

# ATTACHMENT A

## Application Package

# GENERAL APPLICATION

APPLICATION DATE: 10.30.2023

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

## SUBMISSION REQUIREMENTS:

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

## 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 ONE):

- ☐ Technical Advisory Committee  
☐ City Commission

☐ Variance/Special Exception Requested

- ☐ Administrative Approvals  
☒ Historic Preservation Board  
☐ Planning and Development Board

## PROPERTY INFORMATION

Location Address: 1452 Jefferson Street, Hollywood FL 33020

Lot(s): 30 Block(s): 86 Subdivision: hollywood lakes

Folio Number(s): 5142 15 02 6140

Zoning Classification: RS-6 Land Use Classification: Residential

Existing Property Use: Vacant Sq Ft/Number of Units: 5,998.52 / 1

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/Resolution/Ordinance No.: Resolution No. 21-V-67

## DEVELOPMENT PROPOSAL

Explanation of Request: To build a single family residence with pool and an accessory building to the rear of the property

Phased Project: Yes / No ☐ Number of Phases: No phases

Project	Proposal
Units/rooms (# of units)	3 bedrooms 3 bath (Area: 2,176 S.F.)
Proposed Non-Residential Uses	S.F.
Open Space (% and SQ.FT.)	47% (Area: 2,815 S.F.)
Parking (# of spaces)	4 including garage (Area: 684 S.F.)
Height (# of stories)	2 Stories ( 25.5 FT.)
Gross Floor Area (SQ. FT)	2,176 + 204 accessory building

Name of Current Property Owner: Sasha Miracola

Address of Property Owner: 9061 Sunrise Lakes Blvd #209 Ft.Laud. FL 33332

Telephone: 786.346-5728 Email Address: smiracola@gmail.com

Applicant Ray. Hall

☒ Consultant ☐ Representative ☐ Tenant (check one)

Address: 3501 Van Buren St. #10 Hw FL 33021 Telephone: 954.562.3710

Email Address: mdstudio7@aol.com

Email Address #2: info@raymondehall.com

Date of Purchase: 4.27.2023 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): Cutro & Associates

E-mail Address: cutroplanning@yahoo.com



# 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](http://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 as approved by the Division of Planning & Urban Design. 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: 10/25/23

PRINT NAME: Sasha Miracola Date: 10/25/23

Signature of Consultant/Representative: Ray. Hall Date: 10.26.2023

PRINT NAME: Raymond Hall Date: 10.26.2023

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

### Current Owner Power of Attorney

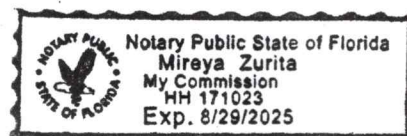
I am the current owner of the described real property and that I am aware of the nature and effect the request for Power of Attorney \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing Raymond Hall to be my legal representative before the Historic Preservation (Board and/or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

Sworn to and subscribed before me  
this 25 day of October

\_\_\_\_\_  
Notary Public

State of Florida

My Commission Expires: 8/29/25



\_\_\_\_\_  
Signature of Current Owner

Sasha Miracola  
Print Name

My Commission Expires: 8/29/25 (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_







PREPARED BY:

ARCHIE J. RYAN III, ESQ.  
RYAN & RYAN, LLC  
700 East Dania Beach Boulevard, Third Floor  
Dania Beach, FL 33004  
File Number: 25191C-RE

RETURN TO:

DAVID L. KOUT, P.A.  
9000 Sheridan Street, Suite 102  
Pembroke Pines, FL 33024

[Space Above This Line For Recording Data]

### Warranty Deed

THIS WARRANTY DEED made this 27<sup>th</sup> day of April, 2023 between JEFFREY B. BARRETT and MAUREEN BARRETT, husband and wife, whose post office address is 1450 Jefferson Street, Hollywood, FL 33020, Grantors, and SASHA MIRACOLA, a single woman, whose post office address is 9061 Sunrise Lakes Boulevard, Apt. 209, Fort Lauderdale, FL 33332, Grantee:

WITNESSETH, that Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to Grantors in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

THE WEST 44 FEET OF LOT 30, BLOCK 86 OF THE TOWN OF HOLLYWOOD,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE  
21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel Identification Number: 5142-15-02-6140

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantors hereby covenant with Grantee that Grantors are lawfully seized of said land in fee simple; that Grantors have good right and lawful authority to sell and convey said land; that Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.



IN WITNESS WHEREOF, Grantors have hereunto signed this Warranty Deed the day and year first written above.

Signed, sealed and delivered in our presence:

Witness Name: ARCHIE J. RYAN III

JEFFREY B. BARRETT

Witness Name: LISSETTE FIGUEROA

MAUREEN BARRETT

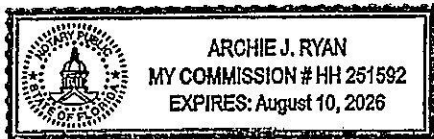
Witness Name: ARCHIE J. RYAN III

Witness Name: LISSETTE FIGUEROA

State of Florida  
County of Broward

The foregoing instrument was acknowledged and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 27<sup>th</sup> day of April, 2023 by JEFFREY B. BARRETT and MAUREEN BARRETT, husband and wife, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

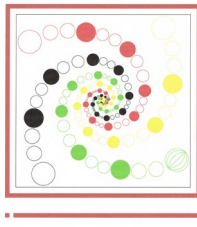


Notary Public

Printed Name: ARCHIE J. RYAN III

My Commission  
Expires: \_\_\_\_\_





Raymond E. Hall, NCARB, AR No. 98953  
3501 Van Buren St #10 Hollywood Fl. 33021

## DESIGN CRITERIA

### Architectural Design Components.

Due to the limitations of the site being of smaller width than the average lot size, it was decided to go two floors to reduce the footprint of the building and to provide more open space toward the alley for outdoor activities. The design is based on two rectangles of different dimensions interacting with each other to create the basic elevations of the building into which elements are carved out or projected to enhance the design. A modern design drawing on historical references such as the base of the building highlighted by the horizontal molding at floor level. The head or capital noted by the thick architectural molding at the top of the parapet, and the belt or waist exemplified by the projected molding approximating the second floor level. Modern components include, the cantilevered overhangs, and window types includes horizontal sliders as opposed to the traditional casement or single hung windows. An attempt is made on the west elevation which faces 15<sup>th</sup> Avenue, a prominent side of the building to break up the horizontality of the building with fenestration and surface textures.

### Compatibility

The design is compatible with the historic nature of the neighborhood. The simplicity of the geometry and the incorporation of historical elements referenced in the building's exterior components that distinguish the elevation draws to that conclusion. At the same time, modern components are incorporated, giving a mixture of the old and the new in a subtle way.

### Scale/massing

A two-story structure at a roadway intersection is one of the best ways to introduce the street that one is about to enter, acting like a post or marker for the street. It complements the large stately tree in the park that is diagonally across the street from the site. All the other residences in the immediate surrounding are single story structures and therefore this new two-story structure will stand out as a corner building, which is appropriate in keeping with the massing of the buildings along Jefferson Street. What the building lacks in width due to set back requirements is made up in height and thus the scale of the building, although smaller in footprint, approximates the size of its closest neighbors, therefore the scale and massing of the proposed building is compatible within the neighborhood and the immediate surroundings.

### Landscaping

All new planting materials are Florida native and / or drought resistant and contain a variety of types and forms arranged in such a way to provide a pleasant atmosphere with the vegetation. Another function of the planting is to provide screening and privacy from the street, while softening the street scape. A prominent mango tree is kept near the pool to provide a stately look, to shade the building and provide fruits when in season.





Raymond E. Hall, NCARB, AR No. 98953  
3501 Van Buren St #10 Hollywood Fl. 33021

LEGAL DESCRIPTION

PROPERTY ADDRESS:

1452 Jefferson Street  
Hollywood, FL 33020

LEGAL DESCRIPTION:

The w 44.00' of lot 30, block 86 of the town of Hollywood, according to the plat thereof, recorded in plat book 1, page 21, of the  
Public records of Broward County, Florida.



**CITY OF HOLLYWOOD  
HISTORIC PRESERVATION BOARD**

**RESOLUTION NO. 21-V-67**

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA APPROVING A VARIANCE FOR A SINGLE FAMILY HOME LOCATED AT 1450 JEFFERSON STREET IN THE LAKES AREA HISTORIC MULTIPLE RESOURCE LISTING DISTRICT AS MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A" PURSUANT TO PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Historic Preservation Board (the "Board") is charged with the responsibility of preserving and conserving properties of historical, architectural and archeological merit in the City; and

WHEREAS, a Certificate of Appropriateness for Demolition of a non-historic structure may be issued by the Board; and

WHEREAS, a Certificate of Appropriateness for Design is required prior to the issuance of a building permit for new building construction, additions to existing buildings, major renovation work or substantial alteration based upon evaluation of the compatibility of the physical alteration or improvement with the criteria listed in 5.5.F.1 of the City of Hollywood Zoning and Land Development Regulations; and

WHEREAS, Jeffrey and Maureen Barrett, collectively "the Applicant", (File Number 21-V-67), requested a Variance for a single family home located at 1450 Jefferson Street, as more particularly described in the attached Exhibit "A" incorporated herein by reference; and

WHEREAS, the Board held an advertised public hearing on July 12, 2022 to consider the Applicant's request; and

WHEREAS, the Board reviewed the Applicant's request for a Variance to approve the lot width reduction at 44 feet, eliminating the non-conformity created by the subdivision, reviewed the evidence submitted and testimony received at the public hearing, and reviewed the following criteria pursuant to the criteria listed in Section 5.5.J of the City's Zoning and Land Development Regulations:

(a) That the requested Variance did maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

(b) That the requested Variance is otherwise compatible with the surrounding land uses and would be detrimental to the community;



(c) That the requested Variance is consistent with and in furtherance of the Goals, Objective and Policies of the adopted Comprehensive Plan, as amended from time to time, the Neighborhood Plan and all other similar plans adopted by the city; and

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

(e) That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with applicable law; and

WHEREAS, after applying the criteria stated above the Board determined that the Variance should be granted.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That the Board, after hearing all evidence submitted and reviewing the Applicant's request and Staff Report and hearing testimony from all parties and public speakers, approves the Applicant's request for a Variance with the lot width reduction at 44 feet, eliminating the non-conformity created by the subdivision, based on the plans submitted by the Applicant and reviewed by the Board.

Section 3: That the Department of Development Services - Division of Planning and Urban Design is hereby directed to forward a copy of this Resolution to the Applicant and the owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the public records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 12 DAY OF JULY, 2022.

RENDERED THIS 1st DAY OF February 2022.<sup>3</sup>

  
\_\_\_\_\_  
STEVEN TOTH,  
VICE CHAIR

  
\_\_\_\_\_  
STEPHEN PIPER,  
SECRETARY

(HISTORIC PRESERVATION BOARD RESOLUTION NO. RESOLUTION NO. 21-V-67)

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY for the use and reliance of the  
Historic Preservation Board of the City of  
Hollywood, Florida only.



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DENISE MANOS  
BOARD ATTORNEY



(HISTORIC PRESERVATION BOARD RESOLUTION 21-V-67)

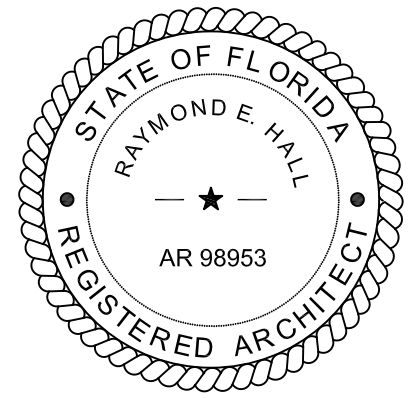
EXHIBIT "A"

LEGAL DESCRIPTION

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOT 29 TOGETHER WITH THE WEST 30' OF LOT 28, BLOCK 86 OF THE TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



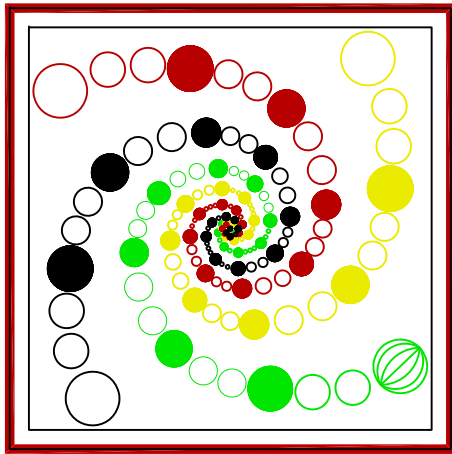


# NEW SINGLE FAMILY RESIDENCE

AT  
1452 JEFFERSON STREET  
HOLLYWOOD, FL 33020

A-0  
10.27.2023

R 2.28.2024



RAYMOND E. HALL ARCHITECT AR No. 98953 Hollywood, Florida 33021

THE ELEVATIONS INCORPORATES CLASSICAL AND MODERN ELEMENTS TO PROVIDE A MIXED VOCABULARY FOR THE BUILDING. THE HEAD MOLDING AT PARAPET LEVEL AND WASTE MOLDING AT SECOND FLOOR LEVEL LOOSELY DESCRIBES THE CLASSICAL ELEMENTS WHILE THE CANTILEVERED RETURN OVERHANGS ASCRIBES TO THE MODERN. THE BASIC FORM IS TWO INTERSECT RECTANGLES WITH PROJECTIONS AND CANTILEVERS.

THE FIRST FLOOR IS RAISED 12" ABOVE THE BASE FLOOD ELEVATION, HENCE THE NUMBER OF STEPS TO FLOOR LEVEL AS THE SITE IS LOCATED WITHIN THE FLOOD ZONE AH. THIS FLOOR CONSISTS OF THE GARAGE, KITCHEN AND LIVING SPACE, ALONG WITH A STUDY ROOM. A SHOWER ROOM IS TUCKED UNDER THE STAIRWAY LEADING TO THE SECOND FLOOR. THE TIGHTNESS OF THE SPACES ARE REMINISCENT OF A TINY HOME DUE TO THE NARROW WIDTH OF THE BUILDING.

THE BEDROOMS ARE CONFINED TO THE SECOND FLOOR WITH THE PRIMARY BEDROOM SUITE AT THE REAR WITH A BALCONY OVERLOOKING THE POOL. THE OTHER TWO BEDROOMS SHARE A COMMON BATHROOM WITH THE LAUNDRY PLACED AT THE FRONT NEXT TO THE AC CLOSET. AT THE LANDING OF THE SECOND FLOOR AN OPENING IN THE FLOOR IS PROVIDED PARALLEL TO THE STAIRWAY. THIS OPENING ALLOWS LIGHT FROM THE HIGH LEVEL WINDOW NEXT TO THE STAIRWAY TO BRING NATURAL LIGHTING TO THE FIRST FLOOR PASSAGEWAY NEXT TO THE STAIRS TO BRIGHTEN THAT AREA WHICH WOULD BE DARK OTHERWISE.

AN ACCESSORY BUILDING IS PROVIDED NEXT TO THE ALLEY AND THE TWO PARKING SPACES. THE TWO BUILDINGS THUS FRAMES THE POOL DECK AREA PROVIDING PRIVACY ALONG WITH THE 6FT HIGH PERIMETER METAL FENCE COVERED WITH VEGETATION. THIS STRUCTURE WILL EASILY STANDOUT AS A MARKER DUE TO ITS NARROW DOUBLE HEIGHT FEATURE, ALMOST LIKE A SIGN POST LOCATED AT A PROMINENT CROSSROAD DIAGONAL TO THE JEFFERSON PARK.

## NARRATIVE

### ARCHITECTURE

A-0	COVER SHEET
SU-1	ALTA SURVEY
A-1	SITE AND FLOOR PLANS
A-2	BUILDING ELEVATIONS
A-3	STREET VIEW

### LANDSCAPE ARCHITECTURE

L-1	LANDSCAPE PLAN
R-1	COLORS SITE PLAN
TD-1	TREE DISPOSITION PLAN

### CIVIL ENGINEERING

C-1	EROSION CONTROL PLAN
C-2	PAVING, GRADING & DRAINAGE PLAN
C-3	PAVING, GRADING & DRAINAGE DETAILS
C-4	WATER AND SEWER PLAN
C-5	WATER & SEWER DETAILS

## DRAWING INDEX



FRONT VIEW



RIGHT SIDE VIEW



REAR VIEW

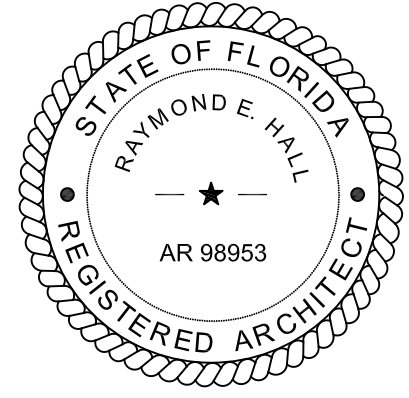


SITE LOCATION  
1452 JEFFERSON STREET  
HOLLYWOOD, FL 33020

## LOCATION PLAN



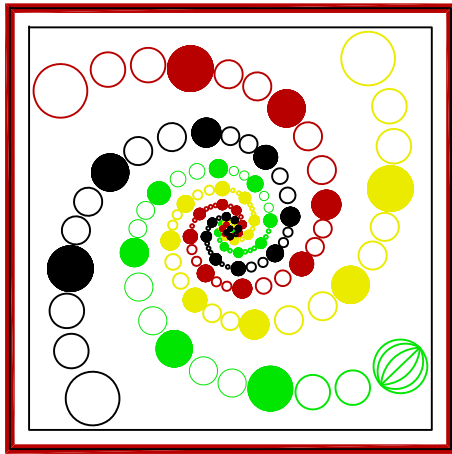




NEW SINGLE FAMILY RESIDENCE

AT  
1452 JEFFERSON STREET  
HOLLYWOOD, FL 33020

A-3.1  
6.24.2024



RAYMOND E. HALL ARCHITECT AR No. 98953 Hollywood, Florida 33021



1444 JEFFERSON STREET



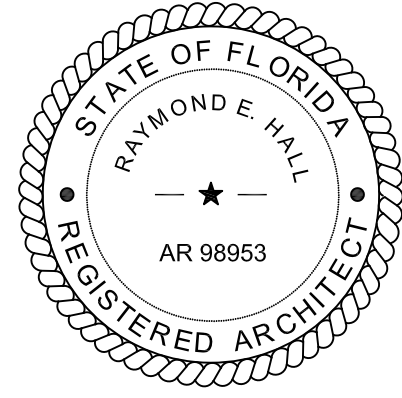
1450 JEFFERSON STREET



1452 JEFFERSON STREET

STREET VIEW ALONG JEFFERSON STREET

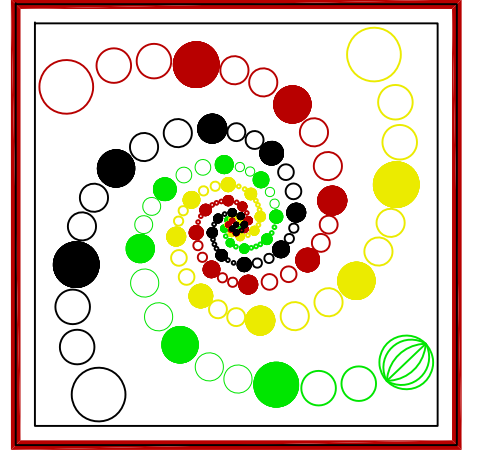




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HOLLYWOOD, FL 33020

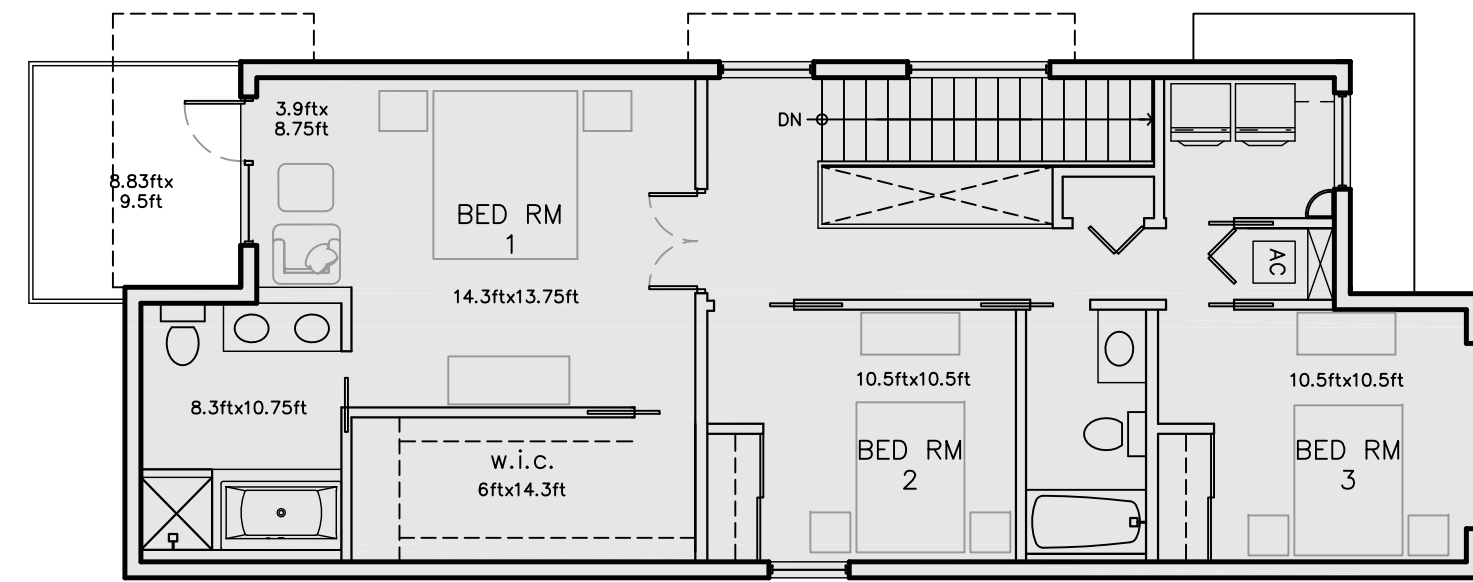
A-1  
10.27.2023



RAYMOND E. HALL ARCHITECT AR No. 98953 Hollywood, Florida 33021

R 1 2.28.2024  
R 2 4.25.2024  
R 3 5.29.2024  
R 4 6.04.2024  
R 5 6.04.2024

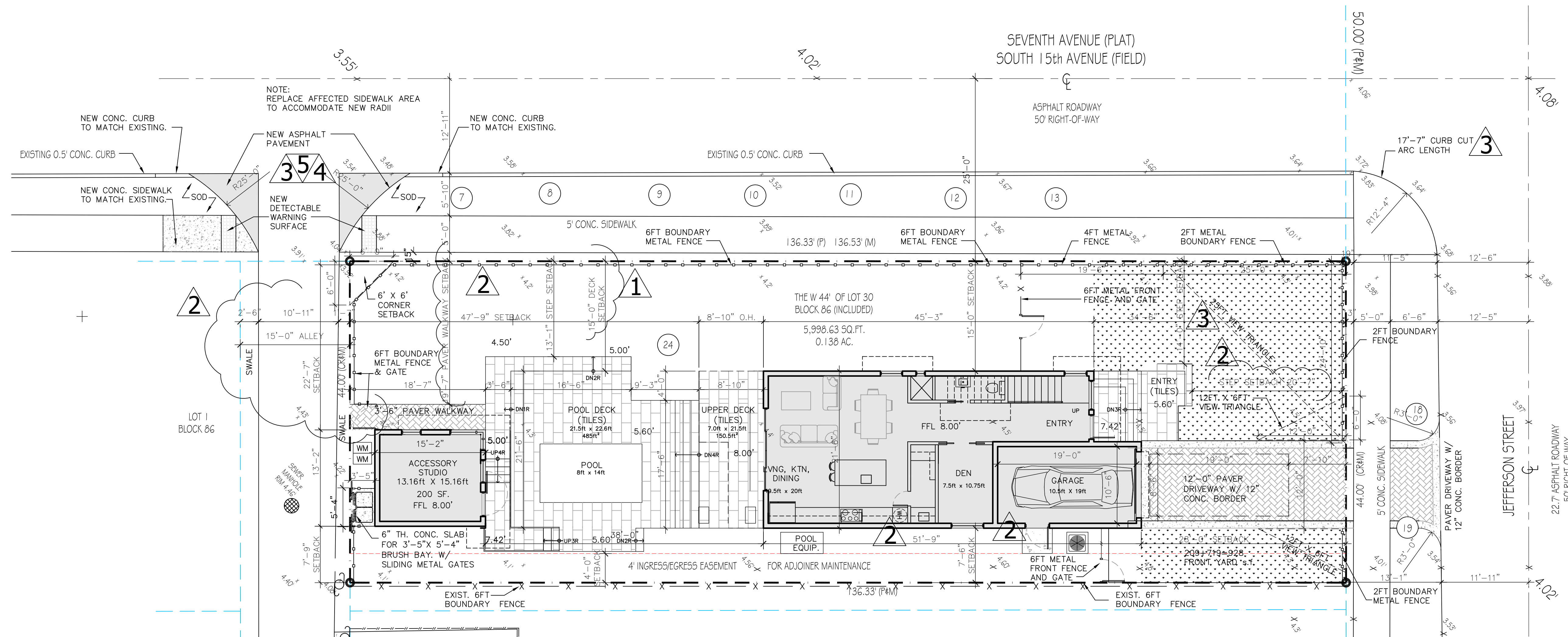
BUILDING CRITERIA:	ALLOWED	PROVIDED	CODE REFERENCE:
1. PROPOSED USE:	RESIDENTIAL		R-3 FBC 7th ED 310.5
2. OCCUPANCY TYPE:	RESIDENTIAL (SINGLE FAMILY)		R-3 FBC 7th ED 310.5
3. TYPE OF CONSTRUCTION:	TYPE 3B	TYPE 3B	TABLE 601 FBC 6th ED
4. FRONT SETBACK:	25 FT.	28'-0"	ART. 4.1 HWD. CoO.
5. SIDE SETBACK:	7'-6"	7'-6"	ART. 4.1 HWD. CoO.
6. REAR SETBACK:	15'-0"	15'-0"	ART. 4.1 HWD. CoO.
7. LOT SIZE:	6,000 FT²	5,998.52 FT²	ART. 4.1 HWD. CoO.
8. BUILDING HT:	2 STORY (30ft)	2 STORY (25'-6")	ART. 4.1 HWD. CoO.
9. BUILDING AREA:	1,000 FT² (min.)	2,176 FT² (2 FLOORS)	ART. 4.1 HWD. CoO.
1st. FLOOR	1,000 FT² (min.)	1,050 FT²	ART. 4.1 HWD. CoO.
2nd. FLOOR	-	1,126 FT²	ART. 4.1 HWD. CoO.
TOTAL	-	2176 FT²	ART. 4.1 HWD. CoO.



SECOND FLOOR PLAN

BUILDING CRITERIA:	ALLOWED	PROVIDED	CODE REFERENCE:
AC 1st FLOOR	-	850 FT²	
AC 2nd FLOOR	-	1126 FT²	
AC TOTAL	-	1976 FT²	
PARKING	2,000 FT² FOR 2 SPACES	2 SPACES	ART. 7.2 HWD. CoO.
GARAGE	-	200 FT²	
10. ACCESSORY BUILDING AREA:	30% FT² (of main bldg. 653 FT²)	200 FT²	ART. 4.23 HWD. CoO.
11. PERVIOUS AREAS:	40%	3375 FT² (56%)	
FRONT YARD AREAS:	20% of 1,391 FT² = 278 FT²	928 FT² (67%)	
IMPERVIOUS AREAS:	-	2670 FT² (44%)	

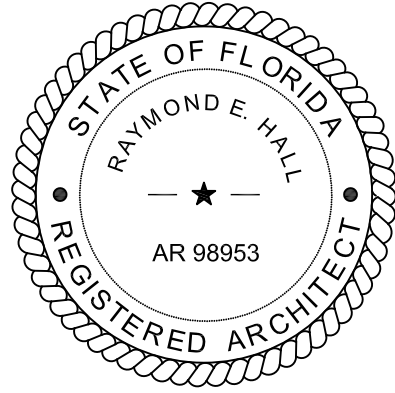
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SITE PLAN

SCALE 1/8" = 1'-0"  
0 4 8 16 24

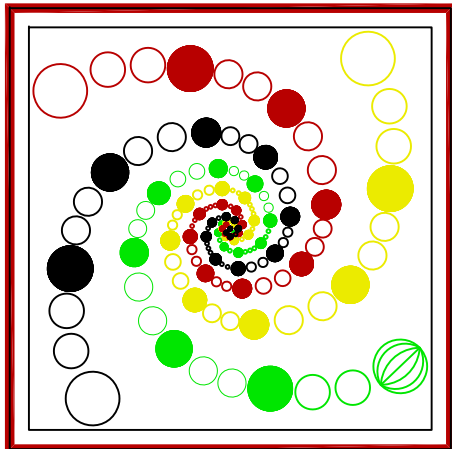




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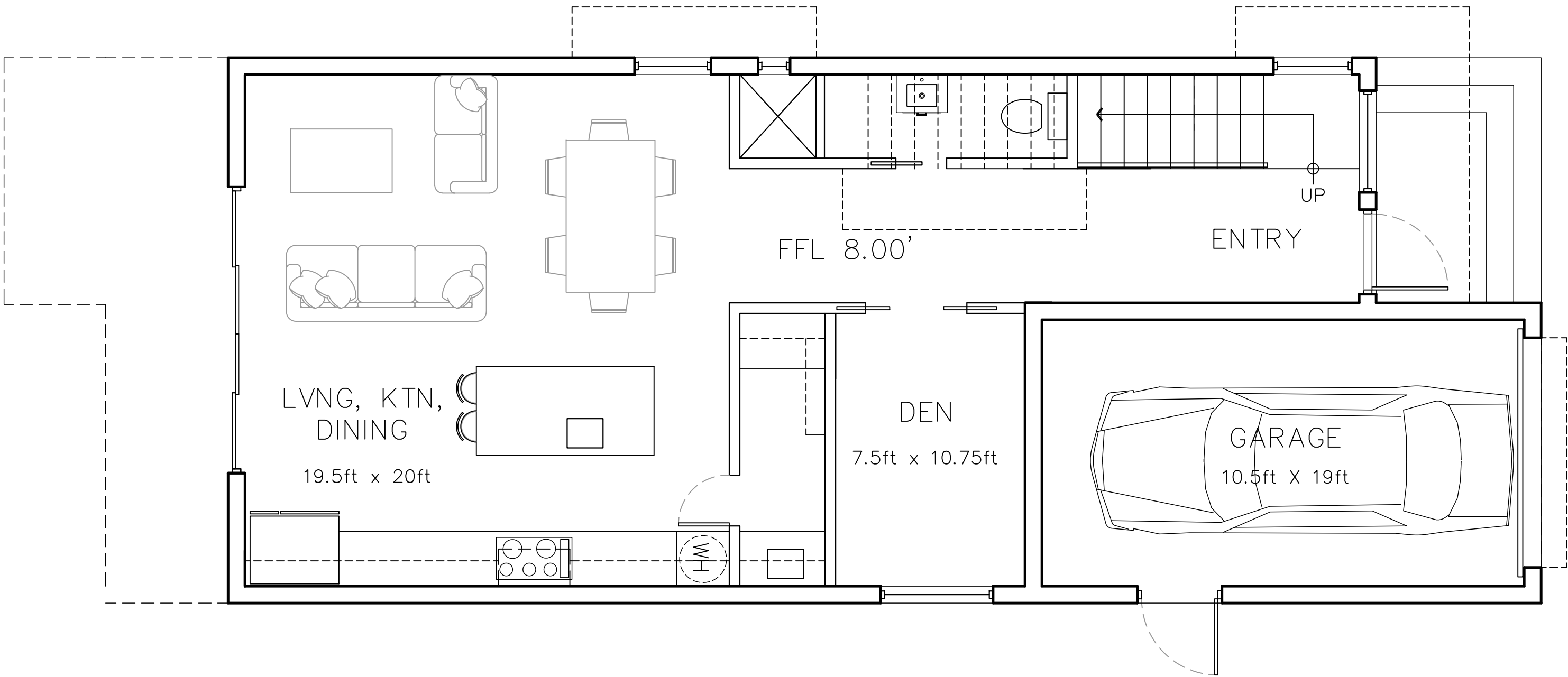
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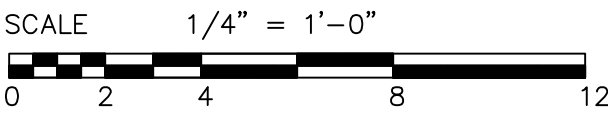
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5. SIDE SETBACK:	7'-6"	7'-6"	ART. 4.1 HWD. CoO.
STREET SIDE SETBACK:	15'-0"	15'-0"	ART. 4.1 HWD. CoO.
6. REAR SETBACK:	15'-0"min. (15% lot depth)	47'-9"	ART. 4.1 HWD. CoO.
7. LOT SIZE:	6,000 FT²	5,998.52 FT²	ART. 4.1 HWD. CoO.
8. BUILDING HT:	2 STORY (30ft)	2 STORY (25'-6")	ART. 4.1 HWD. CoO.
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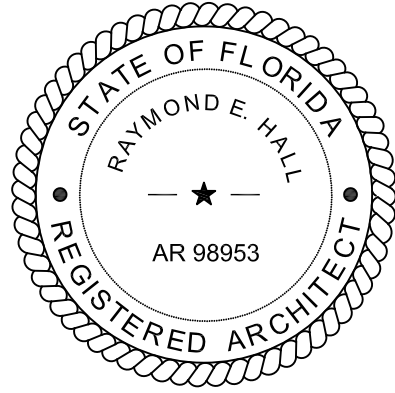
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11. PERVIOUS AREAS:	40%	3375 FT² (56%)	
FRONT YARD AREAS:	20% of 1,391 FT² = 278 FT²	928 FT² (67%)	
IMPERVIOUS AREAS:	-	2670 FT² (44%)	



FIRST FLOOR PLAN



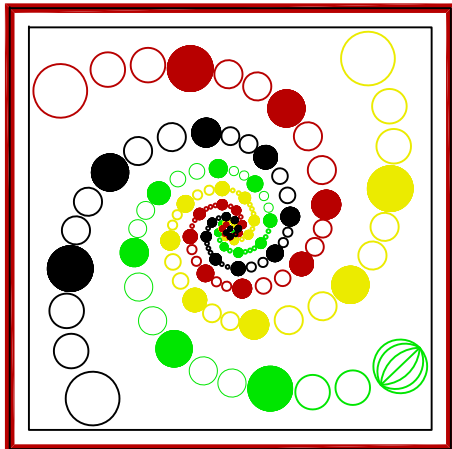




# NEW SINGLE FAMILY RESIDENCE

AT  
1452 JEFFERSON STREET  
HOLLYWOOD, FL 33020

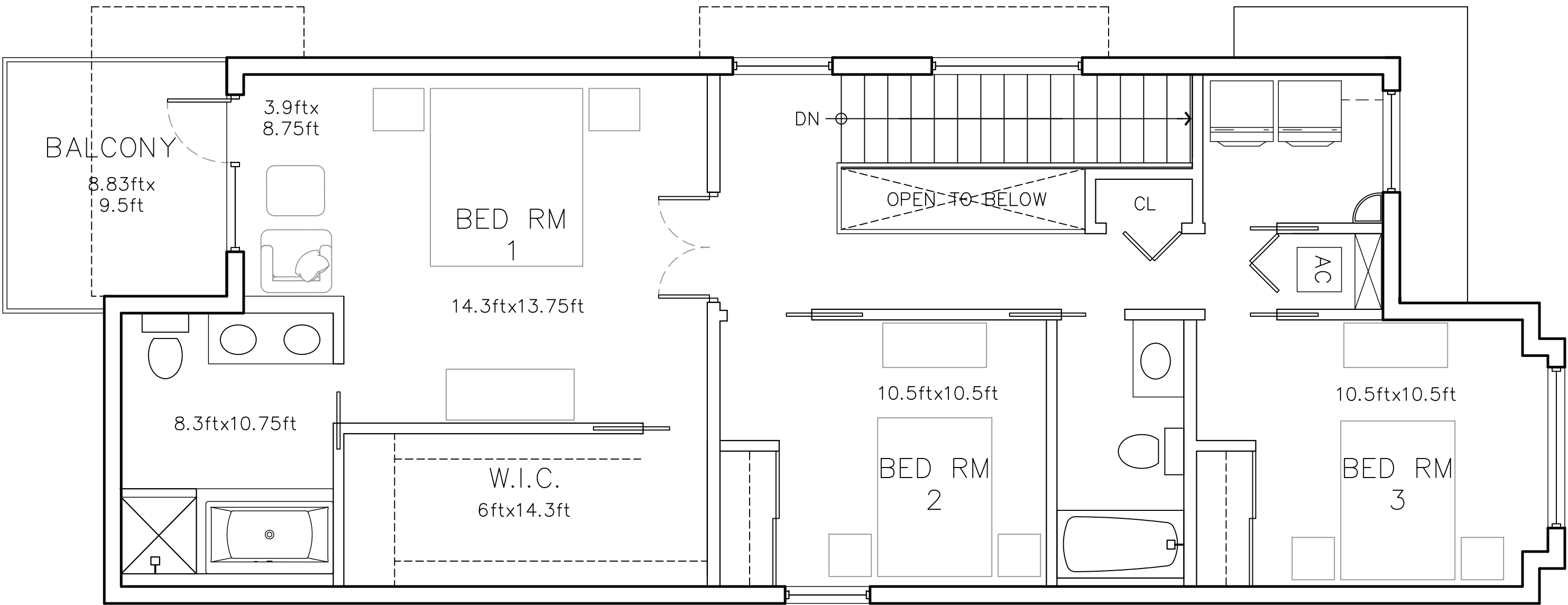
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6.24.2024



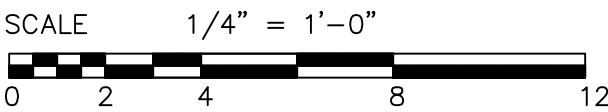
RAYMOND E. HALL ARCHITECT AR No. 98953 Hollywood, Florida 33021

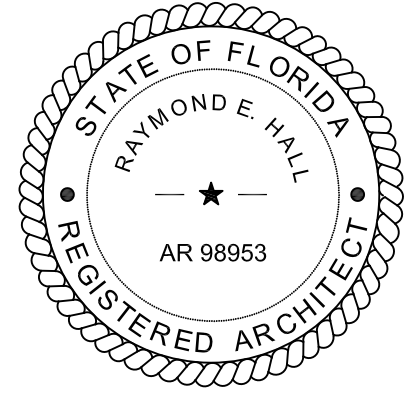
BUILDING CRITERIA:	ALLOWED	PROVIDED	CODE REFERENCE:
1. PROPOSED USE:	RESIDENTIAL		R-3 FBC 7th ED 310.5
2. OCCUPANCY TYPE:	RESIDENTIAL (SINGLE FAMILY)		R-3 FBC 7th ED 310.5
3. TYPE OF CONSTRUCTION:	TYPE 3B	TYPE 3B	TABLE 601 FBC 6th ED
4. FRONT SETBACK:	25 FT.	28'-0"	ART. 4.1 HWD. CoO.
5. SIDE SETBACK:	7'-6"	7'-6"	ART. 4.1 HWD. CoO.
STREET SIDE SETBACK:	15'-0"	15'-0"	ART. 4.1 HWD. CoO.
6. REAR SETBACK:	15'-0"min. (15% lot depth)	47'-9"	ART. 4.1 HWD. CoO.
7. LOT SIZE:	6,000 FT²	5,998.52 FT²	ART. 4.1 HWD. CoO.
8. BUILDING HT:	2 STORY (30ft)	2 STORY (25'-6")	ART. 4.1 HWD. CoO.
9. BUILDING AREA:	1,000 FT² (min.)	2,176 FT² (2 FLOORS)	ART. 4.1 HWD. CoO.
1st. FLOOR	1,000 FT² (min.)	1,050 FT²	ART. 4.1 HWD. CoO.
2nd. FLOOR	-	1,126 FT²	ART. 4.1 HWD. CoO.
TOTAL	-	2176 FT²	ART. 4.1 HWD. CoO.

BUILDING CRITERIA:	ALLOWED	PROVIDED	CODE REFERENCE:
AC 1st FLOOR	-	850 FT²	
AC 2nd FLOOR	-	1126 FT²	
AC TOTAL	-	1976 FT²	
PARKING	2,000 FT² FOR 2 SPACES	2 SPACES	ART. 7.2 HWD. CoO.
GARAGE	-	200 FT²	
10. ACCESSORY BUILDING AREA:	30% FT² (of main bldg. 653 FT²)	200 FT²	ART. 4.23 HWD. CoO.
11. PERVIOUS AREAS:	40%	3375 FT² (56%)	
FRONT YARD AREAS:	20% of 1,391 FT² = 278 FT²	928 FT² (67%)	
IMPERVIOUS AREAS:	-	2670 FT² (44%)	



SECOND FLOOR PLAN

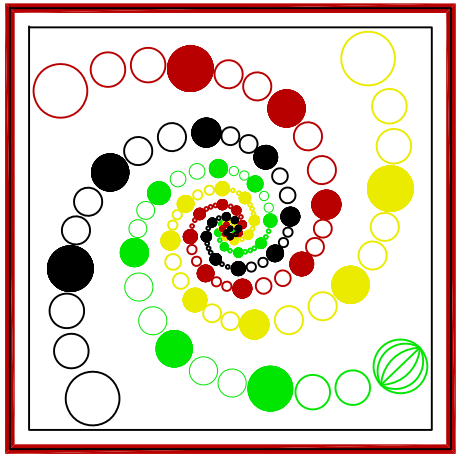




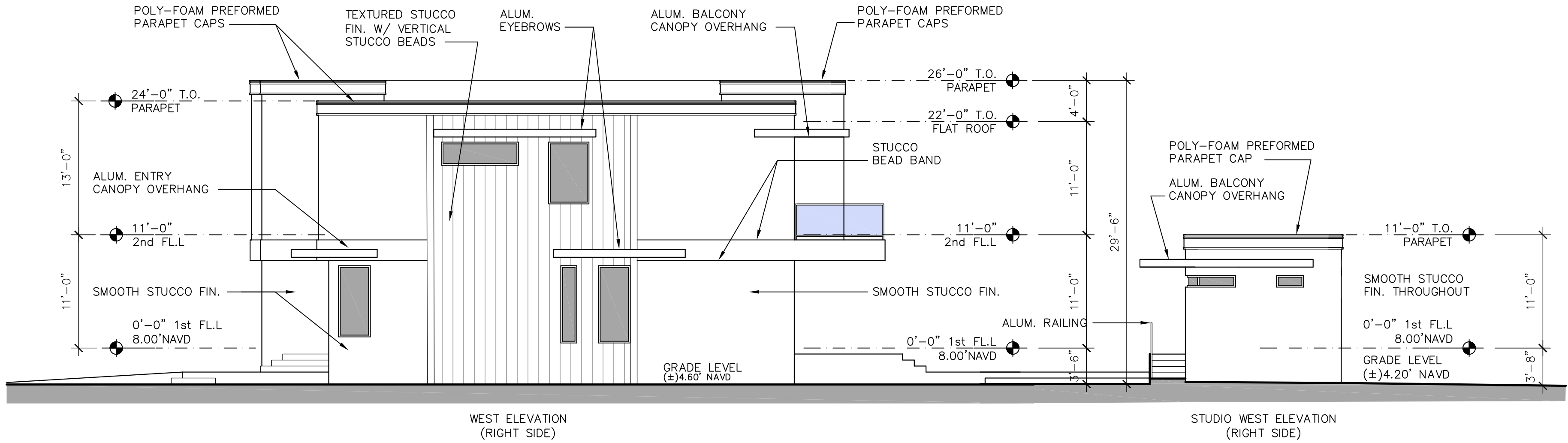
# NEW SINGLE FAMILY RESIDENCE

AT  
1452 JEFFERSON STREET  
HOLLYWOOD, FL 33020

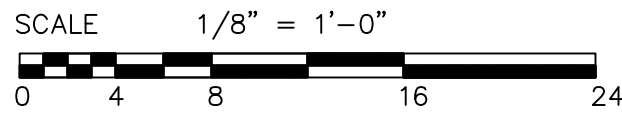
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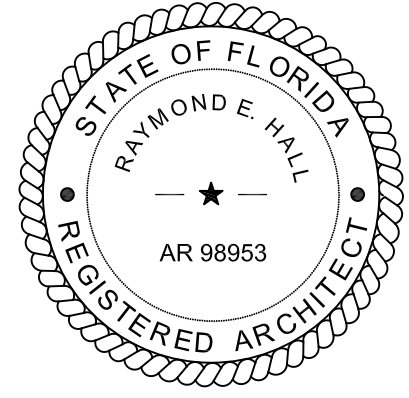
RAYMOND E. HALL ARCHITECT AR No. 98953 Hollywood, Florida 33021



## BUILDING ELEVATIONS





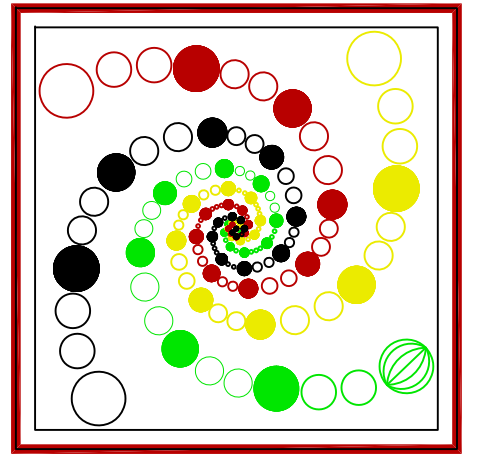


# NEW SINGLE FAMILY RESIDENCE

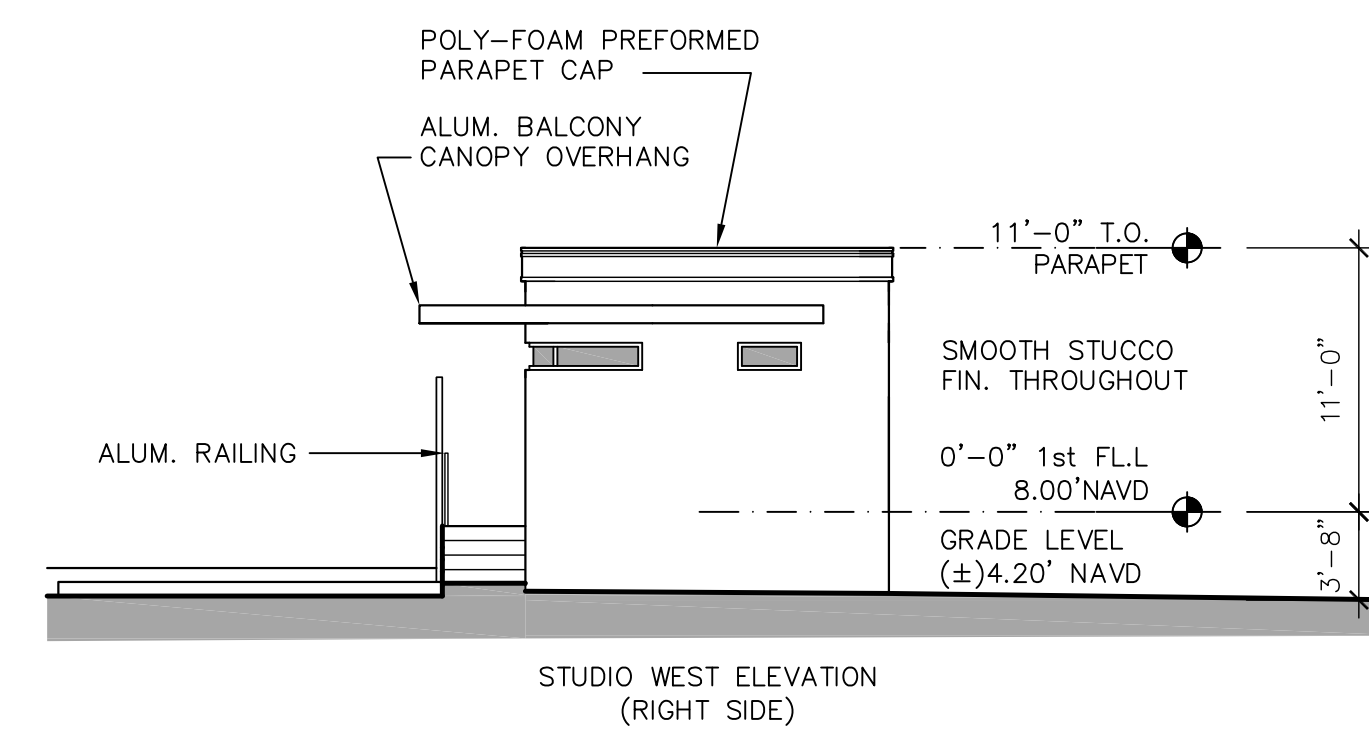
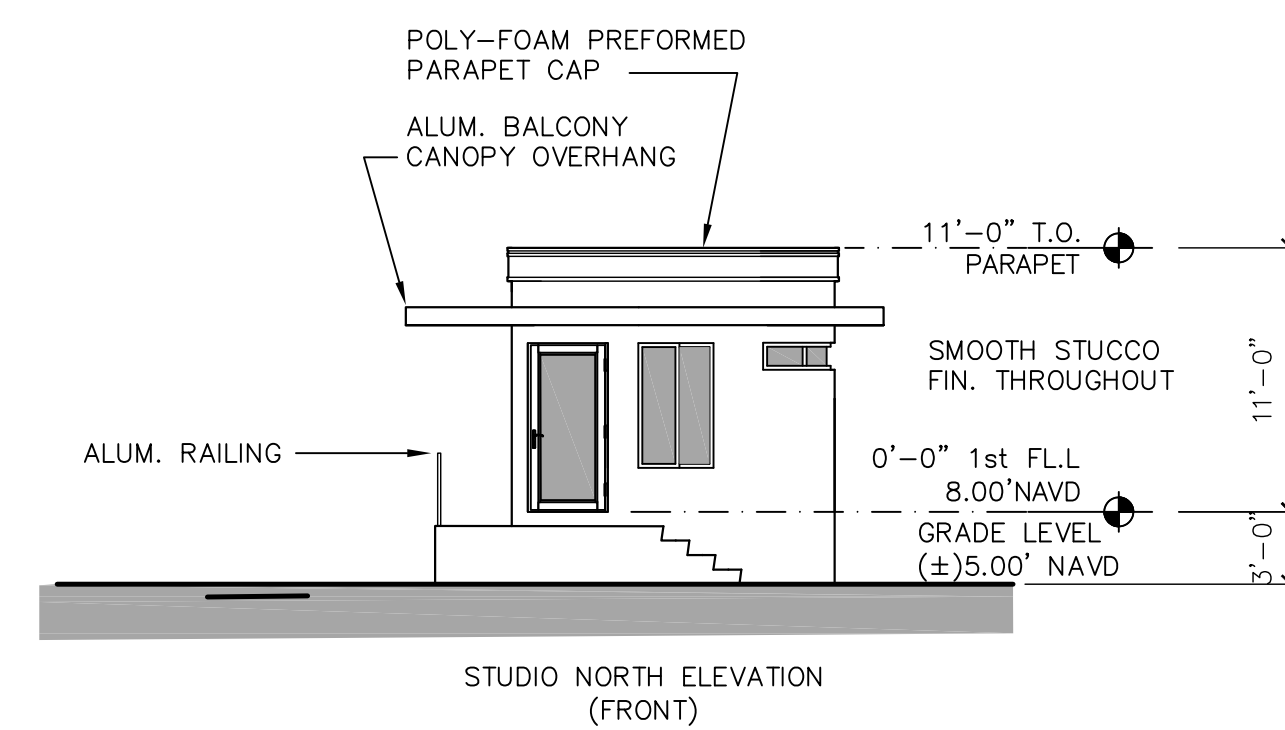
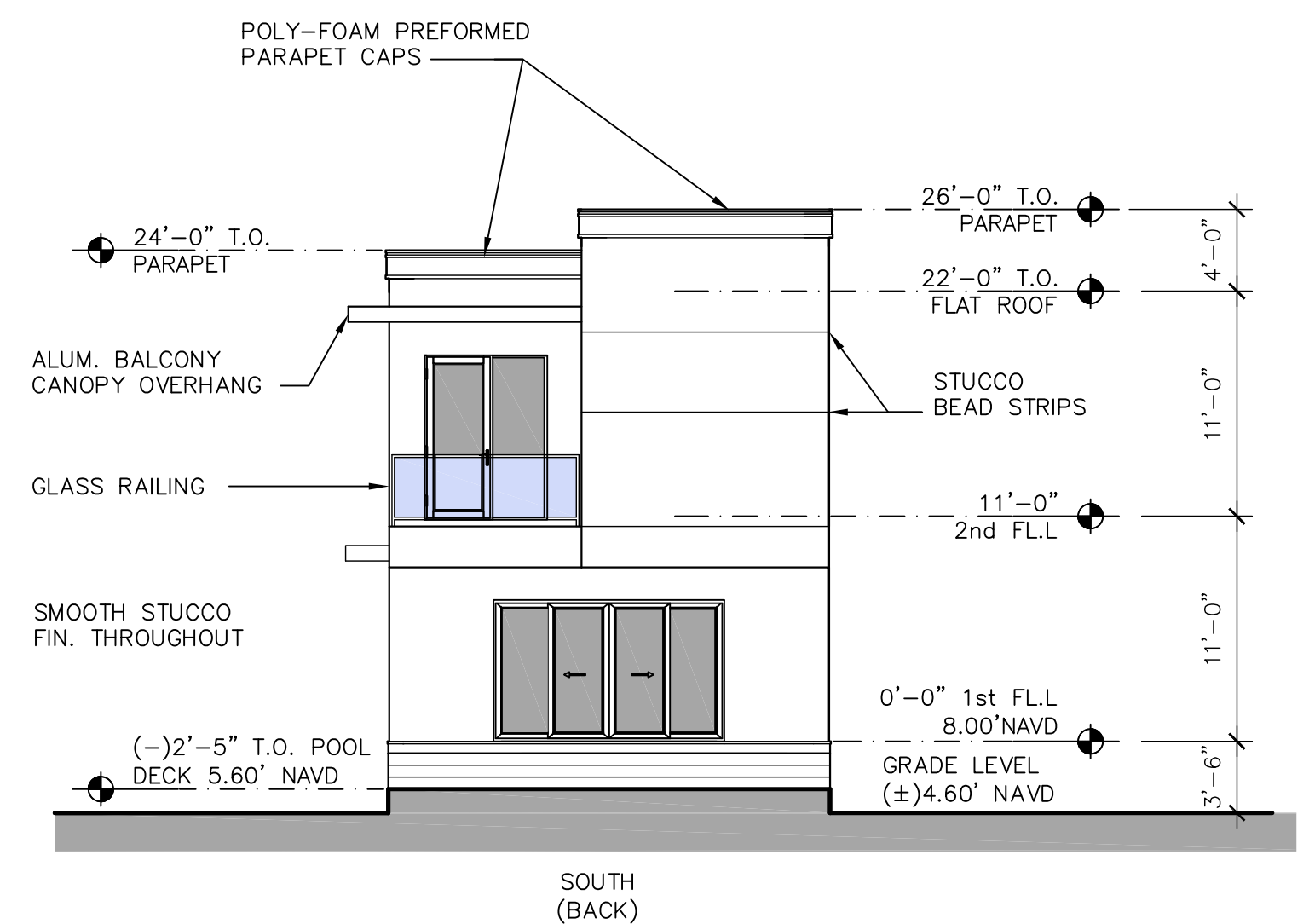
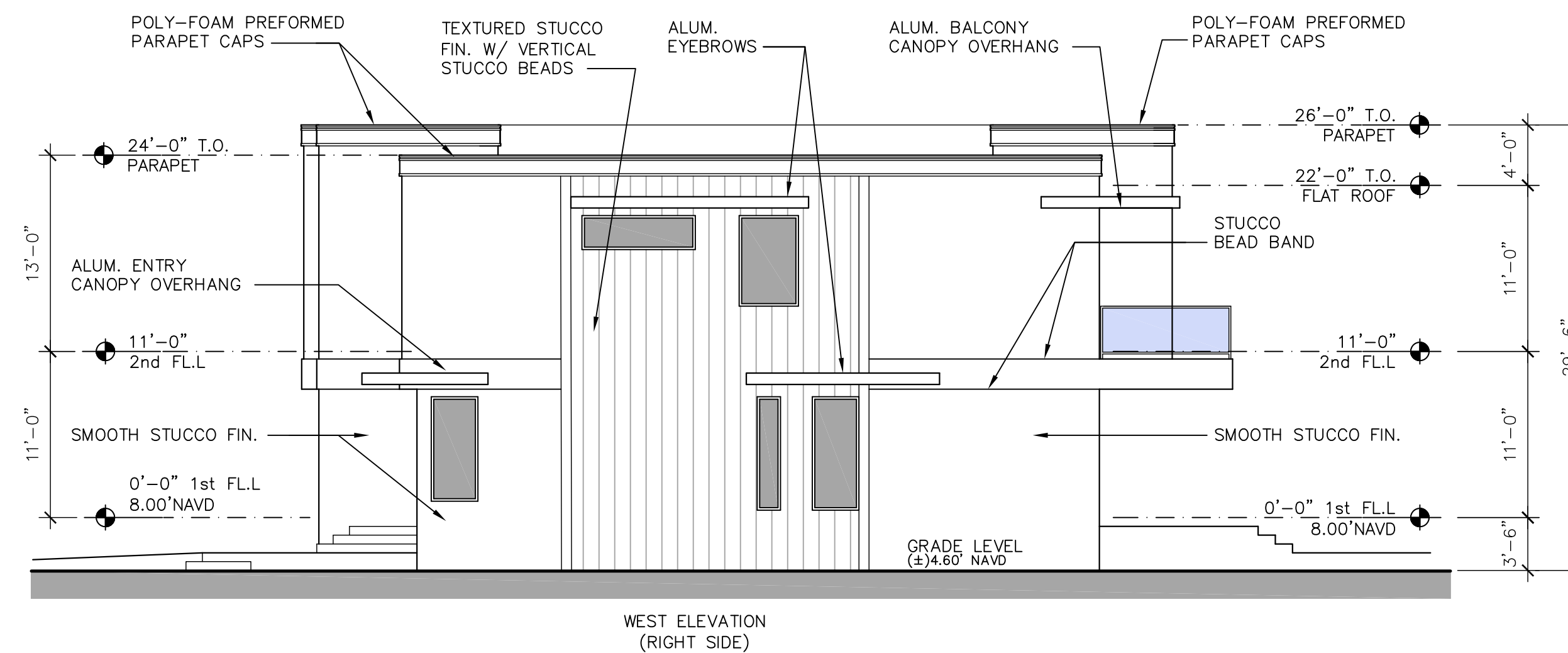
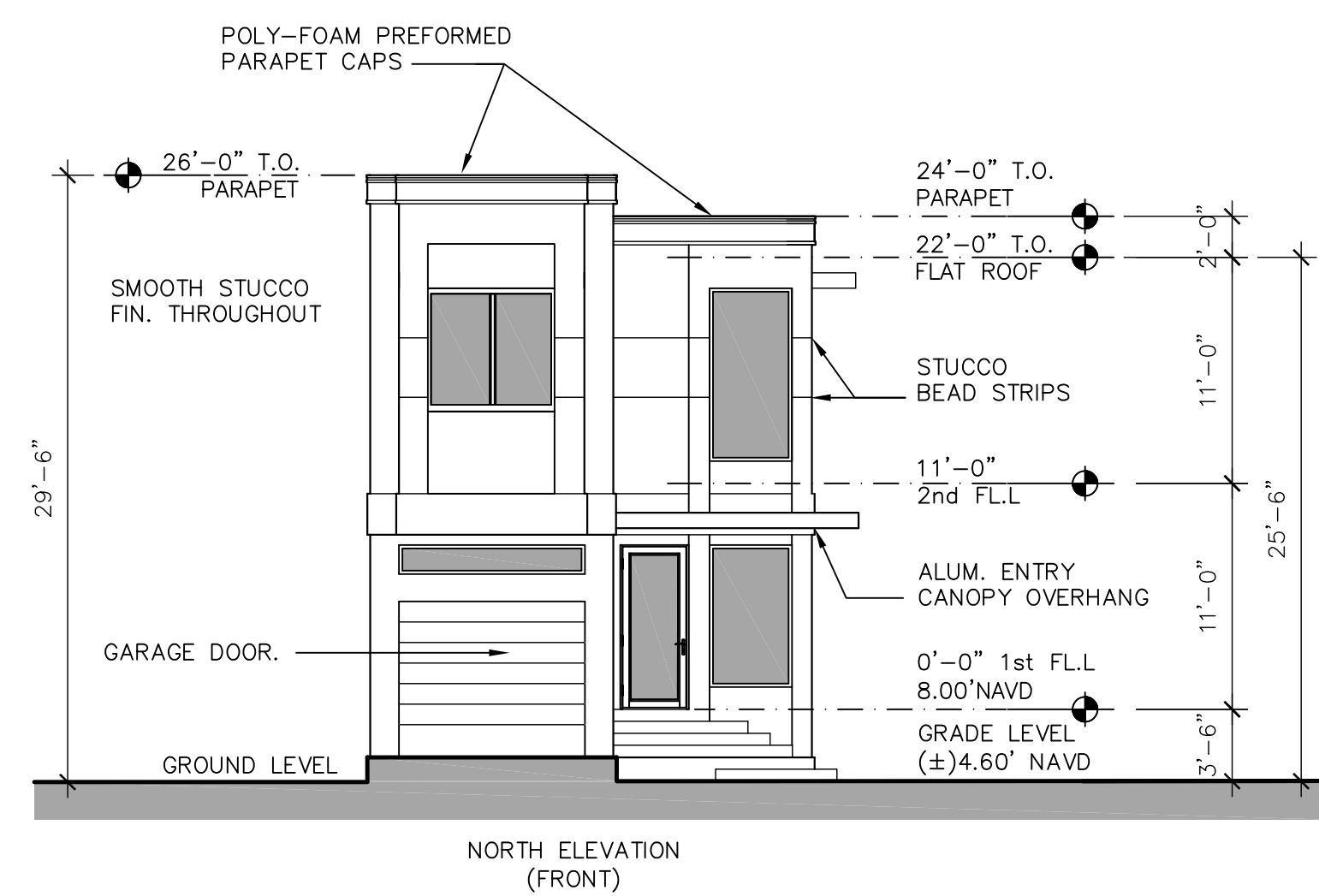
AT  
1452 JEFFERSON STREET  
HOLLYWOOD, FL 33020

A-2  
10.27.2023

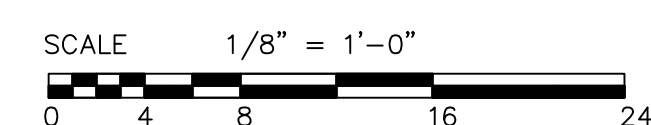
R1 2.28.2024  
R2 5.29.2024



RAYMOND E. HALL ARCHITECT AR No. 98953 Hollywood, Florida 33021

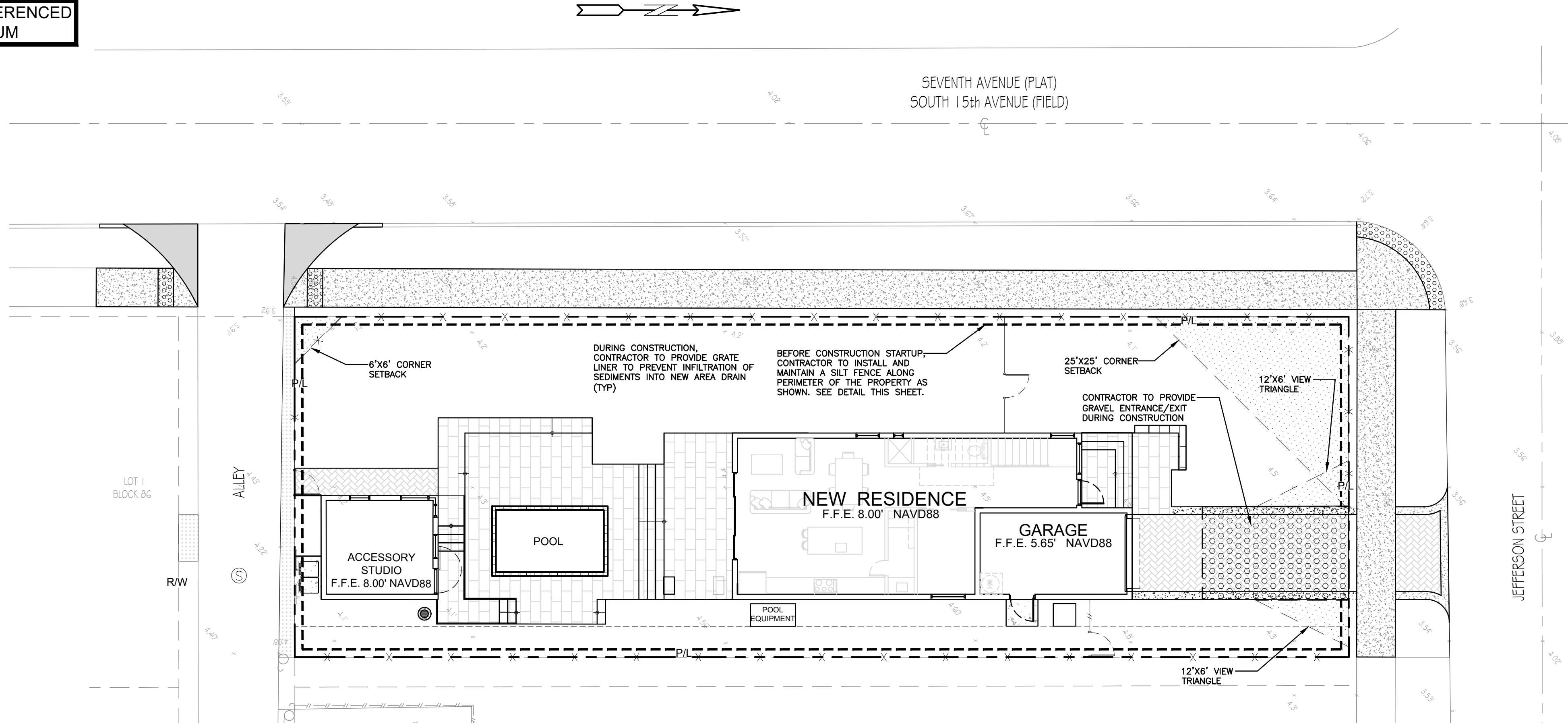


## BUILDING ELEVATIONS





ALL ELEVATIONS ARE REFERENCED  
TO NAVD88 VERTICAL DATUM

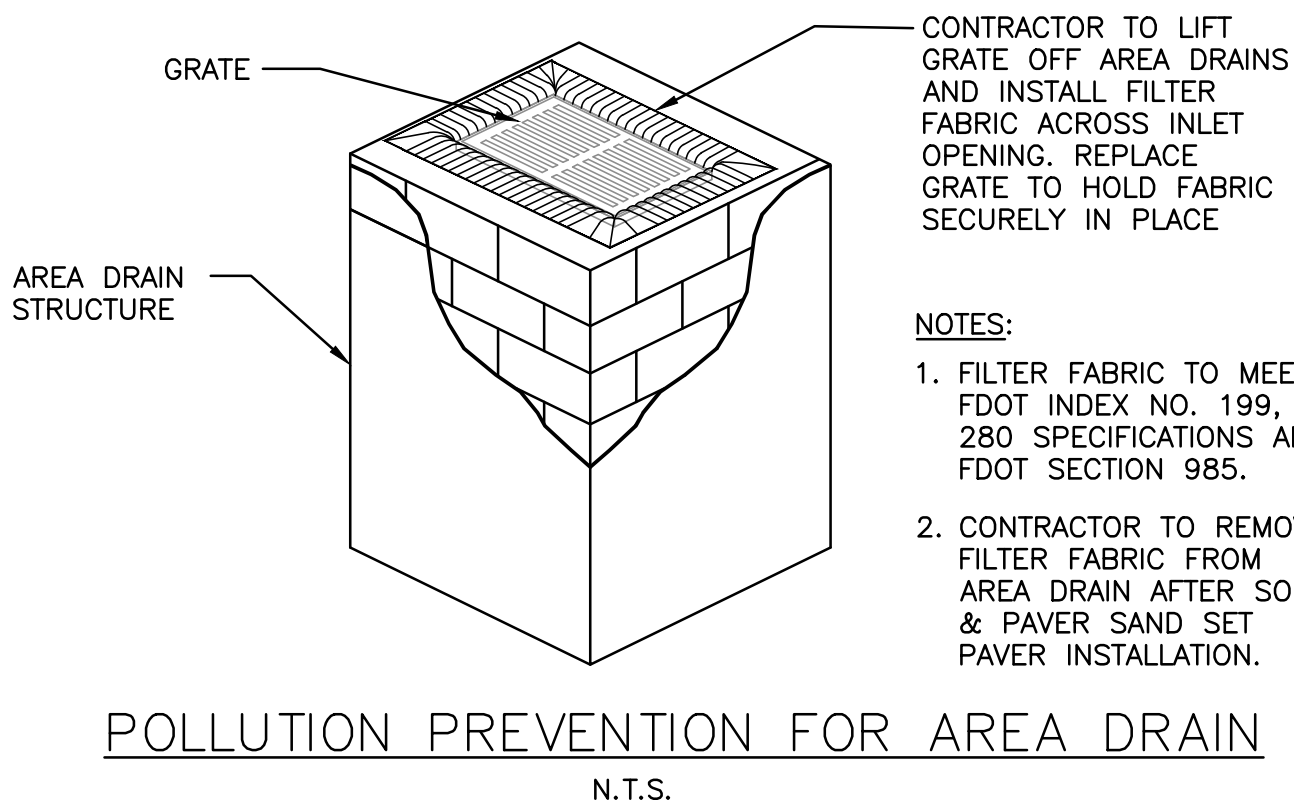
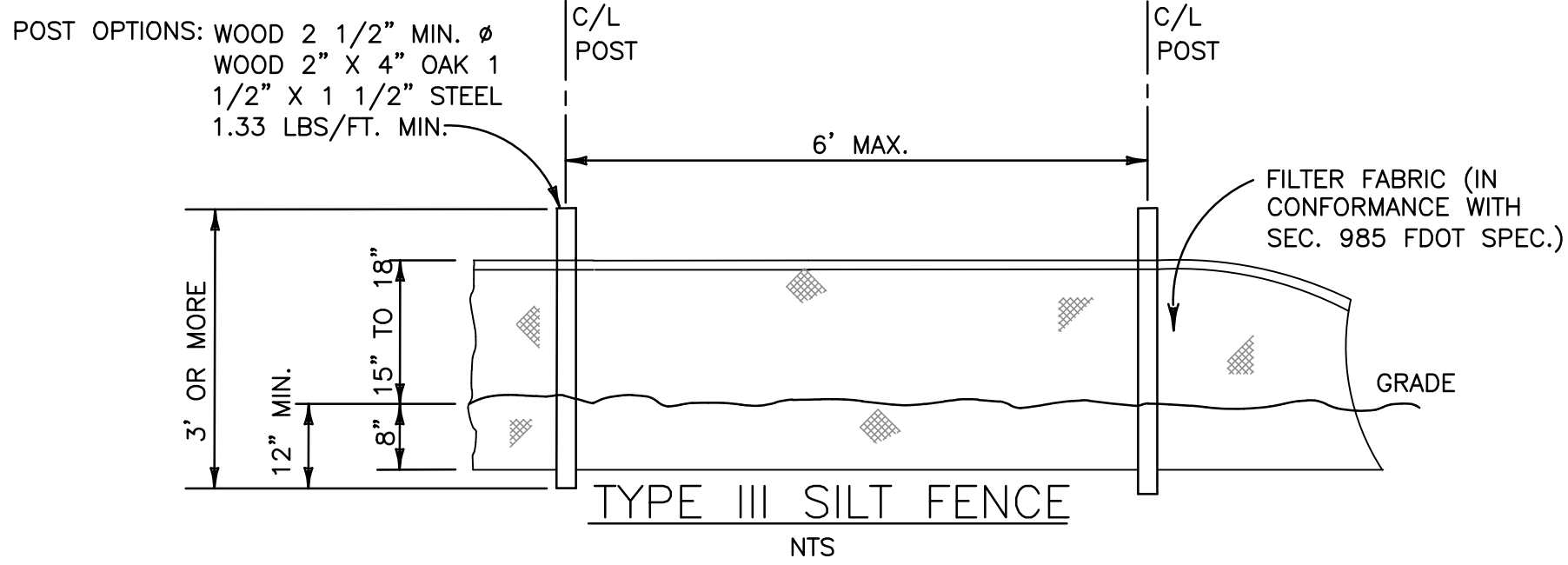


**BMP NOTES:**

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.



**LOCATION MAP**  
NOT TO SCALE



**LEGEND**

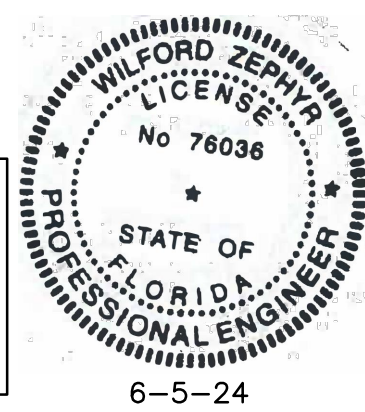
- PROPOSED CONCRETE
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED WATER METER
- PROPOSED BMP DEVICE

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**EROSION & SEDIMENT CONTROL PLAN**

SCALE: 1"=10'



REVISIONS			
NO.	DATE	DESCRIPTION	CITY REVIEW COMMENTS
1	1/9/24		

**ZEPHYR ENGINEERING**

WILFORD ZEPHYR, P.E.  
HOLLYWOOD, FL  
(786) 302-7693  
wzephyr@gmail.com  
CA#: 31158

**ZE**

NEW SINGLE FAMILY RESIDENCE  
1452 JEFFERSON ST.  
HOLLYWOOD, FLORIDA 33020

P.E.#: 76036

DATE: 8/7/23

SCALE: 1"=10'

SHEET NO.:


C1

1 OF 5

PROJECT NO.: 23-37

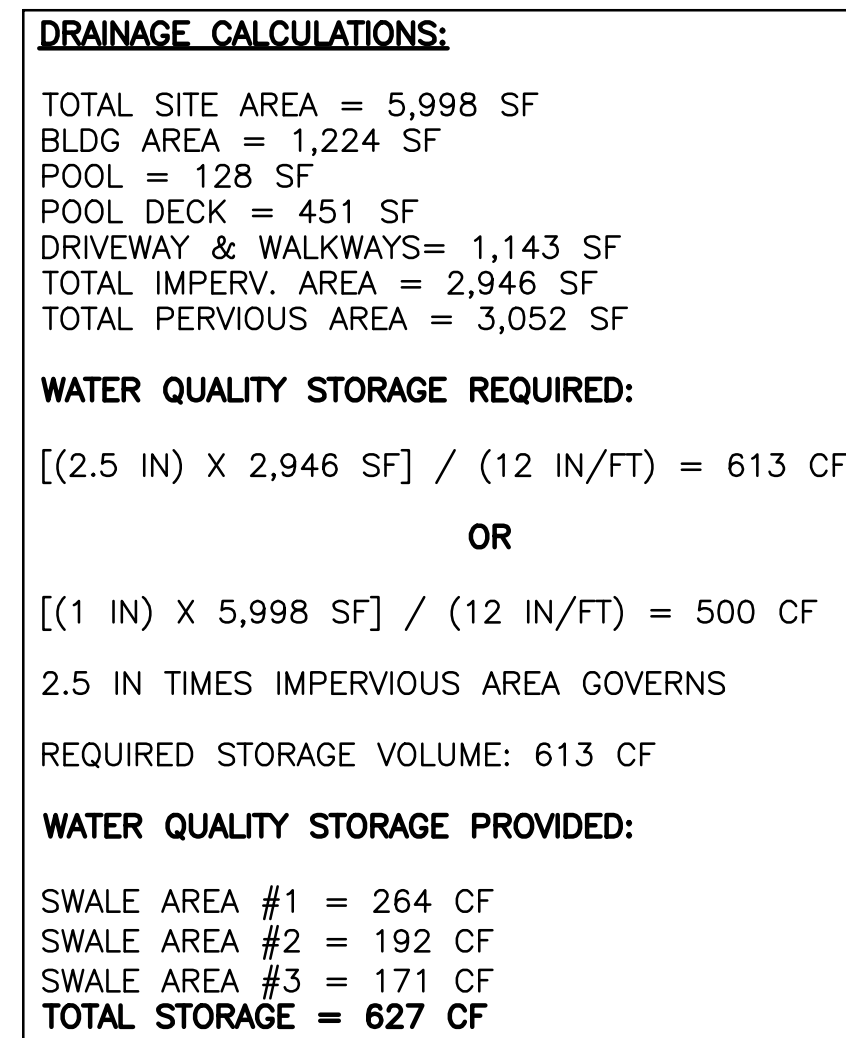


REVISIONS		
NO.	DATE	DESCRIPTION
1	1/9/24	CITY REVIEW COMMENTS
2	4/15/24	CITY REVIEW COMMENTS
3	6/4/24	CITY REVIEW COMMENTS



P.E.#:76036

PROJECT NO. 03-37



NOTES:

- 1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INITIATED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
- 2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
- 3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER, SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
- 4) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
- 5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
- 6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
- 7) EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.

**LEGEND**

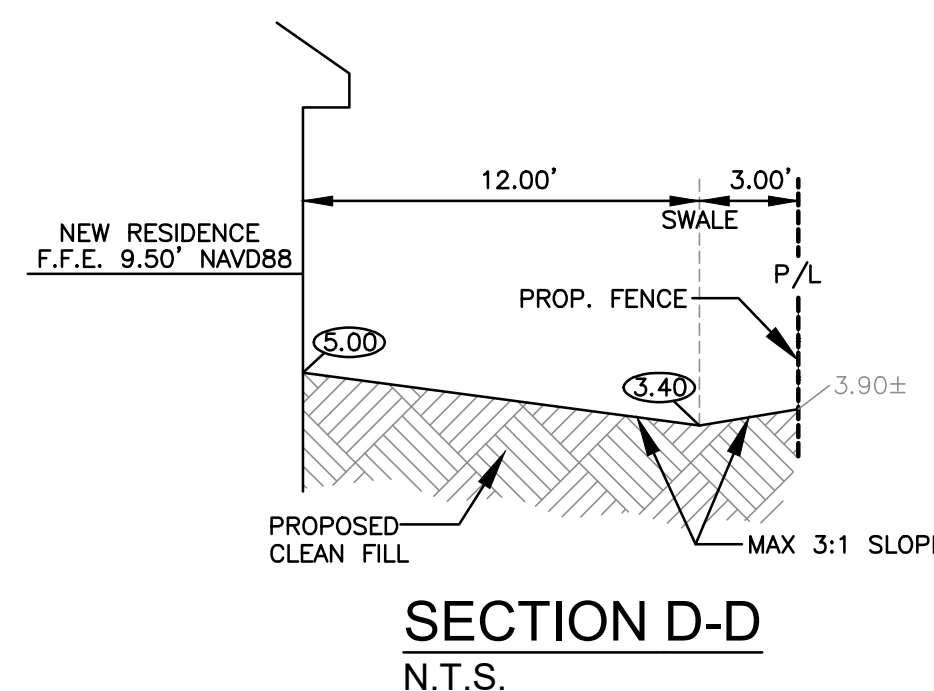
PROPOSED CONCRETE

PROPOSED GRADE

EXISTING ELEVATION

PROPOSED WATER METER

PROPOSED BFP DEVICE

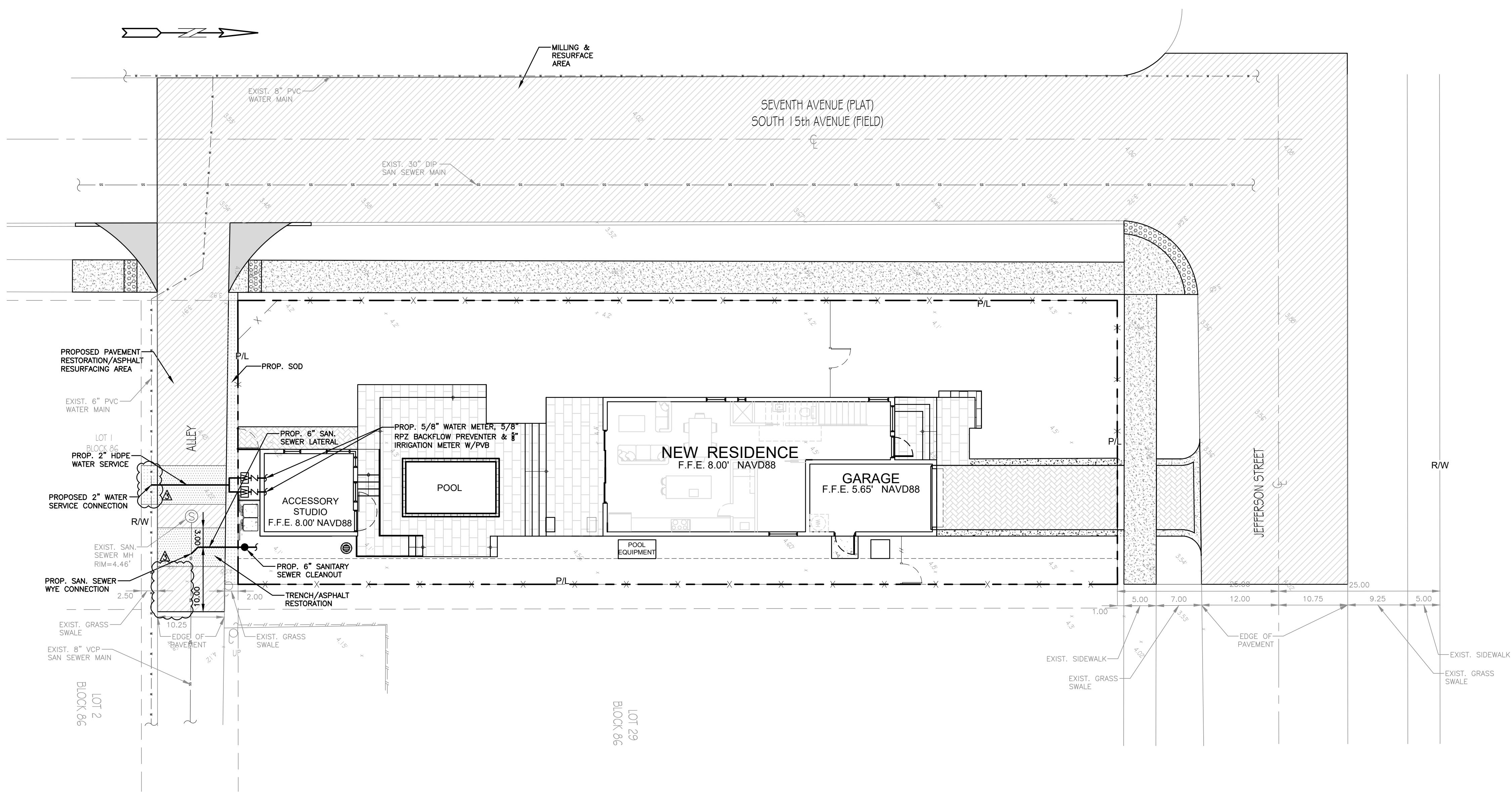




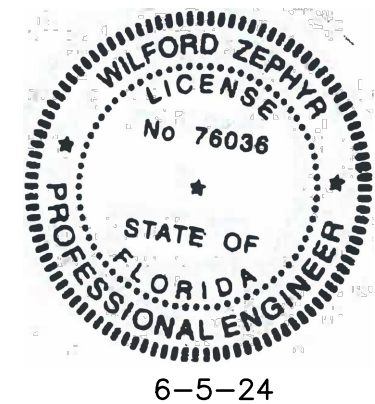




ALL ELEVATIONS ARE REFERENCED  
TO NAVD88 VERTICAL DATUM



- LEGEND**
- PROPOSED CONCRETE
  - PROPOSED GRADE
  - EXISTING ELEVATION
  - PROPOSED WATER METER
  - PROPOSED BFP DEVICE



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**WATER & SEWER PLAN & DETAILS**

SCALE: 1"=10'

NO.	DATE	DESCRIPTION
1	1/9/24	CITY REVIEW COMMENTS
2	4/15/24	CITY REVIEW COMMENTS
3	6/4/24	CITY REVIEW COMMENTS

**ZEPHYR ENGINEERING**

**ZE**

NEW SINGLE FAMILY RESIDENCE  
1452 JEFFERSON ST.  
HOLLYWOOD, FLORIDA 33020

P.E.#:76036

DATE: 8/7/23

SCALE: 1"=10'

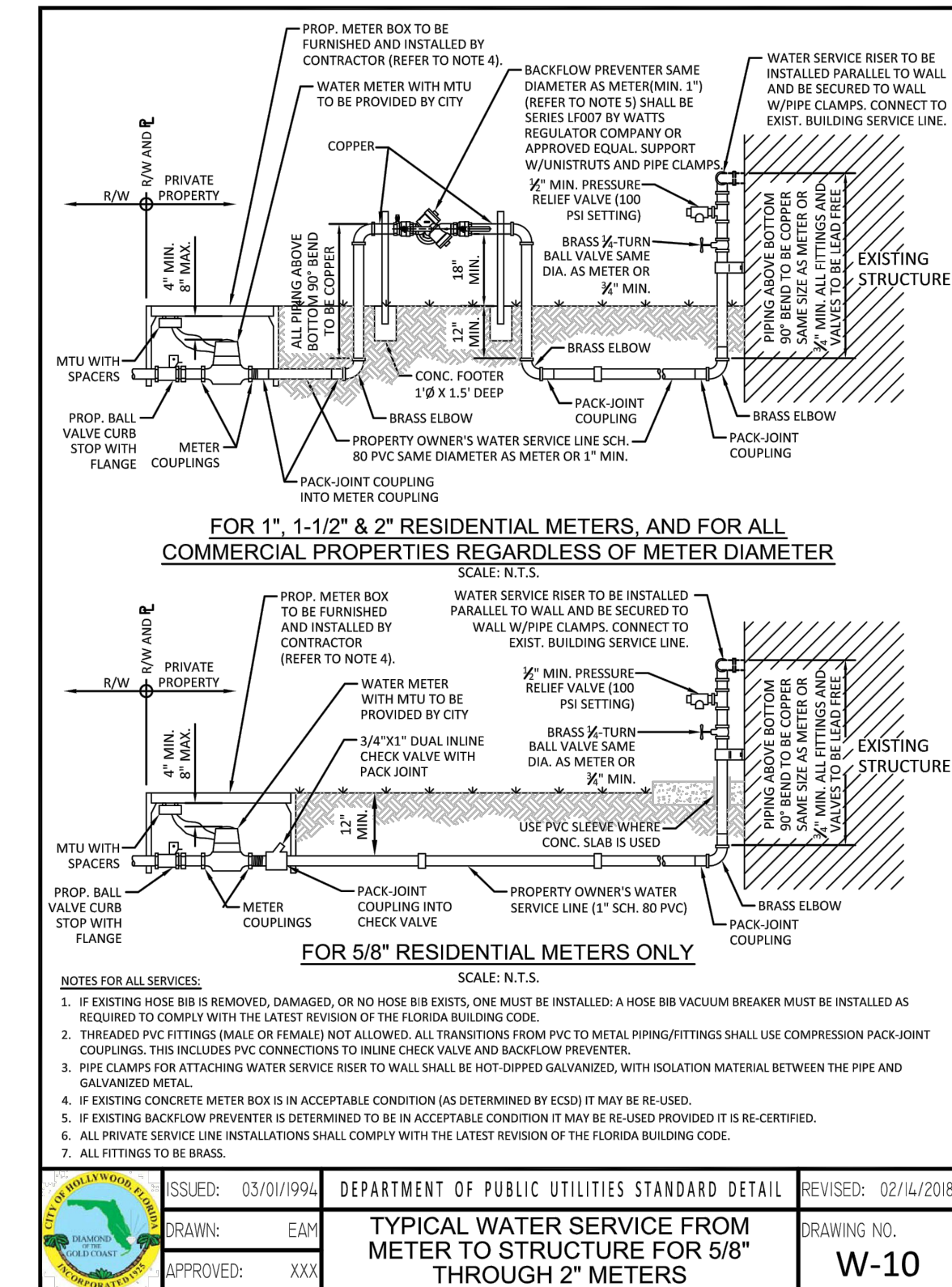
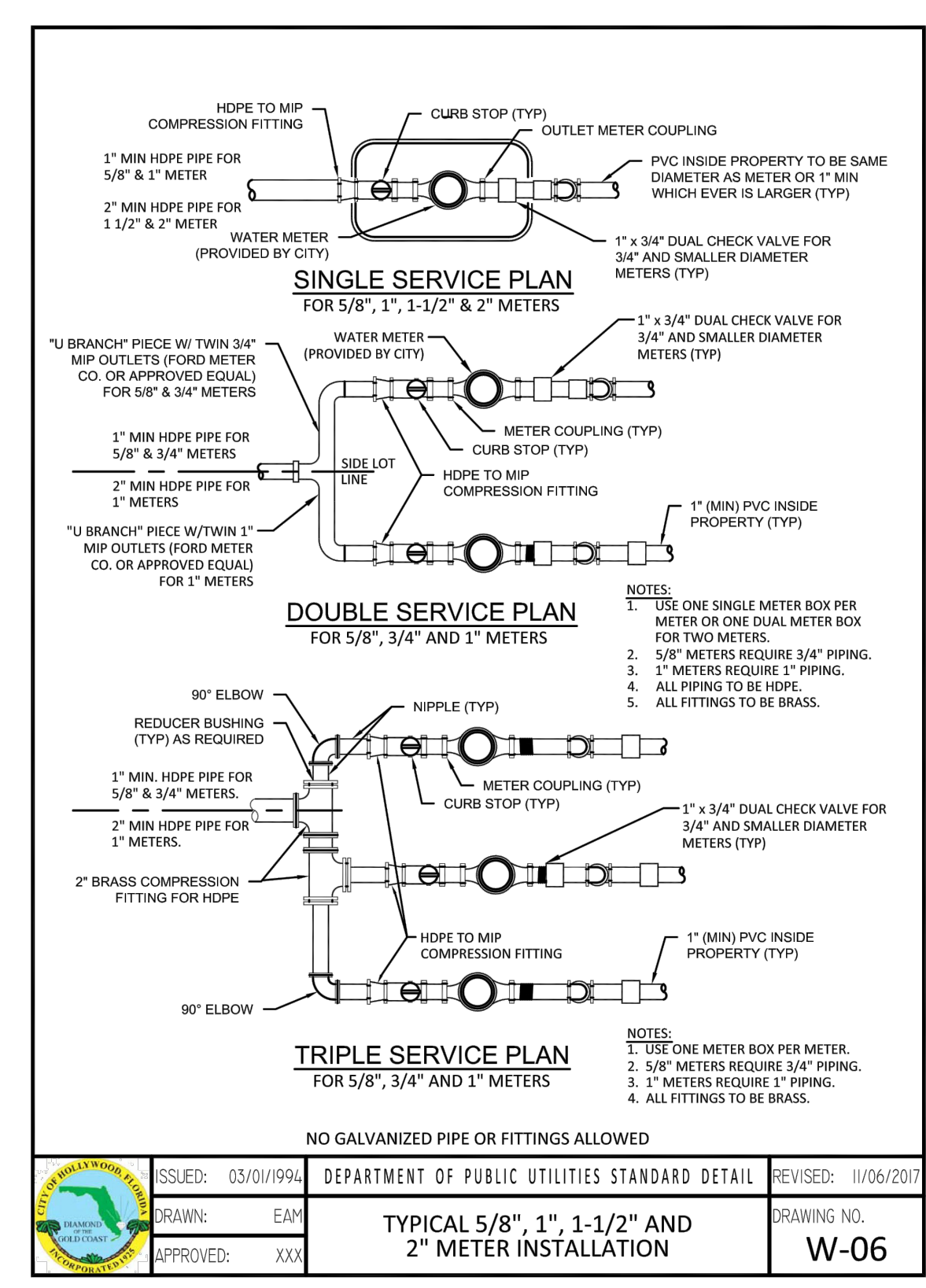
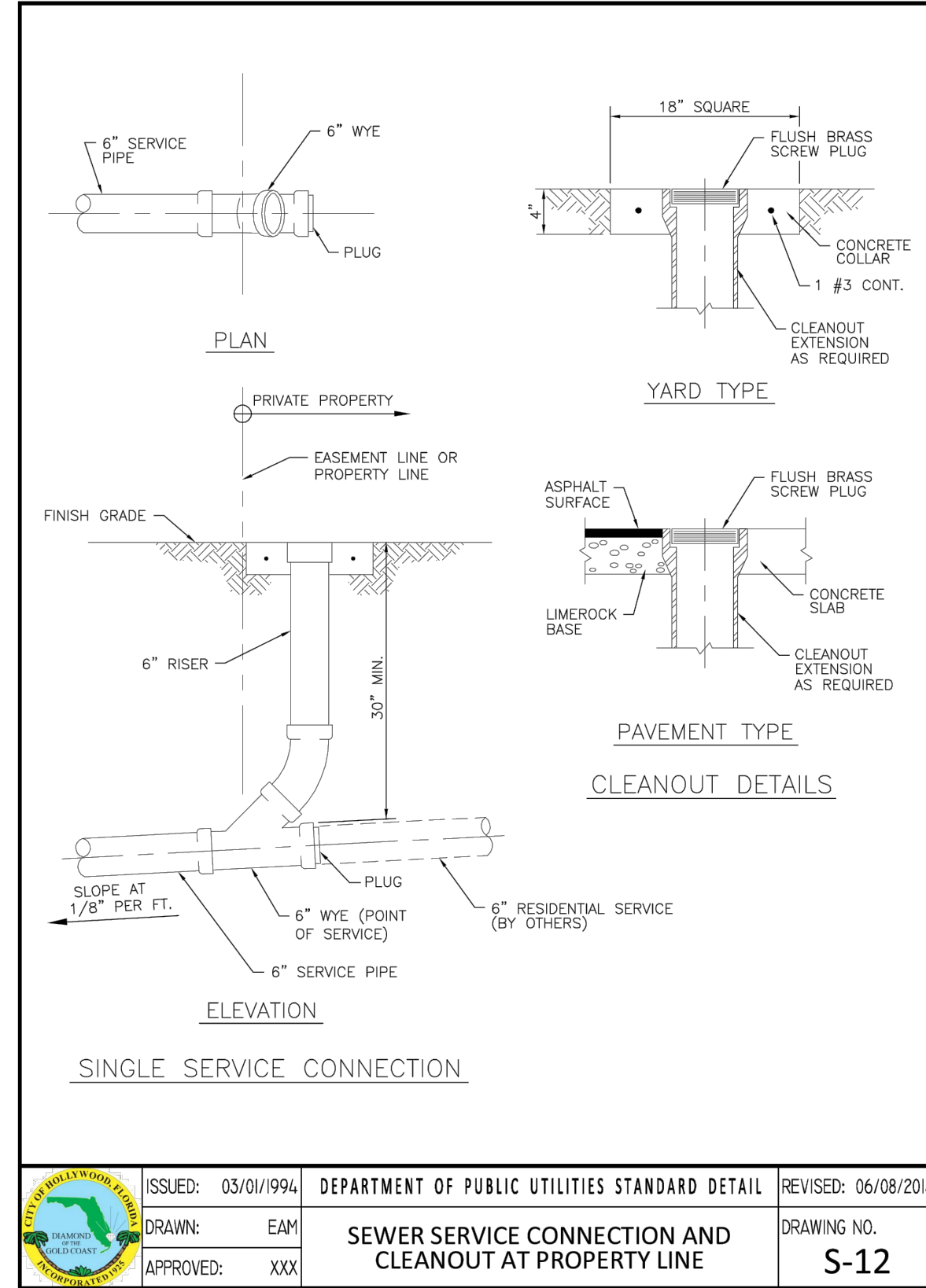
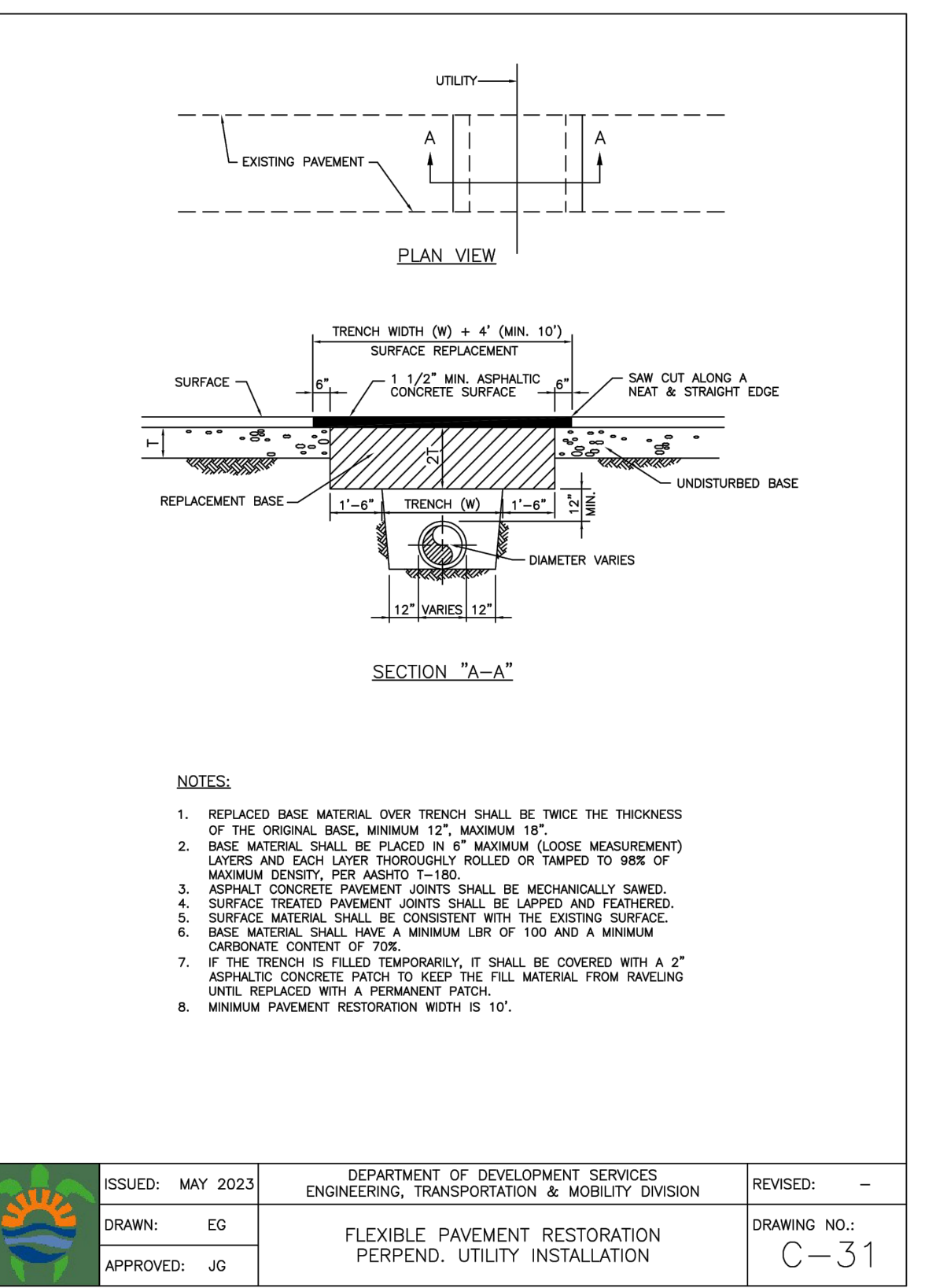
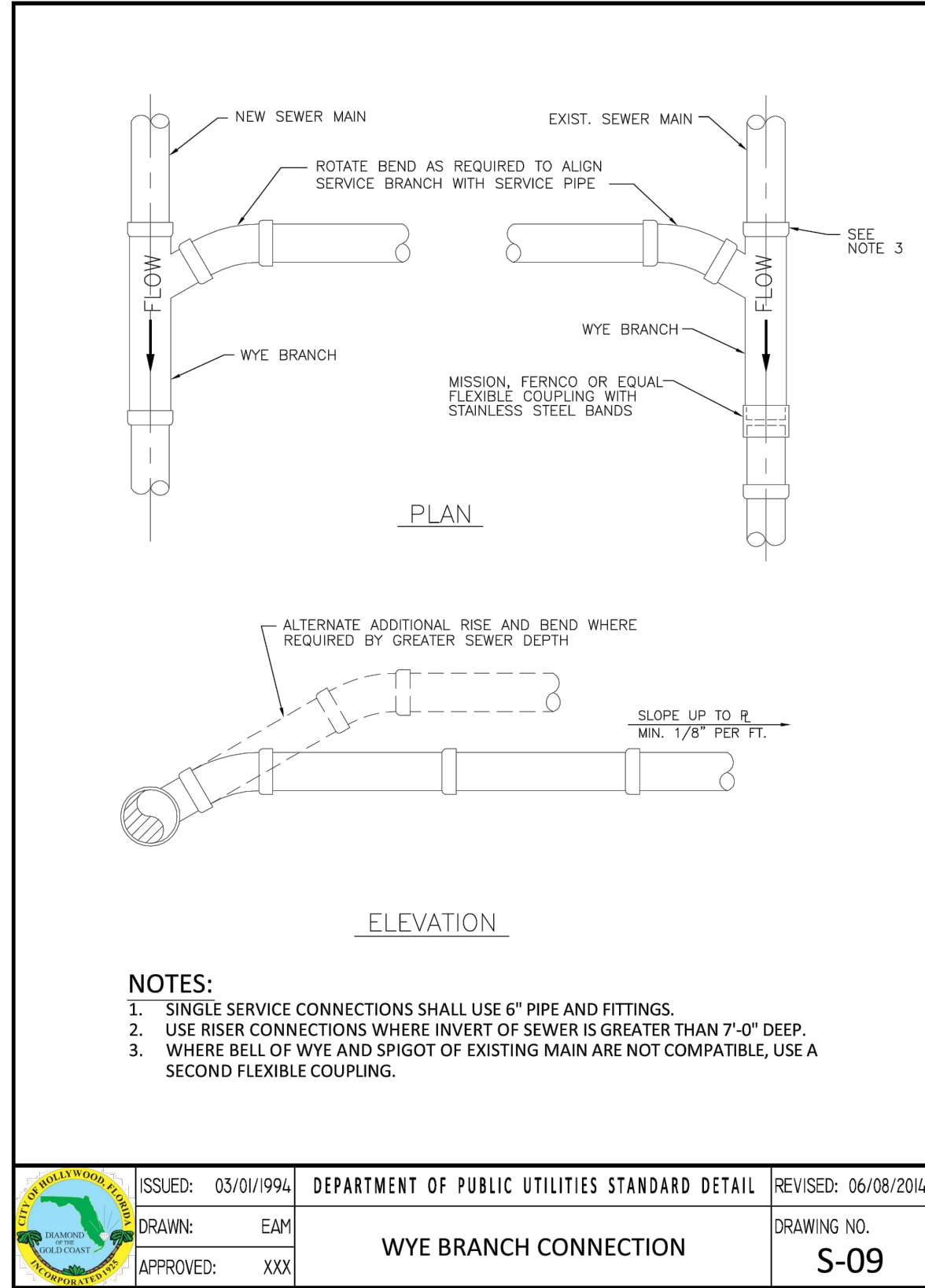
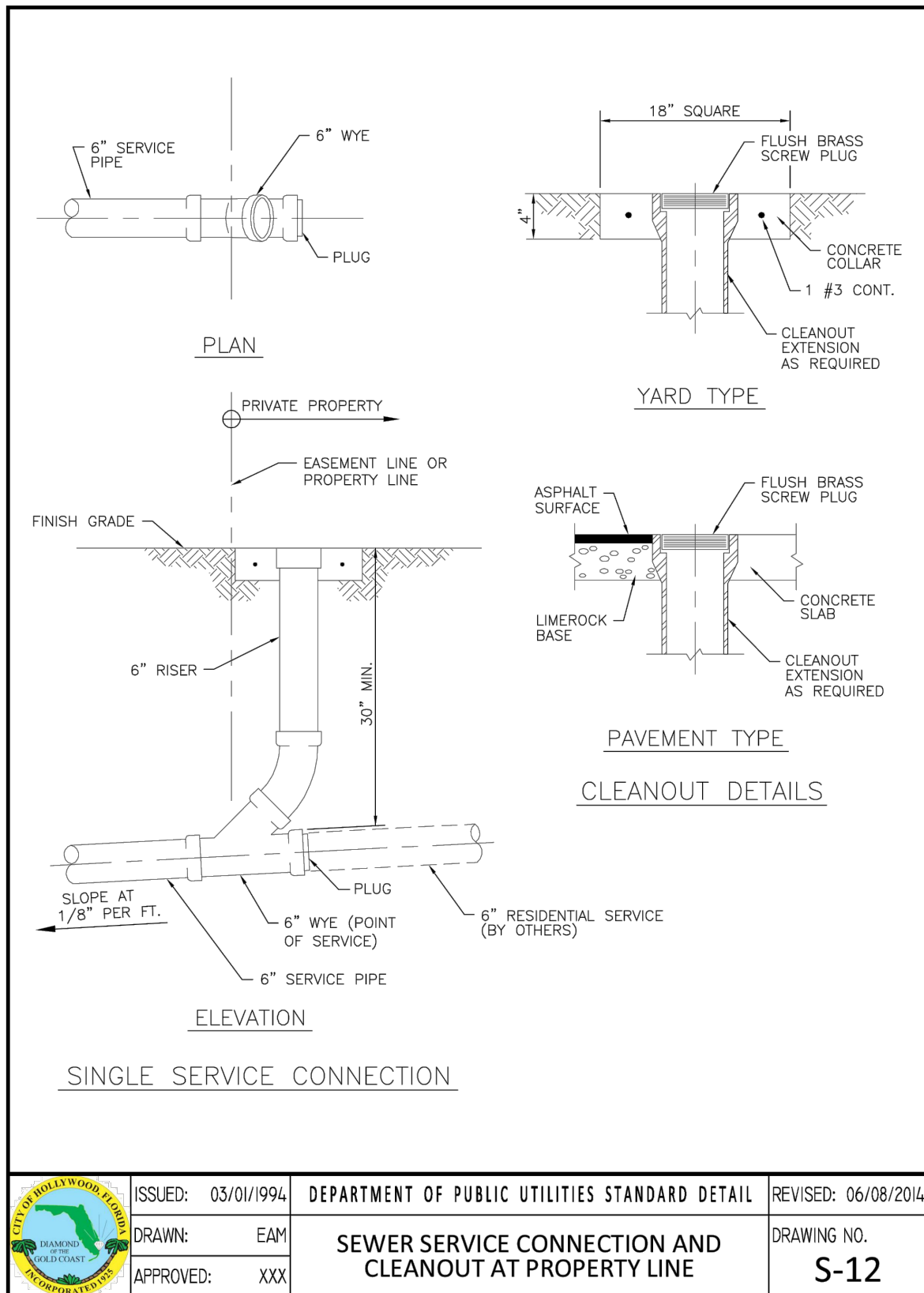
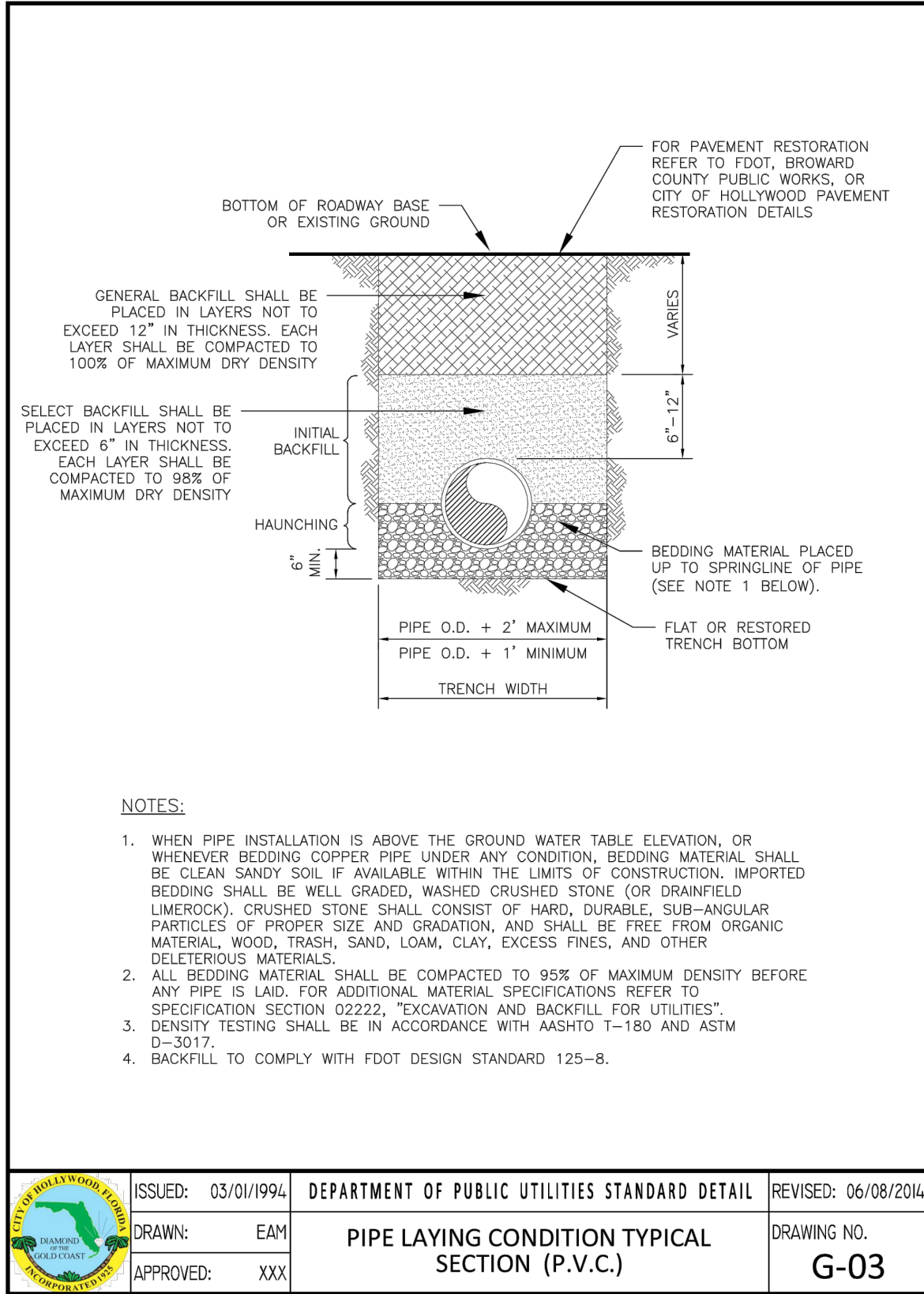
SHEET NO.:

C4

4 OF 5

PROJECT NO.: 23-37





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## WATER & SEWER DETAILS

SCALE: N.T.S.

REVISIONS		DESCRIPTION
NO.	DATE	

**ZEPHYR ENGINEERING**  
WILFORD ZEPHYR, P.E.  
HOLLYWOOD, FL  
(786) 302-7693  
wzephyr@gmail.com  
CA#: 31158

**ZE**

NEW SINGLE FAMILY RESIDENCE  
1452 JEFFERSON ST.  
HOLLYWOOD, FLORIDA 33020

P.E.#: 78036  
DATE: 8/7/23  
SCALE: N.T.S.  
SHEET NO.: C5  
5 OF 5  
PROJECT NO.: 23-37



LANDSCAPE REQUIREMENTS CHART (RS ZONING - SINGLE FAMILY)			
CODE	REQUIRED	PROVIDED	
STREET TREES 1/50'	44' JEFFERSON = (1) TREE	(1) TREE	
STREET TREES 1/50'	137' 15TH AVE = (3) TREES	(3+) TREES	
FRONT YARD TREES: 1440SF / 1250SF	2 FRONT YARD TREES + MEDIUM ACCENT TREE	(2+ FRONT) (1+ MEDIUM ACCENT TREES)	
60% FLORIDA NATIVE	60% x 7 REQUIRED = 5 FLORIDA NATIVE TREES	(22) NATIVE TREES	
2 SPECIES PER 1-10		(4+) TREE SPECIES	
FRONT & REAR SHRUBS	FRONT= 15 SHRUBS / REAR = 10 SHRUBS /50% FLORIDA NATIVE	FRONT= 19 SHRUBS / REAR = 18 SHRUBS	
TREE MITIGATION	85" OF DBH TRUNK MITIGATION	53" OF DBH TRUNK MITIGATION	
EXISTING & AFTER THE FACT	14 PALMS MITIGATION	& (5) TREES FOR 14 PALMS MITIGATION	
MITIGATION SHORTFALL PAYMENT TO CITY OF HOLLYWOOD : TREE TRUST FUND		\$ 5,600.00	

PROPOSED LANDSCAPE SCHEDULE

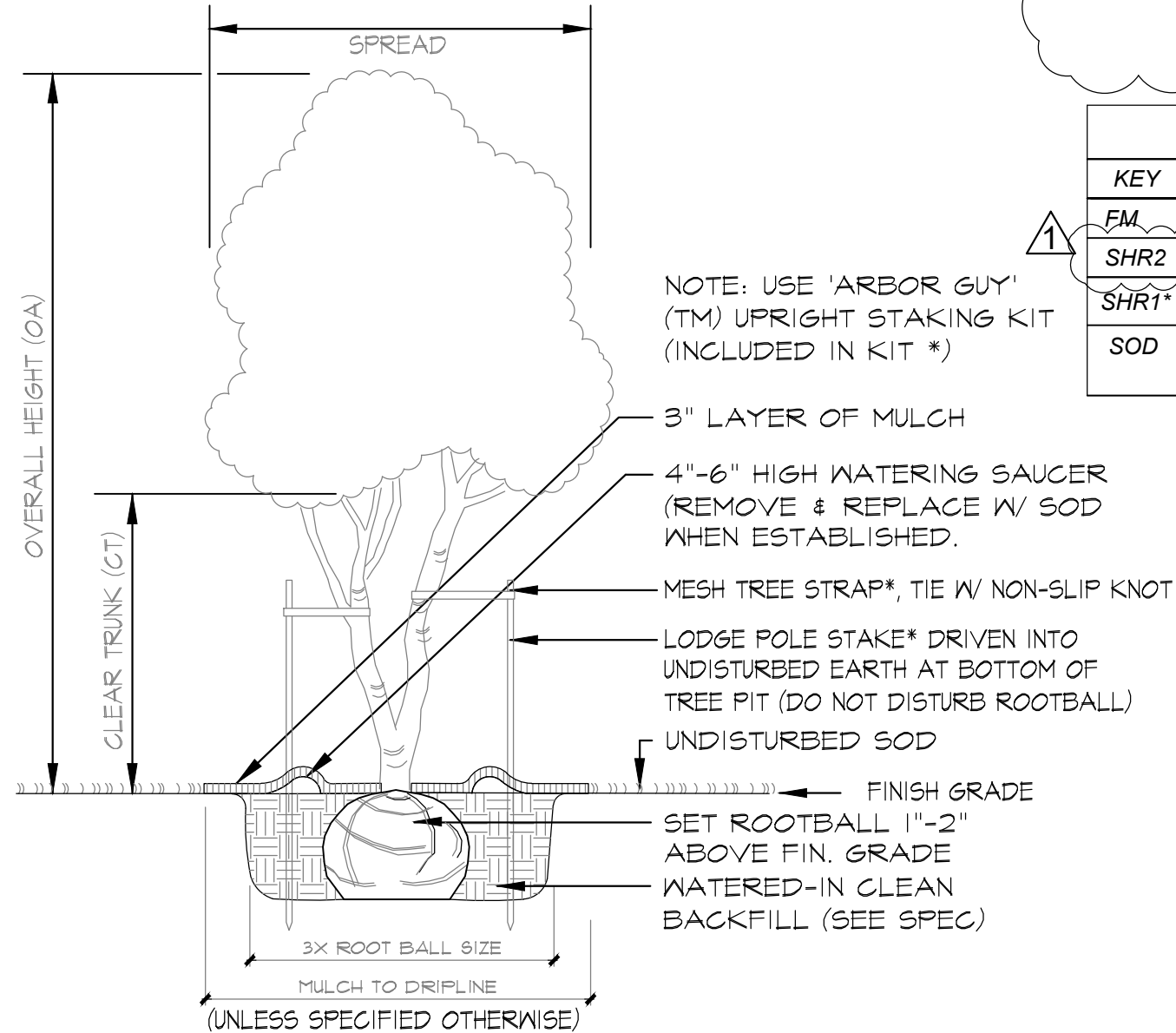
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	REQUIREMENT	MITIGATION
STRT	4	*Coccoloba diversifolia	12' HT. X 5' SPR., X 2" DBH X 6' C.T., FL#1	STREET TREE	
		*PIGEON PLUM	FULL, SINGLE STRAIGHT MAIN LEADER		
STRT2	2	*Conocarpus erectus 'Sericeus'	14'-16' HT. MIN. X 6' SPR., Single 3" DBH, 6.5' C.T.	MITIGATION	2 x 3" = 6" DBH
		SILVER BUTTWOOD	F.G., FULL, SINGLE TRUNK, FL#1		
FRONT	1	*Quercus virginiana	12' HT. X 5' SPR., 2" DBH X 6' C.T.	FRONT SITE TREE	
		*LIVE OAK	FULL, SINGLE STRGT MAIN LEADER, FL#1		
FRNT2	1	*Coccoloba diversifolia	12' HT. X 5' SPR., 2" DBH X 6' C.T., FL#1	FRONT SITE TREE	
		*PIGEON PLUM	FULL, SINGLE STRAIGHT MAIN LEADER	MEDIUM TREE	
MIT1	2	Podocarpus gracilior	14'-16' HT. X 6' SPR., X 4" DBH X 6' C.T., FL#1	MITIGATION TREES	2 X 4" = 8" DBH
		Weeping Podocarpus	F.G., FULL, SINGLE STRAIGHT MAIN LEADER		
MIT2	7	*Ilex cassine	14'-16' HT. MIN. X 5' SPR., X 3" DBH X 5' C.T.	MITIGATION	7 X 3" = 21" DBH
		DAHOON HOLLY	FULL, SINGLE STRAIGHT MAIN LEADER, FL#1		
MIT3	6	*Conocarpus erectus 'Sericeus'	14'-16' HT. MIN. X 6' SPR., Single 3" DBH, 6' C.T.	MITIGATION	6 x 3" = 18" DBH
		SILVER BUTTWOOD	F.G., FULL, FL#1		
MIT4	5	Ligustrum japonicum	10' HT. X 6' SPR., Multi 2" DBH, 5'-6' C.T.	MITIGATION	(5 x 3) = (14) PALMS
		JAPANESE PRIVET	FULL, FL#1		
FRNT3	1	*Conocarpus erectus	12' HT. X 5' SPR., 2" DBH X 6' C.T.	FRONT SITE TREE	
		GREEN BUTTWOOD	F.G., FULL, SINGLE TRUNK, FL#1	MEDIUM ACCENT TREE	
		*DENOTES FLORIDA NATIVE PLANT			
			PROVIDED: 53" OF DBH TRUNK MITIGATION & (5) TREES FOR 14 PALMS MITIGATION		

NOTE: ALL TREES AND LANDSCAPING WILL BE FIELD LOCATED TO AVOID CONFLICTS WITH EXISTING & PROPOSED UTILITIES, LIGHT POLES, & DRAINAGE LINES.

SHRUBS & GROUNDCOVERS

KEY	QUAN.	PROPOSED MATERIAL	DESCRIPTION / SPACING
FM	88	*Ficus microcarpa 'Green Island'	12" HT. X 15" SPR. / 18" O.C. / 3 GAL.
		GREEN ISLAND FICUS	
SHR2	17	Podocarpus macrophyllus	20" HT. X 24" SPR. / 24" O.C. / 3 GAL.
		JAPANESE YEW	
SHR1	27	*Conocarpus erectus 'Sericeus'	36" HT. X 20" SPR. / 24" O.C. / 17 GAL.
		SILVER BUTTWOOD	
SOD	PLAN	Stenotaphrum secundatum	AS NEEDED FOR 100% COVERAGE

ALL PROPOSED PLANT MATERIAL IS FLORIDA NATIVE AND / OR DROUGHT TOLERANT



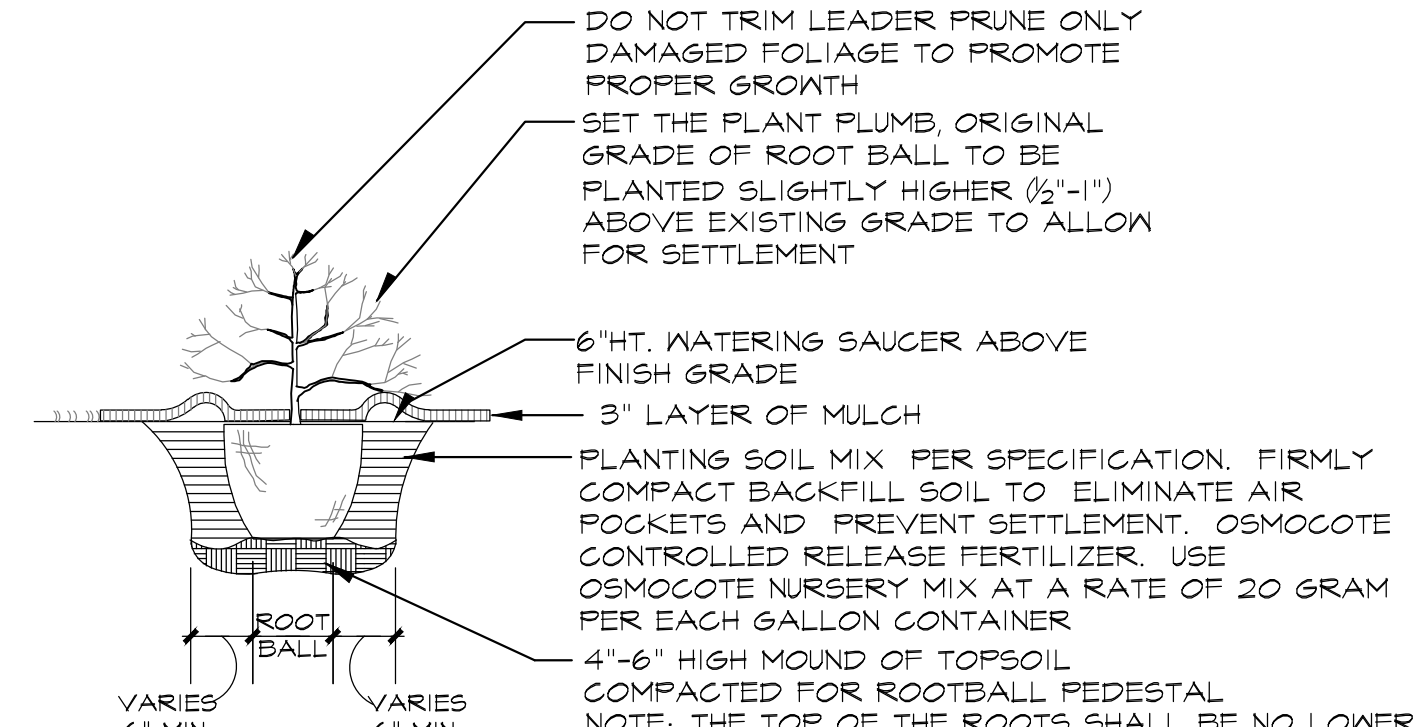
MULTI TRUNK PALM PLANTING DETAIL

GENERAL PLANTING NOTES

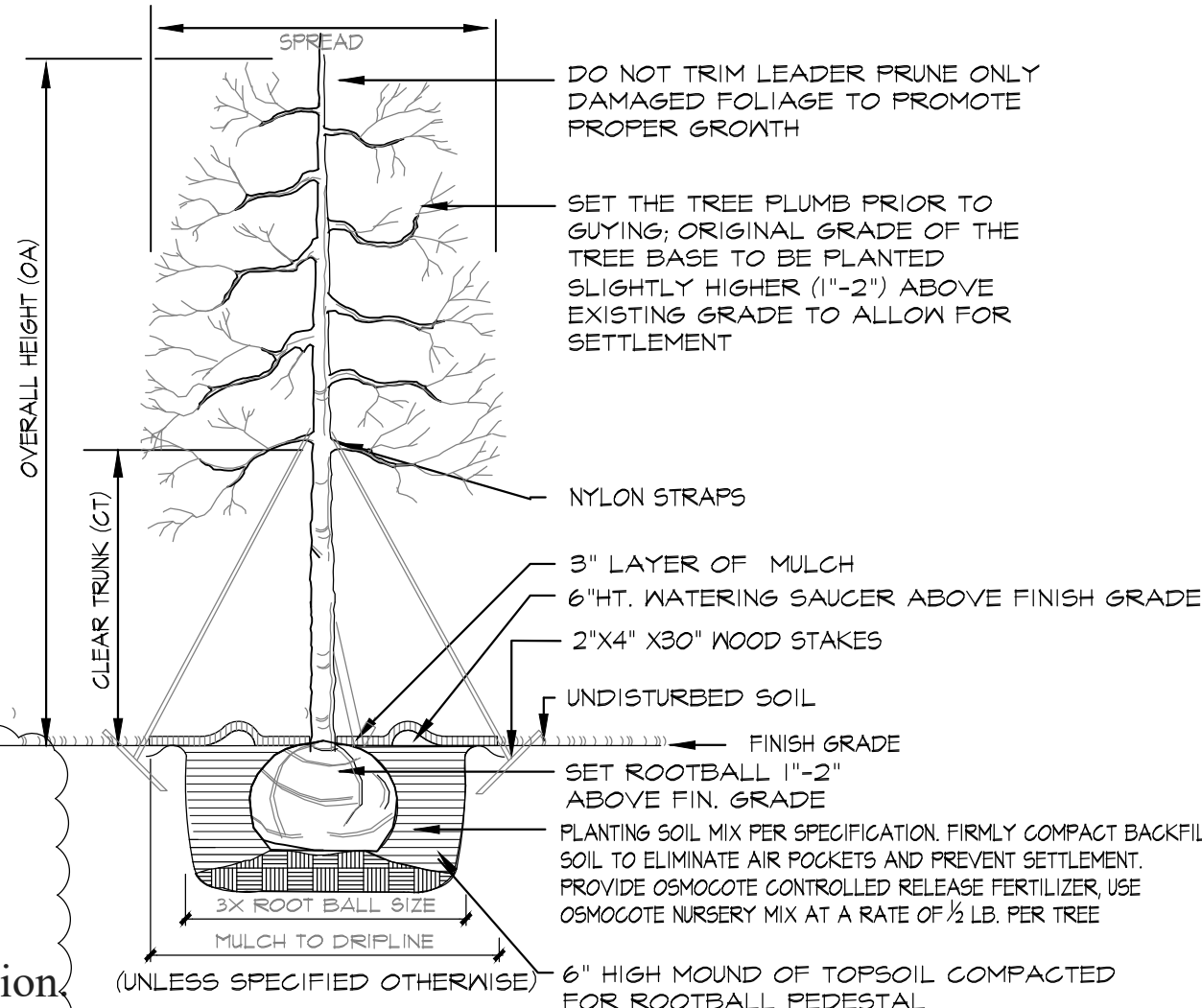
- All plant materials shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants", 2022 State of Florida Department of Agriculture, Tallahassee, or thereto.
- All landscape areas to be provided with a 100% overlap automatic irrigation system.
- All landscaping and irrigation shall be installed in a sound workmanlike manner and according to accepted and proper planting procedures with the quality of plant materials described.
- Specifications of plant materials as follows: Spread-indicates average spread to midpoint; Height (o.a.)-indicates overall height from top of root ball to midpoint of current season's growth; C.T.-indicates clear trunk measurement to first branching; Ft. of Wood-indicates measurement on palms from top of ball to top of stalks.
- All trees shall be properly guyed and staked at the time of planting to ensure proper establishment.
- Hedges shall be planted and maintained so as to form a continuous, unbroken, solid visual screen.
- The planting soil for all planting areas shall be composed of a minimum of 50% horticulturally acceptable organic material. The minimum soil depth shall be four inches in all hedge and mass planting beds and 1/2 cu. yd. per tree. Palms to be planted in clean sand.
- A minimum of three inches of Eucalyptus mulch in a consistent layer in all planting beds, each tree planting, including palm trees, and throughout hedge and shrub plantings.
- : No Cypress mulch is to be used on site

City of Hollywood - Add. Notes

- All landscaping shall be warranted for 1 year after final inspection.
- No landscape substitutions shall be made without the City of Hollywood approval.
- No tree removal or planting allowed until subpermits are fully approved by city.
- Arborist to provide root pruning by hand and mitigate if failure is expected due to construction.
- For existing Mango Tree : any root pruning of roots over 2" shall be performed by a certified Arborist on site.
- Provide root and canopy reduction by certified Arborist as needed.

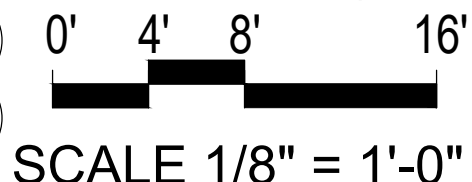
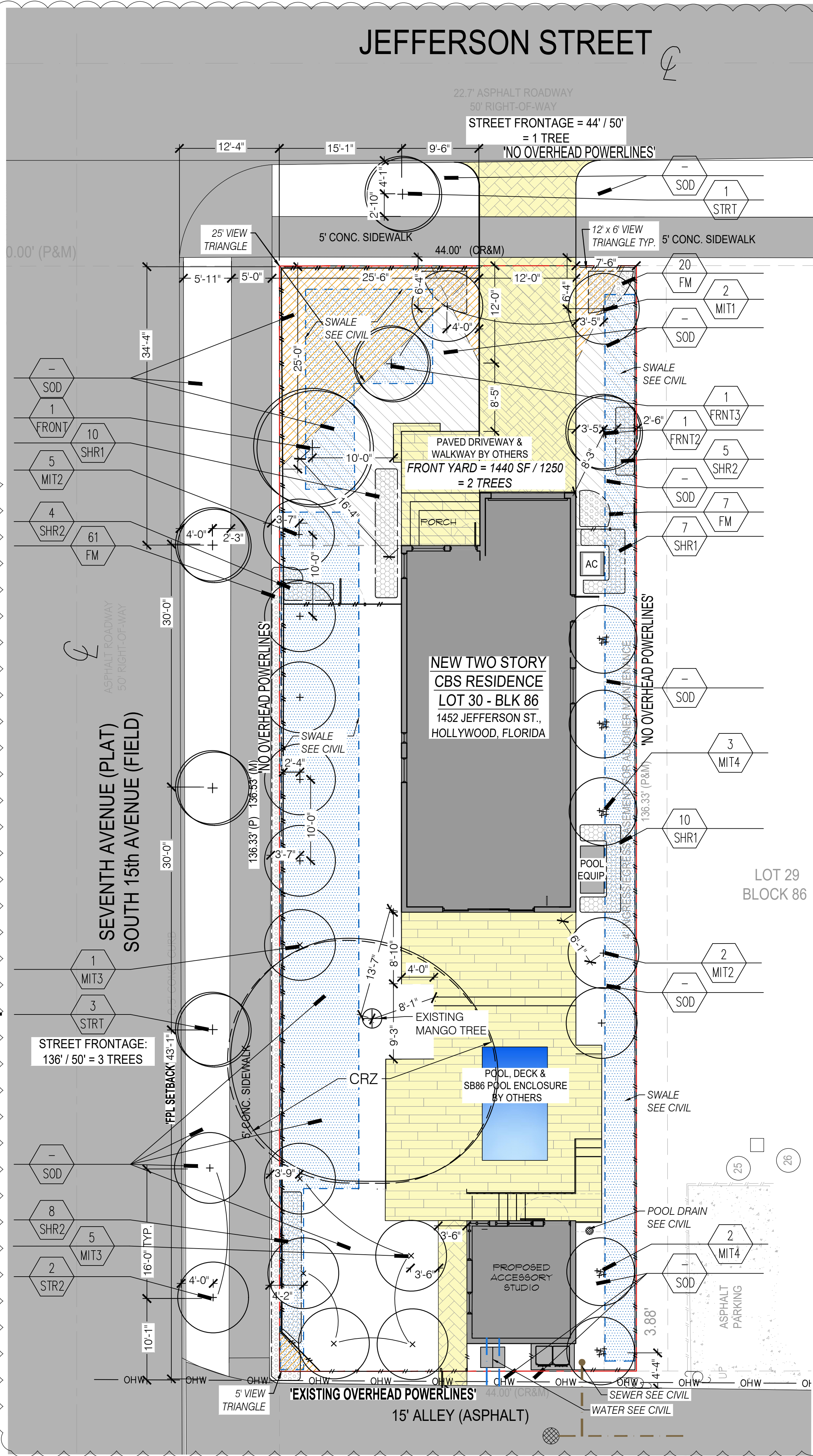


TYPICAL SHRUB /GROUNDCOVER PLANTING DETAIL



SINGLE TRUNK TREE PLANTING DETAIL

N.T.S.



FLA. REG. # LA6666848

SCOTT C. HEYNEN, RLA LLC  
LANDSCAPE ARCHITECTURE AND LAND PLANNING

1627 Funston St., Hollywood, FL 33020  
PHONE 954-920-4945 scotcheiland@gmail.com

NEW SINGLE FAMILY RESIDENCE  
1452 Jefferson Street, Hollywood, Florida 33019  
DIMENSIONED LANDSCAPE PLAN, SCHEDULE & DETAILS

SITE

COH HPB 6/4/24  
COH HPB 5/21/24  
COH HPB 3/29/24  
COH HPB 1/15/23  
NO. REVISION DATE  
DATE: 12 SEPT. 2023  
DRAWING: PERMIT  
DRAWN BY: SCH  
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SHEET

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