

Attachment I  
First Revised  
Application Package

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:** 824 POLK STREET

Lot(s): 25 Block(s): 72 Subdivision: SECTION 1-32 B

Folio Number(s): 514214024270

Zoning Classification: RS-6 Land Use Classification: RESIDENTIAL

Existing Property Use: RESIDENTIAL - VACANT LAND Sq Ft/Number of Units: 6,400 SQFT

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): YES / RESOLUTION PENDING / LOT DIVISION APPROVED #24-V-17

#### DEVELOPMENT PROPOSAL

Explanation of Request: NEW SINGLE FAMILY HOME

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="1"/> #Rooms <input type="text" value="5"/>
Proposed Non-Residential Uses	<input type="text"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="45.69"/> (Area: <input type="text" value="2,922"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="5"/> )
Height (# of stories)	(# STORIES) <input type="text" value="2"/> ( <input type="text" value="30"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area ( <input type="text" value="3,465"/> FT.)

**Name of Current Property Owner:** BIDASK LADRILLO LLC

Address of Property Owner: 2501 S OCEAN DR STE 105, HOLLYWOOD, FL 33019

Telephone: (786) 262-7546 Email Address: oscar@lobainc.com

**Applicant** YOANN ANDREU Consultant ☐ Representative ☐ Tenant ☐

Address: 1025 92ND ST, #701, BAY HARBOR IS., FL 33154 Telephone: (786) 218-3072

Email Address: yoann@andreustudio.com

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: \_\_\_\_\_



## 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 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: Christian Rene Gardel Date: 05/17/2024

**PRINT NAME:** Christian Rene Gardel Date: 05/17/2024

Signature of Consultant/Representative: YOANN ANDREU Date: 5/14/2024

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

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

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

### Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for \_\_\_\_\_ 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 05/17/2024  
this 17th day of May

Notary Public - State of Florida  
Signature of Notary Public: Bruce Toledo  
State: FL



Signature of Current Owner

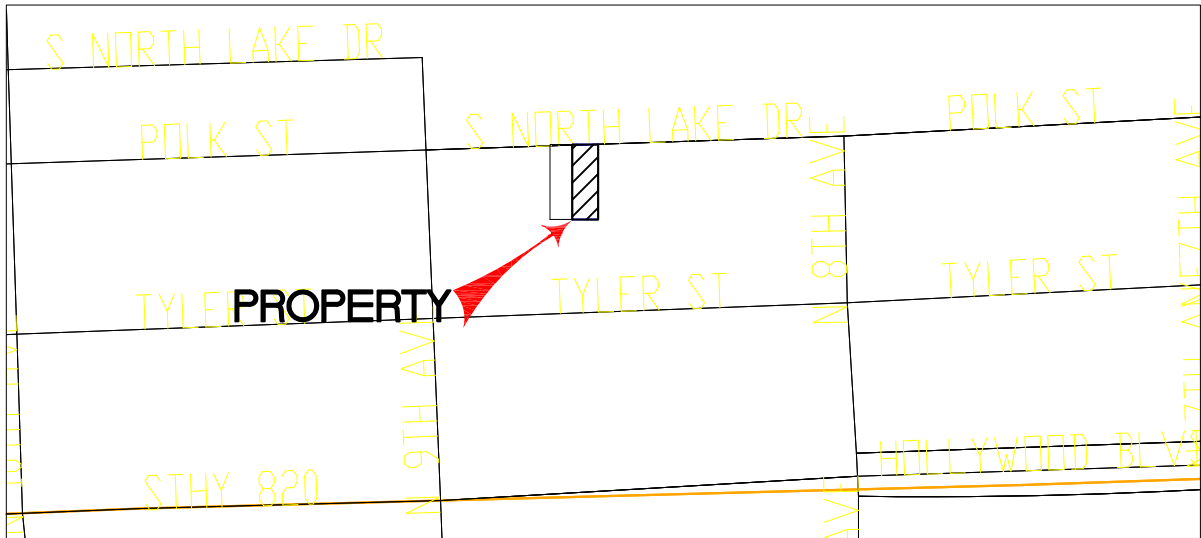
Print Name

My Commission Expires: 9-26 (Check One) ☐ Personally known to me; OR ☐ Produced Identification Passport



LOCATION SKETCH

SCALE: NTS



JOB No. 24-03824L25 CLIENT: BIDASK LADRILLO LLC

PROPERTY ADDRESS 824 POLK ST HOLLYWOOD FL 33019 FOLIO: 514214024270

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

LOT 25, BLOCK 72

SUBDIVISION HOLLYWOOD LAKES

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 32

OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

SURVEYOR'S NOTES:

- 1-) IF SHOWN, BEARINGS AND ANGLES ARE REFEREED TO SAID PLAT IN LEGAL DESCRIPTION.
- 2-) THE RELATIVE CLOSURE IN THE FIELD MEASURED BOUNDARY IS BETTER THAN: 1 FOOT IN 7,500 FEET; LINEAR (SUBURBAN).
- 3-) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE OR OWNERSHIP TO THE LAND DESCRIBED IS MADE.
- 4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SUBSURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENT, OTHER THAN SHOWN ON THIS SURVEY.
- 5-) IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.
- 6-) INFORMATION OF TREE IF PROVIDED: DIAMETER (Ø), HEIGHT (H), CANOPY SHADE (CS). ALL NAMES ARE NOTED TO SURVEYORS ABILITY. SURVEYOR IS NOT AN ARBORIST AND CANNOT PROVIDE SCIENTIFIC NAMES OF TREE AND OR PLANTS.
- 7-) SURVEYOR DOES NOT DETERMINE OWNERSHIP OF FENCE, ONLY EXISTING LOCATION IS REPRESENTED.
- 8-) FLOOD ZONE DETERMINATION MUST BE CONFIRMED BY AUTHORIZED OFFICIAL PRIOR TO CONSTRUCTION AND/OR DESIGN.
- 9-) ELEVATION INFORMATION: (IF APPLICABLE): THESE ELEVATIONS WERE MEASURED USING SURVEY- GRADE GLOBAL POSITION SYSTEM EQUIPMENT, THAT UTILIZES THE F.D.O.T. PERMANENT REFERENCE NETWORK AS ITS HIGH ACCURACY REFERENCE NETWORK (H.A.R.N)

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR

REVISED ON 08-18-14 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AE

BASE FLOOD ELEVATION 5.0 COMMUNITY 125113 PANEL NUMBER 0588 SUFFIX H

ELEVATIONS(WHEN SHOWN) REFER TO N.A.V.D. 1988 DATUM,

COUNTY BENCHMARK USED #1915 ELEVATIONS 1.67' FEET B.M. LOCATION HWY A-1-A  
SR 820

CERTIFIED TO:

BIDASK LADRILLO LLC



Professional Land Surveyors, Mapper  
CERTIFICATE No.L.B. 8064  
STATE OF FLORIDA  
Main Line: (305) 901-1317  
Fax: (305) 901-1323

BY: \_\_\_\_\_

LEONARDO MAQUEIRA, P.S.M  
CERTIFICATE No.L.S.-6992  
STATE OF FLORIDA

SURVEY DATE: 03-05-2024

"NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS DIGITALLY SIGNED WITH  
SIGNATURE & CERTIFICATE"

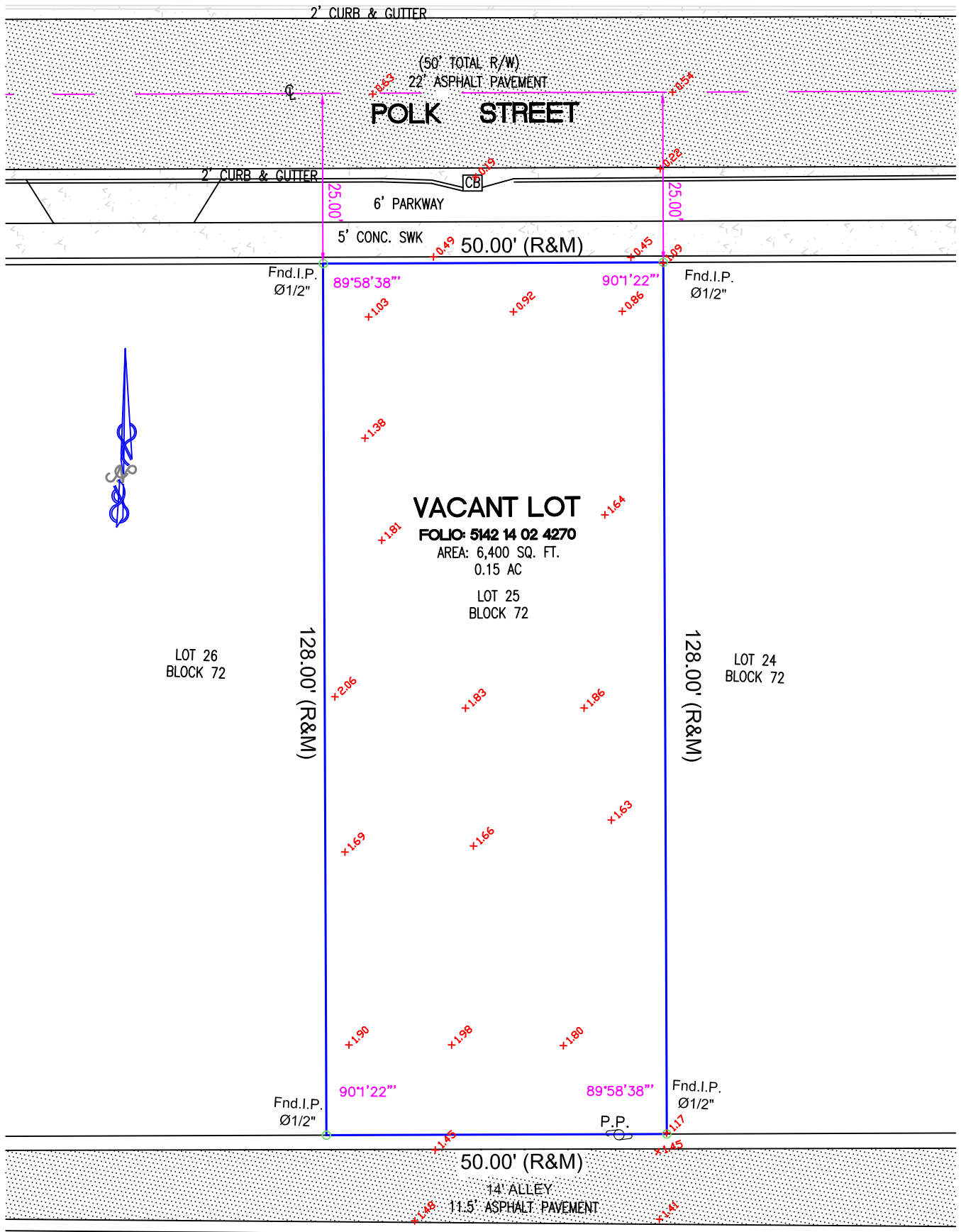




**MAQ SERVICES, INC.**  
Professional Land Surveyors, Mapper  
CERTIFICATE No.L.B. 8064  
STATE OF FLORIDA  
Main Line: (305) 901-1317  
Fax: (305) 901-1323

PAGE 2 OF 2  
NOT VALID WITHOUT PAGE 1 OF 2  
JOB No. 24-03824L25  
SCALE: 1" = 20'

# BOUNDARY SURVEY



## LEGEND AND ABBREVIATIONS

0.00 = ELEVATION	F.N. = FOUND NAIL	E.M. = ELECTRIC METER	= CONCRETE FOUNDATION
DRWY. = DRIVEWAY	P.O.C. = POINT OF COMMON-CEMENT	P.I. = POINT OF INTERSECTION	$\Delta$ = CENTRAL ANGLE
U.P. = UTILITY POLE	F.D.H. = FOUND DRILL HOLE	P.R.C. = POINT OF REVERSE CURVE	-//-- = WOOD FENCE
B.O.B. = BASIS OF BEARINGS	P.T. = POINT OF TANGENCY	P.C. = POINT OF CURVATURE	-X- = CHAIN LINK FENCE
A/C = AIR CONDITIONING PAD	E.N.C. = ENCROACHMENT	F.N.D. = FOUND NAIL/DISK	= C.B.S. WALL
A = ARC DISTANCE	F.H. = FIRE HYDRANT	P.C.C. = POINT OF COMPOUND CURVE	B/C = BLOCK CORNER
BLDG. = BUILDING	F.I.P. = FOUND IRON PIPE	M/L = MONUMENT LINE	R = RADIUS
C.B. = CATCH BASIN	F.I.R. = FOUND REBAR	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	RAD. = RADIAL
C.B.S. = CONCRETE BLOCK STRUCTURE	I.F.E. = LOWEST FLOOR ELEVATION	O.E. = OVERHEAD ELECTRIC LINE	RES. = RESIDENCE
CH. = CHORD DISTANCE	I.P. = LIGHT POLE	P.B. = PLAT BOOK	R/W = RIGHT OF WAY
CL. = CLEAR	(M) = MEASURED	P.C.P. = PERMANENT CONTROL POINT	SEC. = SECTION
C/L = CENTER LINE	(R) = RECORD	P.G. = PAGE	S.I.P. = SET IRON PIPE
CONC. = CONCRETE	(R & M) = RECORD & MEASURED	P.O.B. = POINT OF BEGINNING	STY = STORY
		P/L = PROPERTY LINE	SWK = SIDEWALK
		N.T.S. = NOT TO SCALE	UE. = UTILITY EASEMENT
			= OVERHEAD ELECTRIC
			= UTILITY CONC. POLE
			= WATER METER

**BELLE COAST GROUP, Inc.**

2475 NE 135th Street, North Miami, FL 33181

Phone: (786) 218-3072 [www.bellecoast.com](http://www.bellecoast.com)

License #AR102136

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## **CERTIFICATE OF APPROPRIATENESS FOR DESIGN**

The applicant is proposing the construction of a new two-story single-family residence located at 824 Polk Street in the Single Family Residential District (RS-6).

According to information from the Broward County Property Appraiser, the subject property is currently a vacant lot and does not contain any existing structure.

The proposed design consists of a two-story modern subtropical residence with approximately 3,500 square feet of air-conditioned space, a pool and deck, landscaping, and vehicular access from both the street and rear alleyway.

The proposed design adheres to all current zoning and building code requirements, including setbacks, height limitations, and flood elevation standards. The project is designed to enhance the architectural quality of the Lakes District while maintaining compatibility with the surrounding neighborhood.

This application for the Certificate of Appropriateness for Design is submitted to ensure compliance with the standards set forth by the City of Hollywood's Zoning and Land Development Regulations, specifically Section 5.6.F., and to demonstrate the project's consistency with the Lakes Area Multiple Resource Listing District guidelines.

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## **DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR DESIGN**

A decision on an application for a Certificate of Appropriateness for Design for new building construction shall be based on the evaluation of the compatibility of the proposed alteration or improvement with and adherence to the criteria for designation listed in SS 5.6.F.

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## **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The proposed development is consistent with the goals, objectives, and policies of the City of Hollywood Comprehensive Plan. The new single-family residence supports low-density residential land use, reinforces neighborhood character, and enhances the long-term sustainability of the Lakes District.

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## **CONSISTENCY WITH THE CITY-WIDE MASTER PLAN**

The proposed project aligns with the City-wide Master Plan by promoting architectural quality, residential reinvestment, and context-sensitive design. The home's orientation, scale, and landscape integration contribute to the pedestrian character and livability of the neighborhood.

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## **CONSISTENCY WITH THE LAKES AREA MULTIPLE RESOURCE LISTING DISTRICT NEIGHBORHOOD PLAN**

The design for 824 Polk Street adheres to the intent of the Lakes Area District guidelines by preserving neighborhood continuity while encouraging contemporary expressions of coastal architecture. The project contributes to the visual diversity and architectural evolution of the district through scale, proportion, and refined subtropical detailing.

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## **MANDATORY CRITERIA: INTEGRITY OF LOCATION, DESIGN, SETTING, MATERIALS, WORKMANSHIP, AND ASSOCIATION**

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### **Criteria: Integrity of Location**

#### **Analysis:**

The integrity of the location will not be compromised. The proposed residence conforms to all zoning requirements, including setbacks, height, and green space provisions.

The scale of the home is proportional to adjacent properties and will be smaller in massing compared to several neighboring two-story homes.

The design situates the home naturally within the context of the block, maintaining alignment with established street patterns and open space rhythm.

**Finding:** Consistent

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### **Criteria: Design**

#### **Analysis:**

The proposed design reflects a modern subtropical aesthetic characterized by clean lines, layered planes, and shaded volumes that respond to light and climate.

The home's composition incorporates horizontal slab projections, screened terraces, and warm material finishes, creating a sense of refined tropical minimalism.

The design is compatible with other contemporary residences within the Lakes District while avoiding direct imitation of historic styles, consistent with preservation guidelines.

**Finding:** Consistent

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## **Criteria: Setting**

### **Analysis:**

The property's setting will be enhanced by the introduction of landscaped open areas, a front setback garden, and a side and front pool terraces.

The massing along Polk Street is mitigated through first-floor recesses, side setbacks, and reducing perceived height and bulk.

The project maintains visual harmony with the streetscape and complements both the historic character and modern evolution of the district.

**Finding:** Consistent

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## **Criteria: Materials**

### **Analysis:**

The proposed materials include stucco finishes, composite wood, and aluminum-framed windows with clear glazing.

The driveway and walkways will utilize permeable grass block pavers, promoting environmental sustainability and minimizing impervious coverage.

The project integrates 40% green space at grade level as required by zoning, and sustainability measures such as solar panel installation and energy-efficient glazing systems.

**Finding:** Consistent

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## **Criteria: Workmanship**

### **Analysis:**

All construction will be executed by licensed and insured contractors, meeting or exceeding standards established by the Florida Building Code and the City of Hollywood.

Workmanship will be monitored to maintain a high level of quality control, ensuring durability, precision, and compliance with architectural intent.

**Finding:** Consistent

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## **Criteria: Association**

**Analysis:**

The new residence's massing, proportion, and rhythm are compatible with existing homes in the neighborhood. The project's architectural language—defined by balance, proportion, and subtropical simplicity—strengthens the area's evolving identity while preserving the sense of scale and residential continuity. The design contributes positively to the Lakes District's architectural diversity and long-term neighborhood character.

**Finding:** Consistent

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**CONCLUSION**

The proposed new residence at 824 Polk Street meets all requirements for a Certificate of Appropriateness for Design under the City of Hollywood's Historic Preservation Ordinance. The project demonstrates architectural compatibility, contextual sensitivity, and compliance with all relevant zoning and historic district criteria.

**Recommendation:** Approval of Certificate of Appropriateness for Design.



# HOLLYWOOD RESIDENCE

824 POLK ST, HOLLYWOOD, FL 33019  
FOLIO: 514214024270 , HOLLYWOOD LAKES SECTION 1-32 B LOT 25 BLK 72



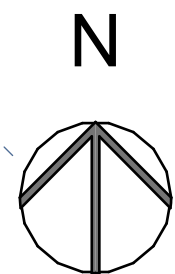
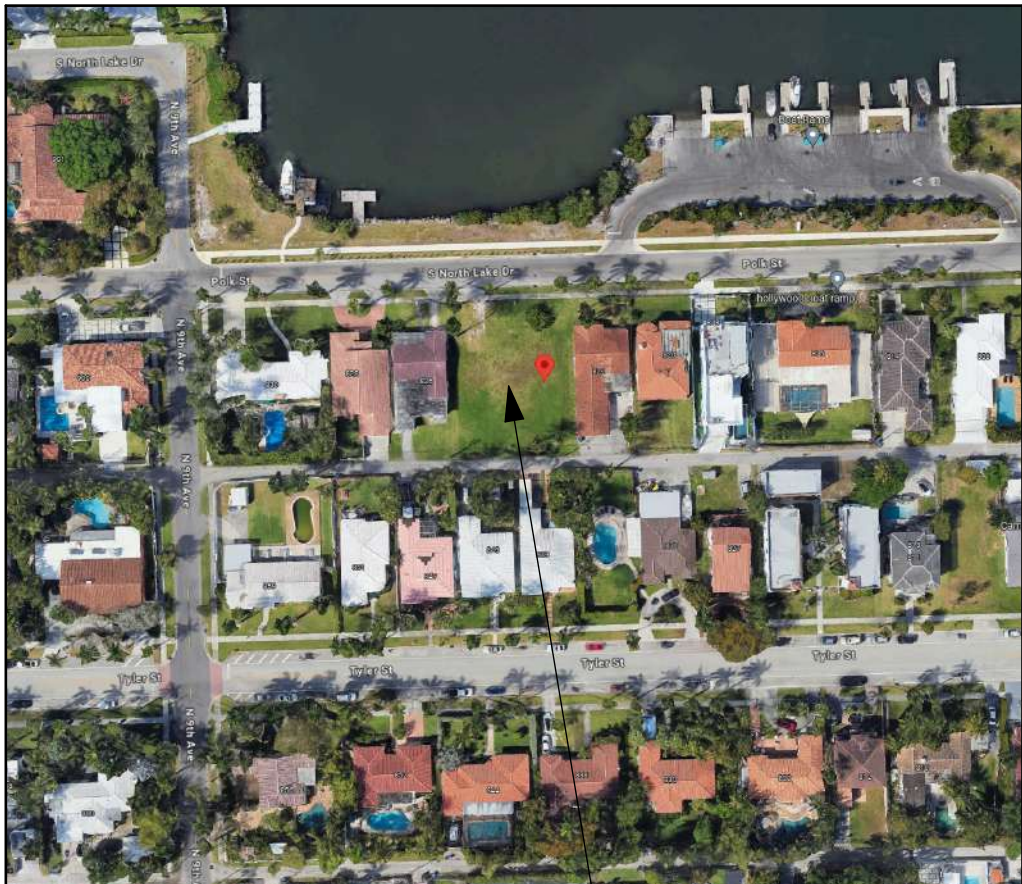
## PROJECT TEAM

- DESIGNER**  
BELLE COAST GROUP, Inc.  
Yoann Andreu  
1025 92nd St #701  
Bay Harbor Islands, FL 33154  
andreu@bellescoast.com  
(786) 218-3072
- ARCHITECT OF RECORD**  
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License #AR102136
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Fort Lauderdale, FL 33309  
emichaels@catarinaengineering.com  
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License #84162
- LANDSCAPE ARCHITECT**  
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Pembroke Pines, FL 33026  
ShayC@floraladesign.com  
(786) 660-1097  
License #LA6667593

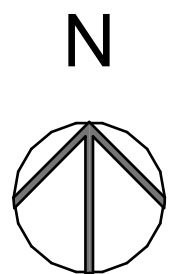
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  - SP-3 STREET PROFILE VIEW
  - SP-3.1 STREET VIEW
  - SP-4 SUBJECT PROPERTY
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  - A-102 GROUND FLOOR PLAN
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  - A-104 ROOF PLAN
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  - A-302 WEST ELEVATION
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  - L-3 COLORED LANDSCAPE PLAN

## LOCATION MAP



## AERIAL



BELLE COAST  
LIFESTYLE PROPERTIES

THE DRAWINGS AND INFORMATION CONTAINED  
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BELLE COAST GROUP, Inc.

1025 92nd St #701  
Bay Harbor Islands, FL 33154  
andreu@bellescoast.com  
(786) 218-3072

PROJECT:

824 POLK ST  
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024270

DATE: 11/15/2024

REVISION

DATE:

DRAFTED BY:

SCALE:

CONSULTANTS:

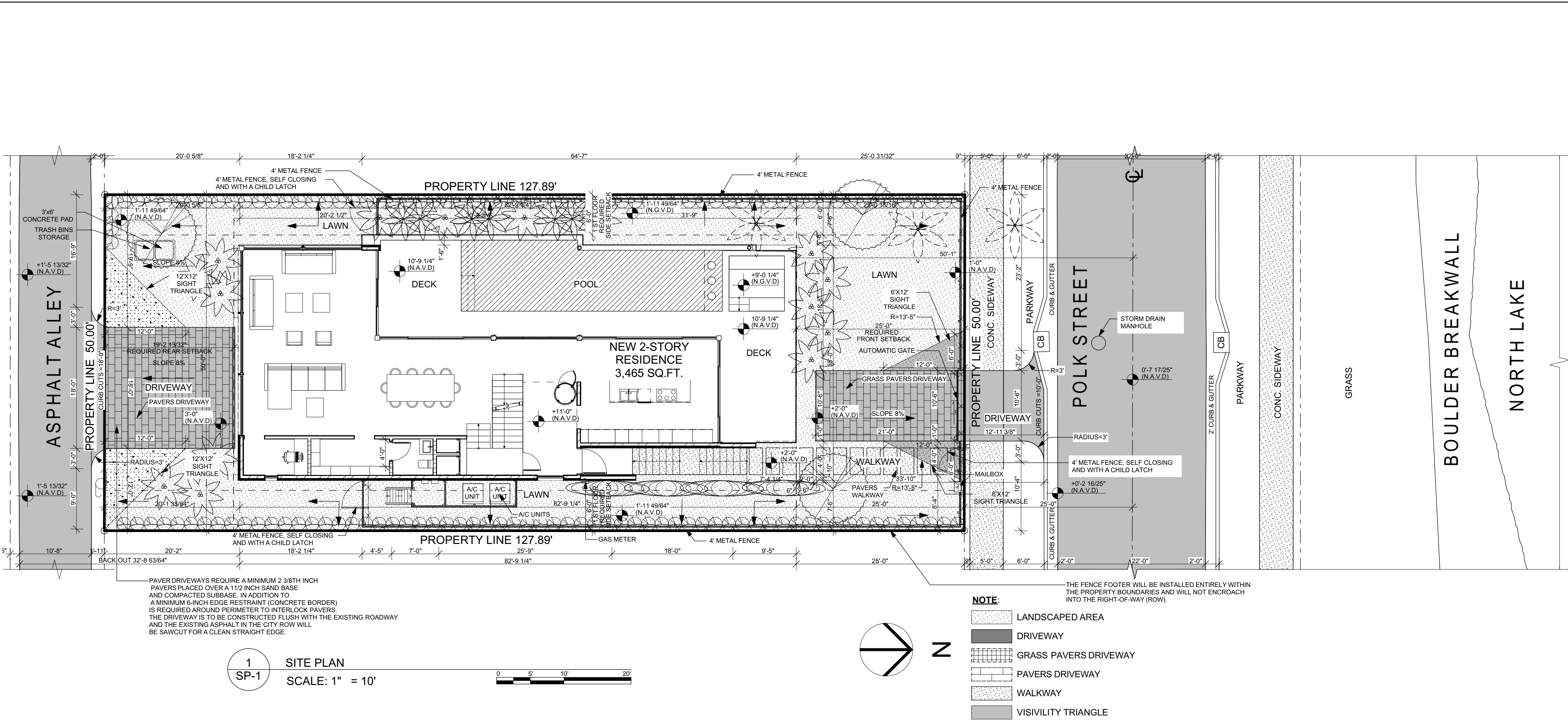
COVER SHEET +  
PROJECT  
INFORMATION

T-1

DRAWN BY:

B.C.





<b>GREEN BUILDING PRACTICES FROM CITY OF HOLLYWOOD ORDINANCE #0-2015-06</b> 1. RADIANT BARRIER ROOF - SEALOFLEX COOL ROOF - REFLECTO WHITE. WALLS - AL-FOIL REFLECTIVE 2. WINDOWS AND GLAZING LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.56, SHGC 0.25 3. DOORS INSULATED AND FIRE RATED 4. ENERGY STAR ROOFING SEALOFLEX COOL ROOF - REFLECTO WHITE. 5.PROGRAMMABLE THERMOSTATS 6. OCCUPANCY SENSORS 7. DUAL FLUSH TOILETS 8. 80% OF PLANT MATERIAL NATIVE 9. ENERGY EFFICIENT OUTDOOR LIGHTING 10. INSULATED PIPING 11. RECYCLING AREA 12. ENERGY STAR APPLIANCES 13. ONE LOW FLOW SHOWERHEAD 14. ENERGY EFFICIENT OUTDOOR LIGHTING 15. ENERY EFFICIENCY 10% BETTER THAN STANDARD ESTABLISHED BY ASHRAE. 16. MERV 8 AC FLITERS	SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLYUSED AREAS.	SITE LIGHTING NOTE: SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONE OR RESIDENTIALLYUSED AREAS.
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PER NFPA 1, 12.3.2* A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.	NFPA 1(2015 EDITOR) CHAPTER 11.10 REQUIERS THAT MINIMUM RADIO SIGNAL STRENGTH FROM FIRE DEPARTMENT COMMUNICATIONS BE MAINTANED ATA LEVEL DETERMINED BY THE AHJ FROM ALL NEW AND EXISTING BUILDINGS INCLUDING COMPLYNG WITH NFPA T2 (2013 EDITOR) BDA SYSTEM MAY BE REQUIERED	A PRE-HEAT MAP PLAN, CONCEPTUAL DRAWINGS AND CUT SHEETS WILL BE REQUIRED TO BE SUBMITTED WITH THE MAIN SET OF ARCHITECTURAL DRAWINGS FOR THE BDA SYSTEM	ALL CHANGES TO THE DESIGN WILL REQUIRE PLANING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.	FEMA NOTE: THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.	ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
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NOTE: BUILDING TO COMPLY WITH CHAPTER 108 REGARDING ALL MARINE TURTLE PROTECTION	ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE MC-1 ZONING DISTRICT. SEPARATE PERMIT ARE REQUIRED FOR EACH SIGN. ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION.	NOTE: PRIOR TO POURING THE FIRST FLOOR TIE BEAM A SPOT SURVEY OF THE FINISHED FLOOR ELEVATION MUST BE SUBMITTED TO THE BUILDING DEPT.	FEMA NOTE: THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS . AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.	FEMA NOTE: THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS.AT THE TIME OF BUILDING PERMIT THE FEMABASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLAINT	TWO WAY RADIO COMPLIANCE: BUILDING WILL BE IN COMPLIANCE WITH N.F.P.A. 1, 11.10 AND BROWARD COUNTY CODE AMENDMENT 118.2 FOR TWO WAY RADIO COMMUNICATION.	NOTE: TRASH AND RECYCLE BIN TO BE INDIVIDUAL PER UNIT	ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE HOLLYWOOD LAKES SECTION 1-32 B LOT 12.13 BLK 74 RS-6 ZONING DISTRICT
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<b>PROPERTY ADDRESS</b>  824 POLK STREET HOLLYWOOD, FL 33019  <b>FOLIO</b> # 514214024270  <b>LEGAL DESCRIPTION</b> HOLLYWOOD LAKES SECTION 1-32 B LOT 25 BLK 72		
<b>SITE INFORMATION</b>	<b>EXISTING</b>	<b>PROPOSED</b>
<b>ZONING</b> <b>SUB-DISTRICT</b> <b>BUILDING USE</b>  <b>LAND USE DESIGNATION</b> <b>COUNTY USE DESIGNATION</b>  <b>NET LOT AREA</b>  <b>BASE FLOOD ZONE</b>	RS-6 N/A VACANT LOT  RESIDENTIAL RESIDENTIAL  6,395 SQFT- 0.146 ACRES 6,395 SQFT- 0.146 ACRES  AE - 8'-0" NAVD	RS-6 N/A SINGLE FAMILY HOME  RESIDENTIAL RESIDENTIAL  6,395 SQFT- 0.146 ACRES 6,395 SQFT- 0.146 ACRES
<b>BUILDING INTENSITY</b>	<b>ALLOWED</b>	<b>PROVIDED</b>
<b>FAR</b> <b>A/C AREA</b> <b>BUILDING FOOTPRINT</b> <b>PROPOSED DWELLING</b> <b>NUMBER OF FLOORS</b> <b>BUILDING HEIGHT</b>	N/A 1000 SF N/A 1 2 30'-0"	N/A 3465.65 SF 2912.00 SF 1 2 26'-2 1/2"
<b>PARKING CALCULATION</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
<b>PARKING SPACE</b>	5	5
<b>SETBACKS:</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
<b>FRONT (NORTH)</b> <b>REAR (SOUTH)</b> <b>EAST SIDE 1ST FLOOR</b> <b>EAST SIDE 2ND FLOOR</b> <b>WEST SIDE 1ST FLOOR</b> <b>WEST SIDE 2ND FLOOR</b>	25'-0" 19.17' 6'-0" 7'-6" 6'-0" 7'-6"	25'-0" 19.17' 7'-6" 7'-6" 6'-0" 7'-6"
<b>LANDSCAPE</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
<b>IMPERVIOUS AREA</b> <b>BUILDING FOOTPRINT, WALKWAYS &amp; DRIVEWAYS</b>  <b>PERVIOUS AREA</b> <b>LANDSCAPE AREAS</b>  <b>FRONT LANDSCAPE AREA</b>	N/A  2238.25 SF (40%)  250.00 SF (20%)	3584.08 SF (56.04%)  3271.01 SF (51.14%)  923.00 SF (73.84%)
<b>BUILDING AREA</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
<b>FIRST FLOOR (A/C AREA)</b> <b>SECOND FLOOR (A/C AREA)</b> <b>TOTAL (A/C AREA)</b>	N/A N/A	1,578.87 SF 1,923.12 SF 3501.99 SF

BELLE COAST

LIFESTYLE PROPERTIES

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Bay Harbor Islands, FL 33154  
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(786) 218-3072

PROJECT:

824 POLK ST  
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024270

DATE:

11/15/2024

REVISION

DATE:

DRAFTED BY:

SCALE:

CONSULTANTS:

SITE PLAN AND SITE DATA

SP-1

DRAWN BY: B.C.





1 826 S NORTH LAKE DR, HOLLYWOOD, FL 33019  
NTS



3 830 S NORTH LAKE DR, HOLLYWOOD, FL 33019  
NTS



5 820 S NORTH LAKE DR, HOLLYWOOD, FL 33019  
NTS



7 816 S NORTH LAKE DR, HOLLYWOOD, FL 33019  
NTS



2 828 S NORTH LAKE DR, HOLLYWOOD, FL 33019  
NTS



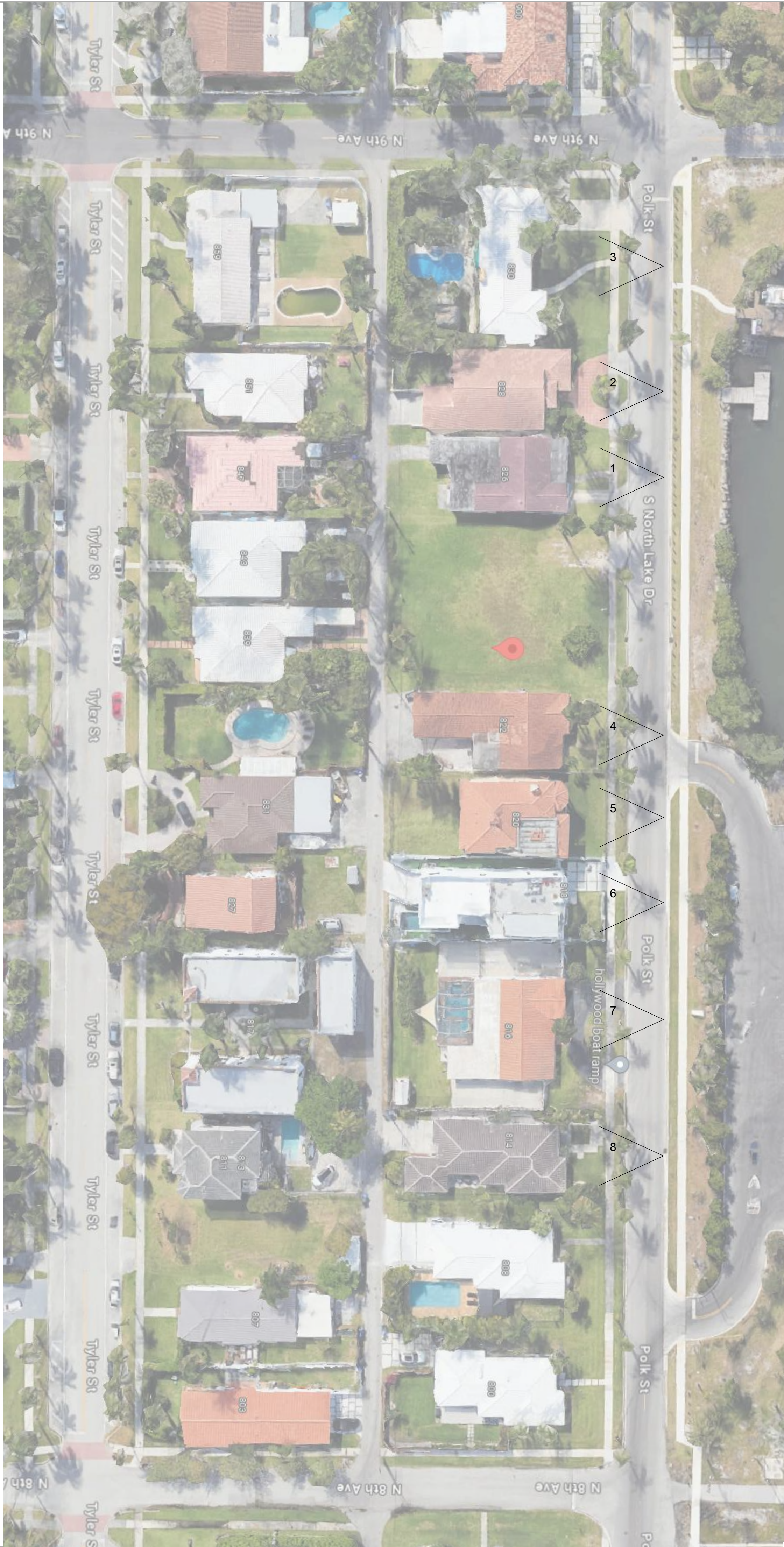
4 822 S NORTH LAKE DR, HOLLYWOOD, FL 33019  
NTS



6 818 S NORTH LAKE DR, HOLLYWOOD, FL 33019  
NTS



8 814 S NORTH LAKE DR, HOLLYWOOD, FL 33019  
NTS



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DRAFTED BY:

SCALE:

CONSULTANTS:

## NEIGHBORS PHOTOGRAPHY

# SP-2

DRAWN BY:

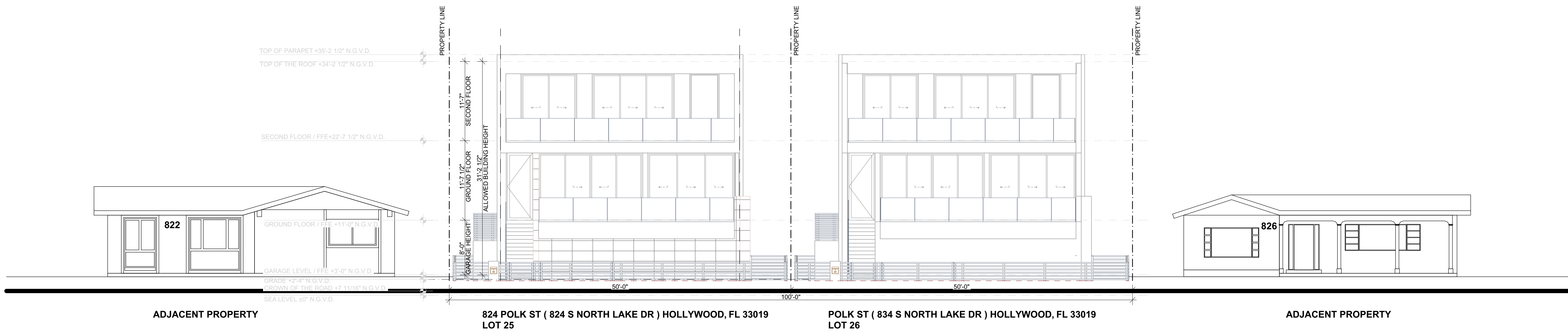
B.C.





1 SOUTH-EAST - RENDER

2 SOUTH-WEST - RENDER





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DRAFTED BY:

SCALE:

CONSULTANTS:

STREET VIEW

SP-3.1

DRAWN BY:

B.C.



822 POLK STREET

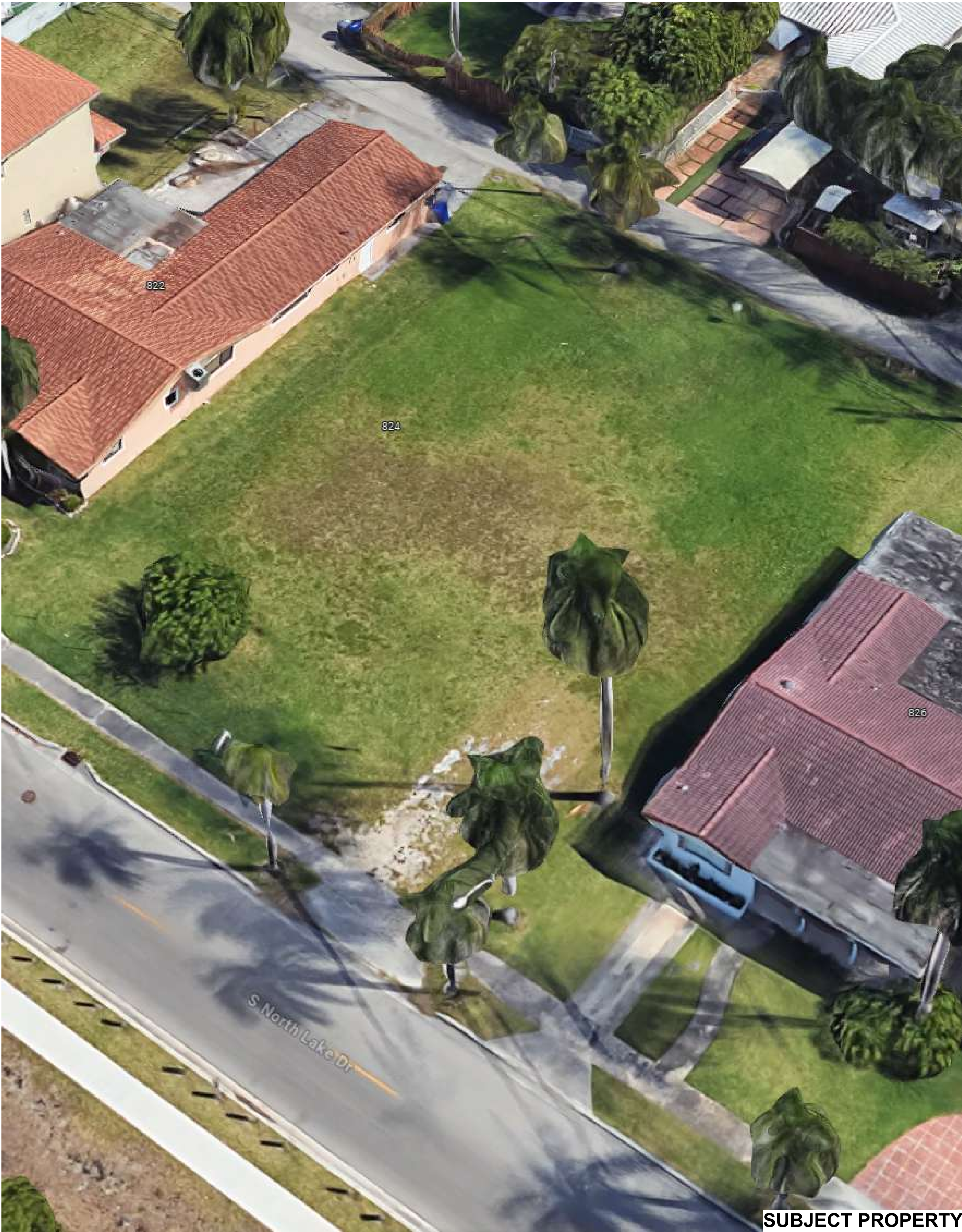
824 POLK STREET

834 POLK STREET

826 POLK STREET

STREET VIEW ALONG POLK STREET





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SCALE:

CONSULTANTS:

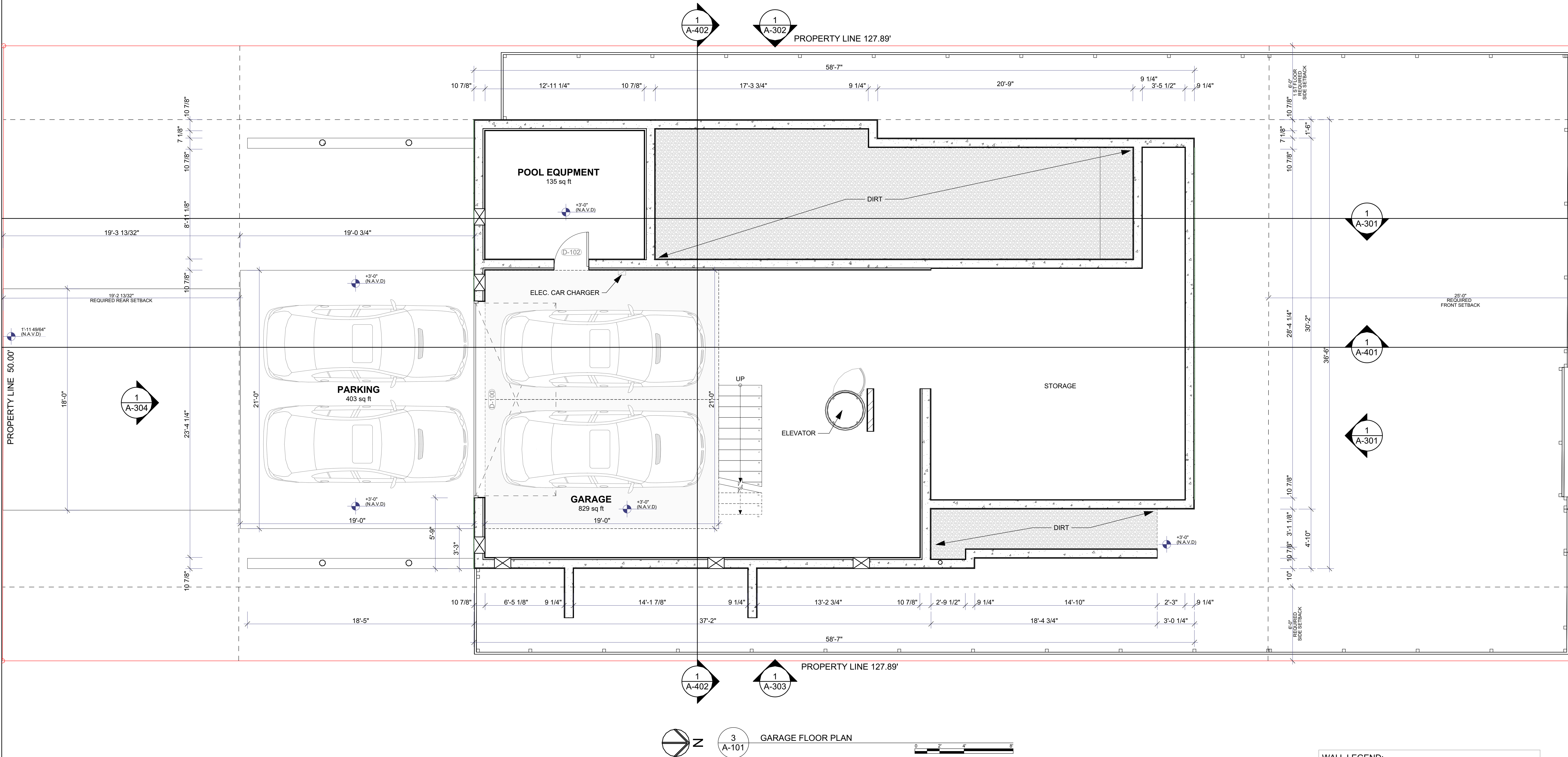
SUBJECT PROPERTY

SP-4

DRAWN BY:

B.C.





WALL LEGEND:	
	- EXTERIOR WALL
	- INTERIOR WALL
	- RETAINING WALL
	- INTERIOR WALL
	- STRUCTURAL WALL

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PROJECT:

DATE: 11/15/2024

REVISION

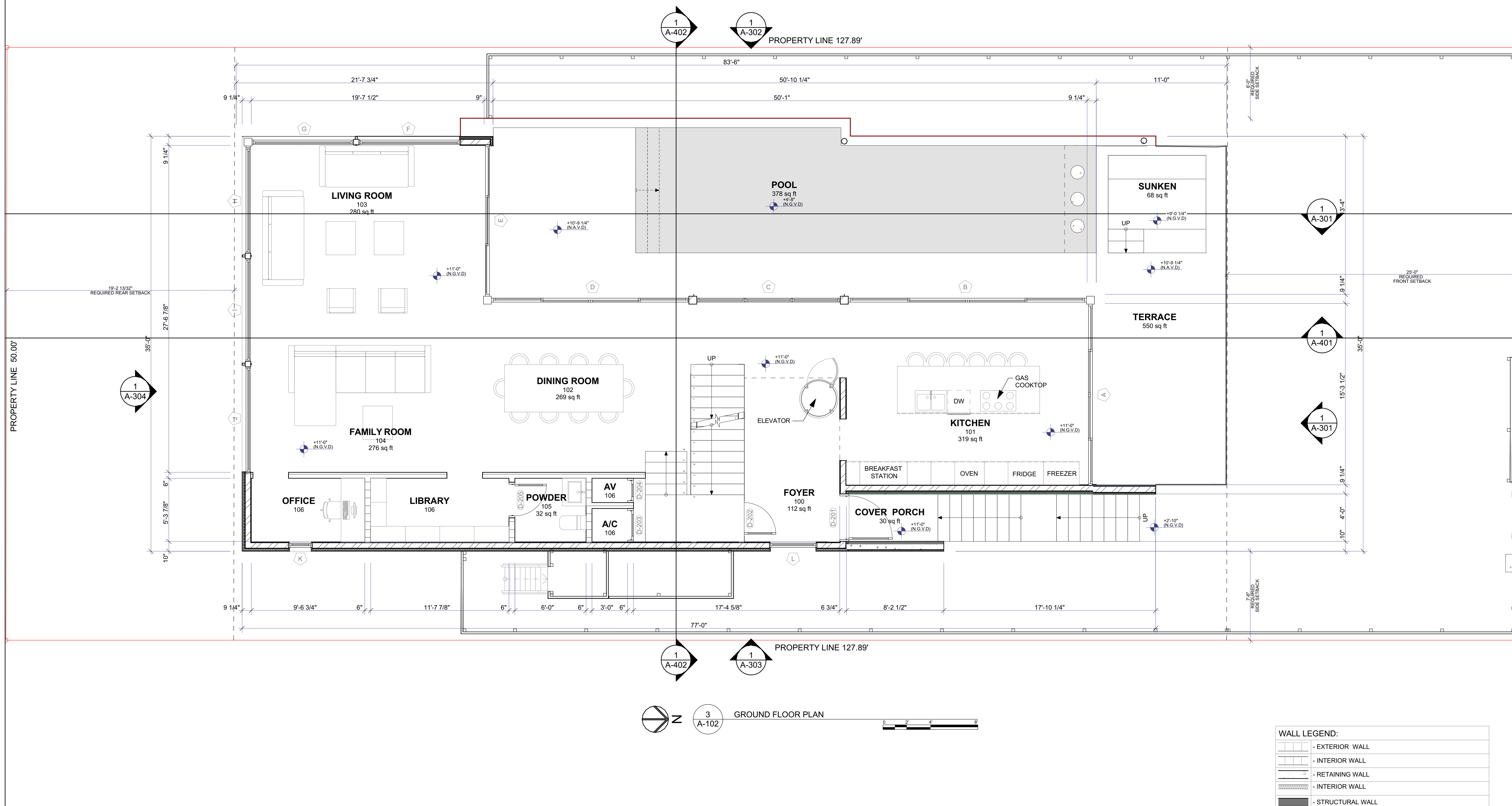
DATE:
DRAFTED BY:
SCALE:

CONSULTANTS:

GROUND FLOOR  
PLAN

A-102

DRAWN BY: B.C



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SCALE:

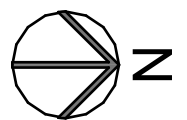
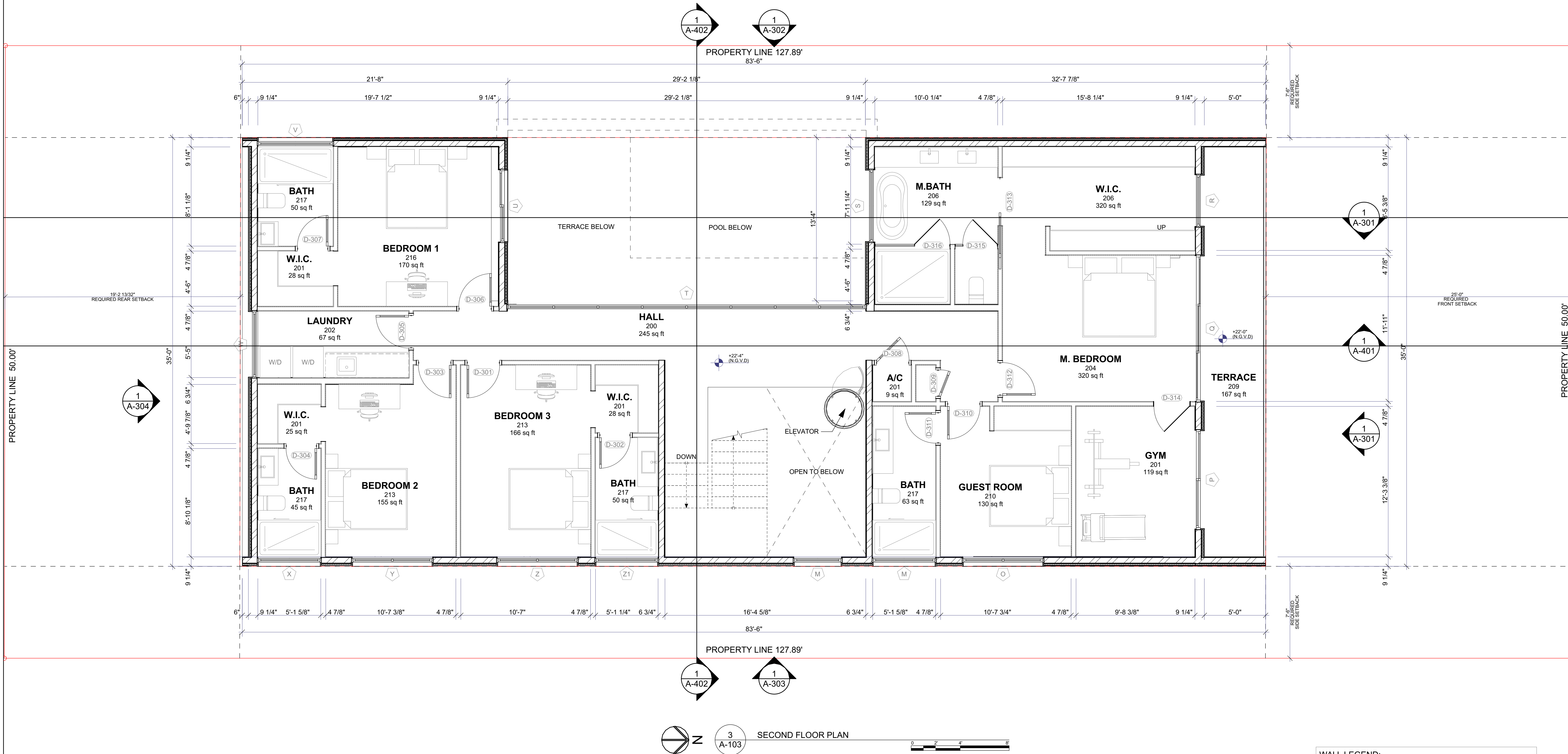
CONSULTANTS:

SECOND FLOOR  
PLAN

A-103

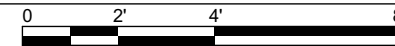
DRAWN BY:

B.C.



3  
A-103

SECOND FLOOR PLAN



WALL LEGEND:	
	- EXTERIOR WALL
	- INTERIOR WALL
	- RETAINING WALL
	- INTERIOR WALL
	- STRUCTURAL WALL



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SCALE:

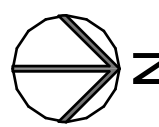
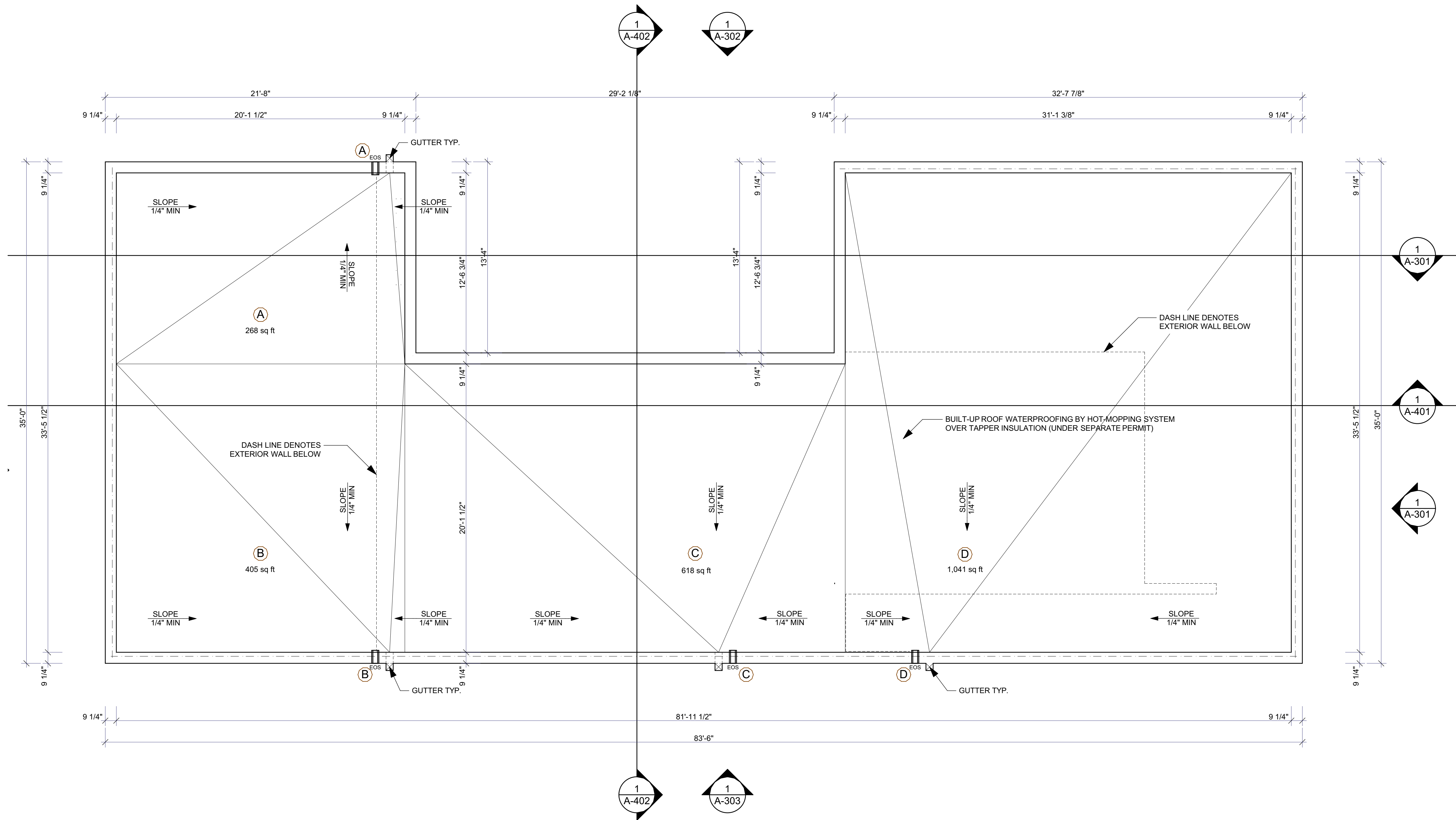
CONSULTANTS:

ROOF PLAN

A-104

DRAWN BY:

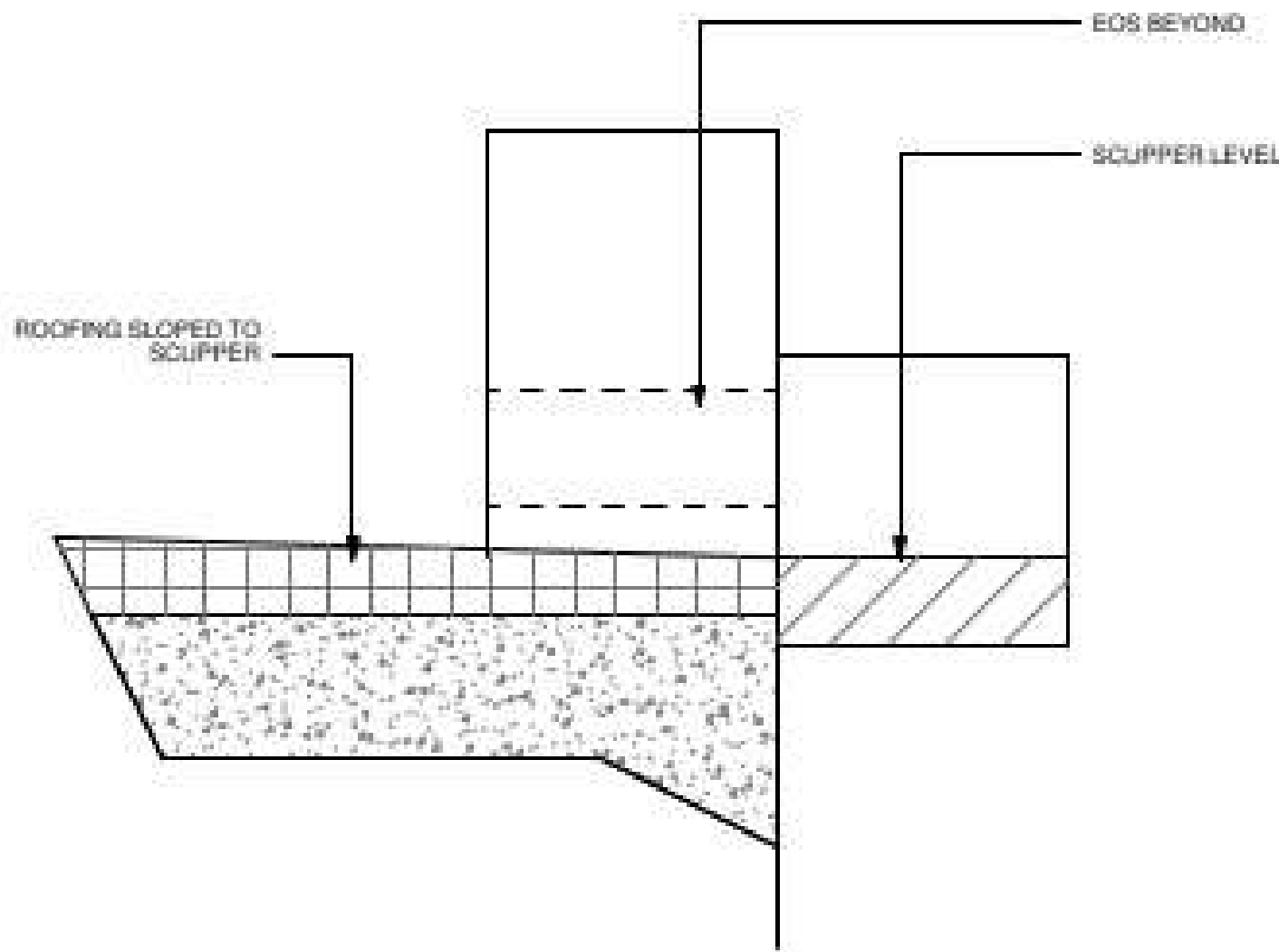
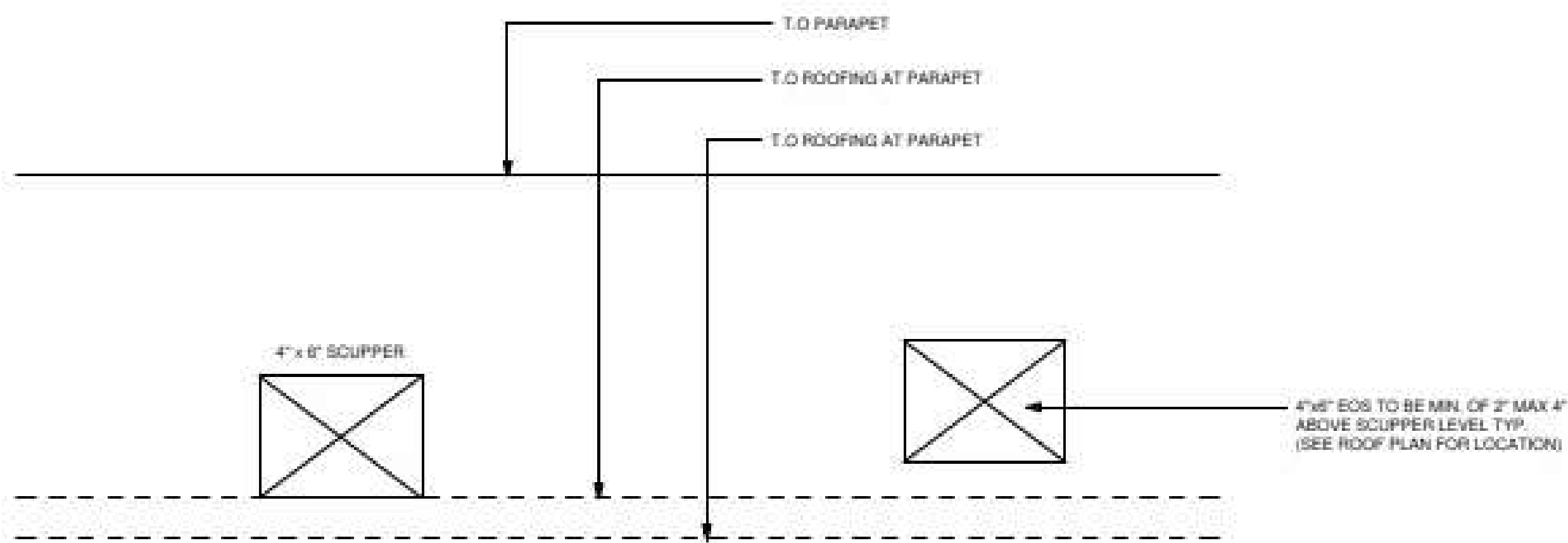
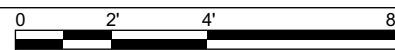
B.C.



1  
A-104

ROOF PLAN

SCALE: 1/4" = 1'-0"



ROOF DRAINAGE CALCULATIONS
(100 YEAR, 1-HOUR RAINFALL - 5 INCHES AS PER PFBC2020) 5 INCHES = 0.0520 GPM PER 1 SQ.FT. HORIZONTAL 1/4" PER LF
ROOF AREA A-268 SF x 0.0520 = 13.94 GPM PROVIDED: 6" DIA. HORIZONTAL 487 GPM
ROOF AREA B-405 SF x 0.0520 = 21.06 GPM PROVIDED: 6" DIA. HORIZONTAL 487 GPM
ROOF AREA C-618 SF x 0.0520 = 32.14 GPM PROVIDED: 6" DIA. HORIZONTAL 487 GPM
ROOF AREA D-1041 SF x 0.0520 = 54.13 GPM PROVIDED: 6" DIA. HORIZONTAL 487 GPM
PER TABLE 1106.7, ROOF AREAS A,B,C,D. "4h x 6w" SCOOPEE DRAINS W/4h x 6w EMERGENCY SCUPPER DRAINS.

NOTES:

ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION SHALL BE USED SOLELY FOR PARKING,  
BUILDING ACCESS OR STORAGE AS PER ASCE 4.6.

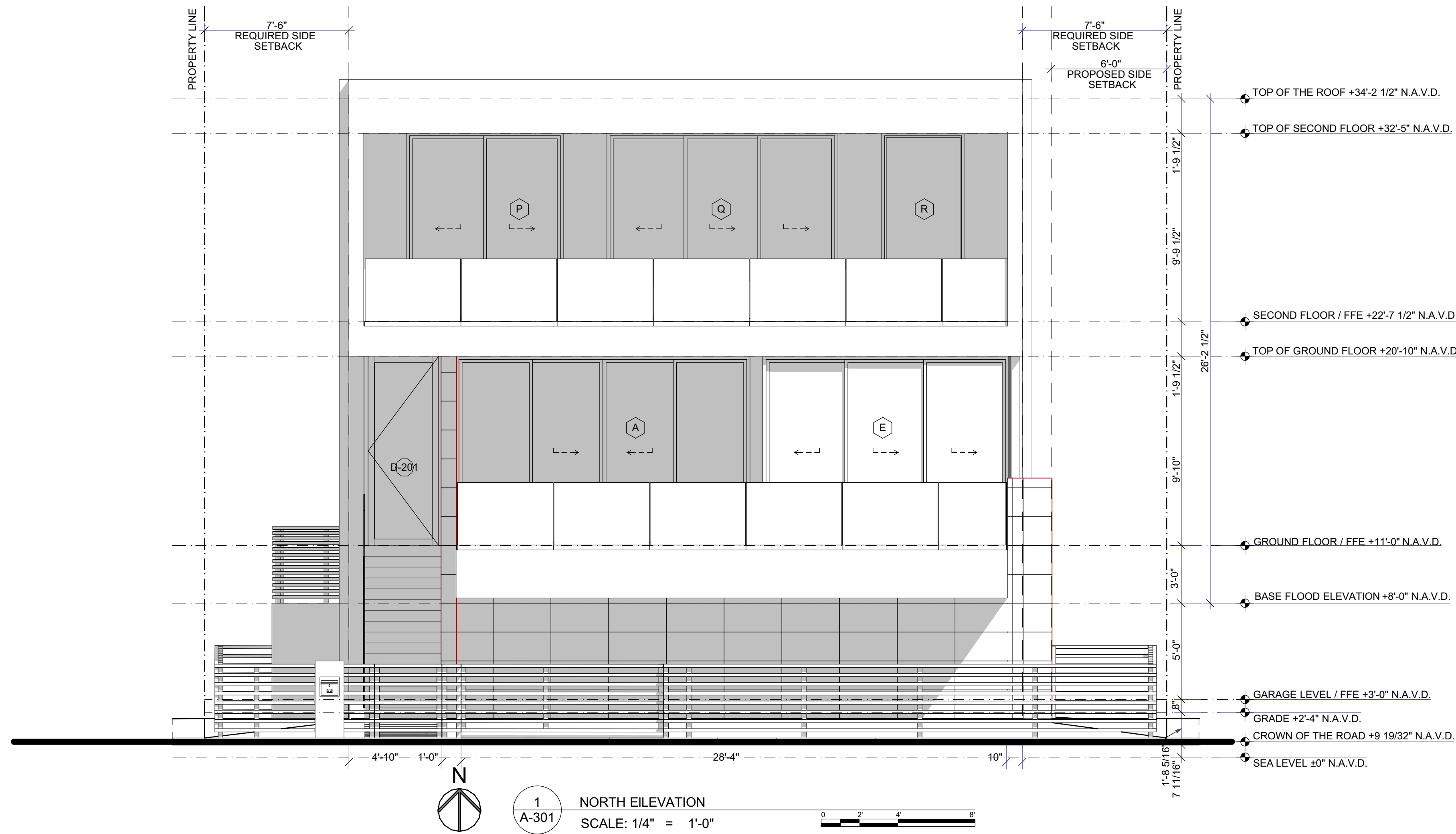
ROOFING SYSTEM NOTES:

ALL ROOFING SYSTEM SHALL BE PAINTED "WHITE" AS PER URBAN HEAT ISLAND ORDINANCE.

WATERPROOFING NOTE:

- WATERPROOFING TESTED SHALL BE FLOOD TESTED IN ACCORDANCE WITH ASTM D5957 .
- WATERPROOFING WILL COMPLY WITH F.B.C. 1519.16.6
- WATERPROOFING WILL BE SUBMITTED WITH A SEPARATE PERMIT
- FLASHING SHALL BE INSTALLED IN ACCORDANCE TO THE MANUFACTURERS PUBLISHED STANDARD DETAILS, SPECIFIC DETAILS, APPROVED BY THE MANUFACTURE; AND SHALL COMPLY WITH F.B.C. 1519.16







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SCALE:

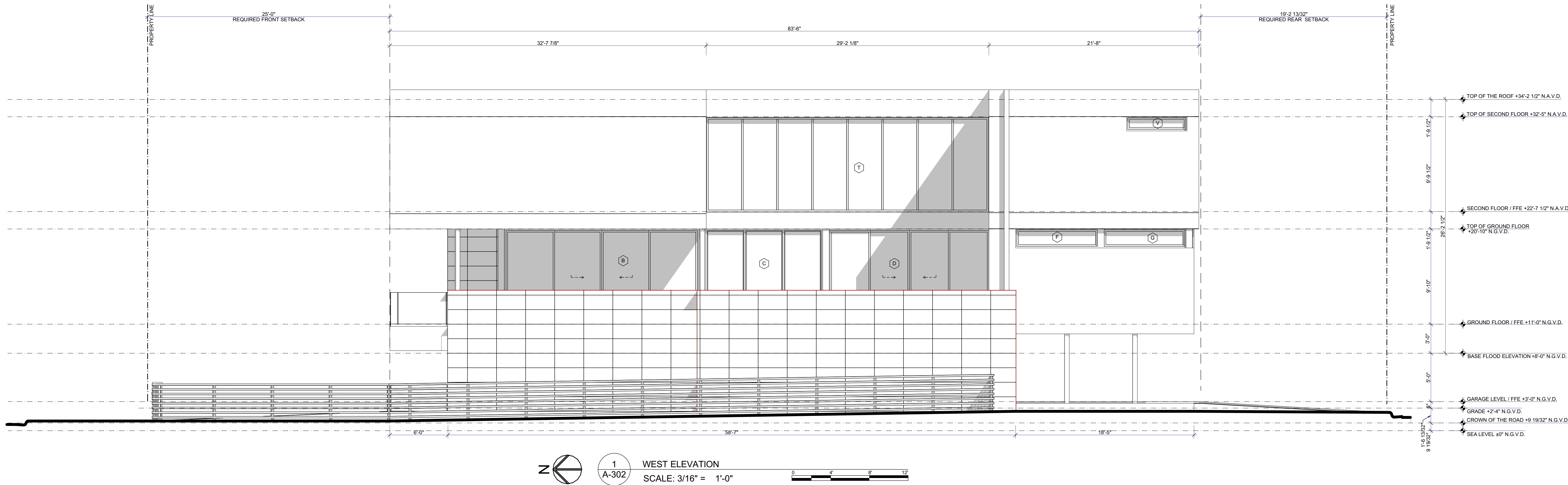
CONSULTANTS:

WEST ELEVATION

A-302

DRAWN BY:

B.C.





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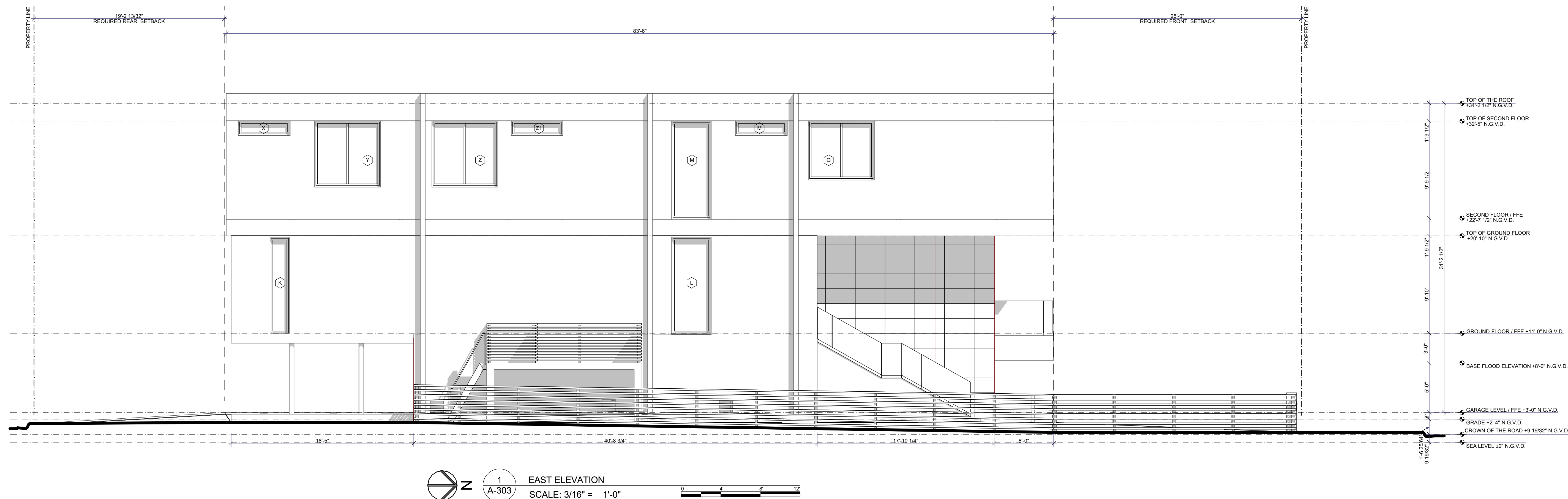
REVISION	

DRAFTED BY:  
SCALE:

EAST ELEVATION

A-303

B.C





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SCALE:

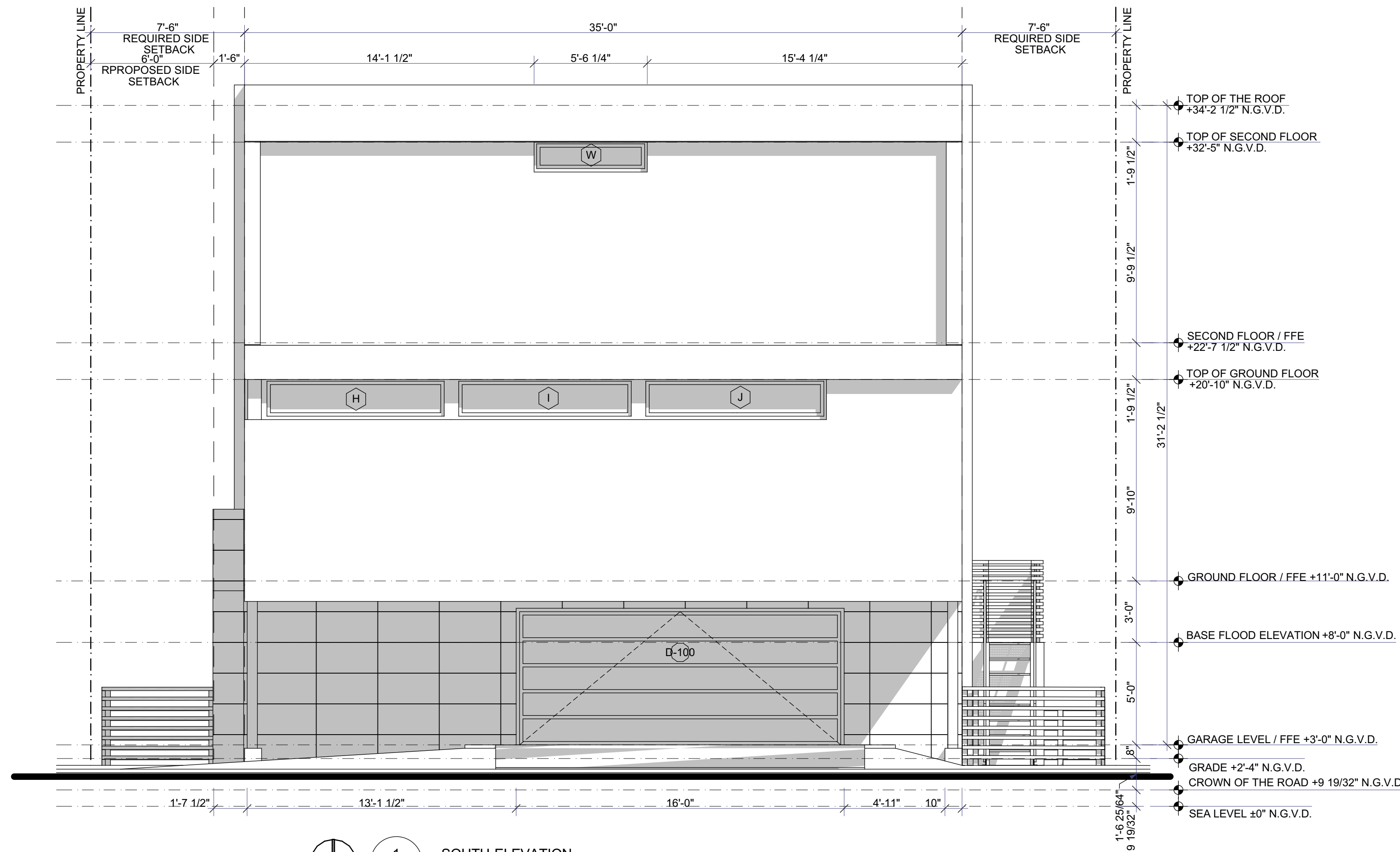
CONSULTANTS:

SOUTH ELEVATION

A-304

DRAWN BY:

B.C.





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SCALE:

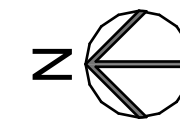
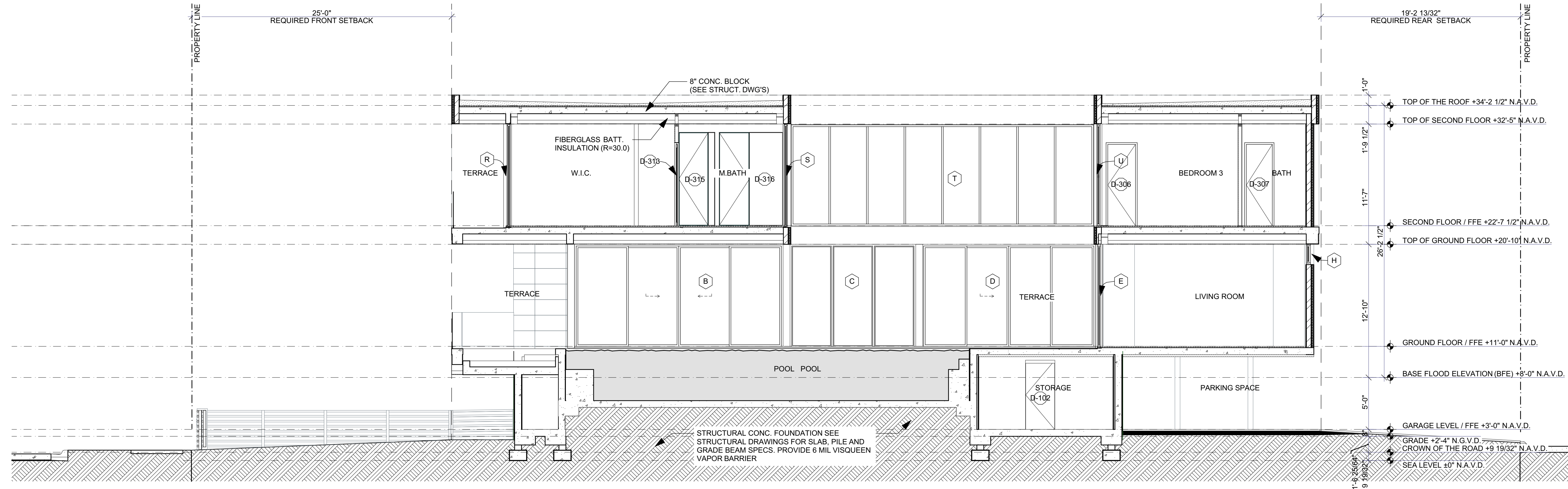
CONSULTANTS:

SECTION VIEWS

A-401

DRAWN BY:

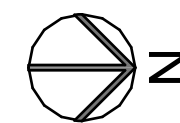
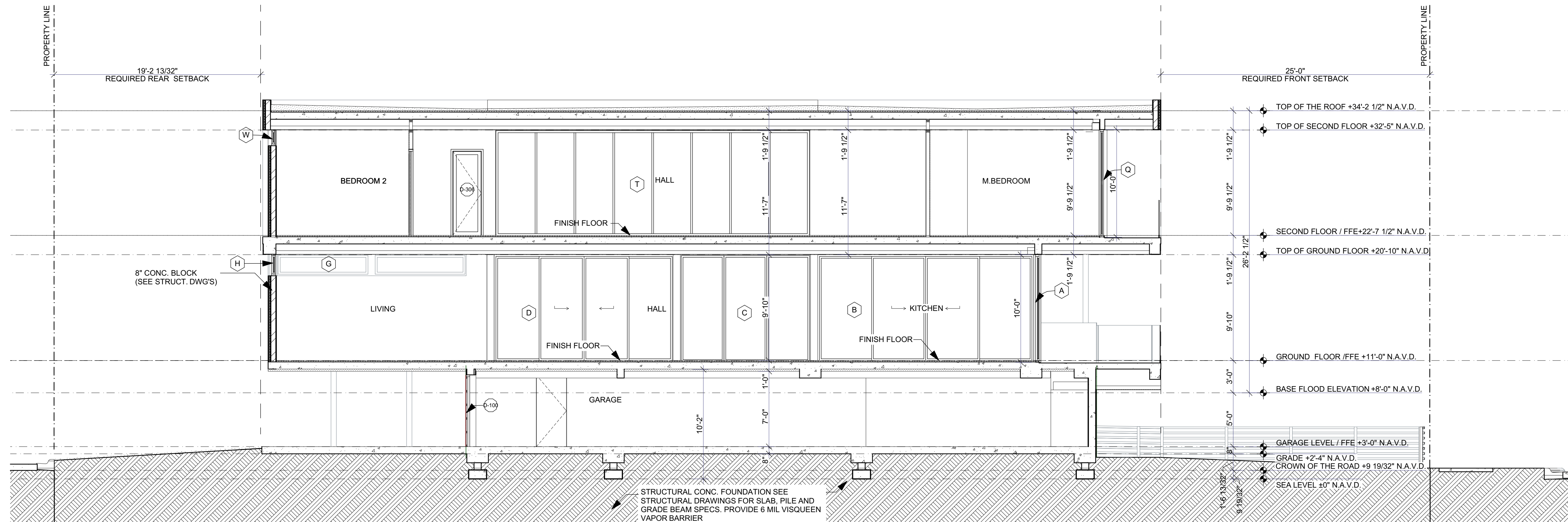
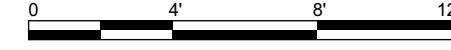
B.C.



2  
A-401

BUILDING SECTION A

SCALE: 3/16" = 1'-0"



1  
A-401

BUILDING SECTION C

SCALE: 3/16" = 1'-0"



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SCALE:

CONSULTANTS:

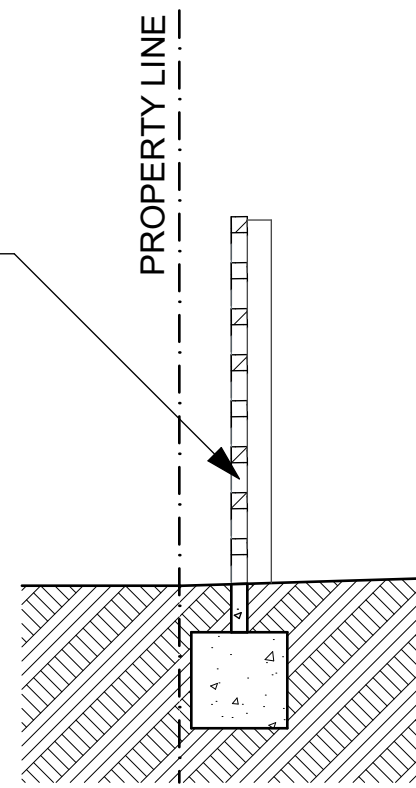
SECTION VIEW

A-402

DRAWN BY:

B.C.

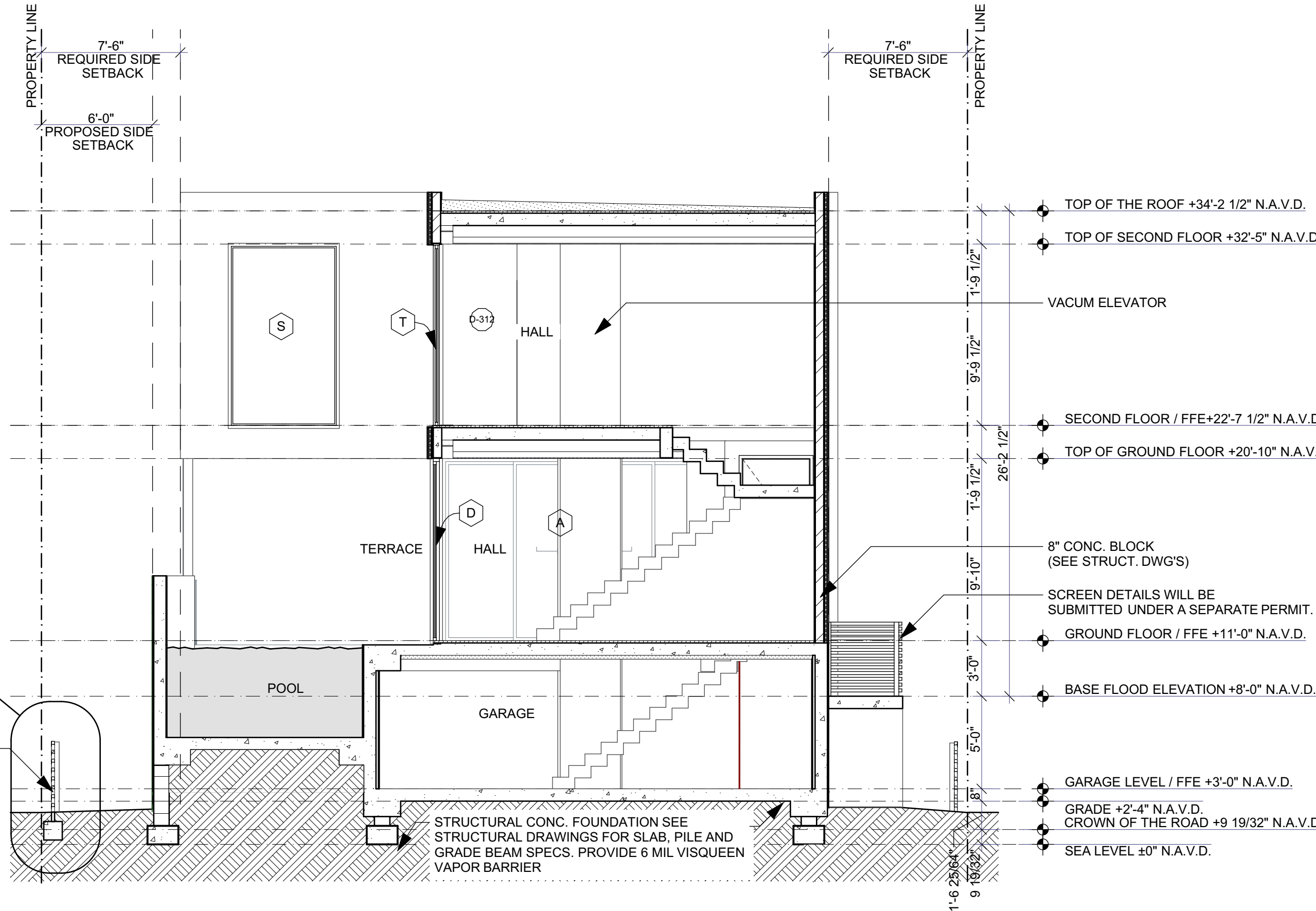
FENCE AND GATES DETAILS WILL BE  
SUBMITTED UNDER A SEPARATE PERMIT.



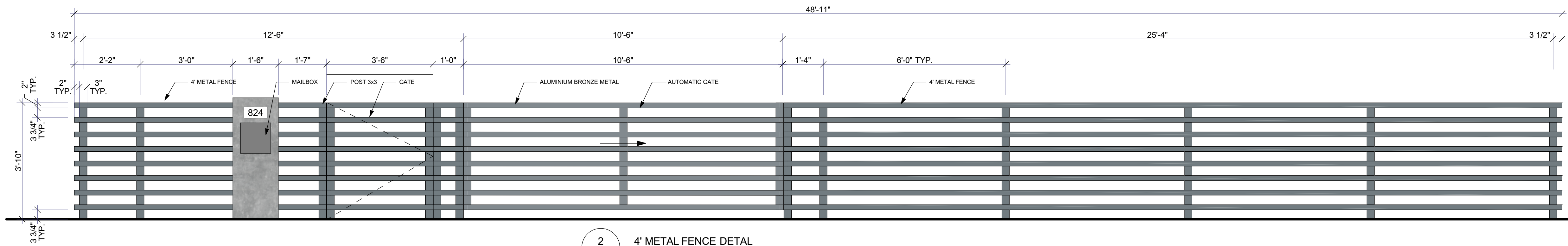
A  
A-402  
DETAIL  
0 1 2 4

FENCE AND GATES DETAILS WILL BE  
SUBMITTED UNDER A SEPARATE PERMIT.

A  
A-402



1  
A-402  
BUILDING SECTION B  
SCALE: 3/16" = 1'-0"  
0 4 8 12



2  
A-402  
4' METAL FENCE DETAIL  
0 1 2 4





BELLE COAST

LIFESTYLE PROPERTIES

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SCALE:

CONSULTANTS:

RENDERINGS

A-501

DRAWN BY: B.C.





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SCALE:

CONSULTANTS:

RENDERINGS

A-502

DRAWN BY:

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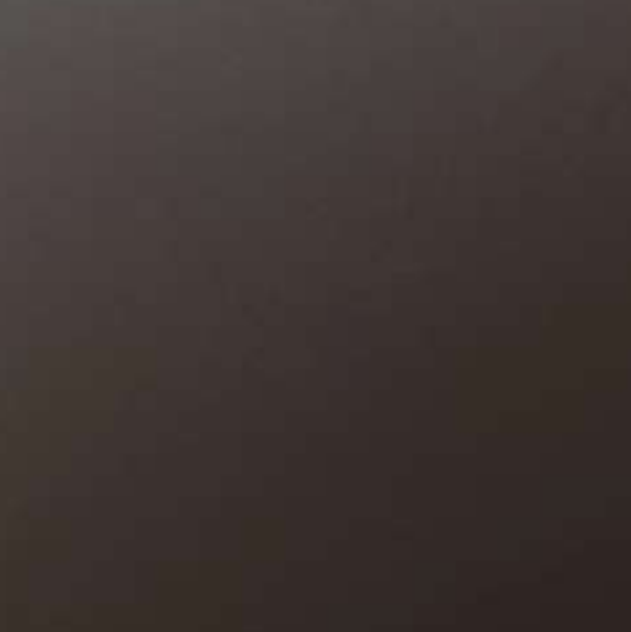
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SCALE:

CONSULTANTS:

## MATERIAL SCHEDULES

A-503

DRAWN BY: B.C



A close-up photograph of a dark grey, textured surface, possibly a brick or stone wall. The image shows a repeating pattern of rectangular blocks, likely bricks, arranged in a staggered or herringbone pattern. The texture is rough and granular, and the lighting creates subtle shadows that emphasize the three-dimensional quality of the blocks.

## 07 - PAVERS DRIVEWAY





**NOTE:**

- **Flat Roof:** The clean, flat roof is a defining feature of Mid-Century Modern architecture, minimizing visual clutter and emphasizing horizontal lines.
- **Large Rectangular Volume in Cantilever:** The cantilevered rectangular volume creates a striking, modern silhouette that reflects Mid-Century Modern's architectural boldness, adding both functionality and visual interest.
- **Thin Metal Columns:** Inspired by Mid-Century Modern's minimalist approach, these slender columns provide structural support while maintaining an open, airy aesthetic.
- **Large Windows:** Expansive glass is a hallmark of Mid-Century design, connecting indoor and outdoor spaces seamlessly and enhancing natural light.
- **Neutral Tones & Natural Materials:** The use of muted colors and natural materials, like wood, reflects Mid-Century Modern's emphasis on simplicity and harmony with nature.

This concept brings a subtle Mid-Century Modern influence, creating a structure that respects the historic district's aesthetic without overwhelming it.



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**REVISION**

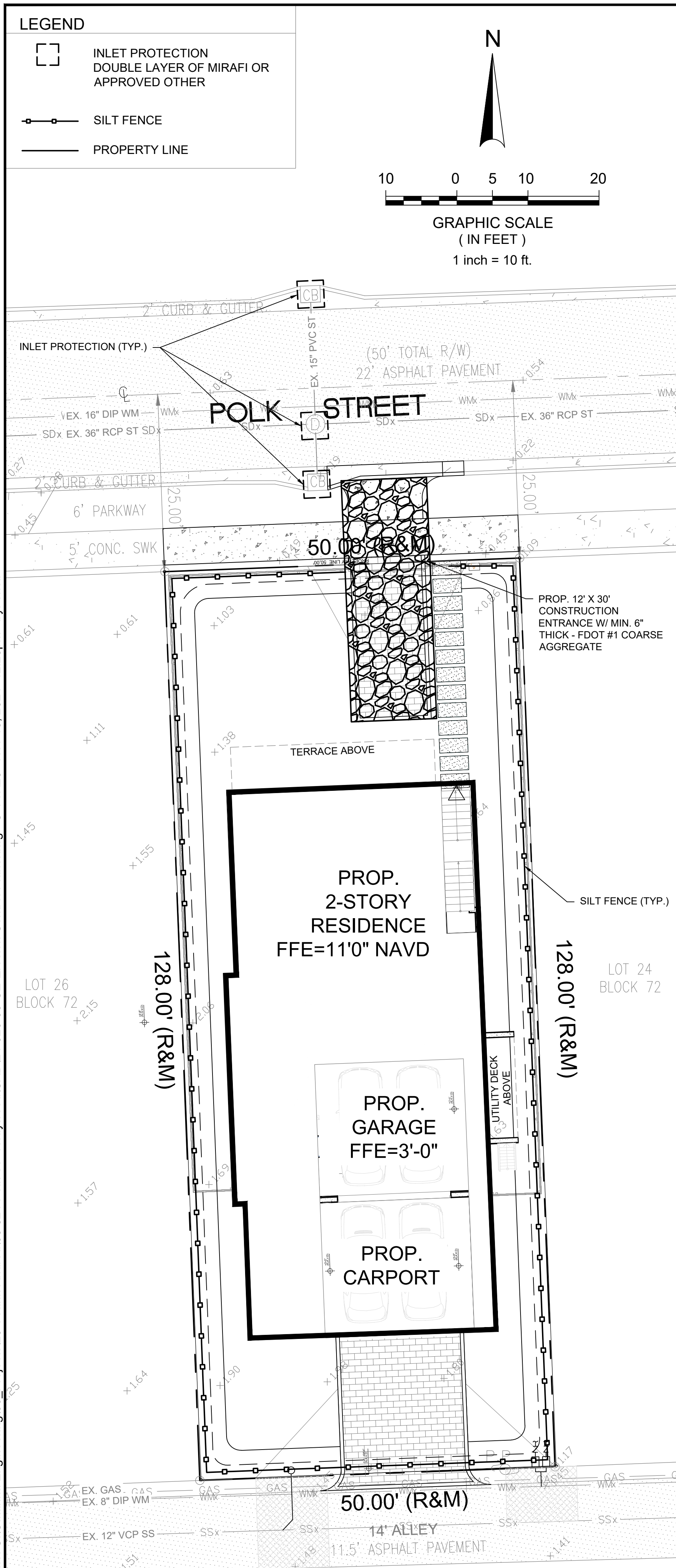

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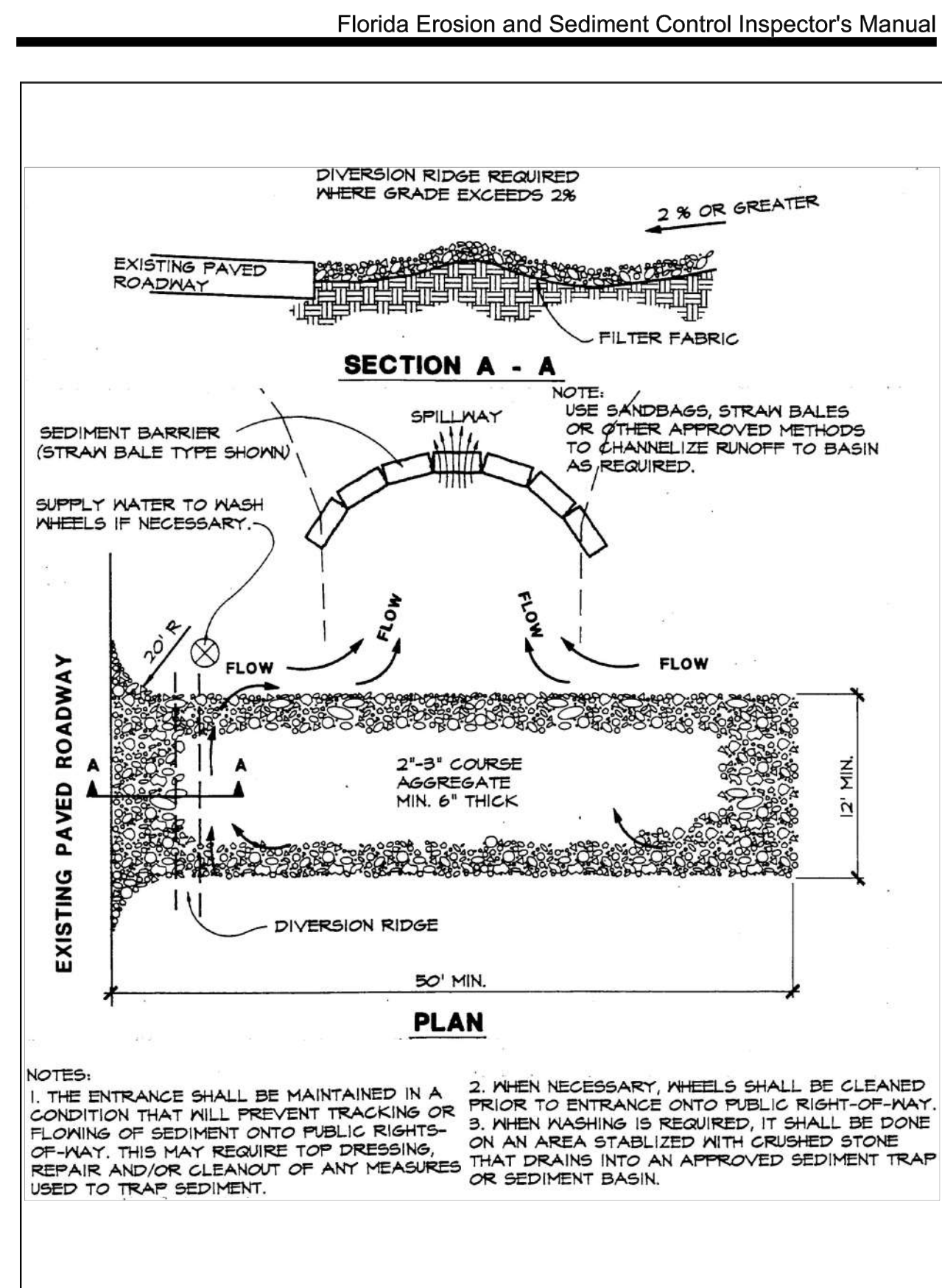
**CONSULTANTS:**



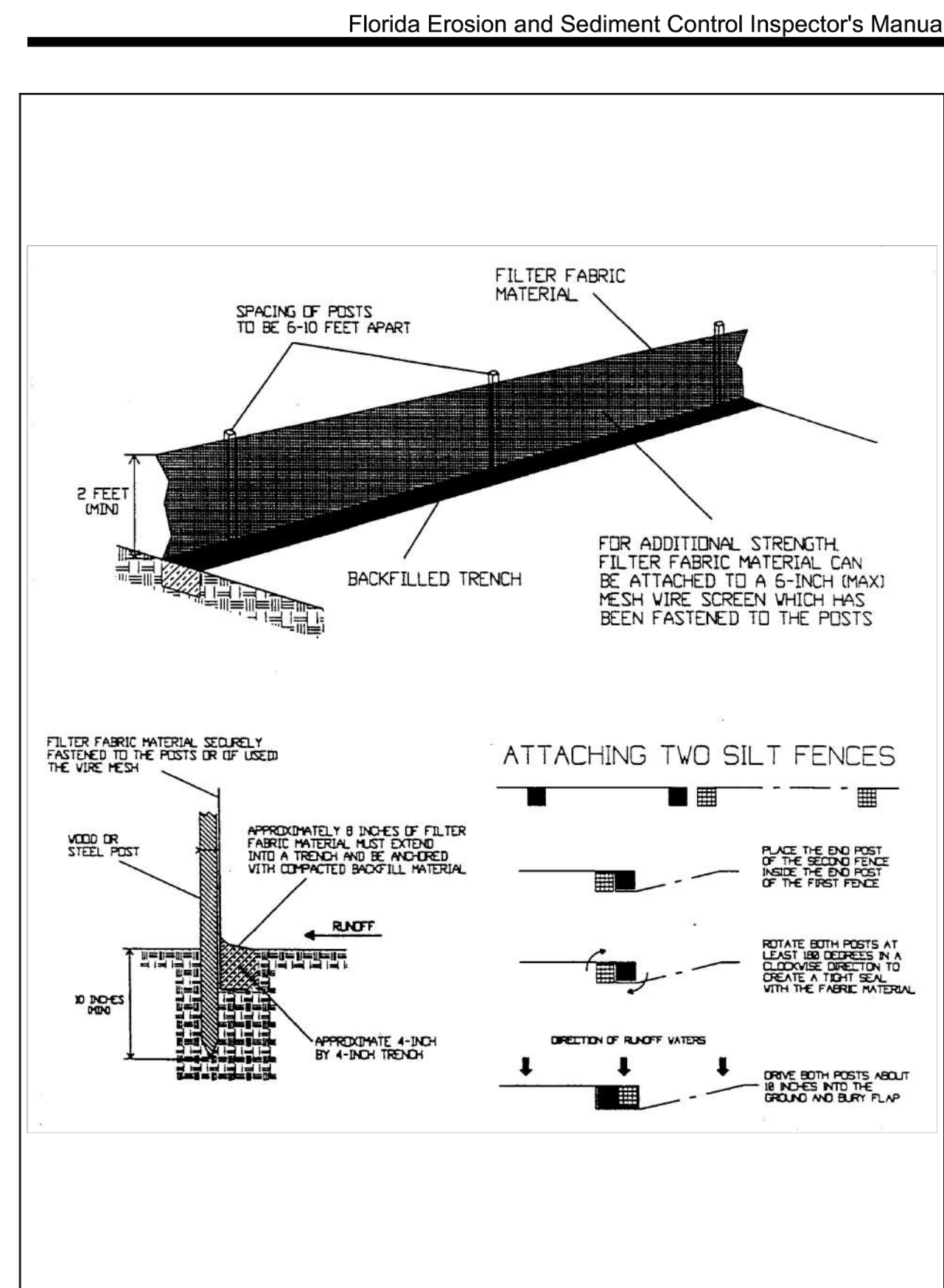


### EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL TEMPORARY AND MAINTAIN EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN FLORIDA
2. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION SHALL BE MADE OF ALL INSTALLED TEMPORARY EROSION CONTROL MEASURES AND REPAIRS SHALL BE CONDUCTED TO ENSURE THEIR CONTINUING FUNCTION AS DESIGNED.
3. CATCH BASINS, INLETS AND STORM SEWER MANHOLES STRUCTURES WITHIN SITE WILL BE PROTECTED DURING FILLING OPERATIONS FROM SEDIMENT RUNOFF AND DEBRIS BY PLACING A FILTER FABRIC MATERIAL IN THE FRAME AND GRATE/MANHOLE COVER. PREVENTIVE METHODS MUST BE UTILIZED AROUND THESE STRUCTURES (DURING FILLING OPERATIONS) BY GRADING TO DRAIN AWAY FROM STRUCTURES AND ANY OTHER METHODS APPROVED BY THE COUNTY ENGINEER OR DESIGN ENGINEER.
4. THE CONTRACTOR SHALL INSTALL A TYPE 3 SILT FENCE (24" MIN.) AS PER FL GUIDELINES.
5. THE CONTRACTOR SHALL INSTALL A TEMPORARY SOIL TRACKING PREVENTION DEVICE AS PER FL GUIDELINES. THE CONTRACTOR SHALL TAKE MEASURES TO ENSURE THE CLEANUP OF SEDIMENT THAT HAVE BEEN TRACKED BY VEHICLES OR HAD BEEN TRANSPORTED BY WIND OR STORMWATER/AWAY FROM THE SITE OR ONTO NEARBY ROADWAYS. STABILIZED CONSTRUCTION ENTRANCES AND CONSTRUCTION ROADS, IF APPROPRIATE, SHALL BE IMPLEMENTED IN ORDER TO REDUCE OFFSITE TRACKING.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING A VALID NPDES PERMIT, UNLESS SUCH PERMIT IS DETERMINED TO BE NON-APPLICABLE BY REGULATORY AGENCY WITH JURISDICTION.

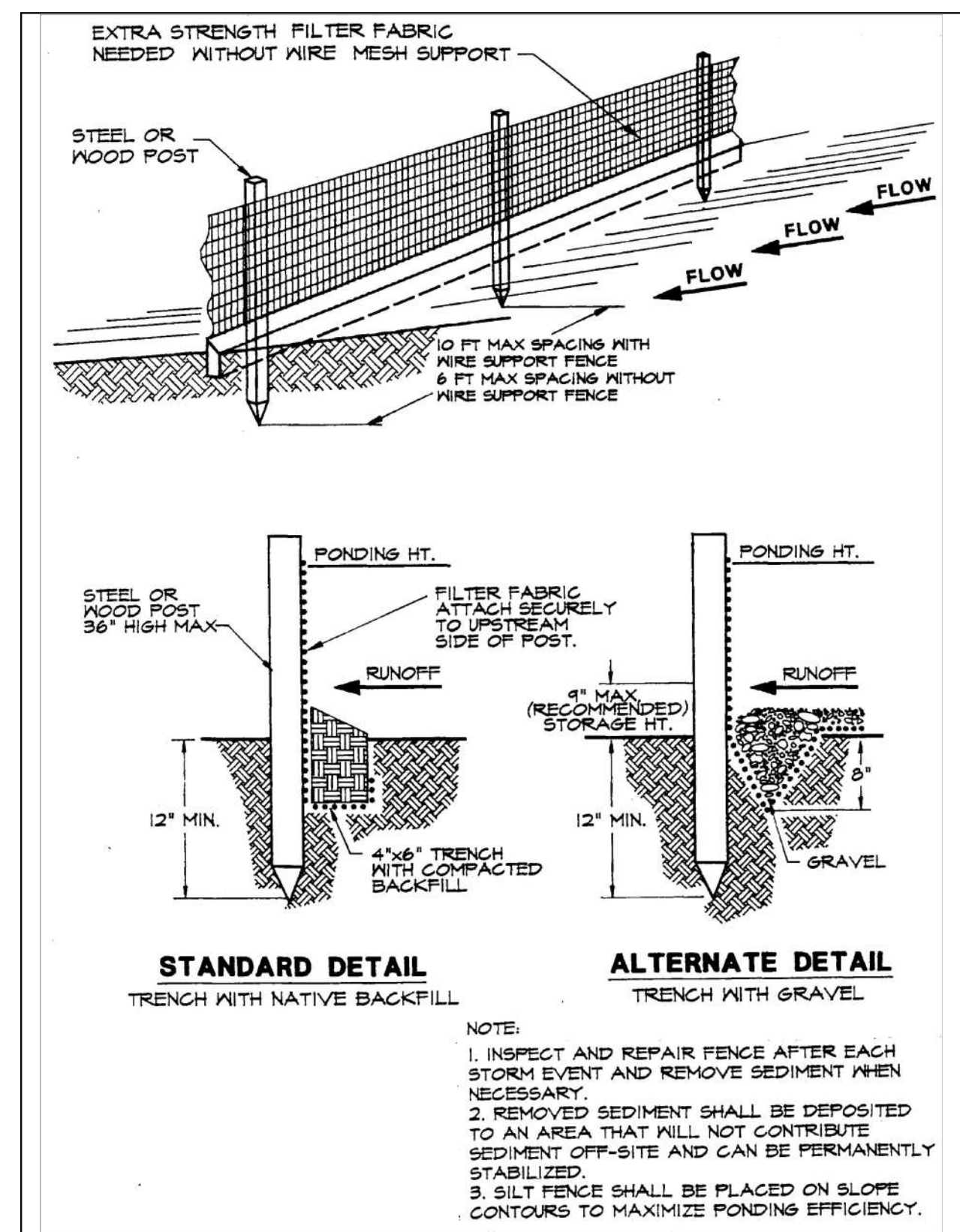


**Plate 4.03a** Temporary Gravel Construction Entrance  
Source: Erosion Draw

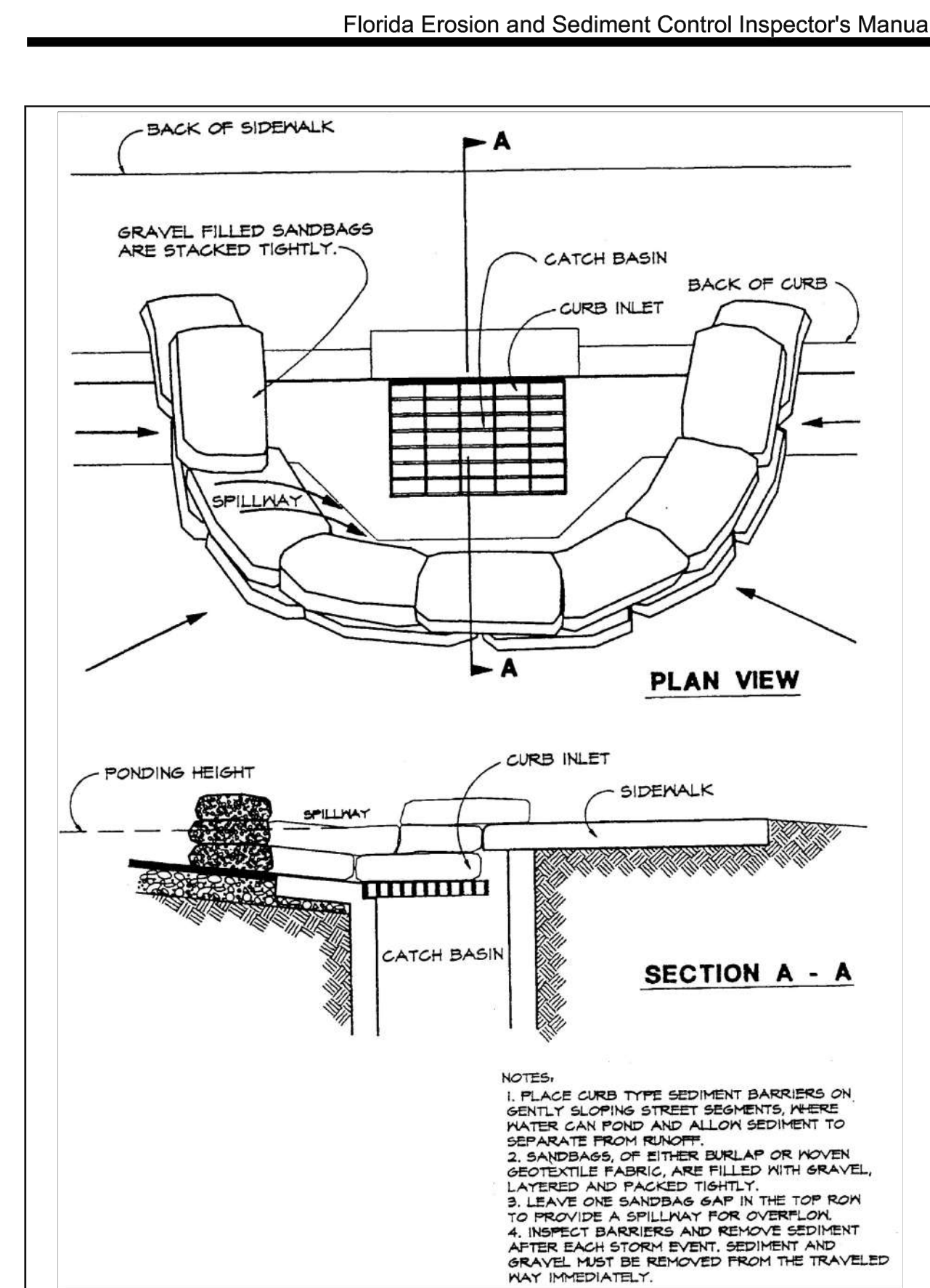


**Plate 4.06d** Installing a Filter Fabric Silt Fence  
Source: HydroDynamics, Inc.

## Chapter 4 - Best Management Practices for Erosion and Sediment Control



**Plate 4.06e Silt Fence**  
Source: Erosion Draw



**Plate 4.08o** Curb Inlet Sediment Barrier  
Source: Erosion Draw



Fort Lauderdale, FL  
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emichaels@catarinaengineering.com

ENELISE L. MICHAELS, P.E.  
FLORIDA LICENSE # 84162

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Client:

BELLE  
COAST

Project Name and Address:

## CUSTOM HOME

824 POLK ST  
LOT 25  
CITY OF HOLLYWOOD  
BROWARD COUNTY

[illegible]

Sheet Title:

## EROSION CONTROL PLAN

## CONSTRUCTION DRAWINGS

Date: 08/08/24

Scale:	AS NOTED
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Drawn by: EM

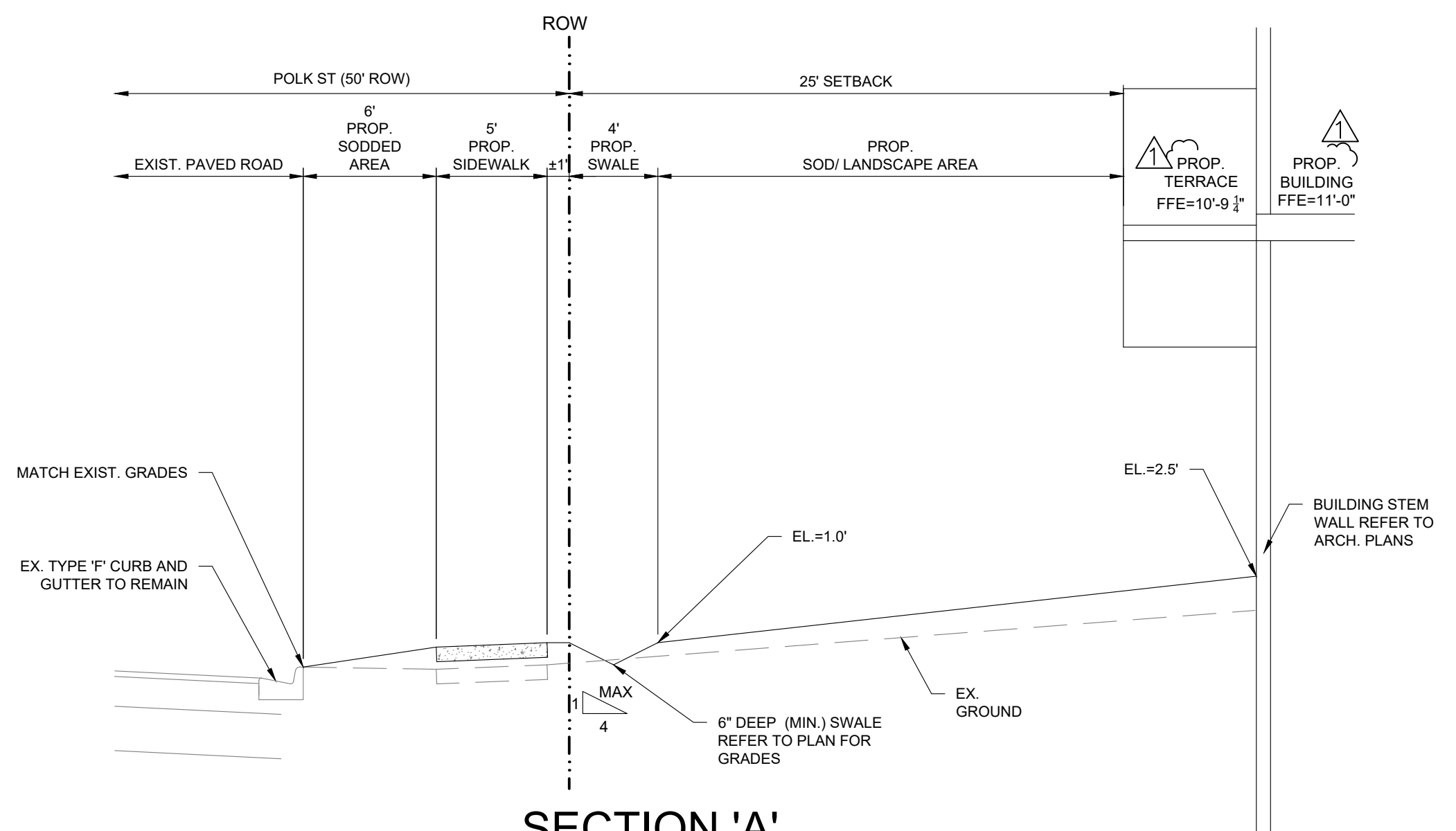
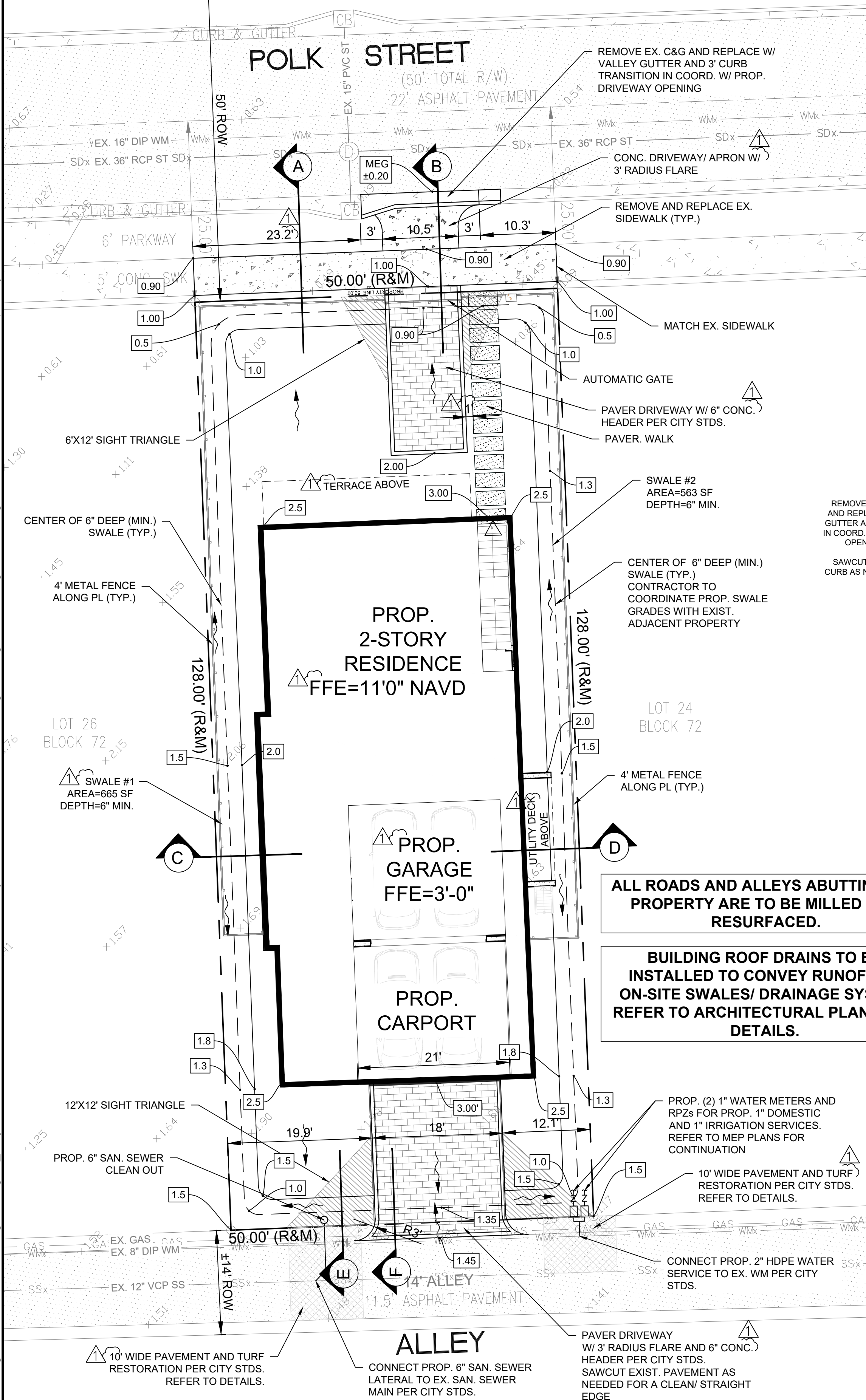
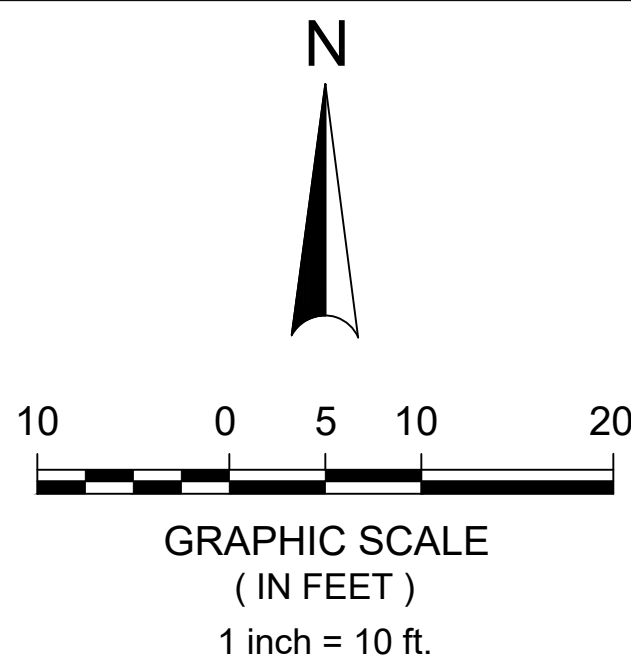
Designed/ Approved by: EM

Project Number:	24-026-03
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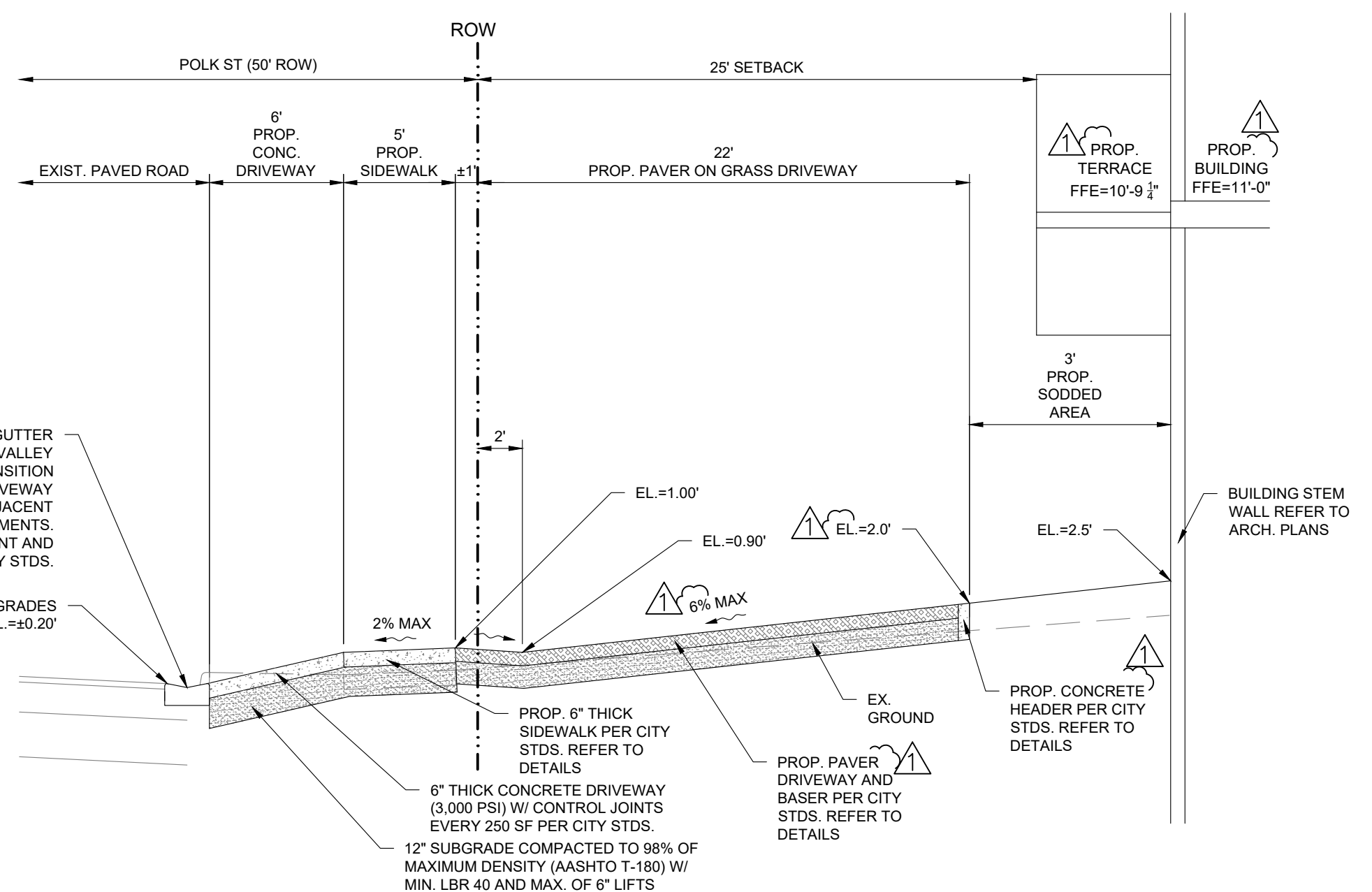
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C-1





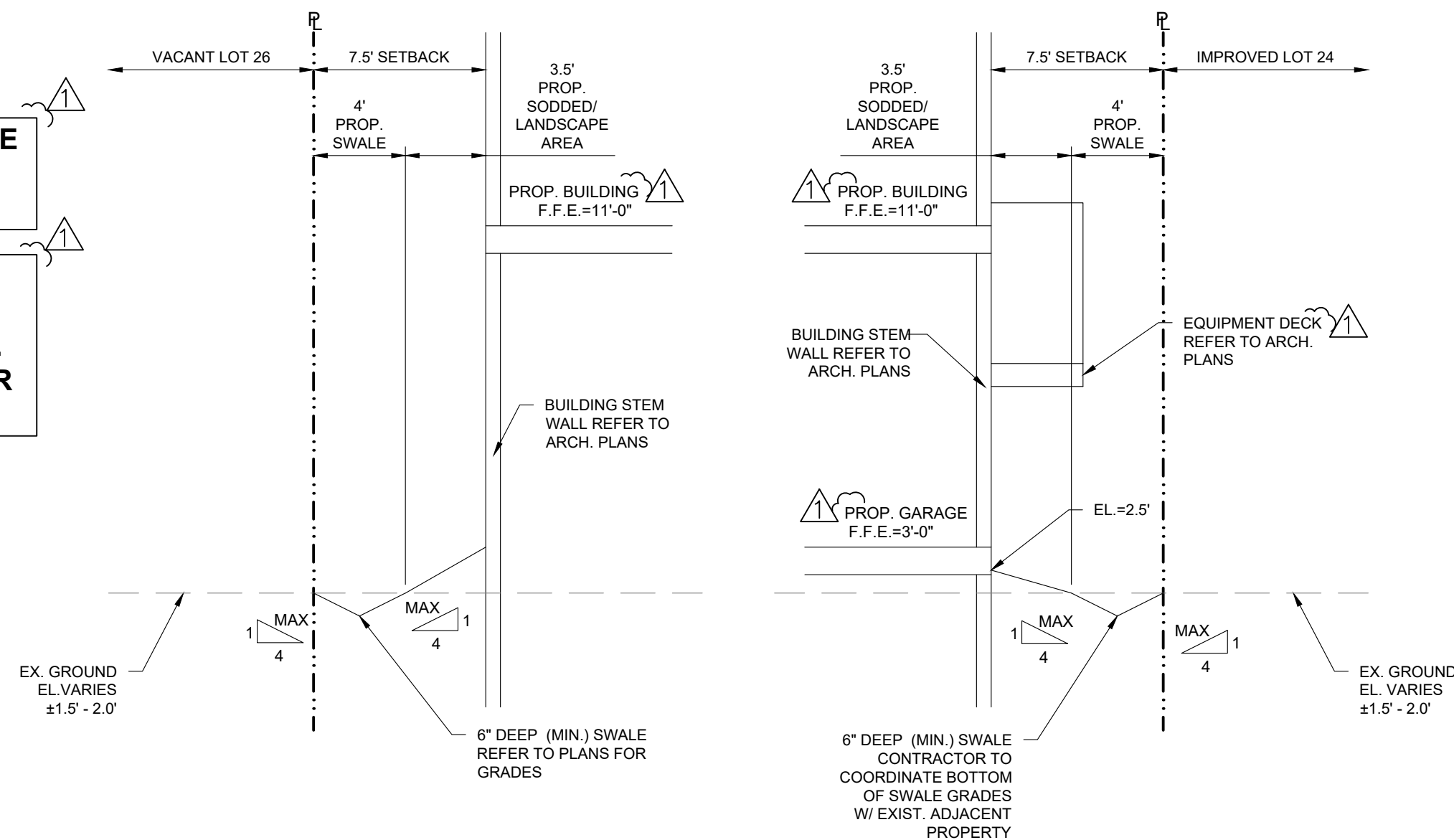
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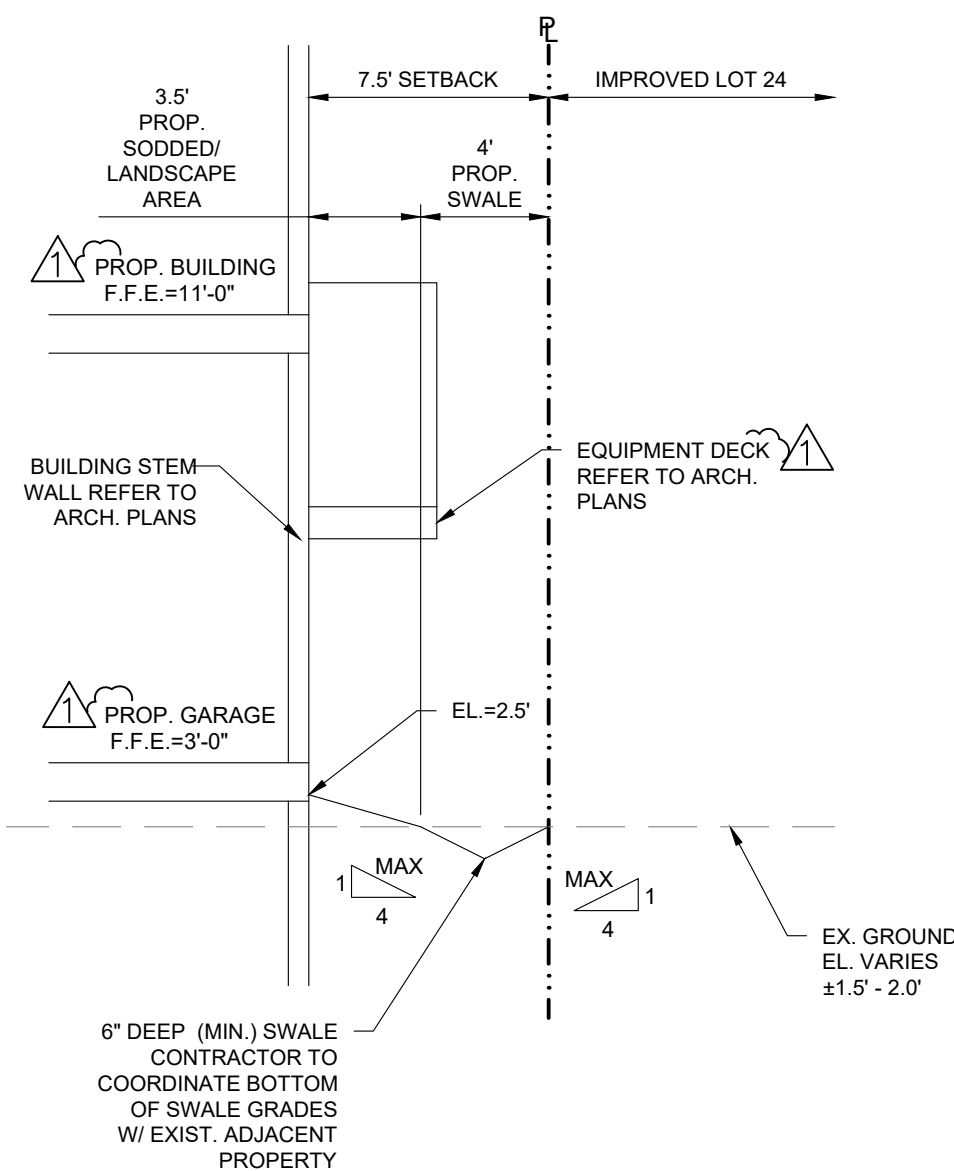
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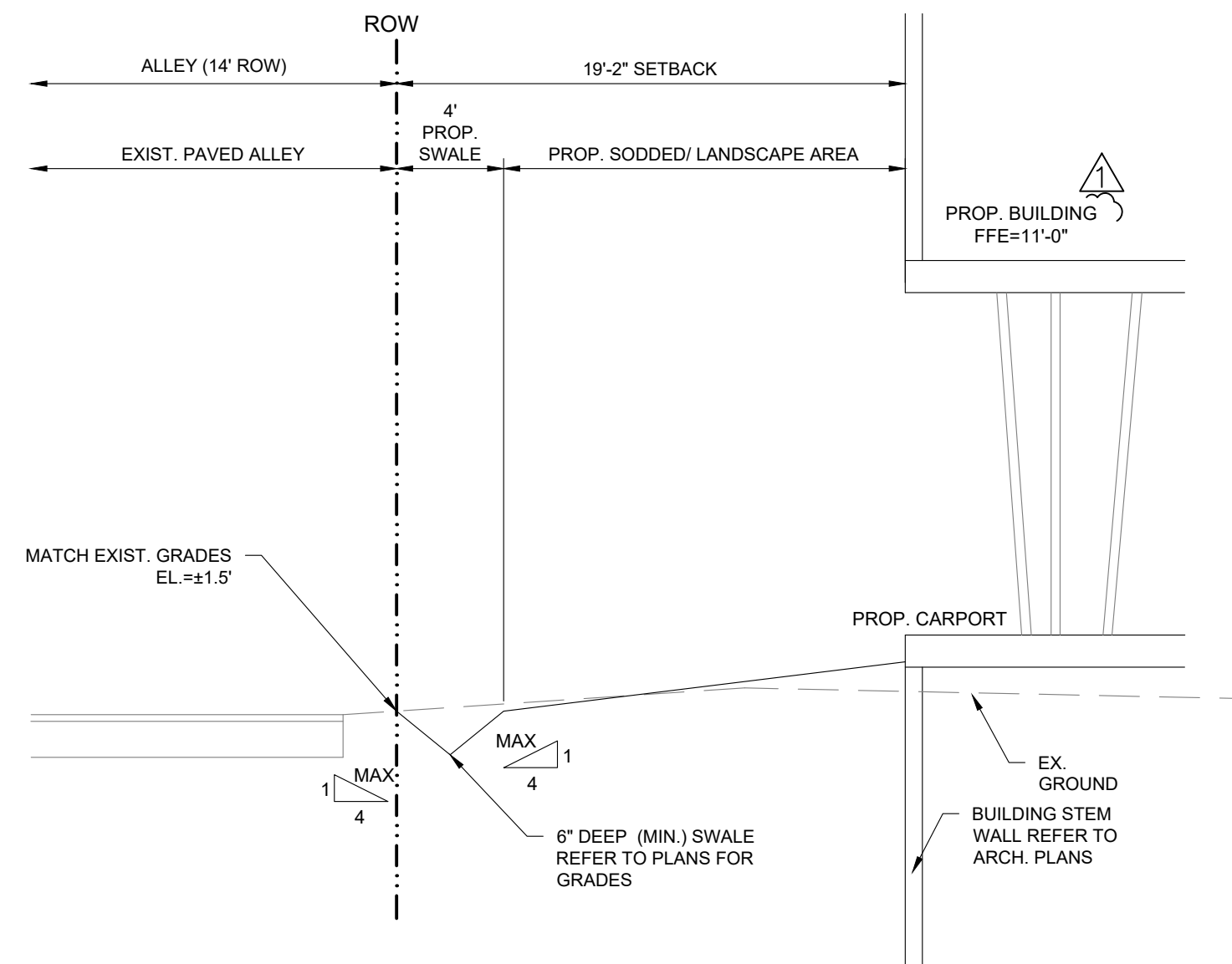
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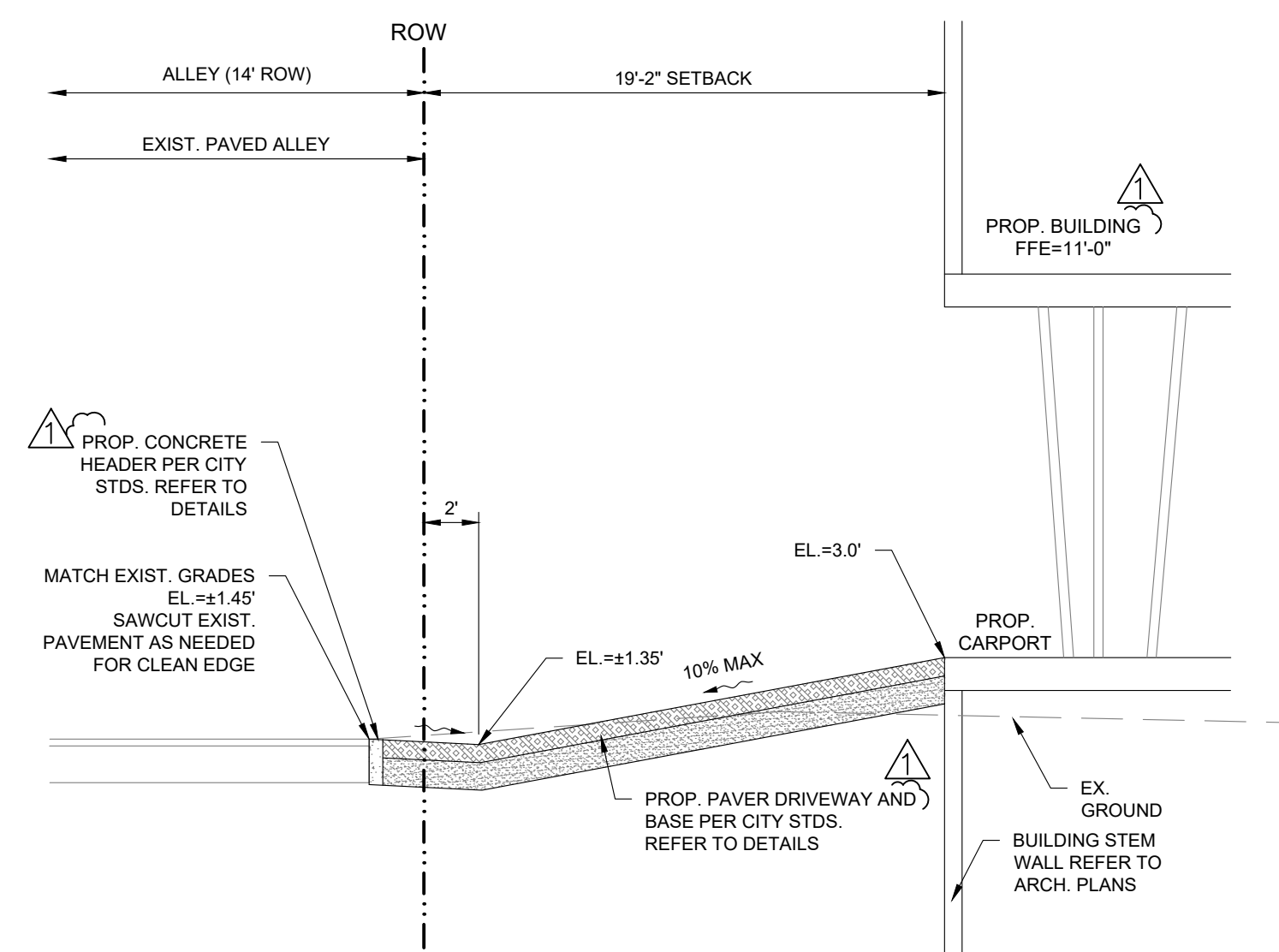
**SECTION 'C'**  
N.T.S



**SECTION 'D'**  
N.T.S



SECTION 'E'  
N.T.S



SECTION 'F'  
N.T.S

SWFWATER CALCULATIONS			
<b>PROPOSED SITE INFORMATION</b>			
Impervious Area (Ai)	3,600 sf	0.083 ac	AI% 56%
Roof Area (RA)=	2,921 sf	0.067 ac	
Other Impervious Area (OIA)=	679 sf	0.016 ac	
Pervious Area (Ap)	2,800 sf	0.064 ac	Ap% 44%
Landscape Area (LA)=	2,800 sf	0.064 ac	
Water Area (WA)=	- sf	0.000 ac	
Total Area (A)=	6,400 sf	0.147 ac	A% 100%
% Impervious for Water Quality (%WQ)=	OIA =	19.5%	
	OIA+LA		
<b>SWFMD WATER QUALITY REQUIREMENTS</b>			
Retain the greater runoff volume of:			
1st inch of runoff from the entire site, or	1"xA=	0.147 ac-in	533 ft <sup>3</sup>
2.5 inches times the percentage of imperviousness	2.5"xW/QxA=	0.072 ac-in	260 ft <sup>3</sup>
WQ Volume required (wet retention) =	533	ft <sup>3</sup>	
WQ Volume required (dry retention) = 50% wet retention	267	ft <sup>3</sup>	
<b>PROPOSED RETENTION AREAS</b>			
<b><u>Swales 1 and 2</u></b>			
Area (A)	1228.0 sf		
Depth (D)	0.5 ft		
Volume= (Ax D)/2	307	ft <sup>3</sup>	
Total Volume Provided=	307	ft <sup>3</sup>	
The required dry retention volume will be provided within the proposed swales.			

ALL EXISTING/PROPOSED ELEVATIONS  
SHOWN ARE BASED ON NAVD 1988

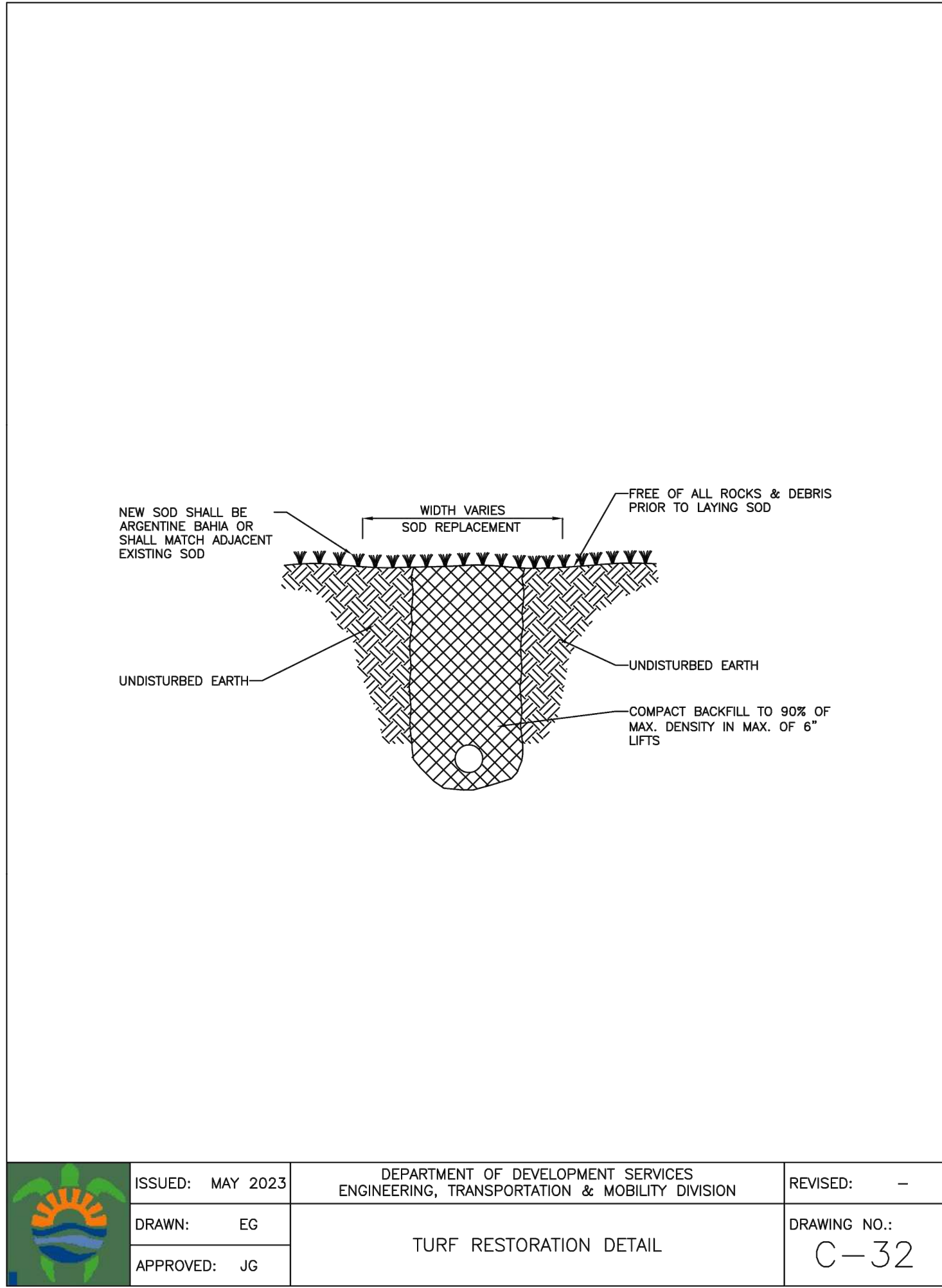
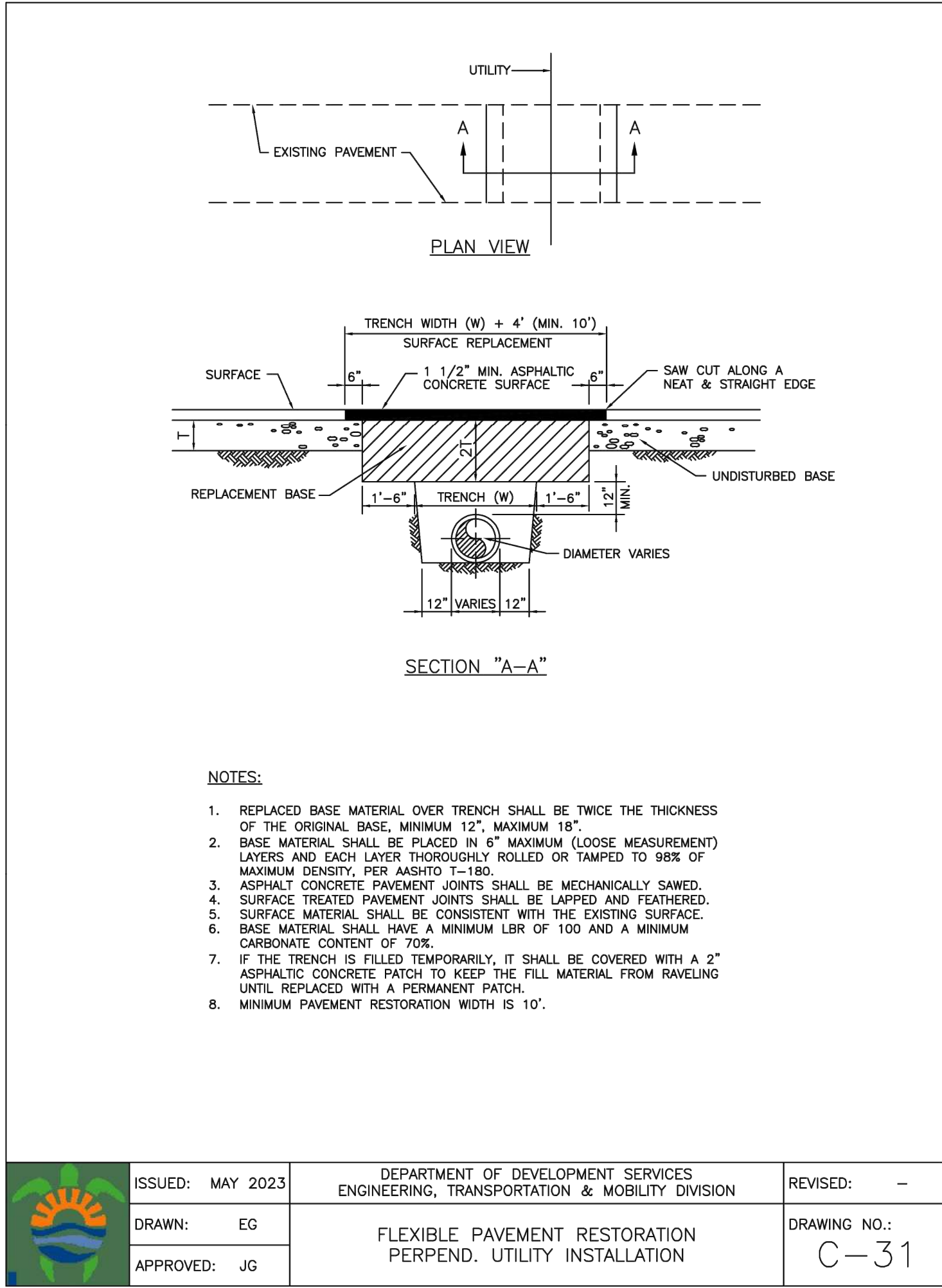
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ENELISE L. MICHAELS, P.E.  
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Client:

BELLE  
COAST

Project Name and Address:

CUSTOM HOME

824 POLK ST  
LOT 25  
CITY OF HOLLYWOOD  
BROWARD COUNTY

Rev.	Date	Description
△	CITY COMMENTS	10/31/2024

Sheet Title:

CONSTRUCTION  
NOTES AND  
DETAILS

CONSTRUCTION DRAWINGS

Date: 08/08/24

Scale: AS NOTED

Drawn by: EM

Designed/ Approved by: EM

Project Number: 24-026-03

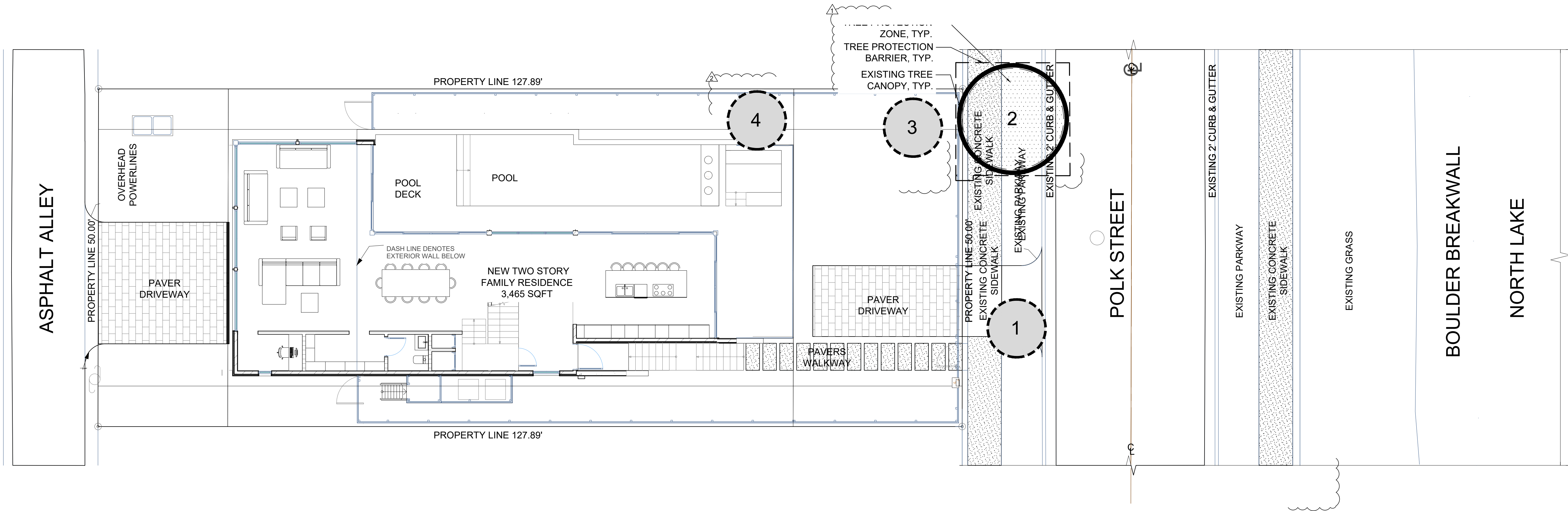
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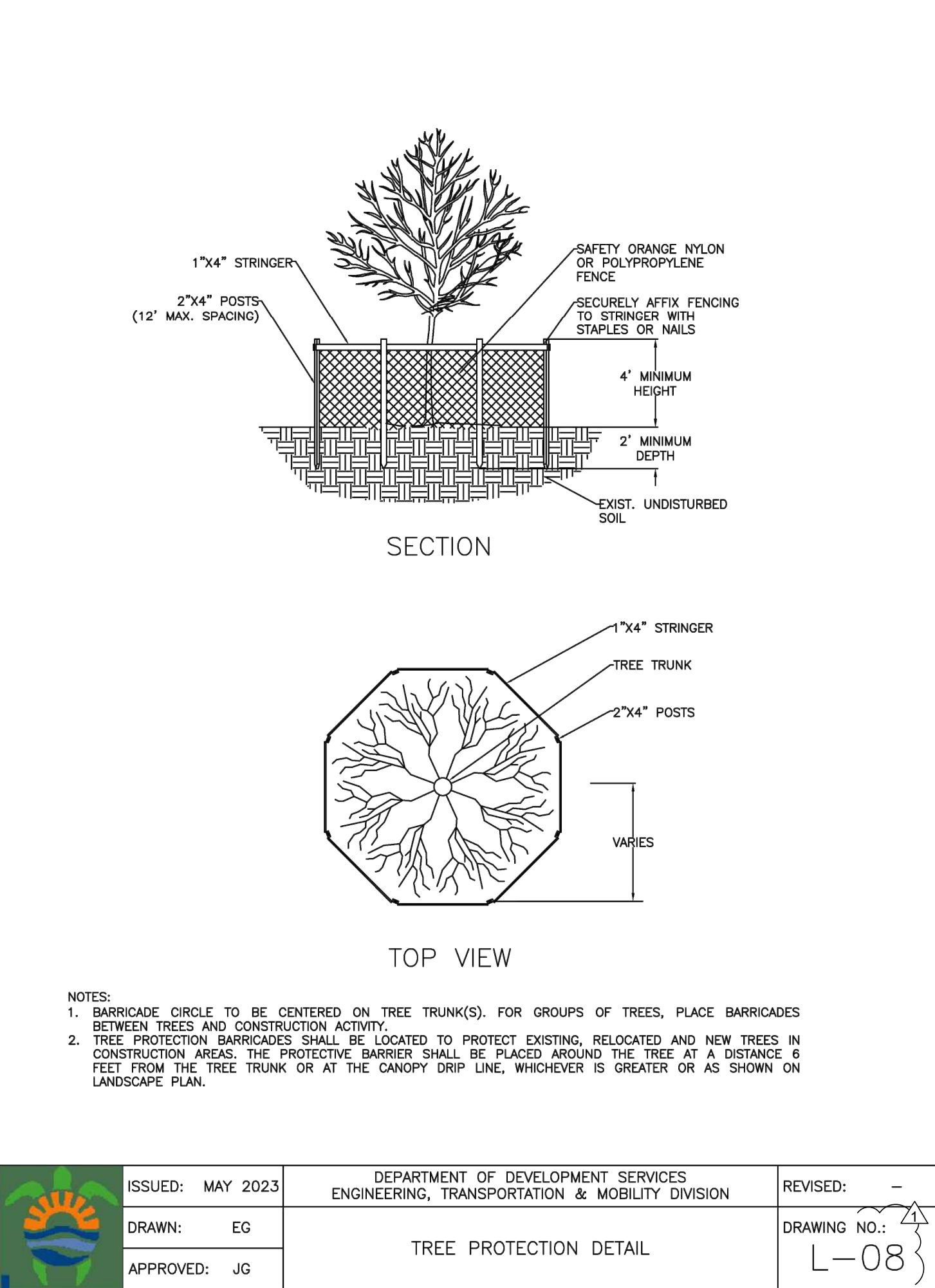


## TREE DISPOSITION PLAN - LOT 02

Scale: 1" = 8'-0"

## SYMBOL LEGEND

- TREE PROTECTION BARRIER, TYP.
- SPREAD
- TPZ
- Tree to Remain
- Tree to Remove



TREE SURVEY CHART									
TREE #	SCIENTIFIC NAME	COMMON NAME	DBH (INCHES)	CT HEIGHT (FEET)	CANOPY (FEET)	TREE PROTECTION ZONE (TPZ)	DISPOSITION	CONDITION	NOTES
1	Roystonea regia	Royal Palm	24"	25'	10'	--	REMOVE	GOOD	IN CONFLICT WITH PROPOSED DRIVEWAY
2	Roystonea regia	Royal Palm	24	30'	15'	15'	REMAIN	GOOD	
3	Roystonea regia	Royal Palm	24	35'	15'	15'	REMOVE	GOOD	
4	Roystonea regia	Royal Palm	24	50'	15'	15'	REMOVE	GOOD	

MITIGATION REQUIRED: 0" TREE DBH REMOVED, 3 PALMS REMOVED = 0" DBH AND (3) 8' CLEAR TRUNK PALMS

MITIGATION BREAKDOWN	REQ.	PROV.
TREE DBH REPLACEMENT: No trees will be removed therefore there is no DBH needed towards mitigation.	0" DBH	
PALM REPLACEMENT: We are using (8) 8' C.T. towards mitigation.	3 PALMS	3 PALMS

- TREE PROTECTION NOTES:**
- PROTECTION AREA SHALL BE KEPT UP AT ALL TIMES DURING THE CONSTRUCTION PHASE.
  - NO ENCROACHMENT OR CONSTRUCTION DEBRIS SHALL BE ALLOWED IN THE PROTECTION ZONE.
  - ZONE SHALL EXTEND TO THE TREE CANOPY DRIPLINE.
  - KEEP IN PLACE ALL TREE PROTECTION BARRIERS UNTIL THE PROJECT IS COMPLETED.

FLORÁ  
LANDSCAPE  
ARCHITECTURE  
+ DESIGN

SHAYC@FLORALADESIGN.COM  
786-660-1097

2024 FLORA LANDSCAPE ARCHITECTURE  
THE DESIGN AND DRAWINGS HEREIN ARE THE  
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UNDER THE COPYRIGHT PROTECTION ACT

TREE DISPOSITION PLAN

LOT 26: NO ADDRESS

HOLLYWOOD, FLORIDA 33019

Revisions:

1) HPPB Comments 08.11.2024 DM

2) HPPB Comments 11.04.2024 SC

Seal:

Digitally signed by Shaylin Castillo

Date: 2024.11.18 14:25:08 -05'00'

Lic. # LA6667593

Sheet Description:

TREE DISPOSITION PLAN

Release Date:

05.14.2023

Project Number:

2024-15

Drawing Number:

TD-1

ISSUED: MAY 2023

DRAWN: EG

APPROVED: JG

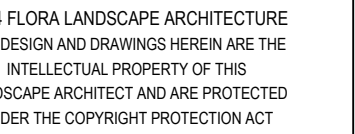
DEPARTMENT OF DEVELOPMENT SERVICES  
ENGINEERING, TRANSPORTATION & MOBILITY DIVISION

TREE PROTECTION DETAIL

REVISED: -

DRAWING NO.: L-08






HOLLYWOOD, FLORIDA 33019

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Shaylin Castillo  
Date:  
2024.11.18  
14:25:21  
-05'00'

Lic. # LA6667593

Sheet Description:

PROPOSED  
LANDSCAPE  
PLAN

Release Date:

08.12.2024

Project Number:

2024-15

Drawing Number:

**-1**



PROPOSED LANDSCAPING WILL NOT  
OBSTRUCT ONSITE DRAINAGE OF  
RETENTION SWALES ALONG  
PROPERTY LINES

**NOTES**  
**IRRIGATION:** 100% coverage as required by City of Hollywood  
 Plant material will not be planted into root balls of trees and palms  
 No substitutions without the approval of Hollywood's Landscape Plan Reviewer

\*\*9 PALMS COUNTING TOWARDS LOT TREES WHERE 3 PALMS = 1 TREE

**MITIGATION REQUIREMENTS:**  
 REQUIRED DBH TO MITIGATE: 0"                      PROVIDED DBH: 0"  
 REQUIRED PALMS TO MITIGATE: 1                    PROVIDED PALMS: 1

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
DES2	128	"Conocarpus erectus 'sericeus' SILVER BUTTONWOOD	24" HT. X 24" SPR. / 24" O.C.
CM	31	Carissa macrocarpa DWARF NATAL PLUM	10" HT. X 10" SPR. / 15" O.C.
FM	8	Ficus microcarpa GREEN ISLAND FICUS	24" HT. X 24" SPR. / 24" O.C.
PB	20	Philodendron 'Burlie Marx' BURLIE MARX PHILODENDRON	24" HT. X 24" SPR. / 36" O.C.
PR	8	Philodendron 'Rojo Congo' CONGO RED PHILODENDRON	24" HT. X 24" SPR. / 36" O.C.
SN	5	Strelitzia nicolai GIANT BIRD OF PARADISE	10" O.A. HT. X 5' SPR. FULL INTACT FOLIAGE
AWN	As Required	Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS	SOLID EVEN SOD

\* DENOTES NATIVE SPECIES







