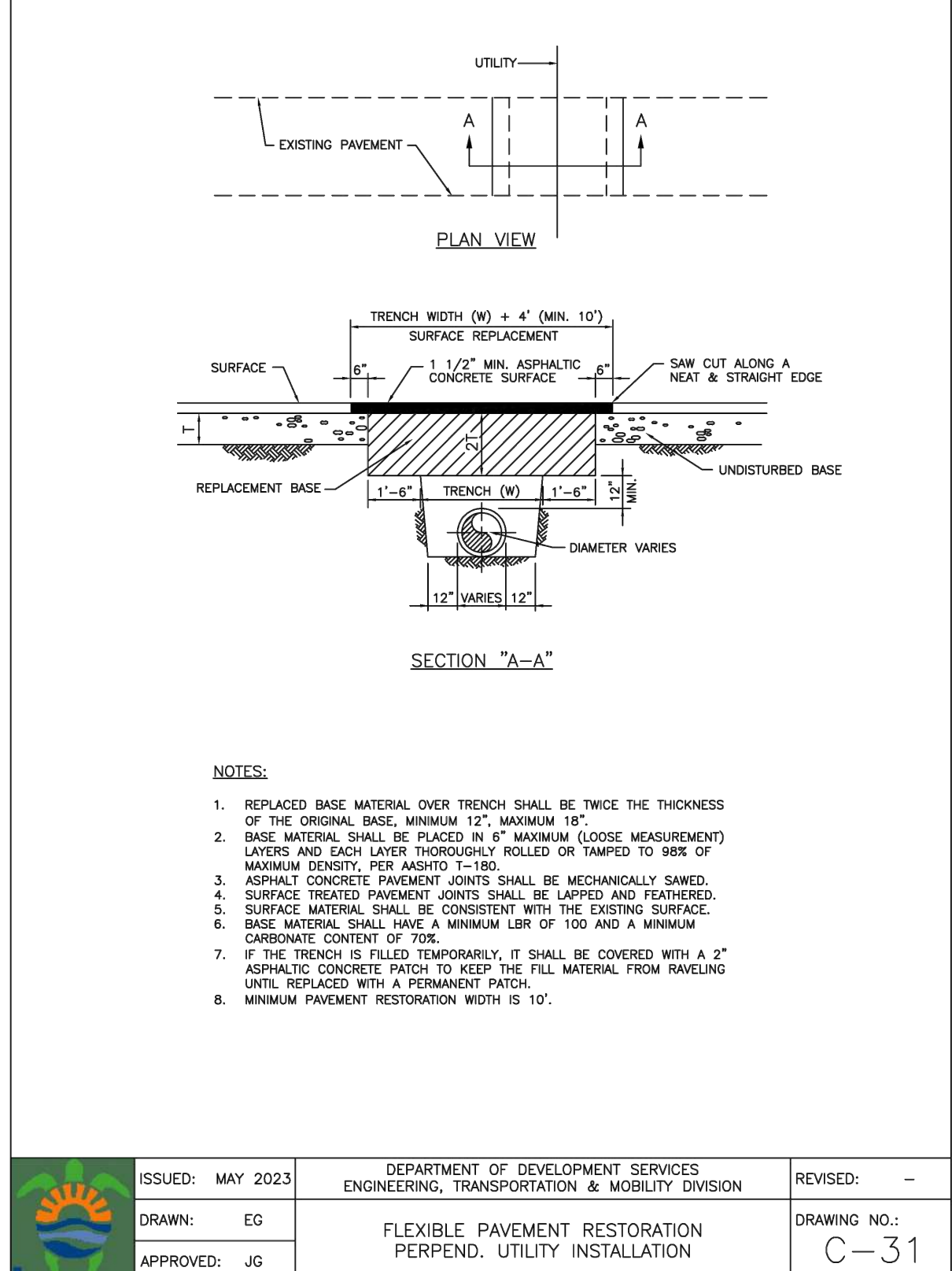
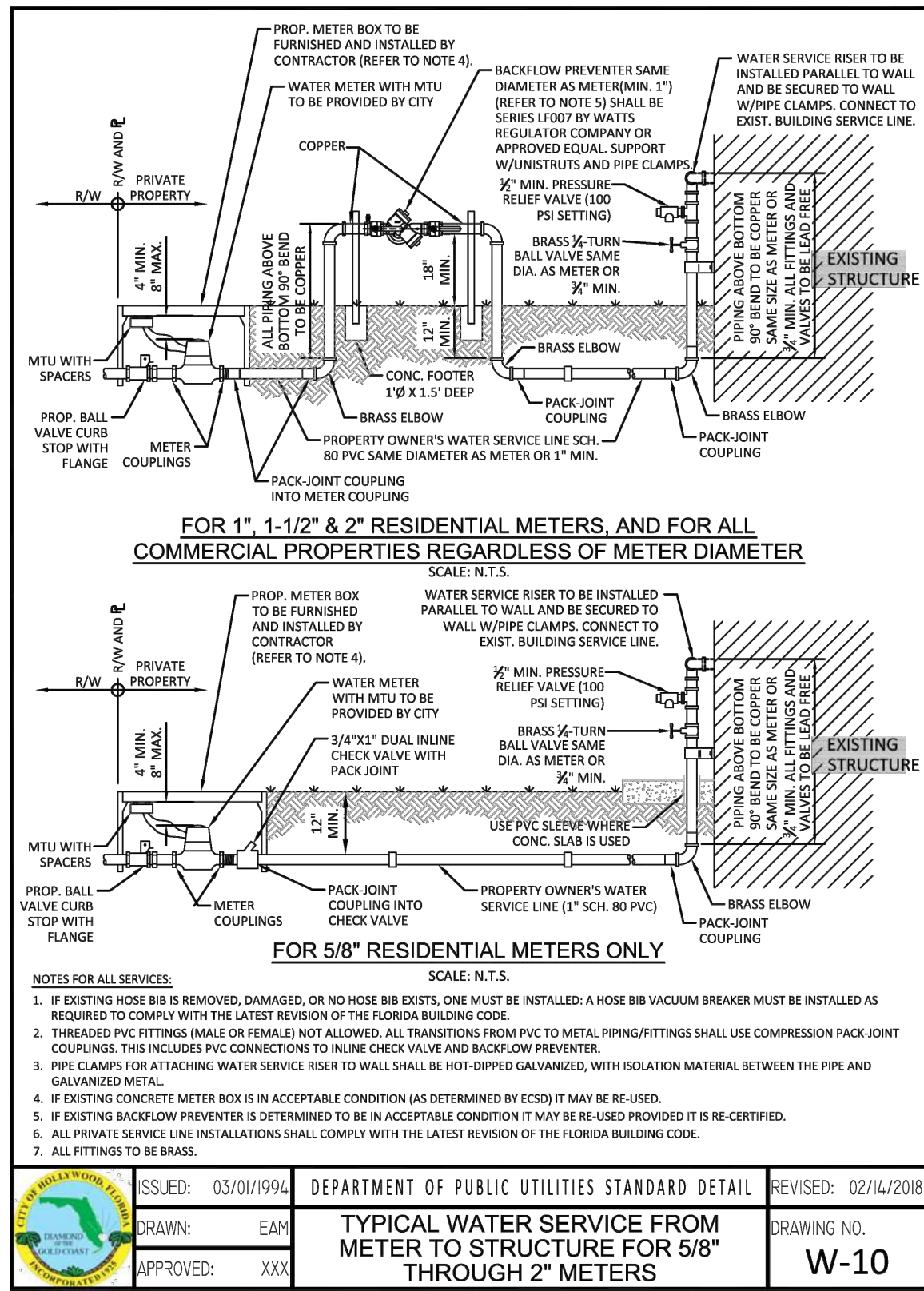
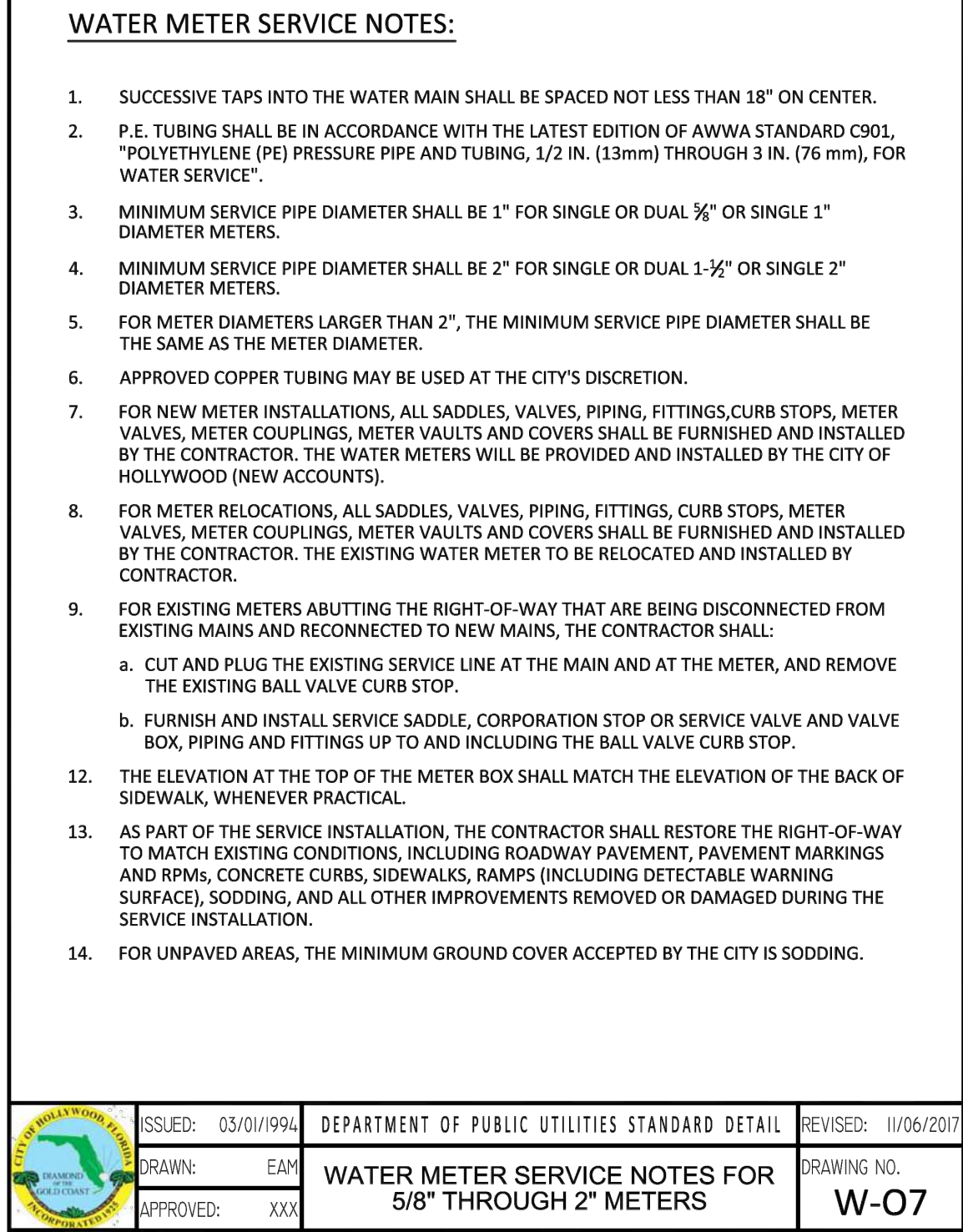
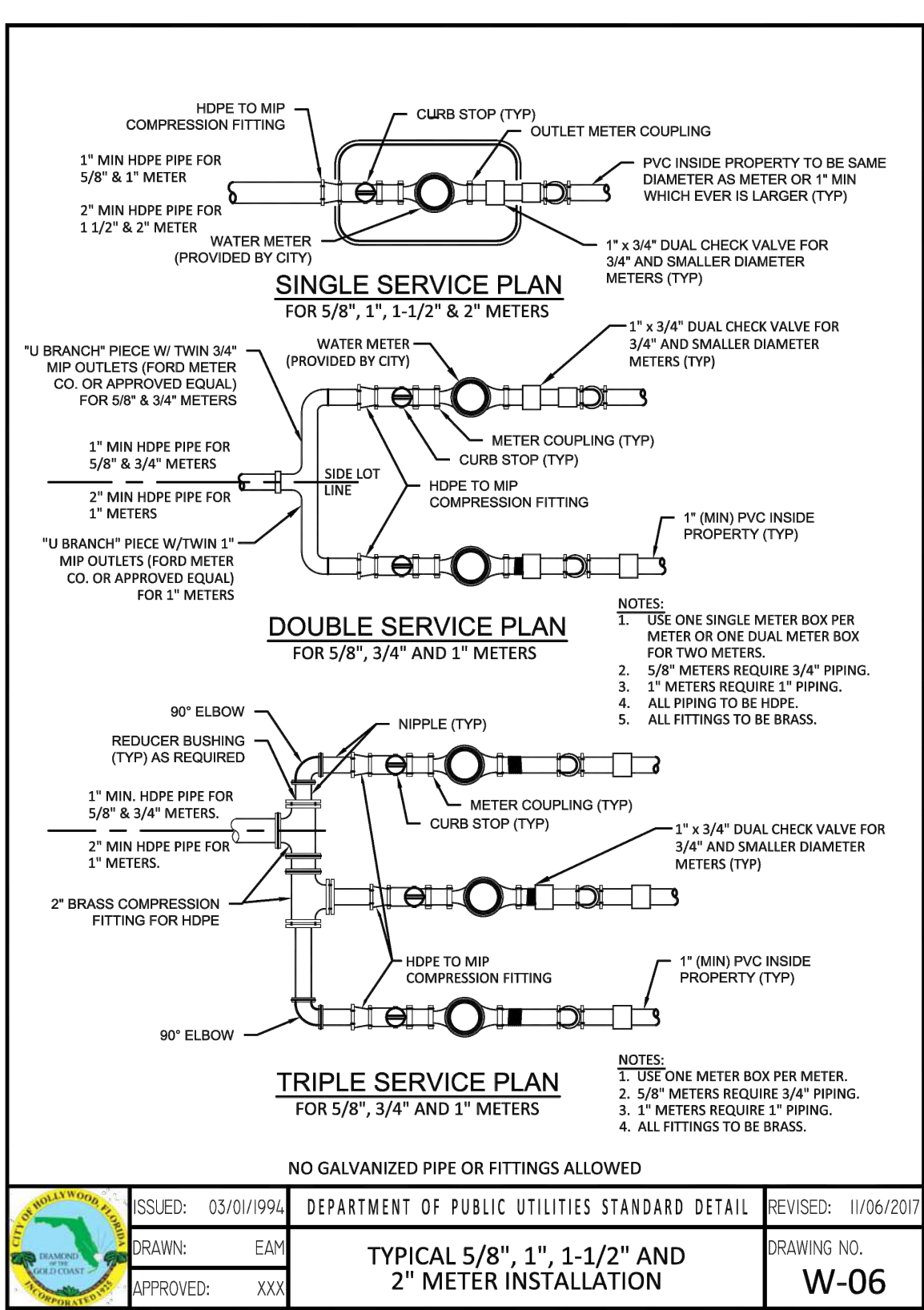
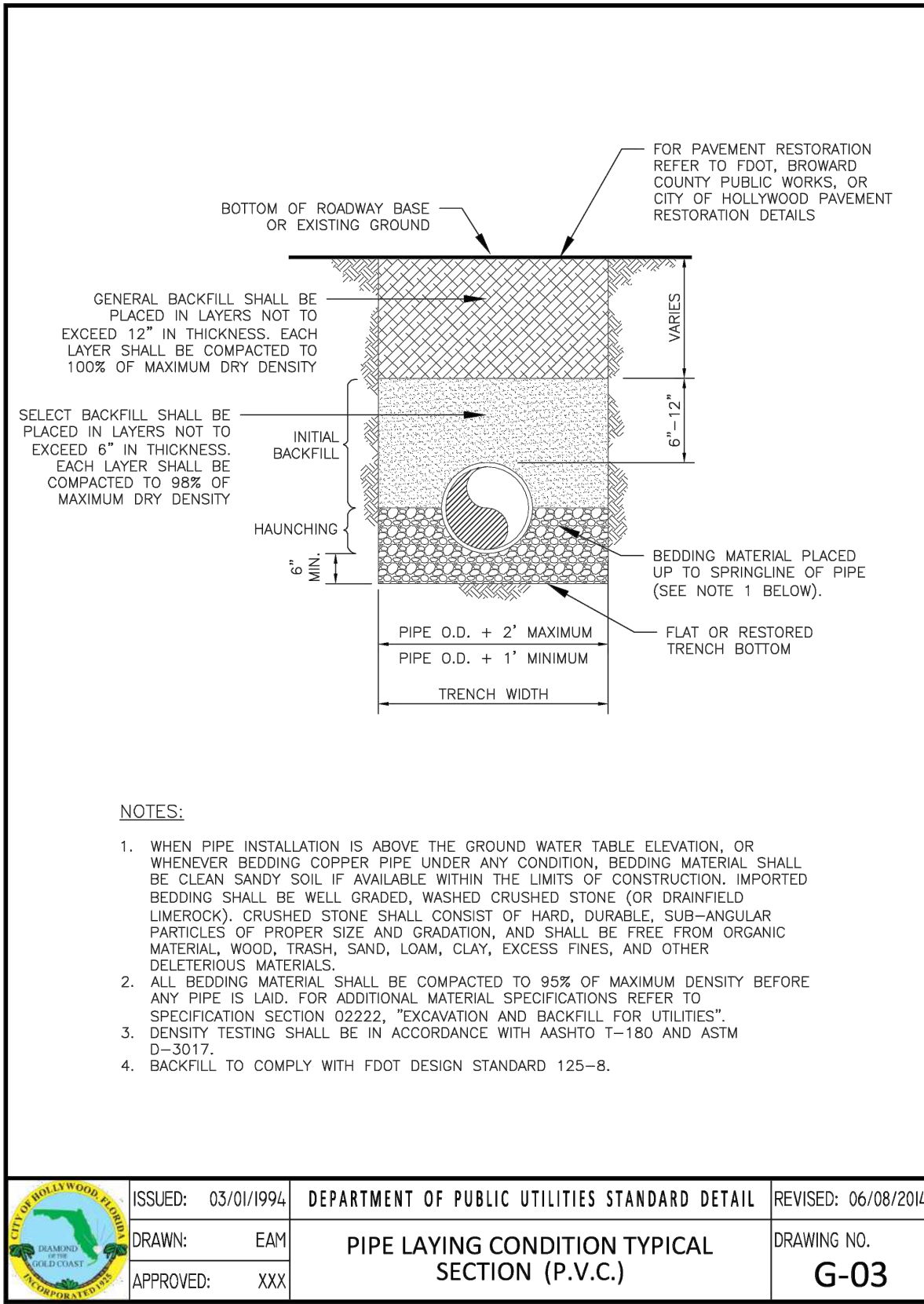
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WATER & SEWER PLAN

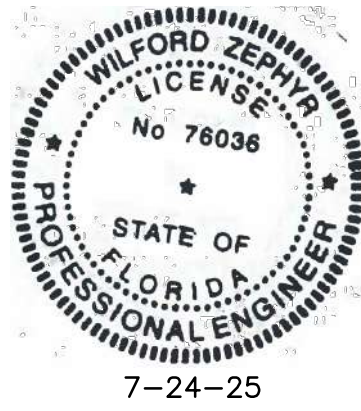
SCALE: 1"=10'

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



| LEGEND | | | |
|--------|----------------------------|--|------------------------|
| | PROPOSED CONCRETE | | PROPOSED WATER METER |
| | PROPOSED ASPHALT | | EXISTING WATER METER |
| | SOD RESTORATION AREA | | EXISTING WATER VALVE |
| | TRENCH RESTORATION AREA | | PROPOSED BFP DEVICE |
| | MILLING & RESURFACING AREA | | EXISTING SAN. SEWER MH |
| | PROPOSED GRADE | | EXISTING FIRE HYDRANT |
| | EXISTING ELEVATION | | |

NOTE:
FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE



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WATER & SEWER DETAILS
SCALE: 1"=10'

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| NO. | DATE | DESCRIPTION |
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NEW SINGLE FAMILY RESIDENCE FOR
KANETTI FAMILY
800 SOUTH 7th AVENUE
HOLLYWOOD, FL 33019

P.E.#: 76036
DATE: 5/29/25
SCALE: 1"=10'
SHEET NO.:
C5
5 OF 5
PROJECT NO.: 25-31



LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
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FORT LAUDERDALE, FLORIDA 33308 USA
TEL: 954.533.8259
www.amlstudio.com

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ILLUSTRATIVE
LANDSCAPE PLAN

KANETI RESIDENCE
800 S. 7th AVE.
HOLLYWOOD, FL 33019

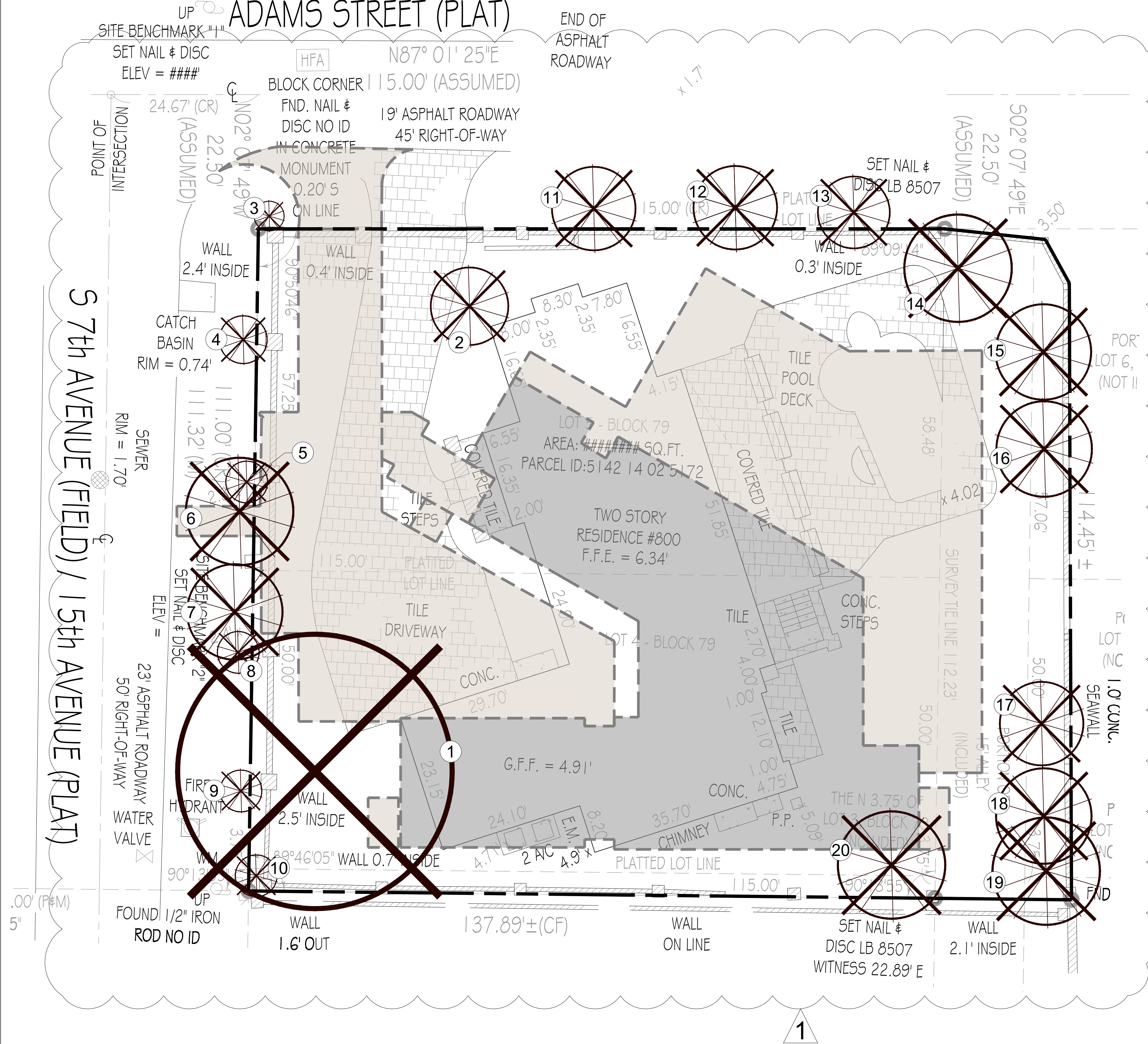
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Date: JUNE 10, 2025
Scale: 1" = 10'-0"
Drawn By: AEM/MP
Approved By: AEM
Project No: 202516

Sheet Number:
L-00

S SOUTHLAKE DRIVE (FIELD)
ADAMS STREET (PLAT)



| TREE DISPOSITION TABLE | | | | | | | |
|------------------------|----------------------|-----------------|----------|-------------|------------------|-------------|--------|
| TREE # | BOTANICAL NAME | COMMON NAME | DBH (in) | HEIGHT (ft) | CLEAR TRUNK (ft) | SPREAD (ft) | STATUS |
| 1 | Mangifera indica | Mango tree | 34 @ 2.5 | 42 | | 46 | REMOVE |
| 2 | Bismarckia nobilis | Bismarck Palm | 9 | 23 | 12 | 13 | REMOVE |
| 3 | Phoenix roebelenii | Pygmy Date Palm | 5 | 13 | 9 | 5 | REMOVE |
| 4 | Phoenix roebelenii | Pygmy Date Palm | 5 | 16 | 11 | 8 | REMOVE |
| 5 | Phoenix roebelenii | Pygmy Date Palm | 4 | 13 | 9 | 7 | REMOVE |
| 6 | Cocos nucifera | Coconut Palm | 11 | 42 | 34 | 18 | REMOVE |
| 7 | Cocos nucifera | Coconut Palm | 11 | 40 | 32 | 16 | REMOVE |
| 8 | Phoenix roebelenii | Pygmy Date Palm | 4 | 13 | 9 | 7 | REMOVE |
| 9 | Phoenix roebelenii | Pygmy Date Palm | 4 | 11 | 7 | 7 | REMOVE |
| 10 | Phoenix roebelenii | Pygmy Date Palm | 4 | 10 | 6 | 7 | REMOVE |
| 11 | Washingtonia robusta | Washington Palm | 11 | 36 | 29 | 14 | REMOVE |
| 12 | Washingtonia robusta | Washington Palm | 15 | 36 | 29 | 14 | REMOVE |
| 13 | Washingtonia robusta | Washington Palm | 11 | 33 | 26 | 12 | REMOVE |
| 14 | Cocos nucifera | Coconut Palm | 14 | 34 | 24 | 18 | REMOVE |
| 15 | Cocos nucifera | Coconut Palm | 9 | 25 | 15 | 16 | REMOVE |
| 16 | Roystonea regia | Royal Palm | 17 | 33 | 23 | 16 | REMOVE |
| 17 | Roystonea regia | Royal Palm | 13 | 29 | 19 | 14 | REMOVE |
| 18 | Roystonea regia | Royal Palm | 18 | 37 | 25 | 16 | REMOVE |
| 19 | Roystonea regia | Royal Palm | 18 | 37 | 25 | 18 | REMOVE |
| 20 | Roystonea regia | Royal Palm | 22 | 38 | 26 | 18 | REMOVE |

- NOTES:
- THE APPROXIMATE LOCATION AND SIZE OF THE EXISTING TREES/PALMS WITHIN THE PROJECT LIMITS HAVE BEEN COLLECTED FROM A SITE VISIT BY THE LANDSCAPE ARCHITECT AND THE EXISTING PROPERTY SURVEY.
 - CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREES/PALMS PROPOSED TO BE REMOVED.

- LEGEND
- PROPOSED BUILDING & HARDSCAPE FOOTPRINT
 - TREE NUMBER
 - EXISTING TREE TO BE REMOVED
 - EXISTING PALM TO BE REMOVED

GRAPHIC SCALE
NORTH 0' 10' 20' 30'

Sunshine State
One Call

Know what's below.
Call before you dig.

811



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LAND PLANNING
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Sheet Title:
PROPERTY SURVEY &
TREE DISPOSITION
PLAN

Project Name:
KANETI RESIDENCE
800 S. 7th AVE.
HOLLYWOOD, FL 33019

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Drawn By: AEM/MP
Approved By: AEM
Project No: 202516

Sheet Number:
L-01

PERMIT SET - NOT FOR CONSTRUCTION



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LAND PLANNING
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LANDSCAPE PLAN

KANETI RESIDENCE
800 S. 7th AVE.
HOLLYWOOD, FL 33019

Project Name:

ANDRES MONTERO, P.L.A., A.S.A.

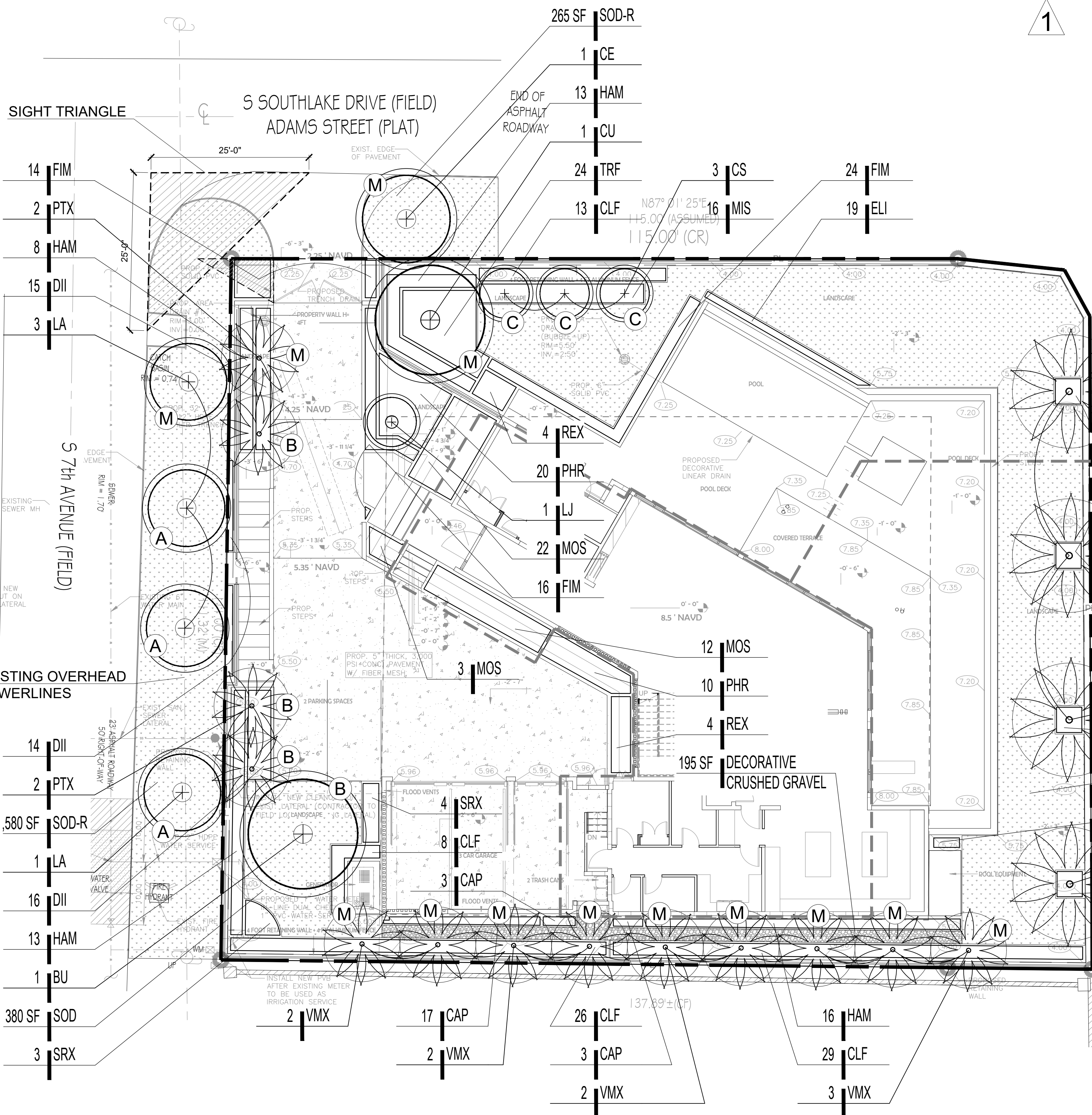
SEAL / SIGNATURE

Date: JUNE 10, 2025
Scale: 1" = 10'-0"
Drawn By: AEM/MEP
Approved By: AEM
Project No: 202516

Sheet Number:

L-02

PERMIT SET - NOT FOR CONSTRUCTION



ROOF TERRACE

ARTIFICIAL TURF

710 SF ART

23 ELI

50 ZAP

2 ADX

24 MIS

3 ADX

| QT | code | species | common name | drought tolerance | native | specifications | container size | spacing |
|----------------------------------|-------|---------------------------------|---------------------------|-------------------|--------|--|----------------|----------|
| TREES | | | | | | | | |
| 1 | BU | Bursera simaruba | Gumbo Limbo | High | yes | 14' ht. 5" DBH. 8' Spr. 6' CT. Std. | FG | as shown |
| 1 | CE | Canacarpus erectus | Green Buttonwood | High | yes | 14' ht. 4" DBH. 8' Spr. 6' CT. Std. | FG | as shown |
| 3 | CS | Canacarpus erectus 'sericeus' | Silver Buttonwood | High | yes | 14' ht. 2.5" DBH. 5' Sprd. 6' CT. Std. | FG | as shown |
| 1 | CU | Coccoloba uvifera | Seagrape Tree | High | yes | 16' ht. 4.5" DBH. 8' Sprd. 6' CT. Std. | FG | as shown |
| 4 | LA | Lagerstroemia 'Natchez' | Crape Myrtle 'Natchez' | High | no | 14' ht. 3.5" DBH. 6' Sprd. 6.5' CT. Std. | FG | as shown |
| 1 | LJ | Ligustrum japonicum | Tree Ligustrum-Wax Privet | Medium | no | 8' ht. 6' Spr./Multi-Trunk. | FG | as shown |
| PALMS | | | | | | | | |
| 5 | ADX | Adonidia merillii | Christmas Palm | Medium | no | 12' O.A./Single Straight trunk | FG | as shown |
| 4 | PHX | Phoenix sylvestris | Silver Date Palm | High | no | 12' CT/ Heavy/ Straight trunk | FG | as shown |
| 4 | PTX | Ptychosperma elegans | Alexander Palm | Medium | no | 14' O.A. Double | FG | as shown |
| 9 | VMX | Veitchia montgomeryana | Montgomery Palm | Medium | no | 14' O.A. Double | FG | as shown |
| SHRUBS & GROUNDCOVERS | | | | | | | | |
| 20 | CAP | Capparis cynophallophora | Jamaican Caper | High | yes | 24" ht x 18" spr. | 3 Gal. | 24" O.C. |
| 68 | CLF | Clusia guttifera | Small Leaf Clusia | High | yes | 36" ht x 30 Sp | 7 Gal. | 30" O.C. |
| 70 | DII | Dietes iridioides | African Iris | Medium | no | 18" O.A./ Full Clump | 1 Gal. | 24" O.C. |
| 42 | ELI | Ernodea littoralis | Golden Beach Creeper | High | yes | 12" ht. x 12 spr. | 3 Gal. | 18" O.C. |
| 46 | FIM | Ficus microcarpa 'Green Island' | Green Island Ficus | High | no | 24" O.A. | 7 Gal. | 24" O.C. |
| 52 | HAM | Hamelia patens | Firebush | Medium | yes | 24" ht x 24" spr. | 3 Gal. | 36" O.C. |
| 40 | MIS | Miscanthus sinensis 'Adagio' | Adagio Grass | High | no | 24" ht x 30" spr. | 3 Gal. | 30" O.C. |
| 23 | MOS | Monstera deliciosa | Swiss Cheese Plant | Low | no | 24" ht. x 24" Spr. | 7 Gal. | 36" O.C. |
| 30 | PHR | Philodendron 'Raja Congo' | Raja Congo Philodendron | Medium | no | 24" O.A. | 7 Gal. | 30" O.C. |
| 24 | TRF | Tripsacum floridanum | Dwarf Fakahatchee Grass | Medium | yes | 24" O.A./ Full Clump | 3 Gal. | 30" O.C. |
| 4 | REF | Rhapis excelsa | Lady Palm | Medium | no | 30" O.A. Clump, Full | 7 Gal. | 36" O.C. |
| 15 | SRX | Serenao repens | Saw Palmeto | High | yes | 24" O.A./ Full Clump | 7 gal. | 36" O.C. |
| 50 | ZAP | Zamia pumila | Coontie | High | yes | 24" O.A./ Full Clump | 3 Gal. | 30" O.C. |
| SOD | | | | | | | | |
| 710 | ART | Artificial Turf | | | | | | |
| 3040 | SOD | Stenotaphrum secundatum | St. Augustine Grass | | | Staggered Panels | | |
| 1800 | SOD-R | Stenotaphrum secundatum | St. Augustine Grass | | | Staggered Panels | | |

| TREE MITIGATION TABLE - LIST OF TREES TO BE MITIGATED | | | |
|---|-------------------------------|------------------------|--|
| TREE # | BOTANICAL NAME | COMMON NAME | DBH |
| 1 | Mangifera indica | Mango Tree | 34" |
| Total tree DBH to be mitigated | | | 34" DBH |
| PALMS TO MITIGATE | | | |
| 2 | Bismarckia nobilis | Bismarck Palm | |
| 3 | Phoenix roebelenii | Pygmy Date Palm | |
| 4 | Phoenix roebelenii | Pygmy Date Palm | |
| 5 | Phoenix roebelenii | Pygmy Date Palm | |
| 6 | Cocos nucifera | Coconut Palm | |
| 7 | Cocos nucifera | Coconut Palm | |
| 8 | Phoenix roebelenii | Pygmy Date Palm | |
| 9 | Phoenix roebelenii | Pygmy Date Palm | |
| 10 | Phoenix roebelenii | Pygmy Date Palm | |
| 11 | Washingtonia robusta | Washington Palm | |
| 12 | Washingtonia robusta | Washington Palm | |
| 13 | Washingtonia robusta | Washington Palm | |
| 14 | Cocos nucifera | Coconut Palm | |
| 15 | Cocos nucifera | Coconut Palm | |
| 16 | Roystonea regia | Royal Palm | |
| 17 | Roystonea regia | Royal Palm | |
| 18 | Roystonea regia | Royal Palm | |
| 19 | Roystonea regia | Royal Palm | |
| 20 | Roystonea regia | Royal Palm | |
| Total Palms to be mitigated | | | 19 PALMS |
| TOTAL NUMBER OF REPLACEMENT TREES FOR MITIGATION | | | 34 DBH + 19 PALMS |
| NEW TREES & PALMS TO MITIGATE | | | |
| 1 | Bursera simaruba | Gumbo Limbo | 14' ht. 5" DBH. 8' Spr. 6' CT. Std. |
| 1 | Coccoloba uvifera | Seagrape Tree | 16' ht. 4.5" DBH. 8' Sprd. 6' CT. Std. |
| 1 | Canacarpus erectus | Green Buttonwood | 16' ht. 4" DBH. 8' Spr. 6' CT. Std. |
| 3 | Canacarpus erectus 'sericeus' | Silver Buttonwood | 14' ht. 2.5" DBH. 5' Sprd. 6' CT. Std. |
| 1 | Lagerstroemia 'Natchez' | Crape Myrtle 'Natchez' | 14' ht. 3.5" DBH. 6' Sprd. 6.5' CT. Std. |
| 5 | Adonidia merillii | Christmas Palm | 12' O.A./Single Straight trunk |
| 4 | Phoenix sylvestris | Silver Date Palm | 12' CT/ Heavy/ Straight trunk |
| 1 | Ptychosperma elegans | Alexander Palm | 14' O.A. Double |
| 9 | Veitchia montgomeryana | Montgomery Palm | 14' O.A. Double |
| Total new tree DBH to mitigate removed trees/palms | | | 9.5" DBH + 19 PALMS |
| MITIGATION SHORTFALL | | | 9.5" DBH = 5 TREES (9.5/2) + 19 PALMS |

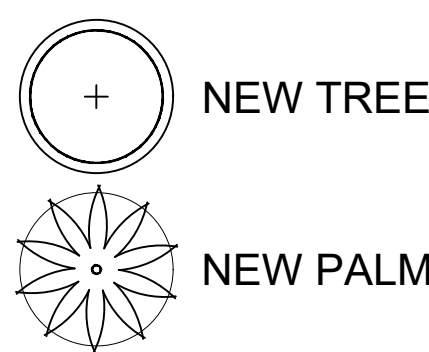
Note: Tree mitigation shortfall to be addressed by a monetary contribution to the city's tree trust fund by the property owner. 5 trees @ \$350 each = \$1,750.00

| LANDSCAPE CALCULATIONS - 800 S. 7th AVE. | | |
|--|----------|----------|
| SITE AREA DATA: | | |
| Single Family Residence and Historic District Regulations | RS-6 | |
| | SF | ACRES |
| NET LOT AREA | 14,778 | 0.34 |
| | REQUIRED | PROVIDED |
| PROJECT DATA: | | |
| Minimum 40% of previous area | 40% | 41% |
| PERIMETER LANDSCAPE - STREET TREE (153 Lf of street frontage) | | |
| A 1 tree per 50 Lf of street frontage | 3 | 3 |
| OPEN SPACE AT FRONT YARD AREA: | | |
| Minimum landscape previous open space at front yard area | 20% | 42% |
| B 1 tree per 1,250 Sf of front yard area (2,778 Sf) | 2 | 2 |
| RECOMMENDED LANDSCAPE FOR SINGLE FAMILY RESIDENCE | | |
| C Minimum 3 trees in front half of plot | 3 | 3 |
| Minimum 1 tree in rear half of plot | 1 | 1 |
| Minimum 15 Shrubs in front half of plot | 15 | 311 |
| Minimum 10 Shrubs in rear half of plot | 10 | 94 |
| M ADDITIONAL TREES/PALMS FOR MITIGATION | | |
| | | 3/19 |
| NATIVE TREES | | |
| | 60% | 60% |
| NATIVE SHRUBS | | |
| | 50% | 80% |

GRAPHIC SCALE
NORTH 0' 10' 20' 30'
Sunshine State
One Call
Know what's below.
Call before you dig.

- NOTES:
- REQUIRED SCREENING HEDGES SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS VISUAL SCREEN.
 - IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
 - ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES/PALMS THAT ARE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND UTILITIES OR UTILITY EASEMENT. SEE DETAIL #5 ON SHEET L-03.
 - REQUIRED TREES SHALL BE A MINIMUM OF TWELVE (12) FEET IN HEIGHT WITH A TWO (2) INCH DBH AT PLANTING.
 - WITHIN VISIBILITY TRIANGLES, LANDSCAPE SHALL BE MAINTAIN TO PROVIDE CLEAR VISIBILITY WITHOUT OBSTRUCTION FROM AN AREA BETWEEN 2 FEET AND 6.5 FEET ABOVE AVERAGE ELEVATION OF THE INTERSECTION.
 - TREES IN THE SWALE AREA MUST HAVE AT LEAST A 6.5 FOOT CLEARANCE ABOVE GRADE AT ALL TIMES
 - 3" OF APPROVED ORGANIC MULCH MUST BE INSTALLED IN ALL LANDSCAPE AREAS COVERED BY TREES, SHRUBS AND GROUNDCOVERS.
 - ALL LANDSCAPE AREAS WITHIN PROPOSED SWALES SHALL BE FINISH GRADED SO AS NOT TO IMPEDE THE FLOW OF DRAINAGE WITHIN THE SWALES.

LEGEND



| | | | |
|--|--|--|--------------------------|
| | | | |
| ZONING: | | RS-6 RESIDENTIAL SINGLE FAMILY DISTRICT | |
| LAND USE: | | RESIDENTIAL | |
| BASE FLOOD ELEVATION (B.F.E.): | | ZONE AE - 7 FT NAVD + 1.5 FT = 8.5 FT | |
| | REQUIRED | PROPOSED | |
| HEIGHT: | 30 FT | 30 FT | |
| LOT SIZE: | 14,778 SF | | |
| MAX. BUILT AREA ALLOWED | 10,284 SF | 7,876 SF | |
| MAX. BLDG. FOOTPRINT LOT COVERAGE | 5,142 SF | 4,600 SF | |
| GROUND FLOOR AREA 2ND FLOOR AREA OVERLOOK AREA | | 3,077 SF 3,360 SF 667 SF | 7,104 SF 7,876 SF |
| GARAGE | | 772 SF | |
| OPEN SPACE | N/A | | |
| LANDSCAPE SPACE | LOT AREA= 14,778 SF 40% REQUIRED LANDSCAPE AREA = 5,911 SF | SITE LANDSCAPE GREEN = 5,816.0 SF ROOF DECK GREEN = 593 SF/2 = 296.5 SF TOTAL LANDSCAPE PROVIDED = 6,112.5 SF = 41.36% | |
| FRONT YARD LANDSCAPE | FRONT YARD=111 X 25 FT = 2,720 SF 20% OF FRONT YARD = 544 SF | 41% = 1,117 SF | |
| SETBACKS | | | |
| FRONT | 25'-0" | 25'-0" | |
| SIDE | 25 % LOT WIDTH 111FT X 25%=27.75 FT MIN. 7'-6" | 7'-6" | |
| ADJACENT TO LAKE | 25'-0" | 25'-0" | |
| PARKING | | | |
| A SINGLE-FAMILY HOUSE OF 2,000 SQ. FT. REQUIRES 2 PARKING SPACES THEN 1 PARKING SPACE PER 500 SQ. | GROUND FLOOR A/C AREA = 2,869 SF 2ND FLOOR A/C AREA = 2,774 SF ROOF DECK A/C AREA = 510 SF TOTAL A/C AREA= 6,153 SF 1ST 2,000 SF = 2 SPACES REST 4,153 SF/500 = 8 SPACES TOTAL SPACES REQUIRED = 10 SPACES MAXIMUM ALLOWED 5 SPACES | 5 SPACES PROPOSED | |