Historic Preservation Board

Tuesday, August 12, 2025
3:00 PM

City of Hollywood

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Room 219

Thank you for demonstrating an interest in the City of Hollywood Historic Preservation Board Meeting. The public may view the meeting either in person or virtually http://hollywoodfl.org/calendar.

Any member of the public wishing to speak on an agenda item, which calls for public comment, may do so either in person or virtually:

In-person:
On the day of the meeting a comment card shall be completely filled out. Comment cards will be available at the start of the meeting and must be received by the Board Clerk prior to the close of public comment for each item. If commenting on multiple items, a comment card shall be completed for each individual item.

Virtually:
Virtual comment is offered as a courtesy. The City is not responsible for technical difficulties that may periodically arise. Pre-registration shall be REQUIRED.

To register use the Board Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. Should an item require consideration by multiple Boards, individual forms shall be submitted for each Board. The form may be found at the following link and shall be submitted by 6:00 PM the day before the meeting:

https://www.hollywoodfl.org/1248/Public-CommentRegistration-and-Submittal

Due to the quasi-judicial nature of items, written comments CANNOT be read into the record. Public comment shall be limited to three minutes speaking time maximum. All comments received during the submission period will become part of the public record. Comments left on voicemail machines, emailed, posted to the City's social media accounts or submitted for virtual comment after 6:00 PM on the day prior to the meeting shall not be accepted.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. For the hearing and speech impaired at 800-955-8771 (V-TDD).

For additional information or for assistance, please contact Planning and Urban Design Division, at 954-921-3471 option 3 or via email at planningdivision@hollywoodfl.org.

Persons attending meetings shall remain seated at all times unless called upon to speak, will not callout comments during the meeting or make inappropriate hand or facial gestures.

Please silence all cell phones prior to entering the meeting.

A. Administration

1. Pledge of Allegiance
2. Roll Call
3. Approval of Previous Meeting Minutes

Attachments: 2025_0722 Minutes Draft HPB.pdf

4. Summary of Appeals to City Commission
5. Additions, Deletions and Withdrawals
6. City Attorney Announcements

Attachments: Quasi-Judicial Hearing Procedures
Witness List P-25-01.pdf

B. Applications

ITEMS # 1-6 BELOW ARE CONSIDERED QUASI-JUDICIAL

1. 2025_0812

FILE NO.: 25-C-61
APPLICANT: Ricki Kaneti
LOCATION: 800 S 7th AVE
REQUEST: Certificate of Appropriateness for Design to construct a new single-family residence and Variance requests to Article 4, Section 4.22(E) to increase the maximum allowable roof coverage for a rooftop scenery loft in the RS-6 Zoning District and the Hollywood Lakes Historic District.

Attachments: 2561_CV_Staff Report_2025_0812.pdf
Attachment A_Application Package.pdf
Attachment B_Aerial Photograph.pdf
Attachment C_Permit History.pdf

2. 2025_0812

FILE NO.: 24-C-72
APPLICANT: KR Holding Inc.
LOCATION: 1940-1942 Hollywood Boulevard
REQUEST: Certificate for Appropriateness for Design for façade alterations to an existing building in the RC-2 zoning district, located within the Historic Hollywood Business District.

Attachments: 2472_C_Staff Report_2025_0812.pdf
Attachment A_Application Package
Attachment B_Aerial Photograph
Attachment C_Permit History

3. 2025_0812

FILE NO.: 25-C-65
APPLICANT: Sheri Skolnick and Menahem Skolnick
LOCATION: 1028 Jefferson Street
REQUEST: Certificate of Appropriateness for Design for a rear addition, covered porch and front façade alterations to the existing single-family dwelling located at 1028 Jefferson Street within the Hollywood Lakes Historic District.

Attachments: 2565_HPB_Staff Report_2025_0812
Attachment A_Application Package
Attachment B_Aerial Photograph

4. 2025_0812

FILE NO.: 25-CV-66

APPLICANT: Got The Magic House LLC

LOCATION: 1006 North Southlake Drive

REQUEST: Certificate of Appropriateness of Design to construct a new single-family dwelling, and a Variance to Article 7, Section 7.2 of the Zoning and Land Development Regulations, to reduce the parking requirements in the RS-9 zoning district located at 1006 North Southlake Drive, within the Hollywood Lakes Historic Overlay District.

Attachments: 2566_CV_Staff Report_2025_0811
Attachment A _ApplicationPackage
Attachment B_AerialMap
Attachment C -PermitHistory

5. 2025_0812

FILE NO.: 25-C-68

APPLICANT: 1929 Fairness LLC

LOCATION: 1929 Hollywood Boulevard

REQUEST: Certificate for Appropriateness for Design for façade alterations to an existing building in the Historic Retail Core (RC-2) zoning district located at 1929 Hollywood Boulevard, within the Hollywood Boulevard Historic Business Overlay District.

Attachments: 2568_C_Staff Report_2025_0812
Attachment A_ApplicationPackage
Attachment B_AerialMap
Attachment C -PermitHistory

6. 2025_0812

FILE NO.: 25-C-04

APPLICANT: Mike Ariss

LOCATION: 828 S Southlake Drive

REQUEST: Certificate of Appropriateness for Design for a second-story addition to an existing single-family dwelling, located at 828 N Southlake Drive within the Hollywood Lakes Historic District.

Attachments: 2504_HPB_Staff Report_2025_0812.pdf
Attachment A_Application Package
Attachment B_Aerial Photograph

C. Old Business

D. New Business

1.Informational update by Planning and Urban Design to discuss the Historic Preservation Element of the Comprehensive Plan

E. Adjournment

Legal descriptions for each of the above petitions is on file in the Department of Development Services.

Any person wishing to appeal any decision made by this Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

Two or more members of the same city board, commission, or committee, who are not of this Commission, may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission or committee.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 8/12/2025

To: Historic Preservation Board

Title:

SUMMARY OF THE MINUTES

SPECIAL HISTORIC PRESERVATION BOARD

CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

A. ADMINISTRATION

1. Pledge of Allegiance

2. Roll Call

   The Special Meeting of the Historic Preservation Board was called to order by Board Chair, Terry Cantrell on **Tuesday, July 22nd, 2025, at 3:00 PM** in Room 215, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Terry Cantrell	Kathleen DiBona
Fred Villiers-Furze	Stephanie Bendoym
Dulce Conde	Diana Pittarelii

   Ari Sklar, arrived at 3:02pm following roll call.

   Development Services, Division of Planning and Urban Design Staff present:

Anand Balram	Planning Manager
Cameron Palmer	Principal Planner/Supervisor
Laura Gomez	Planner II
Urja Modi	Planner I
Stephanie Reviera	Development Review Coordinator

   Also Present:

Kim Phan	Assistant City Attorney

3. New Board Member Introductions and Elections

   Anand Balram introduced Stephanie Bendoym and Diana PIttarelii, new members of the Historic Preservation Board.

   Anand Balram, Planning Manager, provided an overview of the Board's roles and responsibilities.

   Chair
   MOTION WAS MADE BY FRED VILLIERS-FRUZE AND SECONDED BY DIANNA PITERALI TO NOMINATE TERRY AS CHAIR OF THE HISTORIC PRESERVATION BOARD. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

Vice Chair
MOTION WAS MADE BY TERRY CANTRELL AND SECONDED BY KATHY DIBONA TO NOMINATE FRED VILLIERS-FRUZE AS VICE CHAIR OF THE HISTORIC PRESERVATION BOARD. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

Secretary
MOTION WAS MADE BY TERRY CANTRELLAND SECONDED BY KATHY DIBONA TO NOMINATE DIANNA PITERALI AS SECRETARY OF THE HISTORIC PRESERVATION BOARD. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Approval of the Meeting Minutes
   May 13, 2025 – Approved.

   MOTION WAS MADE BY FRED VILLIERS-FRUZE AND SECONDED BY ARI SKLAR TO APPROVE THE MEETING MINUTES AS PRESENTED. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

5. Summary of Appeals to City Commission
   None

6. Additions, Deletions, Withdrawals, and Continuances
   None

7. City Attorney Announcements
   Kim Phan informed the Board that items 1-3 are ruled by Quasi-Legislative Proceedings.

B. APPLICATIONS:

ITEMS # 1-3 BELOW MAY BE CONSIDERED QUASI-JUDICIAL AND MAY BE SUBJECT TO A CRR REGULATION.

1. **FILE NO.:** 24-C-60
   APPLICANT: GNY USA LLC
   LOCATION: 908 Tyler Street
   REQUEST: Certificate of Appropriateness for Design of a new single-family home in the Lakes Area Historic Multiple Resource Listing District.

   Terry Cantrell read the Application.

   Terry Cantrell asked Staff, the Applicant, and members of the public if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

   Laura Gomez, Planner II, presented the item and answered questions from the board.

   Terry Cantrell opened the meeting to public comments. No members of the public commented on this item. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY DIANNA PITERALI AND SECONDED BY KATHY DIBONA TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR 908 TYLER STREET AS PRESENTED. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

2. FILE NO.: 25-V-67
APPLICANT: 501 S. Surf Rd. Trust
LOCATION: 501 South Surf Road
REQUEST: Variance to Article 4, §4.22(E) to increase the permitted size of a covered rooftop area where the maximum size is 10% of the ground floor area, for a single-family house in the BWK-25-HD-R zoning district, located within Lakes Area Historic Multiple Resource Listing District.

Terry Cantrell read the Application.

Terry Cantrell asked Staff, the Applicant, and members of the public if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Laura Gomez, Planner II, presented the item and answered questions from the board.

Terry Cantrell opened the meeting to public comments. Renee M. Grossman commented on this item. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY ARI SKLAR AND SECONDED BY KATHY TO APPROVE A CORRECTIVE MOTION FOR A SCENIC LOFT AT 26% FOR 501 SOUTH SURF ROAD. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

3. FILE NO.: 25-C-18
APPLICANT: Hollywood 26 LLC
LOCATION: 2024-2026 Hollywood Boulevard
REQUEST: Certificate for Appropriateness for Design for façade alterations to an existing building in the RC-2 zoning district, located within the Historic Hollywood Business District

Terry Cantrell read the Application.

Terry Cantrell asked Staff, the Applicant, and members of the public if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Laura Gomez, Planner II, presented the item and answered questions from the board.

Terry Cantrell opened the meeting to public comments. Renee M. Grossman commented on this item. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY ARI SKLAR AND SECONDED BY DIANNA PITERALI TO APPROVE THE DESIGN FOR 2024–2026 HOLLYWOOD BLVD, SUBJECT TO MAINTAINING THE CURVES ABOVE THE PARAPET AS INCORPORATED INTO THE DRAWINGS, INCORPORATING A PLAQUE IF THERE IS HISTORICAL SIGNIFICANCE, MODIFYING THE OPENINGS, AND INCLUDING STAFF CONDITIONS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

C. OLD BUSINESS

None

D. NEW BUSINESS

E. ADJOURNMENT

The meeting was adjourned at 4:27 P.M.

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 8/12/2025

To: Historic Preservation Board

Title:

QUASI-JUDICIAL HEARING PROCEDURES AND RULES FOR EX-PARTE COMMUNICATIONS

I. Scope and Applicability. These procedures shall apply to all quasi-judicial hearings held by the City Commission or by any Board or Committee (hereinafter referred to as "Boards") which holds quasi-judicial hearings. The City Attorney shall determine which matters are quasi-judicial in nature and shall direct the City Clerk or Board liaison to designate specially such matters on the agenda.

II. Proceedings. Mayor, Vice Mayor or other presiding officer (hereafter, the "Presiding Officer") shall conduct the proceedings and maintain order. The City Attorney or legal advisor shall represent the City Commission or Board, rule on all evidentiary and procedural issues and objections, and advise the City Commission or Board as to the applicable law and necessary factual findings. Hearings shall be conducted informally, but with decorum. Formal rules of procedure shall not apply except as set forth herein; however, fundamental due process shall be accorded.

III. Unauthorized Communications. In all quasi-judicial hearings, all rulings must be based only upon the evidence presented at the hearing. In accordance with Section 286.0115(1), Florida Statutes, ex parte communications with City Commissioners or Board members in quasi-judicial matters is permissible and the adherence to the following procedures shall remove the presumption of prejudice arising from ex parte communications with City Commissioners or Board members:

1. The substance of any ex parte communication with a City Commissioner or Board member which relates to a quasi-judicial action pending before the Commission or Board is not presumed prejudicial to the action if the subject of the communication and the identity of the person, group, or entity with whom the communication took place is disclosed and made a part of the record before the final action on the matter.

2. A City Commissioner or Board member may read a written communication from any person. However, a written communication that relates to a quasi-judicial action pending before the Commission or Board shall not be presumed prejudicial to the action, and such written communication shall be made a part of the record before final action on the matter.

3. City Commissioners or Board members may conduct investigations and site visits and may receive expert opinions regarding quasi-judicial action pending before them. Such activities shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is made a part of the record before final action on the matter.

4. Disclosure made pursuant to subparagraphs 1, 2 and 3 must be made before or during the public meeting at which a vote is taken on such matters, so that persons who have opinions contrary to those expressed in the ex parte communication are give a reasonable opportunity to refute or respond to the communication.

IV. Witnesses and Supporting Materials. At least eight City business days before a quasi-judicial hearing.

A. Staff shall prepare a report, recommendation and supporting materials, a copy of which shall be available to the applicant, appellant and to the public at the City Clerk's Office. Included in the supporting materials will be copies of all exhibits and documents upon which staff's recommendation is based.

B. The Applicant and the Appellant, if applicable, shall submit a detailed outline of the argument in support of their application, copies of all exhibits which will be presented at hearing and the names and addresses of all witnesses who will be called to testify in support of the application (including resumes for any witness the party intends to qualify as an expert).

C. The eight City business day deadline is necessary to ensure the Commission or Board members are given sufficient opportunity to review the written submissions prior to the hearing, and shall be strictly observed. Should the eight~~-day~~ City business day deadline be missed by either staff or the Applicant, the item may be continued at the discretion of the City Commission or Board to the next available agenda.

V. Party Intervenors.

The City Attorney may allow a person to intervene as a Party Intervenor if they meet the following requirements:

A. The person must have an interest in the application, which is different than the public at large.

B. At least ~~eight~~ three days prior to the hearing, the person shall submit a written request to intervene including: a detailed outline of their interest in the application and argument in favor or against it, copies of all exhibits which will be presented at the hearing and the names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert).

VI. Conduct of Hearing.

A. The Presiding Officer shall call the proceeding to order and announce that the hearing has begun.

B. The Presiding Officer, City Attorney or legal advisor shall inquire whether all parties, members of the public and Commission or Board members agree to waiving the quasi-judicial hearing.

C. When the quasi-judicial hearing is not waived, the City Attorney, legal advisor or Presiding Officer shall explain the rules concerning procedure, testimony, and admission of evidence.

D. When the quasi-judicial hearing is not waived, the City Clerk or staff liaison shall swear in all witnesses who are to testify at the hearing.

E. The order of proof shall be as follows:

1. A representative of the City's staff (or outside counsel) shall briefly describe the Applicant's request, introduce and review all relevant exhibits and evidence, report staff's recommendation, and present any testimony in support of staff's recommendation. Staff shall have a maximum of 30 minutes to make their full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

2. The Appellant, if applicable, (or his/her representative or counsel) shall present evidence and testimony in support of the application. Appellant shall have a maximum of 30 minutes to make its full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

3. Any Party Intervenor (or his/her representative or counsel) shall present evidence and testimony in support of or opposed to the application. A Party Intervenor shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board Member.

4. The Applicant (or his/her representative or counsel) shall present evidence and testimony in support of the application. Applicant shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

5. Any other persons present who wish to submit relevant information to the City Commission or Board shall speak next for a maximum of three minutes each (excluding any cross-examination or questions from the Commission or a Board member). Members of the public will be permitted to present their non-expert opinions, but the Commission or board will be expressly advised that public sentiment is not relevant to the decision, which must be based only upon competent and substantial evidence.

6. The Appellant will be permitted to make final comments, if any (maximum of five minutes).

7. The Applicant will be permitted to make final comments, if any (maximum of five minutes).

8. The Party Intervenor will be permitted to make final comments, if any (maximum of five minutes).

9. The City's staff will make final comments, if any (maximum of five minutes).

10. At the discretion of the Presiding Officer, the Applicant may be permitted to respond to the final Party Intervenor and staff comments and recommendations (maximum of three minutes).

G. The City Attorney or legal advisor will advise the City Commission or Board as to the applicable law and the factual findings that must be made to approve or deny the application.

H. The City Commission or Board will conduct open deliberation of the application. The Presiding Officer shall have the discretion to reopen the proceeding for additional testimony or argument by the parties when an outcome substantially different than either the granting or denial of the application is being considered. After deliberations, a vote shall be taken to approve, approve with conditions or deny the application.

VII. Examination by Commissioners and City Attorney or Legal Advisor.

Commissioners, Board members and the City Attorney or Legal Advisor may ask questions of persons presenting testimony or evidence at any time during the proceedings until commencement of deliberation.

VIII. Cross-Examination of Witnesses. After each witness testifies, the City staff representative, the Applicant's representative, Appellant's representative, and/or the Party Intervenor's representative shall be permitted to question the witness, but such cross-examination shall be limited to matters about which the witness testified and shall be limited to five minutes per side. Members of the public will not be permitted to cross-examine witnesses. Cross-examination shall be permitted only as would be permitted in a Florida court of law.

IX. Rules of Evidence.

A. All evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a court of law in Florida. Irrelevant, immaterial, harassing, defamatory or unduly repetitive evidence shall be excluded.

B. Hearsay evidence may be used for the purposes of supplementing or explaining other evidence, but it shall not be sufficient by itself to support a finding unless it would be admissible over objection in a civil action.

C. Documentary evidence may be presented in the form of a copy or the original. Upon request, parties shall be given an opportunity to compare the copy with the original.

X. Statements of Counsel. Statements of counsel, or any non-attorney representative, shall only be considered as argument and not testimony unless counsel or the representative is sworn in and the testimony if based on actual personal knowledge of the matters which are the subject of the statements.

XI. Continuances and Deferrals. The City Commission or Board shall consider requests for continuances made by City staff, the Applicant, the Appellant or a Party Intervenor and may grant continuances in its sole discretion. If, in the opinion of the City Commission or Board, any testimony or documentary evidence or information presented at the hearing justifies allowing additional research or review in order to properly determine the issue presented, then the City Commission or Board may continue the matter to a time certain to allow for such research or review.

XII. Transcription of hearing.

A. The City Clerk or staff liaison shall preserve the official transcript of the hearing through tape recording and/or video recording.

B. The Applicant, Appellant or Party Intervenor may arrange, at its own expense, for a court reporter to transcribe the hearing.

C. The Applicant, Appellant or Party Intervenor may request that all or a part of the transcript of a hearing be transcribed into verbatim, written form. In such case, the Applicant, Appellant or Party Intervenor requesting the transcript shall be responsible for the cost of production of the transcription and the transcription shall become the official transcript.

XIII. Maintenance of Evidence and Other Documents. The Office of the City Clerk or staff liaison shall retain all of the evidence and documents presented at the hearing unless any such evidence is too large to be stored by the City Clerk or staff liaison. In that event, such evidence will be stored in the Community Planning and Development Department.

XIV. False Testimony. Any willful false swearing on the part of any witness or person giving evidence before the Commission or Board as to any material fact in the proceedings shall be deemed to be perjury and shall be punished in the manner prescribed by law for such offense.

XV. Failure of Applicant to Appear. If the Applicant, the Appellant or Party Intervenor or their representative fails to appear at the time fixed for the hearing, and such absence is not excused by the Commission or Board, the Commission or Board may proceed to hear the evidence and render a decision thereon *in absentia.*

XVI. Subpoena Power. The Applicant, the Appellant or Party Intervenor or City's staff shall be entitled to compel the attendance of witnesses through the use of subpoenas. All such subpoenas shall be issued by the City Clerk at the request of the Applicant, Appellant or City's staff.

CITY OF HOLLYWOOD
MEMORANDUM
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: February 24, 2025 **MEMO NO.:** P-25-01

TO: City Clerk

FROM: Andria Wingett, Director of Development Services

SUBJECT: Witness List for Quasi-Judicial Items

EXPLANATION:

Following is a list of Technical Advisory Committee members which may serve as witnesses for all **Planning and Development Board, Historic Preservation Board, and City Commission Quasi-Judicial items.** Resumes and credentials on file with the Office of Human Resources. The City may add additional witness for specific items as necessary in conformance with Quasi-Judicial procedures.

Raelin Storey	Assistant City Manager
Donna Biederman	Community Development Coordinator
Liliana Beltran	Housing Inspector
Andria Wingett	Director of Development Services
Clarissa Ip	City Engineer
Joan Shen	Assistant City Engineer
Alexander Barr	Development Review Engineering Manager
Rick Mitinger	Transportation Engineer
Lisa Bernstein	External Traffic Consultant
Ralph Aronberg	External Traffic Expert, Aronberg and Associates Consultants Engineers Inc.
Carina Harvey	District Access Management Manager, FDOT Consultant
Adam Licht	Engineering Specialist II
Favio Perez	Landscape Plans Examiner
Russell Long	Chief Building Official
Daniel Quintana	Assistant Building Official
James McGuinness	Assistant Building Official
Norman Bruhn	Assistant Building Official
Timothy Jones	Chief Structural Inspector
Jovan Douglas	Division Director of Parking and Code Compliance
Angela Kelsheimer	Operations Administrator, Parking and Code Compliance
Natnael Jowhar	Parking Operations Superintendent
Elaine Franklin	Environmental Sustainability Coordinator
Vincent Morello	Director of Public Utilities
Feng Jiang	Assistant Director of Public Utilities
Alicia Verea-Feria	Utilities Permit Review Manager

Chris Clinton	Fire Marshal / Division Chief
Marcy Hofle	Deputy Fire Marshal / Battalion Chief
Maribel Medina	Fire Prevention Officer III
Meghan Grimsley	Fire Prevention Officer III
Chris O'Brien	Director of Public Safety
Ryan Ostrowsky	Police Lieutenant
Chantel Magrino	Crime Prevention Specialist
Joseph Kroll	Director of Public Works
Rosendo Prieto	Assistant Director of Public Works
Ricky Engle	Director of Parks, Recreation, and Cultural Arts
David Vazquez	Assistant Director of Parks, Recreation, and Cultural Arts
Anand Balram	Planning Manager
Cameron Palmer	Principal Planner / Supervisor of Development Planning
Lauren Pruss	Principal Planner / Supervisor of Long-Range Planning
Robert Gooljar	Principal Planner / Supervisor - GIS
Carmen Diaz	Planner III
Reginald White	Planner III
Laura Gomez	Planner II
Umar Javed	Planner II
Adrian Montoya	Planner II
Jorge Camejo	Executive Director, Community Redevelopment Agency
Susan Goldberg	Deputy Director, Community Redevelopment Agency
Francisco Diaz-Mendez	Project Manager, Community Redevelopment Agency
Christopher Crocitto	Project Manager, Community Redevelopment Agency
Herbert Conde-Parlato	Economic Development Manager

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 1._2025_0812

Agenda Date:	8/12/2025	**Agenda Number:**	
To:	Historic Preservation Board		

Title:

FILE NO.: 25-C-61
APPLICANT: Ricki Kaneti
LOCATION: 800 S 7th AVE
REQUEST: Certificate of Appropriateness for Design to construct a new single-family residence and Variance requests to Article 4, Section 4.22(E) to increase the maximum allowable roof coverage for a rooftop scenery loft in the RS-6 Zoning District and the Hollywood Lakes Historic District.

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: August 12, 2025 **FILE:** 25-CV-61

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Laura Gomez, Planner II

SUBJECT: Certificate of Appropriateness for Design to construct a new single-family residence and Variance request to Article 4, Section 4.22(E) to increase the maximum allowable roof coverage for a rooftop scenery loft in the RS-6 Zoning District and the Hollywood Lakes Historic District.

APPLICANT'S REQUEST

Variance: To increase the permitted rooftop scenery loft floor area from 10% to 14.2% of the ground floor area, pursuant to Article 4, §4.22(E)

Certificate of Appropriateness for Design to construct a new single-family residence located within the Lakes Area Historic Multiple Resource Listing District.

STAFF'S RECOMMENDATION

Variance: To be determined by the board

Certificate of Appropriateness for Design: Approval with the following conditions:

1. The applicant provides a marker on the property which describes the historic background of the structure to be demolished. (Section 5.5.F.4.j. of the ZLDR).
2. Prior to the issuance of a City Building Permit the applicant shall:
    a. The applicant shall address all outstanding comments provided by Engineering prior to the issuance of building permitting.
    b. The applicant shall address all outstanding comments provided by utilities prior to the issuance of building permitting.

BACKGROUND

According to Broward County Property Appraiser records, the single-family residence located at 800 South 7th Avenue was constructed in 1977 on a 0.34-acre lot (approximately 14,778 square feet). The home includes 4 bedrooms, 5.5 bathrooms, and a total of 4,614 square feet of living area.

Preliminary research suggests that the home may have been constructed by Hollywood Dream Homes, Inc., a Florida-based development company formerly active in the region. The architectural plans associated with the residence reference Anthony A. Montagnari and one additional individual attributed to design work. However, neither individual appears to be licensed architects in the State of Florida, nor are they listed as contributing architects in the City of Hollywood's Historic Properties and Districts Design Guidelines (May 2005).

Architecturally, the existing home reflects a Southern Colonial (Colonial Revival)–inspired style, featuring a two-story symmetrical façade, prominent balcony, grand spiral staircase foyer, and masonry construction. Interior finishes include marble flooring, raised-panel wood trim, 10-foot ceilings, and custom millwork, which are consistent with upscale residences constructed during the late 1970s.

The property is situated within the Hollywood Lakes neighborhood, which is a designated historic district. However, the residence itself is not individually designated as historic and holds no local, state, or federal preservation status that would preclude administrative demolition under Florida Statute §553.79(26). The property is also located within a FEMA-designated Special Flood Hazard Area, and the existing finished floor is below the lawfully required base flood elevation. As a result, the Historic Preservation Board's review will be limited to Design considerations.

While minor renovations have been made over time, available archival and permit records do not attribute the design to any architect of recognized historic or architectural significance. Therefore, the property is classified as a non-historic late-20th-century residence with no individual architectural or historical significance under the City's preservation criteria.

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Design to construct a new two-story, single-family residence at 800 S 7th Avenue of proximally 6,153 sq. ft. The proposed design features a refined Midcentury Modern and contemporary-style home that includes six bedrooms, seven and a half bathrooms, an open-concept kitchen and living/dining area, multiple terraces and balconies, a pool with surrounding deck, and a three-car garage with a concrete slab driveway. The layout optimizes the site by maximizing functional living space while maintaining required setbacks, a landscaped area of at least 40 percent, and compatibility with the surrounding neighborhood context.

The residence embodies horizontal massing, flat rooflines, deep overhangs, cantilevered balconies, slanted circular steel columns, and vertical glass panels, creating a sense of openness and maintaining the understated elegance typical of Midcentury Modern design. It will be constructed with reinforced concrete masonry units, Jerusalem stone finishes, smooth stucco, wood-textured paneling, vertical slats, and large glass windows and doors in warm, natural tones. High-performance impact-resistant glazing will be installed throughout, and exterior details such as cantilevered balconies and deep overhangs further reinforce its architectural expression.

The proposed request is compatible and consistent with the designs of other houses within the vicinity. Additionally, the proposed landscaping will enhance the aesthetics achieved by the house's contemporary design, allowing for shade, visibility and framing of the property. The Applicant has worked to ensure a design that fits within the setting of the neighborhood. The new house meets all applicable requirements including setbacks, height, and open space.

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing and location for all properties within the District. The proposed home is consistent with the character of the Lakes Area Historic Multiple Resource Listing District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	Ricki Kaneti
Address/Location:	800 S 7th Avenue
Size of Property:	14,778 sq. ft. (0.33 acres)
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLOD-1)
Present Land Use:	Low (5) Residential (LRES)
Present Use of Land:	Single Family
Year Built:	1977 (Broward County Property Appraiser)

ADJACENT ZONING

North:	Government Use (GU)
South:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLOD-1)
East:	Government Use (GU)
West:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLOD-1)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property*.

The proposed design is consistent with the Comprehensive Plan. The proposed single family structure is consistent with the residential land use designation, while allowing the Applicant to maximize the living area of their property.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving, and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood. The overall design incorporates elements of Mid Century Modern Design, paying respect to significant architectural styles recognized in out design guidelines.

Policy 2.46: *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

The CWMP also states *the single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements*. The project has minimal impact on the current streetscape.

The proposed new house and improvements are sensitive to the character of the Historic Lakes Section through its design which possesses similar characteristics to existing structures in the surrounding neighborhood.

CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

The Hollywood Lakes Neighborhood Plan seeks to maintain and preserve the character and integrity of the existing residential community by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses.

The proposed new two-story house is consistent with the architectural features of previously approved contemporary architectural designs within the surrounding area. Therefore, it will not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

Analysis of criteria and finding for Variances as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.3, F. Variances.

VARIANCE: To increase the permitted rooftop scenery loft floor area from 10% to 14.2% of the ground floor area, pursuant to Article 4, §4.22(E)

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The Zoning and Land Development Regulations permit covered scenery lofts up to 10% of the ground floor area to ensure that rooftop uses remain supplemental in nature and do not function as additional habitable space, which could create the appearance of an unintended story above the district's established height limits. The proposed variance seeks a modest increase to 14.2% to accommodate an expanded open-air covered terrace, which remains consistent with the character of a rooftop amenity rather than a full story addition. Staff finds that the intent of the regulation is not to prohibit functional rooftop amenity areas but to protect the district's scale and prevent adverse height or massing impacts. The proposed design, with open sides and a visually light appearance, maintains the stability and visual integrity of the neighborhood while fulfilling the recreational purpose intended for rooftop scenery lofts.

The applicant's proposal includes a rooftop scenery loft comprised of 330 square feet of enclosed A/C area and 216 square feet of open-air covered terrace, for a combined total of 546 square feet (14.2% of the 3,829-square-foot ground floor area). Of this, 52 square feet of the terrace is within the allowable 10% coverage, resulting in a by-right scenery loft area of 382 square feet. The variance request seeks approval for an additional 164 square feet of open-air covered terrace to enhance rooftop functionality.

The design maintains the intent of a scenery loft by providing functional outdoor and indoor rooftop areas without creating the appearance of an additional story. The open-air terrace component ensures visual lightness and avoids a bulky massing effect when viewed from the street. The proposed rooftop design enhances the usability of the property while maintaining compatibility with the surrounding neighborhood context and preserving the overall stability and appearance of the area.

FINDING: Consistent

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The proposed rooftop scenery loft expansion is compatible with the surrounding residential context and does not present any adverse impacts to the community. The additional open-air covered terrace area remains visually unobtrusive due to its open-sided design, which minimizes bulk and preserves neighborhood character. While previous decisions of the Board are not precedent-setting, similar variances have been granted in the surrounding area, demonstrating that modest increases in rooftop amenity space can be accommodated without detriment to adjacent properties.

FINDING: Consistent

CRITERION 3: 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.

ANALYSIS: The Land Use Element of the Comprehensive Plan promote[s] a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing landowners to maximize the use of their property. The Variance would allow for the development of a lot which is consistent with the fabric of the surrounding neighborhood.

FINDING: Consistent.

CRITERION 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: The applicant indicates that the requested variance is not motivated by economic gain or a self-imposed condition, but rather stems from architectural and functional objectives aimed at enhancing the livability and design quality of the residence. The proposed open-air covered terrace is not an enclosed structure nor intended to increase habitable square footage but instead serves as a lightweight, open-sided element that provides shade and improves the usability of the rooftop as an amenity space.

The representative on behalf of the applicant indicates:

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

This request is driven by the desire to create meaningful, functional outdoor space that complements the home's architecture and the surrounding neighborhood context, rather than to gain additional floor area or financial advantage. The variance represents the minimum necessary to achieve these design objectives without compromising the character of the residence or adjacent properties.

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

Staff recognizes that while rooftop coverage limitations are intended to prevent excessive massing and preserve neighborhood scale, allowing modest increases for open-sided amenity structures can achieve design objectives without compromising the regulation's intent or impacting community character.

FINDING: Inconclusive

CRITERION 5: That the Variance is necessary to comply with state or federal law and in the minimum Variance necessary to comply with the applicable law.

ANALYSIS: State or Federal law is not the impetus of the requested variance.

FINDING: Not applicable.

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings.* The proposed site plan complies with all regulations including setbacks and lot coverage and therefore is consistent with the surrounding area. The proposed two-story residence relates to the surrounding properties by complying with the required setbacks, maintaining the pattern of development as intended by the regulations.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages new construction to be compatible with the character of the neighborhood regarding scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape, and environment. The applicant proposes a cohesive, well-defined contemporary design with refined Midcentury Modern influences.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: The Historic Design Guidelines states that setting is *relationship of a building to adjacent buildings and the surrounding site environment.* The proposed home complies with all applicable setback requirements. Its design aligns with the prevailing style of the district, incorporating materials, colors, and landscaping that complement the area while preserving the spatial relationship with neighboring properties. Although the proposed two-story structure will be taller than adjacent properties due to FEMA construction requirements, the second story is positioned on the north side, facing the waterway. Its architectural style aligns with the neighborhood's mix of traditional, mid-century modern, and contemporary homes, incorporating openness, natural light, and mature landscaping. The massing, scale, and roof profile are designed to fit comfortably among surrounding properties, offering a contemporary interpretation of the local vernacular. The garage placement, pedestrian pathways, and landscaping maintain the residential streetscape, ensuring compatibility with other contemporary architecture along South Southlake Drive within the Lakes Historic District.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials should be compatible in quality to those that are used in the historic district. The home will be constructed using reinforced concrete masonry units with Jerusalem stone finishes, combined with smooth stucco, architectural wood-textured paneling, vertical slats, and large glass windows and doors to create strong connections between interior and exterior spaces. The palette features warm neutral tones and natural finishes, enhancing the Midcentury Modern character. High-performance impact-resistant glazing will be installed throughout. Exterior elements such as cantilevered balconies, slanted circular steel columns, and deep overhangs further define the design. These proposed materials and features are consistent with the quality and character of the surrounding neighborhood.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The proposed design is consistent with current workmanship styles and methods and does not imitate or copy any existing style or period while complying with all regulations and it fits within the neighborhood's character. The design of the new single-family home is consistent with current workmanship styles and methods.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings… Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district.* Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighborhood. This project enhances the streetscape elements of the existing residence and the neighbors. As such, the proposed redevelopment of the property will maintain and improve the character of the area.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph
ATTACHMENT C: Permit History

ATTACHMENT A
Application Package

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

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):

☐ Technical Advisory Committee ☐ Art in Public Places Committee ☑ Variance
☐ Planning and Development Board ☑ Historic Preservation Board ☐ Special Exception
☐ City Commission ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 800 S 7TH AVE HOLLYWOOD FL 33019
Lot(s): 3 LESS 46.25,4,5 Block(s): 79 Subdivision: HOLLYWOOD LAKES
Folio Number(s): 514214025172

Zoning Classification: RS-6 RESIDENTIAL Land Use Classification: RESIDENTIAL
Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 7,106 SF
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 al that apply and provide File Number(s) and Resolution(s): N/A

DEVELOPMENT PROPOSAL

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

Phased Project: Yes ☐ No ☑ Number of Phases: ____

Project	Proposal
Units/rooms (# of units)	# UNITS: ____ #Rooms 5
Proposed Non-Residential Uses	0 S.F.)
Open Space (% and SQ.FT.)	Required %: ____ (Area: 1,175 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 5)
Height (# of stories)	(# STORIES) 2 (30 FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (7,866 FT.)

Name of Current Property Owner: RICKI KANETI
Address of Property Owner: 800 S 7 AVE HOLLYWOO FL 33019
Telephone: 954-600-6333 Email Address: RICKI@RICKIKANETI.COM

Applicant ARI SKLAR Consultant ☐ Representative ☑ Tenant ☐
Address: 2310 HOLLYWOOD BLVD HOLLYWOOD FL 33020 Telephone: 954-925-9292
Email Address: ARI@SKLARCHITECT.COM
Email Address #2: ______________________
Date of Purchase: 07-31-2024 Is there an option to purchase the Property? Yes ☐ No ☑
If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : **DIANA RIO - RIO DEVELOPMENT RESOURSES**
E-mail Address: DIANA@RDRMIAMI.COM

CITY OF Hollywood
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: Ricki 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

Notary Public
State of Florida

PATRICIA DAVILA
Notary Public - State of Florida
Commission # HH 492605
My Comm. Expires Feb 14, 2028
Bonded through National Notary Assn.

Signature of Current Owner

Ricki Kaneti
Print Name

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

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 2ND FLOOR AREA OVERLOOK AREA		3,093 SF 3,360 SF 653 SF	7,106 SF	7,866 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

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email:
mail@sklarchitect.com
WEBSITE:
www.sklarchitect.com

AA 0002849
IB 0000894
NCARB CERTIFIED

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

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Oscar Sklar, A.I

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.

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.

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.

SKLARchitecture

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.

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.

Sincerely,

Ari L. Sklar AIA, NCARB

President

ARCHITECTURE
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& Residential

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Architecture
& Design

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Oscar Sklar, A.I

SKLARchitecture

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

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) were 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 it at a dead end of Adams St. and the proposed project complies with the maximum height or 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;*

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.

ARCHITECTURE Commercial & Residential

Interior Architecture & Design

Urban Renovation

Architectural Design of Children's Environments

Development Consulting

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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,

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

MAP OF BOUNDARY SURVEY

800 S 7th AVENUE, HOLLYWOOD

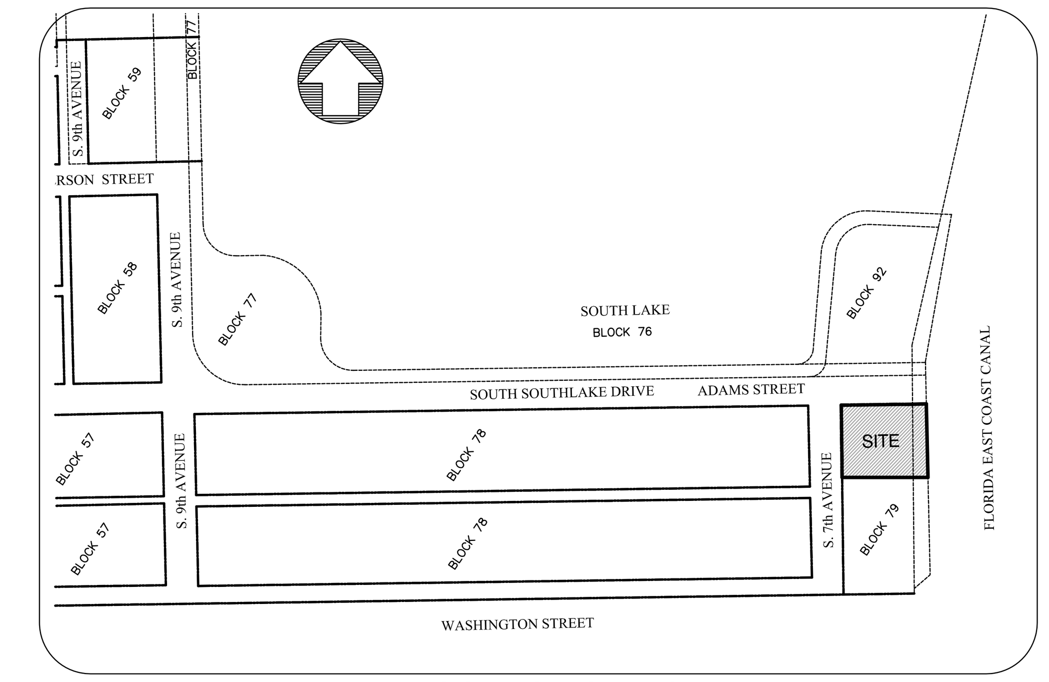
BROWARD COUNTY, FLORIDA 33019

FOLIO # 514214025172

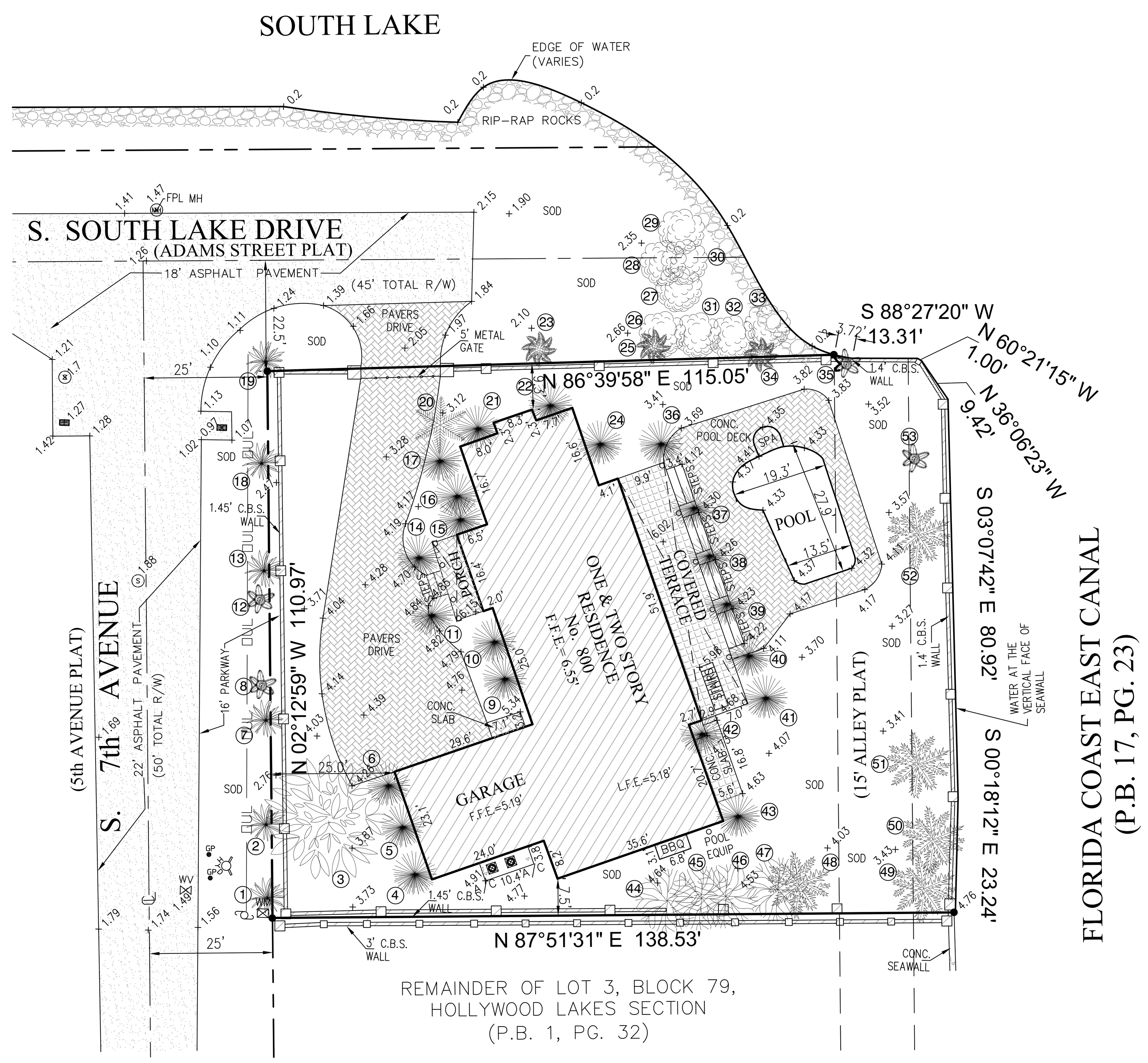
Scale: 1" = 20'

0' 10' 20' 40'

GRAPHIC SCALE



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 plat 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.

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.

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.

ABBREVIATIONS AND LEGEND

A ARC LENGTH
A/C AIR CONDITIONER
AVE. AVENUE
BLVD. BOULEVARD
B.M. BENCH MARK
CATV CABLE TELEVISION BOX
C.B. CATCH BASIN
C.B.S. CONCRETE BLOCK STRUCTURE
CHB. CHORD BEARING
CH. CHORD DISTANCE
COR. CORNER
CT. COURT
℄ CENTERLINE
CL. CLEAR
CONC. CONCRETE
C.O. CLEAN OUT
E.B. ELECTRIC BOX
ELEV. ELEVATION
ENC. ENCROACHMENT
E.R.P ELEVATION REFERENCE POINT
F.F.E. FINISH FLOOR ELEVATION
F.H. FIRE HYDRANT
FPL FLORIDA POWER AND LIGHT
F.I.P. FOUND IRON PIPE
F.I.R FOUND IRON REBAR
FND FOUND
I.C.V. IRRIGATION CONTROL VALVE
I.P IRON PIPE
I.R REBAR
L LEGAL
L.F.E LOWES FLOOR ELEVATION
L.P. LIGHT POLE
L.B. LICENSE BUSINESS
(M) MEASURED
N.A.V.D. NORTH AMERICAN VERTICAL DATUM
N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
NO ID. NOT IDENTIFIABLE
NO. NUMBER
N.T.S. NOT TO SCALE
N&D NAIL & DISC
O.R.B OFFICIAL RECORD BOOK
ON/PL ON PROPERTY LINE
P.B. PLAT BOOK
P.C. POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVATURE
P.C.P. PERMANENT CONTROL POINT
Pg. PAGE
M MONUMENT LINE
PL PROPERTY LINE
PSM PROFESSIONAL SURVEYOR AND MAPPER
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.R.C. POINT OF REVERSE CURVATURE
P.R.M. PERMANENT REFERENCE MONUMENT
P.T. POINT OF TANGENCY
R RADIUS
(R) RECORD
R/W RIGHT–OF–WAY
SAN. SANITARY
S.I.P. SET IRON PIPE
S.I.R. SET IRON REBAR
ST. STREET
T TANGENT
T.B.M. TEMPORARY BENCH MARK
TEL TELEPHONE
TYP. TYPICAL
U.E. UTILITY EASEMENT
WM WATER METER
WP WATER PUMP
WV WATER VALVE
W.U.P. WOOD UTILITY POLE

MH UNKNOWN MANHOLE
S SEWER MANHOLE
T TELEPHONE MANHOLE
DRAIN
WM WATER METER
WV WATER VALVE
CV CONTROL VALVE
GV GASOLINE VALVE
CATCH BASIN
BACKFLOW PREVENTER
FIRE HYDRANT
LIGHT POLE
MLP METAL LIGHT POLE
UTILITY POLE
CLP CONCRETE LIGHT POLE
E ELECTRIC BOX
PROPERTY CORNER
×0.00 SPOT ELEVATION
CHAIN LINK FENCE
WOOD FENCE
METAL FENCE
OUL OVERHEAD UTILITY LINE

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@amlastudio.com
www.amlastudio.com

SCOPE OF WORK

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

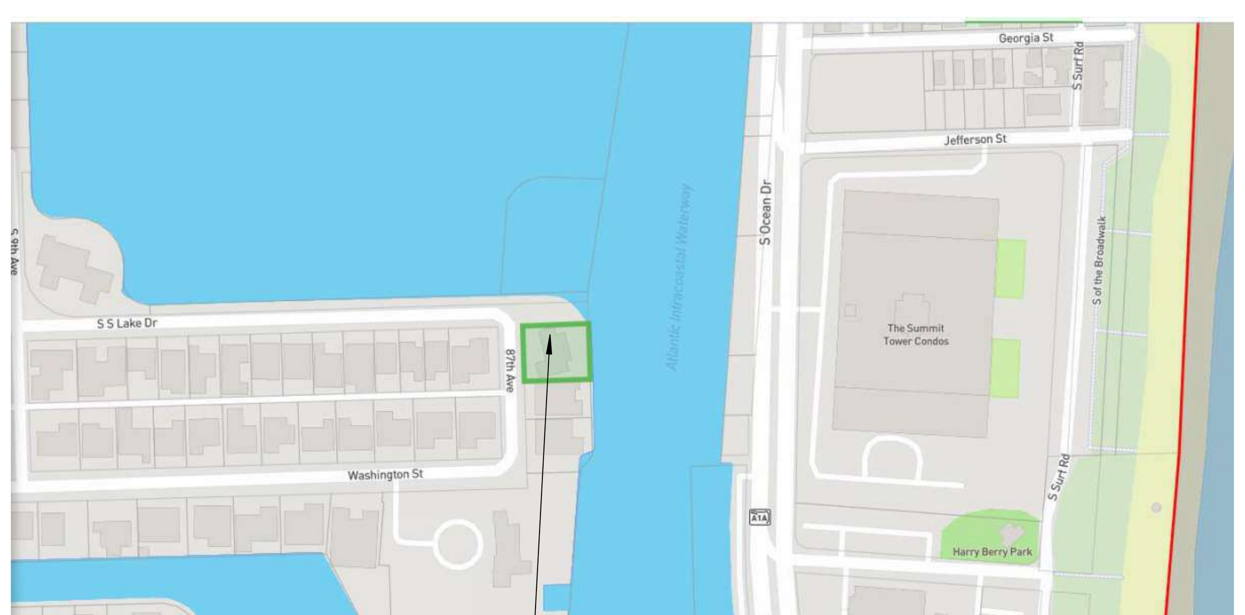
LEGAL DESCRIPTION

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

N
SCALE: N.T.S.

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 + 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 SCENERY LOFT AREA		3,069 SF 3,360 SF 330 SF — 6,759 SF (A/C) — 7,519 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.

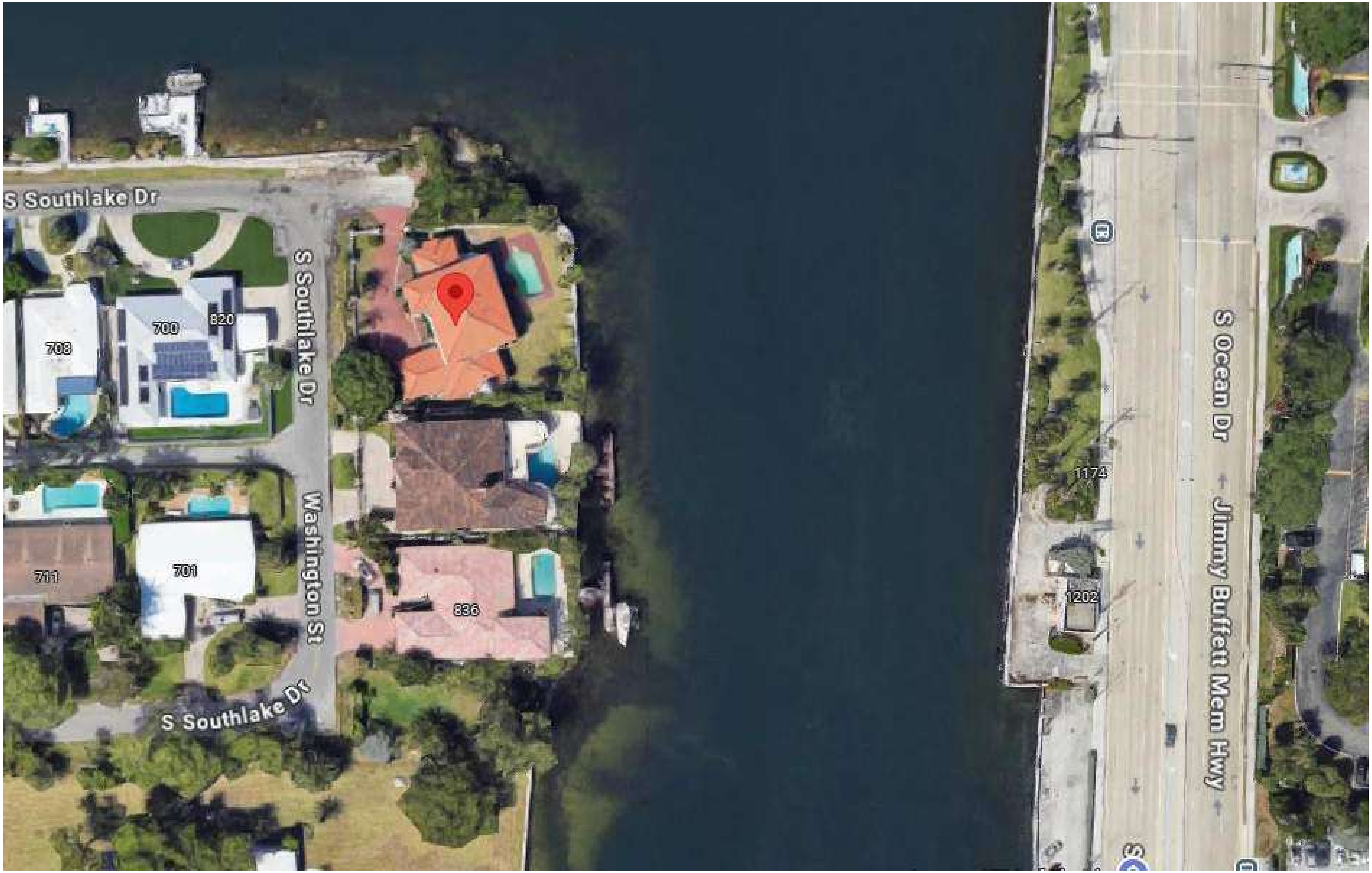
SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

KANETI RESIDENCE
800 SO 7TH AVE HOLLYWOOD FLORIDA 33019

COVER

Project #25-002

A0.0



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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. all 56.04 south lots 4 and 5 | BLOCK: thereof, 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 2 STORY
☐ SEPTIC TANK
☒ SEWER TAP

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	RyJ Roof	AIR/CONDITION	6908	9-23-76	Banton
ELECTRIC-BASIC	11618	8-4-76	Rossi	MECHANICAL Cent. UAC	6853	9-9-76	Built-in Vac.
ELECTRIC-SUPP.				SCREEN			
PLUMBING 4 HB NO. FIX. 25	8486	8-5-76	Bestway	POOL			
L-P-~~DRY WALL~~ well	9318	7-25-77	Frank Capo	DRIVEWAY	38469	1-20-77	Al Silbert
FENCE				PATIO or WALK			

1613-13

NOTES: 1st floor elevation = + 6.5 ft. M.S.L. (family room crown + 3.8 ft.)
~~* Hold C/O Final for J.B.A. City Eng~~
To Resolve Sidewalk Question with Commission. Sidewalk waiver Approved by Commission 4-6-77

ORIGINAL BUILDING 1976-77

JOB CARD

OWNER: FWD. DREAM HOMES
JOB ADDRESS: 800-18-36 S 7 Ave.
LEGAL DESCRIPTION: LOT NUMBER: | BLOCK: | SUBDIVISION OR ADDITION:
MICROFILM NO.: 77-550 | ARCHITECT: D. E. Britt Assoc | FEE: $ 73.80 | VALUATION: $ 19,500
DESCRIPTION OF CONSTRUCTION: Seawall
☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING 297	36378	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			

1613-13

NOTES: [illegible] approved City Eng.

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
☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	046	1/13/77	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			

1613-13

NOTES:

DOMES 1977

JOB CARD

OWNER: City of Hollywood
JOB ADDRESS: 800 S. 7 Ave.
LEGAL DESCRIPTION: LOT NUMBER: corner of S.S. Lake Dr. | BLOCK: | SUBDIVISION OR ADDITION:
MICROFILM NO.: | ARCHITECT: | FEE: $ No Fee | VALUATION: $ 1000.-
DESCRIPTION OF CONSTRUCTION: Remove and replace 1407 sq. ft. asphalt on S.S. Lake Dr.
☐ SEPTIC TANK
☐ SEWER TAP

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			

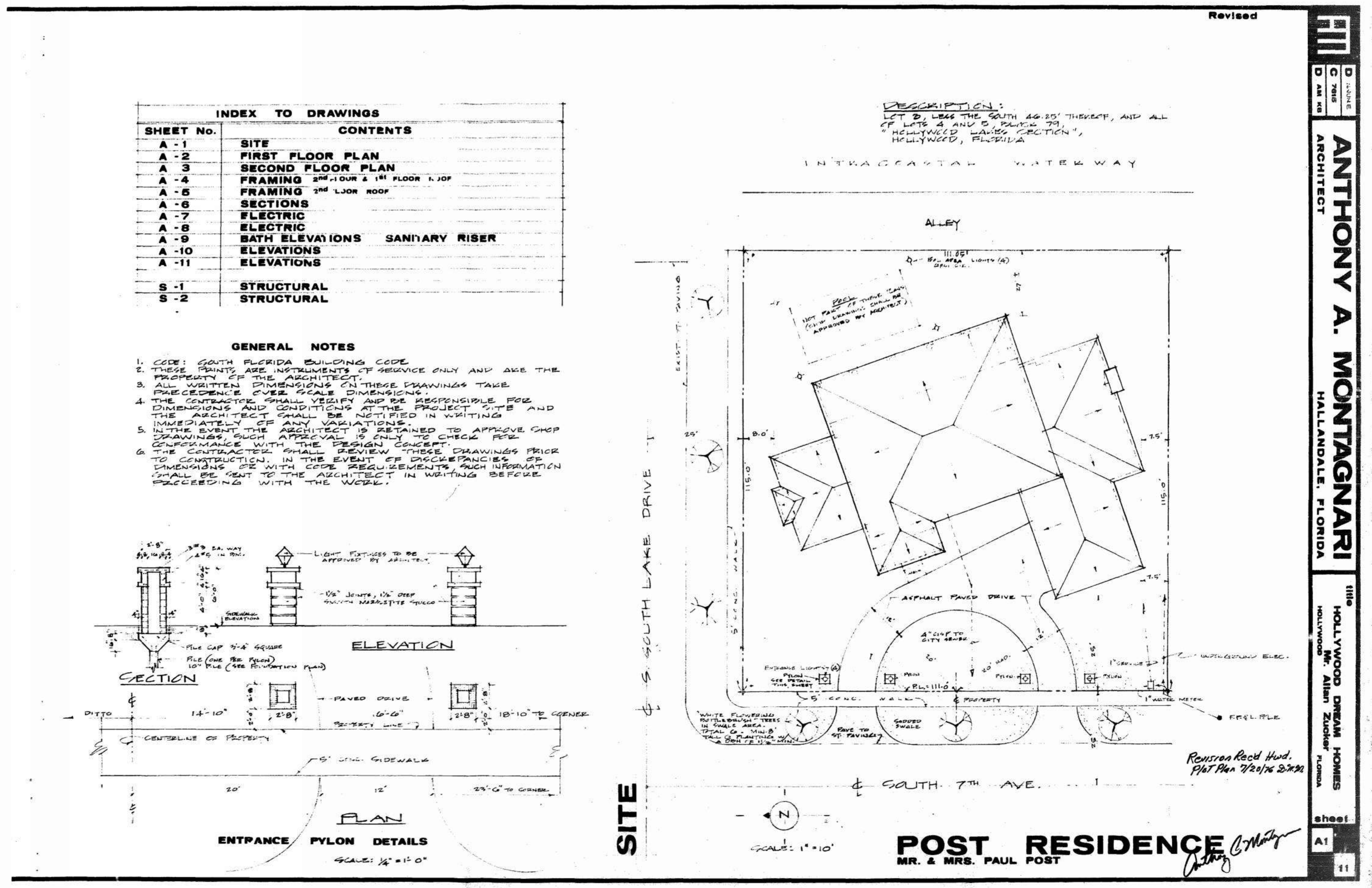
NOTES: County Surcharge: .20

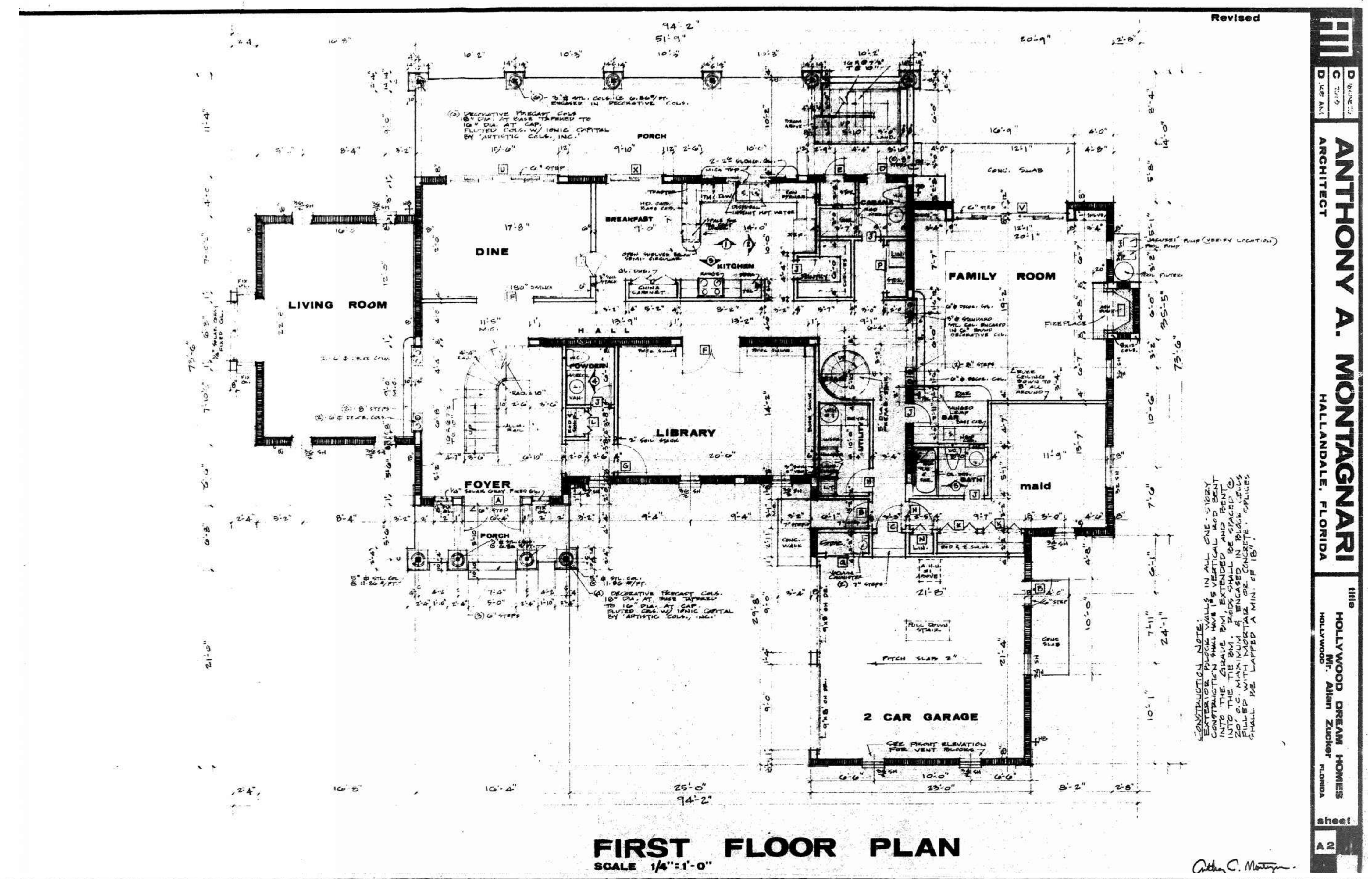
ASPHALT ON S. LAKE DRIVE 1985

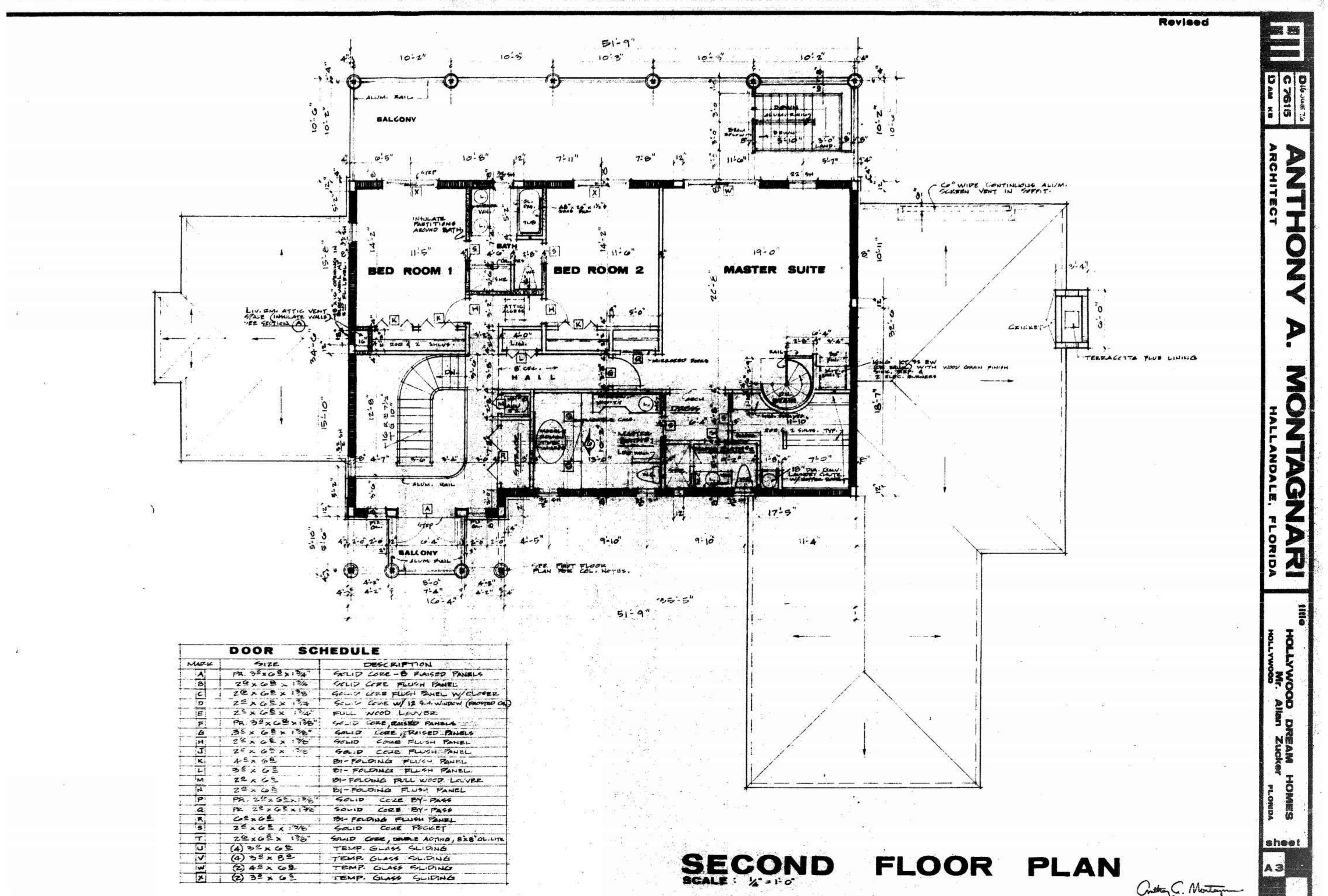
2 permits were found for
800 S 7 AVE

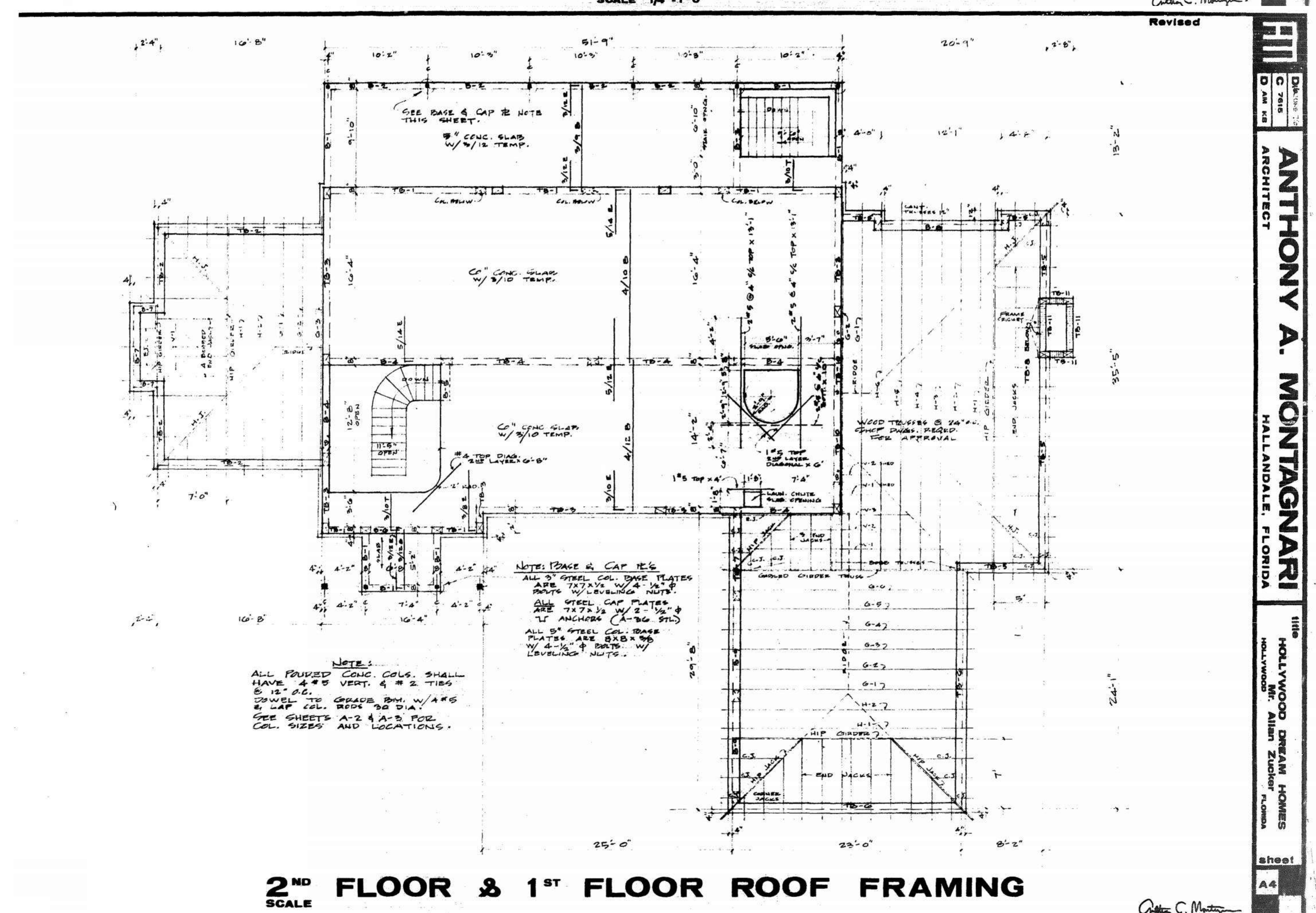
View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		P9601088	PLUMBING WORK		6/21/1996
Details		B9207999	RE-ROOF-METAL,TILE,WOOD SHINGLE OR SHAKE		12/4/1992

PLUMBING AND ROOF 1995-96









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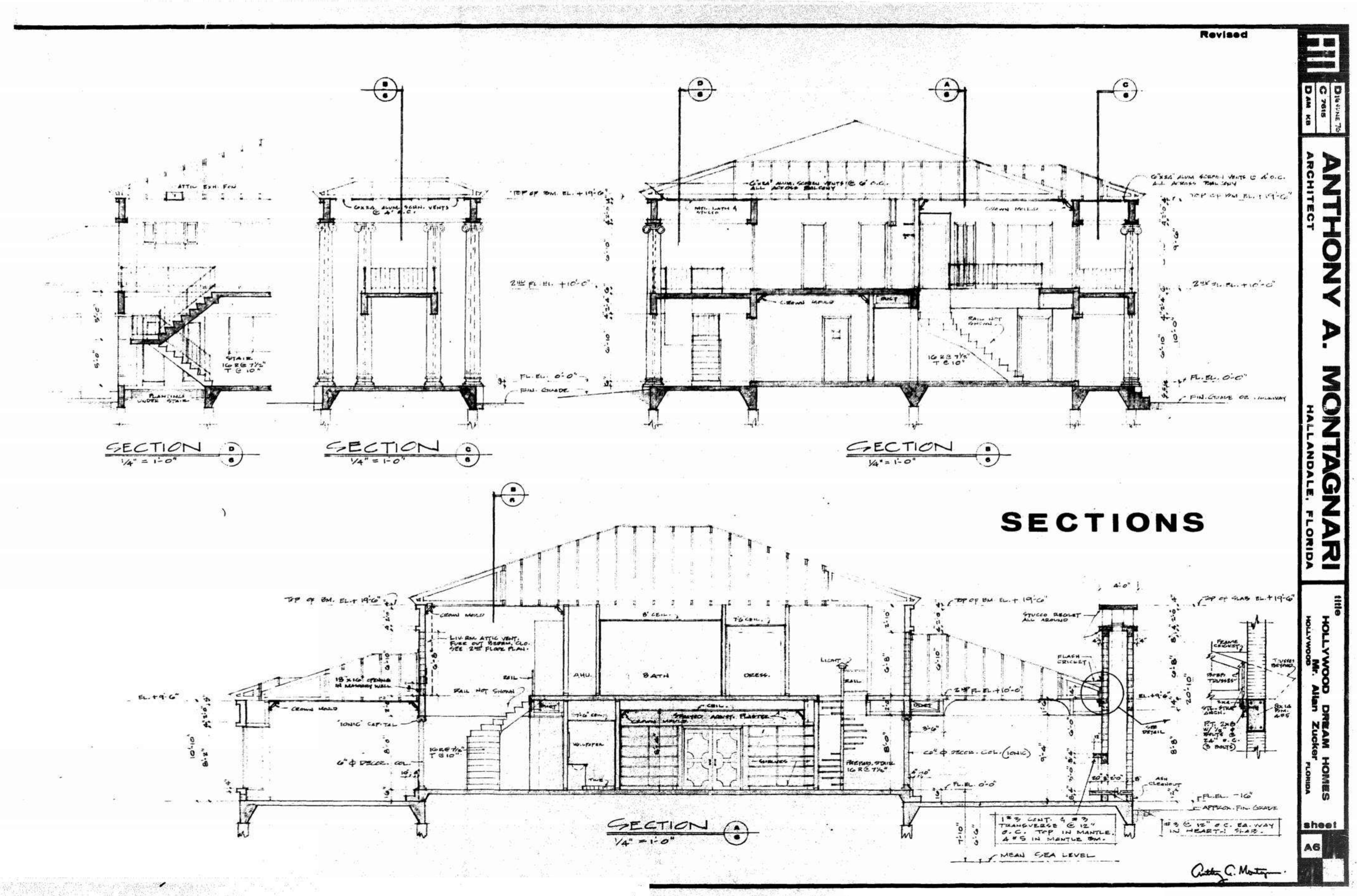
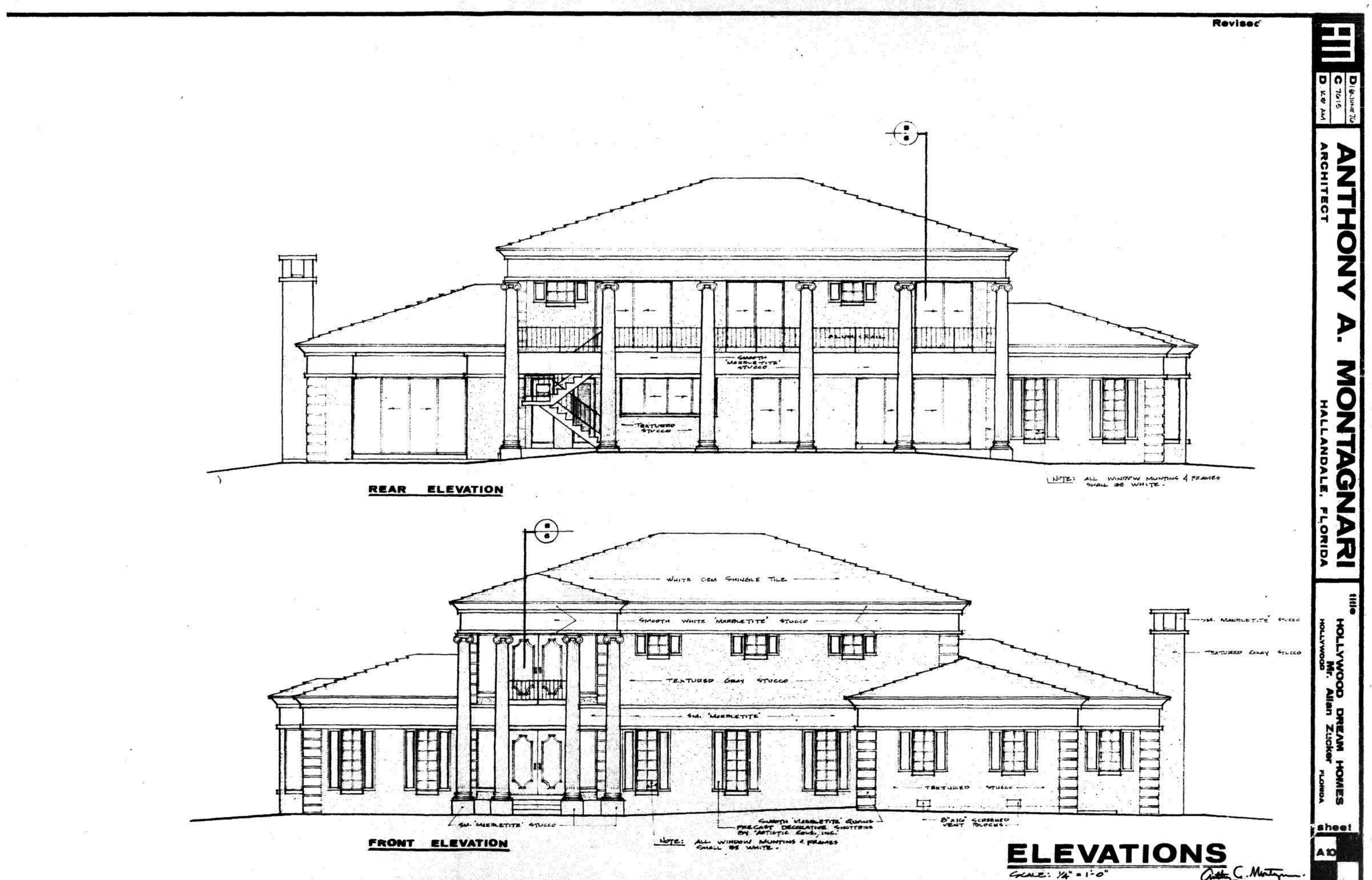
KANETI RESIDENCE
800 SO 7TH AVE HOLLYWOOD FLORIDA 33019

MICROFILMS - FLOOR PLANS

Project #25-002

A0.4





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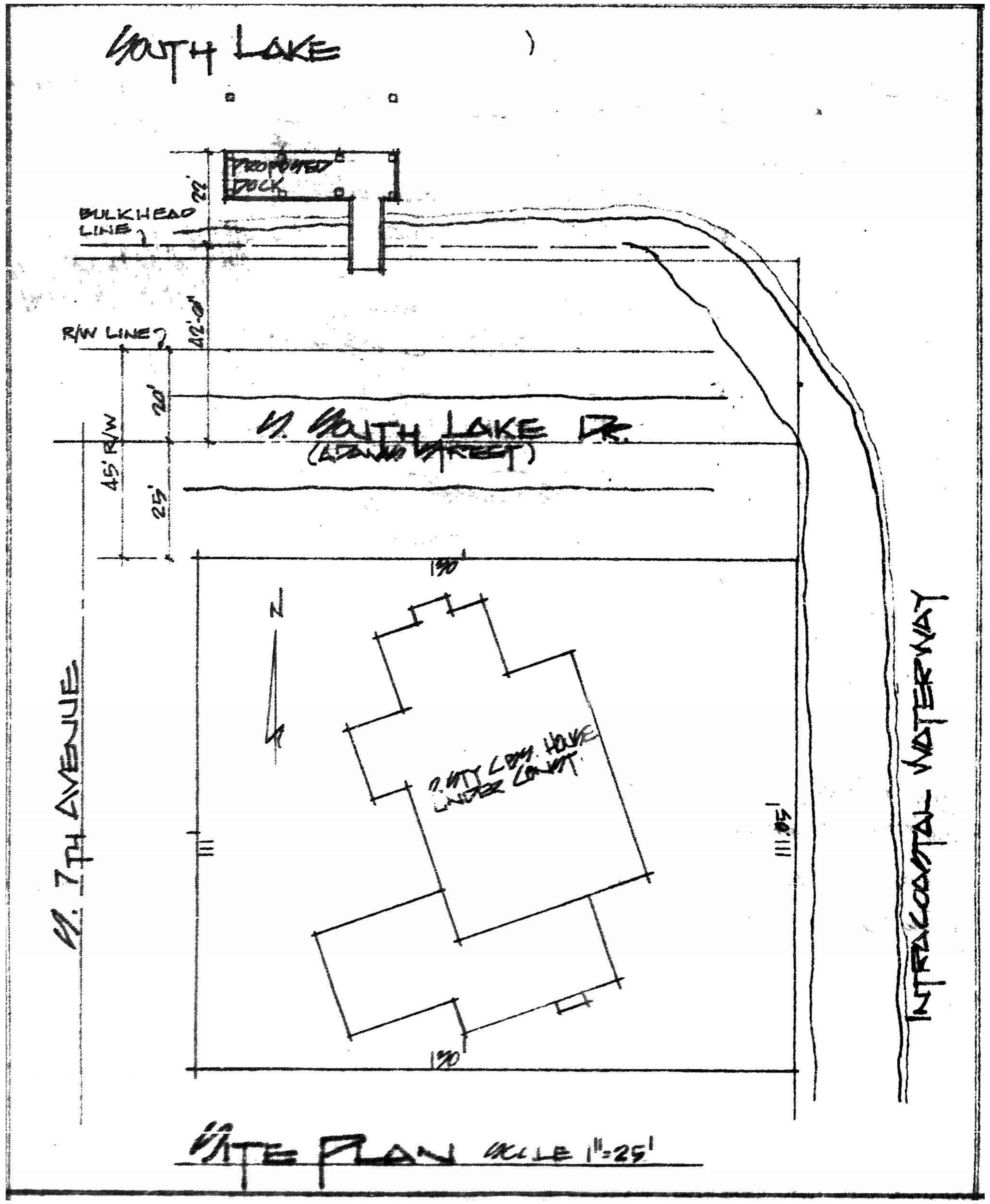
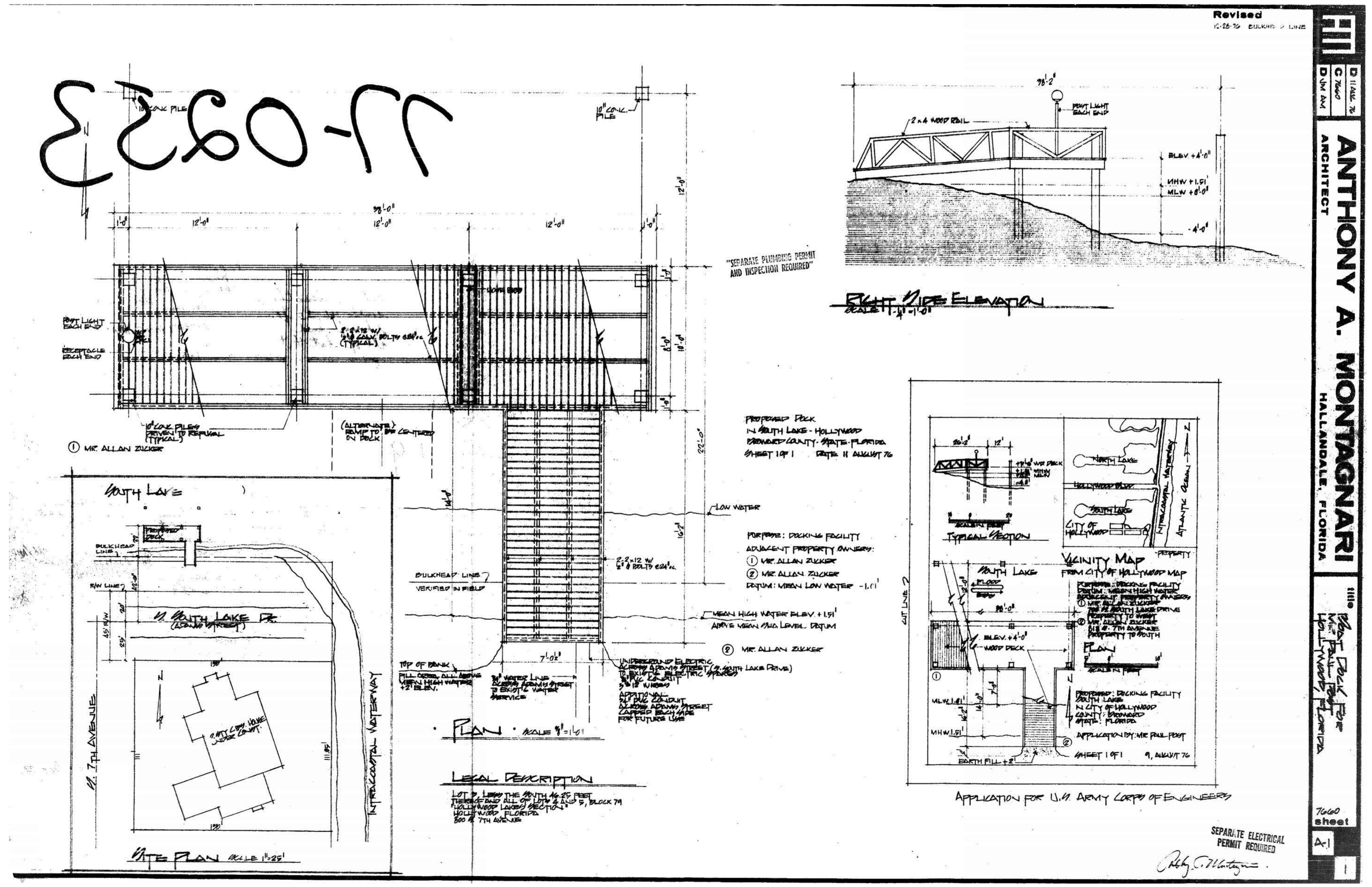
KANETI RESIDENCE
800 SO 7TH AVE HOLLYWOOD FLORIDA 33019

MICROFILMS - SECTIONS + ELEVATIONS

Project #25-002

A0.5





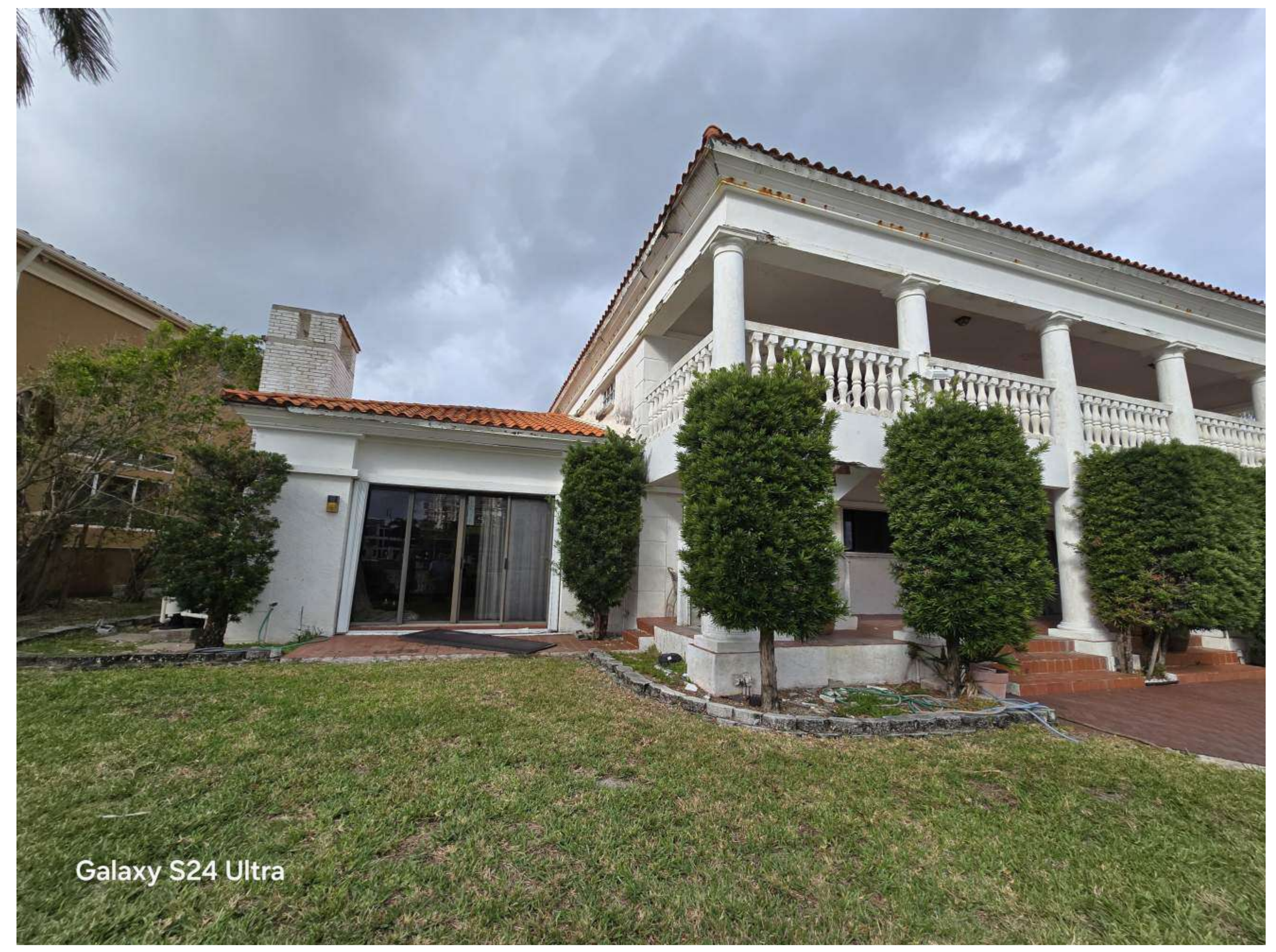
SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

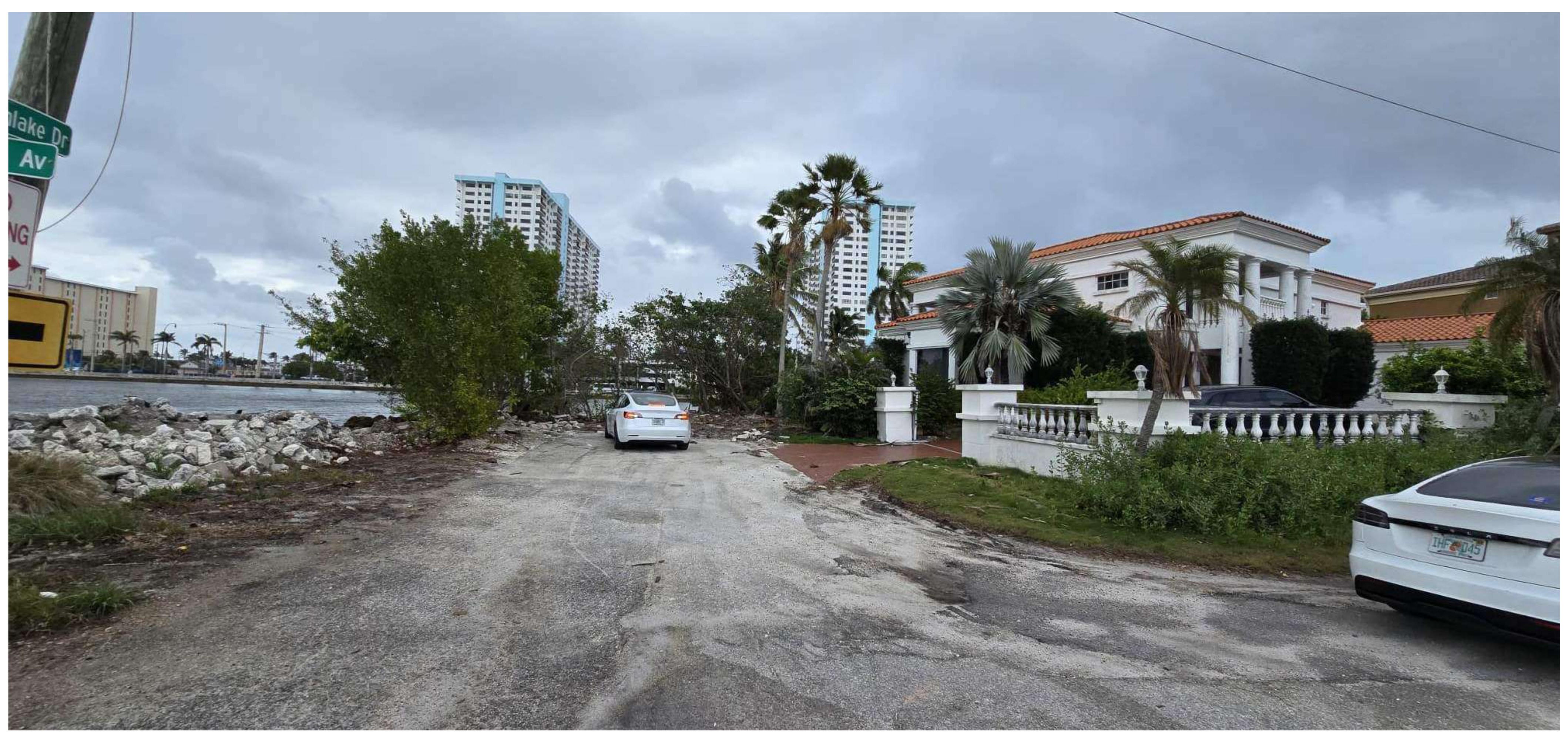
KANETI RESIDENCE
800 SO 7TH AVE HOLLYWOOD FLORIDA 33019

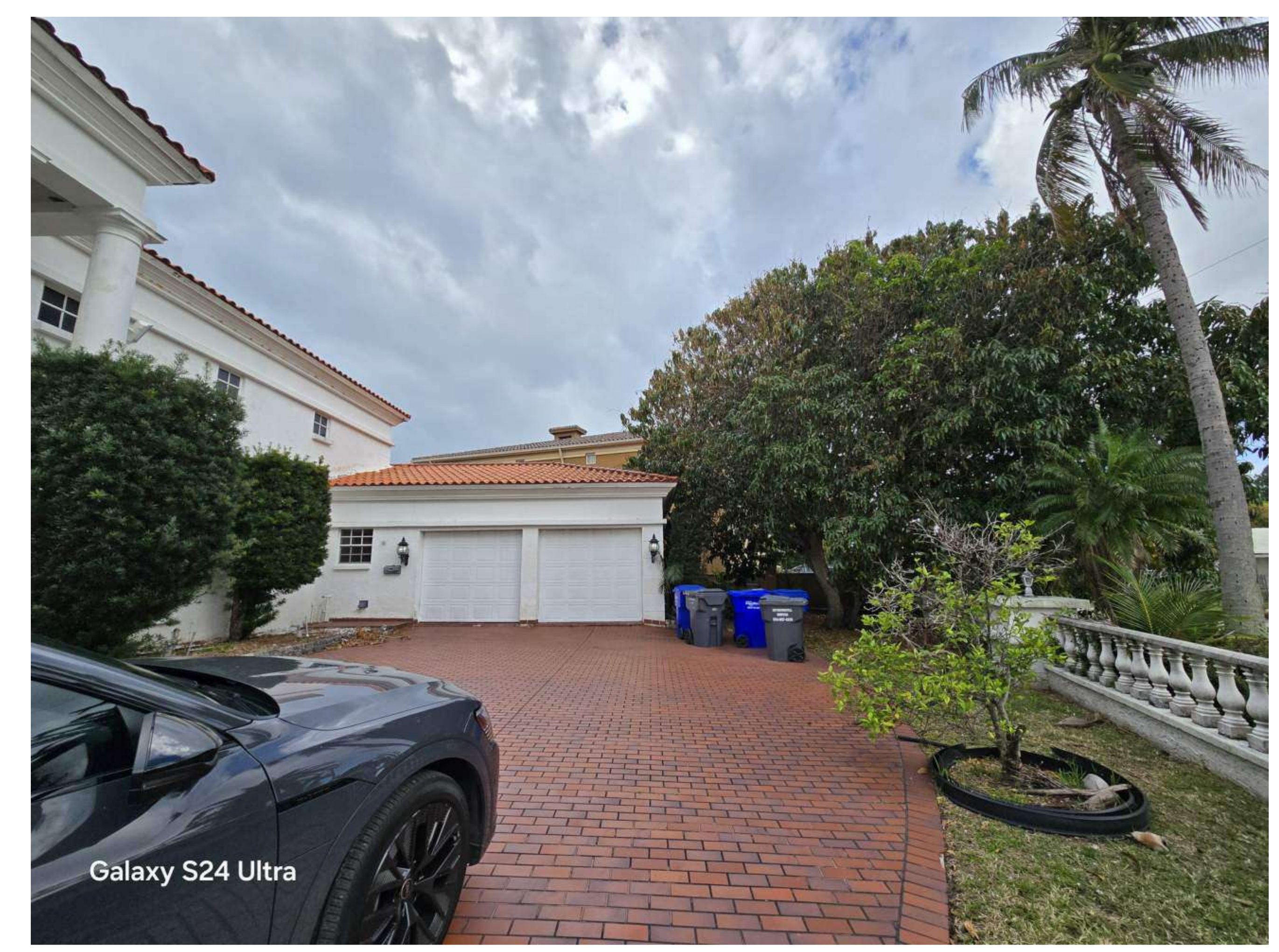
MICROFILMS - DOCK

Project #25-002

A0.6







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EXISTING HOUSE PHOTOS

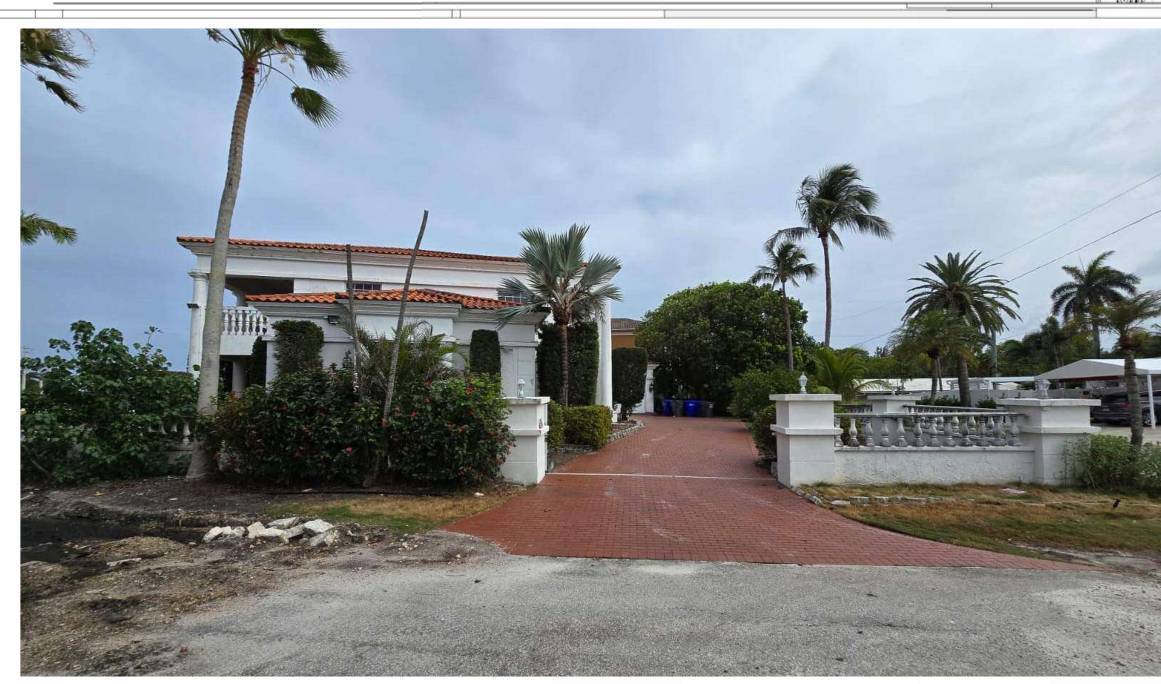
Project #25-002

A0.7

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




2 NORTH ELEVATION STREET PROFILE
1" = 10'-0"



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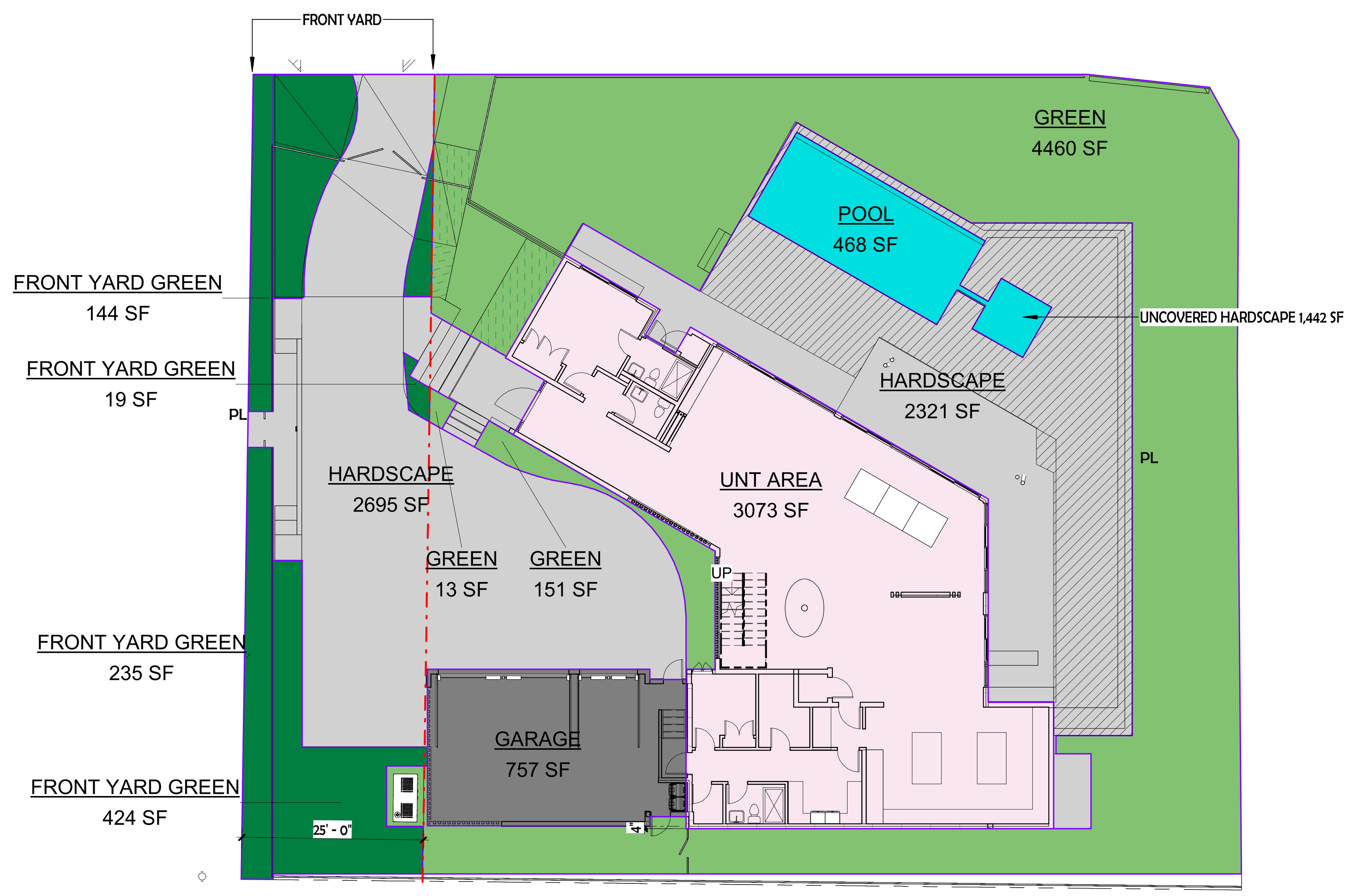
STREET PROFILE

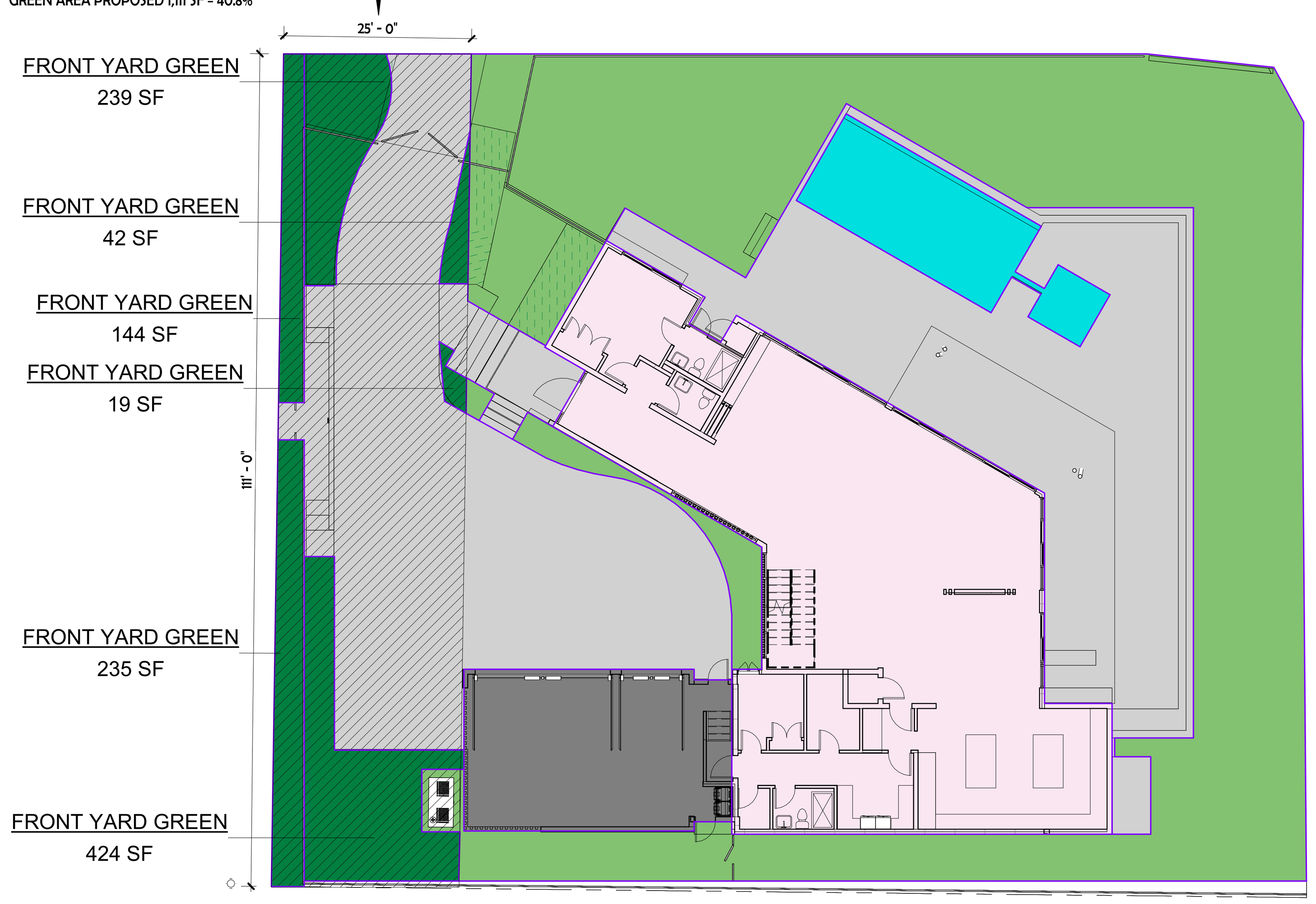
Project #25-002

A0.8

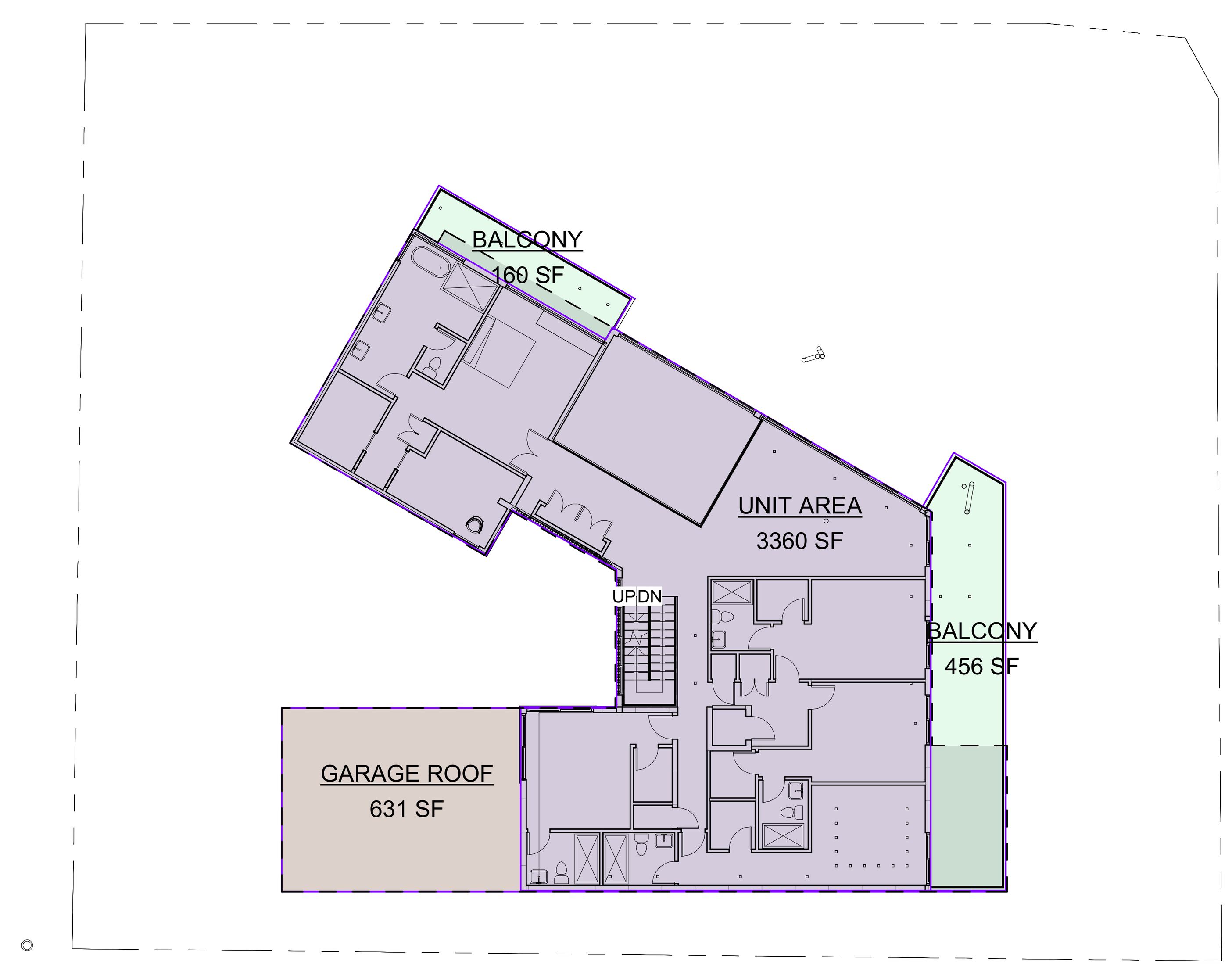


2 1ST FLOOR
1/16" = 1'-0"

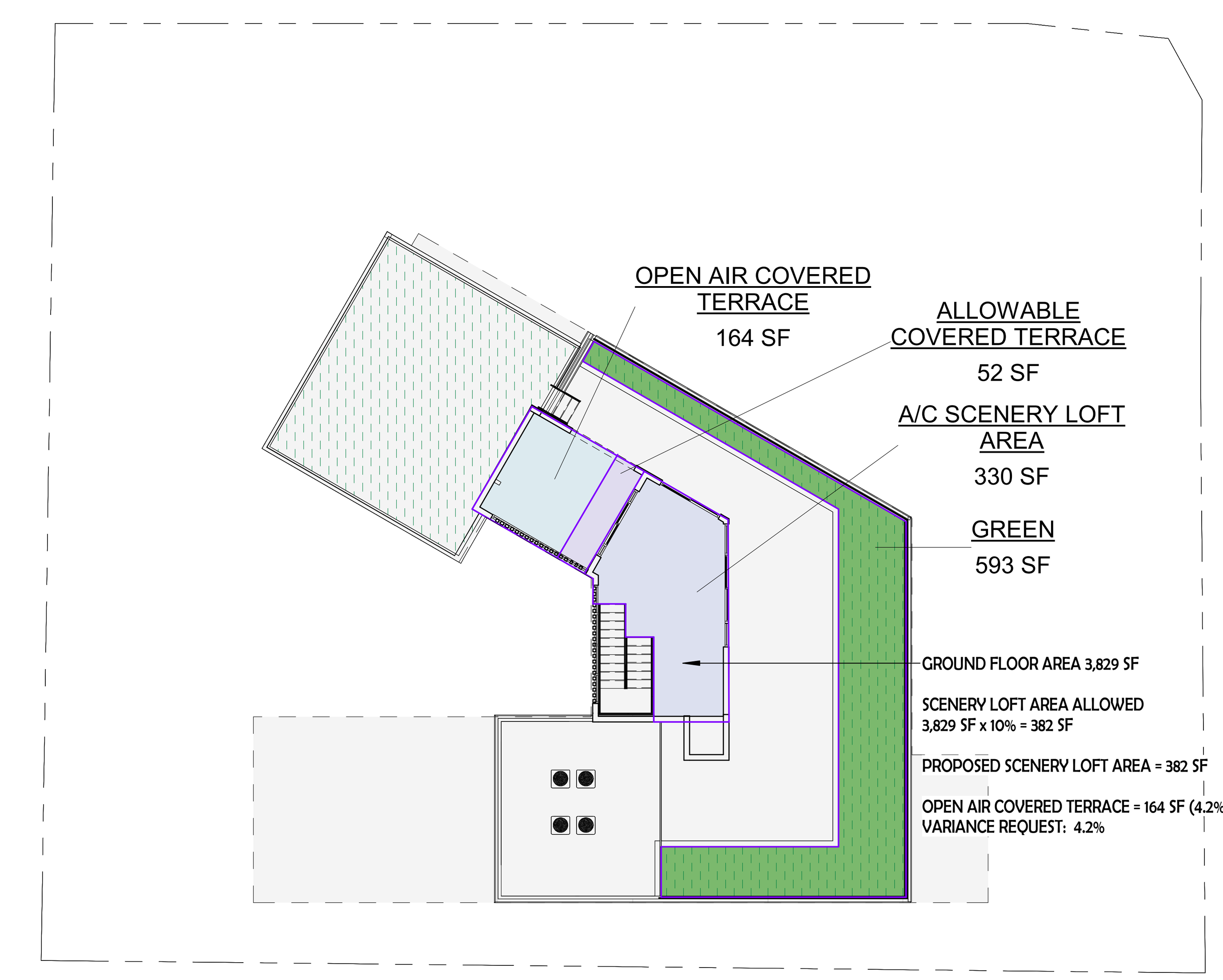
FRONT SETBACK AREA 25 X 111 FT= 2,720 SF
2,720 SF X 20% = 544 SF GREEN AREA REQUIRED
GREEN AREA PROPOSED 1,111 SF = 40.8%



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



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



1 ROOFDECK
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

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AREA PLANS

Project #25-002

A0.9

NOTE:
1. FOR NOTES AND DIMENSIONS REFER TO SITE PLAN PAGE A1.1.
2. FOR INFORMATION PERTAINING TO VEGETATION, CONSULT THE LANDSCAPE PLANS.

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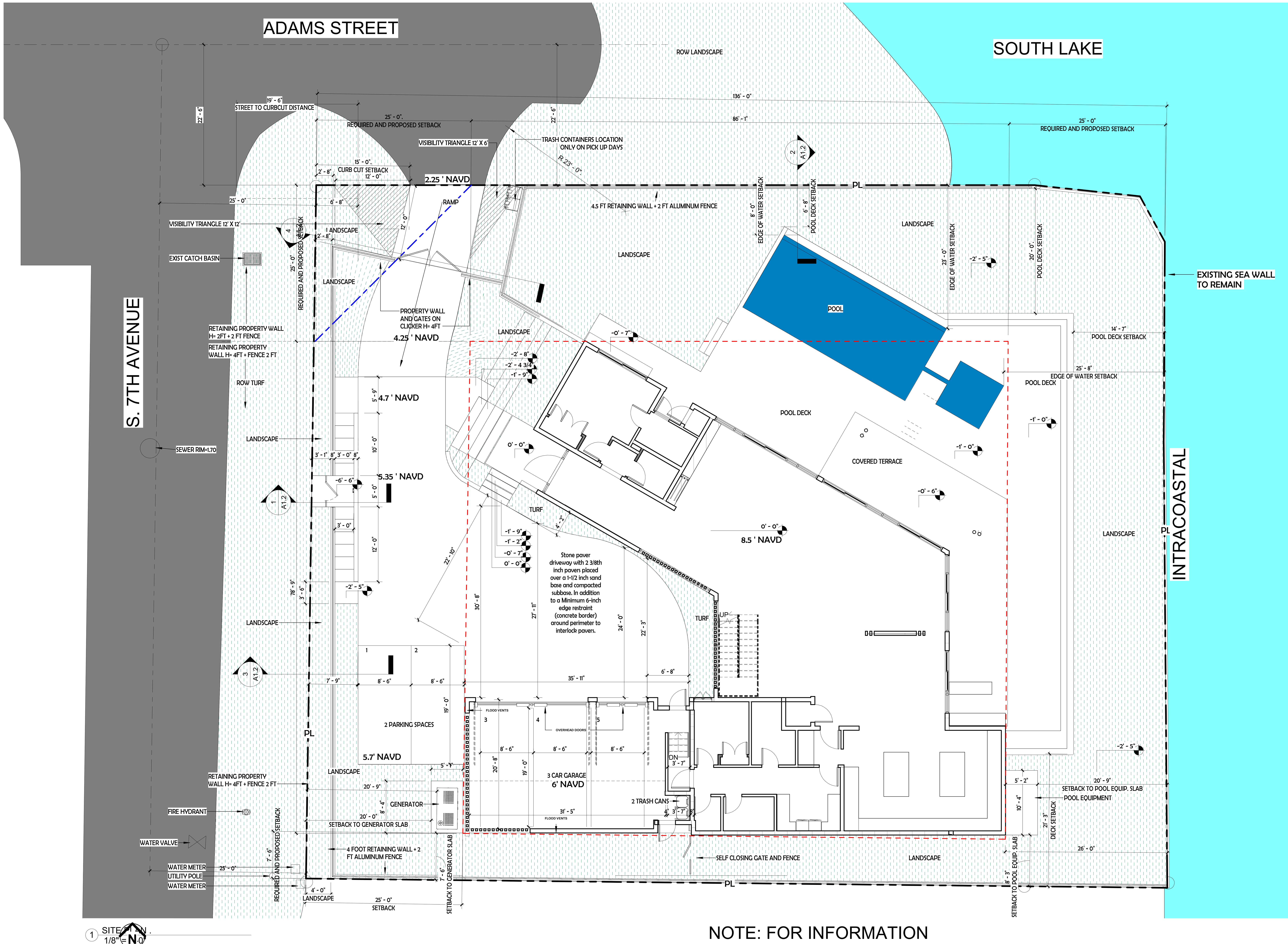
COLORED SITE PLAN

Project #25-002

A1.0



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

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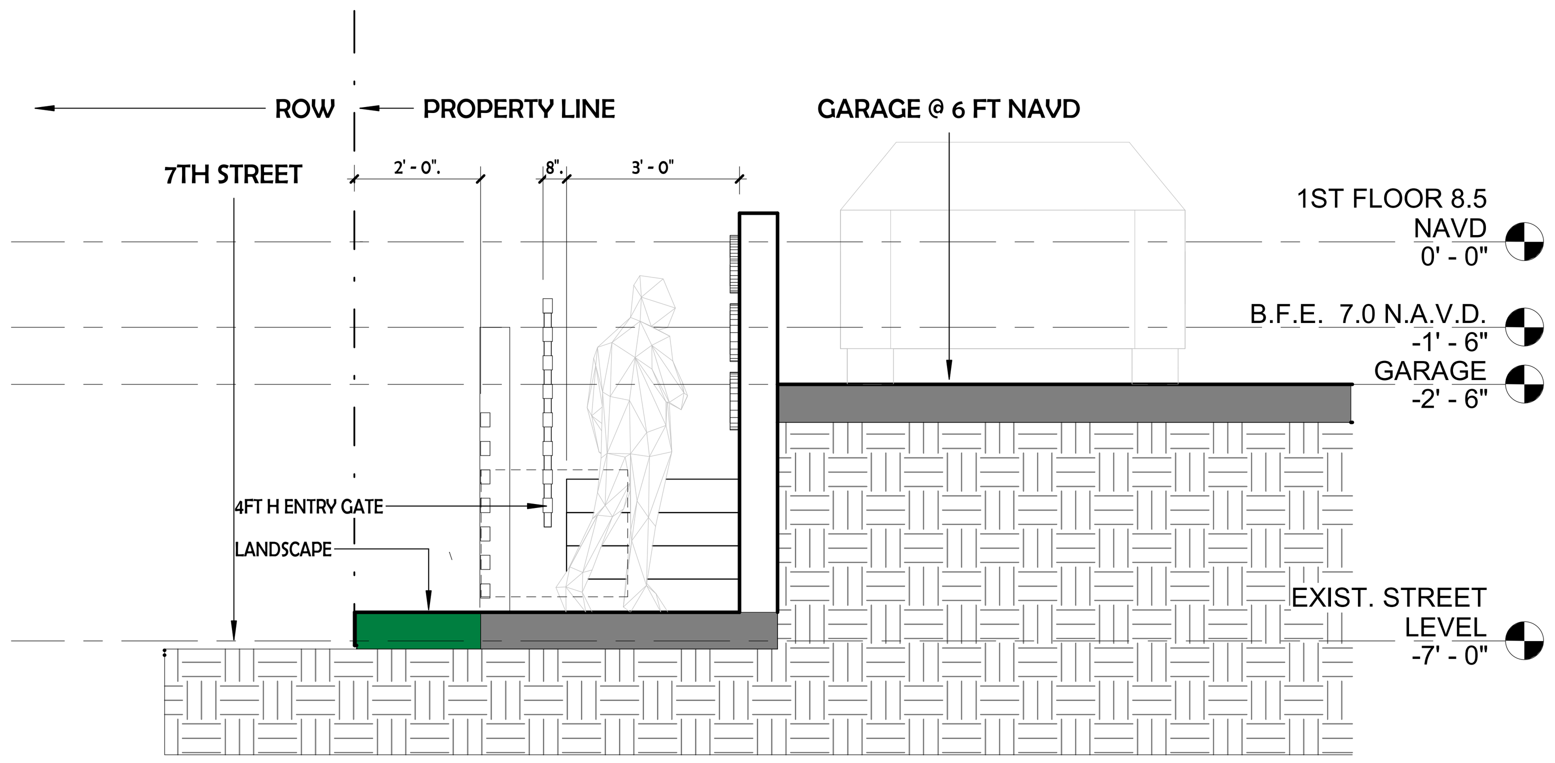
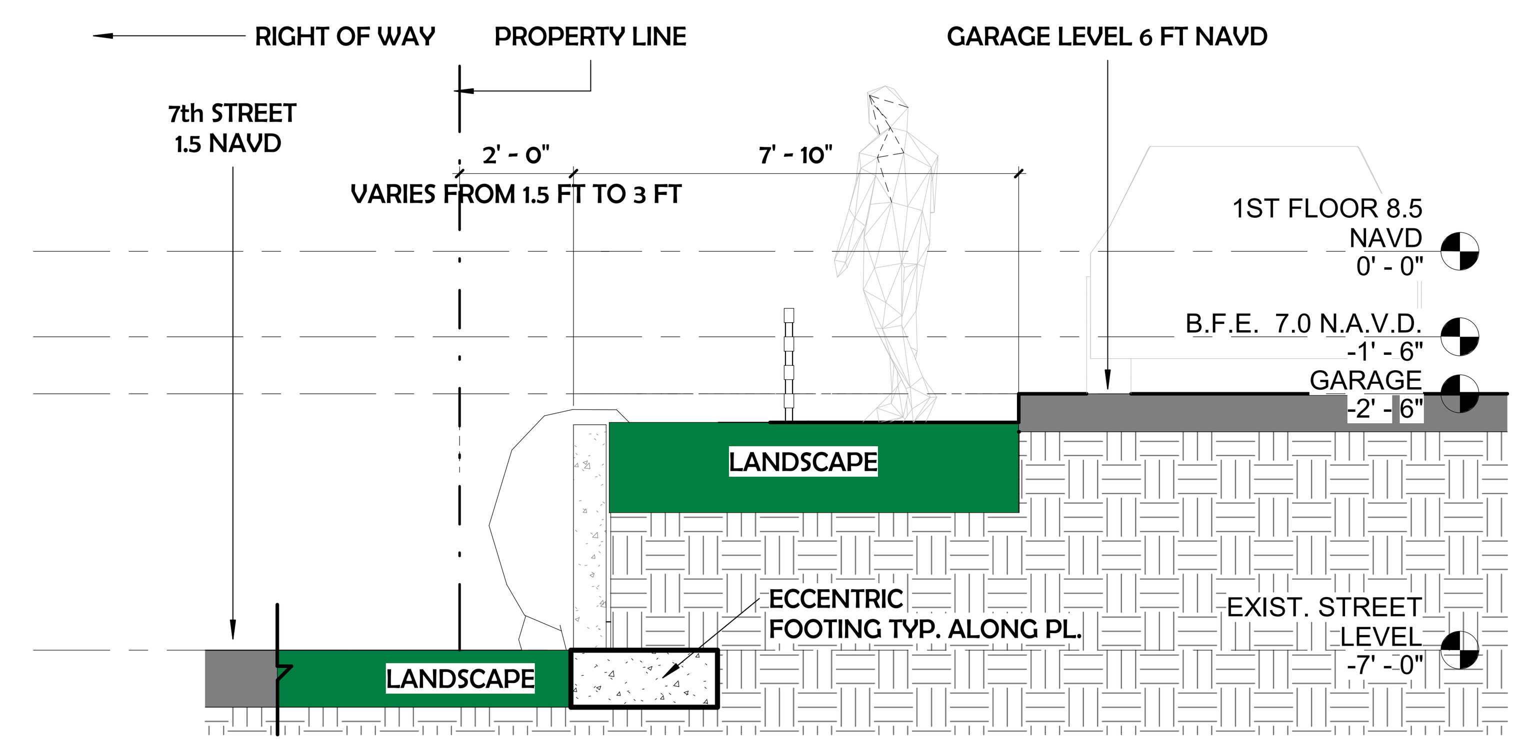
SITE PLAN

Project #25-002

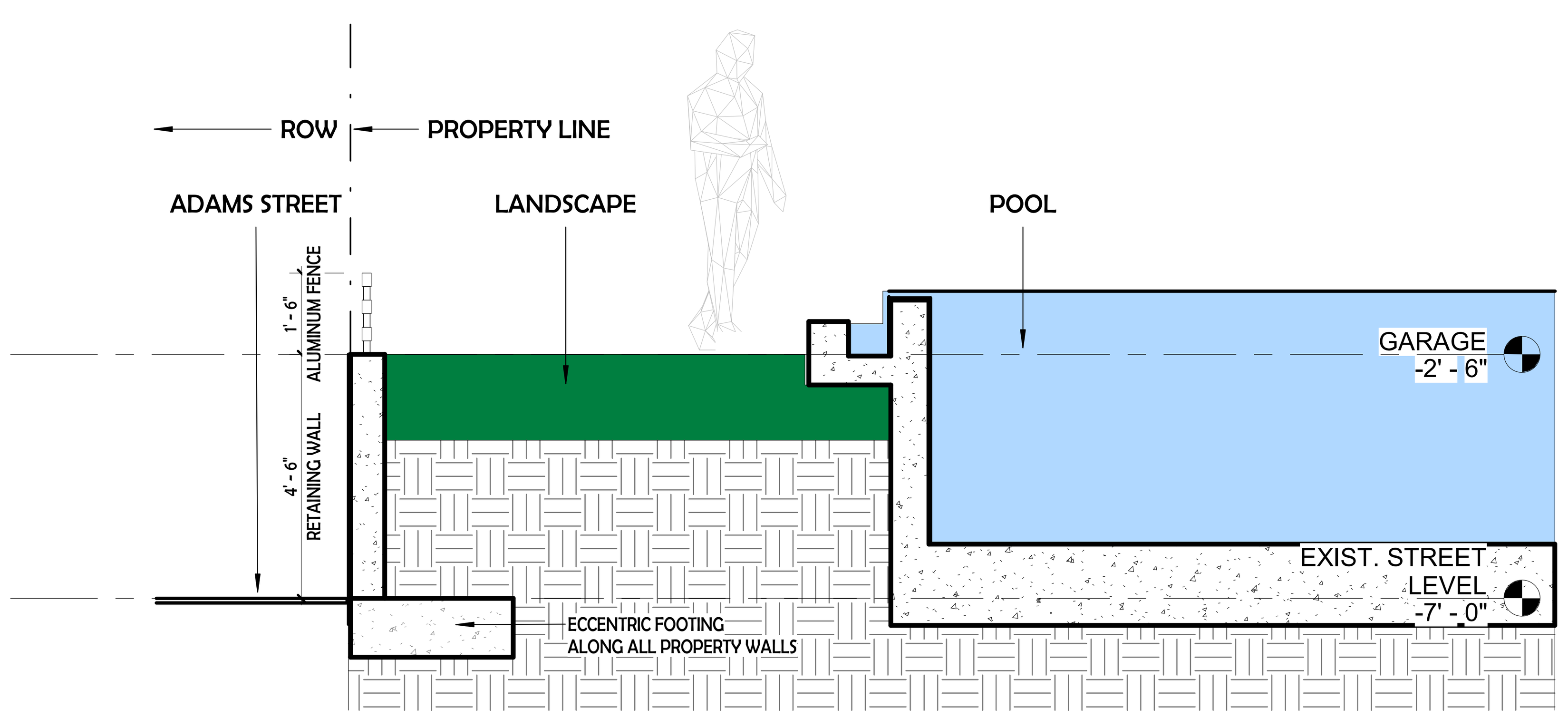
A1.1



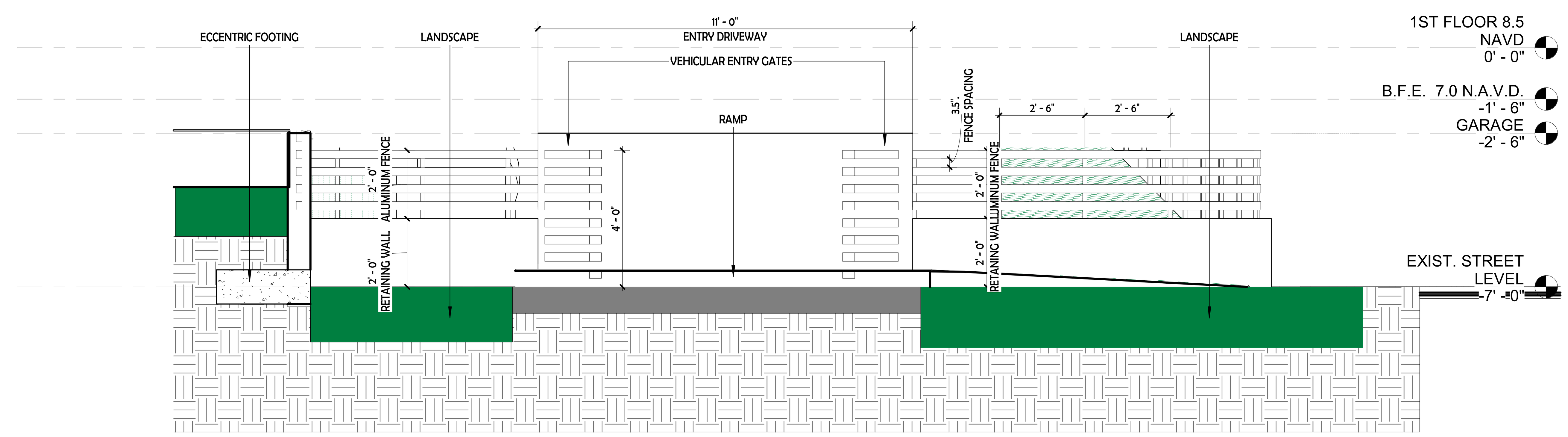
1 ENTRANCE FROM 7TH ST. SECTION
3/8" = 1'-0"



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



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



4 VEHICULAR ENTRY DETAIL
3/8" = 1'-0"

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SITE DETAIL SECTIONS

Project #25-002

A1.2

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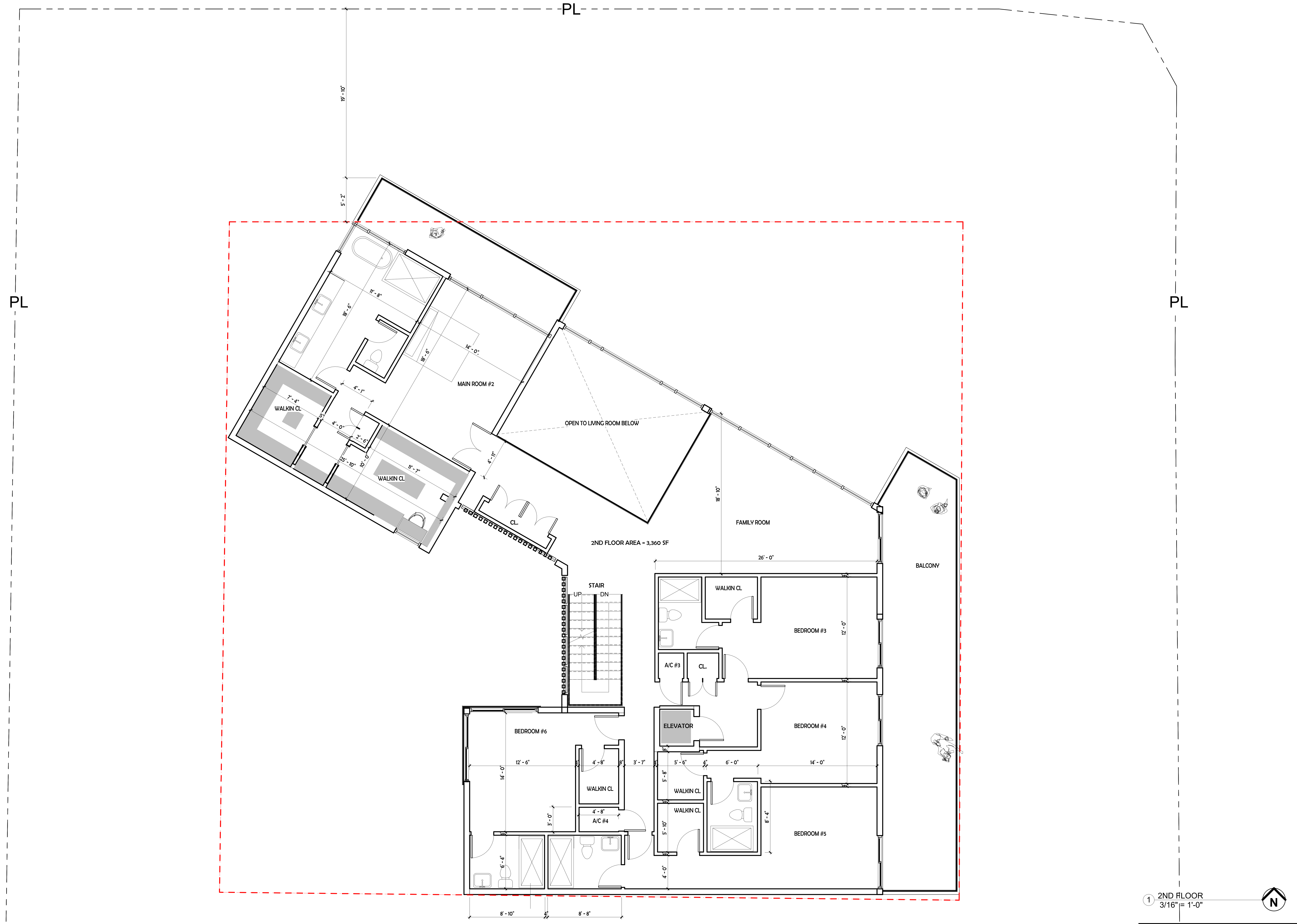
GROUND FLOOR

Project #25-002

A2.0



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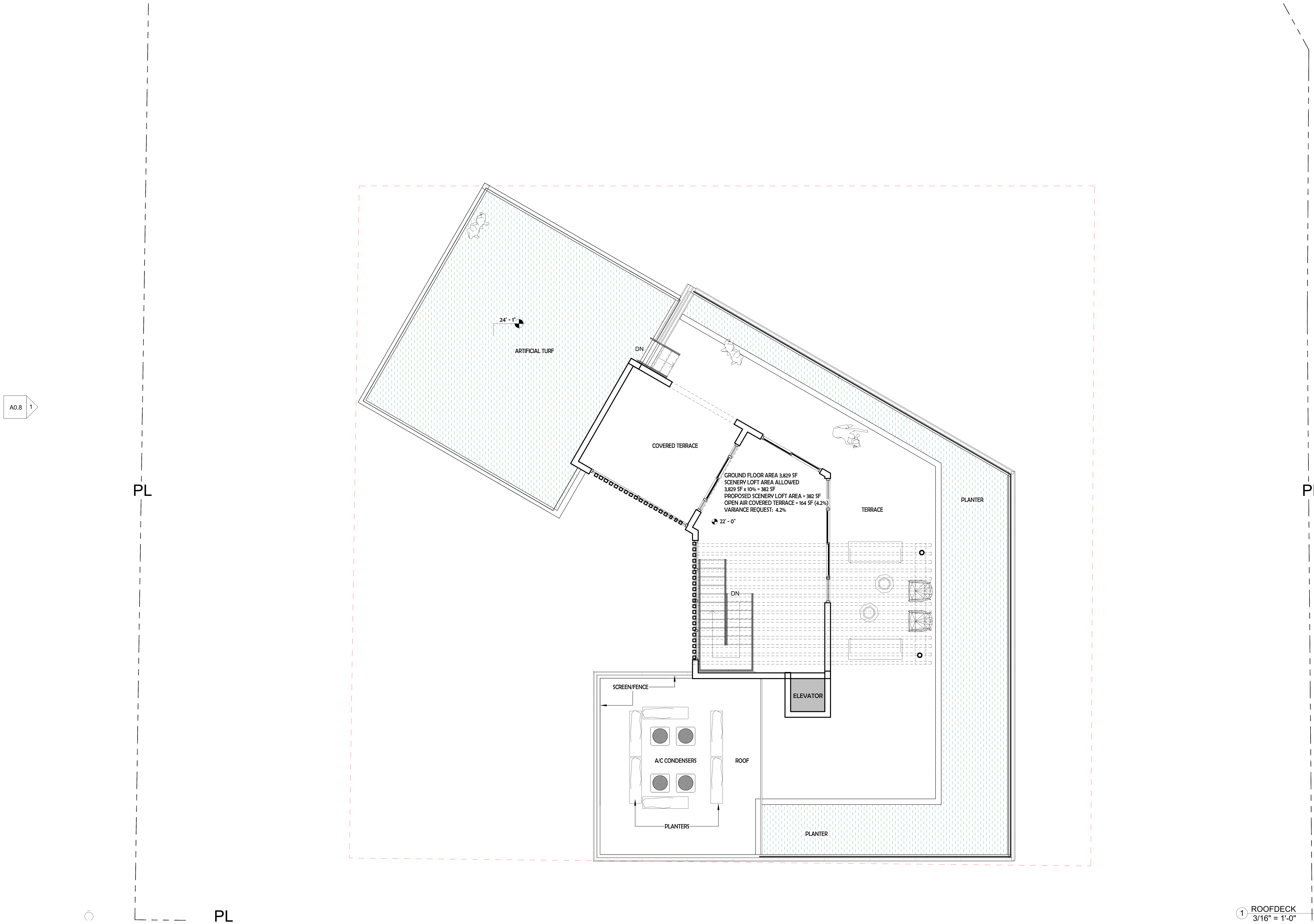
2ND FLOOR PLAN

Project #25-002

A2.1



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

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ROOFDECK

Project #25-002

A2.2

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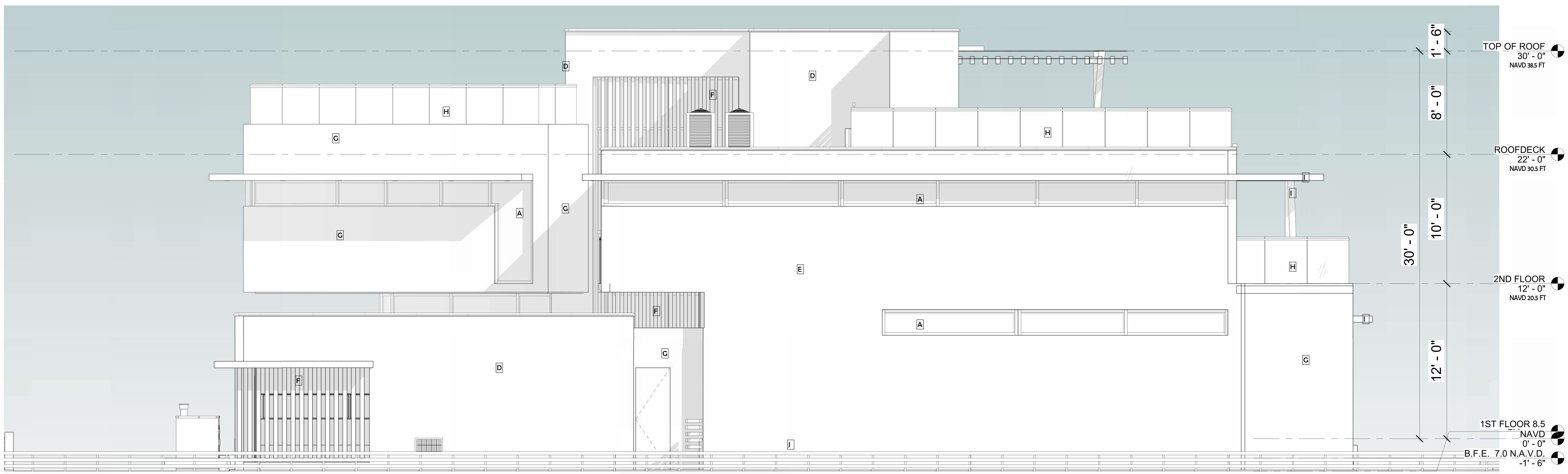
ROOF PLAN

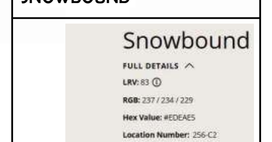
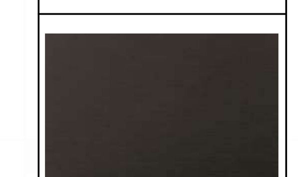
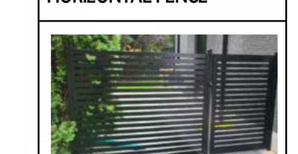
Project #25-002

A2.3

2 NORTH ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 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	 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"

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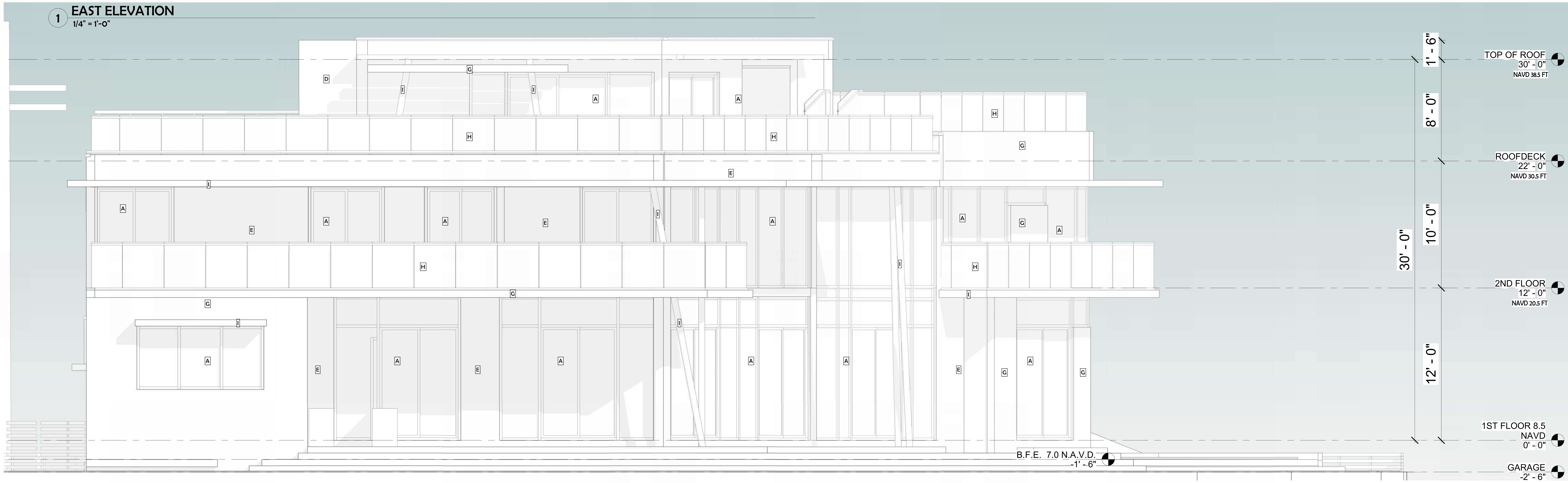
NORTH AND SOUTH ELEVATIONS

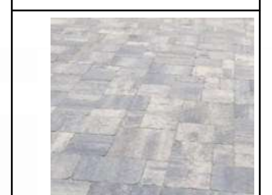
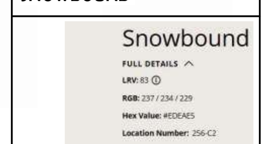
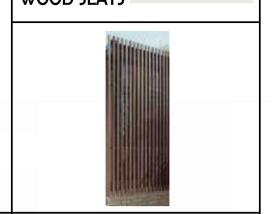
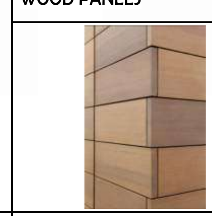
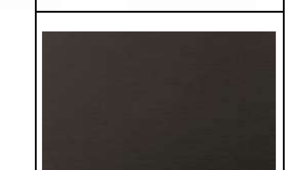
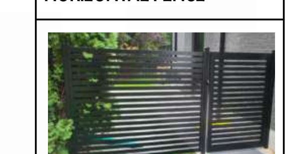
Project #25-002

A5.0

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 TAUPE	
C	JERUSALEM STONE ROUGH	
D	JERUSALEM STONE HONED	
E	STUCCO PAINTED SW 7004 SNOWBOUND	 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"

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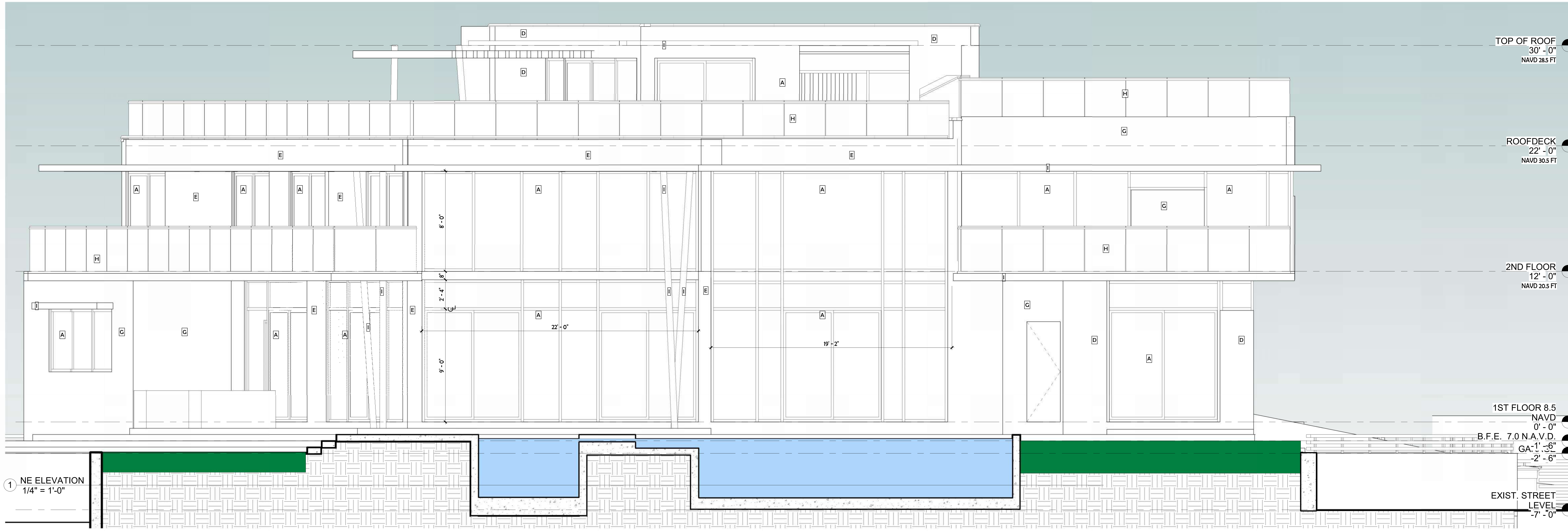
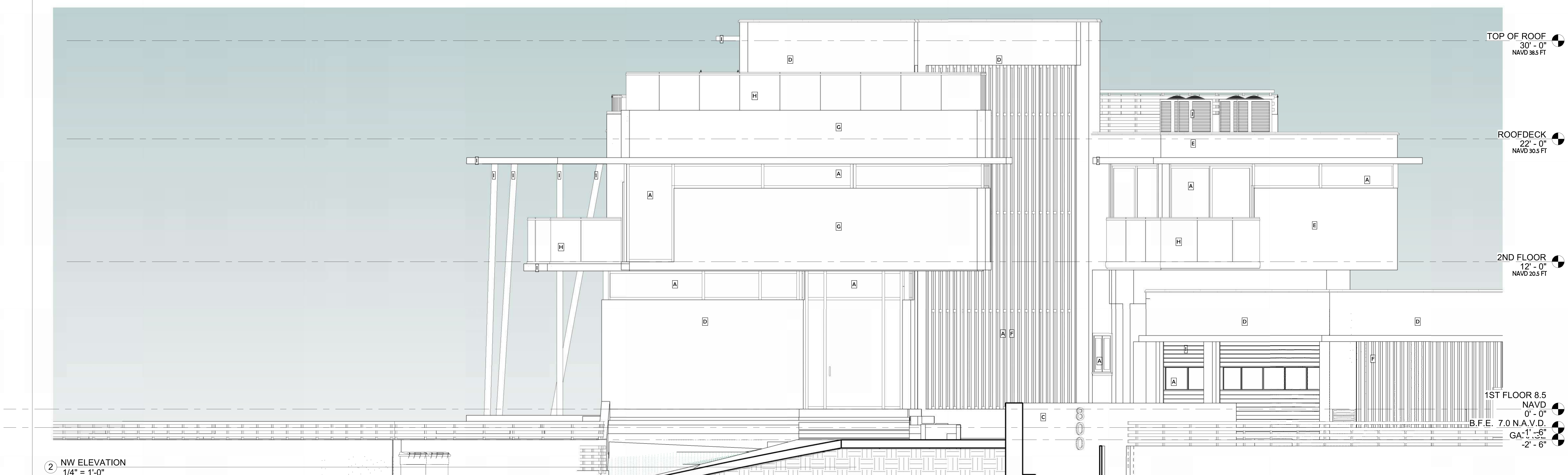
WEST AND EAST ELEVATIONS

Project #25-002

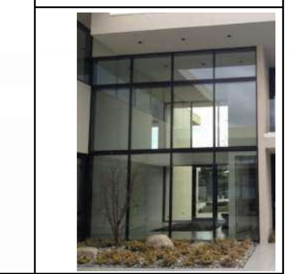
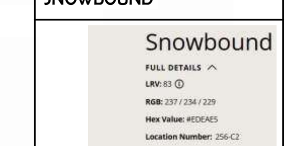
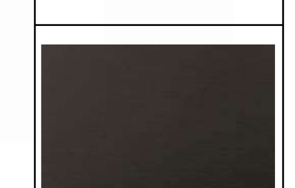
A5.1



1 NE ELEVATION
1/4" = 1'-0"



2 NW ELEVATION
1/4" = 1'-0"

A	BRONZE ALUMINIUM 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 ALUMINIUM FRAMES LIGHT GREY GLASS	
I	BRONZE ALUMINIUM FINISH	
J	BRONZE ALUMINIUM HORIZONTAL FENCE	

FINISHES LEGEND
12" = 1'-0"

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NE AND NW ELEVATIONS

Project #25-002

A5.2

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

2 Section 2
3/16" = 1'-0"

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SECTIONS

Project #25-002

A6.0

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WEST VIEW

Project #25-002

A11.0

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NORTH EAST VIEW

Project #25-002

A11.1

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SOUTH EAST VIEW

Project #25-002

A11.2

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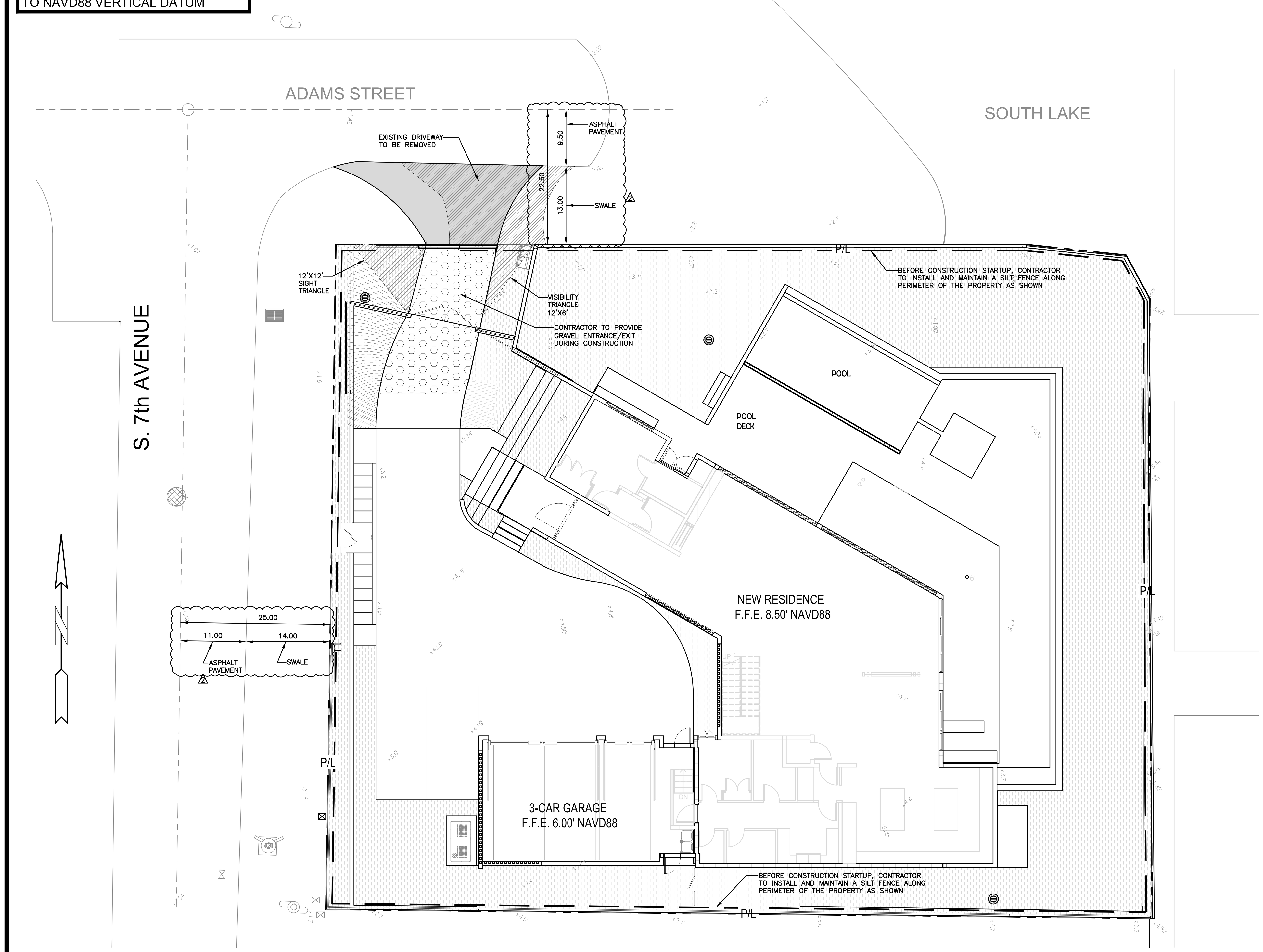
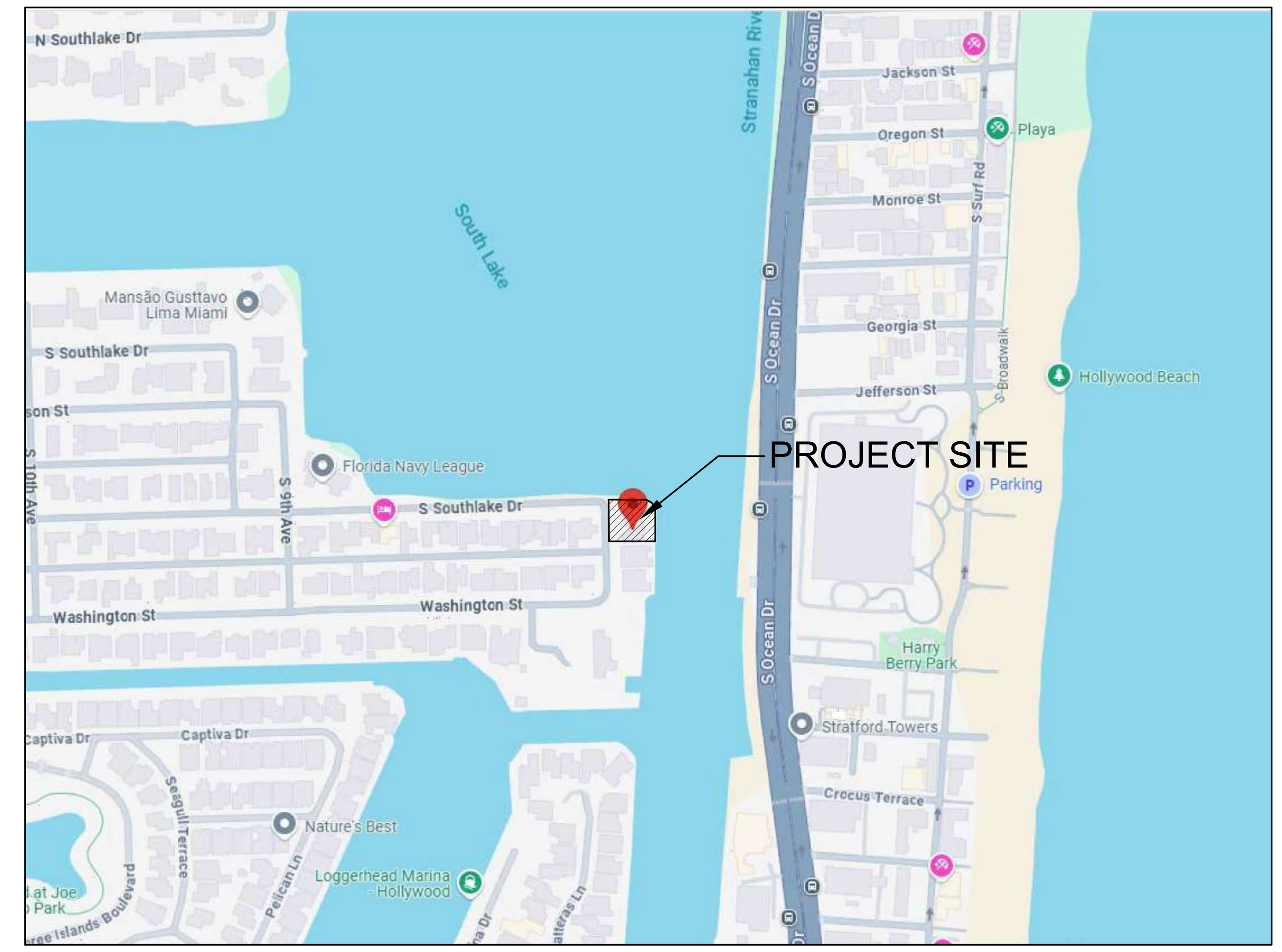
NORTH WEST VIEW

Project #25-002

A11.3

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM





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.

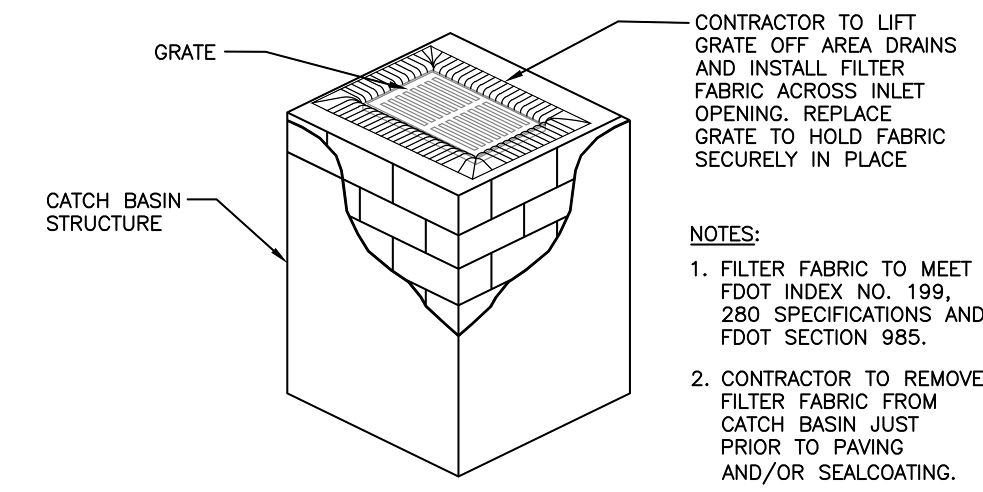
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

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.



NOTES:

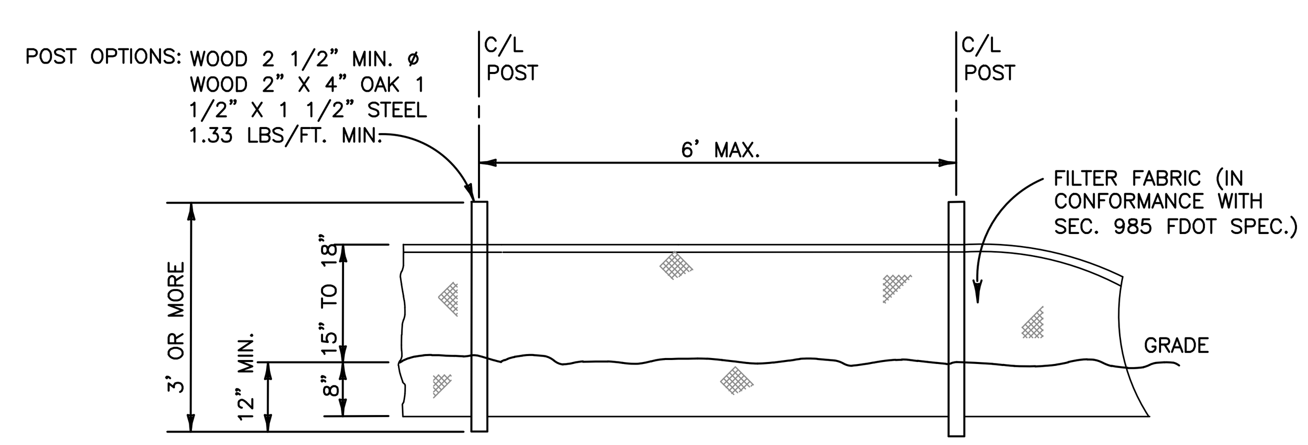
1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- (8.90) PROPOSED GRADE
- 8.2' EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



TYPE III SILT FENCE

NTS

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

7-24-25

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISIONS

NO.	DATE	DESCRIPTION
1	7-14-25	CITY REVIEW COMMENTS

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

ZE

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

P.E.#:76036

DATE: 5/29/25

SCALE: 1"=10'

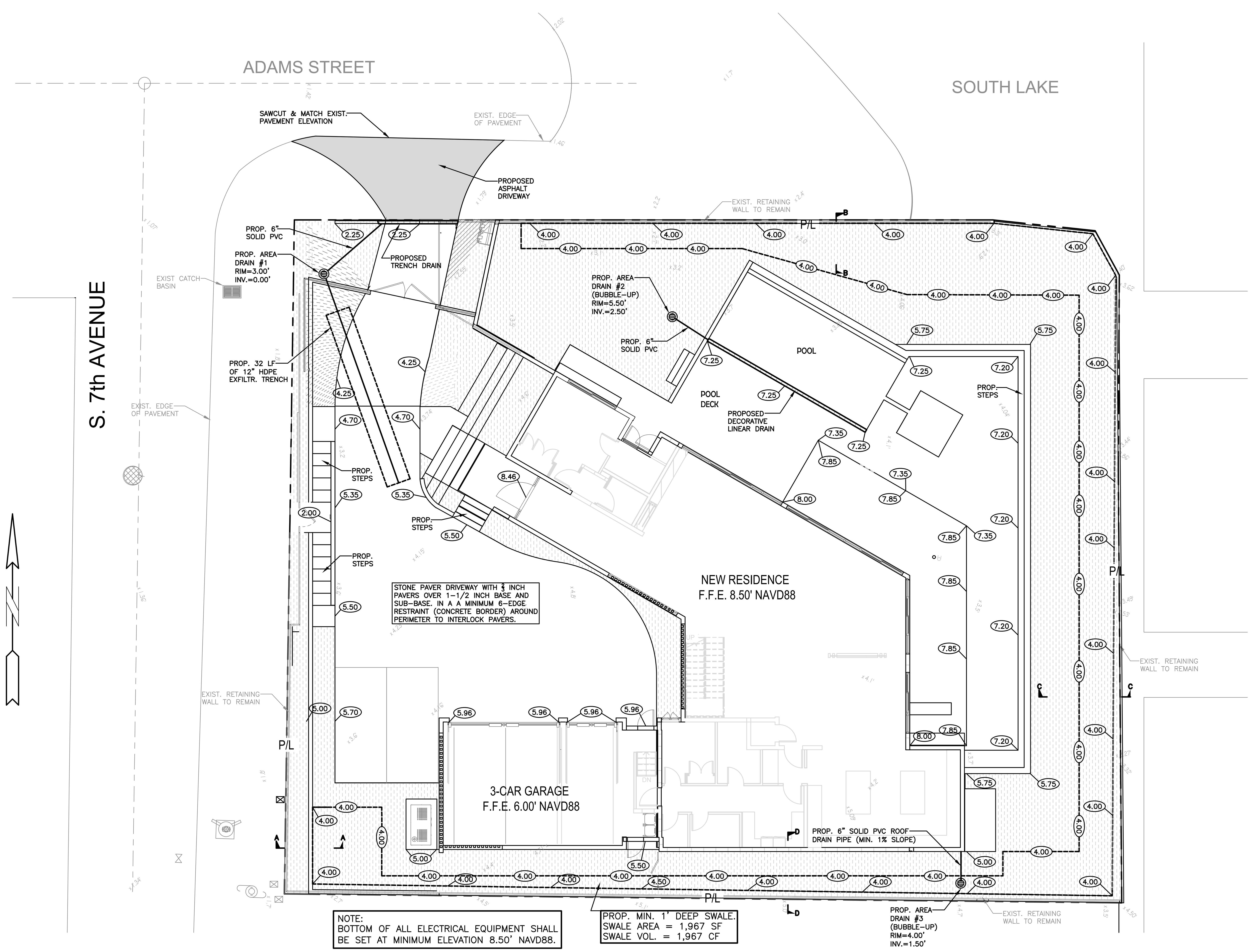
SHEET NO.: C1

1 OF 5

PROJECT NO.: 25-31

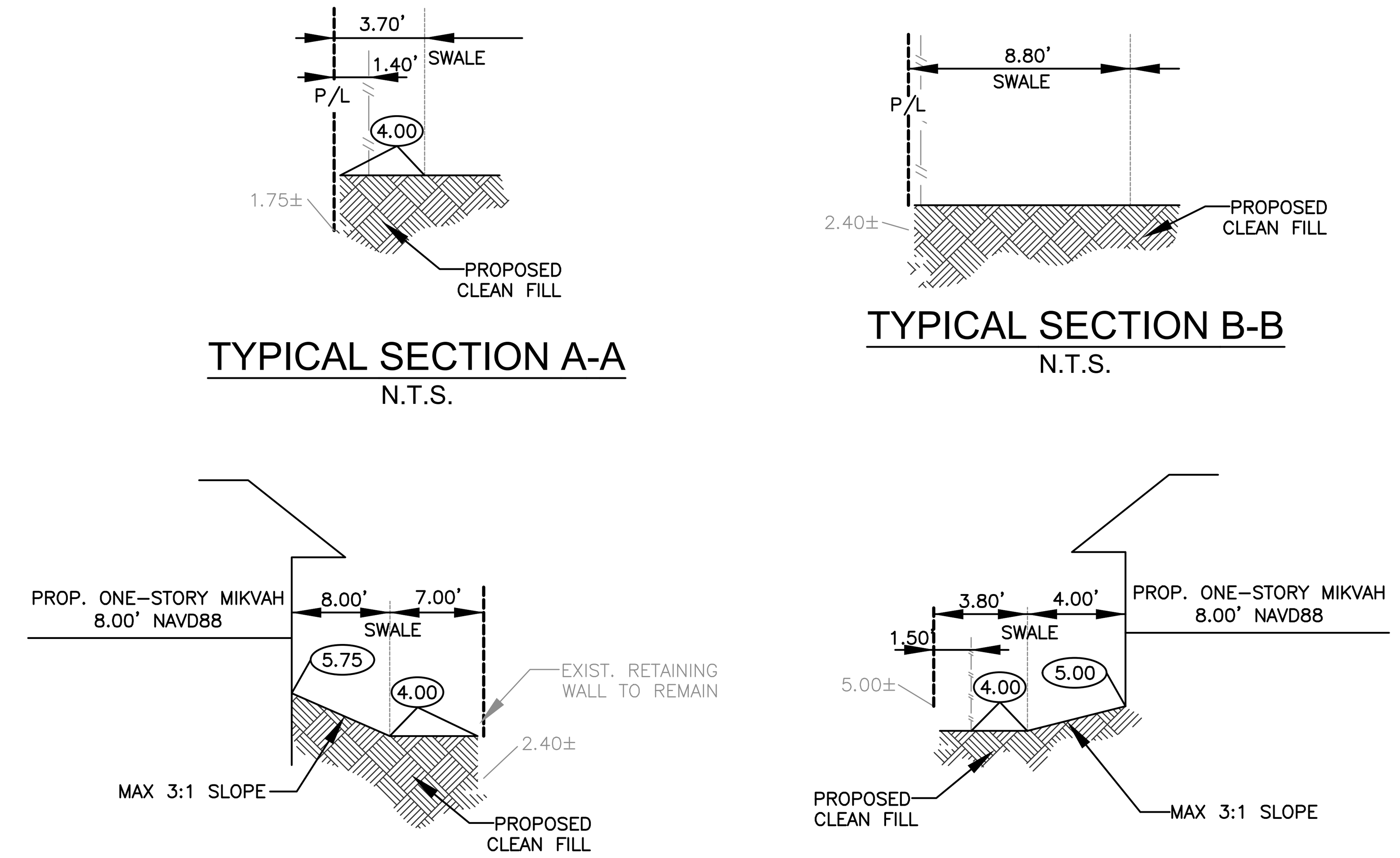
NOTE:
FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



NOTE:
BOTTOM OF ALL ELECTRICAL EQUIPMENT SHALL BE SET AT MINIMUM ELEVATION 8.50' NAVD88.

PROP. MIN. 1' DEEP SWALE.
SWALE AREA = 1,967 SF
SWALE VOL. = 1,967 CF



TYPICAL SECTION A-A
N.T.S.

TYPICAL SECTION B-B
N.T.S.

TYPICAL SECTION C-C
N.T.S.

TYPICAL SECTION D-D
N.T.S.

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

LEGEND

- PAVEMENT STORAGE AREA
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- (8.90) PROPOSED GRADE
- 8.2' EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
7-24-25

PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=30'

REVISIONS

NO.	DATE	DESCRIPTION
1	7-14-25	CITY REVIEW COMMENTS
2	7-21-25	CITY REVIEW COMMENTS

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

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

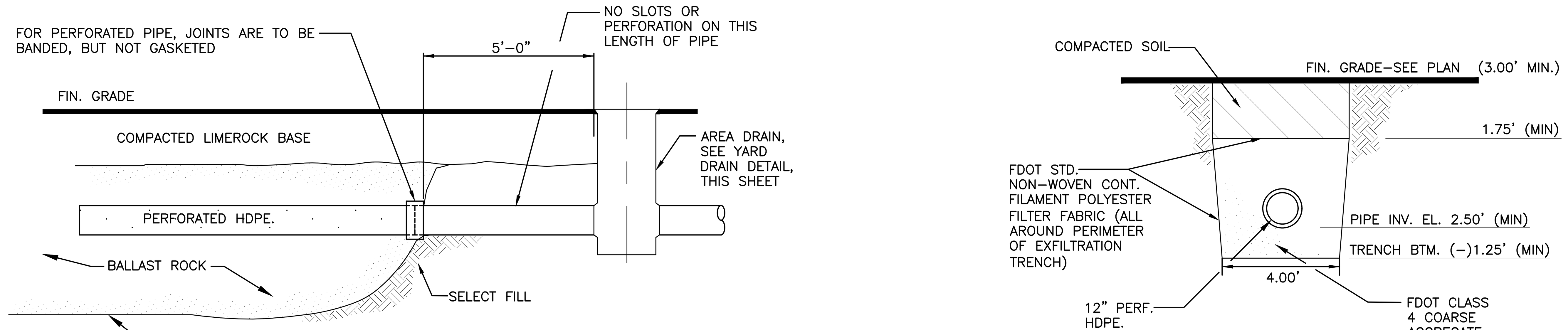
P.E.#:76036

DATE: 5/29/25

SCALE: 1"=10'

SHEET NO.: C2
2 OF 5

PROJECT NO.: 25-31

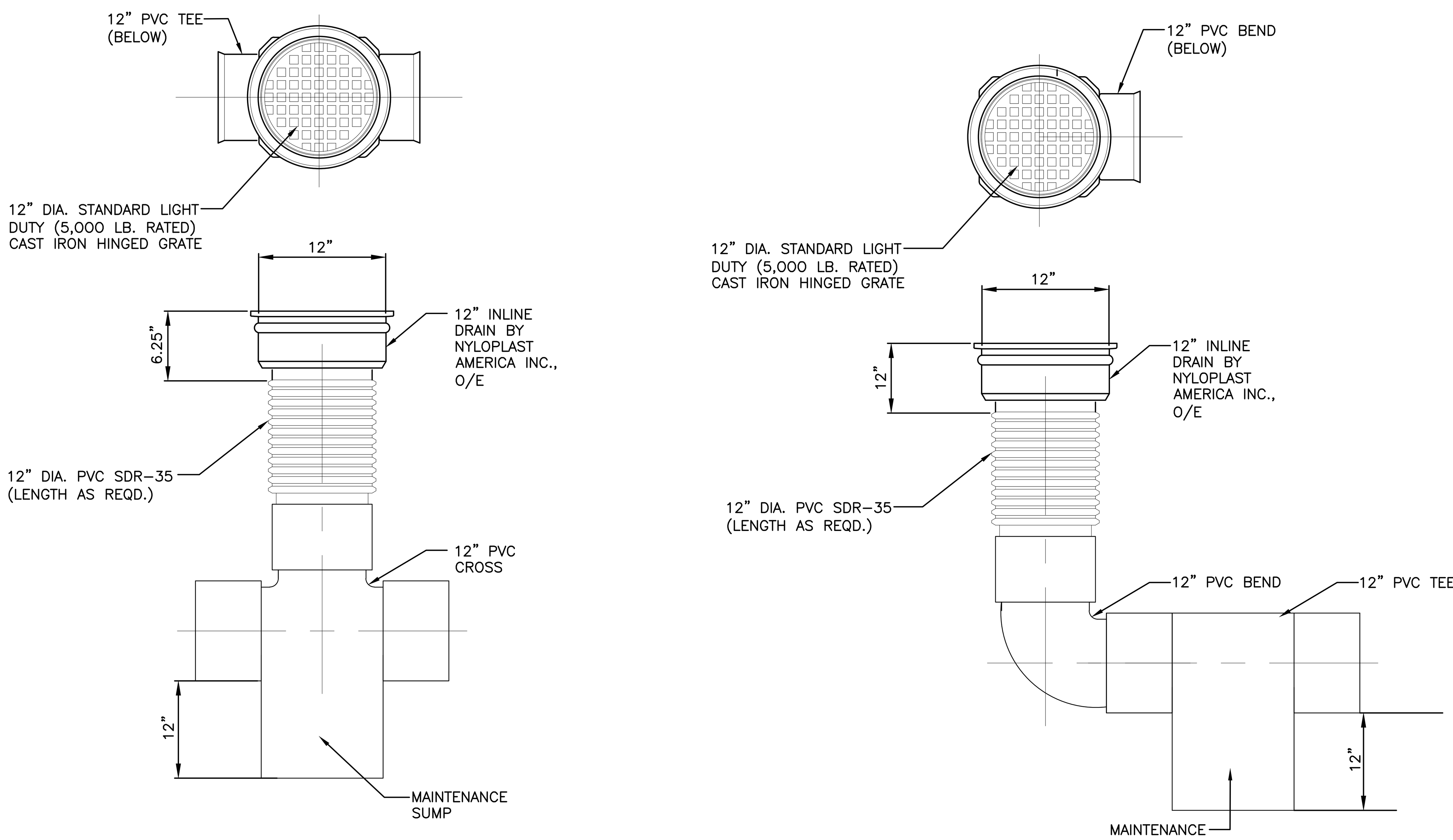


EXFILTRATION NOTES:

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.

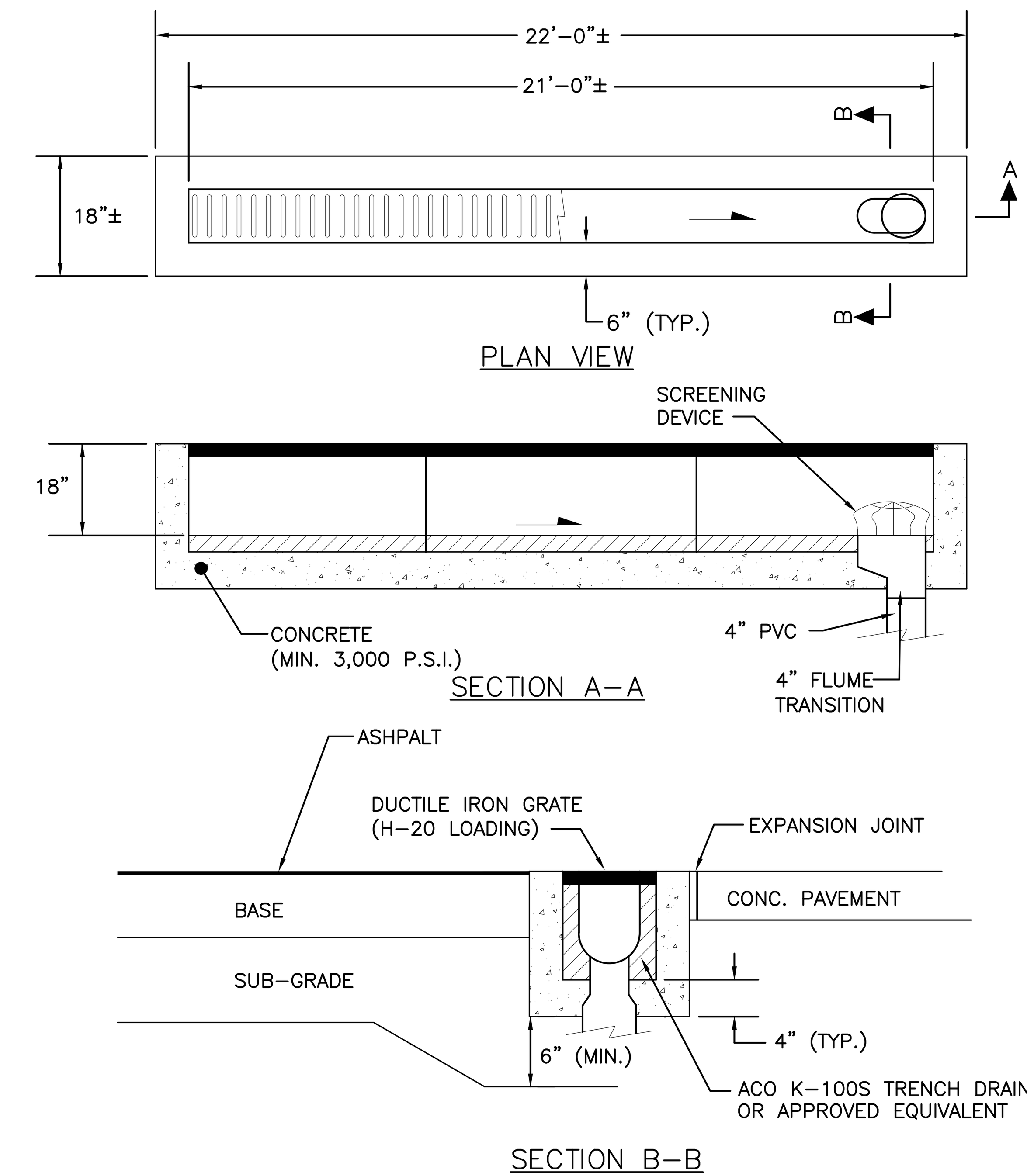
EXFILTRATION TRENCH DETAIL

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.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

7-24-25

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REVISIONS

NO.	DATE	DESCRIPTION

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

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.

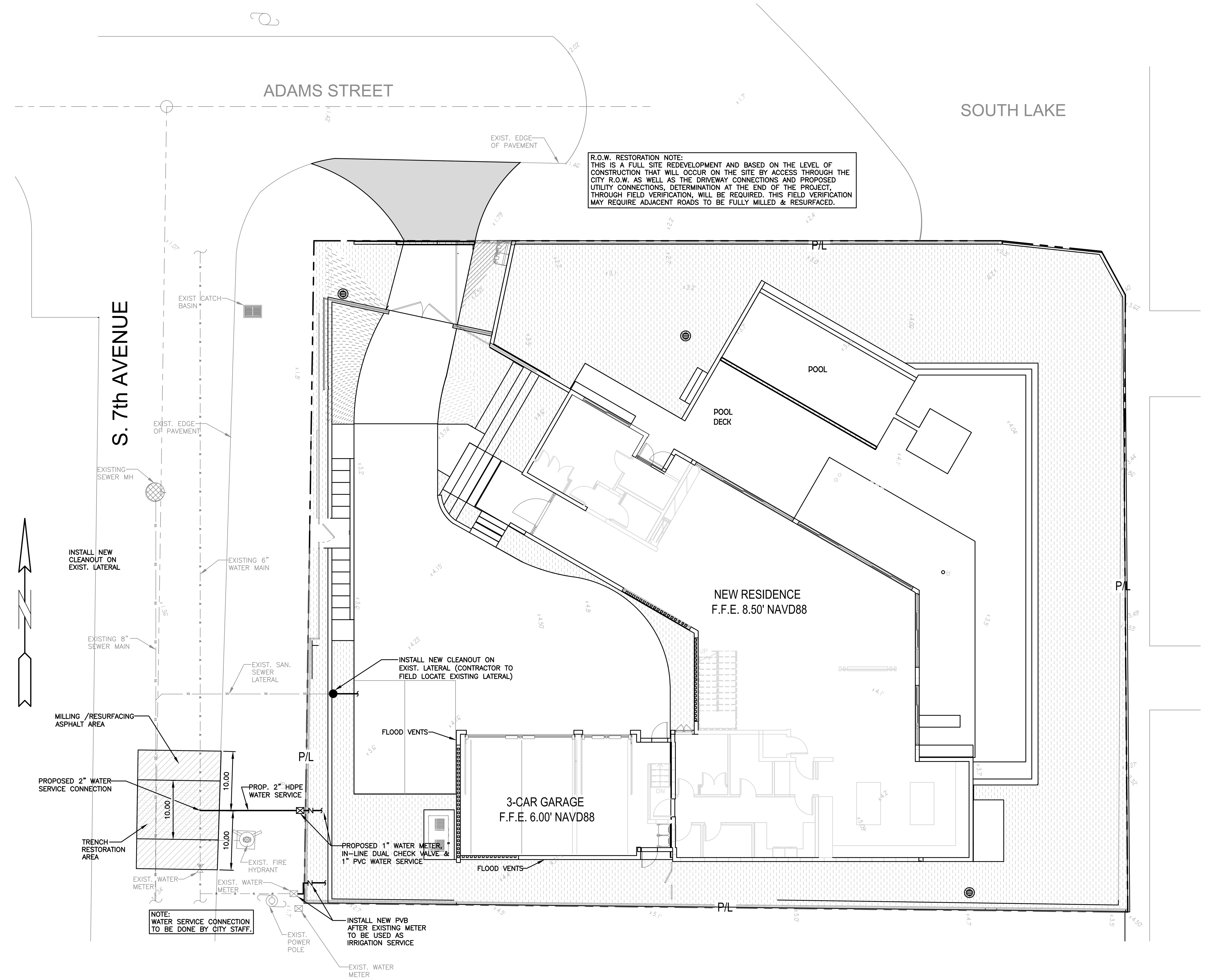
SHEET NO.: C3

3 OF 5

PROJECT NO.: 25-31

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

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	N	PROPOSED BFP DEVICE
	MILLING & RESURFACING AREA	S	EXISTING SAN. SEWER MH
8.90	PROPOSED GRADE		EXISTING FIRE HYDRANT
8.2'	EXISTING ELEVATION		

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

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
7-24-25

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WATER & SEWER PLAN

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION
1	7-14-25	CITY REVIEW COMMENTS

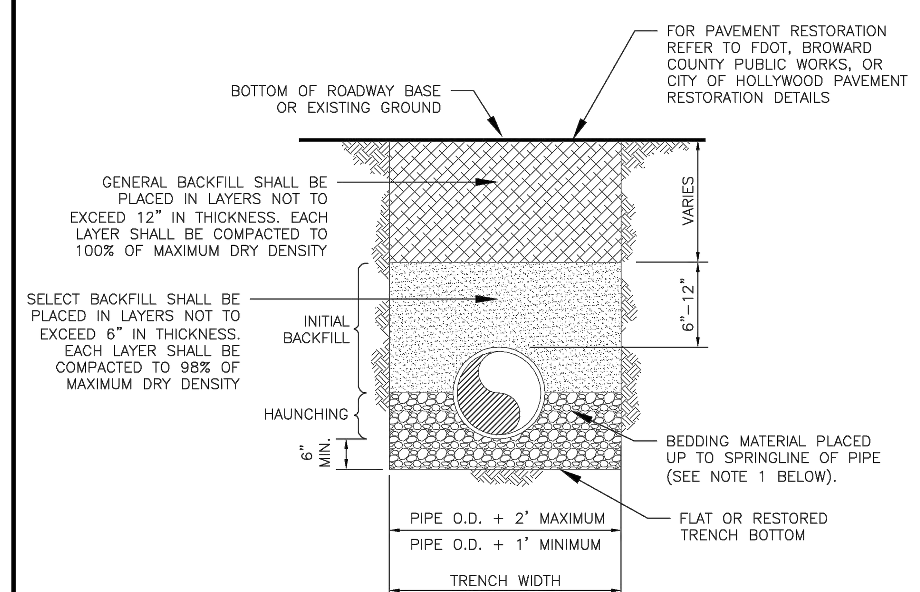
ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#: 31158

ZE

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.: C4
4 OF 5
PROJECT NO.: 25-31

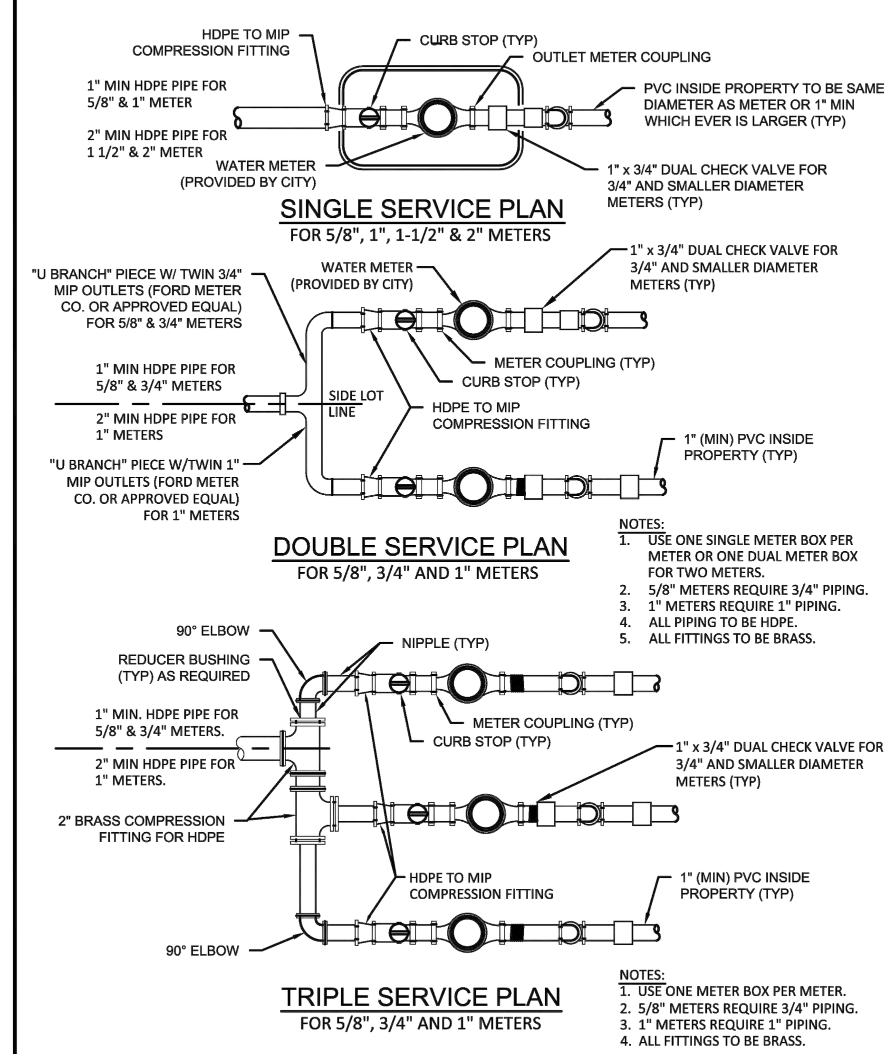
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



NOTES:

1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARD 125-8.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)	DRAWING NO.
APPROVED: XXX		G-03



NOTES:
1. USE ONE SINGLE METER BOX PER METER OR ONE DUAL METER BOX FOR TWO METERS.
2. 5/8" METERS REQUIRE 3/4" PIPING.
3. 1" METERS REQUIRE 1" PIPING.
4. ALL PIPING TO BE HDPE.
5. ALL FITTINGS TO BE BRASS.

NOTES:
1. USE ONE METER BOX PER METER.
2. 5/8" METERS REQUIRE 3/4" PIPING.
3. 1" METERS REQUIRE 1" PIPING.
4. ALL FITTINGS TO BE BRASS.

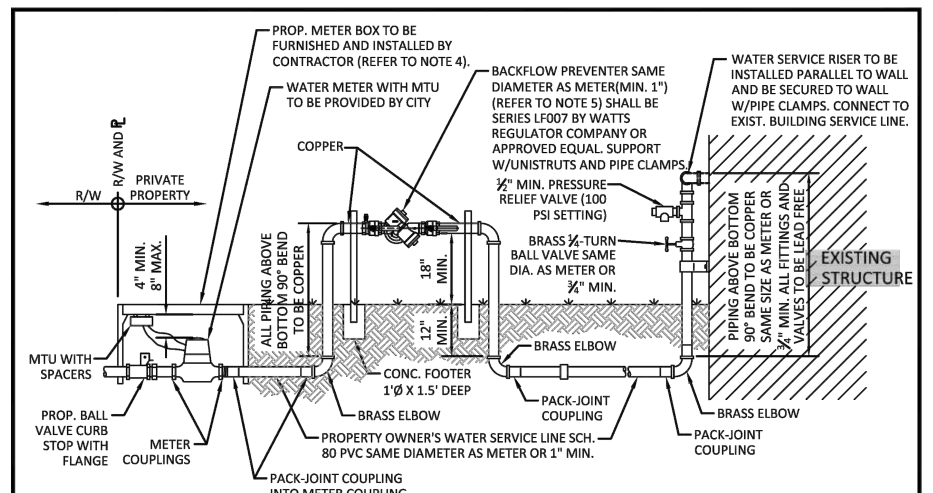
NO GALVANIZED PIPE OR FITTINGS ALLOWED

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO.
APPROVED: XXX		W-06

WATER METER SERVICE NOTES:

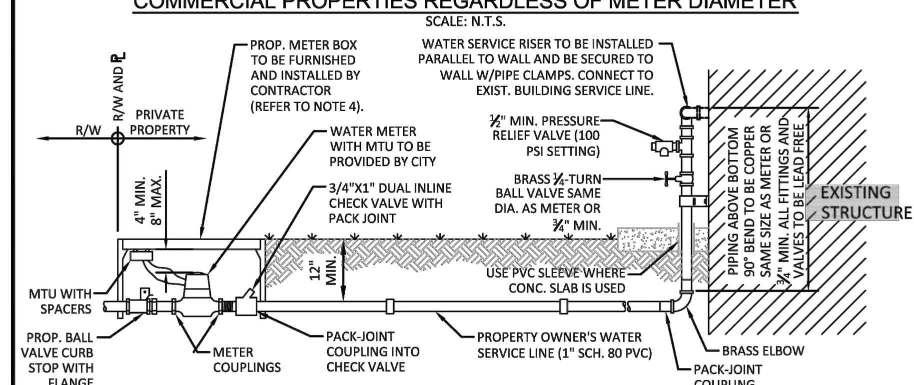
1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
3. MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL ⅝" OR SINGLE 1" DIAMETER METERS.
4. MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-½" OR SINGLE 2" DIAMETER METERS.
5. FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
6. APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
7. FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS,CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
8. FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
9. FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
   a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
   b. FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
12. THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
13. AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
14. FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO.
APPROVED: XXX		W-07



FOR 1", 1-1/2" & 2" RESIDENTIAL METERS, AND FOR ALL COMMERCIAL PROPERTIES REGARDLESS OF METER DIAMETER

SCALE: N.T.S.



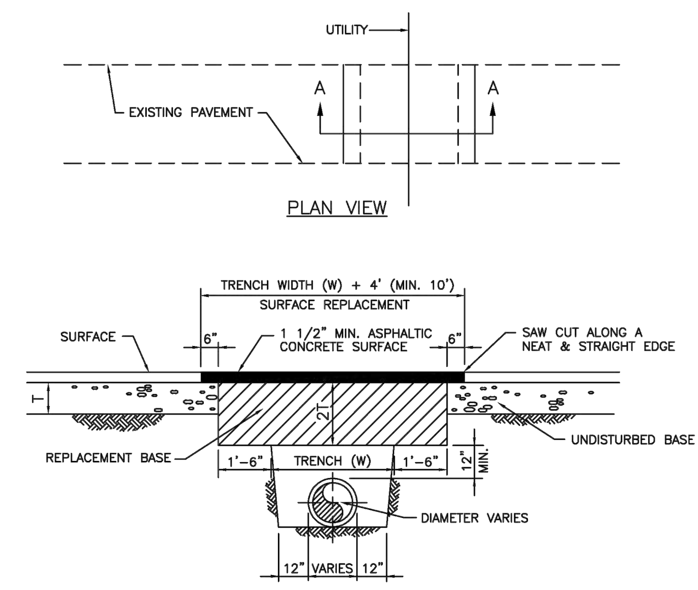
FOR 5/8" RESIDENTIAL METERS ONLY

SCALE: N.T.S.

NOTES FOR ALL SERVICES:

1. IF EXISTING HOSE BIB IS REMOVED, DAMAGED, OR NO HOSE BIB EXISTS, ONE MUST BE INSTALLED: A HOSE BIB VACUUM BREAKER MUST BE INSTALLED AS REQUIRED TO COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
2. THREADED PVC FITTINGS (MALE OR FEMALE) NOT ALLOWED. ALL TRANSITIONS FROM PVC TO METAL PIPING/FITTINGS SHALL USE COMPRESSION PACK-JOINT COUPLINGS. THIS INCLUDES PVC CONNECTIONS TO INLINE CHECK VALVE AND BACKFLOW PREVENTER.
3. PIPE CLAMPS FOR ATTACHING WATER SERVICE RISER TO WALL SHALL BE HOT-DIPPED GALVANIZED, WITH ISOLATION MATERIAL BETWEEN THE PIPE AND GALVANIZED METAL.
4. IF EXISTING CONCRETE METER BOX IS IN ACCEPTABLE CONDITION (AS DETERMINED BY ECSD) IT MAY BE RE-USED.
5. IF EXISTING BACKFLOW PREVENTER IS DETERMINED TO BE IN ACCEPTABLE CONDITION IT MAY BE RE-USED PROVIDED IT IS RE-CERTIFIED.
6. ALL PRIVATE SERVICE LINE INSTALLATIONS SHALL COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
7. ALL FITTINGS TO BE BRASS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/14/2018
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO.
APPROVED: XXX		W-10



SECTION "A-A"

NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO.:
APPROVED: JG		C-31

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
8.90 PROPOSED GRADE	EXISTING FIRE HYDRANT
8.2' EXISTING ELEVATION	

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

WILFORD ZEPHYR
LICENSE
No 76036
STATE OF FLORIDA
PROFESSIONAL ENGINEER
7-24-25

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WATER & SEWER DETAILS

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION

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

ZE

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

P.E.#:76036

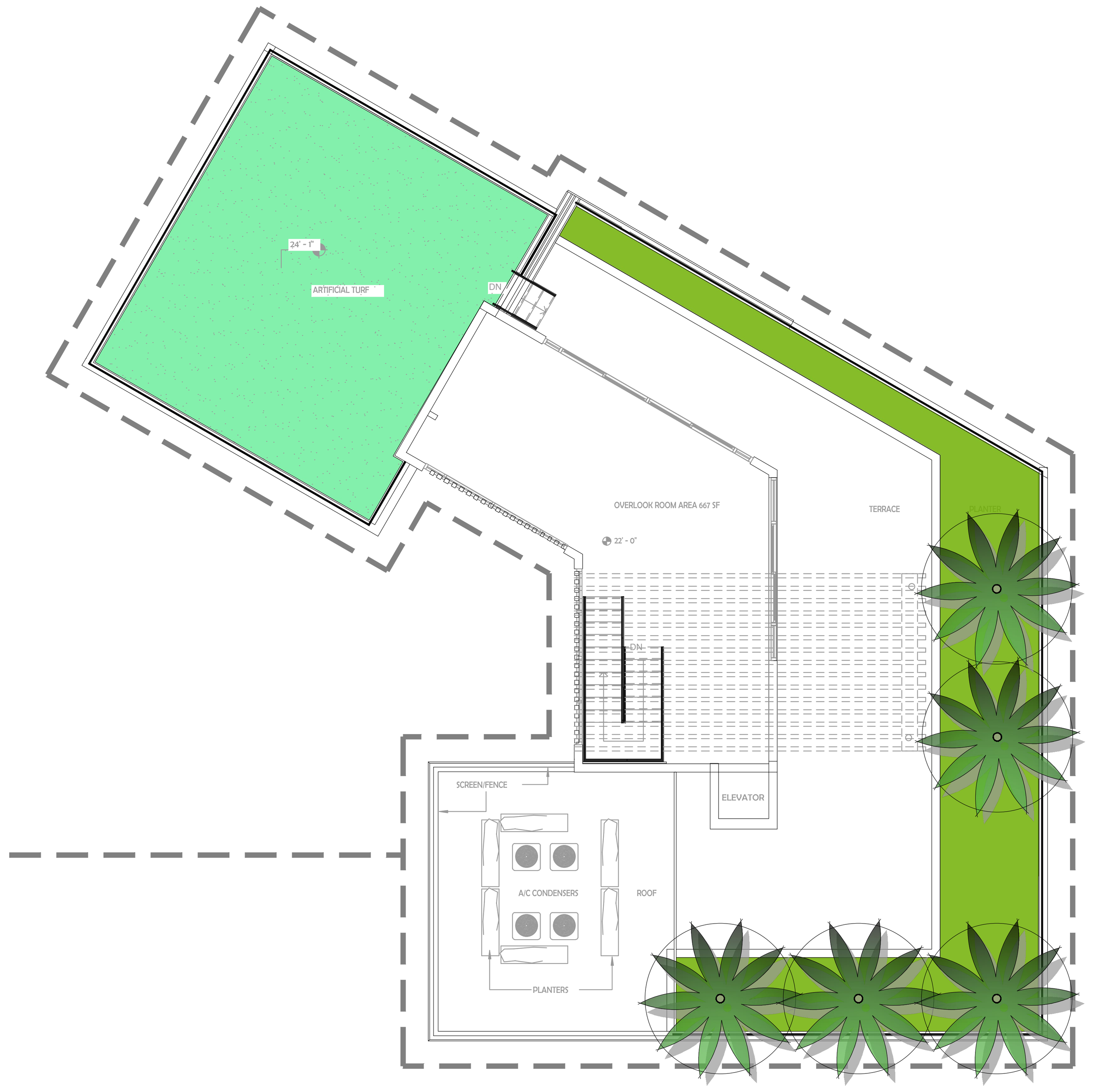
DATE: 5/29/25

SCALE: 1"=10'

SHEET NO.: C5

5 OF 5

PROJECT NO.: 25-31



ROOF TERRACE

LEGEND

SHADE TREE

SMALL TREE

LARGE PALM

SMALL PALM

HEDGE

SHRUBS & GROUNDCOVERS

SOD

ARTIFICIAL TURF

A	VEHICULAR ENTRANCE
B	DRIVEWAY
C	PEDESTRIAN ENTRANCE
D	PARKING SPACES
E	GARAGE
F	PRIVATE FENCE
G	POOL
H	SPA
I	POOL DECK
J	COVERED TERRACE
K	CABANA
L	SEAWALL TO REMAIN
M	CANAL

GRAPHIC SCALE
NORTH 0' 10' 20' 30'

Sunshine State One Call
811
Know what's below. Call before you dig.

PERMIT SET - NOT FOR CONSTRUCTION

ANDRES MONTERO
LANDSCAPE ARCHITECTURE

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
2300 E. OAKLAND PARK BLVD. SUITE 300
FORT LAUDERDALE, FLORIDA 33306 USA
TEL: 954.533.8259
www.amlastudio.com

Rev:	Date:	Description:	By:
1	7/14/25	REVISED DRAWING TO ADDRESS HPB REVIEW COMMENTS FROM 07/07/2025	AEM/MP
2			
3			
4			
5			
6			

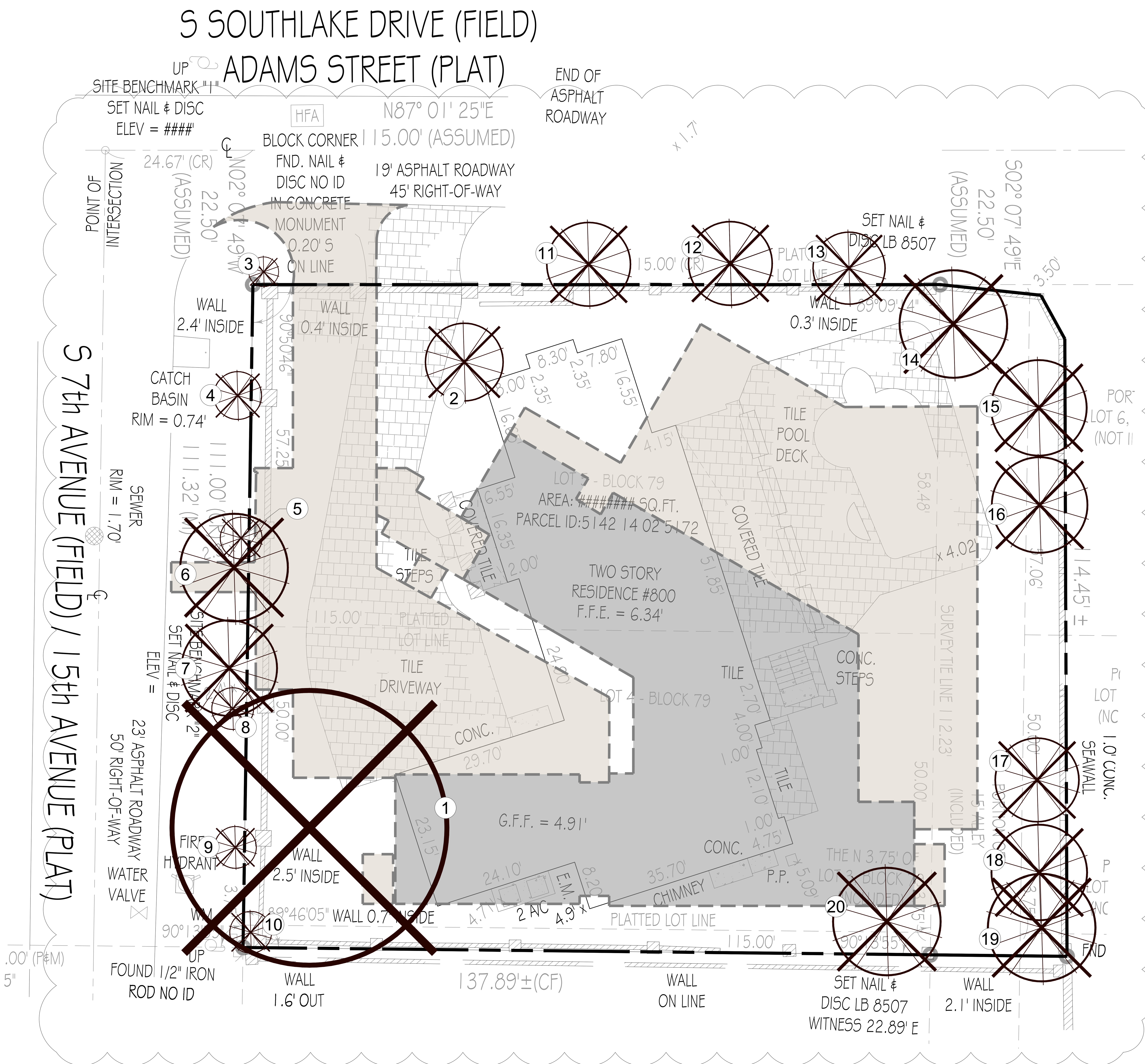
Sheet Title:
ILLUSTRATIVE LANDSCAPE PLAN

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

ANDRES MONTERO, PLA, ASLA
STATE OF FLORIDA REGISTRATION LA6666973
SEAL / SIGNATURE

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

Sheet Number:
L-00



1

TREE DISPOSITION TABLE

TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	HEIGH (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:

1. 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.
2. 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'

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Rev:	Date:	Description:	By:
1	7/14/25	REVISED DRAWING TO ADDRESS HPB REVIEW COMMENTS FROM 07/07/2025	AEM/MP
2			
3			
4			
5			
6			

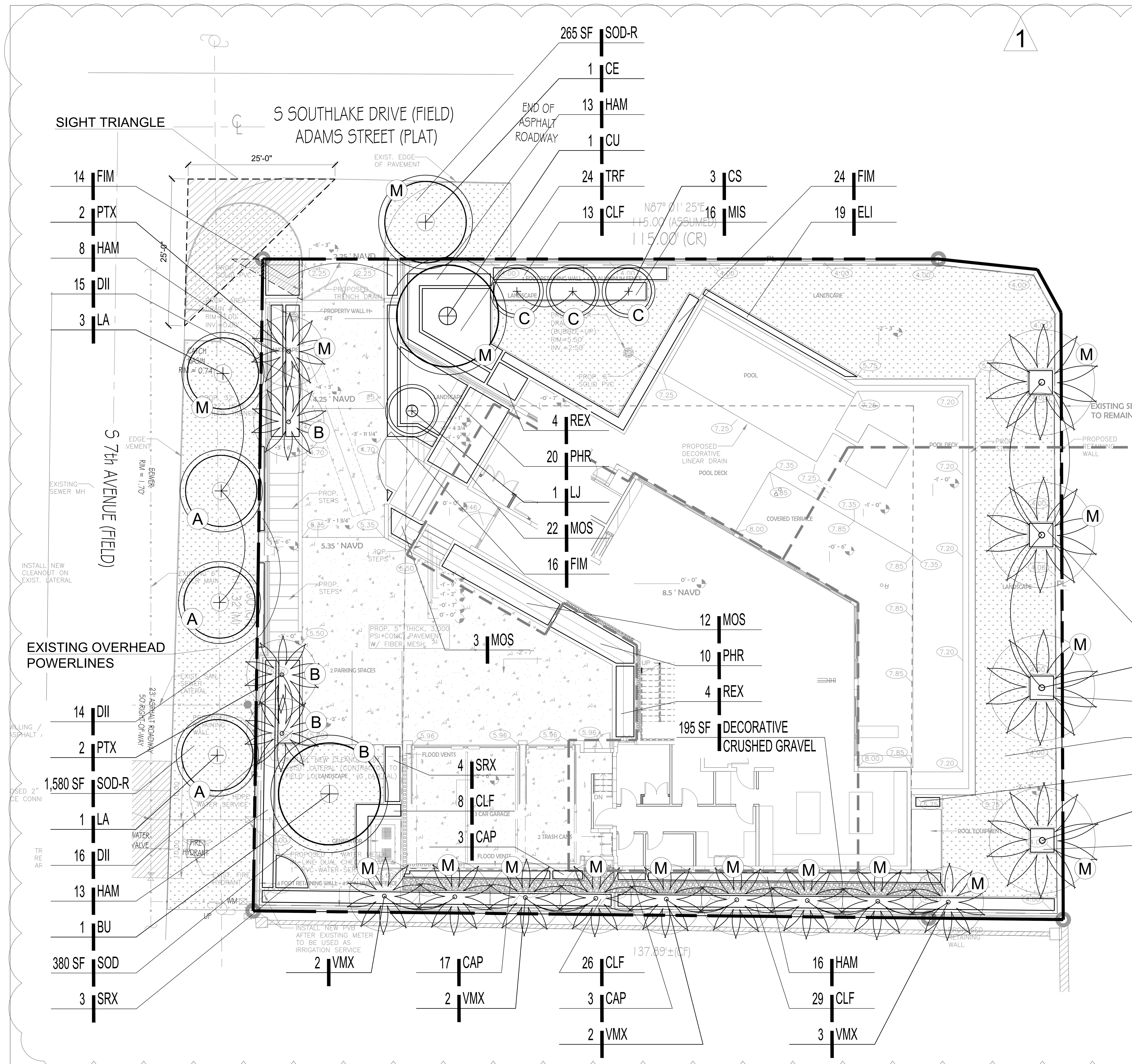
Sheet Title:
PROPERTY SURVEY & TREE DISPOSITION PLAN

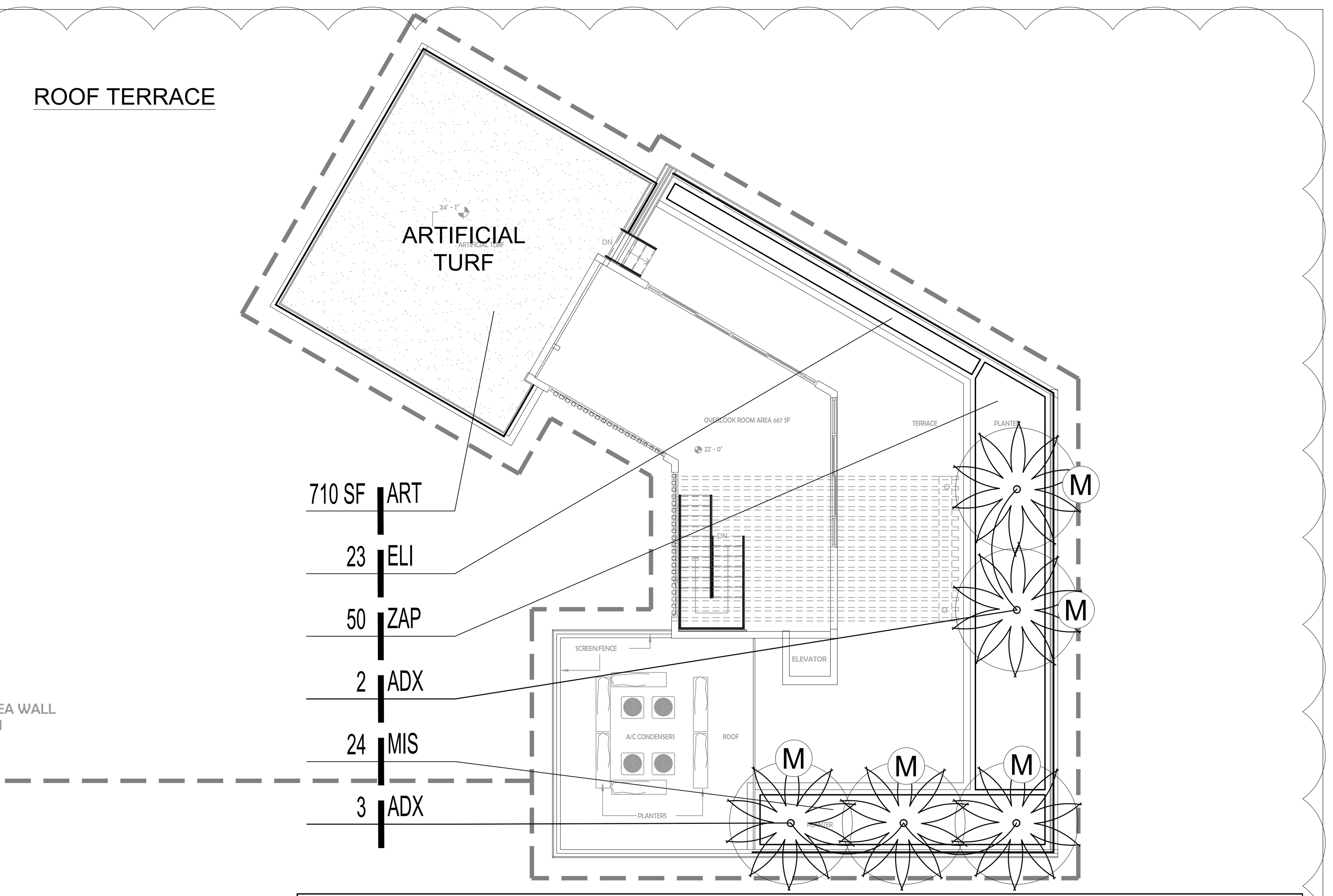
Project Name:
KANETI RESIDENCE
800 S. 7th AVE.
HOLLYWOOD, FL 33019

ANDRES MONTERO, PLA, ASLA
STATE OF FLORIDA
REGISTRATION LA6666973
SEAL / SIGNATURE

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

Sheet Number:
L-01





PANT LIST								
QT	code	species	common name	drought tolerance	native	specifications	container size	spacing
	TREES							
1	**BU**	Bursera simaruba	Gumbo Limbo	High	yes	16' ht. 5" DBH. 8' Spr. 6' CT. Std.	FG	as shown
1	**CE**	Conocarpus erectus	Green Buttonwood	High	yes	16' ht. 4" DBH. 8' Spr. 6' CT. Std.	FG	as shown
3	**CS**	Conocarpus 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 merrillii	Christmas Palm	Medium	no	12' O.A./Single Straight trunk	FG	as shown
4	**PHX**	Phoenix sylvestris	Silvester Date Palm	High	no	12' CT/ Heavy/ Straigh trunk	FG	as shown
4	**PTX**	Ptychosperma elegans	Alexander Palm	Medium	no	14' O.A. Double	FG	as shown
9	**VMX**	Veitchia montgomeriana	Motgomery 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**	Mostera deliciosa	Swiss Cheese Plant	Low	no	24" Ht. x 24" Spr.	7 Gal.	36" O.C.
30	**PHR**	Philodendon 'Rojo Congo'	Rojo 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	**REX**	Rhapis excelsa	Lady Palm	Medium	no	30" O.A. Clump, Full	7 Gal.	36" O.C.
15	**SRX**	Serenoa 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			Staggerd Panels		
1800	**SOD-R**	Stenotaphrum secundatum	St. Augustine Grass			Staggerd 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	16' ht. 5" DBH. 8' Spr. 6' CT. Std.
1	Coccoloba uvifera	Seagrape Tree	16' ht. 4.5" DBH. 8' Sprd. 6' CT. Std
1	Conocarpus erectus	Green Buttonwood	16' ht. 4" DBH. 8' Spr. 6' CT. Std.
3	Conocarpus 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 merrillii	Christmas Palm	12' O.A./Single Straight trunk
4	Phoenix sylvestris	Silvester Date Palm	12' CT/ Heavy/ Straigh trunk
1	Ptychosperma elegans	Alexander Palm	14' O.A. Double
9	Veitchia montgomeriana	Motgomery 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 pervious 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 pervious 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 LANDSACAPE 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%

NOTES:

1. REQUIRED SCREENING HEDGES SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS VISUAL SCREEN.
2. 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.
3. 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.
4. REQUIRED TREES SHALL BE A MINIMUM OF TWELVE (12) FEET IN HEIGHT WITH A TWO (2) INCH DBH AT PLANTING.
5. 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.
6. TREES IN THE SWALE AREA MUST HAVE AT LEAST A 6.5 FOOT CLEARANCE ABOVE GRADE AT ALL TIMES
7. 3" OF APPROVED ORGANIC MULCH MUST BE INSTALLED IN ALL LANDSCAPE AREAS COVERED BY TREES, SHRUBS AND GROUNDCOVERS.
8. ALL LANDSCAPE AREAS WITHIN PROPOSED SWALES SHALL BE FINISH GRADED SO AS NOT TO IMPEDE THE FLOW OF DRAINAGE WITHIN THE SWALES.

LEGEND

NEW TREE

NEW PALM

GRAPHIC SCALE
NORTH 0' 10' 20' 30'

PERMIT SET - NOT FOR CONSTRUCTION

ANDRES MONTERO LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
2300 E. OAKLAND PARK BLVD. SUITE 300
FORT LAUDERDALE, FLORIDA 33306 USA
TEL 954.533.9259
www.amlastudio.com

Rev.	Date:	Description:	By:
1	7/14/25	REVISED DRAWING TO ADDRESS HPB REVIEW COMMENTS FROM 07/07/2025	AEM/MP
2			
3			
4			
5			
6			

Sheet Title: LANDSCAPE PLAN

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

ANDRES MONTERO, PLA, ASLA
STATE OF FLORIDA REGISTRATION LA6666973
SEAL / SIGNATURE

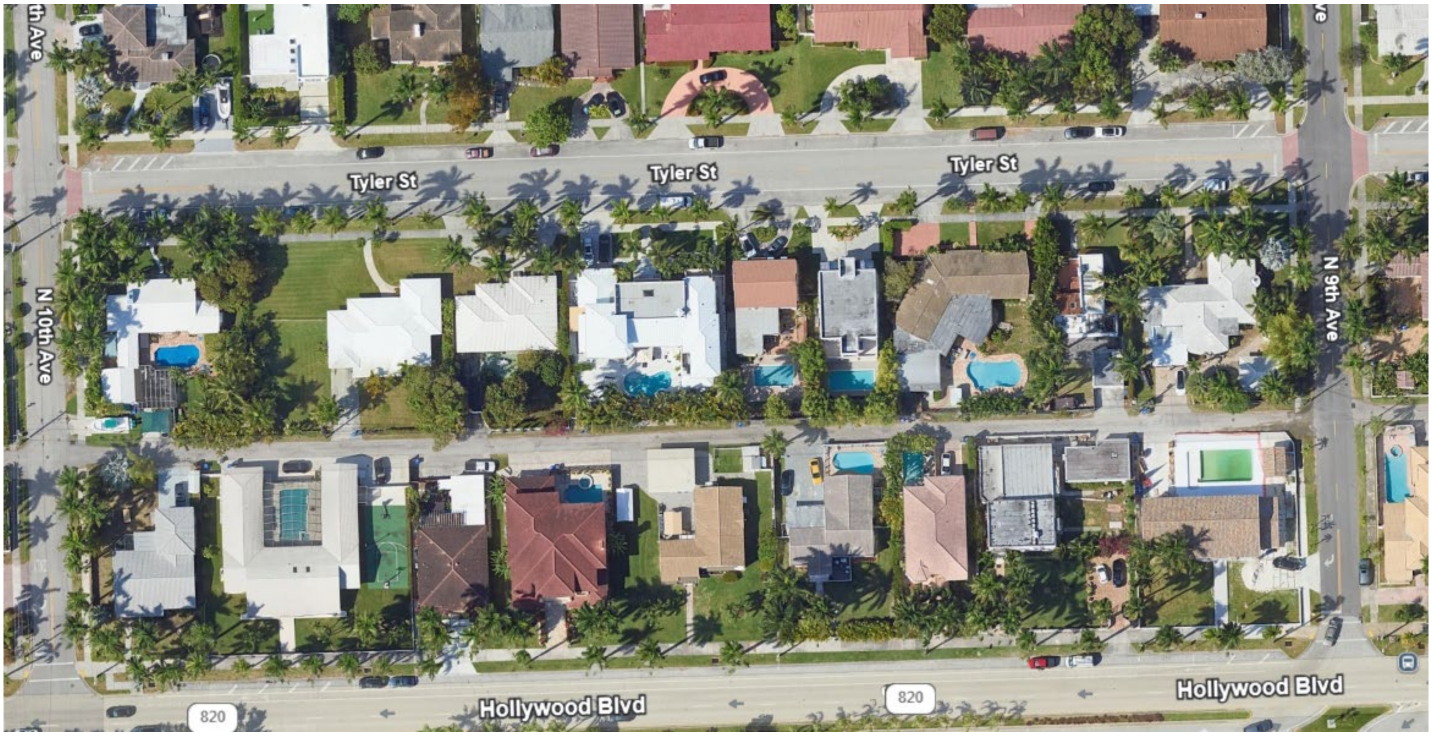
Date:	JUNE 10, 2025
Scale:	1" = 10'-0"
Drawn By:	AEM/MEP
Approved By:	AEM
Project No:	202516

Sheet Number: L-02

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	

ATTACHMENT B
Aerial Photograph

AERIAL PHOTOGRAPH



908 Tyler Street

ATTACHMENT B
Permit History

JOB CARD

OWNER	JOB ADDRESS
PAUL POST	800 South 7 Avenue

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

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

DESCRIPTION OF CONSTRUCTION

Pile and Grade Beam CBS SINGLE RESIDENCE, 3 bedrooms, 6 baths 2 story

☐ SEPTIC TANK
☒ SEWER TAP

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	RvJ Roof	AIR/CONDITION	6908	9-23-76	[illegible]
ELECTRIC-BASIC	11618	8-4-76	Rossi	MECHANICAL Cent. UAC	6853	9-9-76	[illegible]
ELECTRIC-SUPP.				SCREEN			
PLUMBING 4 HB NO. FIX. 25	8486	8-5-76	Bestway	POOL			
~~L-P-DRY~~ Well ~~WALL~~	9318	7-25-77	FRANK Cape	~~DRI~~VEWAY	3841A	1-20-77	[illegible]
FENCE				PATIO or WALK			

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

[illegible]

* Hold C/O Final for [illegible] City Eng
Atty To Resolve Set-back Problem
with Commission [illegible]
Approved by Commission [illegible]

JOB CARD

OWNER	JOB ADDRESS
FWD. DREAM HOMES	800-18-36 S 7 Ave.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
77-C 550	D. E. Britt Assoc	$ 73.80	$ 19,500

DESCRIPTION OF CONSTRUCTION	
Seawall	☐ SEPTIC TANK ☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING 297	36378	12/23/76	Pool Pilin	SEPTIC/SEWER			
WICT				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: [illegible] approval City Eng

[illegible] 12 [illegible]

JOB CARD

OWNER	JOB ADDRESS
P. POST	800 S 7 Ave.

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

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

DESCRIPTION OF CONSTRUCTION	
Boat Dock	☐ SEPTIC TANK ☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	046	1/13/77	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:

1615-15

JOB CARD

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

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

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ No Fee	$ 1000.-

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

☐ SEPTIC TANK
☐ SEWER TAP

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

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		12/4/19[illegible]

JOB CARD

OWNER	JOB ADDRESS
PAUL POST	800 South 7 Avenue

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

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

DESCRIPTION OF CONSTRUCTION

Pile and Grade Beam CBS SINGLE RESIDENCE, 3 bedrooms, 6 baths 2 story

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☒ SEWER TAP

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	R J Roof	AIR/CONDITION	6908	9-23-76	[illegible]
ELECTRIC-BASIC	11618	8-4-76	Rossi	MECHANICAL Cent. UAC	6853	9-9-76	[illegible]
ELECTRIC-SUPP.				SCREEN			
PLUMBING 4 HB NO. FIX. 25	8486	8-5-76	Bestway	POOL			
L-P ~~DRY~~ WALL Well	9318	7-25-77	FRANK [illegible]	DRIVEWAY	38418	1-20-77	[illegible]
FENCE				PATIO or WALK			

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

~~* Hold C/O Final for [illegible] City Eng~~
[illegible] To Resolve Set [illegible]
with Commission [illegible]
[illegible]

Hollywood Dream Homes

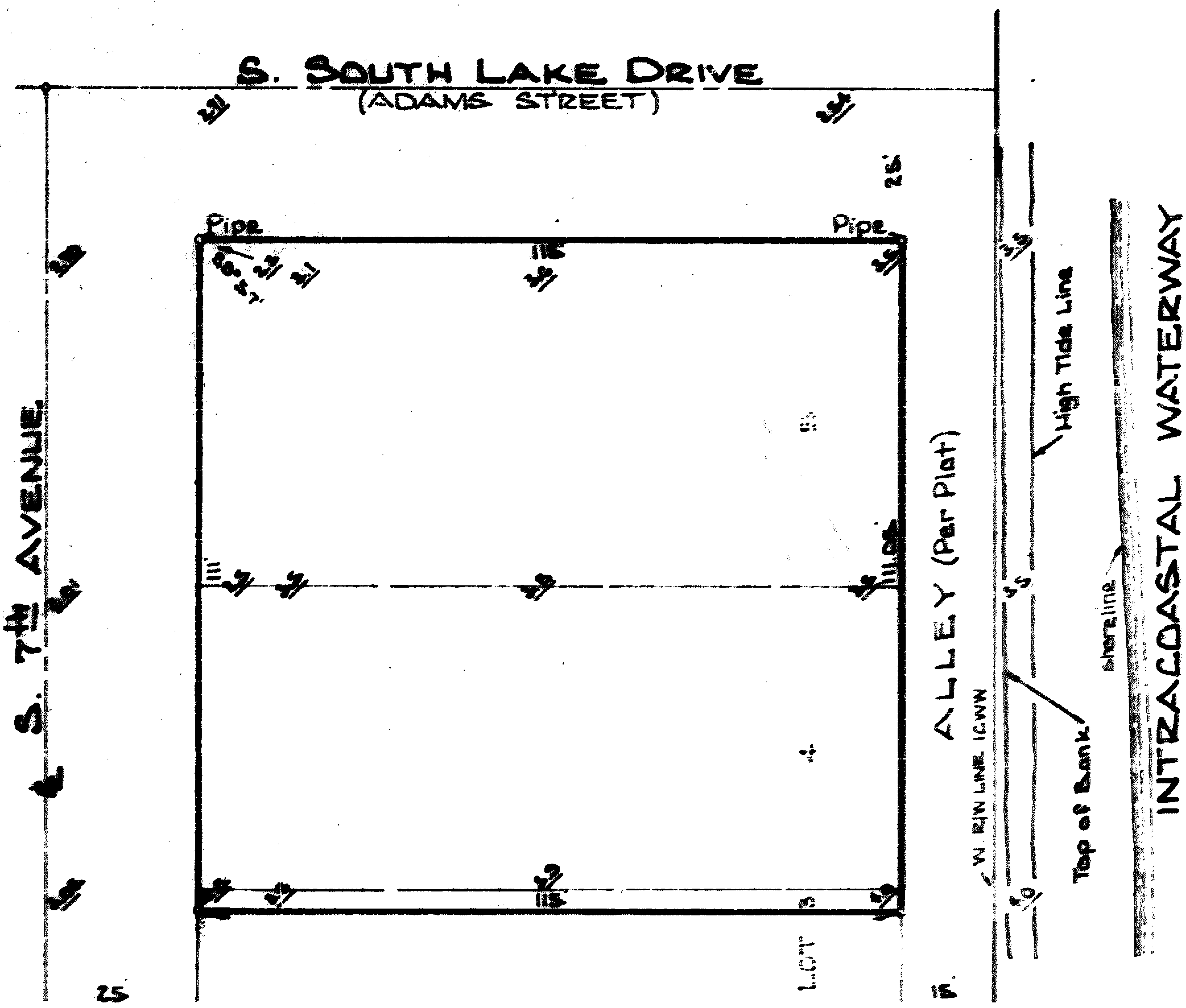
SURVEY FOR :

DESCRIPTION

Lot 3, less the South 46.25 feet thereof, and all of Lots 4 and 5, Block 79, "HOLLYWOOD LAKES SECTION", according to plat thereof recorded in Plat Book 1, page 32, of the public records of Broward County, Florida.

SCALE: 1"=25'

Rev. Rec'd 7/19/76



Note: Elevations shown are based on Mean Sea Level datum.

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I, MAURICE E. BERRY II, hereby certify that I have made a recent survey of the above described property as indicated, and that there are no above-ground encroachments except as shown. I further certify that the survey represented hereon meets the requirements of the Florida Land Title Association and that this plat is true and correct.

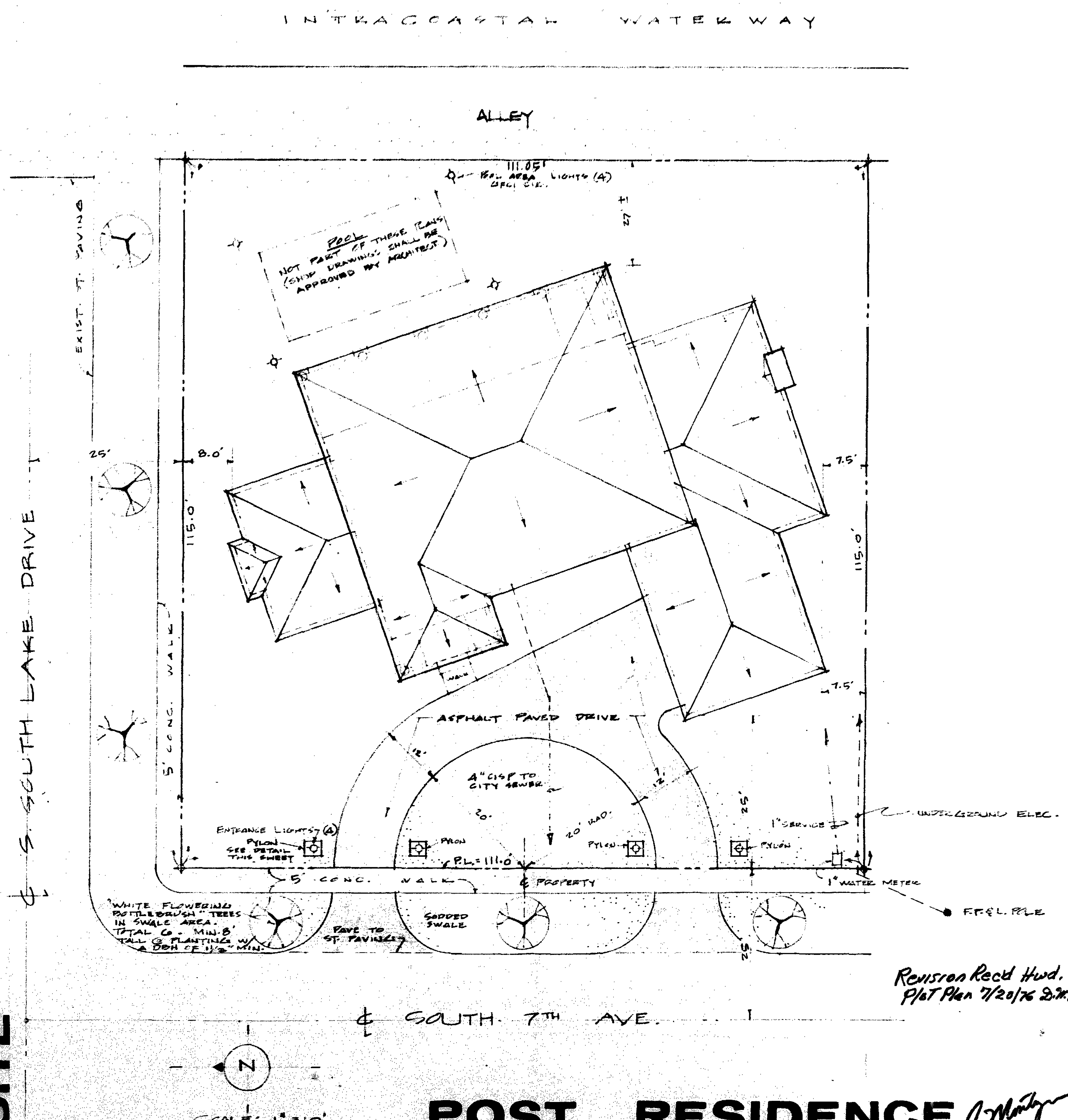
Dated at Hollywood, Broward County, Florida, this 16th day of JULY, A.D. 1976.

M. E. BERRY & ASSOCIATES
REGISTERED LAND SURVEYORS
2613 HOLLYWOOD BOULEVARD
HOLLYWOOD FLORIDA
P. O. BOX 945
PHONE 923 6880

Maurice E. Berry

MAURICE E. BERRY II
Registered Land Surveyor No. 1122
STATE OF FLORIDA

DESCRIPTION:
LOT 3, LESS THE SOUTH 46.25' THEREOF, AND ALL OF LOTS 4 AND 5, BLOCK 79,
"HOLLYWOOD LAKES SECTION",
HOLLYWOOD, FLORIDA



Revision Rec'd Hwd. PloT Plan 7/20/76 D.W.M.

SITE

POST RESIDENCE
MR. & MRS. PAUL POST

Revised

INDEX TO DRAWINGS

SHEET No.	CONTENTS
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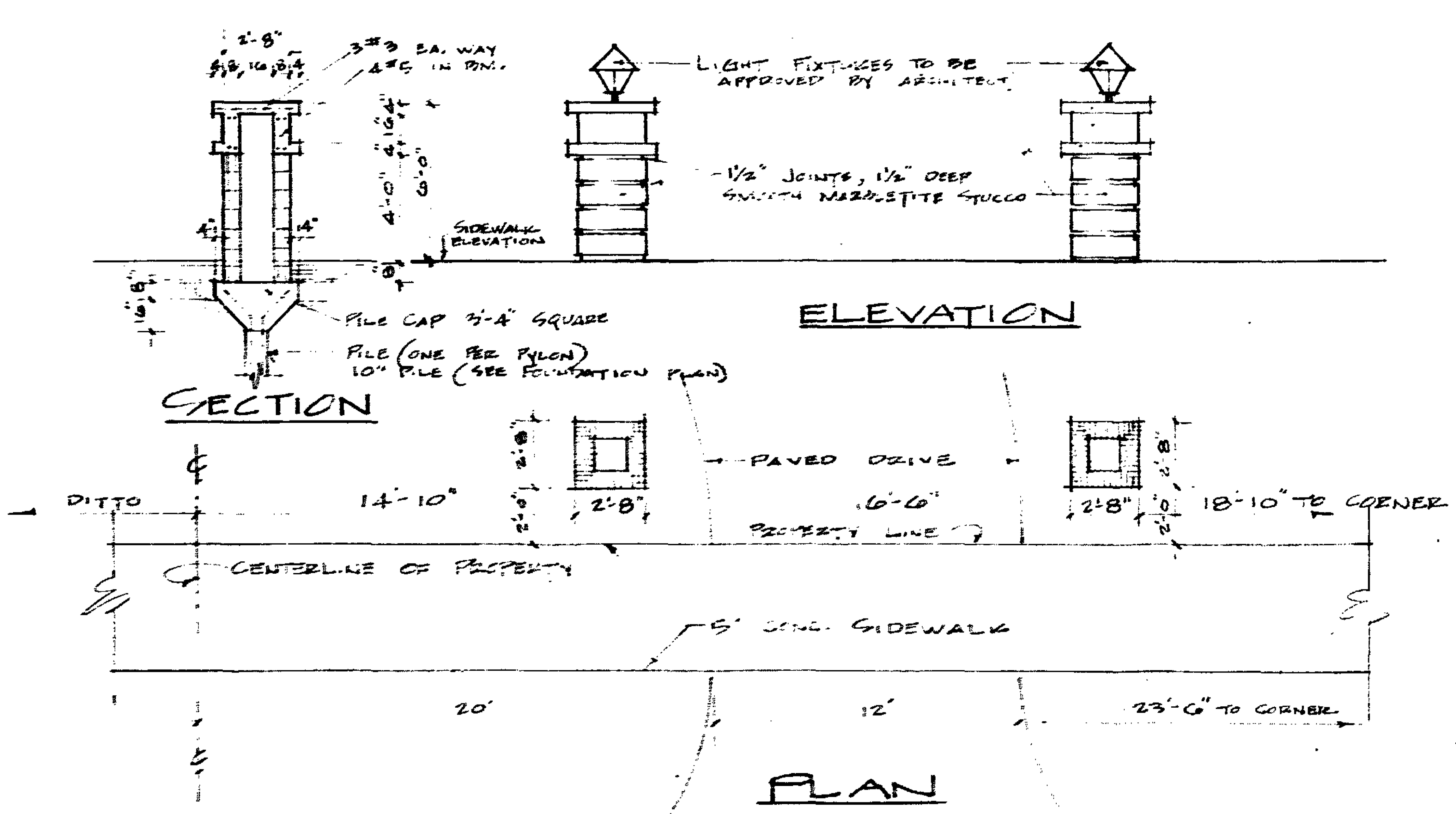
A 3	SECOND FLOOR PLAN
A - 4	FRAMING 2nd FLOOR & 1st FLOOR ROOF
A - 5	FRAMING 2nd FLOOR ROOF
A - 6	SECTIONS
A - 7	ELECTRIC
A - 8	ELECTRIC
A - 9	BATH ELEVATIONS SANITARY RISER
A - 10	ELEVATIONS
A - 11	ELEVATIONS
S - 1	STRUCTURAL
S - 2	STRUCTURAL

GENERAL NOTES

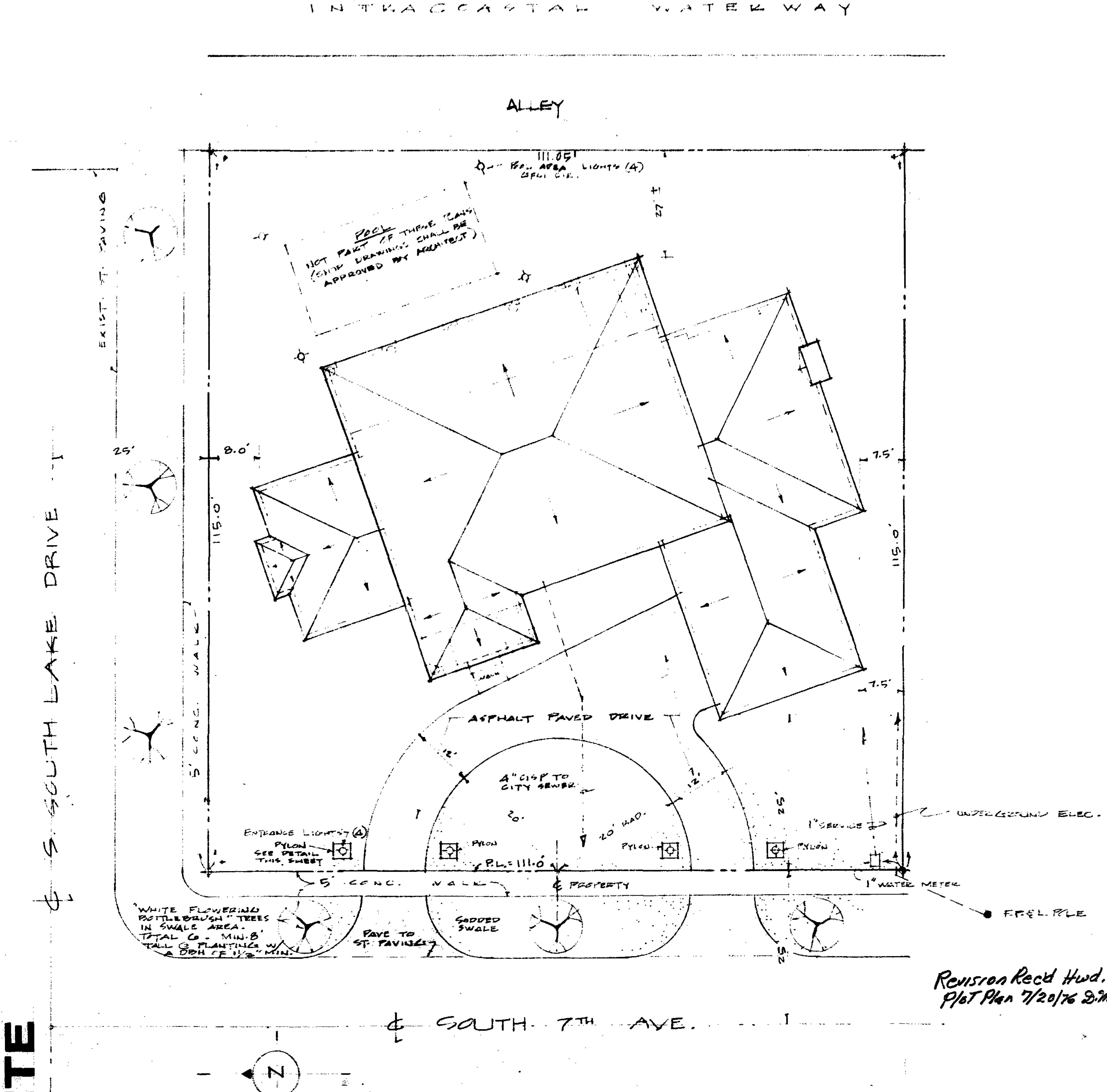
1. CODE: SOUTH FLORIDA BUILDING CODE
2. THESE PRINTS ARE INSTRUMENTS OF SERVICE ONLY AND ARE THE PROPERTY OF THE ARCHITECT.
3. ALL WRITTEN DIMENSIONS ON THESE DRAWINGS TAKE PRECEDENCE OVER SCALE DIMENSIONS.
4. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS AT THE PROJECT SITE AND THE ARCHITECT SHALL BE NOTIFIED IN WRITING IMMEDIATELY OF ANY VARIATIONS.
5. IN THE EVENT THE ARCHITECT IS RETAINED TO APPROVE SHOP DRAWINGS, SUCH APPROVAL IS ONLY TO CHECK FOR CONFORMANCE WITH THE DESIGN CONCEPT.
6. THE CONTRACTOR SHALL REVIEW THESE DRAWINGS PRIOR TO CONSTRUCTION. IN THE EVENT OF DISCREPANCIES OF DIMENSIONS OR WITH CODE REQUIREMENTS, SUCH INFORMATION SHALL BE SENT TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK.



ENTRANCE PYLON DETAILS

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

DESCRIPTION:
LOT 3, LESS THE SOUTH 46.25' THEREOF, AND ALL OF LOTS 4 AND 5, BLOCK 79, "HOLLYWOOD LAKES SECTION", HOLLYWOOD, FLORIDA



SITE

SCALE: 1" = 10'

Revision Rec'd Hwd. Plot Plan 7/20/76

POST RESIDENCE

MR. & MRS. PAUL POST

Anthony C. Montagnari

ANTHONY A. MONTAGNARI
ARCHITECT
HALLANDALE, FLORIDA

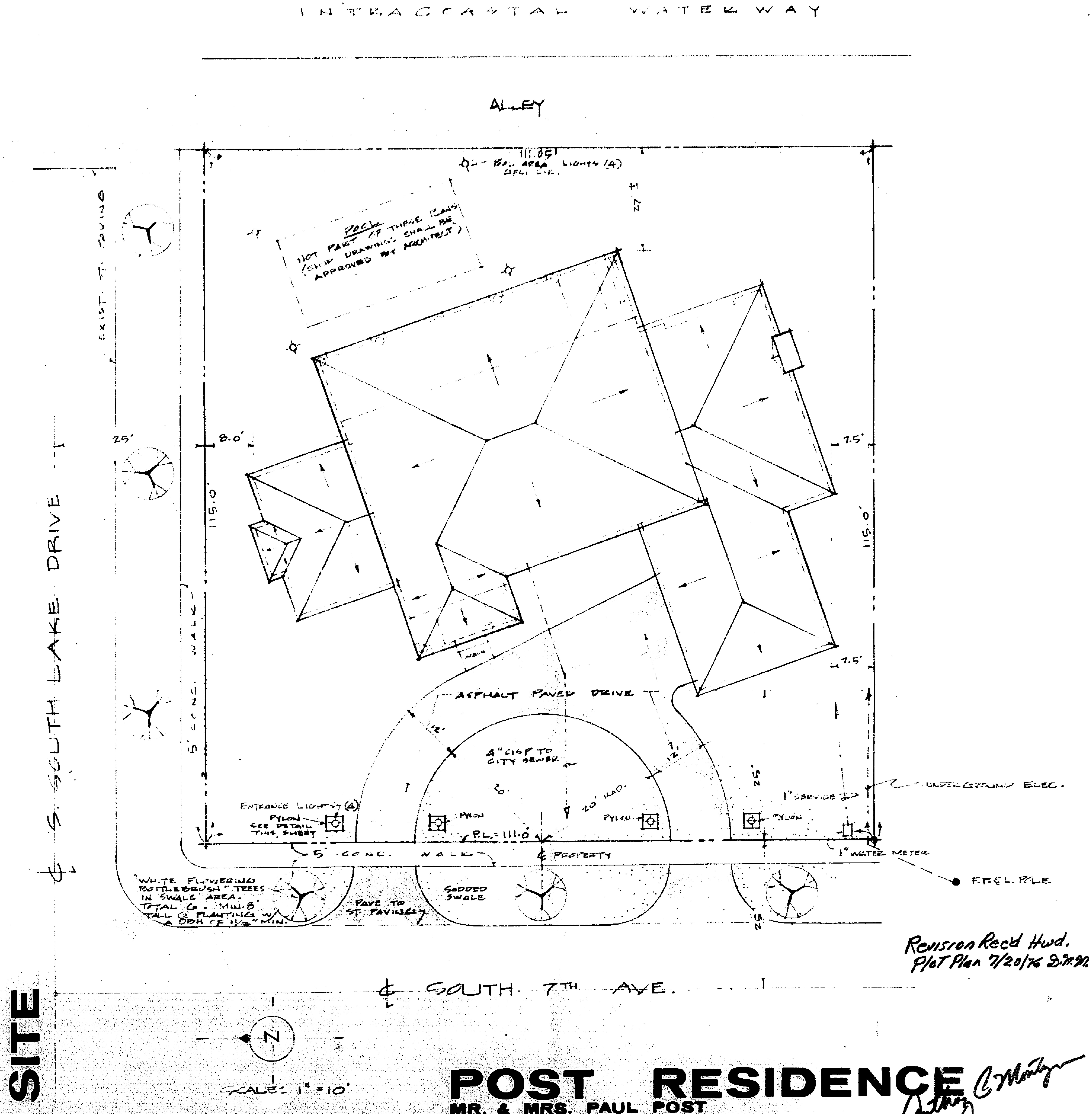
D JUNE
C 7615
D AM KB

title
HOLLYWOOD DREAM HOMES
Mr. Allan Zucker
HOLLYWOOD FLORIDA

sheet A1

11

DESCRIPTION:
LOT 3, LESS THE SOUTH 46.25' THEREOF, AND ALL OF LOTS 4 AND 5, BLOCK 79,
"HOLLYWOOD LAKES SECTION",
HOLLYWOOD, FLORIDA



Revision Rec'd Hwd. Plot Plan 7/20/76 D.M.M.

POST RESIDENCE
MR. & MRS. PAUL POST

Anthony A. Montagnari

ANTHONY A. MONTAGNARI
ARCHITECT
HALLANDALE, FLORIDA

title
HOLLYWOOD DREAM HOMES
Mr. Allan Zucker
HOLLYWOOD FLORIDA

D 16 JUNE
C 7615
D AM KB

sheet
A1

Revised

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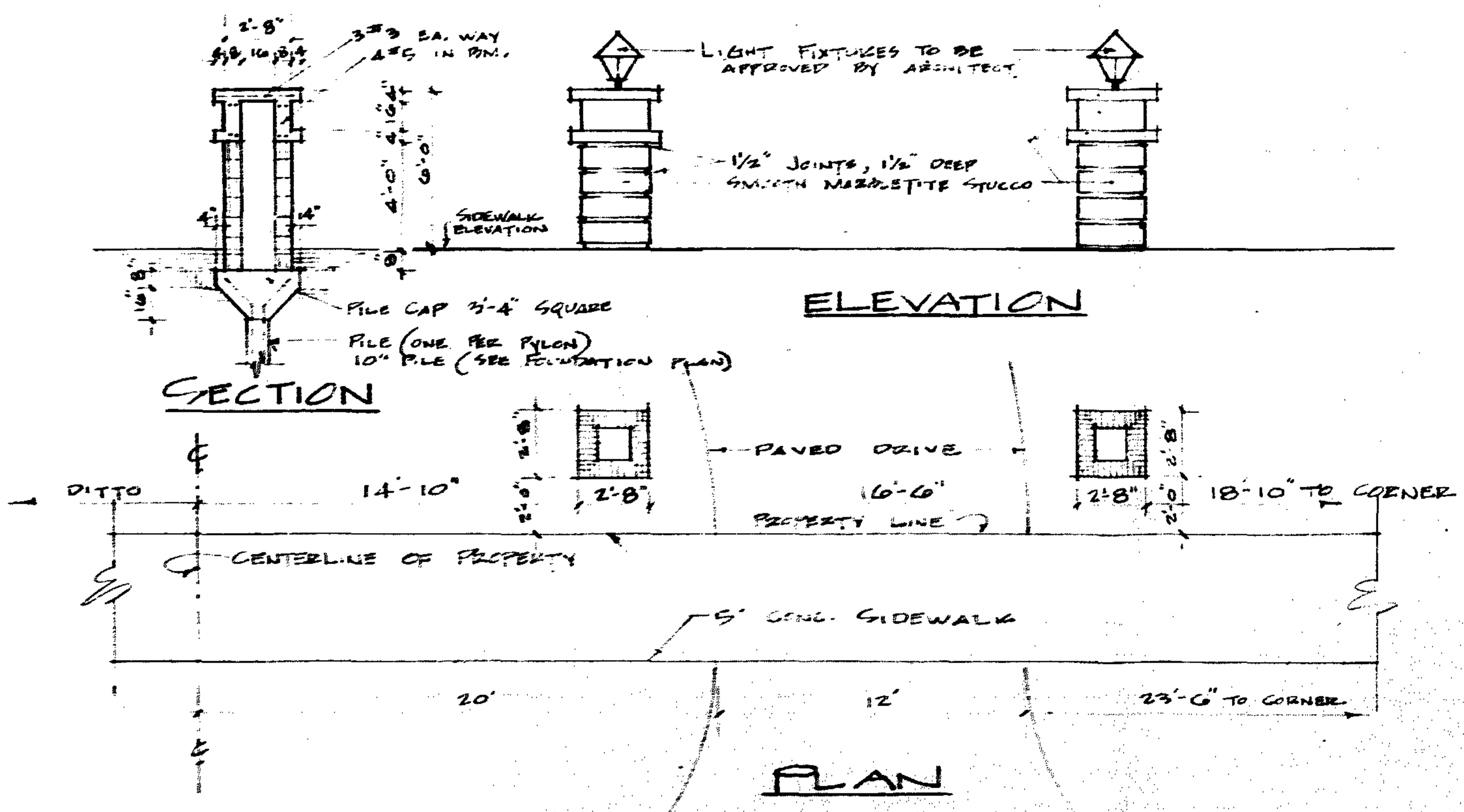
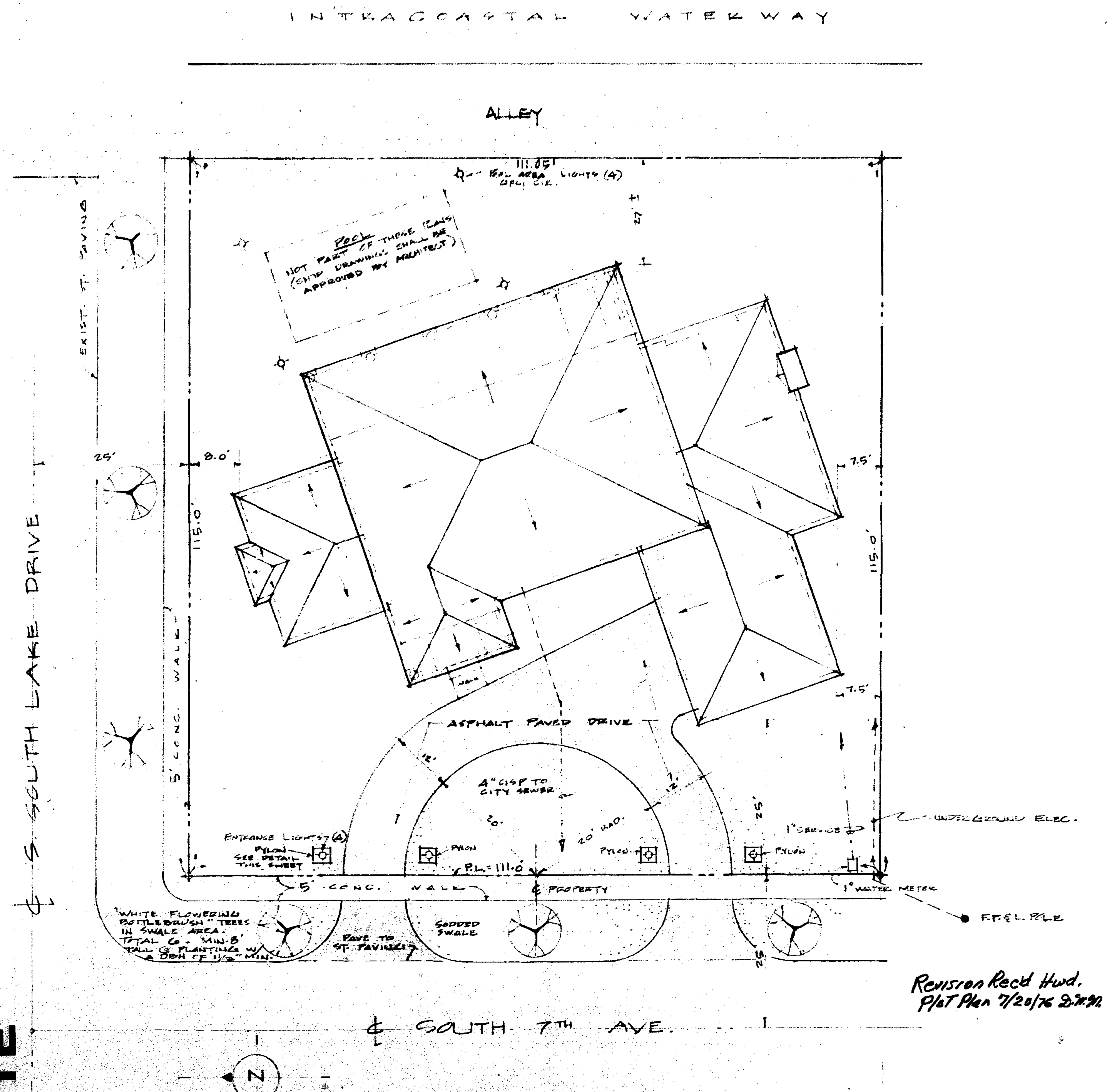
2. THESE PRINTS ARE INSTRUMENTS OF SERVICE ONLY AND ARE THE PROPERTY OF THE ARCHITECT.
3. ALL WRITTEN DIMENSIONS ON THESE DRAWINGS TAKE PRECEDENCE OVER SCALE DIMENSIONS.
4. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS AT THE PROJECT SITE AND THE ARCHITECT SHALL BE NOTIFIED IN WRITING IMMEDIATELY OF ANY VARIATIONS.
5. IN THE EVENT THE ARCHITECT IS RETAINED TO APPROVE SHOP DRAWINGS, SUCH APPROVAL IS ONLY TO CHECK FOR CONFORMANCE WITH THE DESIGN CONCEPT.
6. THE CONTRACTOR SHALL REVIEW THESE DRAWINGS PRIOR TO CONSTRUCTION. IN THE EVENT OF DISCREPANCIES OF DIMENSIONS OR WITH CODE REQUIREMENTS SUCH INFORMATION SHALL BE SENT TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK.



ENTRANCE PYLON DETAILS

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

DESCRIPTION:
LOT 3, LESS THE SOUTH 46.25' THEREOF, AND ALL OF LOTS 4 AND 5, BLOCK 79, "HOLLYWOOD LAKES SECTION", HOLLYWOOD, FLORIDA



Revision Rec'd Hwd. Plot Plan 7/20/76

SITE

SCALE: 1" = 10'

POST RESIDENCE

MR. & MRS. PAUL POST

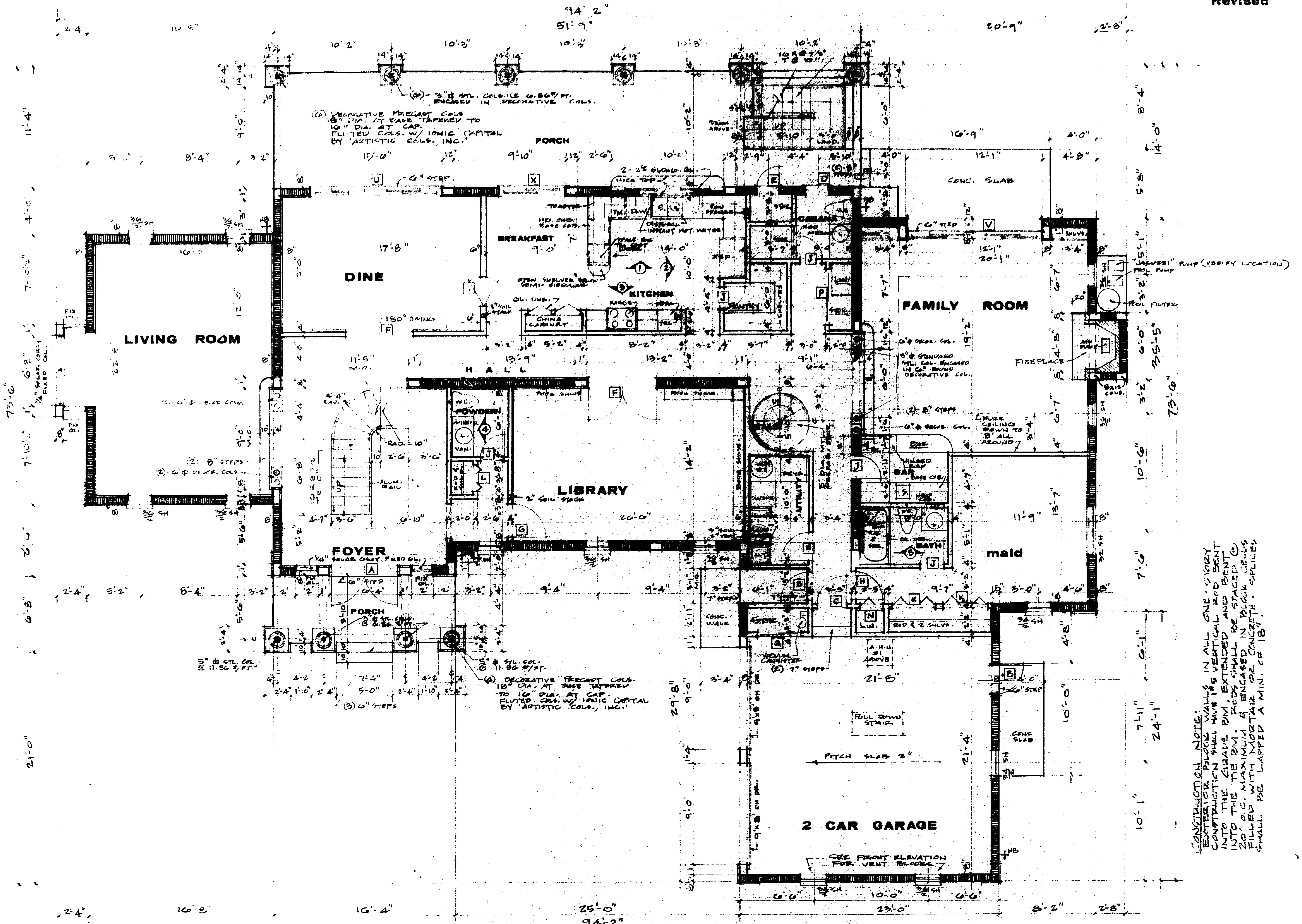
ANTHONY A. MONTAGNARI
ARCHITECT
HALLANDALE, FLORIDA

D JUNE
C 7615
D AM KB

title
HOLLYWOOD DREAM HOMES
Mr. Allan Zucker
HOLLYWOOD FLORIDA

sheet
A1

11



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

Revised

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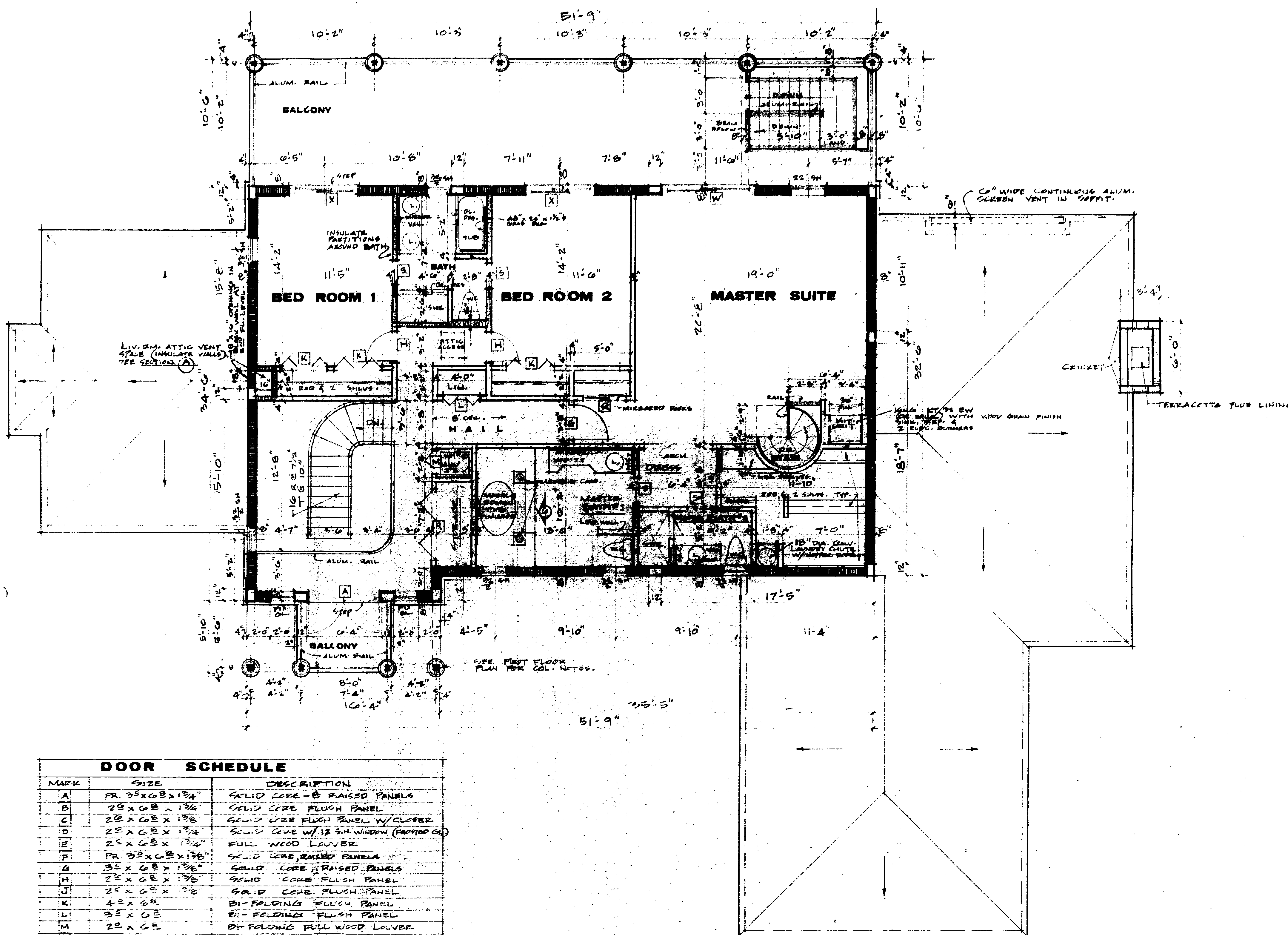

DOOR SCHEDULE		
MARK	SIZE	DESCRIPTION
A	PR. 3⁰ x 6⁸ x 1¾"	SOLID CORE - 6 RAISED PANELS
B	2⁶ x 6⁸ x 1¾	SOLID CORE FLUSH PANEL
C	2⁶ x 6⁸ x 1⅜	SOLID CORE FLUSH PANEL W/CLOSER
D	2⁰ x 6⁸ x 1¾	SOLID CORE W/ 12 S.H. WINDOW (FROSTED GL.)
E	2⁶ x 6⁸ x 1¾"	FULL WOOD LOUVER
F	PR. 3⁰ x 6⁸ x 1⅜"	SOLID CORE, RAISED PANELS
G	3⁰ x 6⁸ x 1⅜"	SOLID CORE, RAISED PANELS
H	2⁶ x 6⁸ x 1⅜	SOLID CORE FLUSH PANEL
J	2⁶ x 6⁸ x 1⅜	SOLID CORE FLUSH PANEL
K	4⁰ x 6⁸	BI-FOLDING FLUSH PANEL
L	3⁰ x 6⁸	BI-FOLDING FLUSH PANEL
M	2⁰ x 6⁸	BI-FOLDING FULL WOOD LOUVER
N	2⁰ x 6⁸	BI-FOLDING FLUSH PANEL
P	PR. 2⁰ x 6⁸ x 1⅜"	SOLID CORE BY-PASS
Q	PR. 2⁰ x 6⁸ x 1⅜"	SOLID CORE BY-PASS
R	6⁰ x 6⁸	BI-FOLDING FLUSH PANEL
S	2⁶ x 6⁸ x 1⅜"	SOLID CORE POCKET
T	2⁶ x 6⁸ x 1⅜"	SOLID CORE, DOUBLE ACTING, 8"x8" GL. LITE
U	(4) 3⁰ x 6⁸	TEMP. GLASS SLIDING
V	(4) 3⁰ x 8⁰	TEMP. GLASS SLIDING
W	(2) 4⁰ x 6⁸	TEMP. GLASS SLIDING
X	(2) 3⁰ x 6⁸	TEMP. GLASS SLIDING

SECOND FLOOR PLAN

SCALE: ¼" = 1'-0"

Anthony A. Montagnari

Date JUNE 76
C 7615
Dam KB

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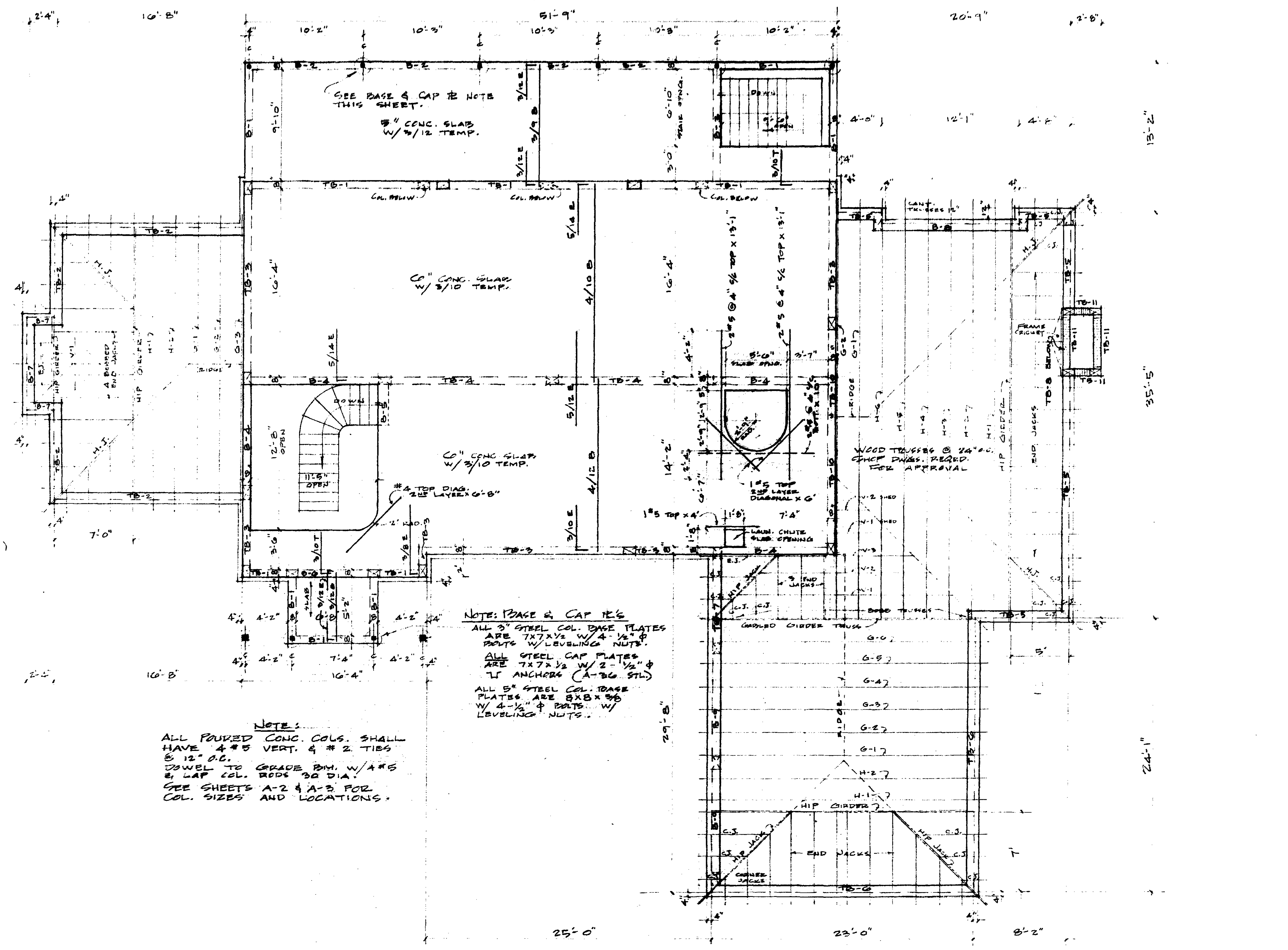
A3



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2ND FLOOR & 1ST FLOOR ROOF FRAMING

SCALE

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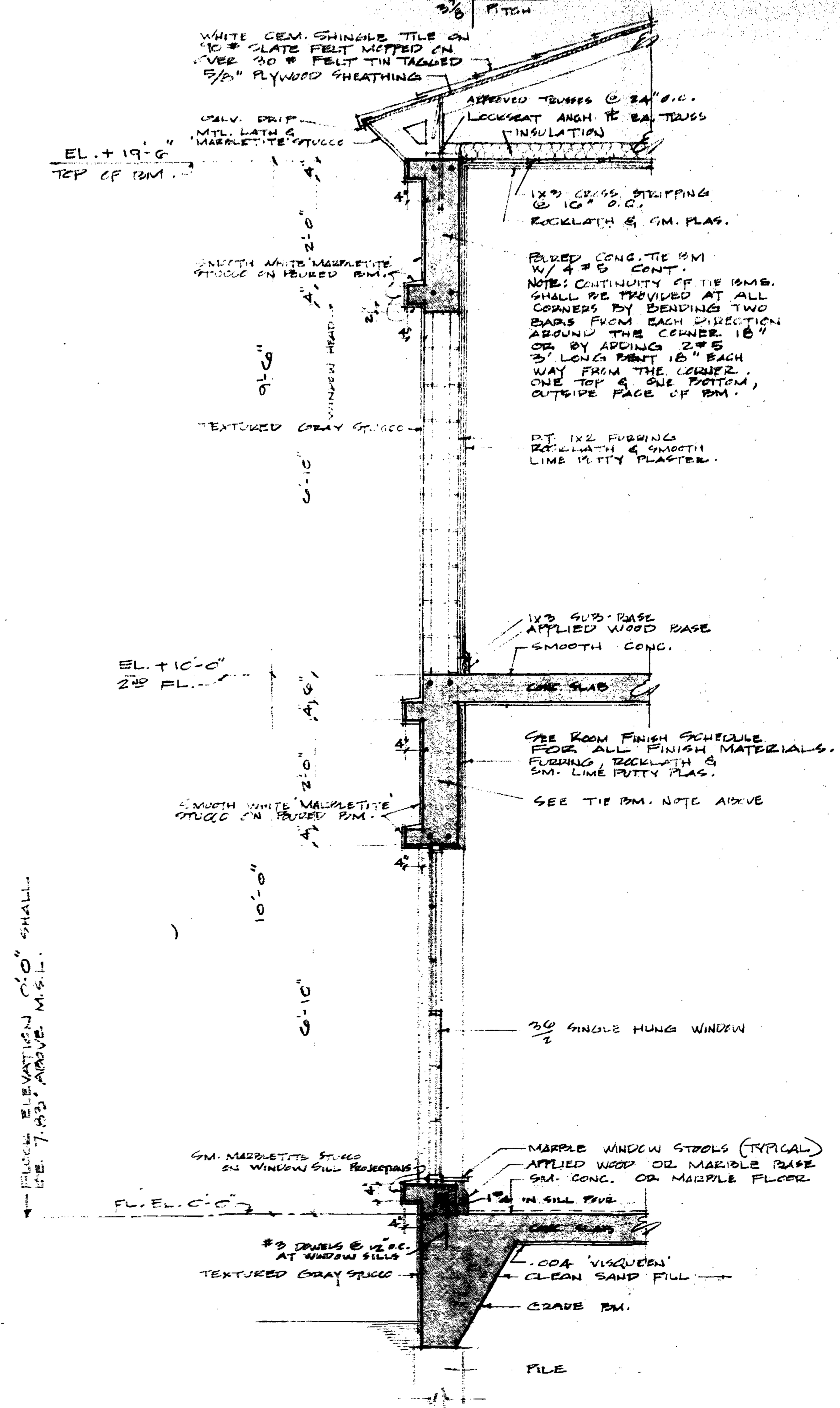
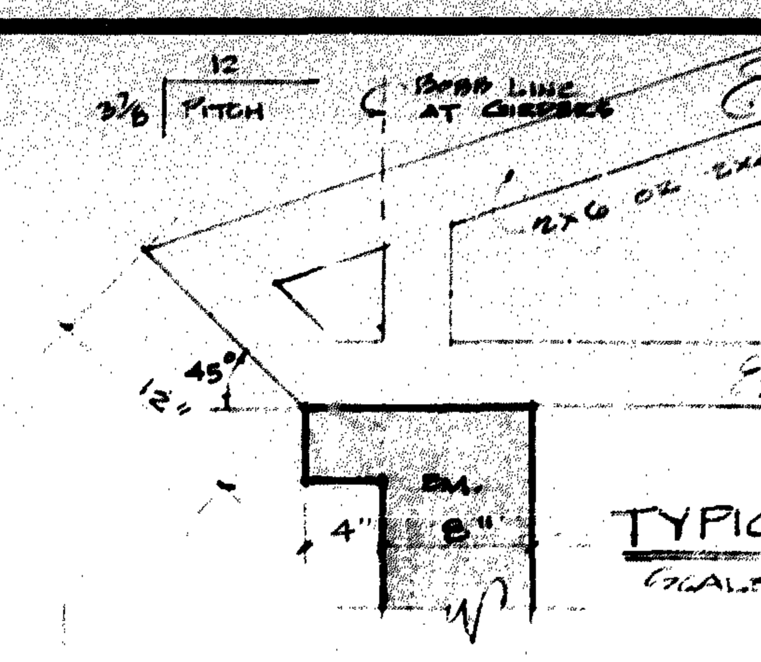


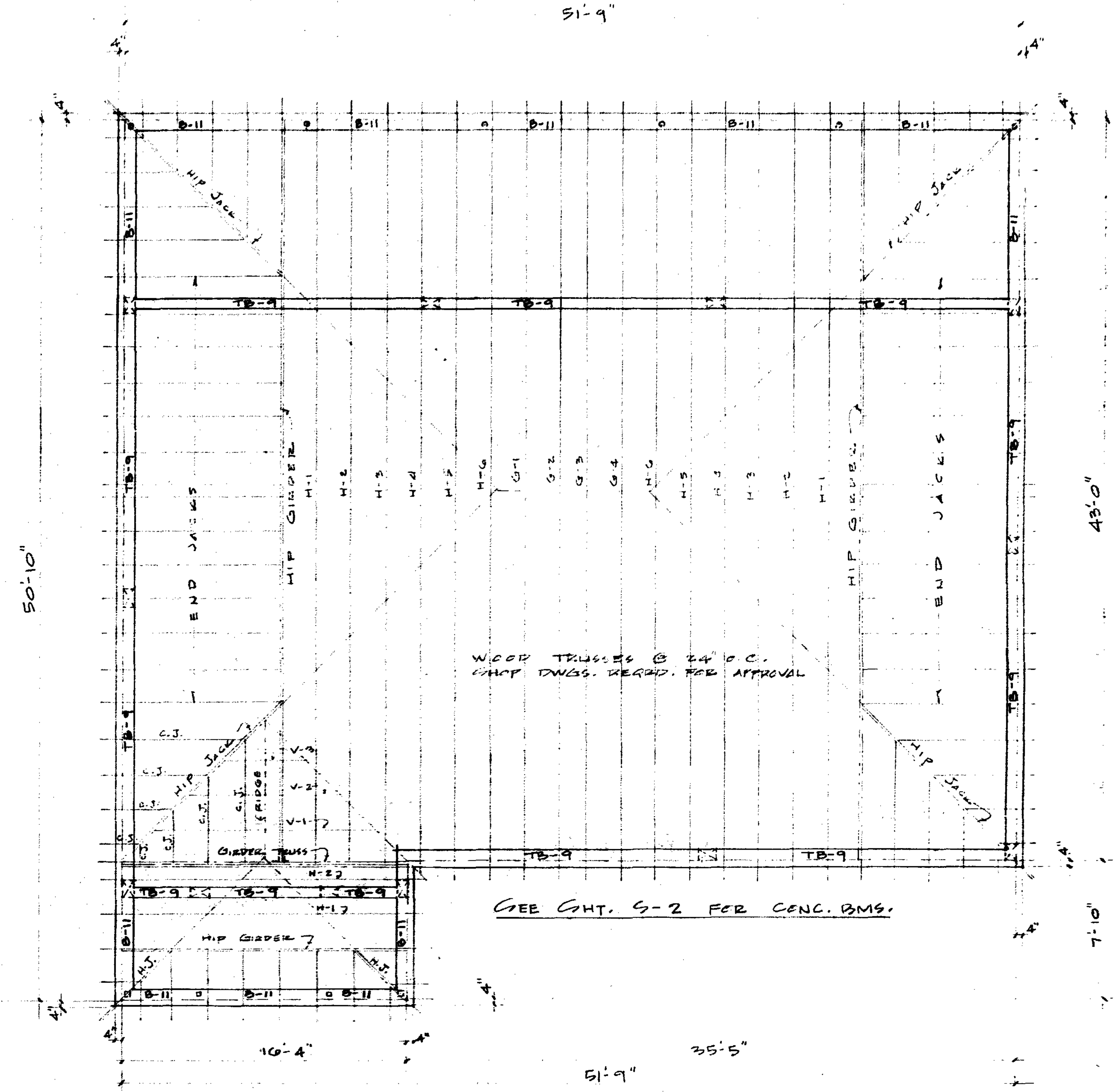
TYPICAL WALL SECTION

3/4" = 1'-0"



TYPICAL TRUSS END

SCALE: 1 1/2" = 1'-0"



SEE SHT. S-2 FOR CONC. BMS.

SECOND FL. ROOF FRAMING

ANTHONY A. MONTAGNARI

ARCHITECT

HALLANDALE, FLORIDA

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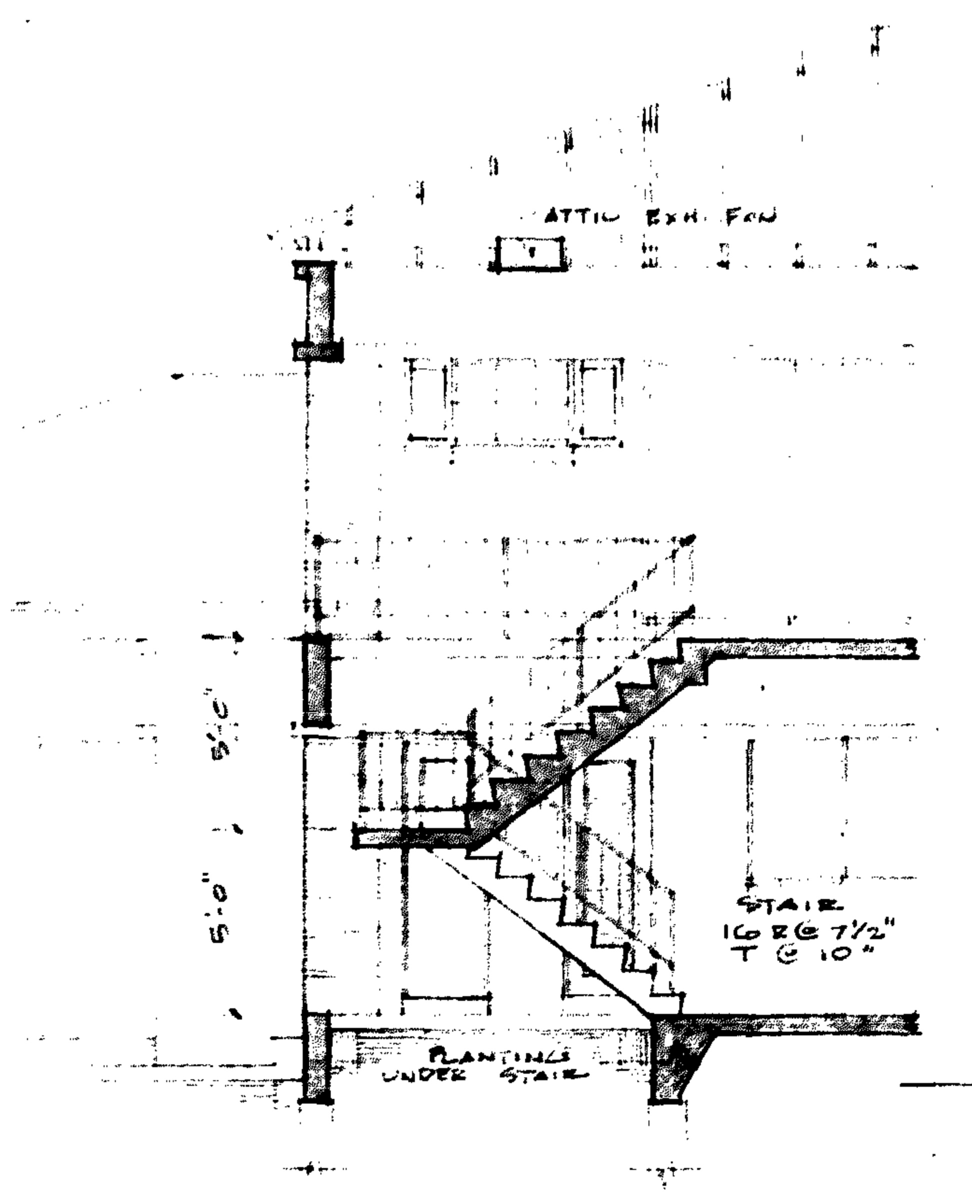
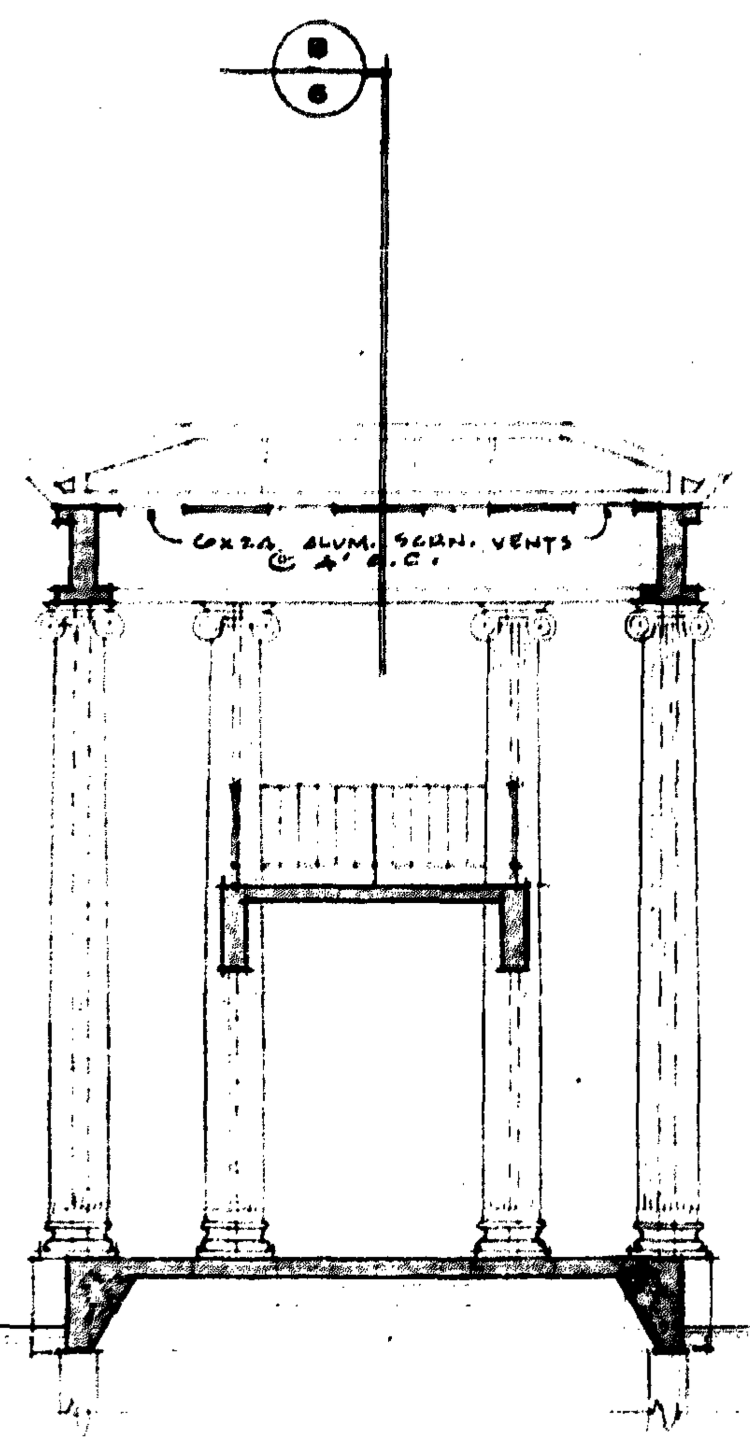
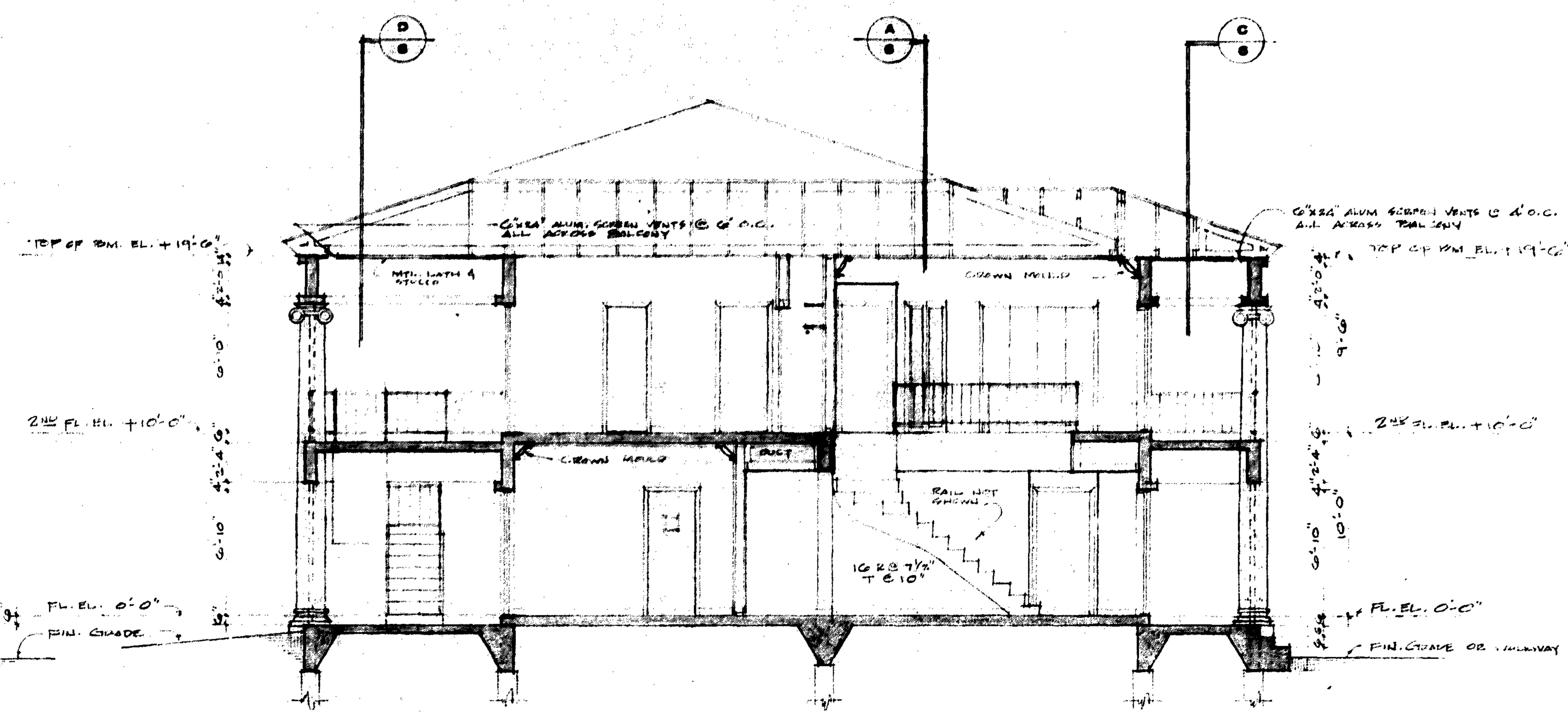


SECTION D/6
1/4" = 1'-0"

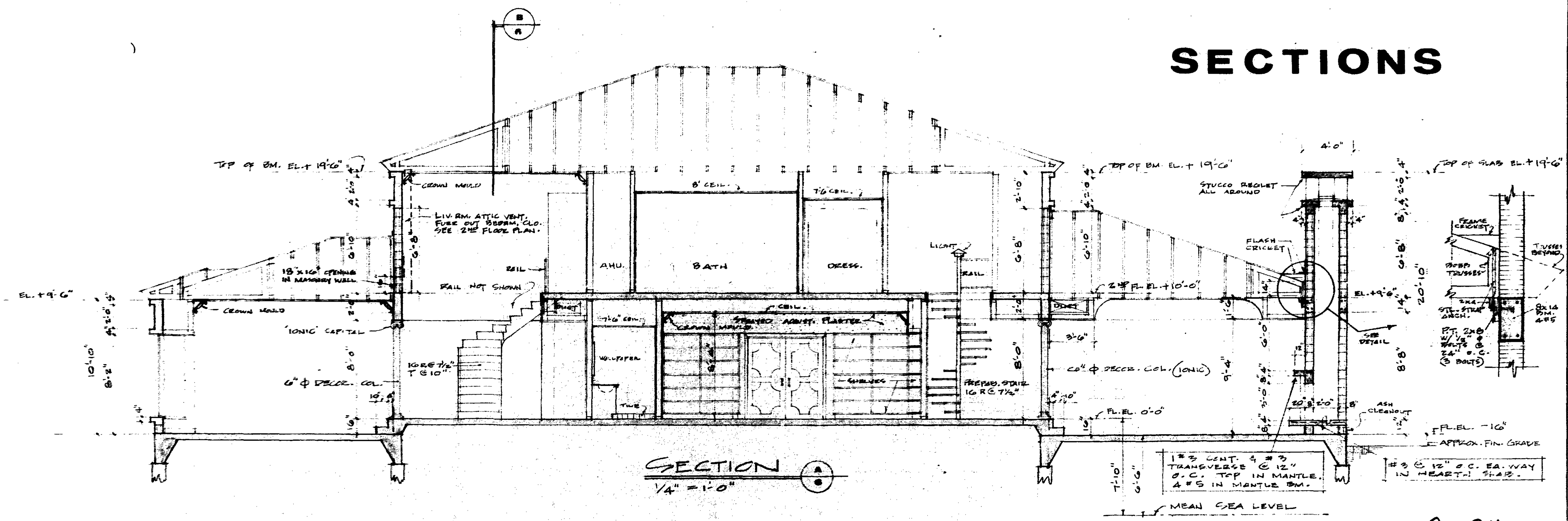


SECTION C/6
1/4" = 1'-0"



SECTION B/6
1/4" = 1'-0"

SECTIONS



SECTION A/6
1/4" = 1'-0"

D 16 JUNE 76
C 7615
D AM KB

ANTHONY A. MONTAGNARI
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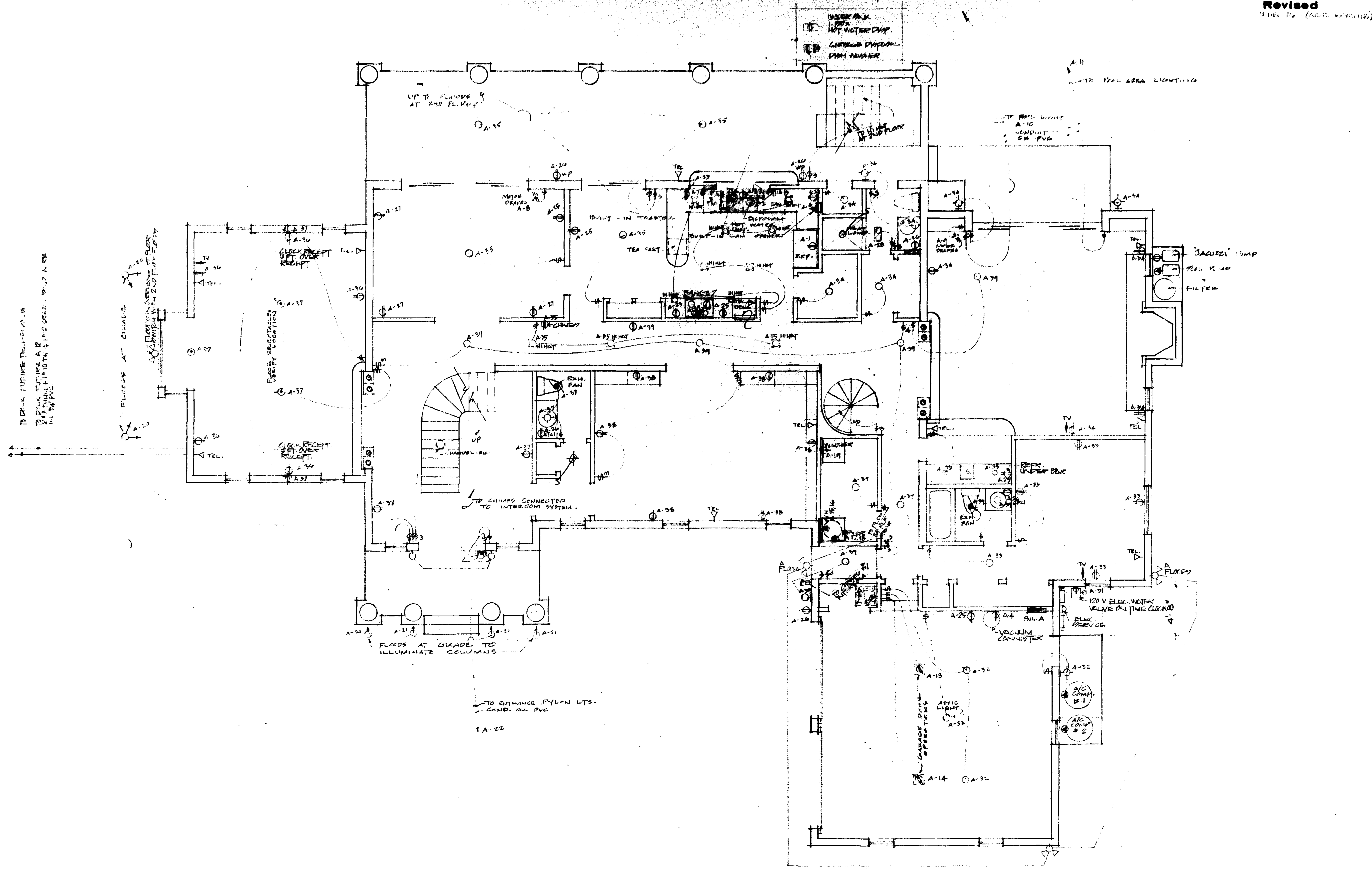

FIR ST FLOOR ELECTRIC

Revised

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HALLANDALE, FLORIDA

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A7

Revised
9 DEC 76 (GEN'L REVISION)

PANEL "A"

ITEM	CIR.	O	⏀	●	VOLTS	AMPS	WIRE	COND.	CB
REFRIGERATOR	A-1		1		120	3.0	#12	½	20/1
DISPOSAL	2		1		120	3.0			
DISH WASHER	3		1		120	4.5			
TRASH MASHER	4		1		120	3.0			
HOT WATER DISPENSER	5		1		120	6.5			
SPECIAL PURPOSE	6		1		120	3.0			
" "	7		1		120	3.0			
" "	8		1		120	3.0			
" "	9		1		120	3.0			
" (POOL LITE) "	10	1			120	3.0			
* POOL AREA LIGHTING	11	4			120	3.0	#14		
FUTURE DOCK JB	12				120	4.5	#12		
GARAGE DOOR OPERATORS (2)	13-14		2		120	6.0	#12		
WATERHEATER #1	15,16			1	240	25.0	#10	¾	30/2
DRYER	17,18			1	240	22.5	2#10 1#10	¾	40/2
CLOTHES WASHER	19		1		120	4.5	#12	½	20/1
FLOOD LIGHTS	20-21	7			120	6.0	#14		15/1
ENTRANCE PYLON LIGHTS	22	2			120	3.0	#14		15/1
SMALL APPLIANCE	23-25		11		120	13.5	#12		20/1
* BATH & EXTERIOR RECPTLS.	26		6		120	3.0	#14		15/1
HEAT LAMPS (1)	27-28		2		120	9.0	#12		20/1
RANGE 14 KW	29,30			1	240	58.0	2#6 1#8	1	60/2
SPRINKLER VALVE ON TC	31		1		120	3.0	#14	½	15/1
GENERAL PURPOSE	32-39	25	25		120	24.0	#14	½	15/1
SPARE	40					3.0			
DEMAND LOAD = 223.0 AMPS D.L. @ D.F. = 153.05 AMPS									
VACUUM MOTOR	41		1		120	13.0	#12	½	20/1
AIR HANDLER #1	42		1		120	4.5	#8THHN	½	20/1

NON DEMAND LOAD = 27.5 AMPS
TOTAL PANEL LOAD = 153.05 + 27.5 = 180.55 AMPS

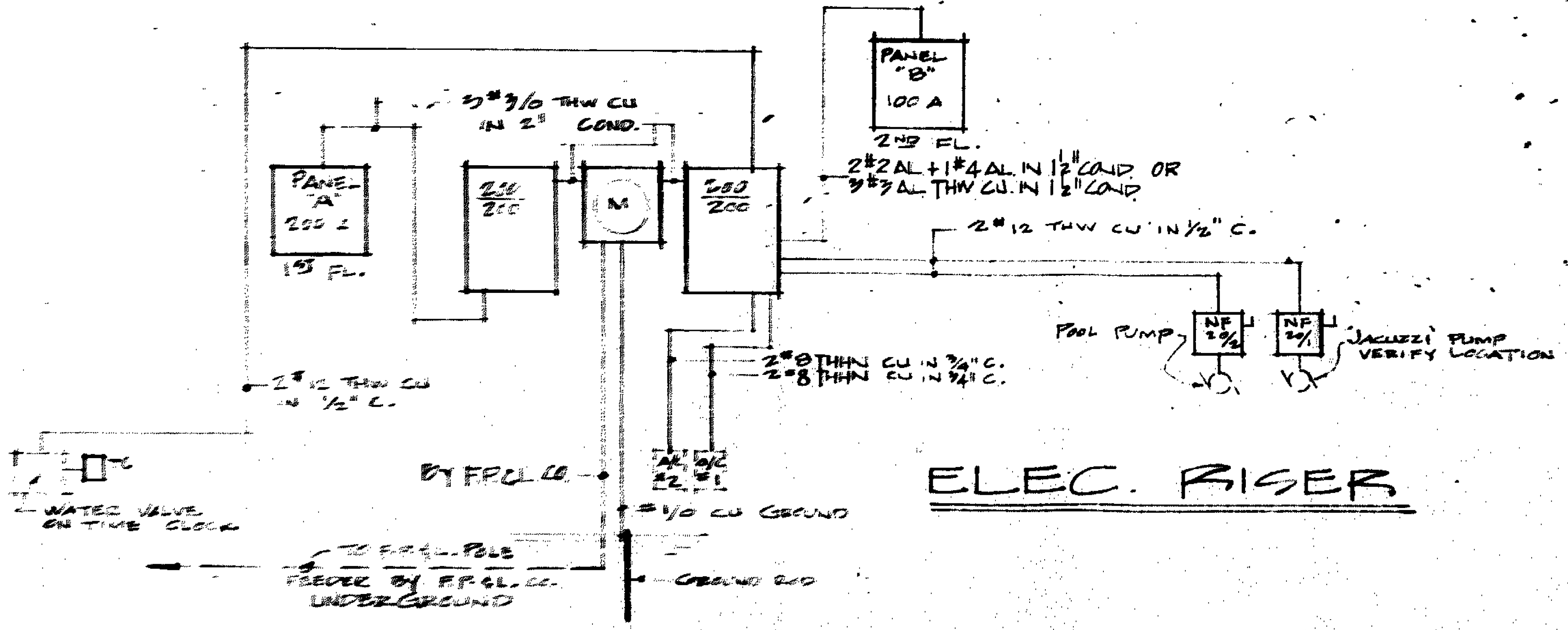
PANEL "B"

ITEM	CIR.	O	⏀	●	VOLTS	AMPS	WIRE	COND.	CB
MINI-KITCHEN	B-1,2			1	240	17.0	#10	¾	30/2
WATERHEATER #2	3,4			1	240	25.0	#10	¾	30/2
FLOOD LIGHTS	5	4			120	3.0	#14	½	15/1
* BATH & EXTERIOR RECEPTCLS.	6		5		120	3.0	#14	½	15/1
GENERAL PURPOSE	10-14	25	15		120	15.0	#14	½	15/1
SPARES	15-18					12.0			
DEMAND LOAD = 88.5 AMPS D.L. @ D.F. = 80.8 AMPS									
AIR HANDLER #2	20		1		120	3.0	#12	½	20/1

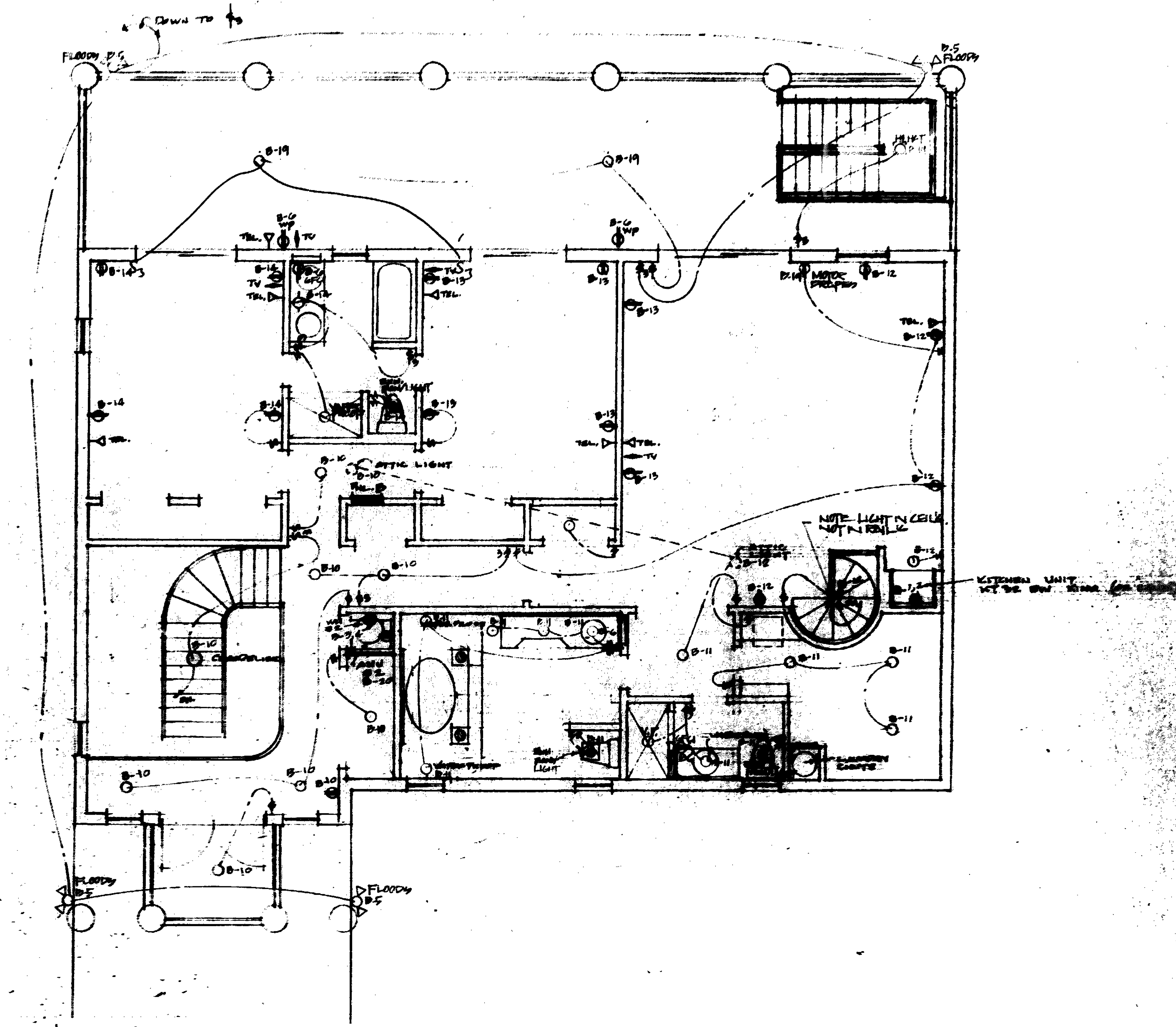
NON DEMAND LOAD = 7.5 AMPS
TOTAL PANEL LOAD = 80.8 + 7.5 = 88.3 AMPS

* — GROUND FAULT CIRCUIT INTERRUPTER

NOTES:
1. A/C EQUIPMENT & DUCT DESIGN NOT PART OF THESE PLANS.
2. TELEPHONE SERVICE LINE SHALL BE INSTALLED UNDERGROUND.
3. G.C. SHALL INSTALL SECURITY ALARM SYSTEM.
4. G.C. SHALL INSTALL CENTRAL TELEVISION ANTENNA.



ELEC. RISER



LOAD SUMMARY:

PANEL 'A'	=	180.55
PANEL 'B'	=	88.3
A/C #1	=	40.0
A/C #2	=	23.0
POOL PUMP	=	5.5
"JACUZZI" PUMP	=	8.0
		345.35 AMPS = TOTAL CONN. LOAD

2nd FLOOR ELECTRIC

Revised
9 DEC 76 (GEN'L REVISIONS)

PANEL "A"

ITEM	CIR.	○	⏀	●	VOLTS	AMPS	WIRE	COND.	CB
REFRIGERATOR	A-1		1		120	3.0	#12	½	20/1
DISPOSAL	2		1		120	3.0			
DISH WASHER	3		1		120	4.5			
TRASH MASHER	4		1		120	3.0			
HOT WATER DISPENSER	5		1		120	6.5			
SPECIAL PURPOSE	6		1		120	3.0			
" "	7		1		120	3.0			
" "	8		1		120	3.0			
" "	9		1		120	3.0			
" (POOL LITE) "	10	1			120	3.0			
* POOL AREA LIGHTING	11	4			120	3.0	#14		
FUTURE POOL JB	12				120	4.5	#12		
GARAGE DOOR OPERATORS (2)	13-14		2		120	6.0	#12		
WATERHEATER #1	15,16			1	240	25.0	#10	¾	30/2
DRYER	17,18			1	240	22.5	2#10 1#10	¾	40/2
CLOTHES WASHER	19		1		120	4.5	#12	½	20/1
FLOOD LIGHTS	20-21	7			120	6.0	#14		15/1
ENTRANCE PYLON LIGHTS	22	2			120	3.0	#14		15/1
SMALL APPLIANCE	23-25		11		120	13.5	#12		20/1
* BATH & EXTERIOR RECPTLS.	26		6		120	3.0	#14		15/1
HEAT LAMPS (1)	27-28		2		120	9.0	#12		20/1
RANGE 14 KW	29,30			1	240	58.0	2#6 1#8	1	60/2
SPRINKLER VALVE ON TC	31		1		120	3.0	#14	½	15/1
GENERAL PURPOSE	32-39	25	25		120	24.0	#14	½	15/1
SPARE	40					3.0			
DEMAND LOAD = 223.0 AMPS D.L. @ D.F. = 153.05 AMPS									
VACUUM MOTOR	41		1		120	13.0	#12	½	20/1
AIR HANDLER #1	42		1		120	4.5	#8THHN	½	20/1

NON DEMAND LOAD = 27.5 AMPS
TOTAL PANEL LOAD = 153.05 + 27.5 = 180.55 AMPS

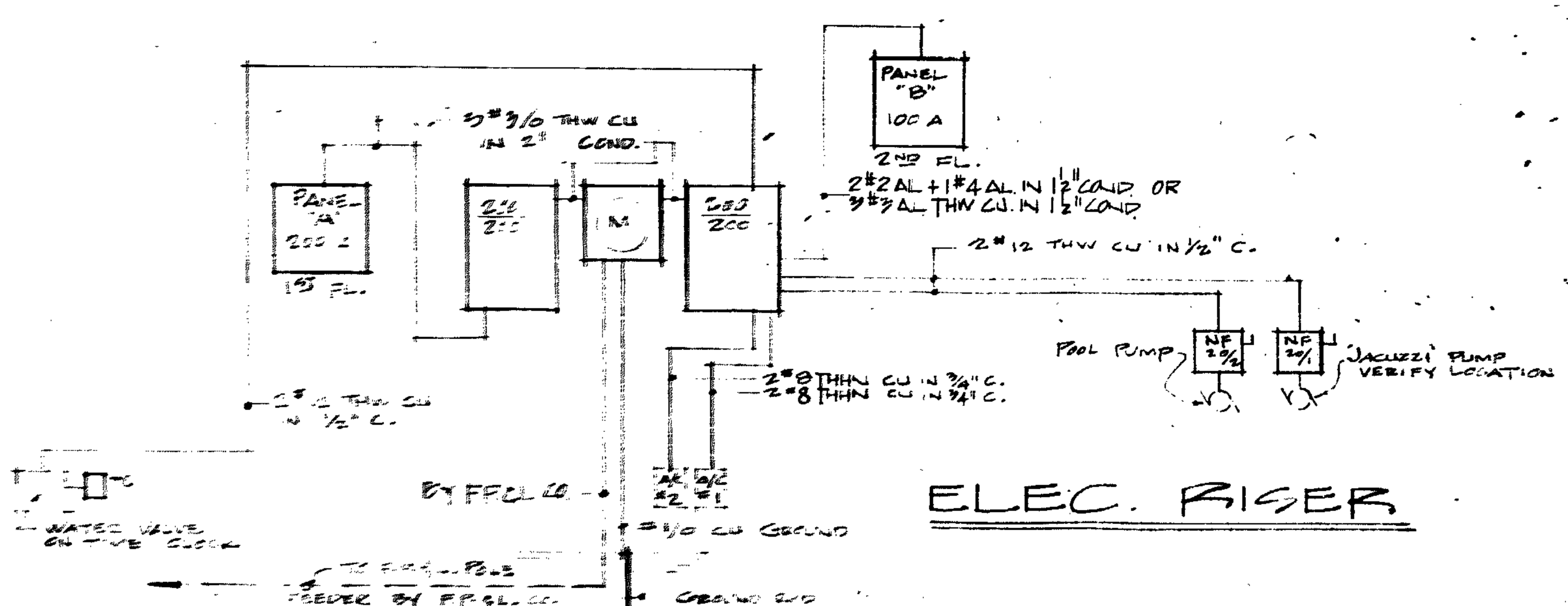
PANEL "B"

ITEM	CIR.	○	⏀	●	VOLTS	AMPS	WIRE	COND.	CB
MINI-KITCHEN	B-1,2			1	240	17.0	#10	¾	30/2
WATERHEATER #2	3,4			1	240	25.0	#10	¾	30/2
FLOOD LIGHTS	5	4			120	3.0	#14	½	15/1
* BATH & EXTERIOR RECEPTCLS.	6		5		120	3.0	#14	½	15/1
GENERAL PURPOSE	10-14	25	15		120	15.0	#14	½	15/1
SPARES	15-18					12.0			
DEMAND LOAD = 88.5 AMPS D.L. @ D.F. = 80.8 AMPS									
AIR HANDLER #2	20		1		120	3.0	#12	½	20/1

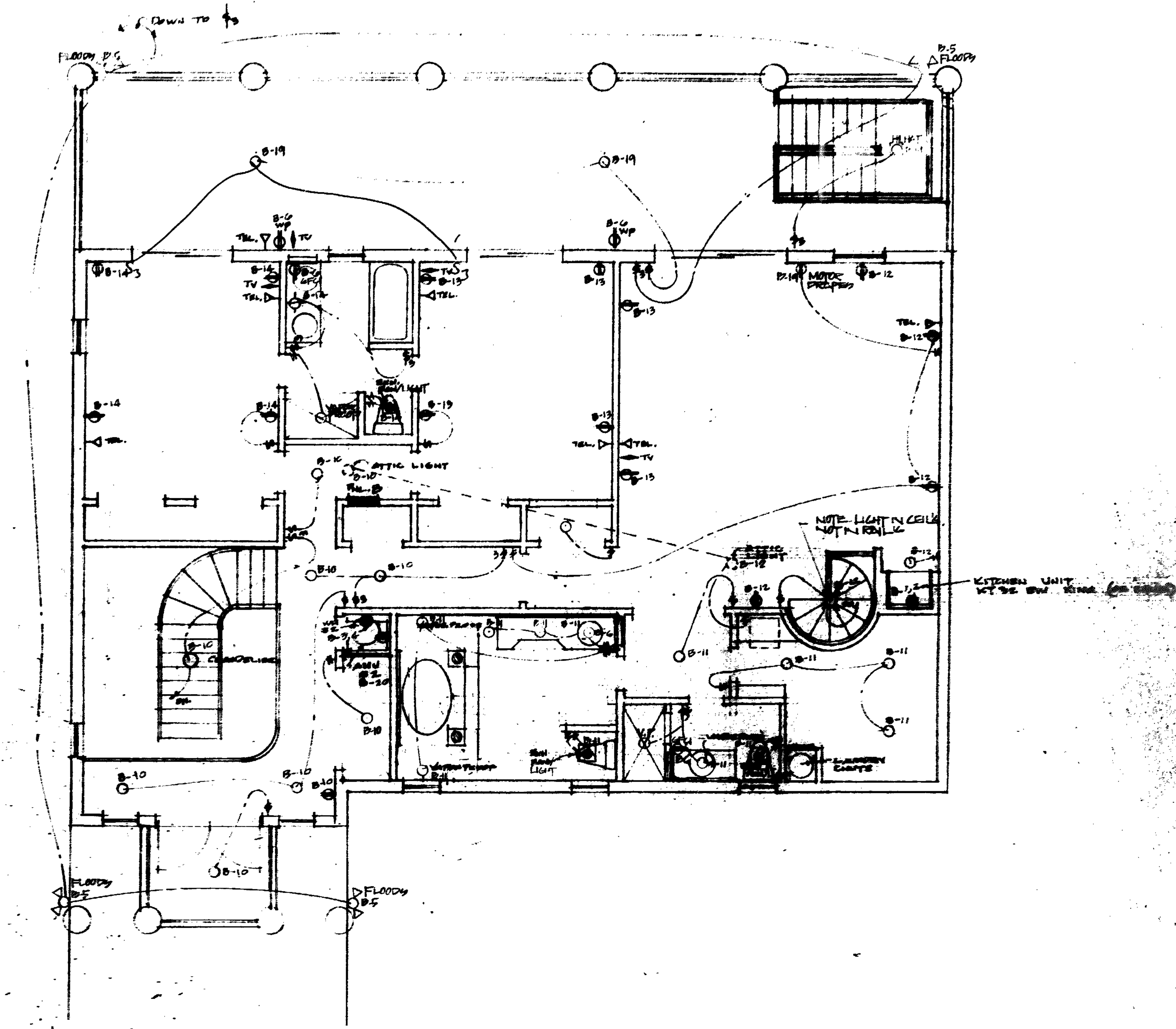
NON DEMAND LOAD = 7.5 AMPS
TOTAL PANEL LOAD = 80.8 + 7.5 = 88.3 AMPS

*— GROUND FAULT CIRCUIT INTERRUPTER

NOTES:
1. A/C EQUIPMENT & DUCT DESIGN NOT PART OF THESE PLANS.
2. TELEPHONE SERVICE LINE SHALL BE INSTALLED UNDERGROUND.
3. G.C. SHALL INSTALL SECURITY ALARM SYSTEM.
4. G.C. SHALL INSTALL CENTRAL TELEVISION ANTENNA.



ELEC. RISER



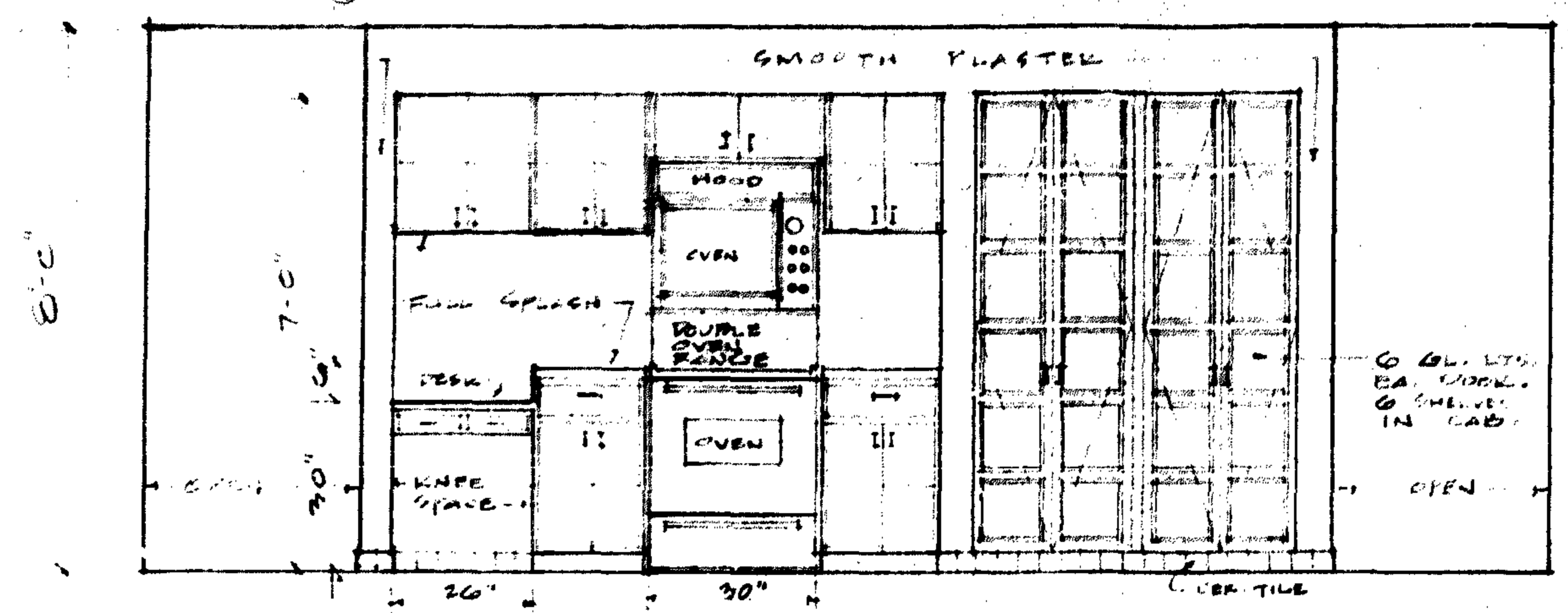
LOAD SUMMARY:

PANEL "A"	=	180.55
PANEL "B"	=	88.3
A/C #1	=	40.0
A/C #2	=	23.0
POOL PUMP	=	5.5
"JACUZZI" PUMP	=	8.0

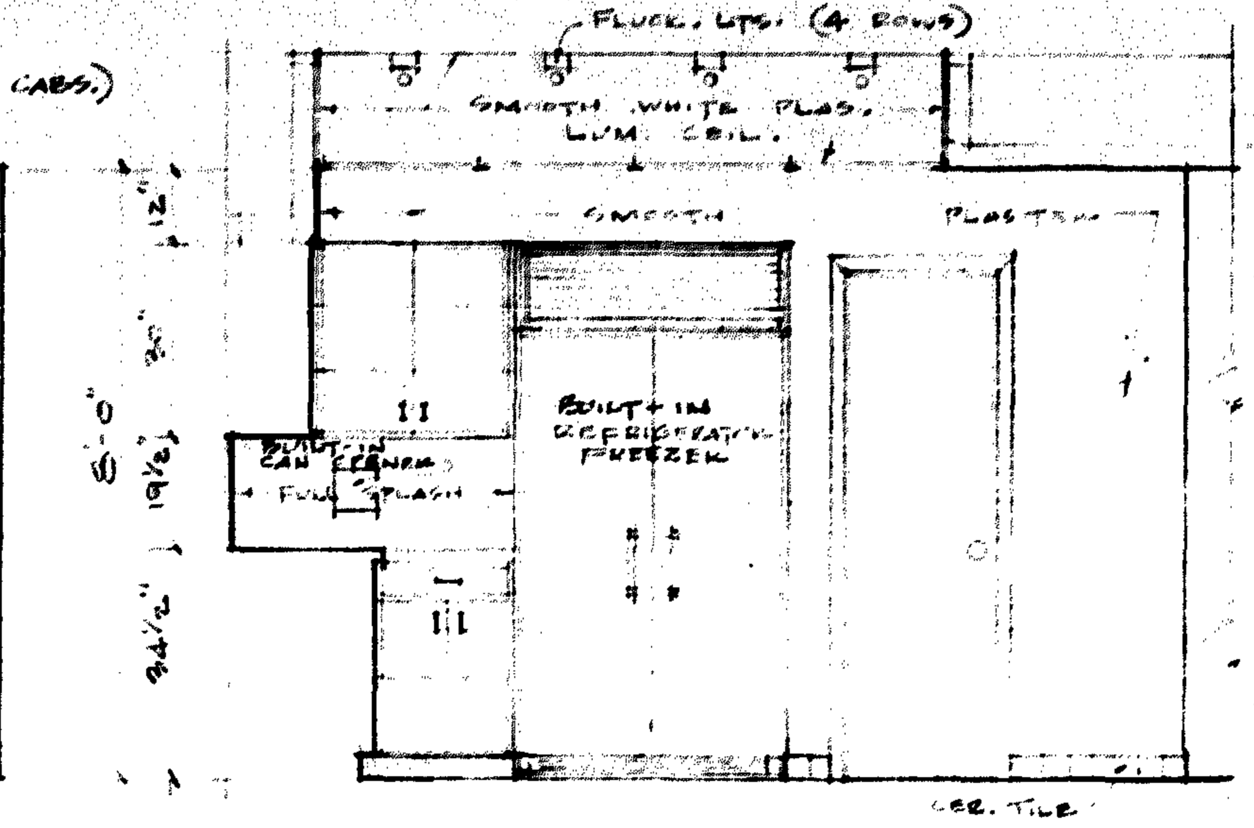
345.35 AMPS = TOTAL CONN. LOAD

2nd FLOOR ELECTRIC

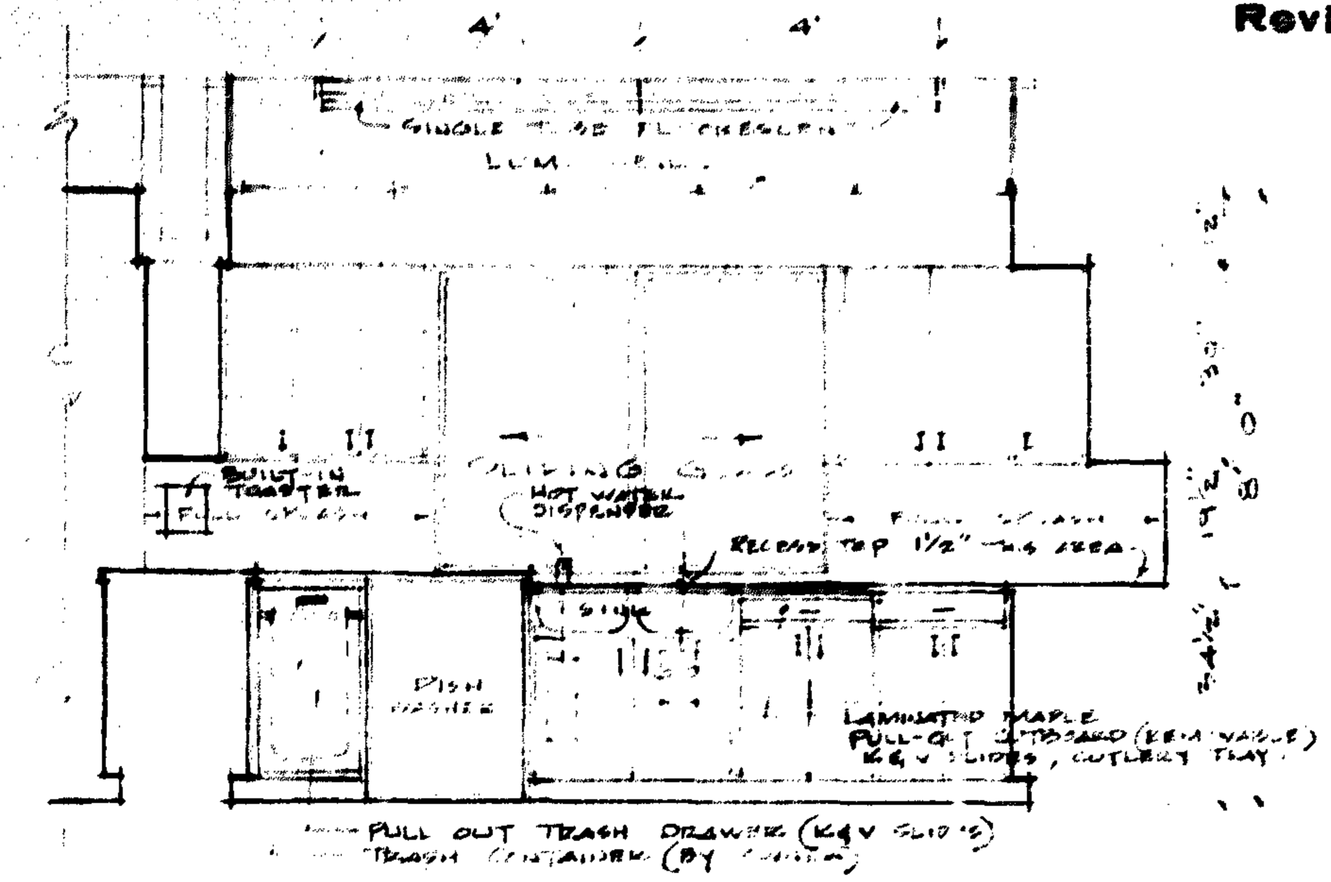
NOTES:
1. ALL DRAWERS SHALL HAVE K&V SLIDES
2. DRAWER INTERIORS SHALL BE 3/8" VENEERED PLYWOOD (SHELLAC)
3. INSIDES OF CABINET DOORS SHALL BE LAM. PLASTIC COVERED
4. ALL EXPOSED SURFACES SHALL BE LAM. PLASTIC COVERED. (ALL CABS.)
5. SHOP DRAWINGS ARE REQUIRED FOR ARCHITECT'S APPROVAL.



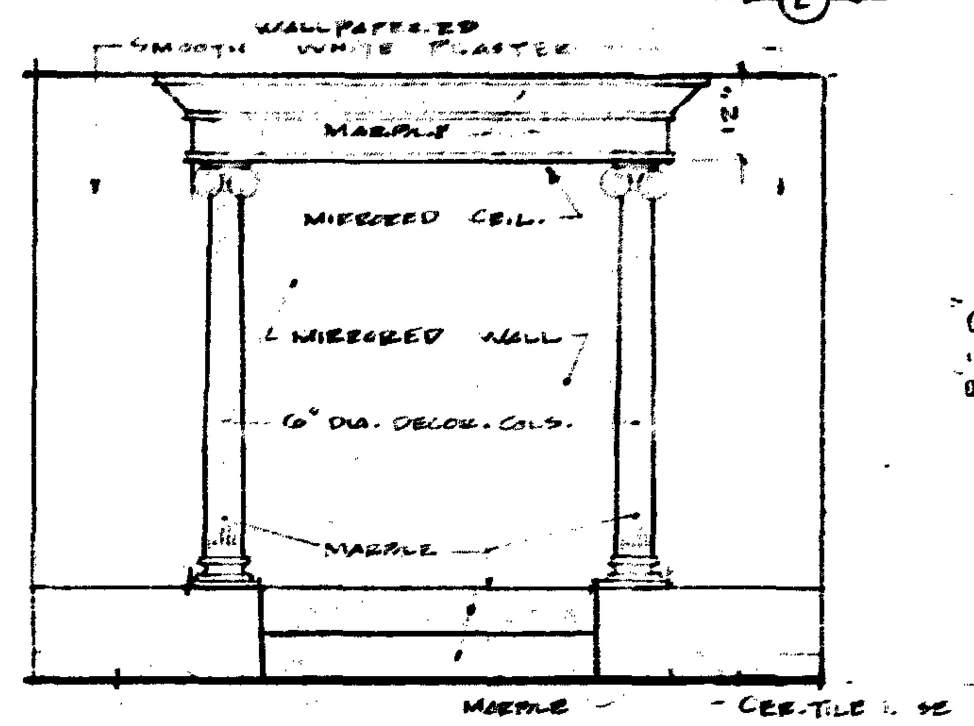
ELEVATION 3



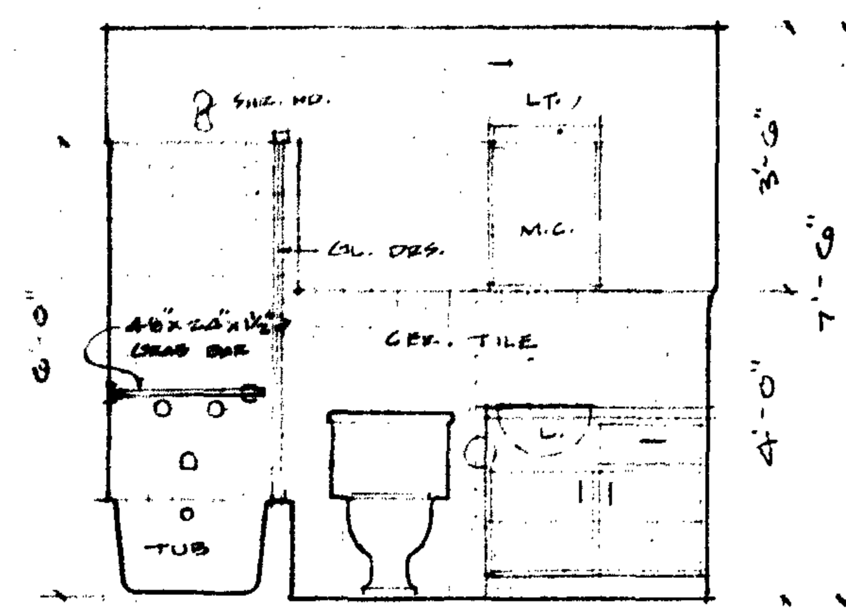
ELEVATION 2



ELEVATION 1



ELEVATION 6



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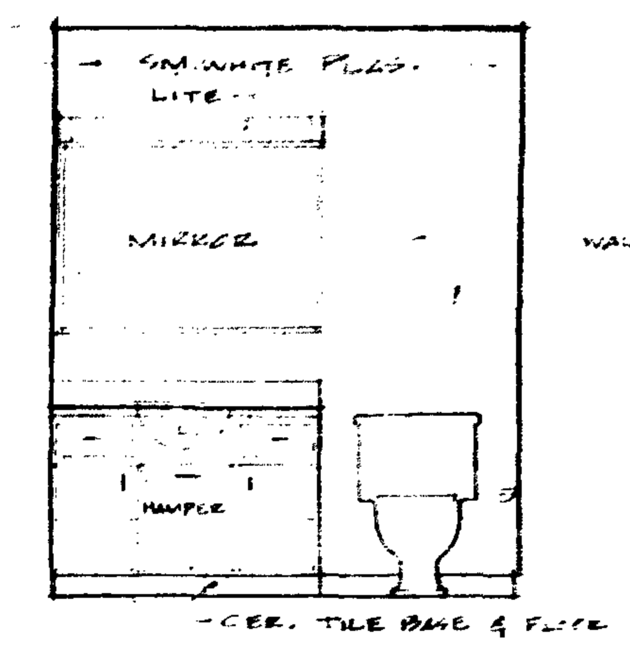
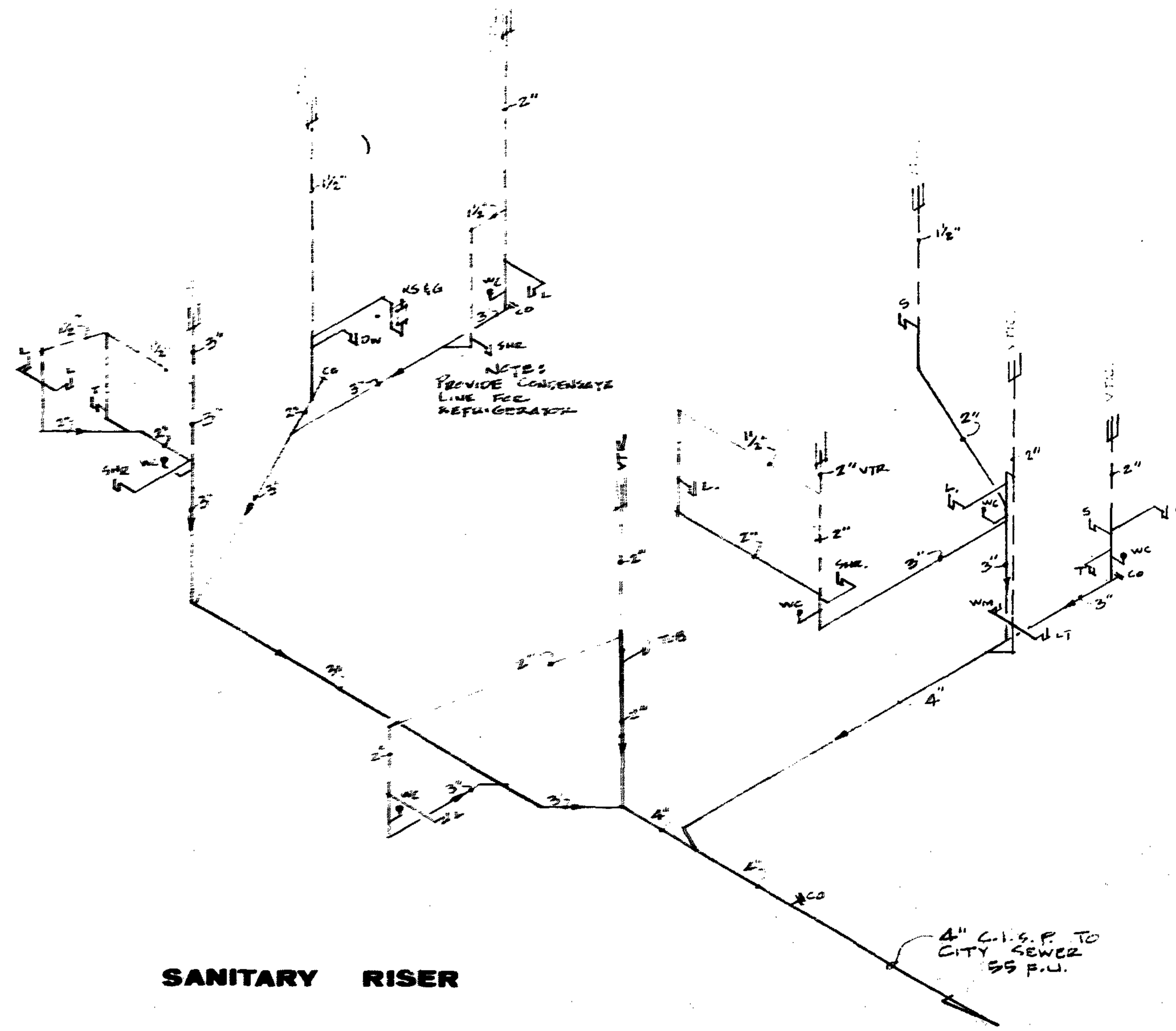


ELEVATION 4

SCALE: 1/2" = 1'-0"



SANITARY RISER

ROOM FINISH SCHEDULE

AREA	FLOOR	BASE	WALL	CEILING	WINDOW STOOLS	CEIL. HEIGHT
LOWER FOYER	MARBLE	MARBLE	PLASTER & PAINT		MARBLE	
LIVING ROOM	MARBLE	MARBLE	PLASTER & PAINT	SM. PLAS.	MARBLE	10'-10" ±
DINING ROOM	MARBLE	MARBLE	SM. PLAS. & WALLPAPER	SM. PLAS.		9'-6" ±
LIBRARY	CARPET W/ MARBLE PERIMETER	MARBLE	PREFIN. WOOD PANELING	ACOUSTIC PLASTER	MARBLE	8'-4" ±
POWDER ROOM	CERAMIC TILE	CERAMIC TILE	SM. PLAS. & WALLPAPER	SM. PLAS.	-	7'-6"
BREAKFAST ROOM	CERAMIC TILE	CERAMIC TILE	SM. PLAS. & WALLPAPER	SM. PLAS.		8'-0"
KITCHEN	CERAMIC TILE	CERAMIC TILE	SM. PLAS. & WALLPAPER	LUM. CEIL. & SM. PLAS.	LAM. PLASTIC	8'-0"
PANTRY	CERAMIC TILE	CERAMIC TILE	SM. PLAS. & PAINT	SM. PLAS.		8'-0"
HALLWAY 1ST FLOOR	MARBLE	MARBLE	SM. PLAS. & PAINT	SM. PLAS.		8'-0"
CABANA BATH	CERAMIC TILE	CER. TILE WAINSCOT @ 4' & 6', SM. PLAS. ABV. (WALLPAPER)		SM. PLAS.		7'-6"
FAMILY ROOM	CERAMIC TILE	APPLIED WOOD	PREFIN. WOOD PANELING	ACOUSTIC PLAS.	MARBLE	10'-10" & 9'-4"
BAR	VINYL TILE	VINYL TILE	PREFIN. WOOD PANELING	ACOUSTIC PLAS.		8'-0"
LAUNDRY	CERAMIC TILE	CERAMIC TILE	SM. PLAS. (PAINT)	SM. PLAS.		8'-0"
MAID'S ROOM	CARPET	APPLIED WOOD	SM. PLAS. PAINT OR WALLPAPER	SM. PLAS.	MARBLE	9'-6" ±
MAID'S BATH	CERAMIC TILE	CER. TILE WAINSCOT @ 4' & 6', SM. PLAS. ABV.		SM. PLAS.		7'-6"
GARAGE	SMOOTH CONCRETE		CEM. PLAS. & PAINT	PLASTER	CEM. PLAS.	10'-8" ±
UPPER FOYER	CARPET	APPLIED WOOD	SM. PLAS & PAINT	SM. PLAS.	MARBLE	9'-6" ±
HALLWAY 2ND FLOOR	CARPET	APPLIED WOOD	SM. PLAS. & PAINT	SM. PLAS.		8'-0"
BEDROOM # 1	CARPET	APPLIED WOOD	SM. PLAS. & WALLPAPER	SM. PLAS.	MARBLE	9'-6" ±
BEDROOM # 2	CARPET	APPLIED WOOD	SM. PLAS. & WALLPAPER	SM. PLAS.	-	9'-6" ±
BEDROOM 1 & 2 BATH	CERAMIC TILE	CER. TILE WAINSCOT @ 4' & 6', SM. PLAS. ABV. (WALLPAPER)		SM. PLAS.	MARBLE	7'-6"
TYPICAL CLOSET	CARPET	APPLIED WOOD	SM. PLAS., PAINT	SM. PLAS.		8'-0"
MASTER SUITE	CARPET	APPLIED WOOD	SM. PLAS., WALLPAPER	SM. PLAS.	MARBLE	9'-6" ±
DRESSING AREA	CARPET	APPLIED WOOD	SM. PLAS., WALLPAPER	SM. PLAS.		7'-6"
MASTER BATH	CERAMIC TILE	CERAMIC TILE	SM. PLAS., WALLPAPER	SM. PLAS.	MARBLE	8'-0"
FRONT PORCH 1ST FL.	MARBLE			SM. STUCCO		9'-8" ±
FRONT BALCONY	BRICK PAVERS			SM. STUCCO		10'-0" ±
REAR PORCH 1ST FL.	BRICK PAVERS			SM. STUCCO		9'-6" ±
REAR BALCONY	BRICK PAVERS			SM. STUCCO		10'-0" ±

FOYER STAIR - MARBLE RISERS & TREADS
REAR STAIR - BRICK PAVER RISERS & TREADS
SPIRAL PREFAB. STAIR - CARPETED TREADS

Anthony A. Montagnari

Revised

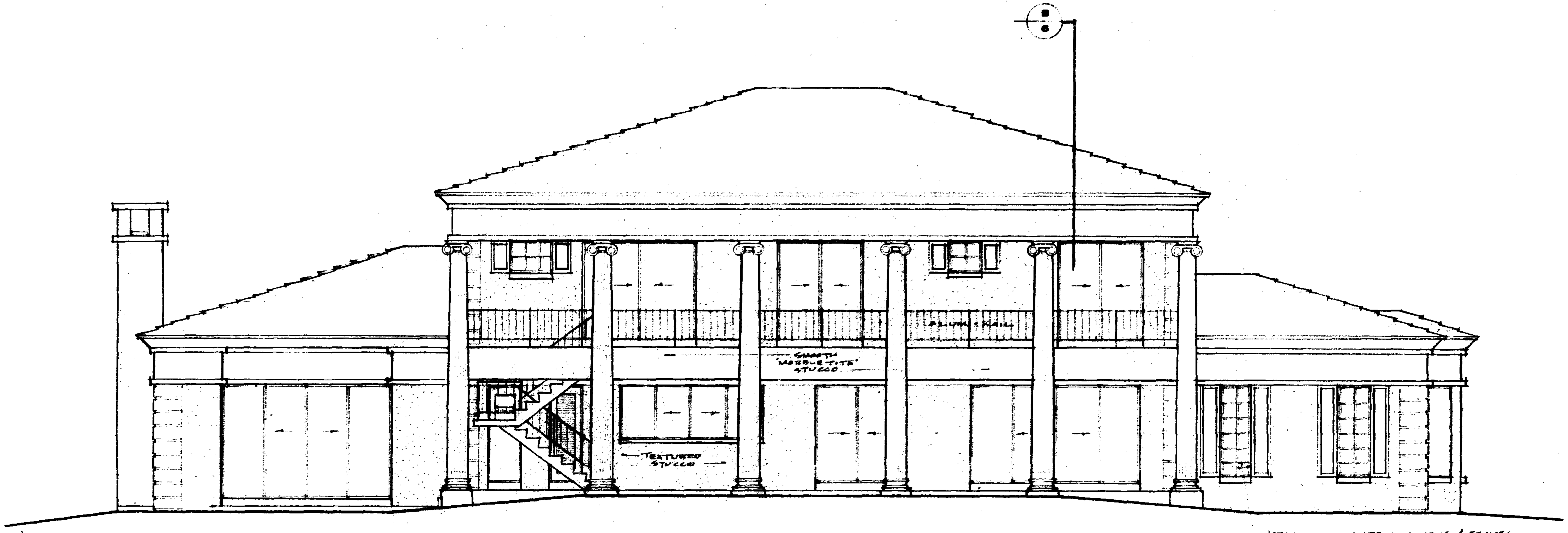
D 10
C 7615
D AM KB

ANTHONY A. MONTAGNARI
ARCHITECT
HALLANDALE, FLORIDA

title

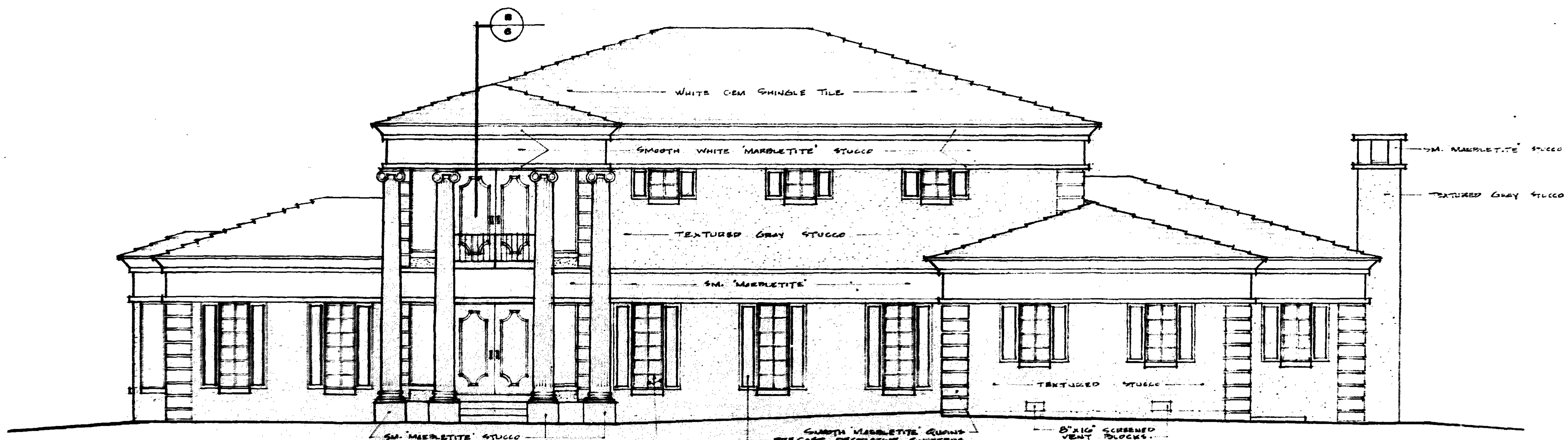
sheet
9

Revised



REAR ELEVATION

NOTE: ALL WINDOW MUNTINS & FRAMES SHALL BE WHITE.



FRONT ELEVATION

NOTE: ALL WINDOW MUNTINS & FRAMES SHALL BE WHITE.

ELEVATIONS

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

D 16 JUNE 76
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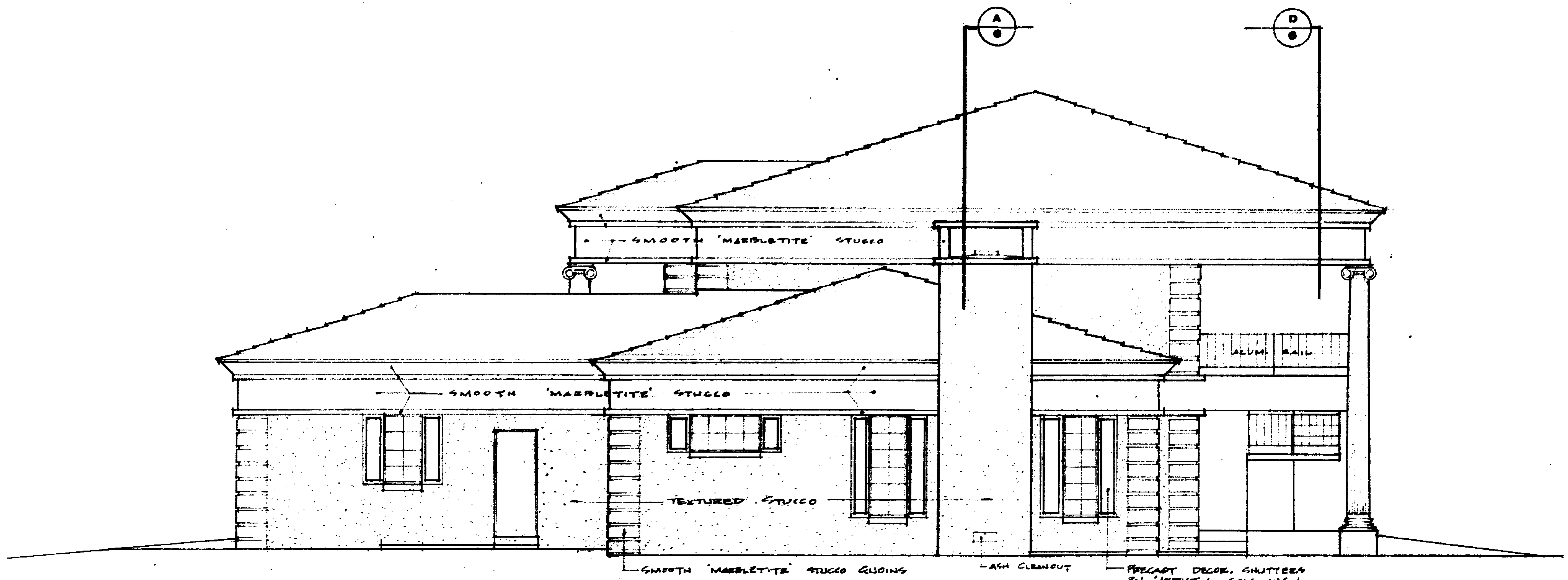
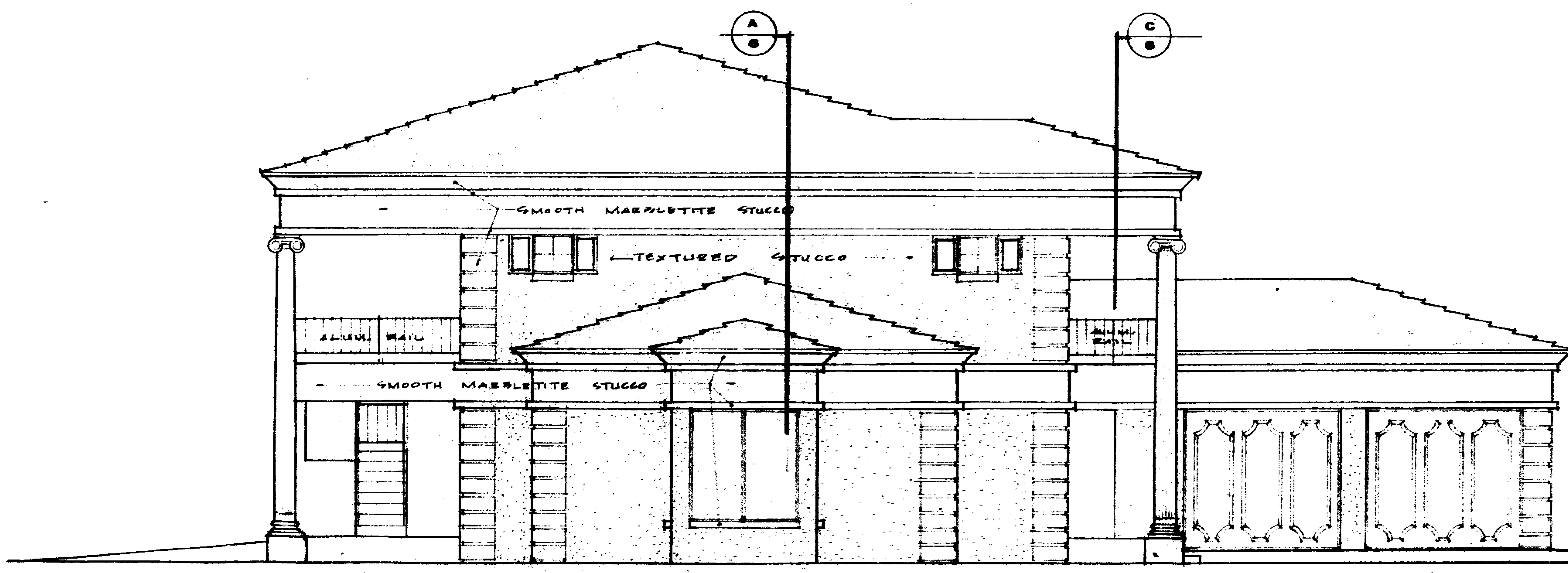
title
HOLLYWOOD DREAM HOMES
Mr. Allan Zucker
HOLLYWOOD FLORIDA

sheet
A10

Revised



RIGHT ELEVATION



LEFT ELEVATION

ELEVATIONS

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

C7615

DAM KB

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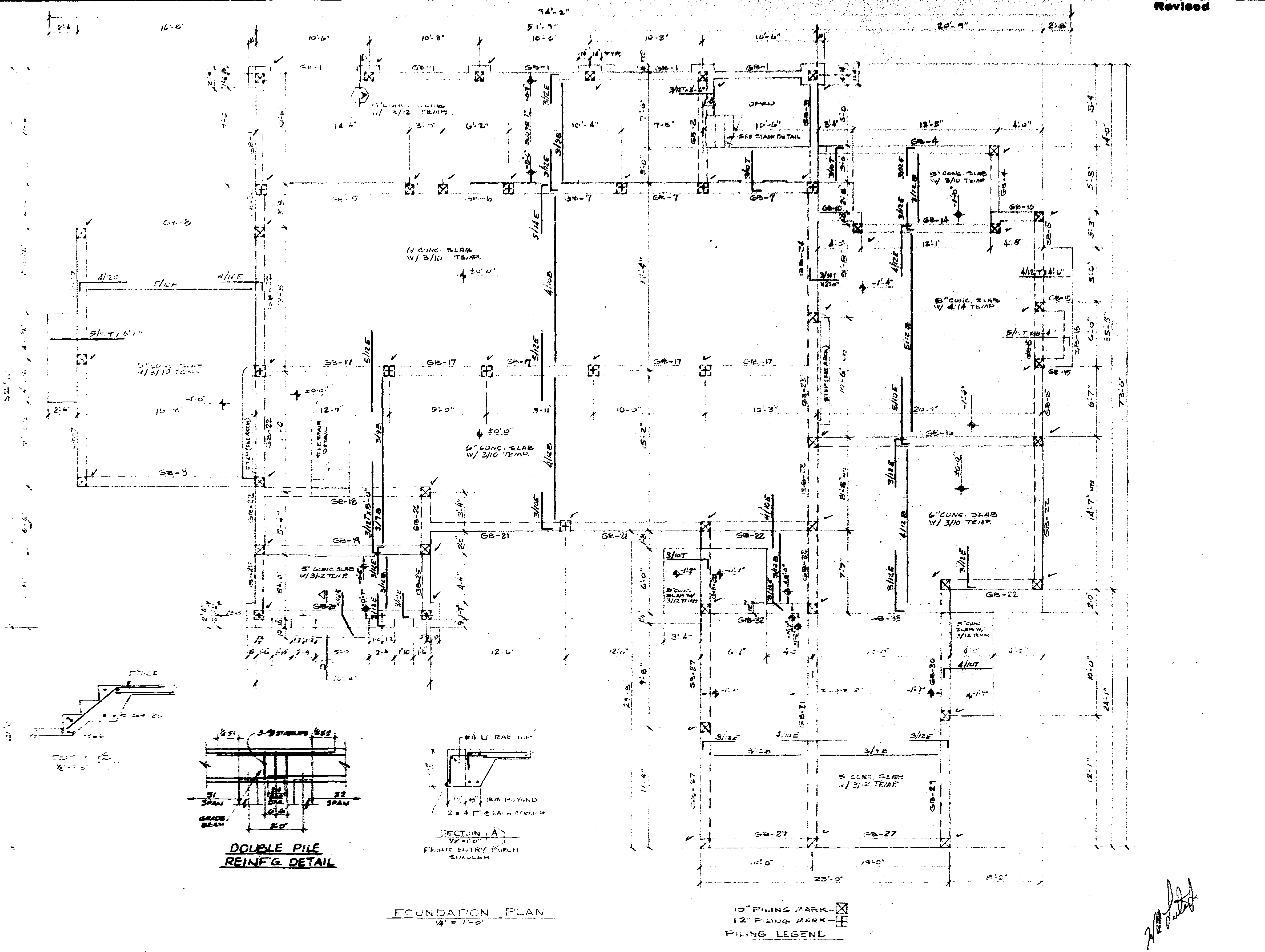
HOLLYWOOD DREAM HOMES

Mr. Allan Zucker

HOLLYWOOD FLORIDA

sheet

A11



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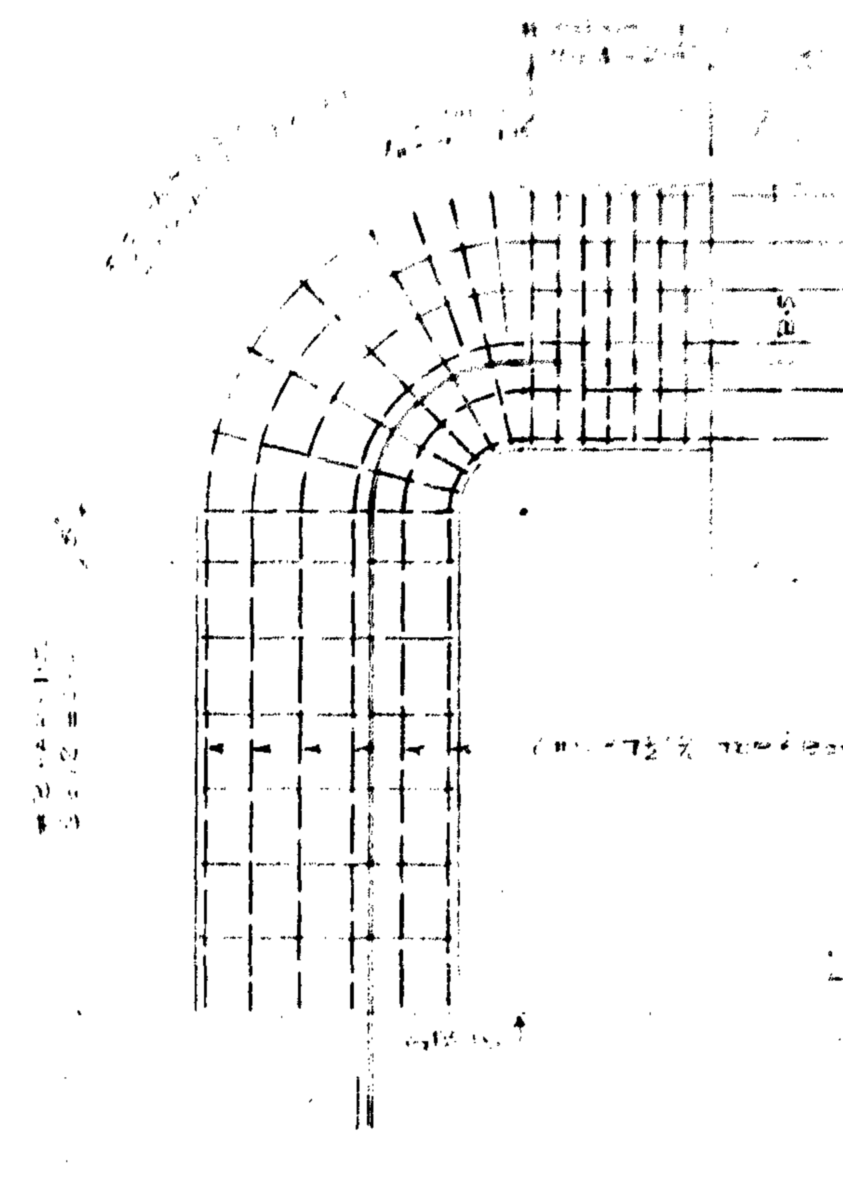
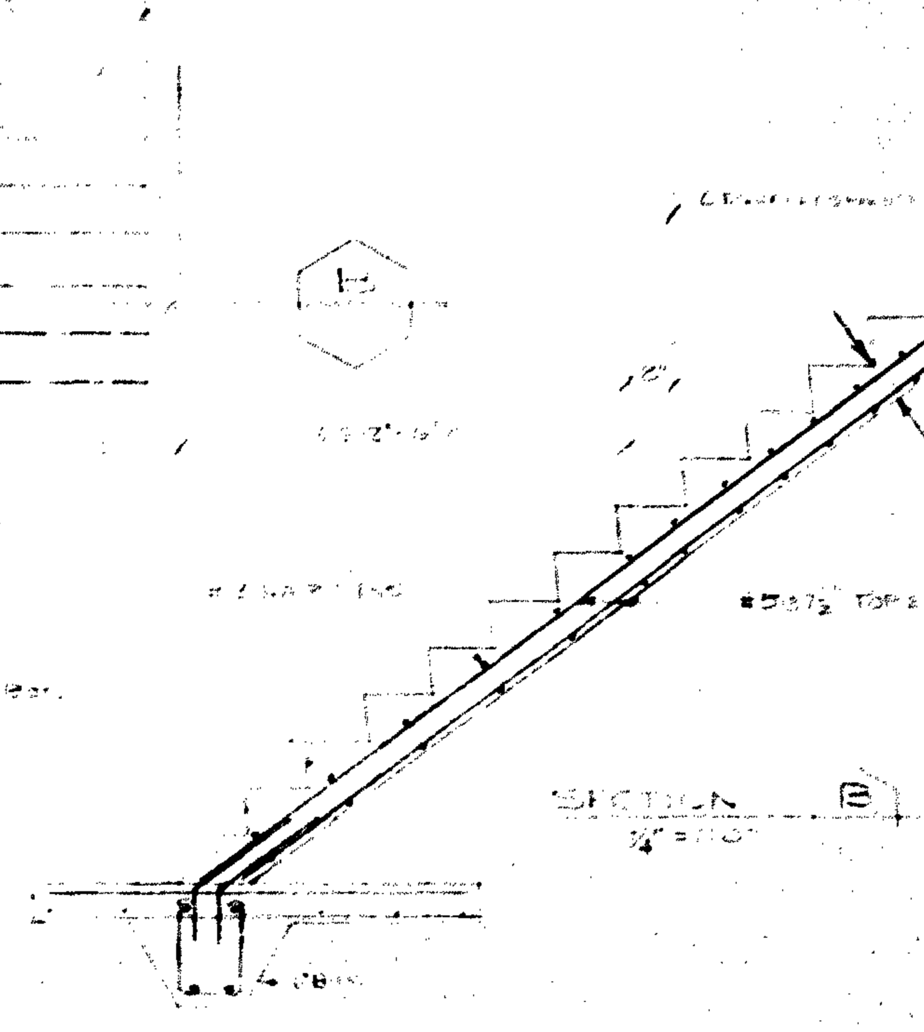
BEAM SCHEDULE

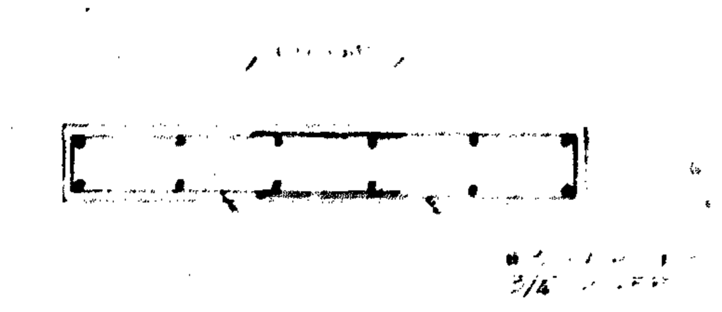
BM.	ELEV. TOP OF BM.	SIZE	REINFORCING BOTT.	TOP	'E'	'BE'	No.	#3 STIRRUPS SPACING	NOTE	REMARKS
GB-1	-0'-7"	8x14	2-5	2-5						
GB-2	[illegible]	10x14	2-6	2-5				[illegible]		
GB-3	[illegible]	8x20	[illegible]	2-5						
GB-4	[illegible]	8x12	2-5	2-5						
GB-5	[illegible]	[illegible]	[illegible]	[illegible]	1-7			[illegible]		
GB-6	[illegible]	[illegible]	[illegible]	[illegible]						
GB-7	[illegible]	[illegible]	[illegible]	[illegible]				[illegible]		
GB-8	[illegible]	10x20	2-7	2-5				4@1		
GB-9	[illegible]	[illegible]	2-5	2-5				[illegible]		
[illegible]	[illegible]	[illegible]	2-5	2-5						
[illegible]	[illegible]	[illegible]	2-7	2-5				[illegible]		
[illegible]	[illegible]	[illegible]	2-5	2-5						
[illegible]	[illegible]	[illegible]	[illegible]	2-5				[illegible]		
GB-17	[illegible]	10x20	2-5	[illegible]				[illegible]		
GB-19	[illegible]	[illegible]	2-6	2-5				[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	2-5				[illegible]		
GB-20	[illegible]	[illegible]	2-6	2-5				[illegible]		
GB-21	[illegible]	[illegible]	[illegible]	[illegible]				[illegible]		
GB-22	[illegible]	[illegible]	2-5	2-5						
GB-23	±0'-5"	10x22	2-7	2-6				6@9		
GB-24	[illegible]	[illegible]	[illegible]	2-5				3@12		
GB-25	[illegible]	[illegible]	2-5	2-5						
GB-26	±5'-0"	10x20	[illegible]	[illegible]				[illegible]		
GB-27	-1'-3"	10x14	2-5	2-5				[illegible]		
GB-28	[illegible]	[illegible]	[illegible]	2-5						[illegible]
GB-29	[illegible]	10x14	2-6	2-5						
GB-30	[illegible]	[illegible]	2-6	2-5				[illegible]		[illegible]
GB-31	-1'-2"	[illegible]	2-7	2-5	1-5			[illegible]		
GB-32	-0'-7"	10x12	2-5	2-5						
GB-33	±0'-5"	10x19	2-5	2-5						
B-1	+9'-6"	8x28	2-5	2-5						
B-2	+9'-6"	8x28	2-6	2-6						
B-3	[illegible]	10x14	2-6	2-6				[illegible]		
B-4	+10'-0"	8x26	2-5	2-5				5@9		
B-5	+10'-0"	[illegible]	2-6	2-6				[illegible]		
B-6	[illegible]	[illegible]	2-6	2-5						
B-7	+9'-6"	8x32	2-6	2-5						
B-8	+9'-6"	[illegible]	[illegible]	2-5						
B-9	+9'-6"	[illegible]	[illegible]	2-5						
B-10	[illegible]	[illegible]								
B-11	[illegible]	8x32	2-5	2-5						
TB-1	+10'-0"	8x38	2-5	2-5						
TB-2	+9'-6"	8x32	2-5	2-5						
TB-3	+10'-0"	8x38	2-5	2-5						
TB-4	+10'-0"	8x24	2-5	2-5						
TB-5	+9'-6"	8x32	2-5	2-5						
TB-6	+9'-6"	8x32	2-5	2-5						
TB-7	+9'-6"	8x32	2-5	2-5						
TB-8	[illegible]	[illegible]	2-5	2-5						[illegible] 2" LIP
TB-9	[illegible]	8x32	2-5	2-5						
TB-10	+10'-0"	8x24	2-5	2-5				@ll THRU-OUT		
TB-11	+9'-6"	8x14	2-5	2-5						



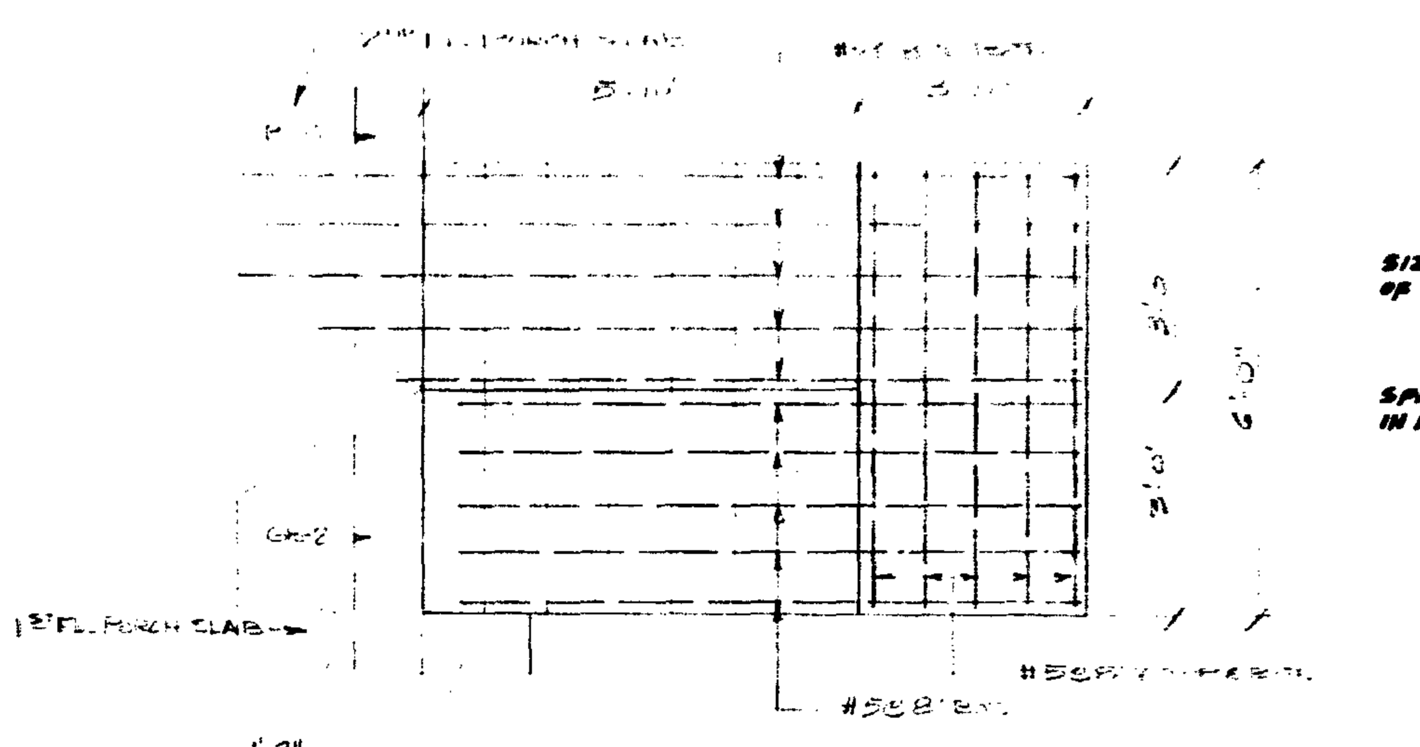
PORCH STAIR PLAN



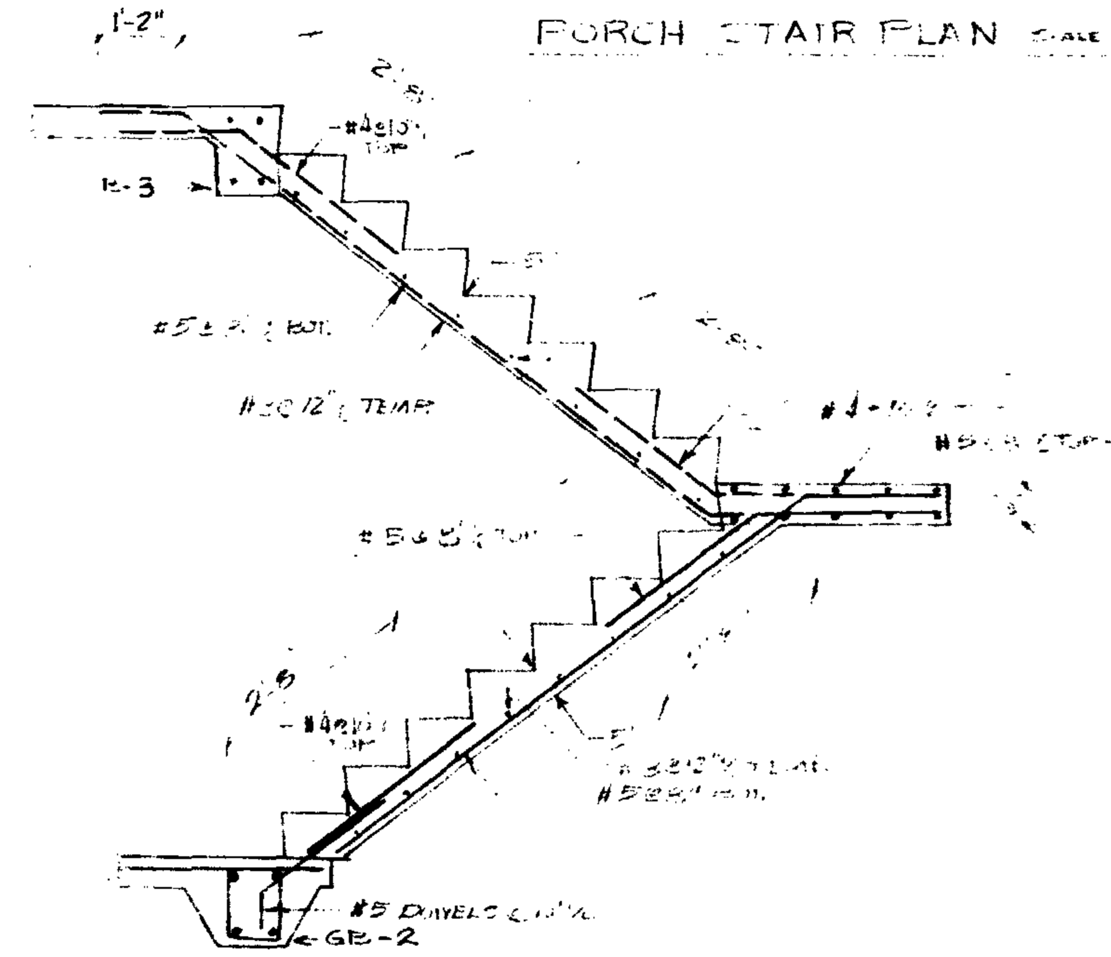
SECTION B



SECTION C



PORCH STAIR PLAN



PORCH STAIR SECTION

1/2" = 1'-0"

SIZE OF BAR — 3/10 B (OL) — SPACING IN INCHES

℄ = CENTERLINE
OL = OUTSIDE LAYER
IL = INSIDE LAYER
OF = OUTSIDE FACE
IF = INSIDE FACE
EF = EACH FACE
B = BOTTOM
T = TOP
E = SEE BENDING DIA.
V = VERTICAL
H = HORIZONTAL
M = MID-DEPTH
TEMP = TEMPERATURE

REINF'G. MARK LEGEND

GENERAL BEAM SCHEDULE NOTES:

1. SCHEDULED HOOPS OR STIRRUPS SHALL BE PLACED AT EACH END OF BEAM UNLESS NOTED OTHERWISE.
2. BUNDLE ALL STRUCTURAL BEAM TOP BARS IN PAIRS OVER SUPPORT WITH TOP BARS FROM ADJACENT BEAMS.
3. ALL CONCRETE BEAMS OTHER THAN THOSE WITH THE PREFIX TB SHALL BE POURED PRIOR TO PLACING OF BLOCK BELOW.
4. ALL TIE BEAM REINFORCING SHALL BE CONTINUOUS THRU TIE BEAMS ONLY.
5. ALL TIE BEAM TOP REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJACENT STRUCTURAL BEAM AS PER BENDING DIAGRAM.
6. DROP BOTTOM OF TIE BEAMS AS REQUIRED AT WINDOW AND DOOR HEADS (28" MAXIMUM) AND ADD 2 #5 BOTTOM IF DROP EXCEEDS 8".
7. TIE BEAM SCHEDULED DEPTHS ARE MINIMUM AND MAY BE INCREASED (8" MAXIMUM) TO FIT BLOCK WORK.

PRECAST CONCRETE PILES: TO BE REINFORCED CONCRETE POURED UNDER THE CONTROL OF AN APPROVED TESTING LABORATORY WHO SHALL, DESIGN A MIX TO SECURE A STRENGTH OF 3500 PSI AT 28 DAYS. #2 TIES TO BE SPACED AT 8" C/C EXCEPT AT THE TIP AND BUTT ENDS WHERE 6 #2 TIES SHALL BE SPACED AT 3" C/C. PILES TO BE DRIVEN OR JETTED AND DRIVEN TO SECURE THE REQUIRED CARRYING CAPACITY. PILES TO BE CUT OFF SQUARE AT PROPER ELEVATIONS ALLOWING A MINIMUM OF 18" OF PILE STEEL TO PROJECT INTO GRADE BEAMS OR PILE CAPS.

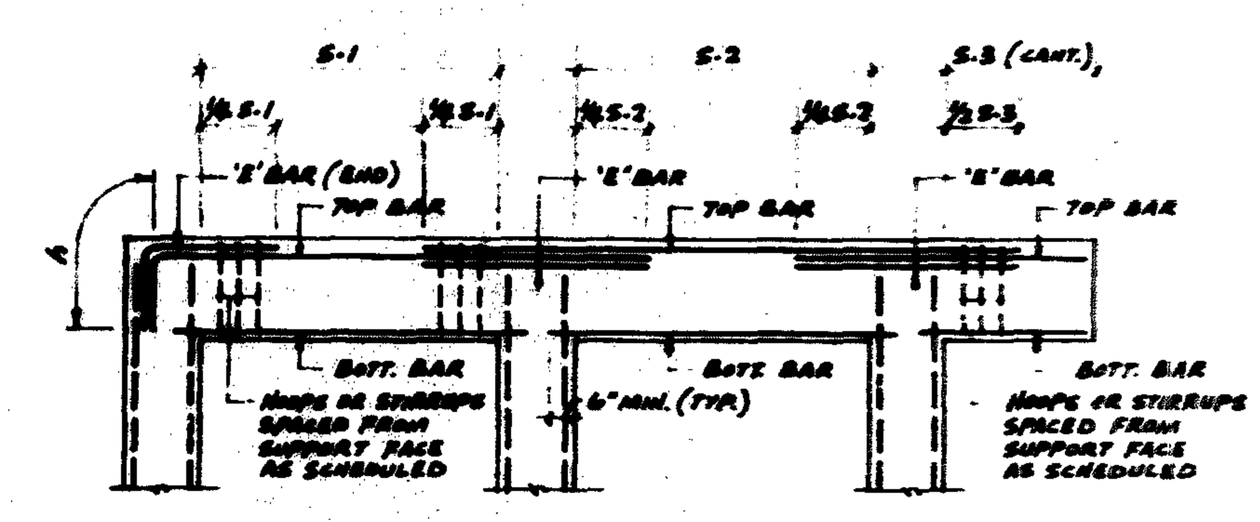
12" x 12" PILES TO BE REINFORCED WITH 4 #6 VERTICAL AND DEVELOP A CARRYING CAPACITY OF 50 KIPS.

10" x 10" PILES TO BE REINFORCED WITH 4 #5 VERTICAL AND DEVELOP A CARRYING CAPACITY OF 35 KIPS.

PRESTRESSED CONCRETE PILES: TO BE POURED WITH A MIX DESIGNED BY A RECOGNIZED TESTING LABORATORY TO ATTAIN A STRENGTH OF 6000 PSI IN 28 DAYS. CONCRETE SHALL ATTAIN A STRENGTH OF 3500 PSI BEFORE STRANDS ARE RELEASED. REINFORCING SHALL BE PER ASTM A416-68 250K STRANDS WITH #5 GAUGE WIRE SPIRALS AT AN 8 INCH PITCH EXCEPT AT ENDS WITH 6 TURNS AT A 3 INCH PITCH.

12" x 12" PILES SHALL BE REINFORCED WITH 4 7/16" Ø STRANDS AND HAVE A CARRYING CAPACITY OF 50 KIPS.

10" x 10" PILES SHALL BE REINFORCED WITH 4 3/8" Ø STRANDS AND HAVE A CARRYING CAPACITY OF 35 KIPS.



BOTTOM BARS - TOP BARS - 'E' BARS

BAR #	h (END HOOK) (IN INCHES)
4	8
5	10
6	12
7	17
8	22
9	28
10	32
11	34

CONCRETE-GENERAL:
UNLESS OTHERWISE CALLED FOR IN SPECIFICATIONS OR DRAWINGS ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS AND RECOMMENDATIONS OF ACI-301-72 "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS".

CONCRETE: TO BE A MIX DESIGNED IN ACCORDANCE WITH ASTM C-94-72 TO ACHIEVE A STRENGTH AS STATED BELOW, AT 28 DAYS, WITH A PLASTIC AND WORKABLE MIX. A CERTIFICATE OF MANUFACTURER'S MIX AND STRENGTH IS TO BE PROVIDED. NO WATER TO BE ADDED AFTER TRUCK LEAVES PLANT WITHOUT APPROVAL OF ENGINEER OR PLANT ENGINEER. PLANT CONTROL IS REQUIRED. MAXIMUM MIX TIME AT POINT OF DEPOSIT IS 90 MINUTES. $f'_c = 3000$ PSI

REINFORCING STEEL: BARS TO BE A615-GRADE 60 (UNLESS NOTED OTHERWISE), FREE FROM OIL, LOOSE SCALE AND LOOSE RUST AND BENT, LAPPED, PLACED, SUPPORTED AND FASTENED ACCORDING TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES (ACI 315-65) AND THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-71). IN CASE OF CONFLICT ACI 318-71 SHALL TAKE PRECEDENCE.

ANTHONY A. MONTAGNARI
ARCHITECT
HALLANDALE, FLORIDA

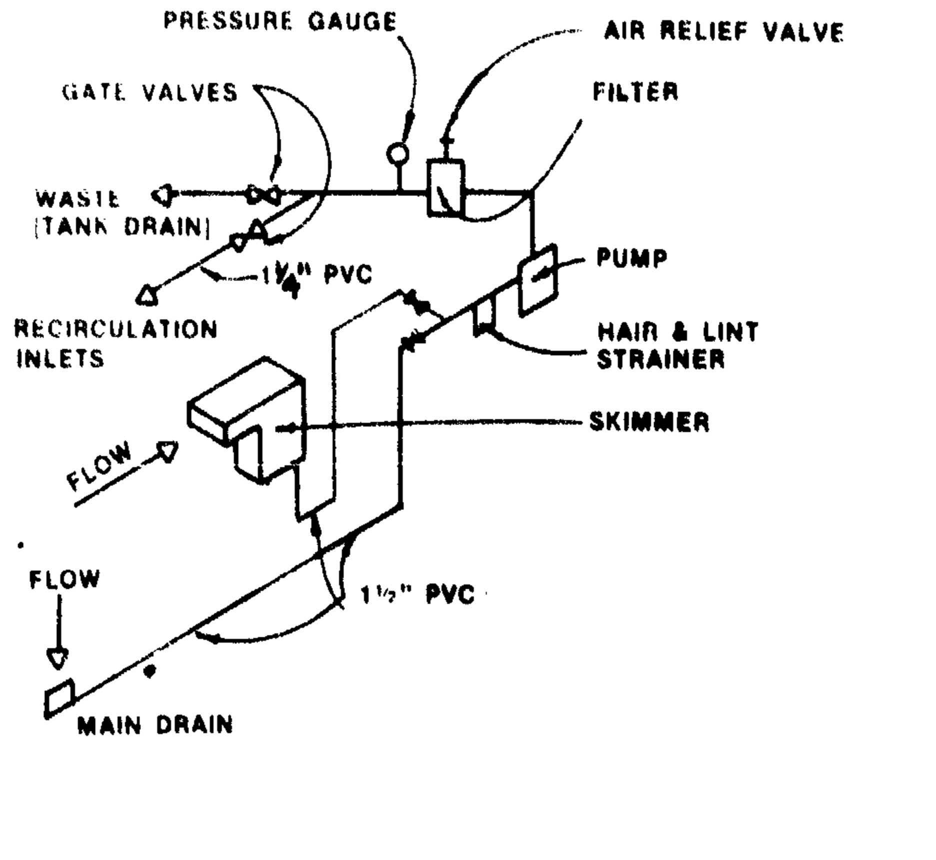
title

sheet S2

2

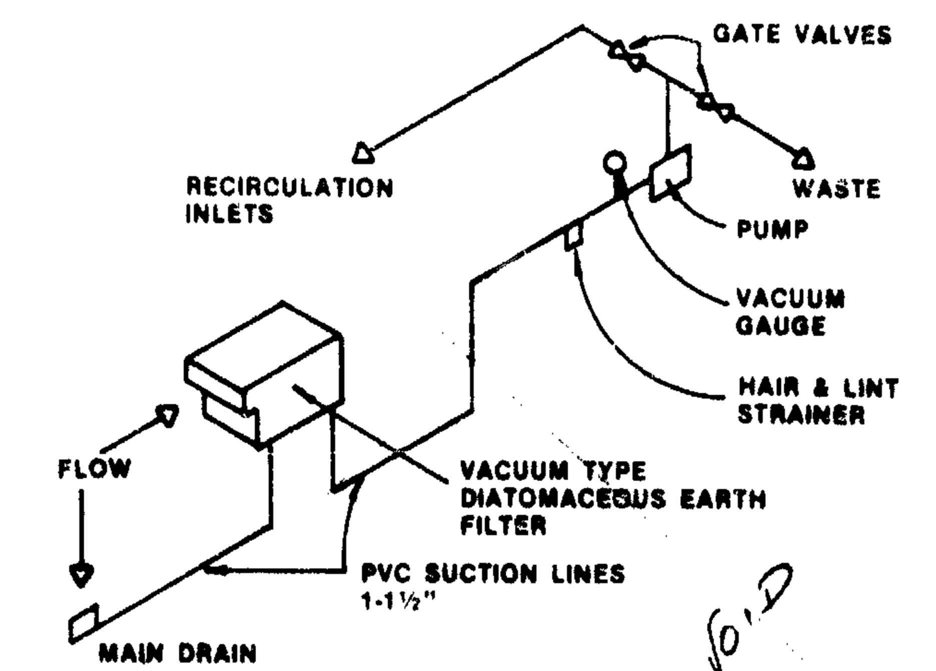
GENERAL NOTES

1. ALL FLOORS AND WALLS OF POOL TO BE GUNITE APPLIED CONC. WITH A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
2. ALL REINF. STEEL TO CONFORM TO A.S.T.M. 615 GRADE 40.
3. ALL POOL PIPING TO BE SCHED. 40 PVC BEARING NSF APPROVAL.
4. FILTER BACKWASH SHALL COMPLY WITH SECTION 5004 SFBC.
5. ALL POOL CONSTRUCTION SHALL COMPLY WITH CHAPTER 50 OF THE SOUTH FLORIDA BUILDING CODE (SFBC).
6. SURFACE SOILS ARE SANDY AND ARE PRESUMED TO HAVE A SAFE BEARING CAPACITY OF 600 PSF. THE MINIMUM BEARING CAPACITY REQUIRED IS EQUAL TO 500 PFS; IF ORGANIC OR MARL TYPE SOILS ARE ENCOUNTERED ON EXCAVATION OR IF TRASH OR OTHER DELITERIOUS MATERIAL IS ENCOUNTERED, ALL SUCH MATERIAL AND SOILS SHALL BE REMOVED AND THE OVER EXCAVATION SHALL BE BACKFILLED WITH CLEAN SAND AND/OR ROCK AND COMPACTED IN 12" THICK LAYERS OR: NOTIFY ENGINEER FOR PILING DESIGN. NO POOL OR PATIO SHALL BEAR ON ORGANIC SOILS OR ANY OTHER TYPE SOILS THAN SAND OR ROCK WITH A MINIMUM BEARING VALUE OF 600 P.S.F. NOR SHALL ANY SUCH SOIL STRATAS I.E. (ORGANIC) UNDERLIE POOL SHELL AND/OR PATIO BEARING STRATAS. IT IS RECOMMENDED THAT SOIL BORINGS BE TAKEN AT ALL SITES OF QUESTIONABLE SOIL BEARING CAPACITY.
7. IN ALL CASES THE POOL CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING STRUCTURES FROM FAILURE BY SHORING, UNDERPINNING OR ANY OTHER METHOD IF REQUIRED. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE SAFETY OF EXISTING STRUCTURES.
8. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR POOL CONSTRUCTION IN EASEMENTS OR REQUIRED SETBACK AREAS. PLOT PLANS NOT PREPARED FROM LEGAL SURVEYS OF THE EXISTING LOT AND RESIDENCE ARE SO INDICATED. POOL CONTR. SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND ESTABLISH LOT LINES IF NECESSARY. POOL CONTRACTOR AND/OR OWNER SHALL VERIFY LAYOUT SHOWN AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.
9. POOL CONTRACTOR SHALL ESTABLISH LOCATIONS OF EXISTING UTILITIES AT THE SITE PRIOR TO CONSTRUCTION. ESTABLISH UTILITY CLEARANCES FROM POOL WITH LOCAL REGULATORY AGENCIES.
10. POOL SLIDES TO BE INSTALLED IN ACCORDANCE WITH LATEST U.S. GOVERNMENT SAFETY STANDARDS.
11. MIN. 4° FENCE RECOMMENDED AROUND ALL POOLS.



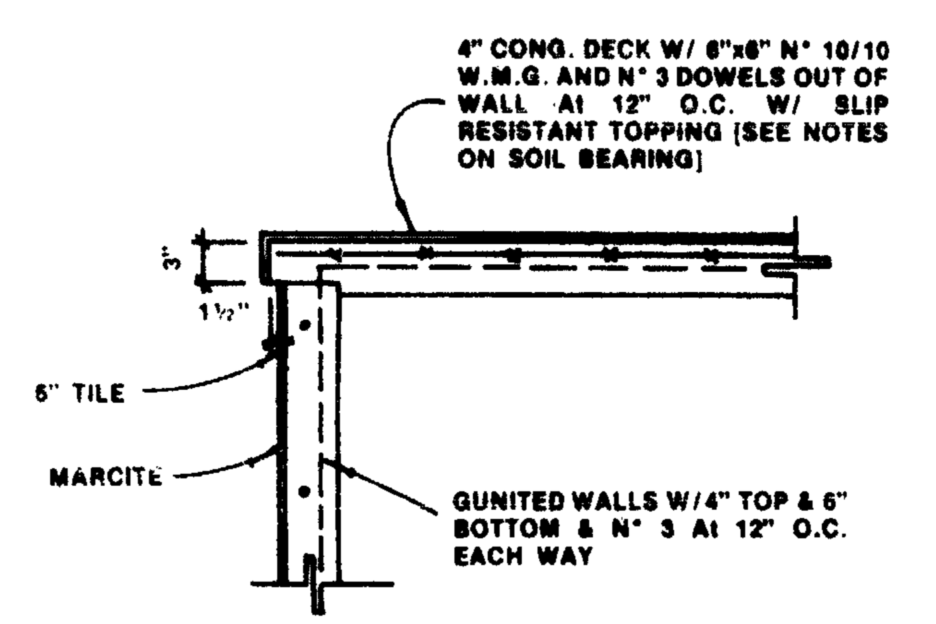
D.E. FILTER PIPING SCHEMATIC

SPA PIPING NOT SHOWN FOR CLARITY



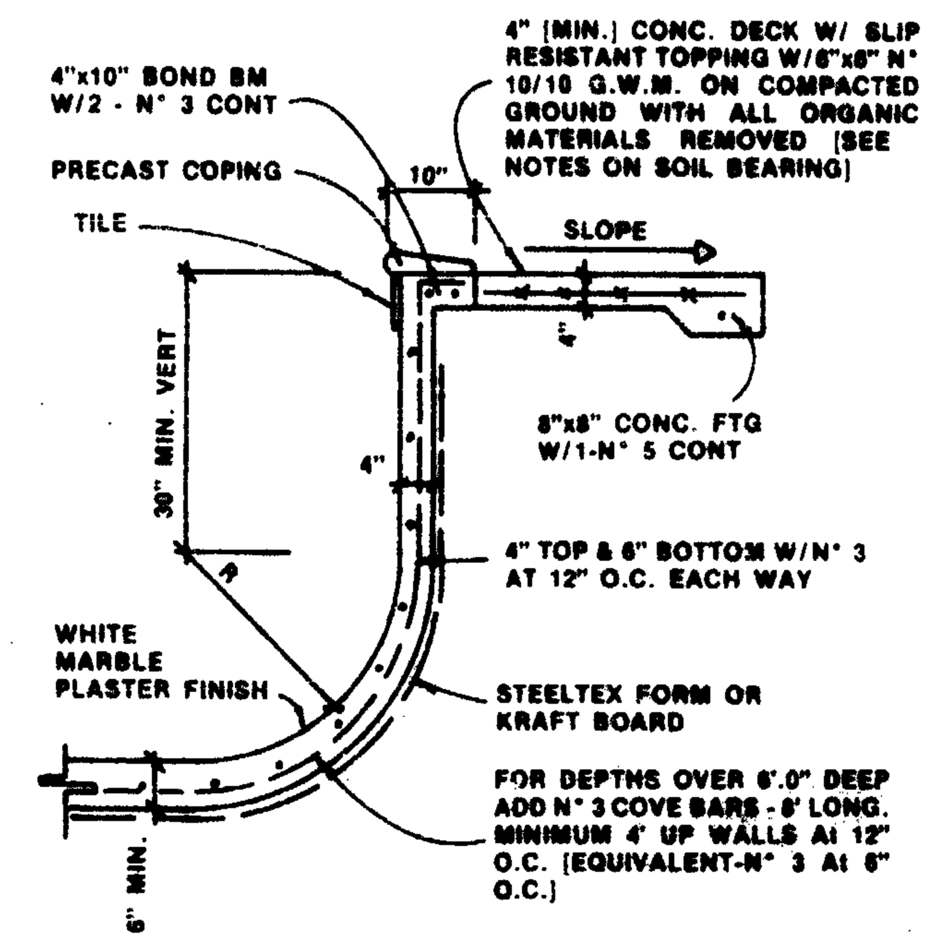
VACUUM FILTER PIPING SCHEMATIC

NTS



ALTERNATE WALL SECTION

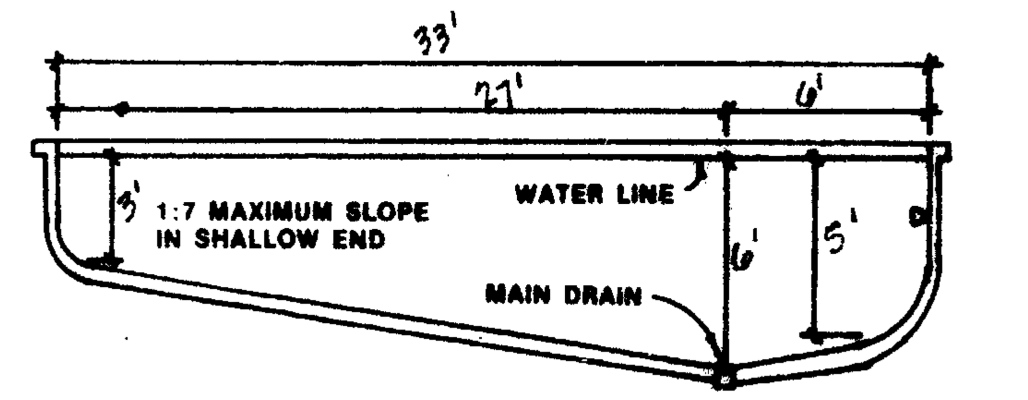
NTS



TYPICAL WALL SECTION

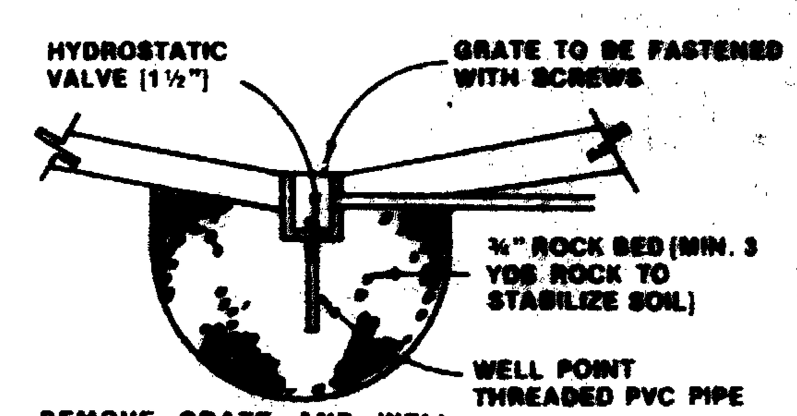
NTS

IMPORTANT NOTE:
NO DIVING BOARD AND NO DIVING IS ALLOWED ON ANY POOL LESS THAN 8'-0" DEPTH AND SPECIFICALLY DESIGNED FOR DIVING. THIS POOL IS NOT DESIGNED FOR DIVING.



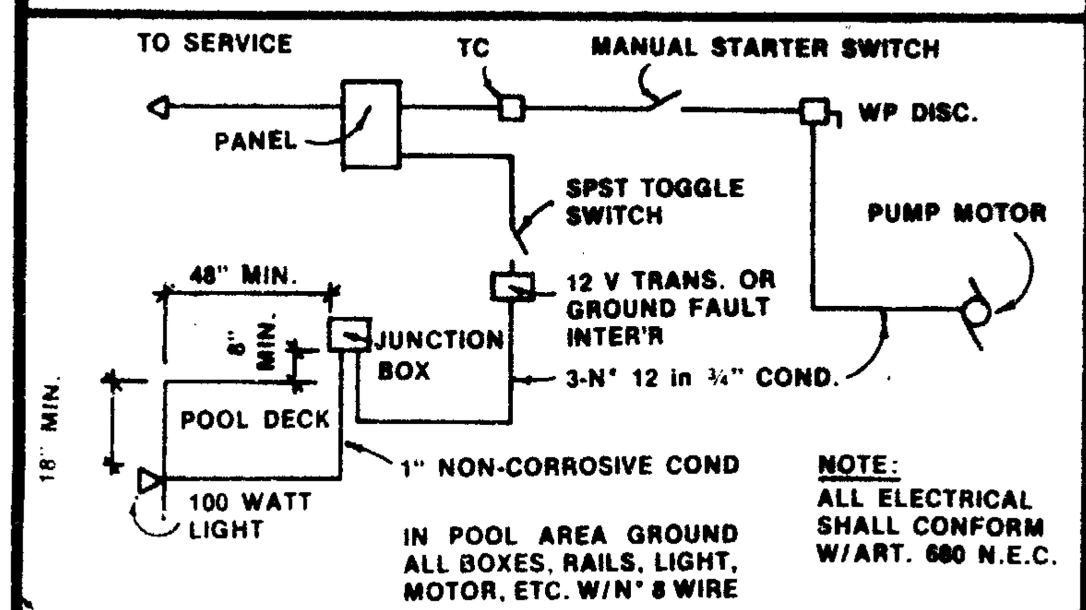
LONGITUDINAL POOL SECTION – STANDARD POOL

NTS



WELL POINT DETAIL

NTS

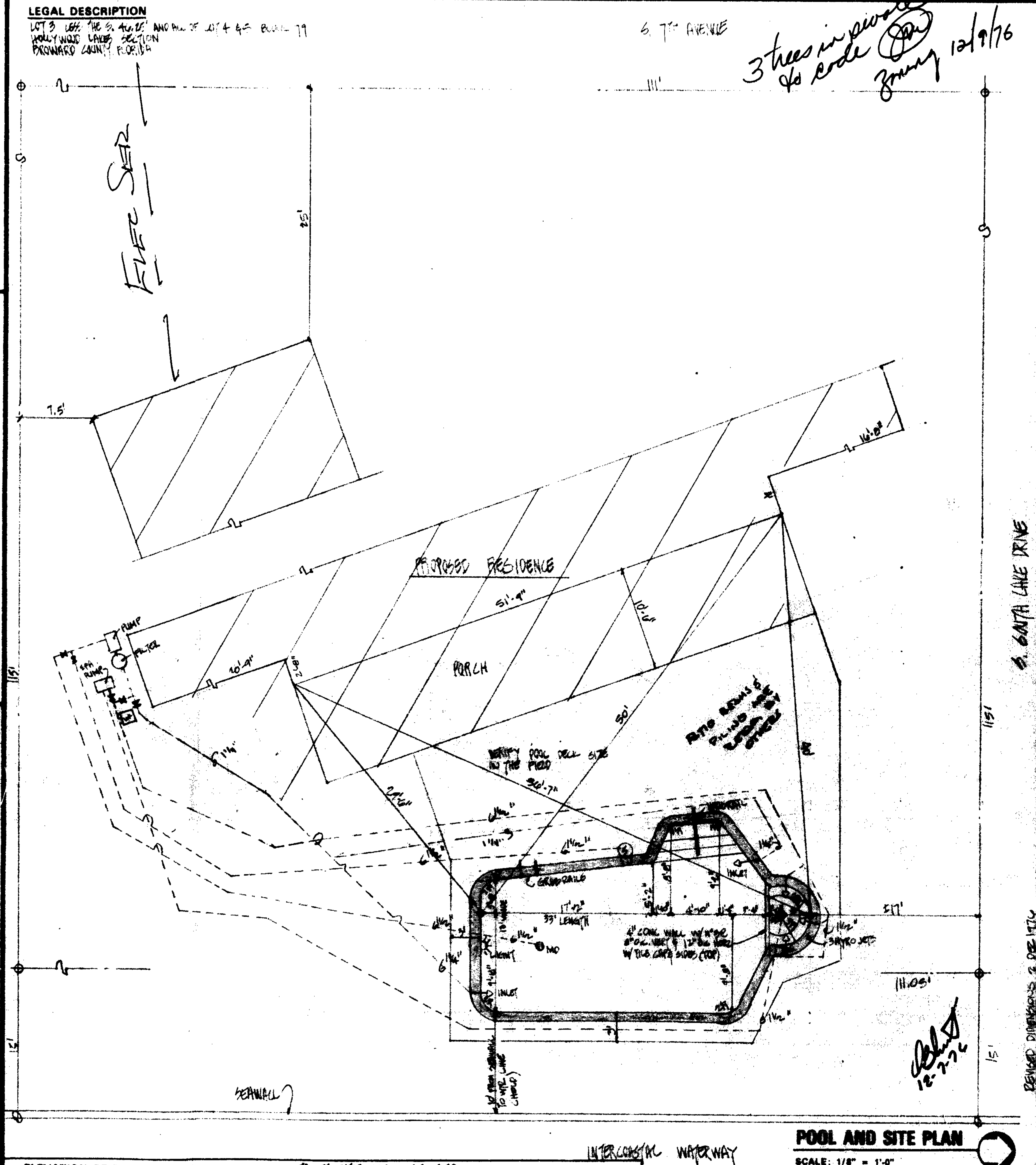


ELECTRICAL DIAGRAM

POOL DATA AND EQUIPMENT

SIZE & DEPTH	19'x33' 3' TO 6'
CAPACITY	15100 GALLONS
PERIMETER	90 L.F.
PUMP	¾ HP / 1½ HP SPA PUMP
FILTER	PUREX CHF 50 316 D/E
TILE	6" AROUND
TYPE OF PATIO	SLIP RESISTANT FINISH
EXIT RAILINGS	FIGURE 4 GRAB RAILS AND HANDRAIL
COPING	PRECAST CONCRETE
TURNOVER	8 HOURS

LEGAL DESCRIPTION
LOT 3 LESS THE S. 4.25' AND ALL OF LOT 4 ... BLOCK 19
HOLLYWOOD LAKES SECTION
BROWARD COUNTY FLORIDA



ELEVATION OF DECK IN RELATION TO HOUSE: TO BE ESTABLISHED IN THE FIELD

INTERCOASTAL WATERWAY

POOL AND SITE PLAN

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

NORTH

DANIEL F. BLUST
CONSULTING ENGINEER
HOLLYWOOD, FLORIDA

POOL FOR: HOLLYWOOD DREAM HOMES
800 SOUTH 7TH AVENUE
HOLLYWOOD, FLORIDA

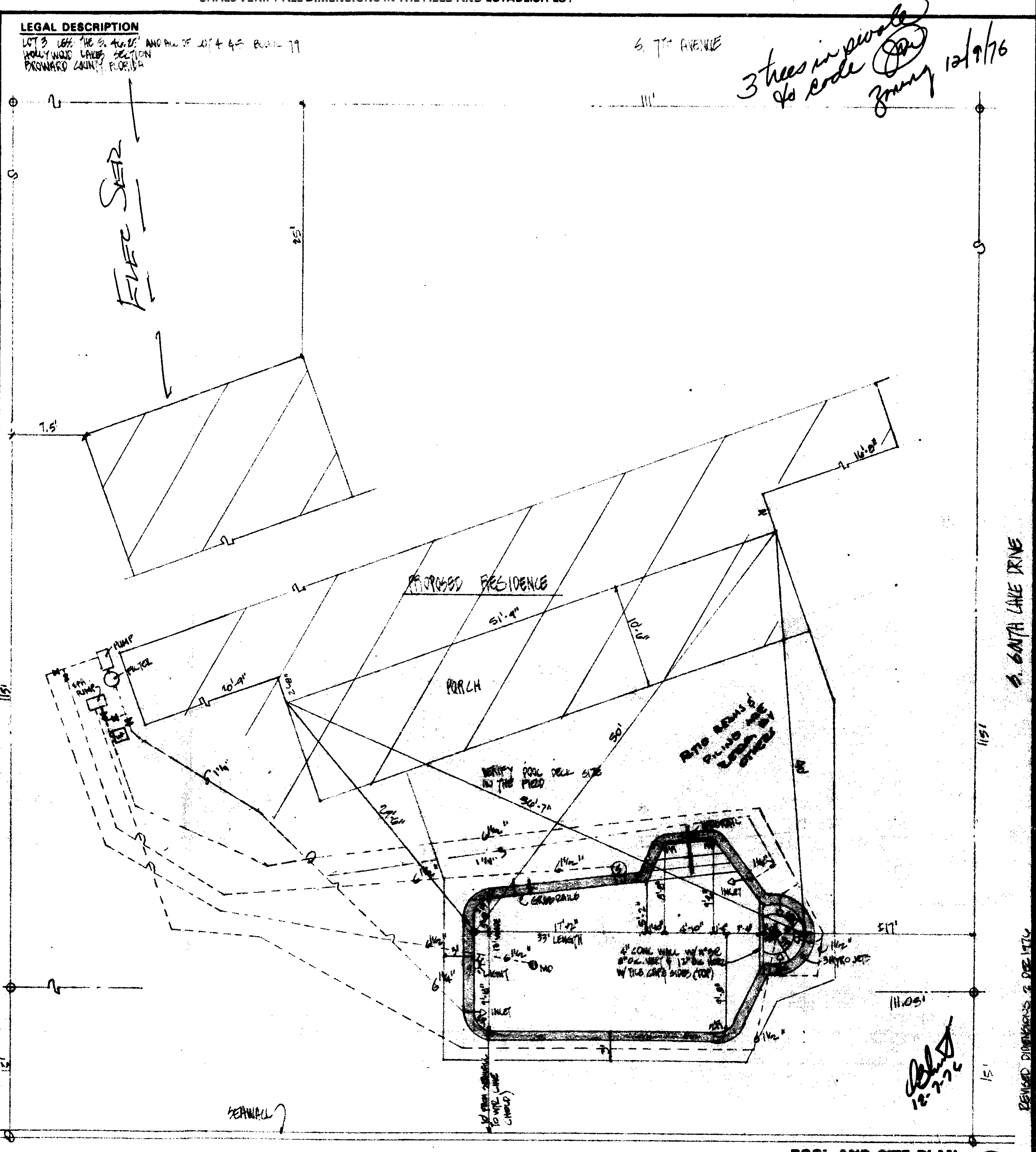
Paul Post

ATLANTIC POOLS OF BROWARD INC.

DATE 17 Nov. 1976
SHEET N° 1 of 1
ORDER
COMM N°

LEGAL DESCRIPTION

LOT 3 LESS THE S. 46.25' AND ALL OF LOT 4 & 5 BLOCK 79
HOLLYWOOD LAKES SECTION
BROWARD COUNTY FLORIDA



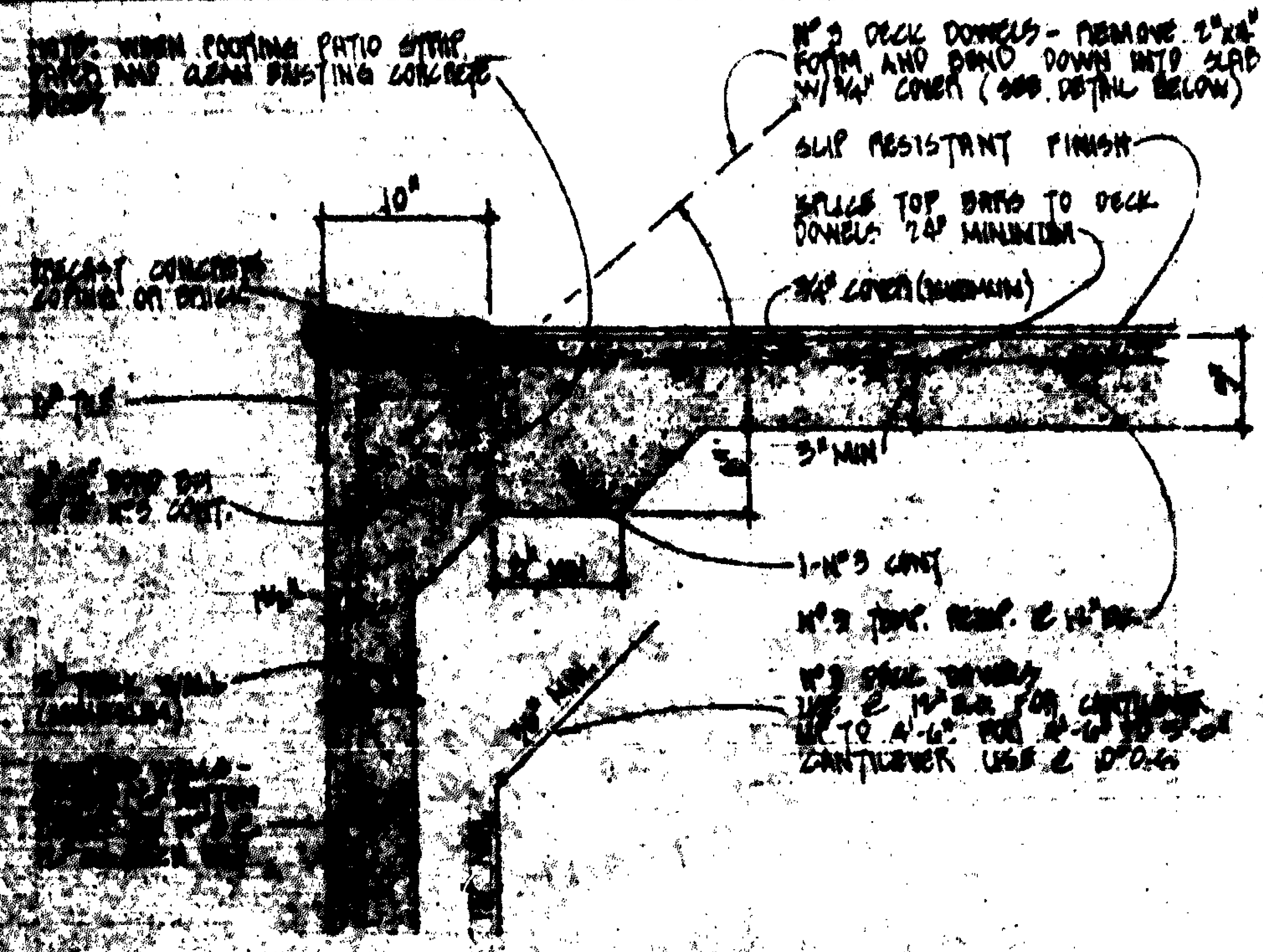
INTERCOASTAL WATERWAY

POOL AND SITE PLAN

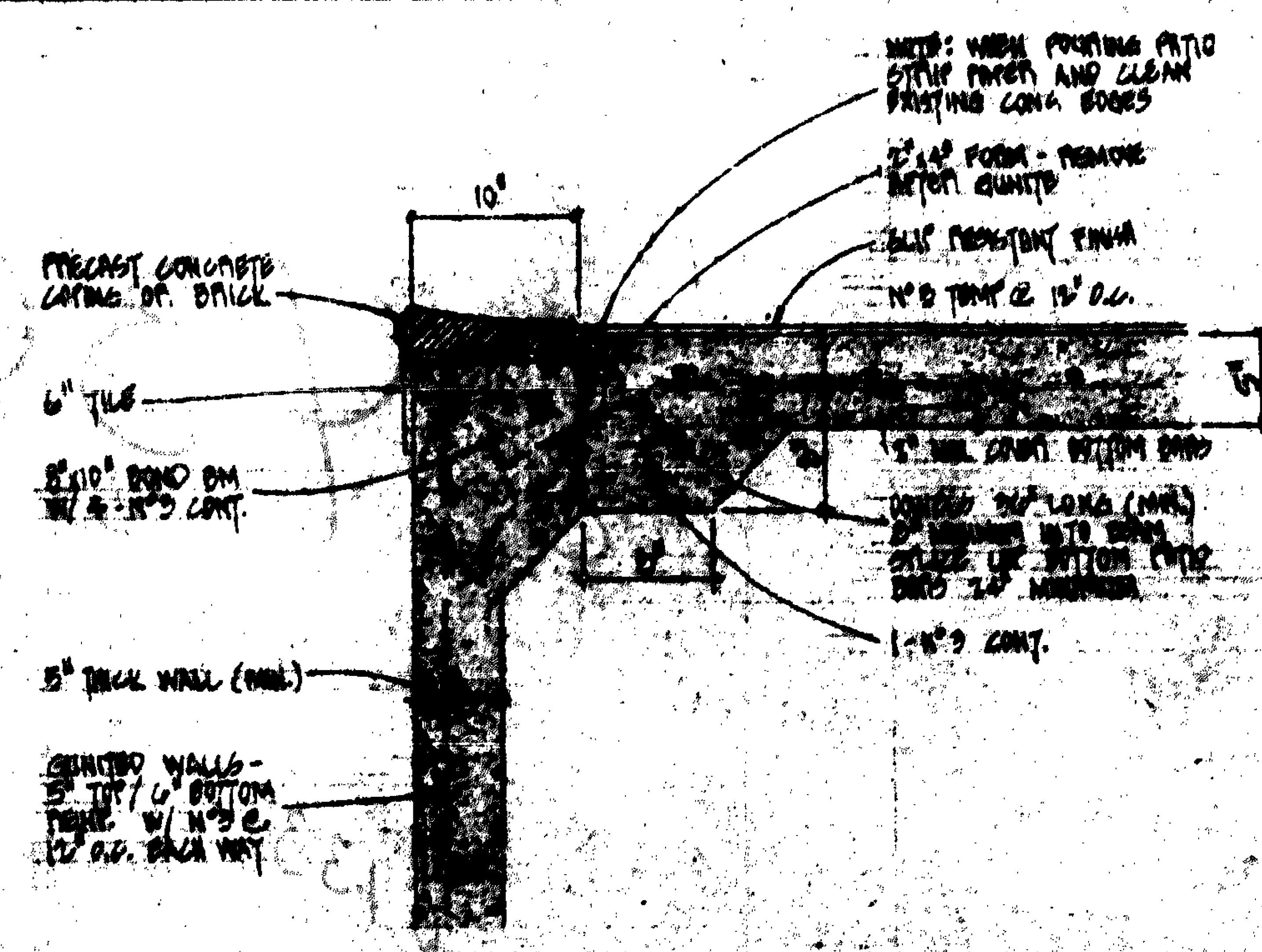
SCALE: 1/8" = 1'-0"

NORTH

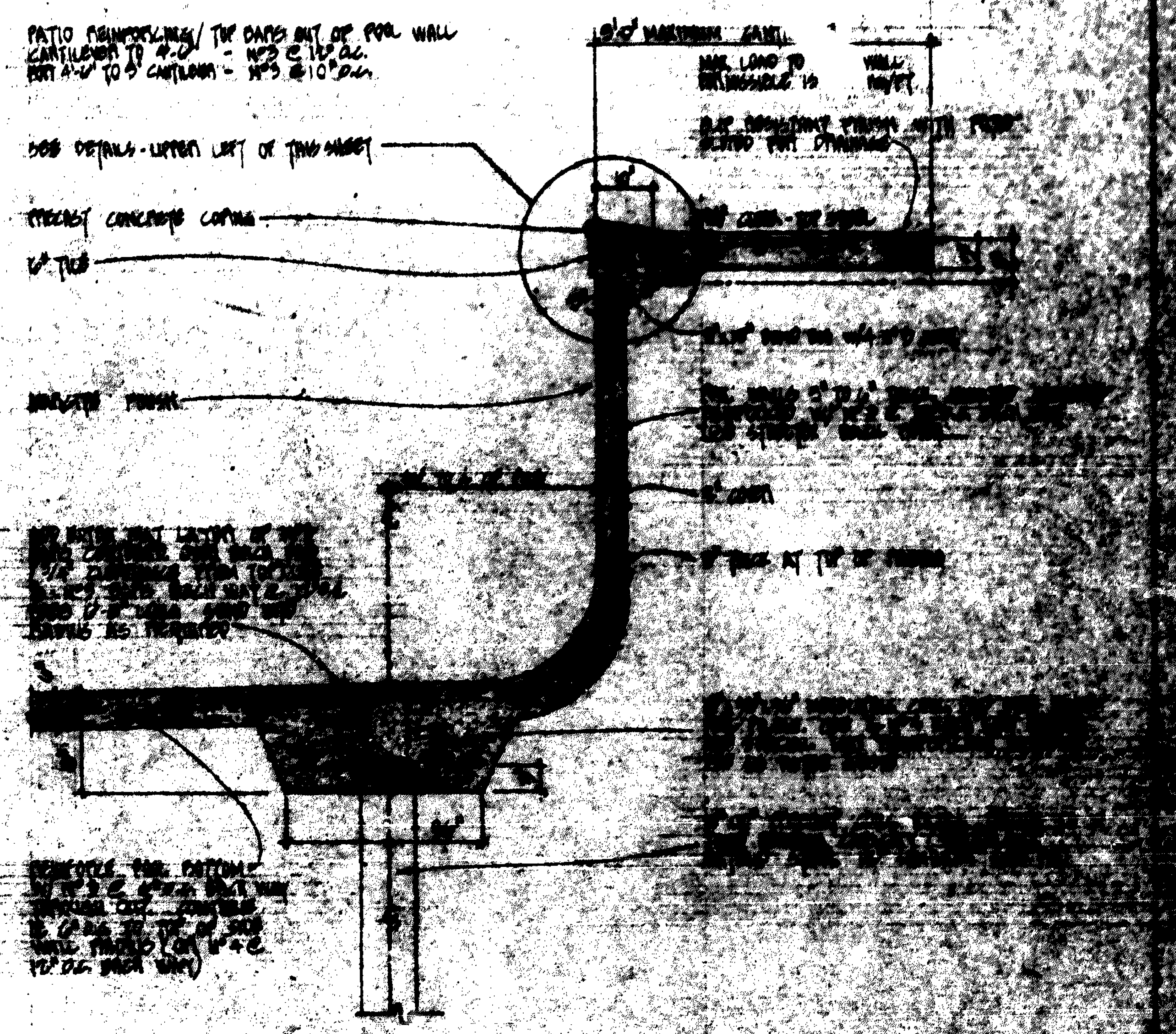
ELEVATION OF DECK IN RELATION TO HOUSE: TO BE ESTABLISHED IN THE FIELD



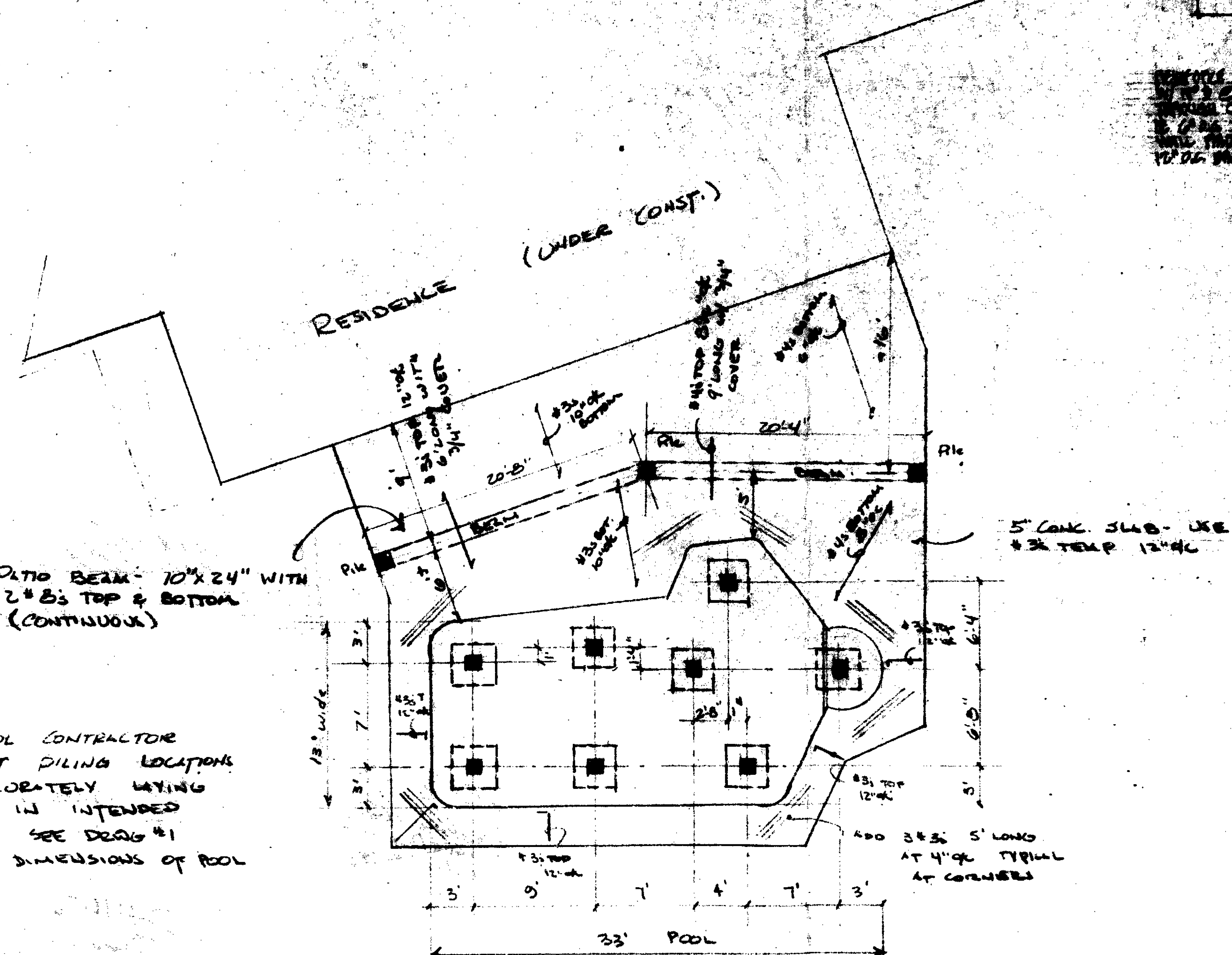
BEAM & DECK DOWEL DETAILS - CANTILEVERED PATIO
(NO EXTERNAL PATIO SUPPORT) - CONDITION N°1



BEAM & DECK DOWEL DETAILS - NON CANTILEVER PATIO
(EXTERNAL PATIO SUPPORT) - CONDITION N°2
SCALE: 1"=1'-0"



TYPICAL POOL WALL SECTION
SCALE: ¾"=1'-0"



NOTE: POOL CONTRACTOR SHALL SPOT PILING LOCATIONS AFTER ACCURATELY LAYING OUT POOL IN INTENDED POSITION. SEE DRWG #1 FOR LAYOUT DIMENSIONS OF POOL

STRUCTURAL NOTES

[illegible]

CONCRETE FOR POOL AND PATIO SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3000 PSI MINIMUM (28 DAYS).

REINFORCING STEEL SHALL CONFORM TO [illegible]

REINFORCED CONCRETE PILES SHALL BE [illegible]

PATIO SLABS SHALL BE 5" THICK (MINIMUM) [illegible] PATIO IS [illegible] DETAILED AND/OR IS NOTED [illegible] OF SAID PATIO SHALL LIMIT SPANS SO THAT THE LOAD [illegible] BEAM DOES NOT EXCEED 600 POUNDS/FOOT. SEE TABLE BELOW FOR SUGGESTED SPANS AND REINFORCING

5" CONCRETE PATIO SLAB SUPPORTED [illegible] SPAN - 2" COVER ON BOTTOM BARS - [illegible] REINFORCING

SPAN	BARS	[illegible]
7'	N°3 @ 12" o.c.	[illegible]
8'	N°3 @ 10" o.c.	
9'	N°3 @ 9½" o.c.	
10'	N°4 @ 12" o.c.	
11'	N°4 @ 9½" o.c.	
12'	N°4 @ 8" o.c.	

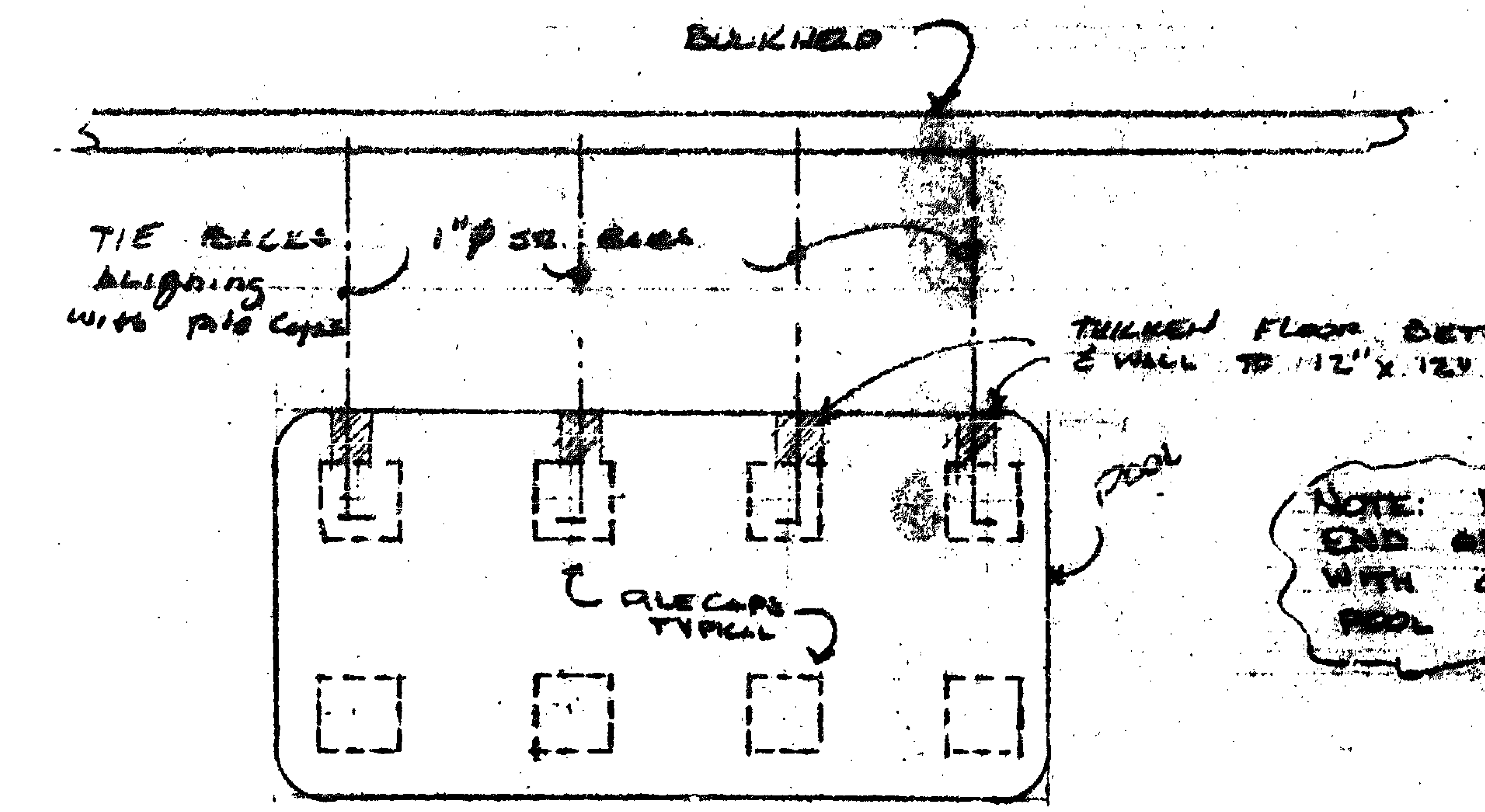
[illegible signature] 12-7-76

POOL FOR HOLLYWOOD DREAM HOMES
800 SOUTH 7TH AVENUE
HOLLYWOOD FLORIDA

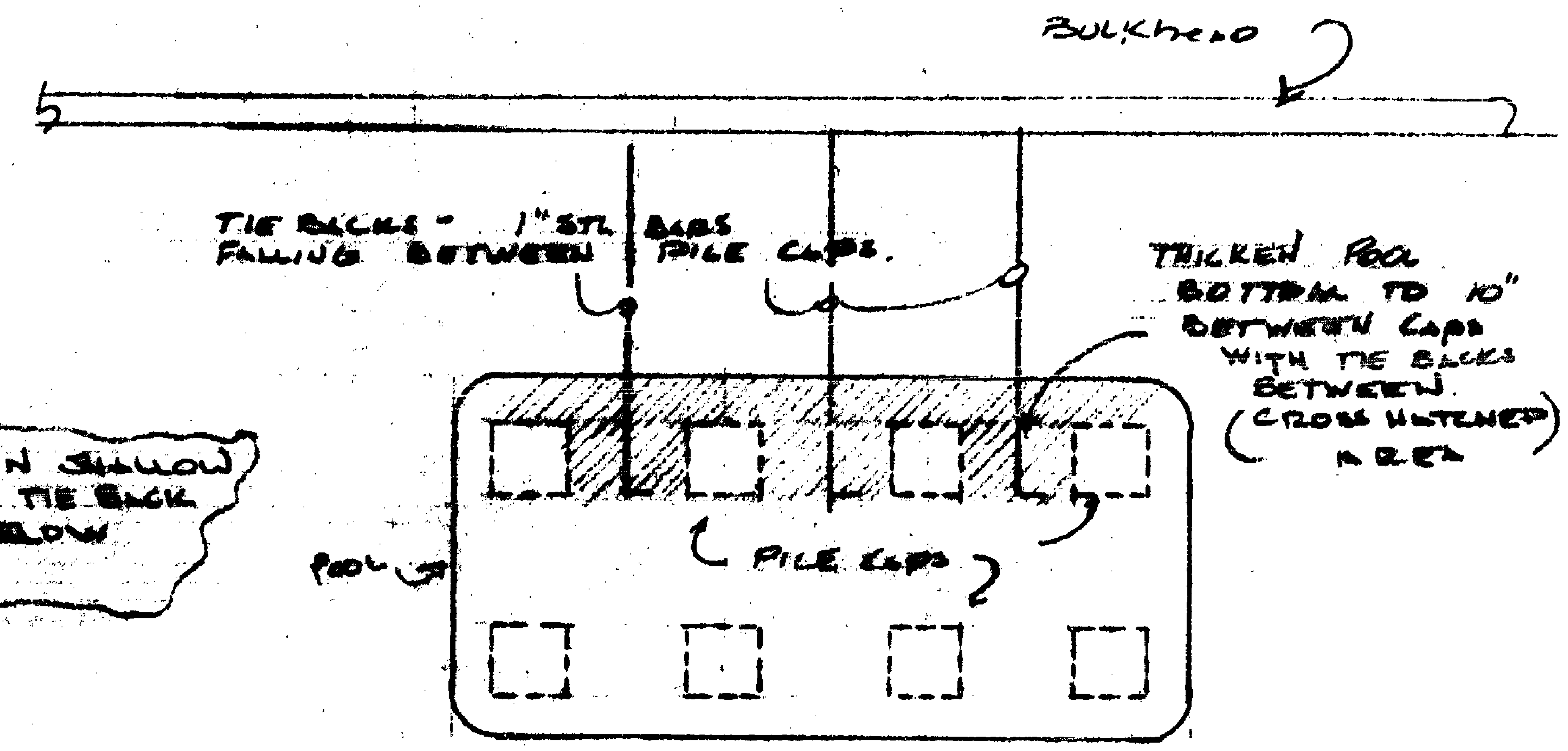
DATE NOV 23 1976

DANIEL P. BLUST
CONSULTING ENGINEER
HOLLYWOOD, FLORIDA

SHEET N° 2 of 2



NOTE: WHERE POSSIBLE - IN SHALLOW END OF POOL - DROP TIE BACK WITH CONC. ANCHOR BELOW POOL BOTTOM



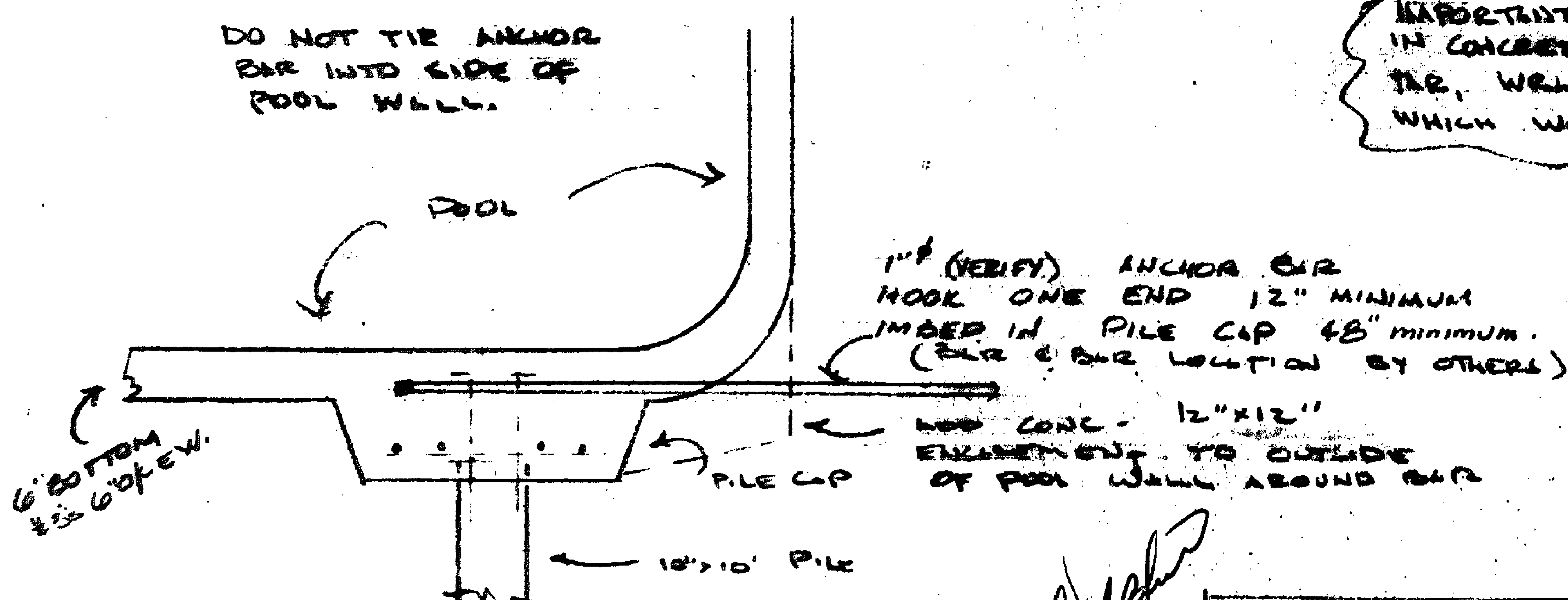
TIE BACKS - PLAN VIEW - CONDITION #1

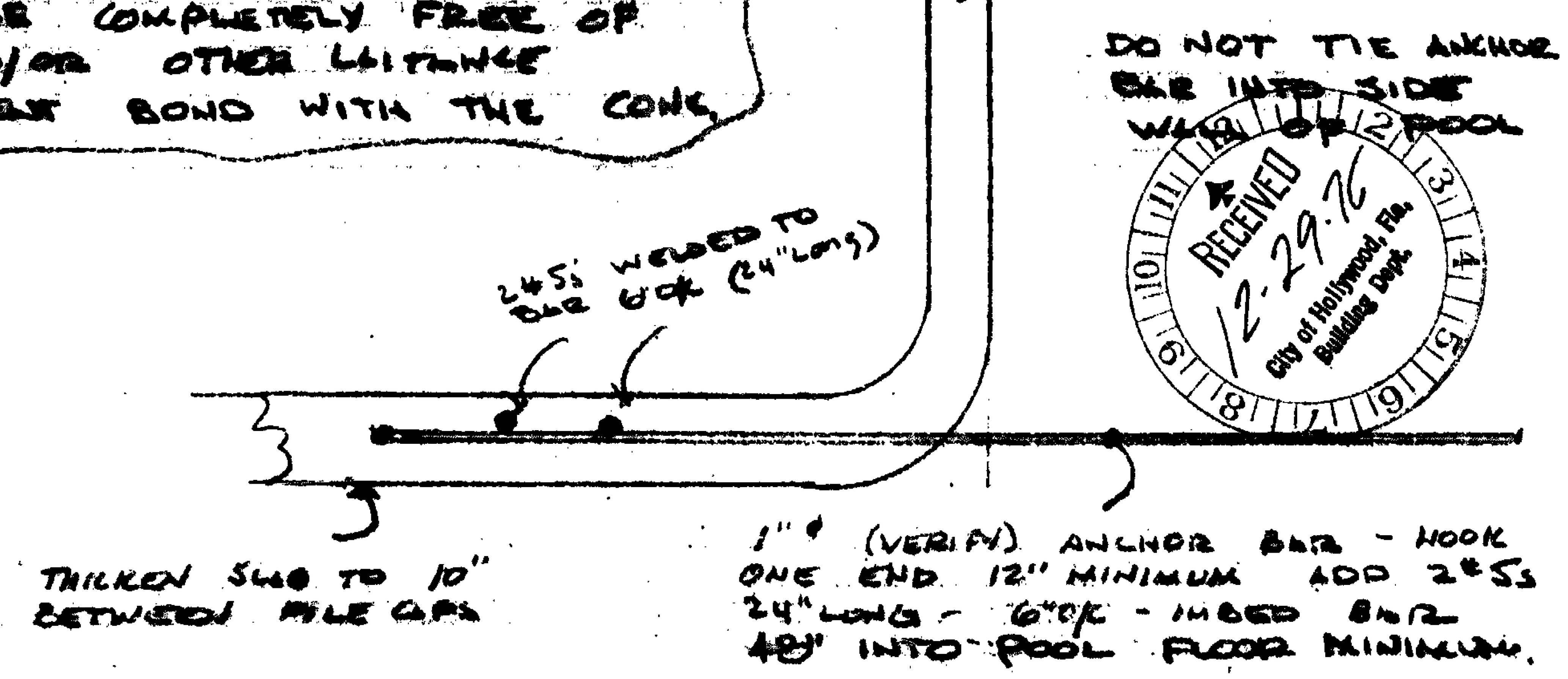
ALIGNING WITH PILECAPS - NTS SEE SECTION BELOW

TIE BACKS - PLAN VIEW - CONDITION #2

FALLING BETWEEN PILE CAPS. SEE BELOW.

IMPORTANT NOTE - ANCHOR BAR WHERE IMBEDDED IN CONCRETE SHALL BE COMPLETELY FREE OF TAR, WRAPPINGS AND/OR OTHER LAITANCE WHICH WOULD PREVENT BOND WITH THE CONC.





CONDITION #1 - SECTION NTS

12-21-76

BULKHEAD ANCHOR BAR TIE BACKS INTO PROPOSED SWIMMING POOL FOR: HOLLYWOOD DREAM HOMES - HOLLYWOOD - FLA.	DANIEL F. BLUST CONSULTING ENGINEER HOLLYWOOD - FLORIDA	DEC 21 1976 ADDEND. SHEET

JOB CARD

OWNER	JOB ADDRESS
P. POST	800 S 7 Ave.

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

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

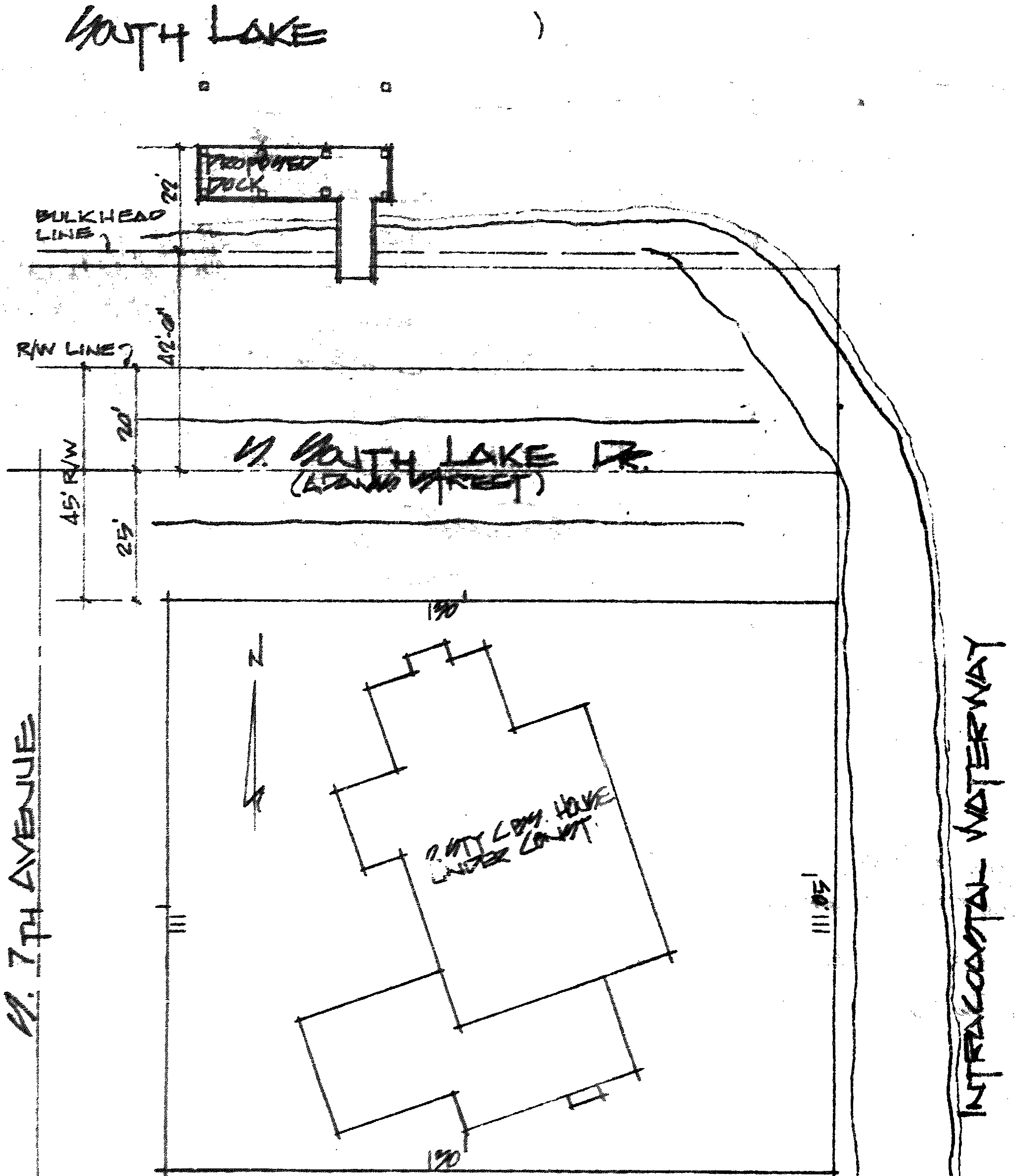
DESCRIPTION OF CONSTRUCTION	
Boat Dock	☐ SEPTIC TANK ☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	046	1/13/77	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			

1615-15

NOTES:


77-0933
Revised
12-28-76
10" CONC. PILE
38'-0"
12'-0"
1'-0"
12'-0"
POST LIGHT EACH END
RECEPTACLE EACH END
10" CONC. PILES DRIVEN TO REFUSAL (TYPICAL)
(ALTERNATE) RAMP TO BE CENTERED ON DOCK
1 MR. ALLAN ZUCKER
"SEPARATE PLUMBING PERMIT AND INSPECTION REQUIRED"
LOW WATER
BULKHEAD LINE VERIFIED IN FIELD
2 x 12 W/ 1/2" Ø BOLTS @ 24" o.c.
MEAN HIGH WATER ELEV. +1.51' ABOVE MEAN SEA LEVEL DATUM
2 MR. ALLAN ZUCKER
7'-0 1/2"
TOP OF BANK
FILL CREEL ALL ABOVE MEAN HIGH WATER +2' ELEV.
UNDERGROUND ELECTRIC
PLAN SCALE 3/8"=1'-0"
PROPOSED DOCK IN SOUTH LAKE - HOLLYWOOD BROWARD COUNTY - STATE FLORIDA
SHEET 1 OF 1 DATE 11 AUGUST 76
PURPOSE: DOCKING FACILITY
ADJACENT PROPERTY OWNERS:
1 MR. ALLAN ZUCKER
2 MR. ALLAN ZUCKER
DATUM: MEAN LOW WATER -1.01'
RIGHT SIDE ELEVATION SCALE 1/4"=1'-0"
2 x 4 WOOD RAIL
POST LIGHT EACH END
ELEV. +4'-0"
MHW +1.51'
MLW +1.01'
-4'-0"
SOUTH LAKE
BULKHEAD LINE
PROPOSED DOCK
N. SOUTH LAKE DR.
N. 7TH AVENUE
INTRACOASTAL WATERWAY
SITE PLAN SCALE 1"=25'
LEGAL DESCRIPTION
LOT 3, LESS THE SOUTH 46.25 FEET THEREOF AND ALL OF LOTS 4 AND 5, BLOCK 79, "HOLLYWOOD LAKES SECTION" HOLLYWOOD FLORIDA 800 N. 7TH AVENUE
TYPICAL SECTION
VICINITY MAP FROM CITY OF HOLLYWOOD MAP
NORTH LAKE
HOLLYWOOD BLVD
SOUTH LAKE
CITY OF HOLLYWOOD
INTRACOASTAL WATERWAY
ATLANTIC OCEAN
PROPERTY
SOUTH LAKE
ELEV. +4'-0"
WOOD DECK
PLAN
MLW 1.01'
MHW 1.51'
EARTH FILL +2'
PROPOSED: DOCKING FACILITY SOUTH LAKE IN CITY OF HOLLYWOOD COUNTY: BROWARD STATE: FLORIDA
APPLICATION BY: MR PAUL POST
SHEET 1 OF 1 9, AUGUST 76
APPLICATION FOR U.S. ARMY CORPS OF ENGINEERS
SEPARATE ELECTRICAL PERMIT REQUIRED
ANTHONY A. MONTAGNARI
ARCHITECT
HALLANDALE, FLORIDA
title
BOAT DOCK FOR MR PAUL POST HOLLYWOOD, FLORIDA
7660
sheet
A-1



SITE PLAN SCALE 1"=25'

Revised
10-28-76 BULKHEAD LINE

SEPARATE ELECTRICAL PERMIT REQUIRED

D 11 AUG 76
C 7660
D JM AM

ANTHONY A. MONTAGNARI
ARCHITECT
HALLANDALE, FLORIDA

title
BOAT DOCK FOR MR. PAUL POST HOLLYWOOD, FLORIDA

7660
sheet
A-1

JOB CARD

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

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

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ No Fee	$ 1000.-

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

☐ SEPTIC TANK
☐ SEWER TAP

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

JOB CARD

OWNER	JOB ADDRESS
FWD. DREAM HOMES	800-18-36 S 7 Ave.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

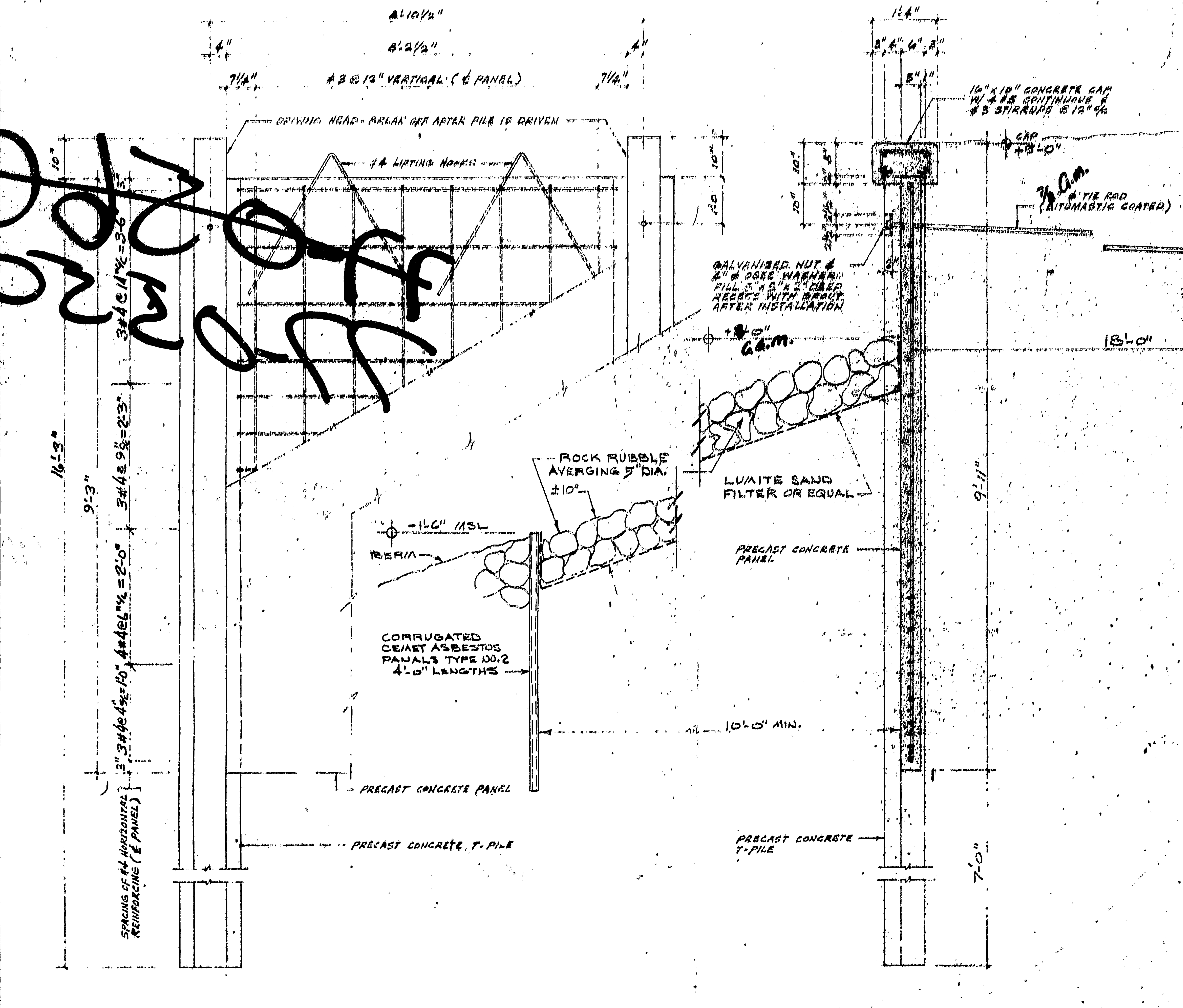
MICROFILM NO.	ARCHITECT	FEE	VALUATION
77-C-560	D. E. Britt Assoc	$ 73.80	$ 19,500

DESCRIPTION OF CONSTRUCTION	
Seawall	☐ SEPTIC TANK ☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING 297	38378	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			

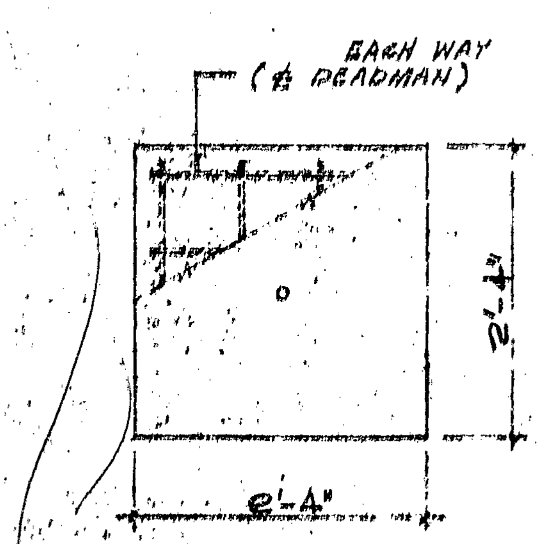
NOTES: [illegible]

[illegible] 12-8-77

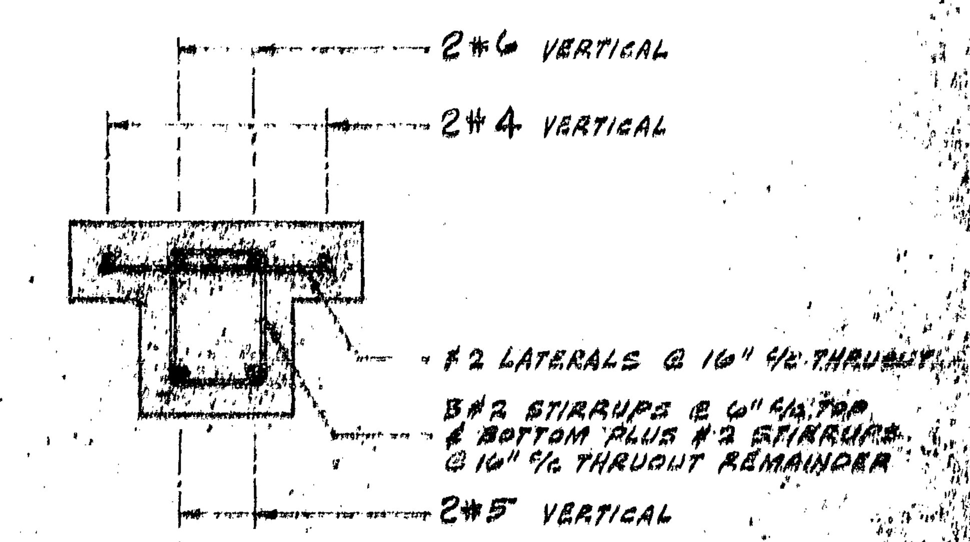


REAR ELEVATION SCALE 3/4" = 1'-0"

SECTION SCALE 3/4" = 1'-0"

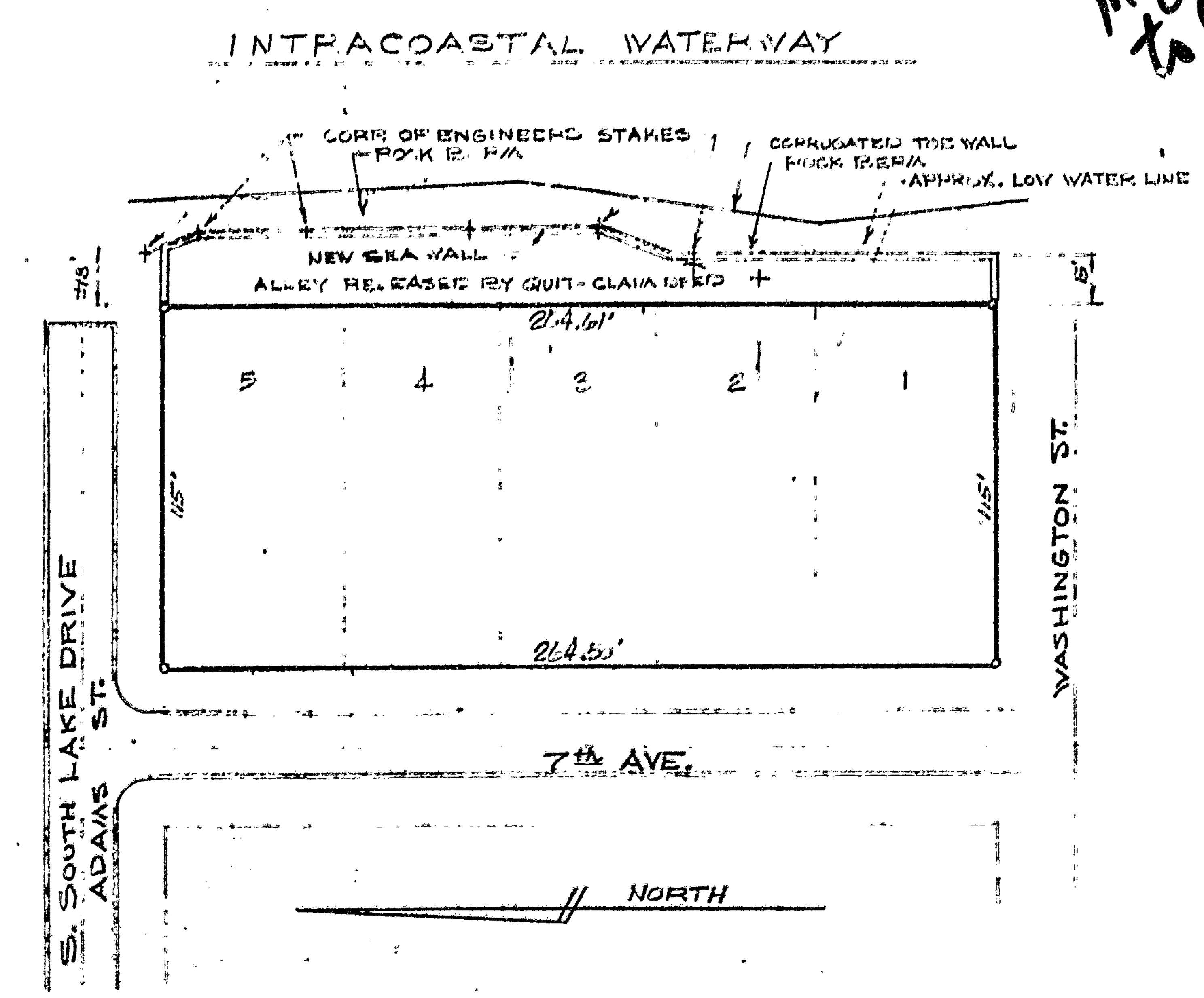


DEADMAN SCALE 3/4" = 1'-0"



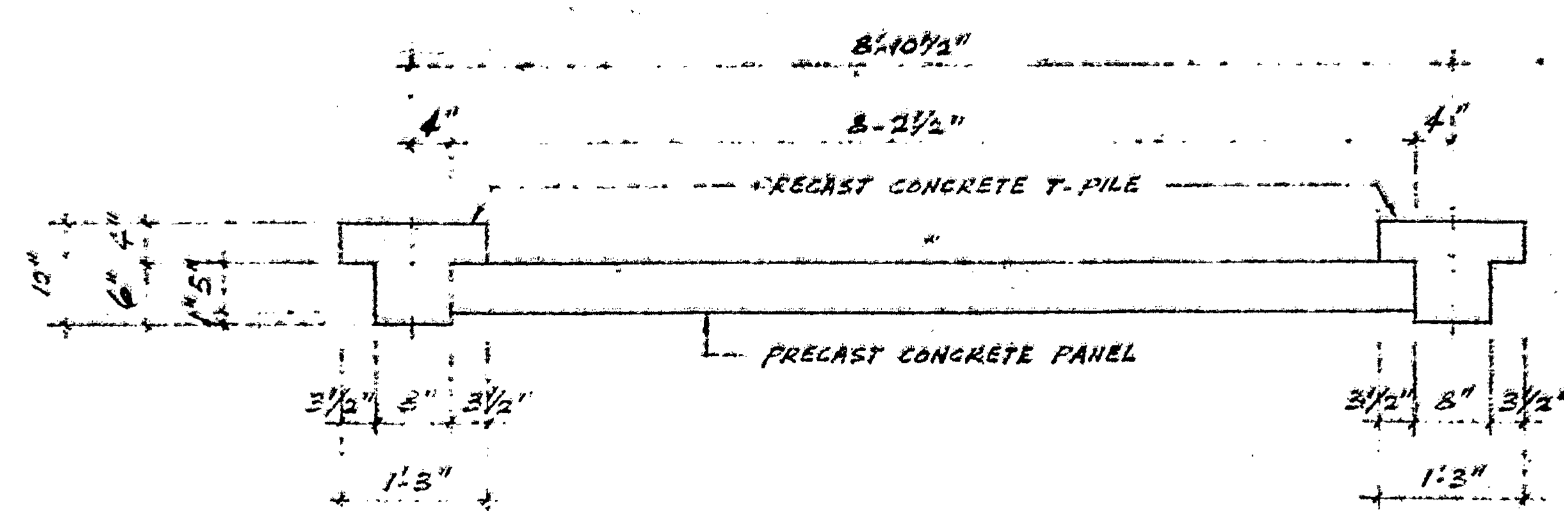
T-PILE REINFORCING SCALE 1 1/2" = 1'-0"

Mangrove seedlings to be provided. G.M.



SITE PLAN SCALE: 1" = 40'-0"

LEGAL DESCRIPTION:
LOTS 1, 2, 3, 4 AND 5, BLOCK 79
HOLLYWOOD LAKES
HOLLYWOOD, BROWARD COUNTY, FLA.



PLAN SCALE 3/4" = 1'-0"

STRUCTURAL NOTES :

BULKHEAD IS DESIGNED FOR A BERM ELEVATION NO LOWER THAN -3'-0" MSL. MAINTENANCE OF SAID BERM ELEVATION SHALL BE PROPERTY OWNERS RESPONSIBILITY.

CONCRETE TO BE A MIX DESIGNED IN ACCORDANCE WITH ASTM C-94 BY A RECOGNIZED TESTING LABORATORY TO ACHIEVE A STRENGTH OF 3000 PSI, AT 28 DAYS, WITH A PLASTIC AND WORKABLE MIX.

REINFORCING STEEL TO BE A615-60 GRADE, FREE FROM OIL, LOOSE SCALE AND LOOSE RUST AND BENT, LAPPED, PLACED, SUPPORTED AND FASTENED ACCORDING TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES (ACI-315-65) AND THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI-318-71). MINIMUM CONCRETE COVER ON REINFORCING STEEL TO BE : CONCRETE CAP = 3" ; ALL OTHER COMPONENTS = 2".

TIE ROD TO BE BITUMASTIC COATED A-36 STEEL.

JOINTS ABOVE BERM SHALL BE SEALED

SHEET TITLE: T-PILE & PANEL BULKHEAD	FILE [illegible]
JOB: INTRACOASTAL WATERWAY BULKHEAD FOR ANTHONY A. MONTAGNARI ARCHITECT 2500 E. HALLANDALE BCH. BLVD HALLANDALE FLA	DRAWN HL CHK. HL
D.E. BRITT ASSOCIATES, INC. ENGINEERS 1628 NORTH FEDERAL HIGHWAY FORT LAUDERDALE, FLORIDA 33305	DATE [illegible] SHEET [illegible]

DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT, CORPS OF ENGINEERS
P. O. BOX 4970
JACKSONVILLE, FLORIDA 32201

SAJOD-RP
76J-0924

20 December 1976

Mr. Allen Zucker
c/o Anthony A. Montagnari
2500 E. Hallandale Beach Blvd.
Hallandale, Florida 33009

Dear Mr. Zucker:

We are pleased to inclose your Department of the Army Permit and a Notice of Authorization which should be displayed at the construction site. Work may begin immediately but you must notify the appropriate Area Engineer as representative of the District Engineer, of:

(1) The date of commencement of the work (mail attached card),
(2) The dates of work suspensions and resumptions if work is suspended over a week, and,
(3) The date of final completion.

Area Engineer addresses and telephone numbers are shown on the attached map. The Area Engineer is responsible for inspections to determine that permit conditions are strictly adhered to.

<u>IT IS NOT LAWFUL TO DEVIATE FROM THE APPROVED PLANS ATTACHED.</u>

Sincerely yours,

Gail G. Gren
GAIL G. GREN
Chief, Operations Division

4 Incl
1. Permit w/plans
2. Notice of Authorization
3. Commencement Card
4. Area Office Map

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS

NOTICE OF AUTHORIZATION

20 DECEMBER 1976

A PERMIT TO CONSTRUCT A BULKHEAD AND BACKFILL

AT S. SOUTHLAKE DRIVE AND S. 7TH AVENUE, HOLLYWOOD, SECTION 14, TOWNSHIP 51 S, RANGE 42 E, BROWARD COUNTY, FLORIDA

HAS BEEN ISSUED TO MR. ALLEN ZUCKER ON 20 DECEMBER 19 76

ADDRESS OF PERMITTEE 700 S. SOUTH LAKE DRIVE, HOLLYWOOD, FLORIDA 33009

PERMIT NUMBER 76J-0924

DONALD A. WISDOM, COL, CE
District Engineer

ENG Form 4336
Jul 70

THIS NOTICE MUST BE CONSPICUOUSLY DISPLAYED AT THE SITE OF WORK.

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		12/4/1[illegible]

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 2._2025_0812

Agenda Date: 8/12/2025

To: Historic Preservation Board

Title:

FILE NO.: 24-C-72
APPLICANT: KR Holding Inc.
LOCATION: 1940-1942 Hollywood Boulevard
REQUEST: Certificate for Appropriateness for Design for façade alterations to an existing building in the RC-2 zoning district, located within the Historic Hollywood Business District.

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: August 12, 2025 **FILE:** 24-C-72

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Laura Gomez, Planner II

SUBJECT: Certificate for Appropriateness for Design for façade alterations to an existing building in the RC-2 zoning district, located within the Historic Hollywood Business District.

APPLICANT'S REQUEST

Certificate for Appropriateness for Design for façade alterations to an existing building in the RC-2 zoning district, located within the Historic Hollywood Business District.

STAFF'S RECOMMENDATION

Approval, if the Certificate for Appropriateness for Design is granted, with the following condition:

Prior to the issuance of a City Building Permit the applicant shall:

1. The applicant shall continue working with staff and relevant external agencies to resolve the City's Engineering Right-of-Way (ROW) encroachment agreement permit comments.
2. The applicant shall address all outstanding comments provided by utilities prior to the issuance of building permitting.

BACKGROUND

The subject property, located at 1940–1942 Hollywood Boulevard, consists of two adjacent two-story commercial units, totaling approximately 2,999 square feet (each unit measuring roughly 1,500 square feet). The building at 1942 Hollywood Boulevard is currently operating as a restaurant and bar, with a local business tax receipt on file indicating continuous operation since 1999.

The buildings were originally constructed in 1940 and 1962 (based on the Broward County Property Appraiser records), within the Masonry Vernacular period of significance. This style emerged as a practical and affordable building method using local materials such as concrete block and stucco. Buildings in this style are typically simple in form with minimal ornamentation, occasionally incorporating modest design elements from Mission, Mediterranean, or Art Deco influences.

The property is surrounded by commercial uses to the north, south, east, and west, and is located within Hollywood's Downtown Community Redevelopment Agency (CRA) and Historic Business District. During the designation of the Hollywood Boulevard Historic Business District, the properties located at 1940 and 1942 Hollywood Boulevard were identified as contributing structures, as documented in the National Register of Historic Places report (OMB Approval No. 1024-0018).

Building Backgrounds:

- **1940 Hollywood Boulevard (8BD561):** The Western Union Telegraph Company, managed by Lula H. Carlisle, operated at this location (Shepard 1981). Although the Mission-style parapet has been removed, one original wall buttress remains. The storefront has a triangular entry plan and is currently unoccupied.

- **1942 Hollywood Boulevard (8BD562):** The Hollywood Barber Shop, operated by D.L. Bedwell, was located here (Shepard 1981). While the storefront is non-historic, the original cornice has been retained.

The proposed Hollywood Boulevard Commercial District was developed primarily from the early 1920s to the mid-1930s. It features Commercial Vernacular Style buildings typical of Florida's Boom Period, particularly those found on the Main Streets of planned towns. According to the National Register Statement of Significance (p. 44 from the report), although many of the original 1920s buildings still exist, extensive alterations throughout the district have shifted the architectural narrative. Some buildings, particularly storefront units constructed between 1940 and 1948, were added during the 1940s and 1960s, further transforming the streetscape.

It was found after further research that five previously identified site files actually referred to storefronts within one building. This entire structure, built by Bastian Construction in 1923, was originally a one-story Mission-Style building but has since lost most of its Mission elements. The entire building is now stuccoed. Today, the streetscape largely reflects a 1930s aesthetic, though these mid-century additions and alterations have compromised the district's overall integrity and setting. As a result, the district was ultimately determined not eligible for listing in the National Register of Historic Places, despite the presence of many historically significant individual structures.

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Design for exterior façade alteration to an existing commercial space located at 1940-1942 Hollywood Boulevard within the Downtown Hollywood district. The alteration complies with the Zoning and Land Development Regulations and no variances are requested.

The applicant is proposing to expand their existing restaurant and bar at 1942 Hollywood Boulevard into the adjacent unit at 1940 Hollywood Boulevard. Planned renovations aim to improve the condition of both structures and create a unified façade that reflects the business's branding while respecting the commercial vernacular character of the district. The façade improvements will seek to enhance visual cohesion while preserving key architectural features that support the historical context of the area.

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing and location for all properties within the district. The proposed alteration is consistent with the character of the Downtown Hollywood Historic Business District and the design maintains the spatial relationship with surrounding businesses in its scale and massing.

SITE BACKGROUND

Applicants/Owners:	KR Holding Inc.
Address/Location:	1940-1942 Hollywood Boulevard
Size of Property:	1,483 sq ft and 1,516 sq ft = 2,999 square feet (0.13 acres)
Present Zoning:	Historic Retail Core (RC-2)
Present Land Use:	Regional Activity Center (RAC)
Year Built Unit # 1940:	1946 (Broward County Property Appraiser)
Year Built Unit # 1942:	1962 (Broward County Property Appraiser)

ADJACENT ZONING

North:	Historic Retail Core (RC-2)
South:	Historic Retail Core (RC-2)
East:	Historic Retail Core (RC-2)
West:	Historic Retail Core (RC-2)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property*.

By allowing the Applicant to improve the building façade while maintaining original architectural details, the City is accomplishing the desired reinvestment in an existing contributing site in the Historic Hollywood Business District while maintaining the character of the area.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The parcel is located within the Historic Retail Core Development (RC-2), which encompasses East Hollywood and Downtown. It is geographically defined by the Intracoastal Waterway to the east, Dixie Highway to the west, Sheridan Street to the north and Pembroke Road to the south. This area includes three residential neighborhoods, Hollywood Lakes, Dixie Highway Corridor and Downtown Hollywood. The primary commercial corridors and nodes also include Downtown along with the Federal Highway Corridor. This site is also within the Downtown Community Redevelopment Area (CRA) which strives to improve the physical environment and increase marketing and tourism through redevelopment.

The proposed project is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy 2.16: *Provide a mix of businesses and events that will attract area residents.*

Policy 4.34: *Work within the framework of the Downtown CRA to implement the Master Plan vision for Hollywood within the CRA district.*

The proposed alteration will help revitalize the appearance of a noteworthy structure, thus improving the appearance of Downtown. Further, restoring some of its historic charm to a state which was celebrated by Joseph Young, our City's founder, will help reinstate pride to residents and will be more attractive to visitors. It also embodies the vision for this area which is to *continue to effect economic and physical redevelopment within [CRA] boundaries*.

APPLICABLE CRITERIA

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The Historic District Design Guidelines states that *Integrity is the composite of these seven qualities: location, design, setting, materials, workmanship, feeling and association.* The proposed alteration meets these qualities.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: Design Guidelines for new alteration should be appropriate to its historically and architecturally significant surrounds. The proposed storefront renovation would maintain the overall style of the building, while adding some stonework on the knee wall and new wooden round top doors. The proposed design helps to enhance the design in the same architectural style. It matches the massing, materials, roof treatment, openings, and entrances of the building of significance. The historic elements of the building and commercial space are preserved.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: The Historic District Design Guidelines states that a setting is the relationship of buildings within the Historic District and the surrounding site and environment. The proposed development demonstrates compatibility with the neighborhood and does not disrupt the relationship to other buildings within the Hollywood Business Historic District.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used. The proposed alteration is structurally designed with façade materials primarily consisting of smooth stucco finishes, raw concrete, reinforcing steel and metals, and decorative wooden elements. The renovation incorporates new windows that complement the existing commercial spaces. All existing materials that make up the structure, including moldings and other design elements, will be maintained and preserved. Additional proposed enhancements include the installation of new dark slate stone under the façade counter, a new solid wood classical-style front entrance door with custom octopus tentacle handles, and new wooden bollards with rope dividers to match the existing outdoor lounge area. The storefront will feature new windows with bronze-colored mullions and a new front façade awning. The smooth stucco and paint finish will be matched to the existing structure. An octopus-themed architectural feature will be incorporated into the façade design, and the existing parapet will be extended from the current bar area and finished to match in both form and color.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. The alteration will utilize quality materials mended by quality construction standards of the State. The design of the new alteration is consistent with current workmanship styles and methods in the area.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining consistent spacing and setbacks and further state new construction should be compatible with existing buildings… Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district. Meeting all applicable code requirements, the proposed alteration is consistent with the scale and massing of the adjacent properties in the neighborhood.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph

ATTACHMENT A
Application Package

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: 8-21-24

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):

- ☐ Technical Advisory Committee
- ☑ Planning and Development Board
- ☐ City Commission
- ☐ Art in Public Places Committee
- ☑ Historic Preservation Board
- ☐ Administrative Approval
- ☐ Variance
- ☐ Special Exception

PROPERTY INFORMATION

Location Address: 1940 & 1942 Hollywood Blvd

Lot(s): HOLLYWOOD 1-21 B LOT 4 Block(s): 25 Subdivision: Hollywood 1-21 B

Folio Number(s): 514215014860 & 514215014850

Zoning Classification: RC-2 Land Use Classification: Commercial

Existing Property Use: Bar & Restaurant Sq Ft/Number of Units: 1,483SqFt & 1,516SqFt

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 al that apply and provide File Number(s) and Resolution(s): No

DEVELOPMENT PROPOSAL

Explanation of Request: Existing Octopus Bar in 1942 is expanding into 1940. The storefront of 1940 is being demolished and reconfigured. The storefront of 1942 is remaining, new windows and door in exist. locatior

Phased Project: Yes ☐ No ☑ Number of Phases: ____

Project	Proposal
Units/rooms (# of units)	# UNITS: 2 #Rooms ____
Proposed Non-Residential Uses	1,483SqFt & 1,516SqF S.F.)
Open Space (% and SQ.FT.)	Required %: ____ (Area: ____ S.F.)
Parking (# of spaces)	PARK. SPACES: (# ____)
Height (# of stories)	(# STORIES) 1 (18 FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (1,483 & 1,516 FT.)

Name of Current Property Owner: KRH Holding Inc

Address of Property Owner: 2500 E Hallandale Beach Blvd #N, Hallandale Beach, FL 33009

Telephone: 954-668-0004 Email Address: bwindish1@gmail.com

Applicant Joseph Kaller Consultant ☑ Representative ☐ Tenant ☐

Address: 2417 Hollywood Blvd, Hollywood, FL 33020 Telephone: 954-920-5746

Email Address: joseph@kallerarchitects.com

Email Address #2: bwindish1@gmail.com

Date of Purchase: 07-31-2024 Is there an option to purchase the Property? Yes ☐ No ☑

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : DIANA RIO - RIO DEVELOPMENT RESOURSES

E-mail Address: DIANA@RDRMIAMI.COM

CITY OF Hollywood

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: Yalon Date: 8.27.2024

PRINT NAME: MOSHE YALON Date: 8.27.2024

Signature of Consultant/Representative: ______ Date: ______

PRINT NAME: ______ Date: ______

Signature of Tenant: Barrett Windish Date: 8/27/24

PRINT NAME: BARRETT WINDISH 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 27th day of August

Zoraida Harriet

Notary Public

State of Florida

ZORAIDA HARRIET
MY COMMISSION # HH 342075
EXPIRES: April 15, 2027

Yalon

Signature of Current Owner

MOSHE YALON

Print Name

My Commission Expires: 8/27/24 (Check One) ☐ Personally known to me; OR ☑ Produced Identification Florida Driver's License

KallerArchitecture

1940-1942 Hollywood Blvd,
Hollywood, FL 33020
Job# 24006

1940 HOLLYWOOD BLVD LEGAL DESCRIPTION:

HOLLYWOOD 1-21 B LOT 45 N 75 OF E 19.78 BLK 25

This is a 1,194 sqft restaurant located on Hollywood Blvd.

1942 HOLLYWOOD BLVD LEGAL DESCRIPTION:

HOLLYWOOD 1-21 B LOT 45 N 75 OF W 5.22 & LOT 46 N 75 OF E 15 BLK 25

This is a 1,185 sqft restaurant located on Hollywood Blvd.

AA #26001212 | 2417 Hollywood Blvd. Hollywood, FL 33020 | 954 920 5746
joseph@kallerarchitects.com | kallerarchitects.com

CRITERIA OF APPROPRIETNESS FOR DESIGN
1940-1942 Hollywood Blvd,
Hollywood, FL 33020
Job# 24006

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: Both of these spaces are located in the Hollywood Business Historic District, at 1940 and 1942 Hollywood Blvd. It was built in the early 1930s and sits along the street with other restaurants, stores, and businesses that are similar or slightly larger in size.

CRITERION: DESIGN

ANALYSIS: The current style of the building is masonry vernacular. It is a simple stucco finish with minimal architectural details. The proposed storefront renovation would maintain the overall style of the building, while adding some stonework on the knee wall and new wooden round top doors.

CRITERION: SETTING

ANALYSIS: The setting of the existing building is typical of most of the businesses in the downtown district of Hollywood Blvd and is located on the South side of the street. It is located at the end of the 1900 block. The street maintains generous sidewalks and pedestrian access to the businesses and the street.

CRITERION: MATERIALS

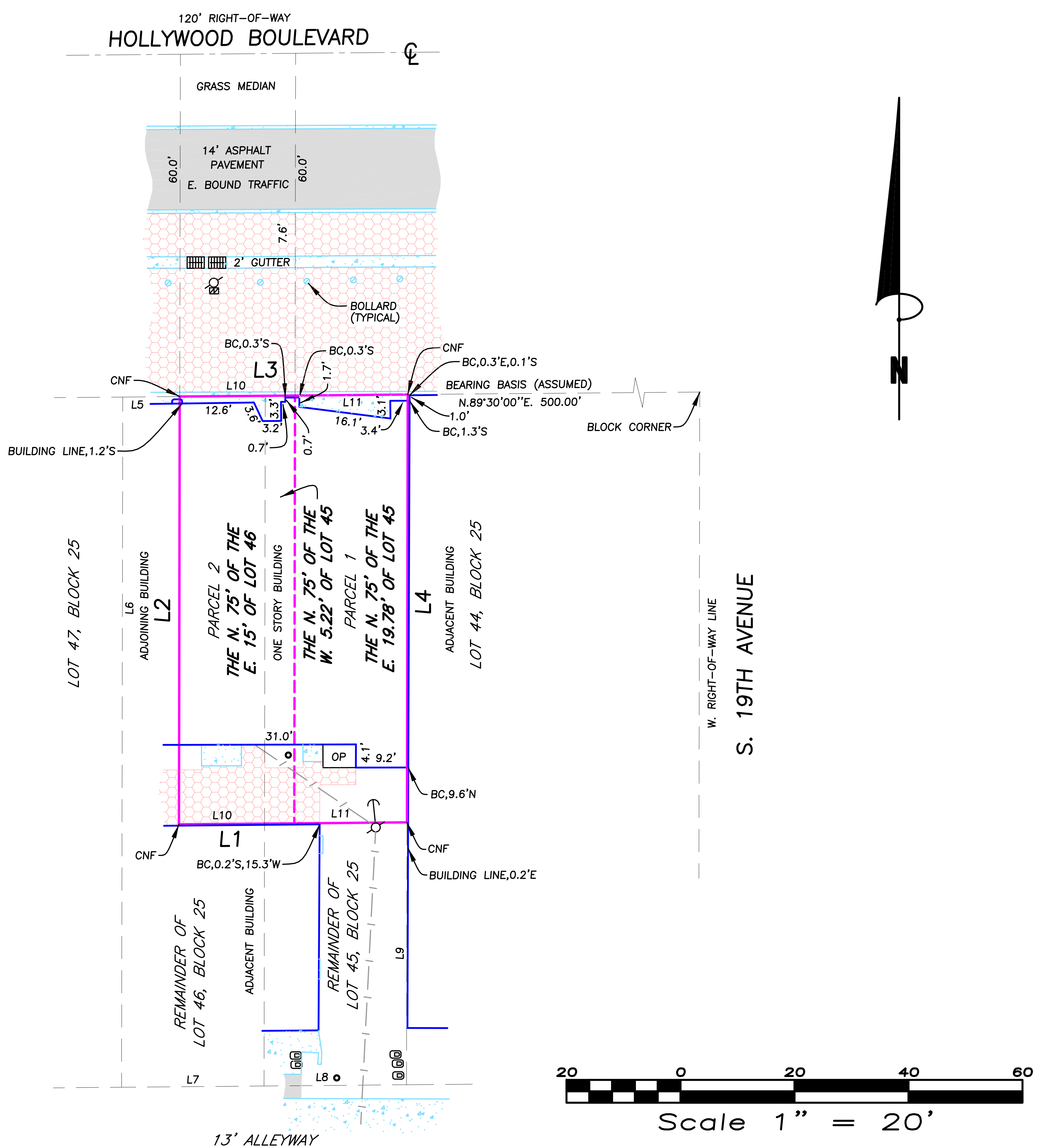
ANALYSIS: All of the materials that will be used in the proposed renovation to the building will be authentic to the existing style and architecture of the building. They will be durable and meet or exceed the requirements of the current Florida Building Code.

CRITERION: WORKMANSHIP

ANALYSIS: Workmanship on the proposed storefronts and interior renovations for both spaces will be such that all State and Local laws will be upheld. Necessary barricading will be done to preserve the site, as well as the appropriate practices will meet or exceed the requirements of the Florida Building Code 2023 and the State of Florida Department of Environmental Protection.

CRITERION: ASSOCIATION

ANALYSIS: The City of Hollywood's Business Historic District is unique compared to other business areas in South Florida. The streets are pedestrian friendly and therefore allow for the locals to easily participate in all activities and businesses in the district at their leisure. This environment dictates a scale, rhythm, and pattern of the businesses in the neighborhood.



LEGAL DESCRIPTION
PARCEL 1

THE NORTH 75 FEET OF THE EAST 19.78 FEET OF LOT 45, IN BLOCK 25, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWRAD COUNTY, FLORIDA.

PARCEL 2
THE NORTH 75 FEET OF THE WEST 5.22 FEET OF LOT 45, AND THE NORTH 75 FEET OF THE EAST 15 FEET OF LOT 46, IN BLOCK 25, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWRAD COUNTY, FLORIDA.

CERTIFIED TO:
KR HOLDING INC

PROPERTY ADDRESS
1942 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020

BOUNDARY SURVEY
INVOICE # 45186
SURVEY DATE 07/16/25

FLOOD ZONE X/X0.2%
MAP DATE 07/31/24
MAP NUMBER 125113 0569J

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S.89°30'00"W.	40.00'
L2	N.00°06'08"E.	75.00'
L3	N.89°30'00"E.	40.00'
L4	S.00°06'08"W.	75.00'
L5	S.89°30'00"W.	10.00'
L6	S.00°06'08"W.	121.00'
L7	N.89°30'00"E.	25.00'
L8	N.89°30'00"E.	25.00'
L9	N.00°06'08"E.	46.00'
L10	S.89°30'00"W.	20.22'
L11	S.89°30'00"W.	19.78'

SURVEYOR'S NOTES

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

LEGEND

GUY ANCHOR
WATER METER
FIRE HYDRANT
CABLE BOX
ELECTRIC SERVICE
POOL EQUIPMENT
POWER/LIGHT POLE
SPRINKLER SYSTEM
CONTROL VALVE
FP&L BOX
CATCH BASIN
CLEAN OUT
MANHOLE
WELL
WATER VALVE
CONCRETE/CHAT
ASPHALT PAVEMENT
BRICK/TILE PAVERS
WOOD DECK/DOCK
PROPERTY LINE
CENTERLINE
CONCRETE WALL
METAL FENCE
WOOD/PVC FENCE
OVERHEAD WIRES
0.00 0.00 ELEVATION

ABBREVIATIONS

AC	AIR CONDITIONER
AE	ANCHOR EASEMENT
BC	BUILDING CORNER
BM	BENCHMARK
BW	BACK OF WALK
C	CALCULATED
CNF	CORNER NOT FOUND
DE	DRAINAGE EASEMENT
E/F	END/FENCE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE/CORNER
FF	FINISH FLOOR
F/L	FENCE/LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FN&T	FOUND NAIL & TAB
FP&L	FLORIDA POWER & LIGHT
GAR	GARAGE
GEN	GENERATOR
INSTR	INSTRUMENT
OP	OPEN PORCH
ORB	OFFICIAL RECORD BOOK
M	MEASURED
NTS	NOT TO SCALE
PB	PLAT BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	RECORD
RAD	RADIAL
RW	RIGHT-OF-WAY
SN&D	SET NAIL & DISC 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP 5495
UE	UTILITY EASEMENT

ATLANTIC COAST SURVEYING

PAUL J STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
13798 NW 4th Street, Suite 306
Sunrise, FL 33325
P: 954.587.2100 E: info@acsiweb.net

OCTOPUS BAR EXPANSION

1940-1942 HOLLYWOOD BLVD, HOLLYWOOD, FL 33020

PROJECT TEAM

ARCHITECT:

JOSEPH B. KALLER & ASSOCIATES P.A.
(C) JOSEPH B. KALLER
2417 HOLLYWOOD BLVD,
HOLLYWOOD, FL 33020
P 954.920.5746
F 954.926.2841
JOSEPH@KALLERARCHITECTS.COM

OWNER:

KR HOLDING INC
2500 E HALLANDALE BEACH BLVD
SUITE N,
HALLANDALE BEACH, FL 33009

PROJECT DATA

SITE ADDRESS:	1940 HOLLYWOOD BLVD.
PARCEL ID:	5142-15-01-4850
ZONING:	RC-2 – HISTORIC RETAIL CORE
LEGAL DESCRIPTION:	HOLLYWOOD 1-21 B LOT 45 N 75 OF E 19.78 BLK 25
LOT AREA:	1,194 S.F.
AREA OF BUILDING:	1,194 S.F. GROSS
PREVIOUS USE:	A-2 RESTAURANT
PROPOSED USE:	A-2 BAR
TYPE OF CONSTRUCTION:	TYPE 3 B F.B.C. SECTION 601 TYPE 3(200) F.F.P.C. 8TH ED. TABLE A.12.2.1.
LEVEL OF ALTERATION:	ALTERATION LEVEL 2
FIRE SPRINKLER:	THE BUILDING IS NOT SPRINKLERED.

SITE ADDRESS:	1942 HOLLYWOOD BLVD.
PARCEL ID:	5142-15-01-4860
ZONING:	RC-2 – HISTORIC RETAIL CORE
LEGAL DESCRIPTION:	HOLLYWOOD 1-21 B LOT 45 N 75 OF W 5.22 & LOT 46 N 75 OF E 15 BLK 25
LOT AREA:	1,185 S.F.
AREA OF BUILDING:	1,185 S.F. GROSS
PREVIOUS USE:	A-2 BAR
PROPOSED USE:	A-2 BAR
TYPE OF CONSTRUCTION:	TYPE 3 B F.B.C. SECTION 601 TYPE 3(200) F.F.P.C. 8th ED. TABLE A.12.2.1.
LEVEL OF ALTERATION:	ALTERATION LEVEL 2
FIRE SPRINKLER:	THE BUILDING IS NOT SPRINKLERED.

MEANS OF EGRESS:

OCCUPANT LOAD – FOR EGRESS CALCULATIONS		F.B.C. TABLE 1004.5
ASSEMBLY A-2 BAR	= 537 S.F. FOR BAR AREAS	537 S.F./15 = 36 OCC.
ASSEMBLY FIXED SEATING	= 52'-7" LINEAR FEET	52'-7" L.F./18" = 35 OCC.
KITCHEN	= 588 S.F.	588 S.F./200 = 3 OCC
STORAGE	= 315 S.F.	315 S.F./300 = 2
	(SEE FLOOR PLAN)	TOTAL = 76

DRAWING INDEX

DRAWING INDEX:

T-1	COVER SHEET
SP-1	SITE PLAN
LS-1	LIFE SAFETY PLAN
D-1	DEMOLITION ELEVATION & PLAN
A-1	PROPOSED ELEVATION & PLAN
A-2	PROPOSED REFLECTED CEILING PLAN
A-3	STREET ELEVATIONS/ FACADE LEGEND
A-4	EXISTING CROSS SECTION
A-5	PROPOSED DAY TIME RENDERING
A-6	PROPOSED DAY TIME RENDERING
A-7	PROPOSED NIGHT TIME RENDERING

INTERIOR FINISHES

FIRE PROTECTION: NFPA 101 LIFE SAFETY CODE 13.3.5

THE SPACE HAS NO FIRE SPRINKLERS

INTERIOR WALL & CEILING FINISHES:

INTERIOR WALL AND CEILING FINISH MATERIALS SHALL COMPLY WITH NFPA 8TH ED SECTION 13.3.5 AND SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

EXIT ENCLOSURES	CLASS A
LOBBIES AND CORRIDORS	CLASS B
ROOMS AND ENCLOSED SPACES	CLASS B

INTERIOR FLOOR FINISHES:

INTERIOR FLOOR FINISH MATERIALS IN EXIT ENCLOSURES AND EXIT ACCESS CORRIDORS AND SPACES NOT SEPARATED FROM THEM BY WALLS MIN. 1/2HR. FIRE WALLS SHALL NOT BE LESS THAN CLASS 2

OCCUPANCY GROUP: A-2 ASSEMBLY BAR

CODE COMPLIANCE: FBC 8th ED.
NFPA 101 2024 LIFE SAFETY CODE
FLORIDA FIRE-PREVENTION CODE -8th. ED

LOW HAZARD CONTENT CLASSIFICATION

SCOPE OF WORK

SCOPE OF WORK:

1942 HOLLYWOOD BLVD:

1. ALL EXISTING INTERIOR WALLS AND DOORS TO REMAIN EXCEPT THOSE TO BE REMOVED AS INDICATED IN THE DEMOLITION PLAN. ALL EXISTING EXTERIOR DOORS AND STOREFRONT WINDOWS TO REMAIN EXCEPT THOSE TO BE REMOVED AS INDICATED IN THE DEMOLITION PLAN.
2. ALL EXISTING UTILITIES TO REMAIN.
3. NEW STOREFRONT DOOR AND WINDOWS TO BE INSTALLED.
4. NEW BAR TOP TO BE INSTALLED AT EXTERIOR BAR.
5. EXISTING HOOD TO BE REMOVED.
6. EXISTING EXTERIOR MOP SINK TO BE REMOVED.
7. NEW WINDOW TO BE INSTALLED IN THE BACK WALL IN THE STORAGE AREA.
8. 3'-8" X 8'-0" OPENING TO BE MADE BETWEEN BOTH BAYS. NEW 4'-0" RAMP TO BE INSTALLED.
9. NEW AWNING TO BE INSTALLED ON FRONT FACADE.

1940 HOLLYWOOD BLVD:

1. ALL EXISTING INTERIOR WALLS AND DOORS TO REMAIN EXCEPT THOSE TO BE REMOVED AS INDICATED IN THE DEMOLITION PLAN. ALL EXISTING EXTERIOR DOORS AND STOREFRONT WINDOWS TO REMAIN EXCEPT THOSE TO BE REMOVED AS INDICATED IN THE DEMOLITION PLAN.
2. ALL EXISTING UTILITIES TO REMAIN.
3. NEW STOREFRONT DOOR AND WINDOWS TO BE INSTALLED.
4. EXISTING HOOD IN THE FRONT TO BE REMOVED. EXISTING HOOD IN THE STORAGE AREA TO REMAIN.
5. EXISTING WALK-IN-COOLER TO BE REMOVED.
6. NEW PLATFORM, STAIRS, AND WHEELCHAIR LIFT TO BE INSTALLED AT THE BACK DOOR.
7. EXISTING ICE MACHINE TO BE RELOCATED INSIDE.
8. EXISTING BATHROOM FIXTURES TO BE RELOCATED WITHIN EXISTING BATHROOMS.
9. NEW HAND SINK TO BE INSTALLED IN NEW BAR AREA.
10. NEW LAY-IN CEILING TO BE INSTALLED THROUGHOUT STORAGE AREA AND HALLWAY.
11. NEW GWB CEILING TO BE INSTALLED IN THE FRONT IN PLACE OF THE EXISTING LAY-IN CEILING TO MATCH SURROUNDING CEILING.
12. NEW CEILING FANS TO BE INSTALLED OVER NEW BAR AREA.
10. NEW AWNING TO BE INSTALLED ON FRONT FACADE.

GENERAL NOTES

1. PERMITS: CONTRACTOR SHALL CONTAIN IN THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS CERTIFICATE OF OCCUPANCY.

2. QUALIFICATION OF CONTRACTOR: THE GENERAL CONTRACTOR AND ALL SUB – CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, AS WELL AS THE COUNTY AND BE INSURED TO MEET THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION..

3. OWNER SHALL HAVE THE RIGHT OF APPROVAL OR REJECTION OF ALL SUBCONTRACTORS PRIOR TO SIGNING THE CONTRACT. GENERAL CONTRACTOR SHALL SUBMIT A LIST OF ALL PROPOSED SUBCONTRACTORS AND SUPPLIERS TO THE OWNER FOR THIS PURPOSE.

4. EXISTING CONDITIONS: CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE PROPOSED PLANS, THE LOCATION OF ALL PROPOSED WORK AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PERSONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF EXISTING CONDITIONS , THE LOCATION OF EXISTING UTILITIES AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE SITE, IN ORDER THAT HE MAY INCLUDE IN HIS PRICE ALL COSTS PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY REMOVAL OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.

5. ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD, THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE BUILDING DOCUMENTS PERMIT. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO THE COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS – USE DIMENSIONS ONLY. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL. IF DIMENSIONS ARE NOT DESIGNATED ON THE PLANS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEM WITH THE ARCHITECT.

DO NOT SEPARATE THE DRAWINGS, EACH SUBCONTRACTOR IS TO RECIEVE A FULL SET OR SETS OF PLANS SINCE ONE TRADE MAY IMPACT ANOTHER IN THE SEQUENCE OF WORK.

6. COMPLY AT ALL TIMES WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE 2017 ED., LIFE SAFETY CODE (N.F.P.A. 101) 2015 ED., FLORIDA FIRE PREVENTION CODE 6th ED., AND ALL LOCAL CODES AND ORDINANCES.

7. SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT FOUR (4) HARD COPIES OF ALL REQUIRED SHOP DRAWINGS CALLED FOR ON THE DRAWINGS OR REQUIRED BY BUILDING OFFICIALS TO THE ARCHITECT IN SUFFICIENT TIME TO BE REVIEWED AND PROCESSED SO AS TO CAUSE NO TIME DELAY IN THE CONSTRUCTION SEQUENCE. ELECTRONIC FILES ARE ACCEPTED.
G.C. SHALL SUBMIT SHOP DRAWINGS FOR THE FOLLOWING AS WELL THOSE REQUIRED BY THE CODE AND CALLED FOR ELSEWHERE IN THE DRAWINGS.

1. BATHROOM DOORS
2. PAINT
3. WALL AND CEILING FINISHES
4. MECHANICAL SYSTEMS & COMPONENTS
5. ELECTRICAL SYSTEMS & COMPONENTS
6. PLUMBING SYSTEMS & COMPONENTS

8. PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT EXISTING BUILDINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION, AND BE LIABLE FOR SAME.

9. WORKMANSHIP: ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.

10. ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.

11. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.

12. CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.

13. GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEPT BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED AND ALL LABELS REMOVED.

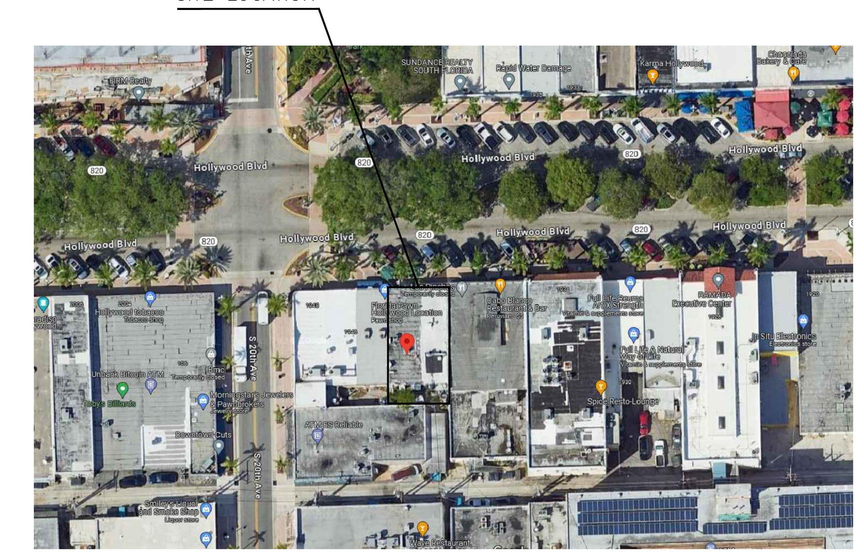
14. STORE MATERIALS IN A SAFE AND APPROVED LOCATION. COMPLY WITH ALL REGULATIONS GOVERNING THE NEIGHBORHOOD AS TO MINIMIZE INTERRUPTIONS AND/OR INTERFERENCE WITH ANY OF THE SURROUNDING OPERATIONS.

15. ALL WOOD IN CONTACT WITH MASONRY SHALL BE TREATED WOOD.

16. PERMITTED SETS FOR THIS PROJECT ARE TO REMAIN INTACT THOUGHOUT COMPLETION OF CONSTRUCTION. REMOVAL OF INDIVIDUAL SHEETS CONTAINED WITHIN THE PERMITTED/APPROVED SETS EITHER BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS IS NOT PERMITTED.

LOCATION PLAN

SITE LOCATION



Kaller Architecture
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www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

OCTOPUS BAR EXPANSION
1940 & 1942 HOLLYWOOD BLVD, HOLLYWOOD, FLORIDA 33020

SHEET TITLE

COVER SHEET

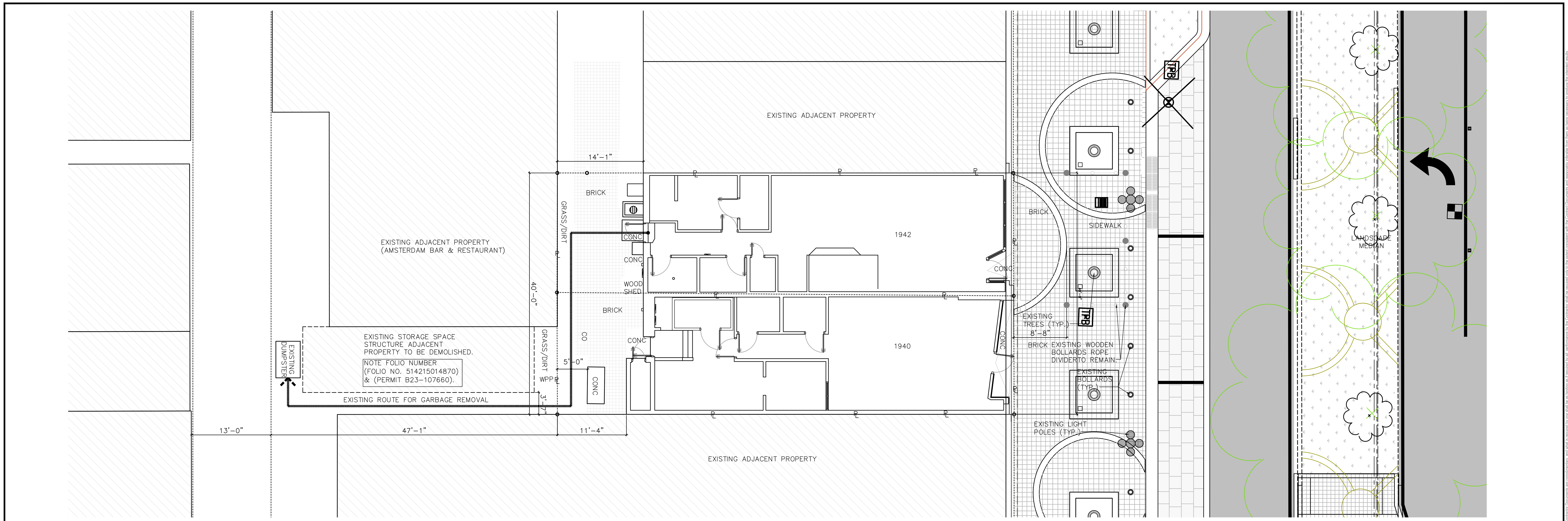
REVISIONS

No.	DATE	DESCRIPTION
1	1/8/25	REVISION-1
2	7/19/25	BUILDING COMMENTS

PROJECT No.:	24006
DATE:	08.19.24
DRAWN BY:	CR
CHECKED BY:	JBK

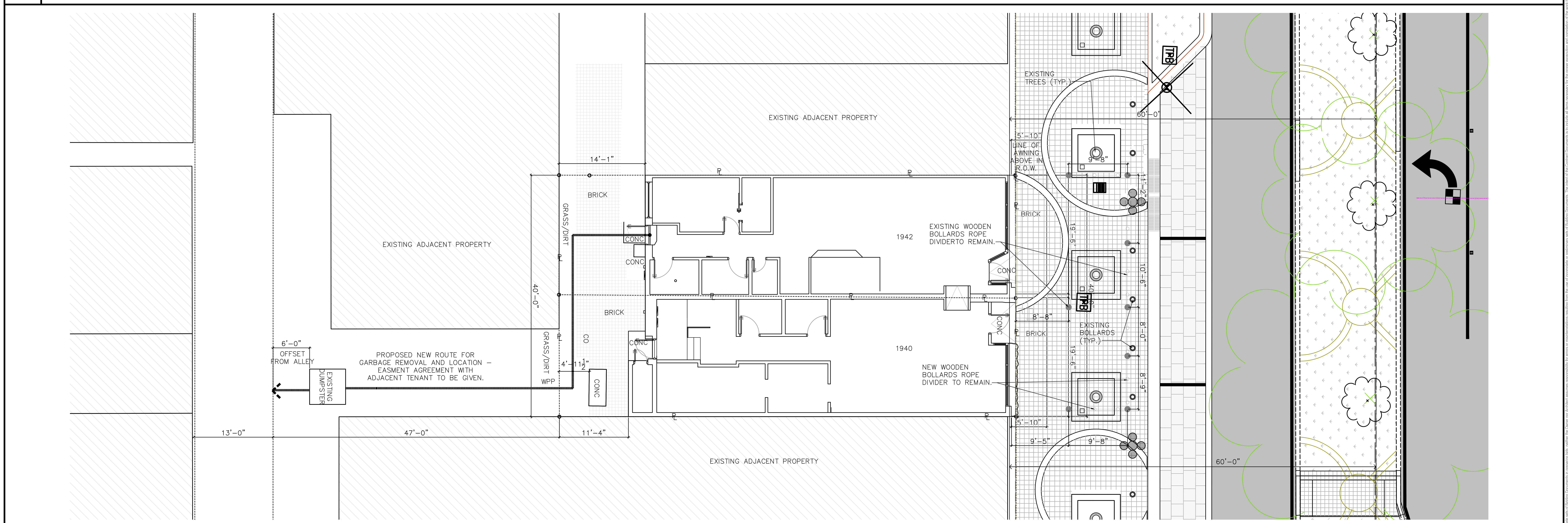
SHEET

T-1



1 EXISTING SITE PLAN

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



2 PROPOSED SITE PLAN

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

Kaller Architecture
AA# 26001212
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Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

OCTOPUS BAR EXPANSION
1940 & 1942 HOLLYWOOD BLVD, HOLLYWOOD, FLORIDA 33020

SHEET TITLE

EXISTING & PROPOSED SITE PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	1/8/2025	REV-1
2	7/19/25	BUILDING COMMENTS

PROJECT No.: 24006
DATE: 08.19.24
DRAWN BY: CR
CHECKED BY: JBK

SHEET

SP-1

LIFE SAFETY INFORMATION

OCCUPANCY GROUPS:	ASSEMBLY–TAVERNS & BARS (A–2)
CODE COMPLIANCE:	FLORIDA BUILDING CODE 8TH EDITION (2023) NFPA LIFE SAFETY CODE 2024 EDITION FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023)

LIFE SAFETY NOTES:

1. NO DOOR OR IN A MEANS OF EGRESS SHALL SWING AGAINST THE DIRECTION OF EXIT TRAVEL WHERE DOORS ARE REQUIRED TO SWING IN THE DIRECTION OF EXIT TRAVEL.

2. DOORS SHALL BE ARRANGED TO BE READILY OPENED FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF KEY, TOOL, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING.

3. THE MINIMUM WIDTH OF ANY EXIT ACCESS SHALL BE AS SPECIFIED FOR INDIVIDUAL OCCUPANCIES BY CHAPTER 8 THRU 30 (NFPA) BUT IN NO CASE SHALL SUCH WIDTH BE LESS THAN 36"

4. VERIFY DEMISING PARTITION WALLS BETWEEN TENANTS IS CONSTRUCTED IN ACCORDANCE WITH TABLE 508.4 (FBC 8th ED) HAVING A MINIMUM OF 1–HR FIRE RESISTANCE RATING.

5. FLOOR SURFACES ON BOTH SIDES OF DOOR SHALL HAVE NO LESS THAN ½" CHANGE IN ELEVATION 101–7.2.1.3 FFPC 8th ED.

FIRE PROTECTION: NFPA 101 LIFE SAFETY CODE 13.3.5

THE SPACE IS NOT EQUIPED WITH FIRE SPRINKLERS

INTERIOR WALL & CEILING FINISHES:
INTERIOR WALL AND CEILING FINISHE MATERIALS SHALL COMPLY WITH NFPA 8TH ED SECTION 13.3.5 AND SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

EXIT ENCLOSURES	CLASS A
LOBBIES AND CORRIDORS	CLASS B
ROOMS AND ENCLOSED SPACES	CLASS B

INTERIOR FLOOR FINISHES:
INTERIOR FLOOR FINISH MATERIALS IN EXIT ENCLOSURES AND EXIT ACCESS CORRIDORS AND SPACES NOT SEPARATED FROM THEM BY WALLS MIN. 1/2HR. FIRE WALLS SHALL NOT BE LESS THAN CLASS 2

OCCUPANCY GROUP: A–2 ASSEMBLY BAR

LOW HAZARD CONTENT CLASSIFICATION

CODE COMPLIANCE: FBC 8th ED.
NFPA 101 2023 LIFE SAFETY CODE
FLORIDA FIRE-PREVENTION CODE –8th. ED

NOTE:
ALL DOORS ALONG AN ACCESSIBLE ROUTE SHALL HAVE 'U' TYPE PULLS & COMPLY W/ FBC ACCESSIBILITY 404.2.7

FIRE EXTINGUISHER NOTES:
OWNER TO PROVIDE ONE FIRE EXTINGUISHER 2A–10BC TYPE, FOR EACH 3000 SQ. FT. OF BUILDING AREA WITH A 75'–0" MAX TRAVEL DISTANCE, AS PER FBC 8th ED SECTION 906, FFPC 8th ED. 9.9 SEE FLOOR PLAN FOR LOCATIONS.

5LB
2A–10BC

FLAME SPREAD NOTES:
ALL INTERIOR FINISHES INCLUDING WALLS, PARTITIONS, CEILINGS AND OTHER EXPOSED INTERIOR SURFACES, COMPRISING BOTH PLASTER, WOOD OR OTHER INTERIOR FINISH MATERIAL & ANY SURFACING MATERIAL SUCH AS PAINT OR WALL PAPER APPLIED THEREOF SHALL HAVE A FLAME SPREAD CLASSIFICATION OF CLASS 'A' OR 'B', FOR ASSEMBLY OCCUPANCIES PER FFPC 8th ED – 13.3.3

CLASS 'A':(FLAMESPREAD 0–25, SMOKE DEVELOPED 0–450)

CLASS 'B':(FLAMESPREAD 26–75, SMOKE DEVELOPED 0–450)

PLUMBING FIXTURES:
REQUIRED FIXTURES – F.B.C. TABLE 2902.1

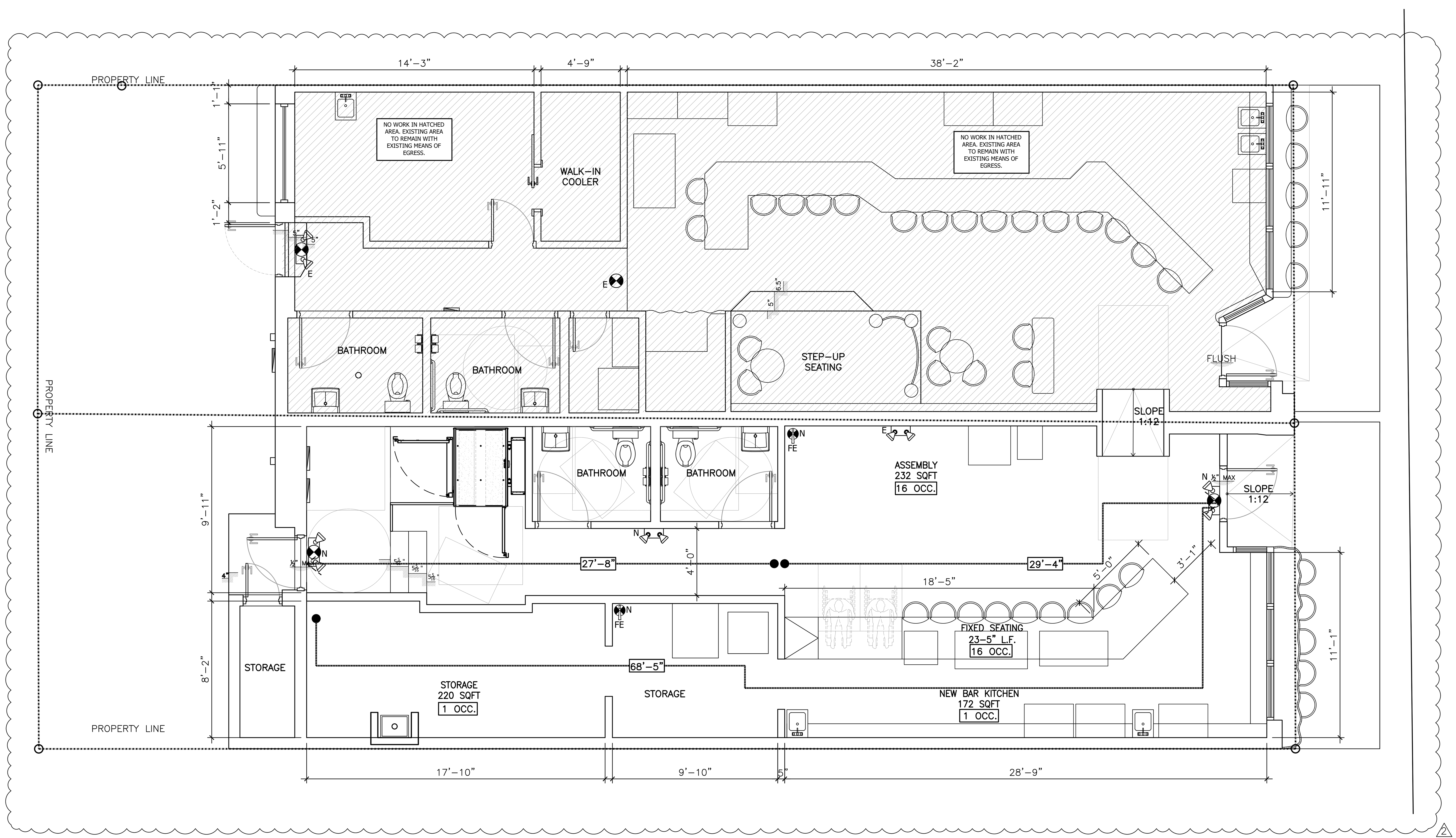
	CODE REQUIREMENT	PROVIDED
WATER CLOSETS	1 PER 40	2
LAVATORIES	1 PER 75	2

MEANS OF EGRESS:

OCCUPANT LOAD – FOR EGRESS CALCULATIONS		F.B.C. TABLE 1004.5
ASSEMBLY A–2 BAR	= 232 S.F. FOR BAR AREAS	232 S.F./15 = 16 OCC.
ASSEMBLY FIXED SEATING	= 23'–5" LINEAR FEET	23'–5" L.F./18" = 16 OCC.
KITCHEN	= 172 S.F.	172 S.F./200 = 1 OCC
STORAGE	= 220 S.F.	220 S.F./300 = 1
	(SEE FLOOR PLAN)	TOTAL = 34

	CODE REQUIREMENT	PROVIDED
NUMBER OF EXISTS F.B.C. TABLE 1006.3.2	2	2
TRAVEL DISTANCE LIFE SAFETY CODE 2024 ED. SECT. 13.2.6.2	200 FT MAX	68'–5" MAX
COMMON PATH OF TRAVEL LIFE SAFETY CODE 2024 ED. SECT. 13.2.5.2	20 FT MAX	19'–3" MAX
DEAD–END CORRIDOR F.B.C. TABLE 1020.5	20'–0" MAX	N/A
CORRIDOR WIDTH F.B.C. TABLE 1020.3	44" MINIMUM	48"
SINGLE EXISTS F.B.C. TABLE 1006.3.3(2)	49 MAX OCCUPANCY 75 FT MAX TRAVEL	1 OCCUPANT 68'–5" TRAVEL DISTANCE

1 NOTES



2 LIFE SAFETY PLAN

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

LEGEND

EXIST. 8" CMU EXTERIOR WALL

EXIST. INTERIOR PARTITION WALLS W/ WOOD OR METAL STUDS AND GWB TO BOTH SIDES

NEW 3⅝" OR 6" 25 GA METAL STUDS @ 16" O.C. W/ ⅝" GWB AT EACH SIDE TO 6" ABOVE CEILING.

PROVIDE 20 GA METAL STUDS AT PARTITIONS SUPPORTING FIXTURES AND MILLWORK WITH WOOD BACKING THE FULL LENGTH OF THE FIXTURE AND MOISTURE RESISTANT CEMENT BOARD AT WET LOCATIONS.

NEW COMBINED EXIT/EMERGENCY LIGHT W/ BATTERY BACKUP TO BE INSTALLED

NEW EMERGENCY LIGHT W/ BATTERY BACKUP TO BE INSTALLED

FE 5LB FIRE EXTINGUSHER TO BE INSTALLED

Ex EXIST. DOOR TO REMAIN

Ex EXIST. STOREFRONT WINDOW TO REMAIN

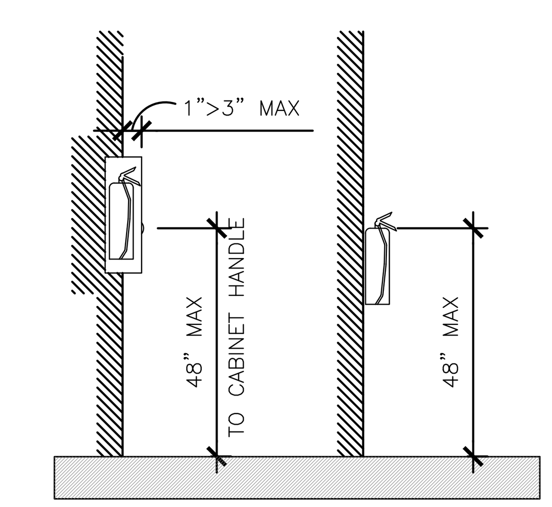
N NEW

E EXISTING

TRAVEL DISTANCE/COMMON PATH OF TRAVEL

FIRE EXTINGUISHERS

NOTE: FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED AS PER NFPA 10, LATEST EDITION. (STANDARDS FOR PORTABLE FIRE EXTINGUISHERS)



WALL MOUNTED SEMI–RECESSED FIRE EXTINGUISHER CABINET

WALL MOUNTED FIRE EXTINGUISHER

3 LEGEND

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PROJECT TITLE

OCTOPUS BAR EXPANSION
1940 & 1942 HOLLYWOOD BLVD,
HOLLYWOOD, FLORIDA 33020

SHEET TITLE

LIFE SAFETY PLAN AND NOTES

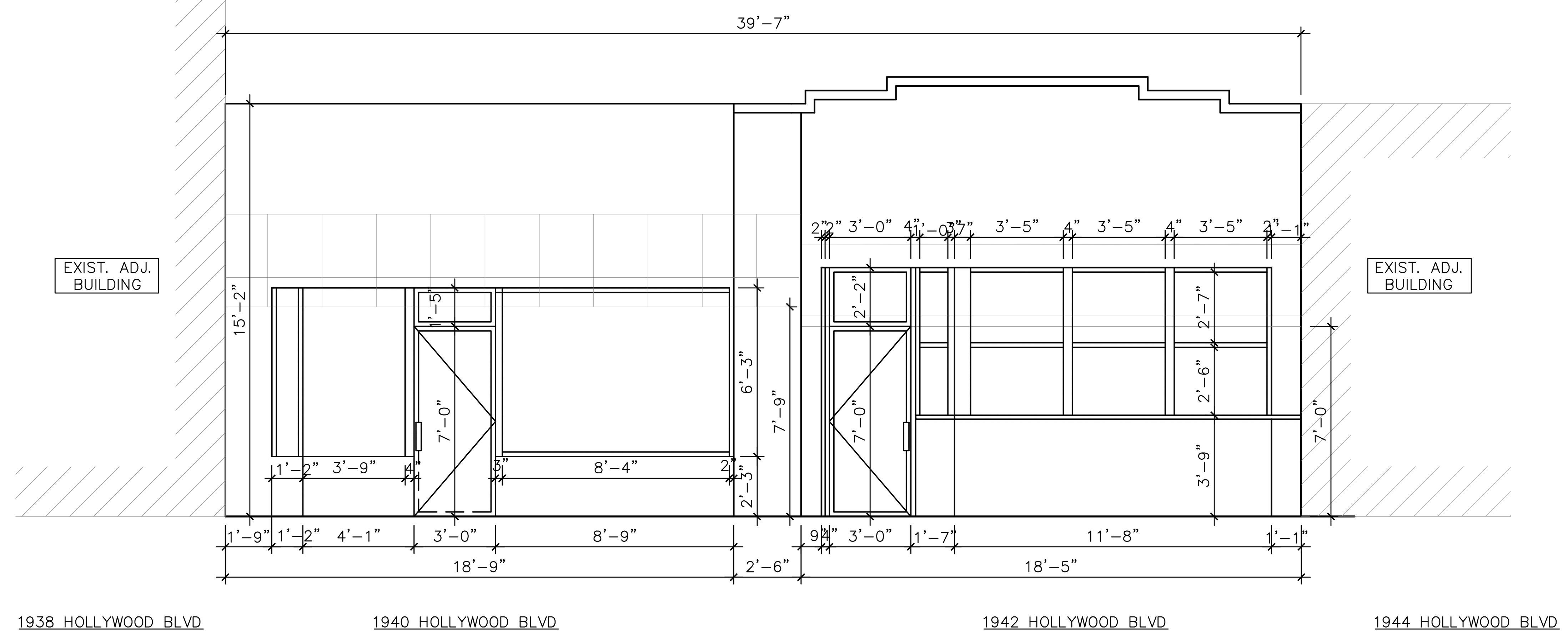
REVISIONS

No.	DATE	DESCRIPTION
2	7/19/25	BUILDING COMMENTS

PROJECT No.:	24006
DATE:	08.19.24
DRAWN BY:	CR
CHECKED BY:	JBK

SHEET

LS-1



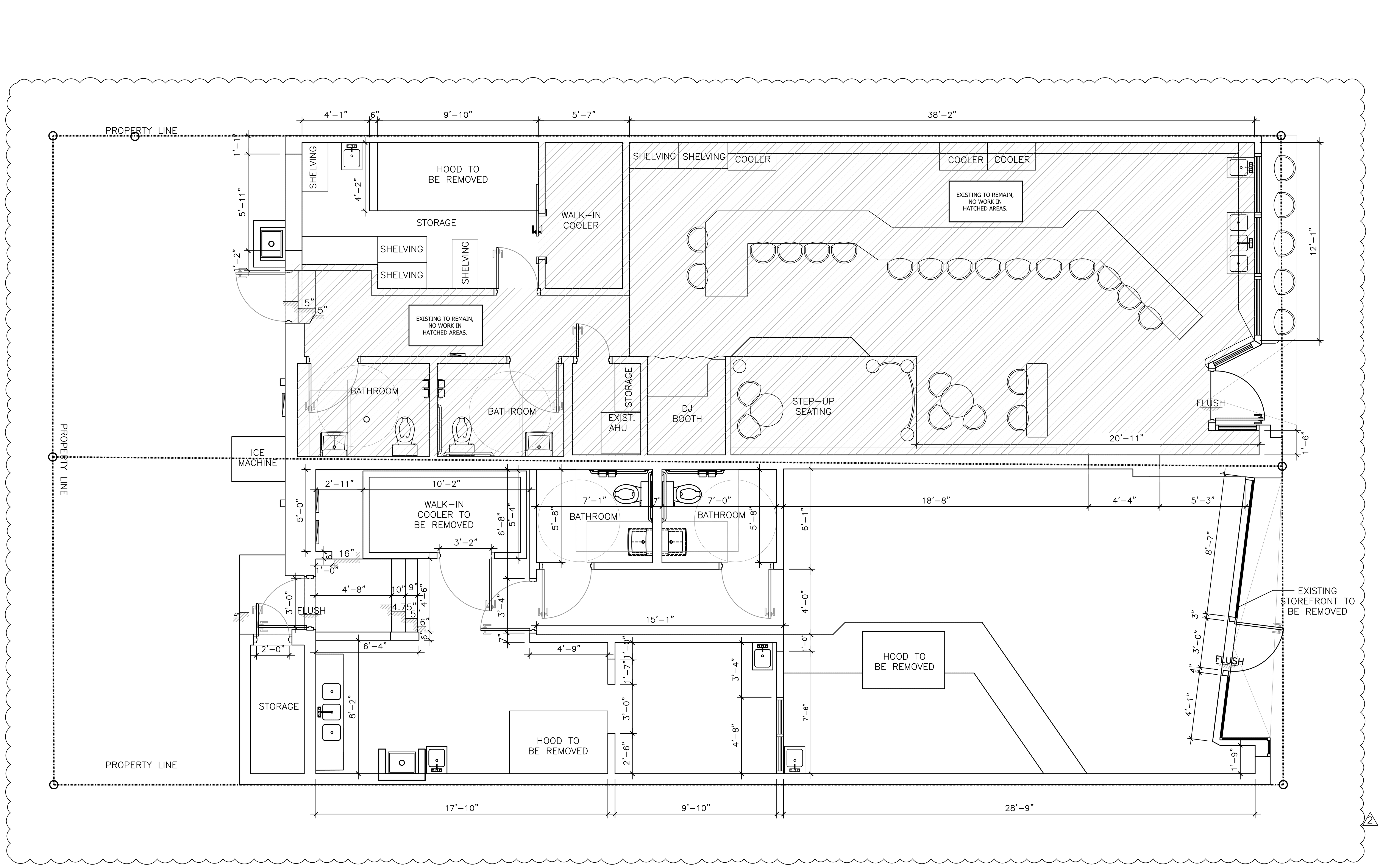
1 DEMOLITION ELEVATION

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

DEMOLITION LEGEND

- EXISTING CONCRETE BLOCK WALL TO REMAIN. GC TO FIELD VERIFY
- EXIST NON-LOAD BEARING INTERIOR PARTITION TO REMAIN. GC TO FIELD VERIFY
- INTERIOR WALL/PARTITION REMOVED
- EXISTING WINDOWS TO BE REMOVED & DISPOSED ACCORDINGLY. GC TO FIELD VERIFY & MATCH W PERMIT DRAWINGS
- EXIST DOORS REMOVED
- EX EXISTING DOOR TO REMAIN
- EX EXISTING WINDOW TO REMAIN

2 DEMOLITION LEGEND



3 DEMOLITION PLAN

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

DEMOLITION NOTES:
REQUIREMENTS INCLUDED :

1. COORDINATE WORK OF TRADES AND SCHEDULE ELEMENTS OF ALTERATIONS AND RENOVATION WORK BY PROCEDURES AND METHODS TO EXPEDITE COMPLETION OF THE WORK.

2. CUT, MOVE OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS OR TO ALLOW ALTERATIONS AND NEW WORK TO PROCEED. INCLUDE SUCH ITEM AS :

A. EXISTING STRUCTURAL BEAMS AND COLUMNS TO REMAIN UNTOUCHED, DO NOT DAMAGE THE STRUCTURAL INTEGRITY OF THE BUILDING.
B. REPAIR OR REMOVAL OF HAZARDOUS OR UNSANITARY CONDITIONS.
C. REMOVAL OF ABANDONED ITEMS AND ITEMS SERVING NO USEFUL PURPOSE, SUCH AS ABANDONED PIPING, CONDUIT, AND WIRING.
D. REMOVAL OF UNSUITABLE OR EXTRANEOUS MATERIALS NOT MARKED FOR SALVAGE, SUCH AS ABANDONED EQUIPMENT AND DEBRIS INCLUDING ROTTED WOOD, RUSTED METALS AND DETERIORATED CONCRETE.

B.

1. CONDITIONS AND REQUIREMENTS: THE DEMOLITION CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR HAULING AND LEGALLY DISPOSING OF MATERIALS REMOVED IN DEMOLITION WORK.

2. PROCEDURES: THE PROCEDURES PROPOSED FOR THE ACCOMPLISHMENT OF SALVAGE AND DEMOLITION WORK SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS, PROTECTION OF PROPERTY, COORDINATION WITH WORK OF OTHERS IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES. THE PROCEDURES SHALL INCLUDE A DETAILED DESCRIPTION OF METHODS AND EQUIPMENT TO BE USED FOR EACH OPERATION.

3. PARTITION: REMOVE ALL EXISTING INTERIOR PARTITIONS AND RELATED UTILITIES AS INDICATED IN THE DEMOLITION PLAN.

4. DUST CONTROL: THE AMOUNT OF DUST RESULTING FROM DEMOLITION SHALL BE CONTROLLED TO PREVENT THE THE SURROUNDING AREA. USE OF WATER WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.

5. PROTECTION OF EXISTING BUILDING:
A. EXISTING BUILDING SHALL BE PROTECTED FROM DAMAGE. ANY PART DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS AT CONTRACTOR'S EXPENSE.
B. COVER ITEMS AS NECESSARY TO PROTECT FROM DUST.
C. AT END OF EACH WORK DAY, CLOSE OFF AREAS FROM PUBLIC.
D. DEMOLITION CONTRACTOR SHALL PROVIDE AND MAINTAIN NECESSARY BARRICADES TO PREVENT SPILLAGE ON ANY UNAUTHORIZED PERSONS FROM ACCIDENTALLY OR INTENTIONALLY ENTERING THE WORK AREA.

6. ENVIRONMENTAL PROTECTION: ALL WORK AND CONTRACT OPERATIONS SHALL COMPLY WITH ALL REQUIREMENTS OF STATE AND BROWARD COUNTY ENVIRONMENTAL PROTECTION REGULATIONS.

7. EXPLOSIVE AND BURNING:
A. USE OF EXPLOSIVES WILL NOT BE PERMITTED.
B. USE OF FIRE FOR DEMOLITION OR DISPOSAL OF MATERIAL OR ANY OTHER SITUATION INTENTIONAL OR ACCIDENTAL WILL NOT BE PERMITTED.

8. EXISTING UTILITIES

A. CONTACT ALL UTILITIES INCLUDING ELECTRIC, WATER, GAS AND TELEPHONE, PRIOR TO BEGINNING WORK AND REQUEST THAT ALL SERVICE BE SHUT OFF AND CAPPED AT PRIMARY SERVICE LINES.
B. REMOVE ALL EXISTING UTILITIES ACCORDING TO SEQUENCE OF OPERATIONS APPROVED AT START OF PROJECT.
C. REMOVE ALL EXISTING UTILITIES UNCOVERED BY DEMOLITION AND TERMINATE IN A MANNER AND AT A TIME SATISFACTORY TO UTILITY COMPANIES INVOLVED. WHERE UTILITY COMPANY DESIRES TO EFFECT THE REMOVAL OF THEIR MATERIALS THEY SHALL BE PERMITTED TO DO SO.
D. REMOVE AND DELIVER METERS AND RELATED EQUIPMENT TO THE APPROPRIATE UTILITY COMPANIES WITHOUT ADDITIONAL COST TO THE OWNER. WHEN UTILITY LINES ARE ENCOUNTERED THAT ARE NOT ON THE DRAWINGS OR VISIBLE THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH INSTRUCTIONS OF THE ARCHITECT/ENGINEER.
E. INSTALL AND LEAVE A WELL MARKED STAKE AT CAPPED END OF EVERY UTILITY CAPPED ON THE SITE.

9. DISPOSING OF MATERIAL:

A. TITLE TO MATERIALS: TITLE TO ALL MATERIAL AND EQUIPMENT TO BE DEMOLISHED AND REMOVED EXCEPT ITEMS INDICATED TO BE TURNED OVER TO THE OWNER IS VESTED IN THE CONTRACTOR AT START OF PROJECT. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITIONS, LOSS, OR DAMAGE TO SUCH PROPERTY AFTER NOTICE TO PROCEED.
B. DEBRIS CONTROL: REMOVE AND TRANSPORT DEBRIS IN LEAK-FREE CONTAINERS IN A MANNER TO PREVENT SPILLAGE ON ANY PART OF EXISTING BUILDING, PARKING LOT AREAS, OR CITY STREETS.
C. REGULATIONS: COMPLY WITH COUNTY, MUNICIPALITY, AND CITY REGULATIONS REGARDING HAULING AND DISPOSAL OF DEBRIS. ALL SUCH MATERIAL SHALL BE DISPOSED OF OFF SITE IN A LEGAL DISPOSAL AREA.

10. PREPARATION:

A. PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE STRUCTURAL VALUE OR INTEGRITY OF AFFECTED PORTION OF PROJECT FROM DAMAGE.
B. PROVIDE DEVICES AND METHODS TO PROTECT OTHER PORTIONS OF PROJECT FROM DAMAGE.
C. PROVIDE PROTECTION FROM ELEMENTS FOR THAT PORTION OF THE PROJECT WHICH MAY BE EXPOSED BY CUTTING AND PATCHING WORK.

11. PERFORMANCE:

A. EXECUTE CUTTING AND DEMOLITION BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER WORK, AND WHICH WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OF REPAIRS.
B. EXECUTE FITTING AND ADJUSTMENT OF PRODUCTS TO PROVIDE A FINISHED INSTALLATION TO COMPLY WITH SPECIFIED PRODUCTS, FUNCTION, TOLERANCE AND FINISHES.
C. RESTORE WORK WHICH HAS BEEN CUT OR REMOVED. INSTALL NEW PRODUCTS TO PROVIDE COMPLETED WORK IN ACCORD WITH REQUIREMENTS THROUGH DOCUMENTS.
D. FIT WORK AIR-TIGHT TO PIPES, SLEEVES, DUCTS, CONDUIT AND OTHER PENETRATIONS THROUGH SURFACES.
E. REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE AN EVEN FINISH TO MATCH ADJACENT FINISHES.

1. FOR CONTINUOUS SURFACES, REFINISH TO NEAREST INTERSECTION.
2. FOR AN ASSEMBLY, REFINISH ENTIRE UNIT.

12. CONTRACTOR SHALL VERIFY ALL EXIST'G CONDITIONS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION. CONTRACTOR SHALL CONTACT THE STRUCTURAL ENGINEER OF RECORD SHOULD A CONFLICT OCCUR BETWEEN THE EXISTING CONDITIONS AND THOSE CONDITIONS DEPICTED ON THESE PLANS.

4 DEMOLITION NOTES

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PROJECT TITLE

OCTOPUS BAR EXPANSION
1940 & 1942 HOLLYWOOD BLVD, HOLLYWOOD, FLORIDA 33020

SHEET TITLE

DEMOLITION FLOOR PLAN AND ELEAVTION

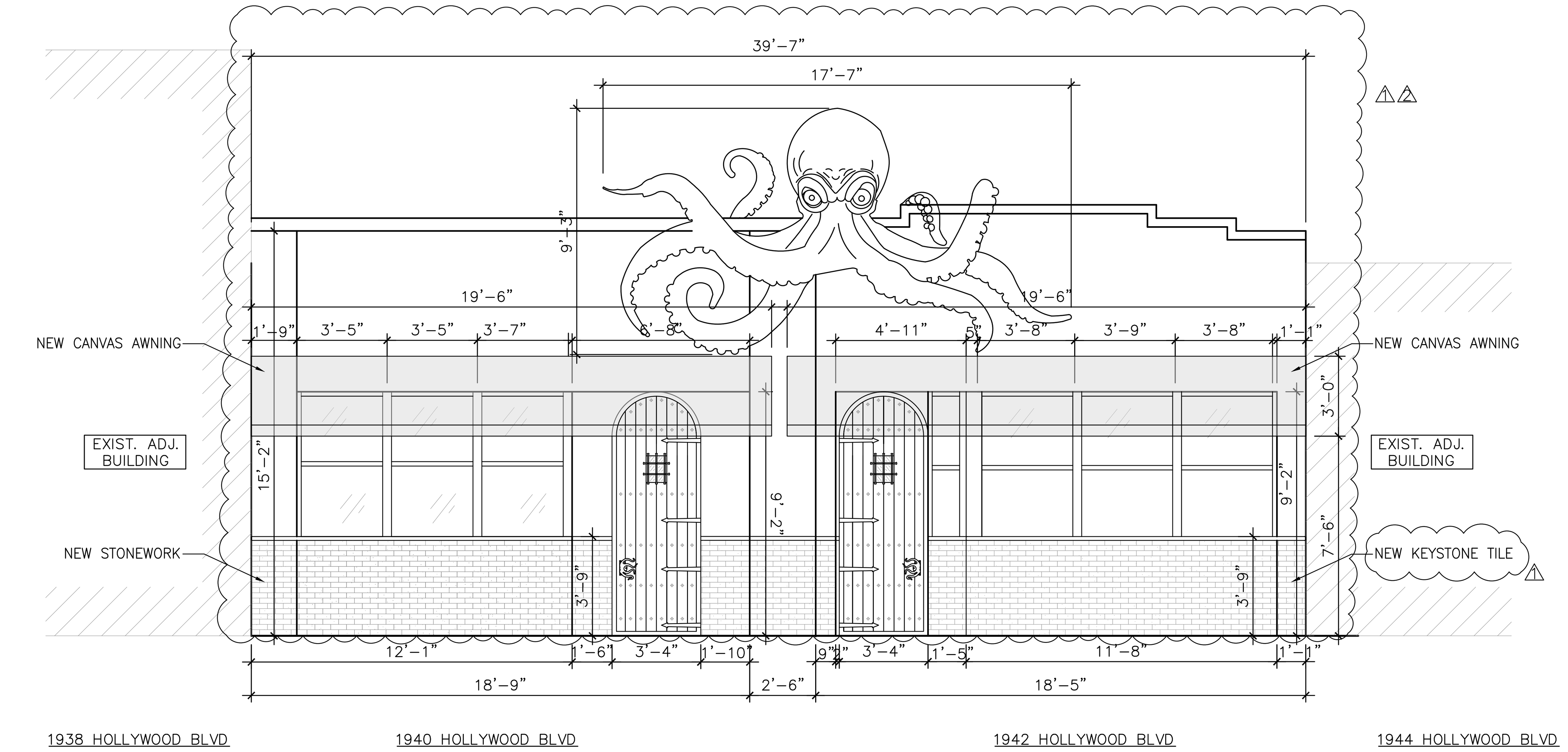
REVISIONS

No.	DATE	DESCRIPTION
2	7/19/25	BUILDING COMMENTS

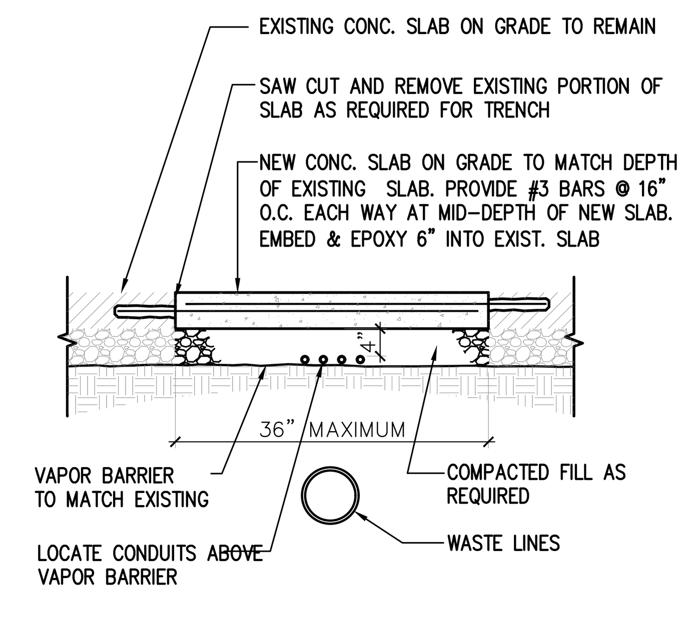
PROJECT No.:	24006
DATE:	08.19.24
DRAWN BY:	CR
CHECKED BY:	JBK

SHEET

D-1



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



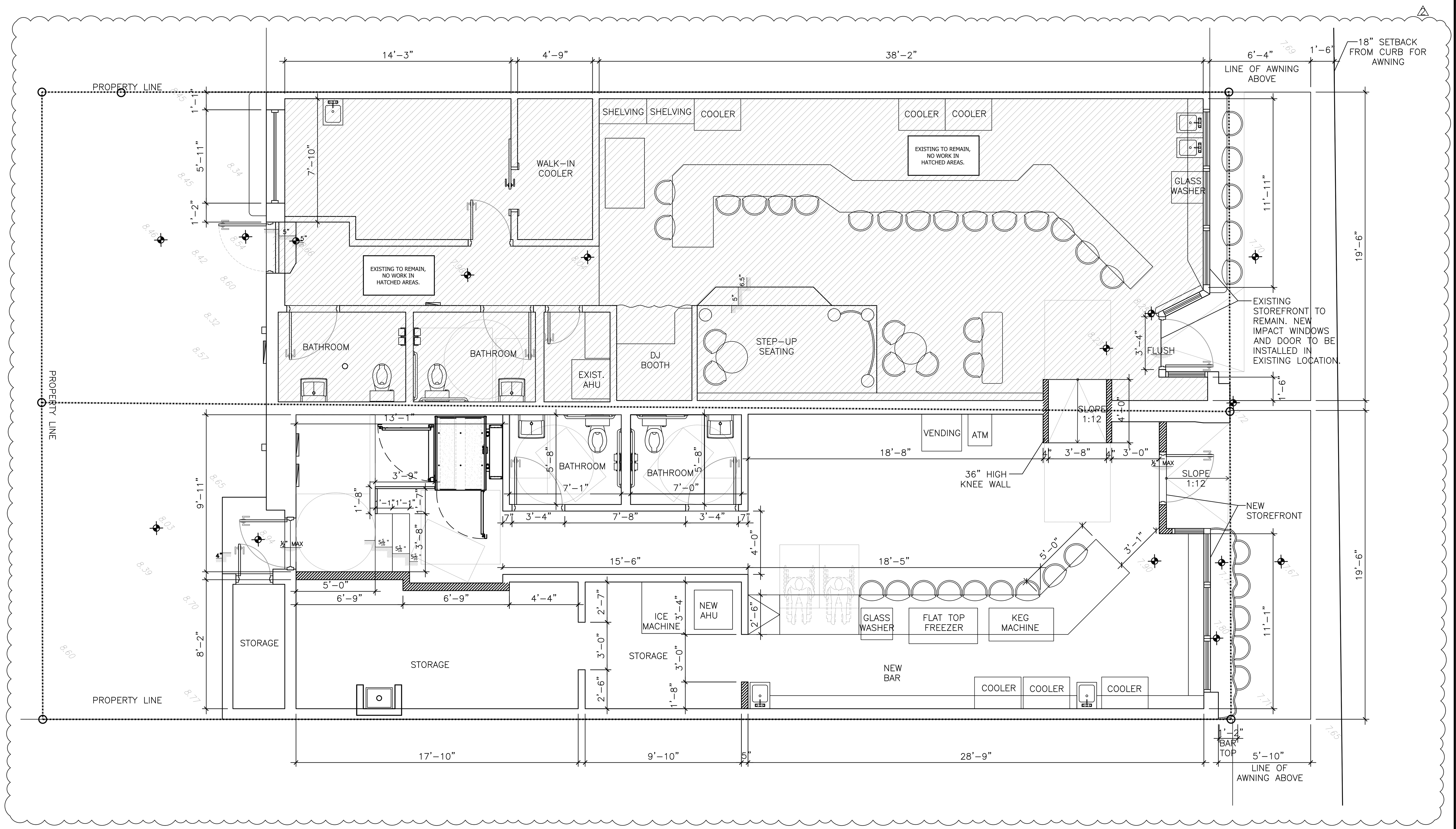
NOTE:
G.C. SHALL REPAIR EXISTING SLAB AT LOCATIONS WHERE TRENCHING HAS BEEN DONE TO ACCOMODATE NEW PLUMBING AS SHOWN ABOVE (TYPICAL)

2 TRENCH REPAIR DETAIL

LEGEND

- EXIST. 8" CMU EXTERIOR WALL
- EXIST. INTERIOR PARTITION WALLS W/ WOOD OR METAL STUDS AND GWB TO BOTH SIDES
- NEW 3 5/8" OR 6" 25 GA METAL STUDS @ 16" O.C. W/ 5/8" GWB AT EACH SIDE TO 6" ABOVE CEILING.

3 LEGEND



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

GENERAL CONSTRUCTION NOTES:

1. ALL WALLS SHALL RECEIVE (2) COATS (MIN.) OR AS SPECIFIED BY OWNER. PAINT COLOR & TYPE SELECTION BY OWNER.
2. BASE MATERIAL AND COLOR SHALL BE AS SPECIFIED BY OWNER.
3. FLOOR FINISHES ARE AS SPECIFIED BY OWNER.
4. CONSULT OWNER FOR SPECIFIC MANUFACTURERS NOT LISTED.
5. ALL LOW VOLTAGE WIRING (i.e. TEL) SHALL BE IN PRIOR TO ELECTRICAL INSPECTION.
6. PROVIDE FULLY DETAILED SHOP DRAWINGS FOR ALL ITEMS REQUIRING FABRICATION, I.E.: CASEWORK, MILLWORK AND DOORS.
7. ALL NEW DOORS TO BE SELECTED BY OWNER.
8. REPLACE DAMAGED OR BROKEN RECEPTACLE COVER PLATES.
9. PATCH ALL EXISTING HOLES, AND DEFECTS IN EXISTING SURFACES, AND DAMAGE CAUSED DURING THE COURSE OF CONSTRUCTION.
10. RETURN ALL EXISTING LIGHT FIXTURES, DOORS, HARDWARE THAT IS REMOVED DURING DEMOLITION TO OWNER FOR STORAGE, OR IF OWNER REQUESTS, DISPOSE OF PROPERLY AS PART OF HIS CONTRACT.
11. FINAL CLEAN & PUNCHLIST SHALL LEAVE UNIT IN AN 'AS NEW' CONDITION. ALL TRADES SHALL BE RESPONSIBLE TO ENSURE THAT THE REQUIREMENTS OF THIS CONTRACT ARE MET. ALL WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR OR LONGER IF SPECIFIED IN THE OWNER/CONTRACTOR AGREEMENT.
12. THE AMERICAN INSTITUTE OF ARCHITECTS GENERAL CONDITIONS OF CONSTRUCTION CONTRACT A201 (LATEST EDITION) SHALL BE MADE A PART OF THIS CONTRACT.
13. ALL ELECTRICAL OUTLETS & SWITCHES SHALL BE SELECTED BY OWNER.
14. G.C. SHALL COORDINATE ALL ABOVE CEILING ELEMENTS, SYSTEMS W/ STRUCTURE TO ASSURE THAT ALL REQ'D. CLEARANCES ARE PROVIDED.
15. IF A QUESTION ARISES, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AT ONCE FOR CLARIFICATION. FAILURE OF THE G.C. OR HIS SUBS TO SECURE SUCH CLARIFICATION PRIOR TO PLACING THE WORK IN QUESTION SHALL PLACE ALL RESPONSIBILITY TO REMOVE SUCH WORK AND REINSTALL IN ACCORDANCE WITH THE ARCHITECTS INTERPRETATION SOLELY WITH THE GENERAL CONTRACTOR.
16. G.C. SHALL FIELD MEASURE JOB & NOTIFY A/E OF ANY DIMENSIONAL DISCREPANCIES PRIOR TO INSTALLING ANY WORK.
17. NOTE: PRIOR TO BEGINNING CONSTRUCTION, G.C. SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. THIS IS ESPECIALLY IMPORTANT DUE TO THE IRREGULAR CONFIGURATION OF SOME SPACES.
18. ALL DIMENSIONS ARE NOMINAL AND MAY VARY FROM THOSE INDICATED ON THESE DRAWINGS.
19. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ALL OTHER CODES HAVING JURISDICTION OVER THIS PROJECT. IT IS RECOGNIZED THAT THE A/E CAN NOT INCLUDE EVERY REQUIREMENT OF THE APPLICABLE BUILDING CODES ON THE DRAWINGS. THE G.C. SHALL HAVE COPIES OF ALL CODES.
20. AS PART OF WORK SCOPE BEING BID, G.C. SHALL INCLUDE SEALING OF ALL PENETRATION OF FIRE WALLS & SHALL INSPECT SAME PRIOR TO BID.
21. G.C. SHALL UPGRADE AND/OR REPLACE NON-COMPLIANT MATERIAL W/ FIRE SAFE CAULKING MATERIAL AS REQUIRED AT ALL DEMISING WALL UNDERSIDE OF DECK LOCATIONS.
22. UNDER NO CIRCUMSTANCES SHALL DRAWING SETS BE BROKEN UP. FULL SETS SHALL BE SUPPLIED TO ALL SUBS.
23. NO CHANGES TO CONTRACT DRAWINGS SHALL BE MADE IN FIELD WITHOUT ARCHITECT'S EXPRESS WRITTEN PERMISSION.
24. ALL SAND EXCAVATED AS PART OF THIS RENOVATION SHALL REMAIN ON SITE. NO SAND SHALL BE REMOVED FROM SITE DURING CONSTRUCTION.
25. CONTRACTOR/OWNER SHALL CONTACT SUNSHINE 811 PRIOR TO ANY EXCAVATION.

5 NOTES

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PROJECT TITLE

OCTOPUS BAR EXPANSION
1940 & 1942 HOLLYWOOD BLVD, HOLLYWOOD, FLORIDA 33020

SHEET TITLE

PROPOSED FLOOR PLAN AND ELEAVTION

REVISIONS

No.	DATE	DESCRIPTION
1	1/8/25	REVISION-1
2	7/19/25	BUILDING COMMENTS

PROJECT No.:	24006
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SHEET

A-1

SYMBOL LEGEND		
TAG	SYMBOL	DESCRIPTION
a		2x4 LAY-IN FLUORESCENT LIGHT FIXTURE
b		NEW 24X24 FLUORESCENT LIGHT FIXTURE
c		EXISTING HANGING LINEAR FLUORESCENT LIGHT FIXTURE
d		6"~ RECESSED DOWNLIGHT
f	OR	EXIT SIGN
g		EMERGENCY LIGHT W/ BATTERY BACKUP
h		COMBO EXIT/EMERGENCY LIGHT W/ BATTERY BACKUP
i		WEATHERPROOF WALL MOUNTED EXTERIOR LIGHT FIXTURE
j		WEATHERPROOF WALL MOUNTED FLOOD LIGHT FIXTURE
k		WEATHERPROOF SURFACE MOUNTED DOWNLIGHT
m		WALL MOUNTED LIGHT FIXTURE
	UON	UNLESS OTHERWISE NOTED
	WP	WEATHERPROOF
	EX.	EXISTING
	SC	SECURITY CAMERA BY OTHERS. COORDINATE LOCATION WITH SECURITY CONTRACTOR AND PROVIDE CONDUIT & J-BOXES AS REQUIRED.

1 LIGHTING LEGEND

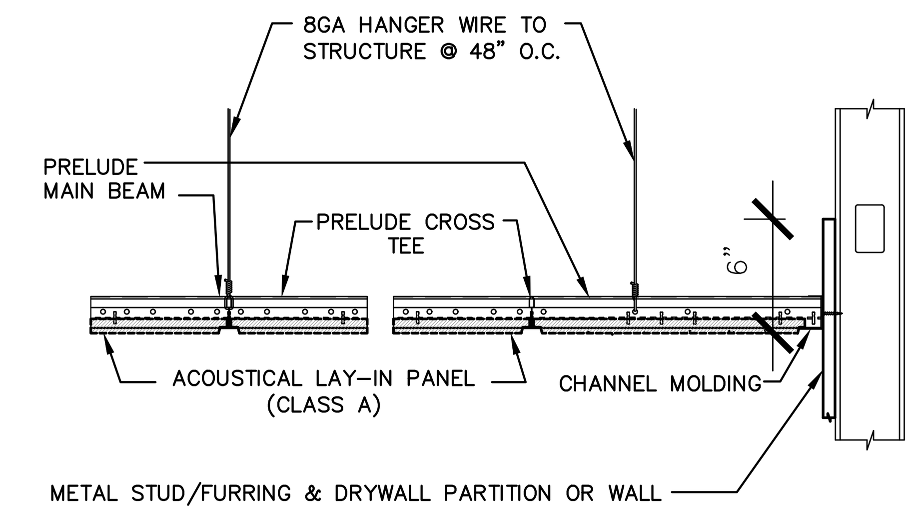
CEILING TYPE & HEIGHT

1. NEW 24" X 24" ACOUSTICAL LAY-IN CEILING MOUNTED @ 10'-0" A.F.F. (U.O.N.) G.C. TO VERIFY CLEARANCE. TEGULAR FISSURED DESIGN, AS SELECTED BY OWNER.
2. EXISTING 24' X 24' ACOUSTICAL LAY-IN CEILING TO REMAIN.
3. EXISTING GYPSUM WALLBOARD CEILING TO REMAIN.
4. NEW GYPSUM WALLBOARD CEILING TO REPLACE EXISTING 24" X 24" LAY IN CEILING.

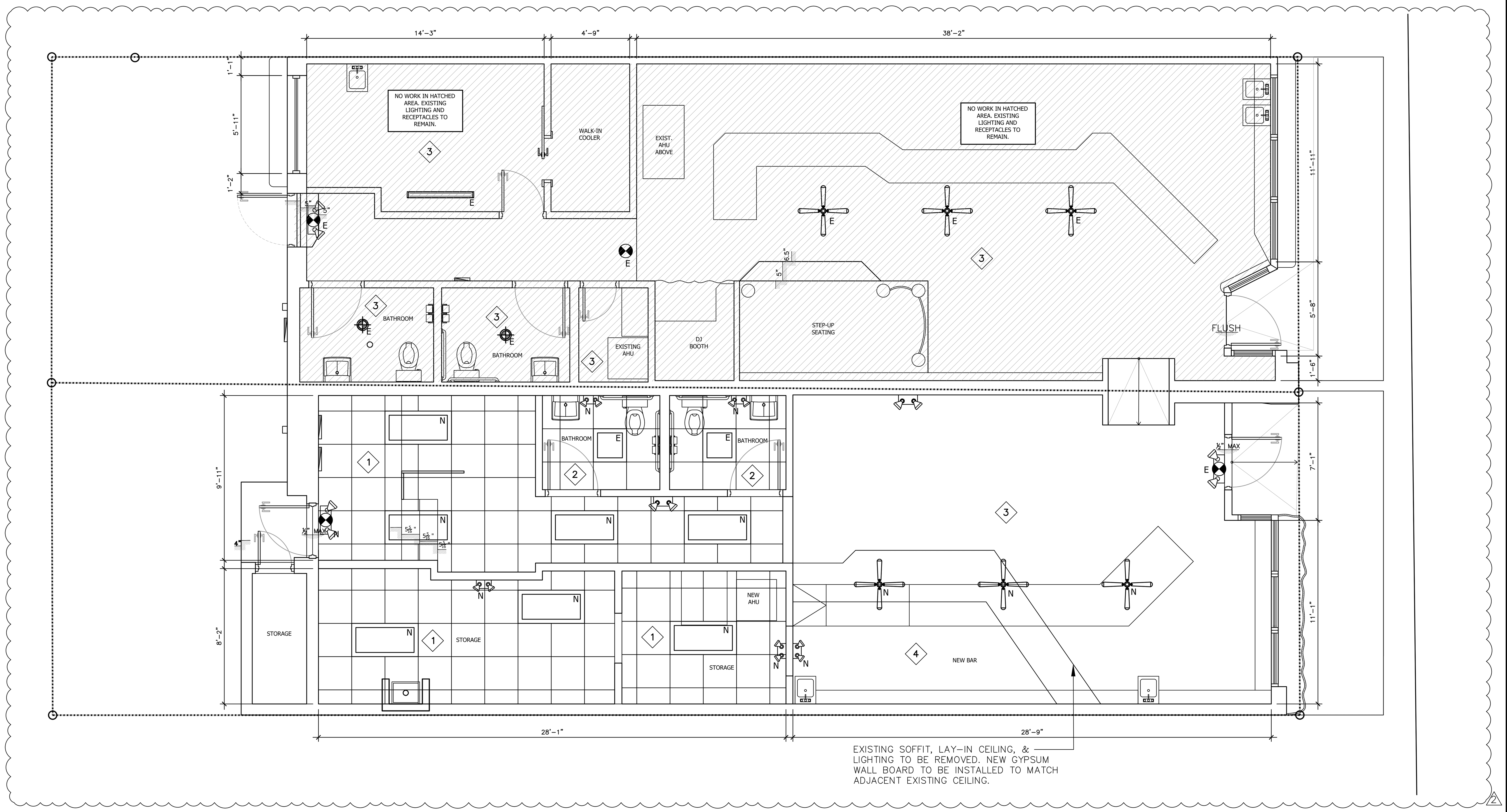
NOTE:

1. REFER TO 'ELECTRICAL ENGINEERING DRAWINGS' FOR LIGHT FIXTURE SCHEDULE & SPECIFICATIONS.
2. REFER TO 'MECHANICAL ENGINEERING DRAWINGS' FOR A/C DIFFUSERS & RETURN GRILLS IN CEILING. GC TO NOTIFY D.O.R. IMMEDIATELY FOR ANY DISCREPANCIES.
3. G.C. TO VERIFY ALL CLEARANCES FOR PROPOSED CEILING HEIGHTS.
4. G.C. TO PROVIDE FULL SET OF FIRE SPRINKLER SHOP DRAWINGS FOR REVIEW BY ARCHITECT & AUTHORITIES HAVING JURISDICTION.

2 CEILING LEGEND



4 ACOUSTICAL LAY-IN CEILING DETAIL



3 PROPOSED REFLECTED CEILING PLAN

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

LAY-IN CEILING SPECIFICATION

1. SAMPLES:
   A. SUBMIT FOR APPROVAL THREE 12"X12" SAMPLES OF EACH TYPE OF CEILING PANELS AND GRID, SUBMIT MANUFACTURER'S PRODUCT DATA DESCRIBING SUSPENSION SYSTEM AND CEILING PANELS PRIOR TO ORDERING OF MATERIALS.
2. EXTRA MATERIAL:
   A. DELIVER 3 BOXES OF EACH TYPE OF CEILING PANEL FOR MAINTANANCE USE. THE ADDITIONAL CEILING PANELS SHALL BE FROM THE SAME LOT AS THE PANELS INSTALLED AND SHALL BE FURNISHED IN ORIGINAL (UNOPENED) BOXES PROPERLY MARKED
3. ENVIRONMENTAL CONDITIONS:
   A. DO NOT INSTALL ACOUSTICAL CEILINGS UNTIL THE BUILDING IS ENCLOSED, SUFFICIENT CONDITIONED AIR IS PROVIDED, DUST GENERATING ACTIVITIES HAVE TERMINATED AND OVERALL MECHANICAL WORK IS COMPLETED, TESTED AND APPROVED.
4. CEILING SYSTEMS:
   A. SUSPENDED SYSTEM– 24"x24"x15/16" EXPOSED GRID, COLD ROOLED ELECTROGALVANIZED STEEL, COLOR COORDINATED EXPOSED GRID SUSPENSION SYSTEM WITH THE COLOR OF TILE.
   B. CEILING PANELS– ARMSTRONG'S "ULTIMA" PRELUDE XL SUSPENSION SYSTEM (#1901)
      a. SIZE 24"x24"x5/8" TEGULAR LAY-IN.
      b. FLAME SPREAD– FIRE RETARDANT, CLASS "A", FLAME SPREAD "25", ASTM E-1264
      c. SURFACE FINISH– WHITE COLOR

5 LAY-IN CEILING SPECS.

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SHEET TITLE

REFLECTED CEILING PLAN

REVISIONS

No.	DATE	DESCRIPTION
2	7/19/25	BUILDING COMMENTS

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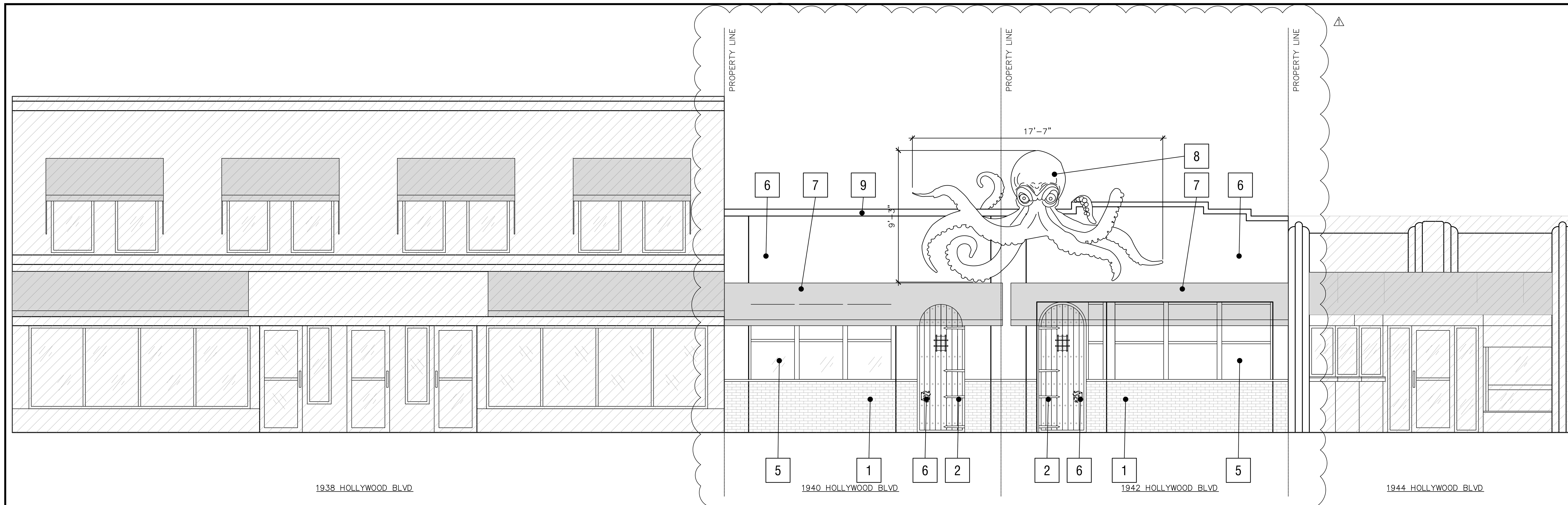
SHEET

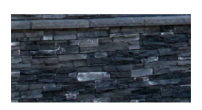
A-2



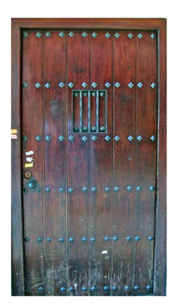
3 PROPOSED ELEVATION

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

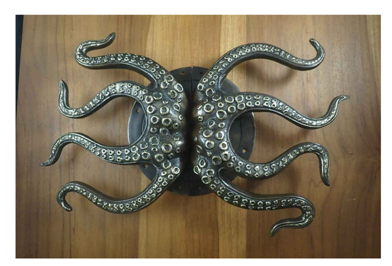
1 NEW SLATE DARK SLATE STONE TO BE ADD UNDER COUNTER OF FACADE. - OWNER & G.C TO SELECT MANUFACTURER OF SLATE STONE.



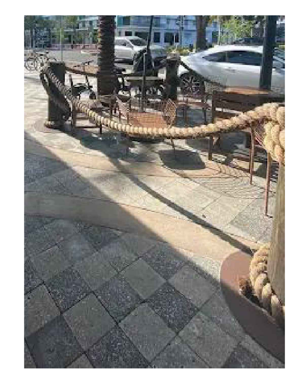
2 NEW SOLID WOOD CLASSICAL FRONT ENTRANCE AND EXIST DOOR (NOA NO. 23-1024.05)



3 NEW OCTOPUS TANTACLE DOOR HANDLES TO BE ADDED IN NEW FRONT ENTRANCE DOORS.



4 NEW WOODEN BOLLARD AND ROPE DIVIDER TO MATCH EXISTING OUTDOOR LOUNGEU AREA.- OWNER AND G.C. TO SELECT AND MATCH EXISTING WODDEN BOLLARDS.



5 NEW WINDOWS WITH BRONZE COLORING MULLIONS FOR STOREFRONT FACADE. - OWNER & G.C. TO FINAL PRODUCT.(WINDOW - NOA NO. 23-0714.14)

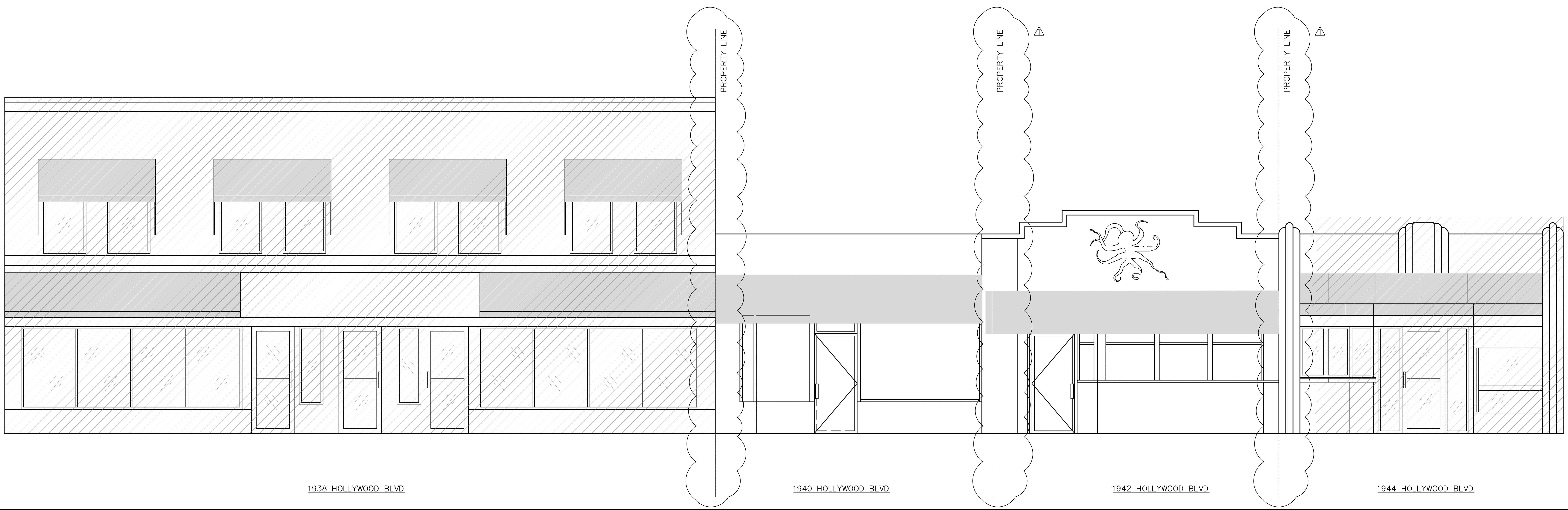
6 NEW SMOOTH STUCCO AND PAINT COLOR FINISH TO MATCH EXISTING- TO BE SELECTED BY OWNER AND G.C.

7 NEW FORNT FACADE AWNING TO BE SELECTED BY OWNER AND G.C. -(NOA NO. 21-1209.04)

8 OCTOPUS ARCHITECTURAL FEATURE FINISHES TO BE GIVEN BY MANUFACTURER SHOP DRAWINGS AND APPROVED BY G.C.

9 PARAPET TO EXTEND FROM EXISTING BAR AREA AND MATCH COLOR.

2 FRONT FACADE LEGEND



1 EXISTING ELEVATION

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

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

OCTOPUS BAR EXPANSION
1940 & 1942 HOLLYWOOD BLVD, HOLLYWOOD, FLORIDA 33020

SHEET TITLE

EXISTING AND PROPOSED STREET ELEVATIONS

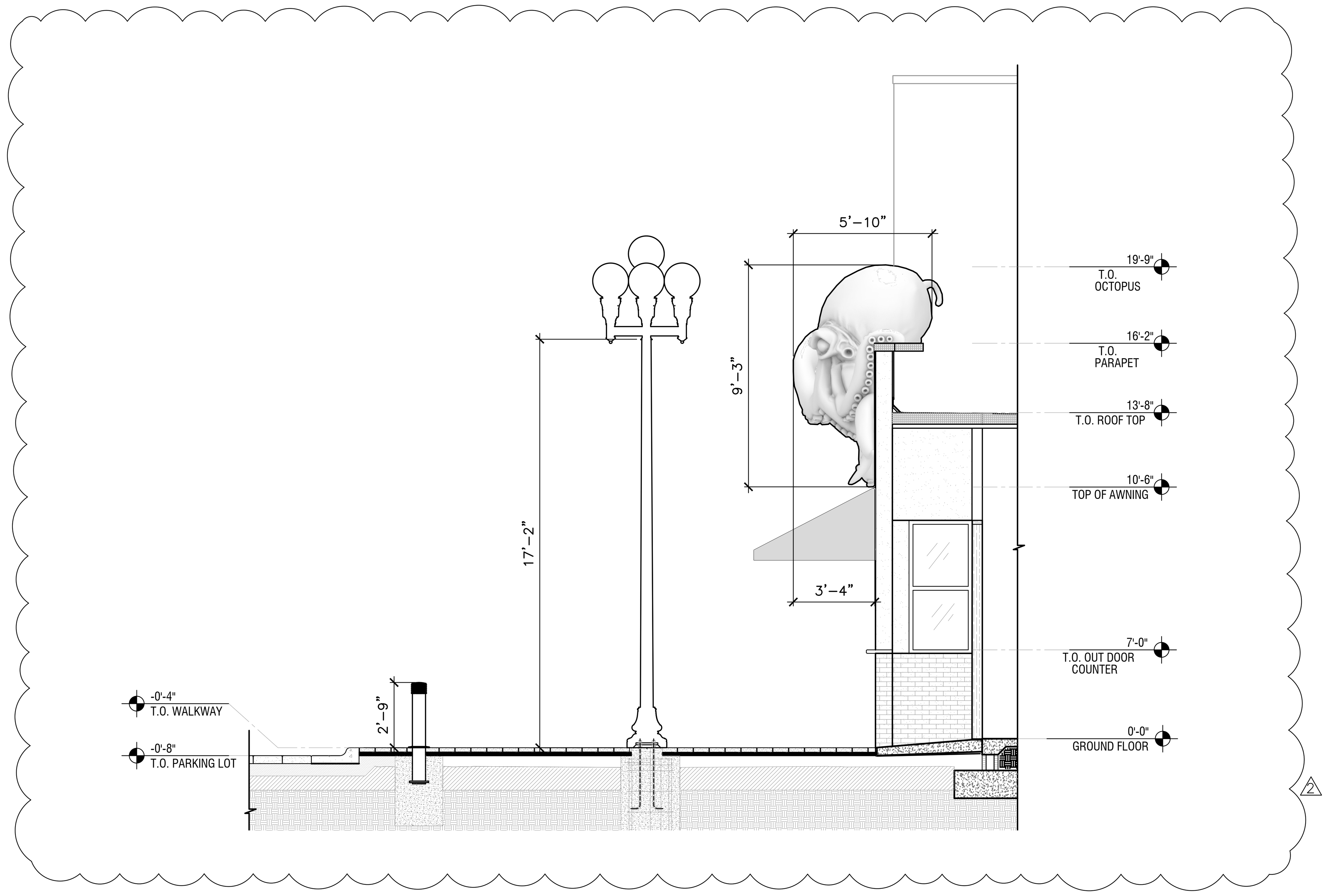
REVISIONS

No.	DATE	DESCRIPTION
1	1/8/25	REVISION -1
2	7/19/25	BUILDING COMMENTS

PROJECT No.: 24006
DATE: 08.19.24
DRAWN BY: CR
CHECKED BY: JBK

SHEET

A-3



1	EXISTING CROSS SECTION	SCALE: 1/4" = 1'-0"

KA

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
OCTOPUS BAR EXPANSION
1940 & 1942 HOLLYWOOD BLVD,
HOLLYWOOD, FLORIDA 33020

SHEET TITLE
EXISTING CROSS SECTION

REVISIONS

No.	DATE	DESCRIPTION
2	7/19/25	BUILDING COMMENTS

PROJECT No.:	24006
DATE:	08.19.24
DRAWN BY:	CR
CHECKED BY:	JBK

SHEET
A-4

1938 HOLLYWOOD BLVD

1938–1948 HOLLYWOOD BLVD

1944 HOLLYWOOD BLVD

1 | STREET CONTEXT

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

OCTOPUS BAR EXPANSION
1940 & 1942 HOLLYWOOD BLVD, HOLLYWOOD, FLORIDA 33020

SHEET TITLE

STREET CONTEXT

REVISIONS

No.	DATE	DESCRIPTION
2	7/19/25	BUILDING COMMENTS
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
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-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

PROJECT No.: 24006
DATE: 08.19.24
DRAWN BY: CR
CHECKED BY: JBK

SHEET 2

A-5

1 | PROPOSED DAYTIME RENDERING

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

OCTOPUS BAR EXPANSION

1940 & 1942 HOLLYWOOD BLVD,
HOLLYWOOD, FLORIDA 33020

SHEET TITLE

PROPOSED RENDERING

REVISIONS

No.	DATE	DESCRIPTION
2	7/19/25	BUILDING COMMENTS

PROJECT No.: 24006
DATE: 08.19.24
DRAWN BY: CR
CHECKED BY: JBK

SHEET 2

A-6

1 | PROPOSED NIGHTTIME RENDERING

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joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

OCTOPUS BAR EXPANSION
1940 & 1942 HOLLYWOOD BLVD,
HOLLYWOOD, FLORIDA 33020

SHEET TITLE

PROPOSED RENDERING

REVISIONS

No.	DATE	DESCRIPTION
2	7/19/25	BUILDING COMMENTS
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
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-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

PROJECT No.: 24006
DATE: 08.19.24
DRAWN BY: CR
CHECKED BY: JBK

SHEET 2

A-7

July 2, 2025

Barret Windish, Owner
Octopus Bar Downtown Hollywood

Dear Barret,

My schedule will not allow me to attend the upcoming development review meeting regarding the Octopus Property Improvement Project (PIP), but I want to make sure that I provide you with this letter outlining the reasons for supporting your application.

When we first met to discuss this project, I encouraged you to use the grant opportunity to make the Octopus a downtown landmark and destination. I believe the expansion of the existing space and comprehensive design changes included in your proposal meet that expectation.

A significant element of the overall improvement is the conversion of the existing large flat metal octopus currently on the façade into what will be a new dynamic three dimensional element. The existing flat metal octopus does not create any meaningful impact along the street frontage and is not significant enough to be an identifier for the Octopus as a destination. This project provides an opportunity to improve the curb appeal and identity of the Octopus while improving the space to accommodate potential new visitors to Downtown Hollywood. Visitors will notice this new detail and travel to downtown Hollywood to see it in person. As expected, this important element of the project has been met with some trepidation by some of those involved in the review process. I should point out that processing this part of the proposed improvements as a variance should alleviate the precedent setting concern. Further, the fact that this element is included as part of a CRA grant application already reviewed and unanimously approved by the CRA Board should help to secure all necessary approvals. In my opinion, the most important aspect of this application, which includes public funding, is to make sure that the public investment will create significant positive change to entice further private investment. This application meets that standard and I am hopeful that your willingness to make this investment will instill confidence in other business owners to follow your lead. In an ideal situation, the CRA grant participation should create a comprehensive and transformative outcome, which I believe is exactly what will occur at the Octopus once the project is completed.

Thank you for being willing to participate as a partner with the CRA and buying into the vision for improving Downtown Hollywood. I hope that you will receive unanimous support from all the review boards involved in the approval process for your grant project. Please let me know if there is anything else I can do to facilitate this outcome.

Sincerely,

Jorge A. Camejo

Jorge A. Cameo, AICP

DOWNTOWN HOLLYWOOD
BUSINESS ASSOCIATION

president.dhbo@gmoil.com

July 15, 2025

To Whom It May Concern,

I am pleased to write this letter in support of Barrett Windish's proposed storefront design for The Octopus Bar. Barrett has been a dedicated member of the Downtown Hollywood Business Association (DHBA) since becoming a business owner in downtown Hollywood in 2011.

Throughout his tenure, Barrett has demonstrated a strong commitment to the vibrancy and growth of our community. His proposed storefront design reflects both creativity and innovation, and I believe it will serve as a positive attraction for Downtown Hollywood. This distinctive design will help set our area apart from other South Florida Downtowns, which are often characterized by uniform, cookie-cutter storefronts.
I wholeheartedly endorse Barrett's design and am confident it will contribute to enhancing the unique character and appeal of our Downtown district.

Sincerely

Mark Rowe
President
Downtown Hollywood Business Association

ATTACHMENT B

Aerial Photograph

AERIAL PHOTOGRAPH

1940-1942 Hollywood Boulevard

ATTACHMENT B
Permit History

CITY of HOLLYWOOD, FLORIDA

DEPARTMENT OF BUILDING & ENGINEERING SERVICES

Letter of Transmittal

To: City of Hollywood
P.O. Box 229045
Hollywood, FL 33022-9045
Phone: (954) 921-3335 • Fax: (954) 921-3037

Date: ___/___/___
Process Number: B09-102432
E-Mail Address: ___
Project/Reference: ___

For Review By: (check ☑ all applicable spaces)

Division: ❒ Building ☑ Zoning ❒ Engineering ❒ Fire ❒ Water/Sewer ❒ Drainage

Discipline: ☑ Structural ❒ Electrical ❒ Plumbing ❒ Mechanical ❒ Reserve Capacity Charges

From: Juan Rios
Address: 1940 Hollywood Blvd
Hollywood, Fl 33020
E-Mail Address: theborojo@gmail.com
Contact: Gina Rios
Phone: (305) 9685392 Fax:( )

WE ARE SUBMITTING TO YOU (check ☑)

Via ☒ hand delivery ❒ Postal delivery
❒ special delivery ❒ fax copy

- ❒ E-mail
- ❒ initial (original) sets of plans
- ❒ corrected (non-permitted) plans
- ❒ revised (permitted) plans
- ❒ shop drawings: ❒ structural steel
  - ❒ wood trusses
  - ❒ glass/glazing
  - ❒ product approvals
  - ❒ fire protection
- ❒ spot survey
- ❒ final survey
- ❒ energy (insulation) certification
- ❒ special inspector letter
- ❒ soil report
- ❒ inspection reports
- ❒ energy calcs
- ❒ site plans
- ❒ other___

PLANS SUBMITTED: (check ☑)

❒ Architectural sheet #___	❒ Fire sheet #___
❒ Structural sheet #___	❒ Zoning sheet #___
❒ Electrical sheet #___	❒ Engineering sheet #___
❒ Mechanical sheet #___	❒ RCC sheet #___
❒ Plumbing sheet #___	❒ Drainage sheet #___
❒ Water sheet #___	❒ Sewer sheet #___

Special Instructions:

For Departmental Use Only:
Received by: E. Davies Date: 6/17/09

CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

MASTER PROCESS #__________
MASTER PERMIT #__________

Permit Type (Check one): ☐ STRUC, ☐ FIRE, ☐ ELEC, ☐ MECH, ☐ PLUMB, ☐ PAVING, ☐ WTR/SWR, ☐ DRAINAGE

APPLICATION DATE 6/18/09 TAX FOLIO NO. 514215014850

LEGAL DESCRIPTION:

JOB NAME Sign the Borojo PHONE # 3059685392

JOB ADDRESS 1940 Hollywood Blvd HOLLYWOOD, BROWARD COUNTY, FL. ZIP

OWNER NAME KR Holding inc (Moshe Yalon)

Owners Address 2500 E Hallandale Blvd City Hallandale State Fl Zip 3

WORK DESCRIPTION Sign the Borojo

USE/OCCUPANCY SQ. FT. Value of Proposed Work:$ 200.00

CONTRACTOR'S NAME PHONE # Fax #

CONTRACTOR'S ADDRESS CITY STATE ZIP

CONTRACTOR'S CERTIFICATION OR REGISTRATION NUMBER: EMAIL ADDRESS

ARCHITECT/ENGINEER'S NAME PHONE # FAX #

ARCHITECT/ENGINEER'S ADDRESS CITY STATE ZIP

FEE SIMPLE TITLE HOLDER NAME

Fee Simple Title Holder Address City State Zip

BONDING COMPANY NAME

Bonding Company Address City State Zip

MORTGAGE LENDER'S NAME

Mortgage Lender's Address City State Zip

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Hollywood, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBATIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature [signature] Date: 6.18.09
Owner or **Agent
Sworn to (or affirmed) and subscribed before me this 18 day of June, 20 09.

Signature [signature]
NOTARY as to Owner/Agent
X Personally Known, ___ Identification Provided:

NOTARY PUBLIC STATE OF FLORIDA
GINA VALLADARES
MY COMMISSION # DD466816
EXPIRES Aug. 29, 2009
(407) 398-0153 FloridaNotaryService.com

Signature __________ Date: ______
Prime Contractor
Sworn to (or affirmed) and subscribed before me this ____ day of ______, 20___.

Signature __________
NOTARY as to Contractor
___ Personally Known, ___ I.D. Provided: ______

**** Individuals who sign as the owner's agent must first obtain the owner's authorization to sign on their behalf.**

Application Approved by: ________ Permit Officer **Effective Code: 20__ Florida Building Code**

DISCLOSURE STATEMENT

State law requires construction to be done by licensed contractors.

You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own contractor with certain restrictions even though you do not have a license. You must provide direct, on-site supervision of the construction yourself. You may build or improve a one-family or two-family residence or a farm outbuilding. You may also build or improve a commercial building, provided your costs do not exceed $75,000. The building or residence must be for your own use or occupancy. It may not be built or substantially improved for sale or lease. If you sell or lease a building you have built or substantially improved yourself within 1 year after the construction is complete, the law will presume that you built or substantially improved it for sale or lease, which is a violation of this exemption. You may not hire an unlicensed person to act as your contractor or to supervise people working on your building. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances. You may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on your building who is not licensed must work under your direct supervision and must be employed by you, which means that you must deduct F.I.C.A. and withholding tax and provide workers compensation for that employee, all as prescribed by law. Your construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

Reference Florida Statue 489.103(7)

X ______________________ X 6/18/09

Owner Signature Date

Note: Properties held in corporate ownership are not included within this exemption and must obtain permits through licensed contractors.

17-101 (02/06)

LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER

Click here to display your 2008 Tax Bill.

Site Address	1940 HOLLYWOOD BOULEVARD , HOLLYWOOD
Property Owner	KR HOLDING INC
Mailing Address	2500 E HALLANDALE BCH BLVD STE N HALLANDALE BEACH FL 33009

ID #	5142 15 01 4850
Millage	0513
Use	22

Legal Description	HOLLYWOOD 1-21 B LOT 45 N 75 OF E 19.78 BLK 25

Property Assessment Values					
Year	Land	Building	Just Value	Assessed / SOH Value	Tax
2009	$96,550	$110,180	$206,730	$206,730	
2008	$96,550	$103,830	$200,380	$200,380	$4,557.61
2007	$96,550	$93,010	$189,560		$4,393.98

2009 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	$206,730	$206,730	$206,730	$206,730
Portability	0	0	0	0
Assessed/SOH	$206,730	$206,730	$206,730	$206,730
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$206,730	$206,730	$206,730	$206,730

Sales History -- **Search Subdivision Sales**				
Date	**Type**	Price	Book	Page
9/14/1994	WD*	$134,000	**22636**	904
3/1/1983	WD	$65,000	**10772**	237
7/1/1977	WD	$32,000		
2/1/1977	QCD	$5,000		

Land Calculations		
Price	Factor	**Type**
$5,530	17.46	FF
Adj. Bldg. S.F. (See Sketch)		1223
Eff. Year Built		1963

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
05	C				
C					
1223					

GR
7/7/09

White Lettering

JUL 7

1FT

The
BOROJO

8FT

APPROVED
JUL -7 2009
CITY OF HOLLYWOOD, FLA.
ZONING

THE CITY OF HOLLYWOOD

ZONING DIVISION

CERTIFICATE OF USE

This "Certificate of Use" verifies that the use described below is an allowable use for the identified property. Said verification of use is based upon the list of allowable uses per the applicable Zoning District as identified in the Zoning and Land Development Regulations and, the uses allowed per the Land Use Element of the City's Comprehensive Plan. Certification of use in no way waives or guarantees compliance with other applicable Zoning and Land Development Regulations. This property must fully comply with all applicable Codes and Ordinances prior to the commencement of the approved use.

CERTIFICATE OF USE NO.: 2009-CU-0576

Street Address: 1940 Hollywood Blvd Bay/Suite #
City: Hollywood State: FL Zip:33026
Folio Number: 5142-15-01-4850
Business Name: AIG, Inc.dba The Borojo
Business Owner: Juan Rios
Use/Business Type: Restaurant
Square Footage: 1000
Zoning District: CCC-1
Land Use Designation: RAC
Conditions:

CERTIFICATE APPROVED BY ________________ DATE __________
Darby P. Delsalle, AICP
Principal Planner

MUST BE POSTED AT BUSINESS LOCATION

FORM CPD-0103 (10/02)

33 permits were found for

1940 HOLLYWOOD BLVD

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		B22-105529	ALT- INTERIOR COMMERCIAL	12/11/2022	
Details		B18-104093	ALTERATIONS-INTERIOR	5/23/2018	
Details		P15-104115	GAS PIPING	10/16/2015	10/29/2015
Details		B12-102476	SIGN - PAINTED WALL	6/15/2012	7/2/2012
Details		E12-100300	HOOD SYSTEM - ELECTRICAL	2/23/2012	3/12/2012
Details		M11-101483	CHEMICAL FIRE EXTINGUISHING SYSTEM	2/23/2012	2/23/2012
Details		M12-100132	HOOD SYSTEM	2/9/2012	
Details		M11-101482	HOOD SYSTEM	12/15/2011	2/22/2012
Details		B09-102432	SIGN - CHANGE OF COPY	6/17/2009	7/7/2009
Details		B09-102430	SIGN - CHANGE OF COPY	6/17/2009	
Details		B07-102039	SIGN - AWNING	8/13/2007	8/30/2007
Details	34217	E0700966	TEMP ELEC SERVICE FOR TESTING-30 DAY MAX	4/12/2007	4/16/2007
Details	26769	B0700181	REPAIRS-STRUCTURAL	12/13/2006	1/10/2007
Details	22257	B0610734	RE-ROOF FLAT	9/19/2006	10/17/2006
Details	24530	M0601435	HOOD SYSTEM	6/26/2006	10/30/2006
Details	24221	P0601676	PLUMBING WORK	6/26/2006	10/24/2006
Details	23109	E0602226	ELECTRICAL WORK	6/26/2006	10/5/2006
Details	21176	M0601199	HOOD SYSTEM	6/26/2006	8/31/2006
Details	15437	B0609340	ALTERATIONS-INTERIOR	6/26/2006	8/24/2006
Details		E0001066	FIRE ALARM SYSTEM		3/24/2000
Details		P0000403	FIRE SPRINKLER SYSTEM		3/8/2000
Details		P0000069	PLUMBING WORK		1/19/2000
Details		M0000075	MECHANICAL WORK		1/19/2000
Details		E0000190	ELECTRICAL WORK		1/19/2000
Details		B0000392	ALTERATIONS-INTERIOR		1/19/2000

Details		B9804655	AWNINGS - ALUM OR CANVAS		7/10/1998
Details		E9201694	LOW VOLTAGE		6/18/1992
Details		B8903835	SIGN - FLAT WALL		6/28/1989
Details		B8903256	EXTERIOR RENOVATIONS		6/7/1989
Details		M23-100112	WALK IN REFRIGERATOR/COOLER		
Details		M23-100111	CHEMICAL FIRE EXTINGUISHING SYSTEM		
Details		M23-100110	HOOD SYSTEM		
Details		M23-100109	A/C CENTRAL (NEW)		

Site File

NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name HOLLYWOOD BOULEVARD HISTORIC BUSINESS DISTRICT

other names/site number N/A BD 3284

2. Location

street & number Hollywood Blvd. between 21st Ave. and Young Circle N/A ☐ not for publication

city or town Hollywood N/A ☐ vicinity

state FLORIDA code FL county Broward code 011 zip code 33022

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date 1/12/89

Florida State Historic Preservation Officer, Division of Historical Resources
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

- ☐ entered in the National Register
  - ☐ See continuation sheet
- ☐ determined eligible for the National Register
  - ☐ See continuation sheet.
- ☐ determined not eligible for the National Register
  - ☐ See continuation sheet.
- ☐ removed from the National Register.
- ☐ other, (explain)

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [ ] buildings
- [x] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
34	14	buildings
2	0	sites
0	1	structures
0	4	objects
36	19	total

Name of related multiple property listings
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE/Specialty/Store
COMMERCE/TRADE/Office Building
DOMESTIC/Hotel

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE/Specialty Store
COMMERCE/TRADE/Office Building
VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)

NO STYLE/Masonry Vernacular
LATE 19TH & 20TH CENTURY REVIVALS/
Mediterranean Revival

Materials
(Enter categories from instructions)

foundation Stucco
walls Stucco
roof Tar and Gravel
other Cast Stone

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

SUMMARY

The Hollywood Boulevard Historic Business District comprises 48 buildings, four objects, two sites, and one structure located in the core the historic business district of the city of Hollywood, Florida. The approximately 18 acre district is situated along both sides of Hollywood Boulevard between North 21st Avenue and the west side of Young Circle. Included in the district as contributing resources are thirty-four buildings constructed between 1921 and 1946 and two sites: Young Circle Park, which defines the eastern boundary of the district and Anniversary Park, which is found at the northeast corner of Hollywood Boulevard and North 20th Avenue. The noncontributing properties include 14 buildings, four objects, and one structure. The four noncontributing objects and the structure are all located in Young Circle Park. The structure is a community bandshell, and the objects are sculptural memorials erected by local civic organizations. All of the noncontributing resources in Young Circle Park date after 1950. The ratio of contributing to noncontributing resources is 63 percent contributing to 37 percent noncontributing. Except for one building located in Young Circle Park, only those buildings that face Hollywood Boulevard are included in the district. Young Circle Park, a contributing resource, is a ten acre open space platted in 1921 and dedicated to Joseph W. Young in 1935. Anniversary Park occupies approximately two building lots and is the only other major green space in the district. The Hollywood Boulevard Business District contains mainly masonry vernacular buildings constructed between c. 1921 and c. 1946. The Mediterranean Revival and Moderne styles are also represented in various decorative details applied to some of the buildings. The most notable individual building in the district is the Mediterranean Revival style Great Southern Hotel, erected c. 1924, at 1858 Hollywood Boulevard.

SETTING

Hollywood is a city with a population of approximately 121,000 located in southeastern Florida on the Atlantic coast, situated about seven miles south of Ft. Lauderdale and eighteen miles north of Miami. The district occupies the center of the downtown business area, which is roughly bounded on the west by the Dixie Highway (U.S. Highway 1), on the north by Taylor Street, on the west by 17th Street, and on the south by Van Buren Street. Surrounding the business section of the city are large residential subdivisions, some of which date from the 1920s. Immediately to the northeast of the district is the Hollywood Country Club and Golf Course. The boundaries encompass those buildings and properties fronting on Hollywood Boulevard, running along the alleys and easements at the rear of the properties, and Young Circle Park, whose boundaries are defined by the outer limits of Young Circle.

DESCRIPTION

Except for one building located in Young Circle Park, all of the buildings of the historic district are located on portions of five blocks that face Hollywood Boulevard (Photos 1 and 2), two blocks on the north side of the boulevard and three blocks on the south side of the boulevard. Those blocks are situated from 21st Avenue to Young Circle Park, which is located east of 19th Avenue. Buildings within this area were constructed during between c. 1921 and c. 1946. The majority of the buildings in the district are one and two-story masonry vernacular commercial structures with no, or very few, decorative details; however, a few buildings bear decorative details taken from styles that were popular in Florida during the period of significance for the district, particularly Mediterranean Revival and Moderne. Although many of the buildings in the district have been altered in various ways over the year, most have retained their original setbacks, recessed openings, exterior wall finishes, and original roof lines.

The majority of the contributing buildings in the district are one-story structures constructed between c.1921 and c. 1940. Most of them are constructed of hollow clay tile covered with smooth stucco, and a number of buildings no longer retain their original storefront elements (clerestory, transom kick plates, and entranceway), these having been replaced by aluminum frame display windows and aluminum and glass entrance doors.

Eight of the contributing buildings have distinctive stylistic features. The best preserved of these is the three-story, Mediterranean Revival style Great Southern Hotel at 1858 Hollywood Boulevard which was constructed c. 1924 (Photo 10). Located at the southeast corner of Hollywood Boulevard and N. 19th Avenue, the building occupies the northern half of a small city block that abuts Young Circle. The ground story facade and the main spaces on the first floor have been extensively altered. The building originally had a ground floor arcade of shops and offices. Many of the Mediterranean Revival features, however, have been retained on the second and third stories, including enriched window surrounds, balconets with iron railings, arched windows, and clay tile roofs on the corner towers. The exterior wall finish is smooth, buff colored stucco.

Another stylistically distinctive building in the district is the one-story Moderne style structure located at 2020 Hollywood Boulevard (Photo 11). Constructed between 1935 and 1940, this building abuts the contributing building at 2022 Hollywood Boulevard on the west and a vacant lot on the east. The Moderne style building contains a single commercial unit, and its limited facade area makes use of features typical of Art Deco and Moderne architecture of the 1920s and 1930s, which was characterized by a sculptural use of rectilinear and geometric forms, dramatizing more than actually reflecting the structure underneath. Another building exhibiting Moderne features is the one at 1924 Hollywood Boulevard constructed c. 1926 (Photo 12), which can be seen in its shaped parapet and the vertical pilasters that decorate the upper part of the facade. Buildings with rounded corners at street intersections can be seen at 1900 Hollywood Boulevard (Photo 13), constructed c. 1940, and 1946-1948 Hollywood Boulevard (Photo 14), constructed c. 1923.

ALTERATIONS

The majority of the buildings in the district have undergone alterations over the years. City building permits indicate these alterations included changes to both the exterior and interior. The original stucco on some buildings was repaired, and windows, doors, and awnings were replaced. Despite these changes, most of the contributing buildings are in good condition. The original character, massing and setbacks of most buildings have been maintained, and the district retains its historic character in location, design, setting, feeling, and association.

NONCONTRIBUTING BUILDINGS

The noncontributing buildings include new construction and those buildings that no longer retain their historic architectural integrity. Sixteen buildings are classified as noncontributing resources. Of these, eight were constructed during the period of significance, all of them in the 1920s. The remaining eight buildings were erected after 1949.

CONTRIBUTING SITES

Young Circle Park

Young Circle Park is a ten acre circular park located at the intersection of Hollywood Boulevard and Federal Highway (Photos 15 and 16). For the convenience of visitors, a circular asphalt parking area completely surrounds the park. There are two rows of free vehicular parking. One row of parking is angled toward the park, and the other is angled toward the street.

The center of the park contains an intersected circular brick walkway (Photo 17). Wood and concrete benches, along with metal pole light standards, are placed around the circular walkway. The public restrooms (Photo 18) are housed in a square, one-story masonry vernacular structure that was constructed c. 1945. The approximately 14 feet by 14 feet building is constructed of oolitic limestone, a native building material. The building is located in the west quadrant of the park. It has a hipped roof covered with red barrel tile. Located in the southeast section of the park is a noncontributing community bandshell (Photos 19 and 20) that was constructed c. 1951. It is a utilitarian structure masonry structure with a raised stage, semicircular wall, and aluminum roof. Seven sections of aluminum benches are situated on a slanted concrete slab. The bandshell and seating are surrounded by concrete pillars and chain link fencing, with gates on the east and west sides. On the south side of the stage is a two-story masonry structure with jalousie windows.

There are four major noncontributing memorials located in the park. Found on the west side of the park is the Joseph W. Young Memorial (Photo 21), The memorial features a portrait bust of Young that sits atop a marble base that has two bronze plaques on its front. One reads, "Joseph W. Young 1882-1934, Founder of Hollywood." The other reads, "Erected by the Hollywood City Commission 1951." A semicircular wall with an attached bench is found behind the bust. On the north side of the park, is a marble statue of a woman and child standing atop a base dedicated to the "Mothers of the World" (Photo 22). Located on the southwest side of the park is the Korean War Memorial (Photo 23), dedicated to those who served in "The Forgotten War," June 25, 1950-July 27, 1953. The monument is a concrete pillar bearing a bronze map of Korea and a list of the servicemen from Hollywood who served in the conflict. On the southeast side of the park is the Flags Over Florida Memorial (Photo 24), dedicated "To All Who Have Died So That We May Enjoy Freedom." Flag poles carrying the flags of the United States of America, the State of Florida, and the City of Hollywood are found on the east side of the memorial.

The original structures and landscaping of the park have disappeared over the years, but the basic layout of the circular site remains as Young envisioned it. The present vegetation includes coconut and royal palms and beobab, tababua, jacaranda, gumbo limbo, rubber, and schefflera trees. There are also a number of small pine trees and ornamental shrubs.

Anniversary Park

The other historic greenspace in the district is Anniversary Park (Photo 25) which occupies approximately two building lots at the northeast intersection of Hollywood Boulevard and North 20th Avenue. The park provides benches under shade trees where pedestrians can sit and read or eat, or merely enjoy the surroundings. Unlike Young Circle Park, no contributing or noncontributing resources of substantial size are found in Anniversary Park.

RESOURCE LIST

Contributing Buildings

Address	Date	Style	Site File #
Hollywood Boulevard			
1858	c. 1924	Mediterranean Revival	8BD160
1900	c. 1940	Masonry Vernacular	8BD2997
1902	c. 1940	Masonry Vernacular	8BD2996
1903-1905	c. 1940	Masonry Vernacular	8BD2994
1904	c. 1940	Masonry Vernacular	8BD2995
1907-1909	c. 1938	Masonry Vernacular	8BD2992
1908	c. 1926	Masonry Vernacular	8BD2993
1910	c. 1940	Masonry Vernacular	8BD2991
1911-1913	c. 1926	Masonry Vernacular	8BD551
1912	c. 1926	Masonry Vernacular	8BD552
1914	c. 1925	Masonry Vernacular	8BD553
1915	c. 1926	Masonry Vernacular	8BD2990
1923	c. 1926	Masonry Vernacular	8BD2987
1924	c. 1926	Moderne	8BD554
1928	c. 1940	Masonry Vernacular	8BD2986
1930-1932	c. 1926	Masonry Vernacular	8BD557
1931	c. 1940	Masonry Vernacular	8BD2984
1934	c. 1926	Masonry Vernacular	8BD558
1935	c. 1926	Masonry Vernacular	8BD559
1936	c. 1923	Masonry Vernacular	8BD560
1937-1939	c. 1926	Masonry Vernacular	8BD2998
1940	c. 1923	Masonry Vernacular	8BD561
1942	c. 1923	Masonry Vernacular	8BD562
1944	c. 1923	Masonry Vernacular	8BD563
1946	c. 1923	Masonry Vernacular	8BD564
1948	c. 1923	Masonry Vernacular	8BD565
2008	c. 1940	Masonry Vernacular	8BD2980

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2010	c. 1946	Masonry Vernacular	8BD2979
2020	c. 1940	Moderne	8BD2977
2022	c. 1940	Masonry Vernacular	8BD2976
2027-2031	c. 1926	Masonry Vernacular	8BD2975
2032-2050	c. 1924	Masonry Vernacular	8BD573
2033-2051	c. 1921	Masonry Vernacular	8BD574

Young Circle Park

Public Restroom	c. 1945	Masonry Vernacular	

Contributing Sites

Anniversary Park	c. 1926	Park	8BD566
Young Circle Park	c. 1923	Park	~~8BD3053~~ 8BD2574

Noncontributing Buildings

Hollywood Boulevard

1906	c. 1926	Masonry Vernacular	8BD550
1919-1921	post-1949	N/A	N/A
1920	c. 1926	Masonry Vernacular	8BD2988
1925-1927	c. 1925	Masonry Vernacular	8BD556
1926	c. 1926	Masonry Vernacular	8BD555
1929	c. 1940	N/A	8BD2985
1933	post-1949	N/A	N/A
2000-2004	post-1949	N/A	N/A
2001	c. 1924	Masonry Vernacular	8BD567
2006	post-1949	N/A	N/A
2012	post-1949	N/A	N/A
2019-2025	c. 1923	Masonry Vernacular	8BD570
2024	post-1949	N/A	N/A
2028	c. 1926	Masonry Vernacular	8BD572
2010			

Noncontributing Structure

Young Circle Park

Bandshell	post-1949	N/A	N/A

Noncontributing Objects

Young Circle Park

Joseph W. Young Memorial	post-1949	N/A	N/A
Mothers of the World Mem.	post-1949	N/A	N/A
Korean War Memorial	post-1949	N/A	N/A
Flags over Florida Memorial	post-1949	N/A	N/A

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance
(Enter categories from instructions)

COMMERCE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

c. 1921-c. 1946

Significant Dates

c. 1921
c. 1926
c. 1940

Significant Person

N\A

Cultural Affiliation

N\A

Architect/Builder

Unknown
Unknown

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 36) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey #
☐ recorded by Historic American Engineering Record #

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State Agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of Repository

SUMMARY

The Hollywood Boulevard Historic Business District is significant at the local level under Criterion A in the areas of Commerce and Community Planning and Development. It was the original commercial center of the city of Hollywood, which was laid out according to a plan developed by Joseph W. Young, one of the founders of the city.

HISTORICAL CONTEXT

The first scientific survey of the land on which the city of Hollywood is located was conducted during the British colonial era by William Gerard DeBrahm in 1765.[1] During the early part of the nineteenth century Seminole Indians inhabited the vicinity. Conflicts between U.S. Army forces and the Seminoles were recorded as early as 1840. Soldiers and naturalists published numerous descriptions of the area.[2] In the early 1900s, land along the eastern coast of Florida increased in value with the completion in 1896 of the South Florida Railway linking Jacksonville with Miami. With readily available transportation for agricultural products, the cultivation of farm land expanded, prompting the founding of the Broward County communities of Fort Lauderdale, Dania, Pompano and Hallandale. These towns became centers for the production and shipment to northern markets of such items as beans, squash, cabbage, tomatoes, mangoes and pineapples. Land in the vicinity of Hollywood became a major tomato growing center.

HISTORICAL SIGNIFICANCE

The founding of the city of Hollywood was owed almost entirely to the vision of Joseph Wesley Young (1882-1934). Young was born in Gig Harbor, Washington. His father was a harbor boat captain, and Young became a merchant seaman while still in his teens, serving on ships operating between East Asia and the west coast of the United States. In 1900, he left the sea and worked at various enterprises until 1905, when he formed a real estate company with his cousin, A.J. Parmley, in Long Beach, California. Within a short time, the Young-Parmley Investment Company had offices in Long Beach, Los Angeles, and Alamitos Bay, California. In 1917, Young moved his family to Indianapolis, Indiana, where he began to develop land in the vicinity of the Indianapolis Speedway. In 1920, Young decided to try his hand at developing real estate in Florida. His destination was Miami, where another Indianapolis resident, Carl Fisher, was overseeing the fulfillment of his visionary plans for development of Miami Beach. What he saw there inspired Young to

[1] Marlyn Kemper, Hollywood in Perspective, Broward County Comprehensive Survey, Phase I. 1981. reprint Broward Legacy summer/fall 1987. p. 3.
[2] Ibid.

establish his own "Dream City" in Florida. After a year of investigation Young turned his attention to land in the present location of Hollywood and purchased a square mile tract of farm land that lay astride the present Dixie Highway. It was the area now bounded in Hollywood by 22nd Avenue, Washington Street, 14th Avenue, and Johnson Street. Young eventually controlled three square miles which included a mile of ocean front property.[3] Despite the suggestion of associates that the new community be named "Youngstown" or "Young City," Joseph Young settled on the name "Hollywood" because of its pleasant sound and its association with his years spent in southern California.[4] Young sent for draftsman-engineer George Schmidt, who had worked at Young's Indianapolis office, to survey the site and draw up plans for the city.[5]

The low-lying tract of land located between the towns of Hallandale and Dania on which Young envisioned the rise of the newly established town of Hollywood was at first little more than "glaring white sand and a few buildings [6] Young had the land stripped of all vegetation to insure that the new community followed his specific design. The first platted section was known as Central Hollywood. Young anticipated America's love affair with the automobile when he designed the 120 foot wide Hollywood Boulevard and its three traffic circles. The circles, patterned after those he included in his Indianapolis development, became the focal points for the major east/west artery through the city.[7] Uniform and consistent zoning and building restrictions separated business and residential areas. When completed, the boulevard was described as "the widest paved street in Florida...ninety-two feet between curbings, with fourteen-foot wide sidewalks."[8]

Young's determination to use design methods associated with the City Beautiful Movement resulted in the detailed planning of a community complete with broad boulevards, commercial districts, parks, residential neighborhoods, and resorts.[9] Advertisements for Hollywood labeled Hollywood Boulevard as "Florida's most magnificent white way which was bound to make the newly founded community a great city."[10] The Boulevard originally extended from the Florida East Coast railway tracks adjacent to the Dixie Highway east approximately one mile, ending two blocks east of the first of Hollywood's three circular parks. The boulevard provided street-side parking for 500 cars.[11] The fourteen-foot wide sidewalks were lined with ornamental light posts every forty feet, providing brilliant night lighting.[12] Plans were made to extend the

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[3]Ibid
[4]Virginia Elliot TenEick. A History of Hollywood, Florida. Port Salerno, FL p. xix.
[5]ibid., p. xx.
[6]ibid., p. 39.
[7] Hollywood Reporter, "Hollywood Boulevard," April 1922.
[8]Hollywood Reporter, "Hollywood Boulevard," Vol. 1 No. 3, n.d.
[9]Wilson, William H. The City Beautiful Movement, Baltimore and London: The John Hopkins University Press. 1989.
[10]Miami Herald, "The Main Street of Hollywood," January 17, 1923.
[11]Ibid.
[12]Hollywood Reporter, "Hollywood Boulevard," April 1922.

thoroughfare an additional mile east over the Inland Waterway (today's Intracoastal Waterway) via a steel bridge and terminating at the Atlantic Ocean.

Hollywood Boulevard's central location was ideal as the core of Young's commercial district. The first lot staked out in Hollywood was for the community's first commercial building, an administration building and municipal garage, which was located at the corner of Hollywood Boulevard and 3rd Avenue (now 21st Avenue).[13] Within five years Hollywood had 252 businesses, and the original population of just five families in 1921, had exploded by 1926 into 18,000 people.[14] To accommodate the large amount of rail traffic generated by the rapidly growing city, the Florida East Coast Railway opened a large Mediterranean Revival style station near the intersection of Dixie Highway and Hollywood Boulevard in 1924. Joseph W. Young's "dream city" was becoming a reality. Also constructed in 1921 is the still extant building at 2033-2050 Hollywood Boulevard (Photo 3). Originally used as a municipal parking garage to store company cars and buses owned by the Hollywood Land and Water Company—Young's development company—the building was remodeled in 1933 into the Ingram Arcade, which contained a variety of shops.

From 1921 through 1926 the downtown business district experienced continuous growth. The multi-unit Bastain Building, 1940-1948 Hollywood Boulevard, (Photo 14), was completed in 1923.[15] Harry Bastain's building supply company was involved in the construction of numerous residences and other buildings in Hollywood. Tenants in the one-story, masonry vernacular building originally include a restaurant, a drugstore, a barbershop, and an A&P grocery store. Bastain also constructed the two-story building at 1936 Hollywood Boulevard (Photo 26). This building was originally known as the Central Arcade and later as the Powell Building, whose name is still visible in raised stucco on the main facade of the structure.

In 1923 W.W. Kingston constructed the two-story commercial building at 2032-2050 Hollywood Boulevard (Photo 27). The building included five large storefronts on the ground story and residential apartments on the second story.[16] In 1933 the building was sold to F.M. Ferguson who renamed the building the Broward Building.

The ten-acre circular park found at the eastern end of the historic district was designed by George Schmidt in 1921. When completed, the park was billed as "the largest of its kind in the State of Florida."[17] The park was dedicated by Young on March 13, 1923, and named Harding Circle in honor of U.S. President

[13]Kemper. p.6.
[14]Kemper. p. 13
[15] Hollywood Reporter, "Bastain Supply and Construction Company," June 15, 1922.
[16]Hollywood Reporter, "New Boulevard Business Building," May 1, 1923.
[17]Kemper, p.9.

Warren G Harding (1921-1923), who was visiting the city at the time.[18] After Joseph Young's death of a heart attack in 1934 the city renamed it Young Circle Park.

In the autumn of 1924 Young's company completed construction the Great Southern Hotel, 1858 Hollywood Boulevard, (Photo 10), the second one erected in the city. The elaborate, Mediterranean Revival style building was designed by architect Martin L. Hampton. Completed at a cost of $175,000, the 100 room hotel was strategically located in the commercial district to attract traveling businessmen. In addition to hotel rooms and dining facilities, the building contained a shopping arcade on the ground floor. In the 1930s, dining facilities and a cocktail lounge were popular features of the hotel.

Between 1925 and 1926 Hollywood Boulevard experienced a boom in commercial construction. New single story masonry vernacular buildings included the Beery Building (noncontributing) at 1906 Hollywood Boulevard (Photo 28), which housed the Hollywood Investment Company; 1915 Hollywood Boulevard (Photo 29); 1923 Hollywood Boulevard (Photo 30); 1930-1932 Hollywood Boulevard (Photo 31); 1935 Hollywood Boulevard (Photo 32); 1937-1939 Hollywood Boulevard (Photo 33); and 2027-2031 Hollywood Boulevard (Photo 34).

A number of two-story commercial buildings were constructed along Hollywood Boulevard during the Land Boom Era. These included Adler's, 1914 Hollywood Boulevard (Photo 5), Hollywood's first ladies apparel shop; Hollywood Furniture, 1911-1913 Hollywood Boulevard (Photo 35), which advertised itself as the largest furniture store between Palm Beach and Miami; Cox's Drug Store, 1924 Hollywood Boulevard (Photo 12) which remained at the same site until after World War II; the Hollywood Daily News Building, 1934 Hollywood Boulevard (Photo 36); and Brown's Department Store, 2024 Hollywood Boulevard, (noncontributing), which operated for decades at this location. The building at 1912 Hollywood Boulevard (Photo 37) was the headquarters for Flamingo Groves Inc., which operated citrus groves in Broward County.

Two crucial events, the Hurricane of 1926 and the Stock Market Crash in 1929, changed the economic tide in Hollywood. Retail sales decreased, businesses, closed, and land values collapsed. A bankrupt Joseph Young and his Hollywood Land and Water Company were unsuccessful in their efforts to continue controlling Hollywood development. Young was unable to financially recover from his financial

[18]TenEick, p. 206.

difficulties and he died of a heart attack in his Hollywood home on April 28, 1934.[19] In 1937, a developer named Samuel Horvitz acquired what remained of Young's holdings. The late 1930s and early 1940s saw a gradual return of Hollywood's central business district to its former prosperity.

[19]TenEick, p. xxiv.

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Hollywood Reporter, "Hollywood Boulevard," April 1922.

Hollywood Reporter, "Bastain Supply and Construction Company," June 15, 1922.

Hollywood Reporter, "New Boulevard Business Building," May 1, 1923.

Miami Herald, "The Main Street of Hollywood," June 17, 1923.

10. Geographical Data

Acreage of Property 18 apprx.

UTM References
(Place additional references on a continuation sheet.)

	Zone	Easting	Northing
1	17	585160	2877200
2	17	585920	2877240
3	17	585940	2876900
4	17	585160	2876860

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Susan Krassy, Research Atlantica/W. Carl Shiver, Historic Sites Specialist

organization Bureau of Historic Preservation date January 1999

street & number R.A. Gray Building, 500 S. Bronough Street telephone (850) 487-2333

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name

street & number telephone

city or town state zip code

Boundary Description

The boundaries of the district are those shown on the accompanying map of the district.

Boundary Justification

The district boundaries encompass the best concentration of the contributing buildings and park areas as they developed in the commercial center of the city of Hollywood during the period between 1921 and 1946.

LISTED, 2/18/99

ARKANSAS, PULASKI COUNTY, Wallace Building, 101-111 Main St., Little Rock, 99000223, LISTED, 2/18/99

FLORIDA, BROWARD COUNTY, Hollywood Boulevard Historic Business District, Along Hollywood Blvd., bet. 21st Ave. and Young Circle, Hollywood, 99000231, LISTED, 2/18/99

FLORIDA, MONROE COUNTY, Lignumvitae Key Archeological and Historical District, Address Restricted, Islamorada vicinity, 98000652, LISTED, 2/16/99

INDIANA, ST. JOSEPH COUNTY, Bergan, W.N.--J.C. Lauber Co. Building, 502-504 E. La Salle St., South Bend, 99000180, LISTED, 2/18/99 (East Bank MPS)

INDIANA, ST. JOSEPH COUNTY, East Washington Street Historic District, Roughly between E. Colfax and E. Washington Sts., and St. Louis Ave. and Eddy St., South Bend, 99000182, LISTED, 2/18/99 (East Bank MPS)

INDIANA, ST. JOSEPH COUNTY, Egan, Maurice, House, 1136 N. Notre Dame Ave., South Bend, 99000175, LISTED, 2/18/99 (East Bank MPS)

INDIANA, ST. JOSEPH COUNTY, Fire House No. 3, 219 N. Hill St., South Bend, 99000177, LISTED, 2/18/99 (East Bank MPS)

INDIANA, ST. JOSEPH COUNTY, Fire House No. 7, 803 N. Notre Dame Ave., South Bend, 99000170, LISTED, 2/18/99 (East Bank MPS)

INDIANA, ST. JOSEPH COUNTY, Hoban, Martin, House, 205 N. St. Louis Blvd., South Bend, 99000171, LISTED, 2/18/99 (East Bank MPS)

INDIANA, ST. JOSEPH COUNTY, Howard Park Historic District, Roughly between E. Jefferson and Wayne Sts., N. Eddy and the St. Joseph R., South Bend, 99000169, LISTED, 2/18/99 (East Bank MPS)

INDIANA, ST. JOSEPH COUNTY, I and M Electric Co. Building--Transformer House and Garage, 401 E. Colfax and 312 E. La Salle Sts., South Bend, 99000173, LISTED, 2/18/99 (East Bank MPS)

INDIANA, ST. JOSEPH COUNTY, La Salle Street Bridge, La Salle St., over the St. Joseph R., South Bend, 99000181, LISTED, 2/18/99 (East Bank MPS)

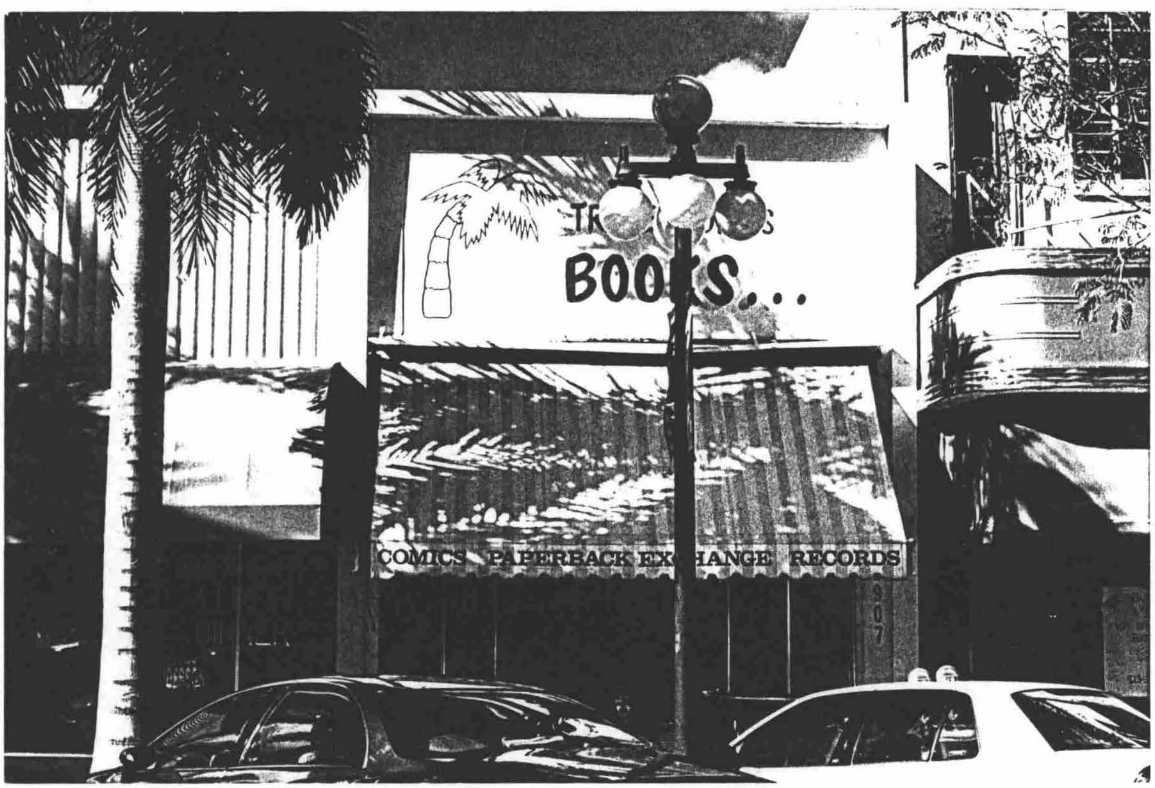
INDIANA, ST. JOSEPH COUNTY, Singer Manufacturing--South Bend Lathe Co. Historic District, Madison St. between N. Niles Ave. and St. Joseph R., South Bend, 99000174, LISTED, 2/18/99 (East Bank MPS)

INDIANA, ST. JOSEPH COUNTY, Sommerer House, 415 Parry St., South Bend, 99000172, LISTED, 2/18/99 (East Bank MPS)

INDIANA, ST. JOSEPH COUNTY, St. Joseph School, 210 N. Hill St., South Bend, 99000179, LISTED, 2/18/99 (East Bank MPS)

IOWA, JEFFERSON COUNTY, Louden, William and Mary Jane, House, 501 W. Washington Ave., Fairfield, 99000220, LISTED, 2/18/99 (Louden Machinery Company, Fairfield Iowa MPS)


DY-CA$H PAWN
DISCOUNT DECORATORS


BOOKS...
COMICS PAPERBACK EXCHANGE RECORDS
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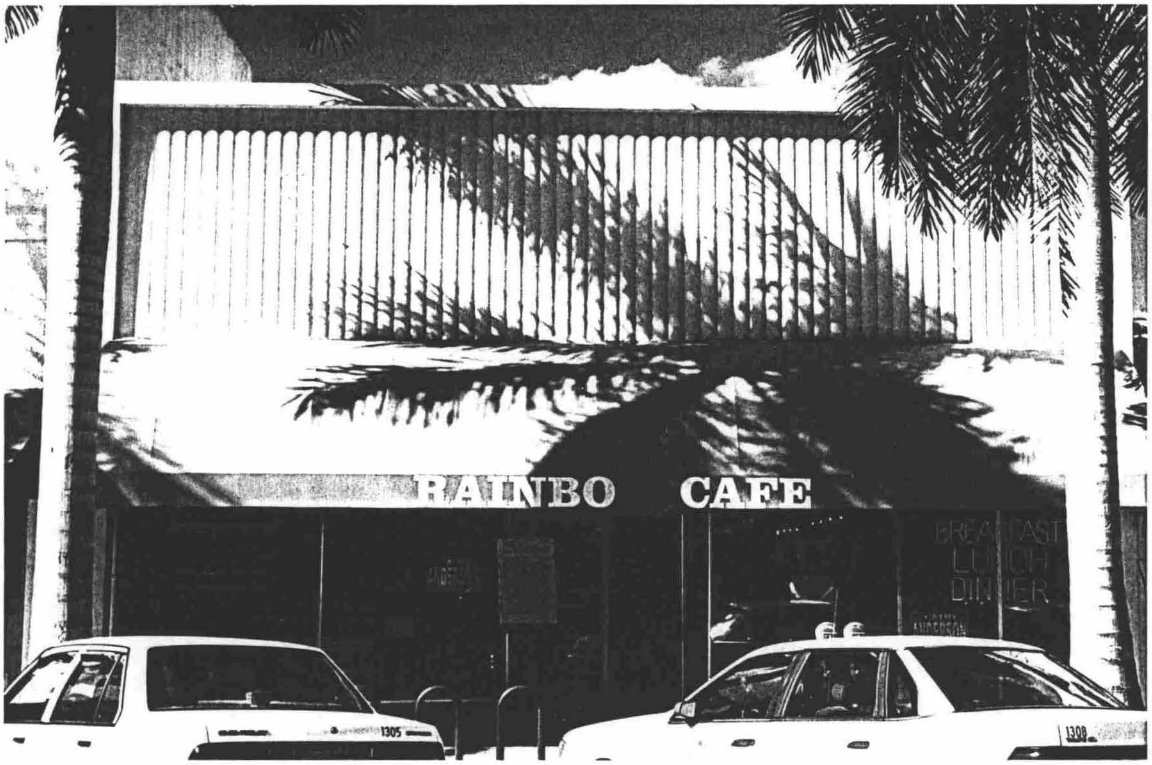
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STAURANT & DELI
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SPECIAL
SALE


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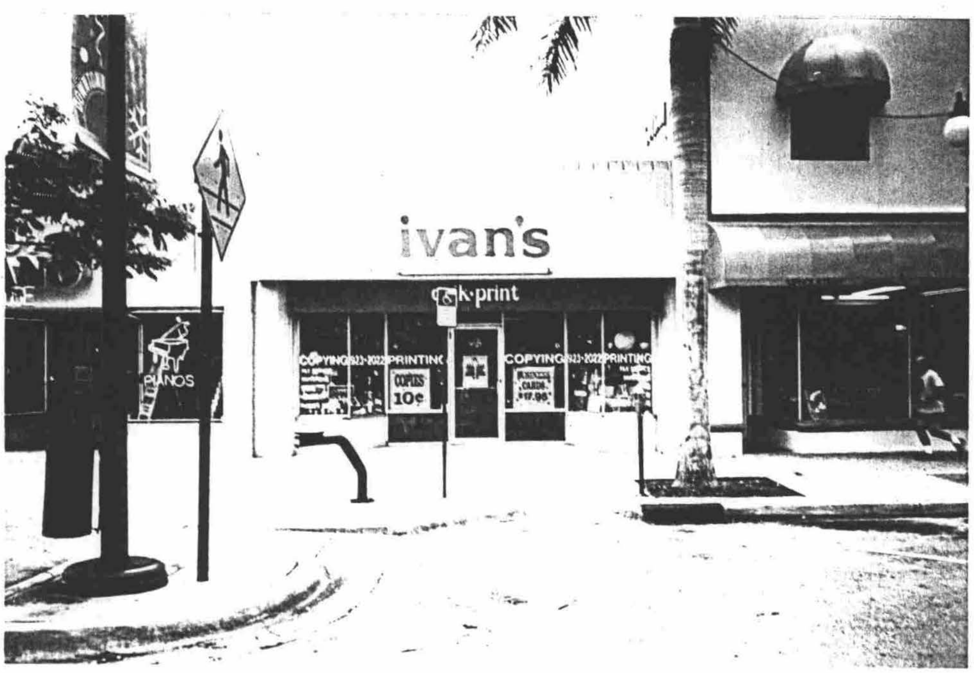
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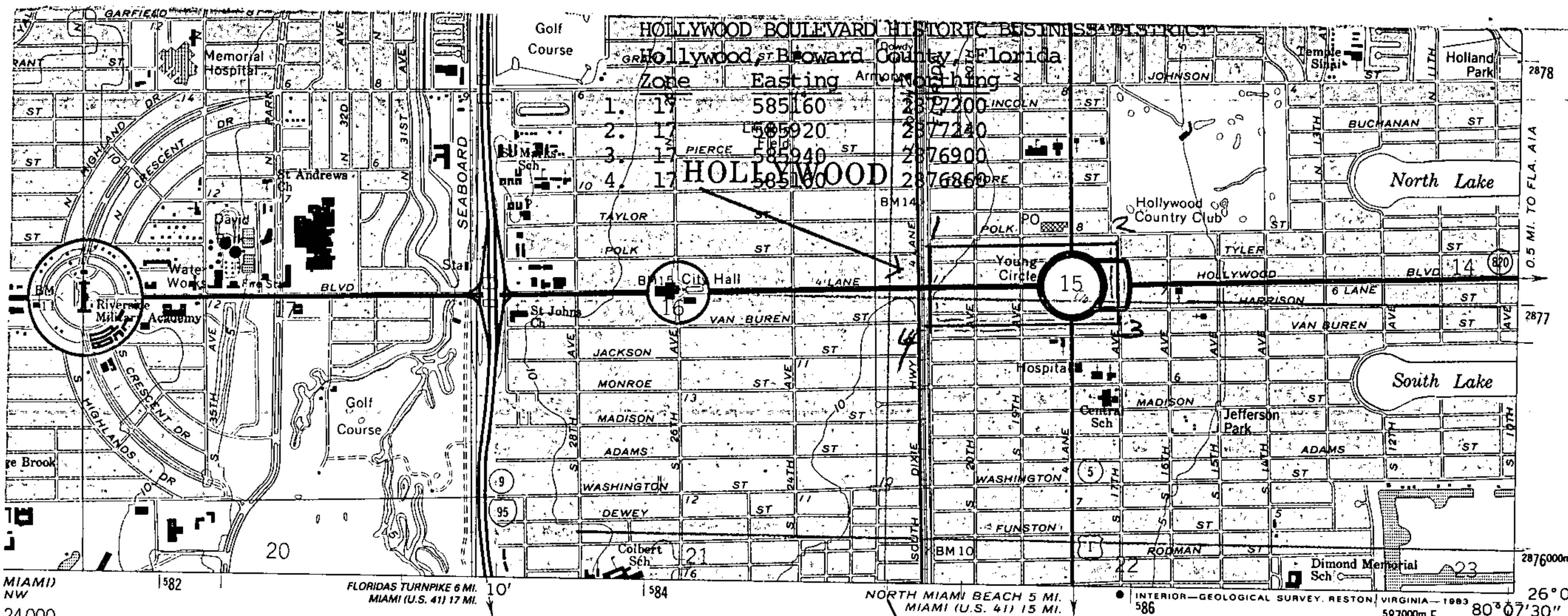

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FLORIDA

QUADRANGLE LOCATION

ROAD CLASSIFICATION

Heavy-duty .... Light-duty ....
Medium-duty .... Unimproved dirt
Interstate Route U. S. Route State Route
County Route

FORT LAUDERDALE SOUTH, FLA.
26080-A2-TF-024

1962
PHOTOREVISED 1983
DMA 4936 II SW—SERIES V847

7443

NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

SHPO Evaluation of Eligibility
yes - 11.10.93

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hollywood Boulevard Commercial District

other names/site number 8BD550-8BD567 and 8BD570-8BD574

2. Location

street & number Hollywood Blvd. between 19th & 21st Aves. N/A ☐ not for publication

city or town Hollywood N/A ☐ vicinity

state Florida code FL county Broward code 011 zip code 33020

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ nomination ☒ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the National Register
☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:)

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [X] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
28	17	buildings
0	1	sites
0	0	structures
0	0	objects
28	18	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19th and EARLY 20th CENTURY
AMERICAN MOVEMENTS/Commercial
Vernacular Style

Materials
(Enter categories from instructions)

foundation

walls STUCCO

roof ASPHALT

other CONCRETE

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

DESCRIPTION

SUMMARY

The proposed Hollywood Boulevard Commercial District is located along Hollywood Boulevard between 19th and 21st Avenues (see map entitled "Downtown Hollywood Site Map"). It has 18 contributing historic properties, 10 potentially contributing historic properties and 17 non-contributing properties. The contributing buildings date from the earliest construction period in Hollywood, which is from 1921 to 1935. Historically, all of the structures were commercial buildings along the first floor with several buildings using the second floor for apartments. Presently, all of the existing structures remain in use as commercial buildings. In one other case, a notable historic commercial building was demolished and is now a noncontributing park. The primary building materials used are masonry walls finished in stucco, flat roofs with built-up surfacing and concrete ornamentation. All of these Commercial Vernacular Style buildings have undergone extensive alterations reflecting both the changing hands of business establishments and their current taste in architectural fashion, all part of the phenomena of the changing face of Main Street.

SETTING

The Hollywood Boulevard Commercial District occupies a two-block area in downtown Hollywood, Broward County, on the southeast coast of Florida. Hollywood Boulevard is one of the original major streets developed by Joseph Wesley Young in Hollywood during the early 1920s (Bureau of Historic Preservation 1989:7:1). The commercial district is found in Township 51 South, Range 42 East, Section 15 (USGS Fort Lauderdale South Quadrangle Map 1962 PR 1983). The 28 properties included in this district all face onto Hollywood Boulevard and they are found in block numbers 8, 9, 24 and 25. An alley runs along the back of each of the properties dividing the blocks in half. The commercial district is bounded by 19th Avenue to its east, 21st Avenue to its west, with the two back alleys forming the north and south boundaries (see map entitled "Downtown Hollywood Site Map").

PRESENT AND ORIGINAL APPEARANCE

The Hollywood Boulevard Commercial District was developed primarily from the early 1920s to the mid-1930s. The district features Commercial Vernacular Style buildings typical of those found along the Main Streets of many Florida towns developed during the Boom Period. Most of the buildings are in good condition with several in excellent condition. All have been altered from their original appearance.

There are 28 contributing historic resources within the proposed Hollywood Boulevard Commercial District; this includes 18 buildings recorded on Florida Site Files in a 1981 survey and ten additional buildings. These ten additional buildings were evaluated preliminarily in this survey and are considered potentially contributing resources. The park was also recorded on a Florida Site File, however, it is not considered to be contributing. The dominant architectural style is Commercial Vernacular with five buildings showing influences of the Art Moderne Style, three buildings exhibiting Mission Style references, and seven buildings with Art Deco influences. The primary buildings materials used are masonry walls finished in stucco, flat roofs with built-up surfacing and concrete ornamentation. Following is a list of the historic properties which were surveyed in 1981 (Shepard Associates 1981); this includes the 18 contributing buildings and the noncontributing site. A brief description of each property follows.

Historic Properties within the Hollywood Boulevard Commercial District

JR/PA ID	Site Number	Street Address	Date	Style
CD01	8BD550	1906 Hollywood Blvd	c1926	Comm Vern
CD02	8BD551	1911-1915 A Hollywood Blvd	1923	Comm Vern
CD03	8BD552	1912 Hollywood Blvd	c1926	Comm Vern
CD04	8BD553	1914 Hollywood Blvd	1925	Comm Vern
CD05	8BD554	1924, 1924A Hollywood Blvd	c1926	Comm Vern
CD06	8BD555	1926 Hollywood Boulevard	c1926	Comm Vern
CD07	8BD556	1927 Hollywood Boulevard	c1926	Comm Vern
CD08	8BD557	1930, 1932 Hollywood Blvd	c1926	Comm Vern
CD09	8BD558	1934 Hollywood Boulevard	c1926	Comm Vern
CD10	8BD559	1935 Hollywood Boulevard	c1926	Comm Vern
CD11	8BD560	1936-1938 Hollywood Blvd	1923	Comm Vern
*CD12	8BD561	1940 Hollywood Boulevard	1923	Comm Vern
*CD13	8BD562	1942 Hollywood Boulevard	1923	Comm Vern
*CD14	8BD563	1944, 1944 1/2 Hollywood Blvd	1923	Comm Vern
*CD15	8BD564	1946 Hollywood Boulevard	1923	Comm Vern
*CD16	8BD565	1948 Hollywood Boulevard	1923	Comm Vern
CD17	8BD566	(site)	c1926	N/A
CD18	8BD567	2001 Hollywood Boulevard	1924	Comm Vern
CD21	8BD570	2019-2025 Hollywood Blvd	1923	Comm Vern
CD22	8BD571	2024 Hollywood Boulevard	c1926	Comm Vern
CD23	8BD572	2028 Hollywood Boulevard	c1926	Comm Vern
CD24	8BD573	2032-2050 1/2 Hollywood Blvd	c1924	Comm Vern
CD25	8BD574	2033-2051 Hollywood Blvd	1921	Comm Vern

* all in one building

1906 Hollywood Boulevard (8BD550): The former Beery Building, this building was designed by Bayard C. Lukens, and built circa 1926. According to the *Hollywood Guide and City Directory of 1928-1929,* the Hollywood Investment Company with I.N. Beery Jr., President, and H.G. Michel, Vice President, was located at 1906 Hollywood Boulevard. Also listed at this address was M.S. Worland and Company, Inc., which sold insurance. In 1933, the Florida Power and Light Company had offices at this address (Shepard 1981). This building is now occupied by Humphrey's store. A one-story Commercial Vernacular structure, this building has been heavily modified from its original appearance. The current three bay facade formerly had a triangular entry plan. The current entry is in the easternmost bay, and the non-original Colonial-Revival Style door was previously centrally located (Shepard 1981). The building material is brick, with a vertical board storefront. The roof plan is not visible from the street. The storefront has two fixed single-pane display windows, and is gray, with maroon canvas awnings. The signboard has been stuccoed.

1911-1915 A Hollywood Boulevard (8BD551): This building was formerly the Hollywood Furniture Company, and was built in 1923. Advertised as the largest furniture store between Palm Beach and Miami, the Hollywood Furniture Company was situated at 1911 Hollywood Boulevard. William C. "Bill" Mather was the first attorney to open an independent practice in Hollywood, and as office space was hard to find, he set up his office in one corner of the Hollywood Furniture Company (TenEick 1989:196). In 1933, the building was recycled and the 1911 Hollywood Boulevard address became the home of the Hollywood Real Estate Exchange under the management of E.K. DeLoach. At this time, the 1913 address was home to the Hollywood Radio and Music Company with Al Cozens as proprietor (Shepard 1981). Presently, this building contains three businesses: the Hollywood Gift Shop at #1911, San Remo Coiffures at #1913, and Michael's Discount at #1913A. This two-story Commercial Vernacular building has been returned in the last ten years to its circa 1940 appearance. The building is constructed of stuccoed masonry, and is three bays wide. None of the three storefronts maintains an historic appearance. The building has a stuccoed belt course across its full width. The windows are all 2/2 metal double-hung sash, and appear on the building in c1940 photographs. The windows on the building in earlier photographs appear to be 2/2 wood double-hung sash. Two sets of the windows are paired, with one group of four centrally located. The building is white, with green canvas awnings. The roof form is not visible from the street.

1912 Hollywood Boulevard (8BD552): The building formerly housed the Flamingo Hotel, Powder Puff Beauty Shop, and Tomlinson Barber Shop. According to city directories, Mr. and Mrs. George Floyd were owners-managers of the Flamingo Hotel at 1912 Hollywood Boulevard. The Powder Puff Beauty Shop and the Tomlinson Barber Shop were also located at this address, with J.T. Peters and Howard Tomlinson as proprietor's, respectively (Shepard 1981). In 1931, the first fruit shipping center for Flamingo Groves was established at this address, where fancy baskets of citrus fruits could be purchased and shipped to points north (TenEick 1989:344). Now occupied by Ready Cash and Pawn, this two-story masonry structure has an Art Deco facade, and maintains none of its original 1920s appearance. The three bay wide storefront does not maintain an historic appearance, with two fixed-pane glass display cases, and a non historic recessed entry. The second floor retains its Art Deco fabric, with two groups of 1/1 wood double-hung sash windows. Each group contains three windows. The second story facade projects slightly from the body of the building, and has four porthole vents located just underneath the unadorned stuccoed cornice. The original signboard appears to have been modified. The building has a white body, with pink trim.

1914 Hollywood Boulevard (8BD553): This building was formerly Adler's Inc. The Adlers established the first real ladies' wear store in Hollywood and built their own store in 1925. The Adlers moved to Hollywood from Indiana and were early among home-builders, establishing their residence in the 1900 block of Madison Street (TenEick 1989:192). This two-story masonry structure is presently known as Hollywood Discount Decorators. The building retains none of it original 1920s facade, instead showing an Art Moderne facade from a later renovation. The storefront of the building does not maintain an historic appearance, having two fixed-pane glass display cases flanking a deeply recessed non historic entry. The building has a full-width stuccoed belt course between the first and second floors. The second floor windows are replacement jalousie windows, of two different widths. These windows have heavy stuccoed lintels over them, and there is a very thin cornice at the top of the building. The entire building is stuccoed, and painted in two shades of pink. While none of the original 1920s fabric remains, the modifications to this building are old enough to have achieved their own historical significance.

1924, 1924A Hollywood Boulevard (8BD554): This building formerly was the Royal Cafe, Inc. According to city directories, the Royal Cafe, Inc., with M.V. Chrest as manager, was situated at 1922 and 1924 Hollywood Boulevard. The 1924A address was occupied by Mark J. Tully, who sold real estate and insurance (Shepard 1981). Later, Charles Cox established Hollywood's third drug store at 1924 Hollywood Boulevard. It was sold to Thomas C. Cox, Jr. and operated there until after World War II, when it moved to the southeast corner of Hollywood and 24th Avenue as the business section expanded westward (TenEick 1989:192). The Mr. Greek restaurant now does business in #1924, and Pick-A-Dilly antiques doe business upstairs, in #1924A. This two-story masonry structure has an Art Deco facade, and no longer possesses any of its 1920s fabric. The storefront does not maintain an historic appearance, having a deeply recessed entry, behind a large outdoor dining area. The second story has two flat, fluted, one-bay wide pavilions protruding from the surface of the buildings, with crested parapets at their tops. Each has a large fixed-pane window, which replaces the historic windows. The facade is stuccoed and scored to resemble masonry blocks. The building is pink, with green and white trim, and green awnings.

1926 Hollywood Boulevard (8BD555): This structure was the Morse Arcade. The city directories list Casey and Landefeld Attorneys at Law at this address. Charles H. Landefeld, Jr., one of the partners, was instrumental in the incorporation of the city of Hollywood and served as Hollywood city commissioner and city attorney (TenEick 1989:197). This address was also home to the

Hollywood Board of Realtors for many years (Shepard 1981). This building is now known as the Hollywood Arcade. Three stories high, this building now possesses a 1960s Formalist exterior, with none of its original 1920s fabric remaining. The one-story entry has three barrel vaults, and is flanked by non historic display cases. The stuccoed facade has sixteen full-height decorative arches on it surface. This building no longer possesses any historic character, either inside or out.

1927 Hollywood Boulevard (8BD556): This is the Kagey Building. In the summer of 1926, J. M. Kagey built a two unit business building at 1925-1927 Hollywood Boulevard (TenEick 1989:122). According to city directories, Michel Paint and Electric Company under the managership of W.A. Michel, was located at 1925 Hollywood Boulevard. The 1927 Hollywood Boulevard address housed the Flamingo Groves, Inc., with Floyd L. Wray as president. Also situated at the 1927 address was the Nevin Investment Company (Shepard 1981). This vernacular stuccoed masonry building possesses none of its historic 1920s fabric. The five bay storefront maintains a non historic appearance, with single pane display windows and two non historic recessed entryways. The building originally had a centrally located Moorish-arched brick entry, but this has been removed. The clerestory windows have been stuccoed over. The building is presently painted in tan and pink. It is now unoccupied.

1930, 1932 Hollywood Boulevard (8BD557): This building once was the *Hollywood News* Building. This was the location for the publication of J.W. Young's *Hollywood News* until he sold the business in 1929. The building then continued as the offices for the combined *Grower*, *Record,* and *Hollywood News* until 1931 (TenEick 1989:145-150). "Hollywood's second drug store was that of James L. Breeding started at the southwest corner of Hollywood Boulevard and Dixie Highway. It was too severely damaged in the 1926 storm to be rebuilt so the Breedings began anew in a store in the Central Arcade. In 1934, they moved to the much larger quarters of the Hollywood News Building, remodeled for the purpose and established the chain of drug stores with that as headquarters and first located stores in the Hollywood Beach Hotel and in Dania. They later added more stores in Miami, Coral Gables, Fort Lauderdale, and Homestead (TenEick 1989:192). According to city directories, the Tropical Cafe with O. Menin as proprietor was also located at this address (Shepard 1981). This one-story masonry building possesses little of its historic 1920s fabric, and appears to have been modified sometime in the mid-1940s. The storefront of the building does not maintain its historic appearance, possessing two display cases of fixed-pane windows flanking a non historic recessed entry. The signboard is stuccoed, and is capped by a cornice made from precast concrete cylinders. There is one decorative column on the western corner of the storefront, which consists of seven fluted cylindrical elements, but it does not have any stylistic relationship to the rest of the facade. The body of the building is done in white, with blue canvas awnings, and blue trim.

1934 Hollywood Boulevard (8BD558): The building was formerly the Hollywood Daily News Building. According to city directories, Edgar B. Henry Realtor with Jesse P. Willard Broker were located at 1932-1934 Hollywood Boulevard (Shepard 1981). This two-story masonry building retains none of its historic fabric at all. The first floor does not maintain an historic appearance, consisting of fixed one pane display windows flanking a non historic entry. The facade is coated in a pebble and cement agglomerate, and it is bordered by a decorative stuccoed course. The trim color is blue.

1935 Hollywood Boulevard (8BD559): According to a city directory of 1945, this building housed Economy Cash & Carry Cleaners and Kurlander's Women's Wear (Shepard 1981). This one-story masonry building retains none of its 1920s historic fabric. This facade has Moderne elements, but it is primarily vernacular in nature. The first story maintains no historic fabric, consisting of an offset non historic entry, flanked by single-pane display cases. The signboard is of stucco, with decorative scored courses, and is topped by a cornice of precast concrete cylinders. This building has a Moderne-style cantilevered awning, as well as a non historic canvas awning. While the modifications to this building may have achieved their own historical significance, the building is far too vernacular in nature to have any individual significance.

1936-1938 Hollywood Boulevard (8BD560): This building is one of the former Bastian Buildings. "A major part of the building in Hollywood to date has been done by the Bastian Supply and Construction Company (*Hollywood Reporter, 1922)*. This includes many of the houses and all of the business and public structures. Harry S. Bastian who heads the company is an Indianapolis man with years of experience in contracting. For some time he was associated with Carl Fisher at Miami Beach. Most of the public buildings and a great majority of the private residences at the beach were built under his personal direction" (Shepard 1981).

Mrs. Minnie Milligan's restaurant was one of the first business operations located in this building in 1923. City directories of 1945 show the Griffith Jewelry Store located at 1936 Hollywood Boulevard and the Central Arcade located at 1938 Hollywood Boulevard. Ralph R. Bailey, O.A. Bingham, D.O., Dr. C. Bussey, D.D.S., Dr. A.W. Kellner, D.D.S., William C. Mather, and Dr. Maxwell Hartman had offices in the Central Arcade at this time (Shepard 1981). The building now houses the Florida Theater/Hollywood Performing Arts Center. The three bay storefront of this building does not maintain an historic appearance, having fixed single-paned display windows, flanking a recessed non historic double entrance. The facade has a stuccoed course running full-width above the stuccoed-over clerestory window. The second floor of the building has replacement jalousie windows in its stuccoed facade, and the facade is capped by an unadorned stuccoed cornice. The building is tan, with brown trim.

1940-1948 Hollywood Boulevard (8BD561-565): It was found after further research that these five site files actually referred to storefronts within one building. This building, built by Bastian Construction in 1923, was originally a one-story Mission-Style structure, but it has had most of its Mission elements stripped over time. The entire building is stuccoed. Only the Mission-Style parapet, decorative raised geometric figures, and wall buttresses exist on the west facade, with the north facade showing a mix of styles and elements, as follows:

1940 Hollywood Boulevard (8BD561): According to city directories of 1933, the Western Union Telegraph Company, with Lula H. Carlisle as Manager, was located at this address (Shepard 1981). The mission-Style parapet on this storefront has been removed, but one wall buttress remains. The storefront has a triangular entry plan, and is presently unoccupied.

1942 Hollywood Boulevard (8BD562): According to city directories of 1933, the Hollywood Barber Shop was located at 1942 Hollywood Boulevard with D.L. Bedwell as proprietor (Shepard 1981). This storefront is non historic, but the facade retains its original cornice. Maxi's Hair Force is presently located here.

1944, 1944 1/2Hollywood Boulevard (8BD563): According to city directories of 1933, the A & P Tea Company was located at 1944 Hollywood Boulevard (Shepard 1981). The Art Deco facade on this storefront was added in c1989. The original Mission-Style parapet which was on this facade is long gone. The storefront is presently occupied by J.J Shear Jewelry at #1944, and Gerar's Sport at #1944 1/2.

1946 Hollywood Boulevard (8BD564): According to city directories of 1933, the Boulevard Pharmacy was located at 1946 Hollywood Boulevard with E.E. Dafler as proprietor (Shepard 1981). The columns flanking the non historic storefront are not original, but the facade retains its original cornice. Antique Unicorn and Donna Marie's occupy this storefront.

1948 Hollywood Boulevard (8BD565): In the summer of 1923, Samuel Black bought the corner unit of the Bastian Building, which was the second business building constructed on the Boulevard and was located at the southeast intersection of Blvd. and 20th Ave. Mr. Black opened the Hollywood Drug Company in the building and served as the pharmacist until he sold the business to Frank Yaguda in 1940 (Shepard 1981). This facade retains none of its original fabric, and has a c1940 facade applied to it. There is a recessed decorative course at the top of the facade.

Northeast Corner of Hollywood Boulevard and 20th Avenue (8BD566): This was formerly the site of the J.W. Young Company, which was demolished. Presently, Anniversary Park is located here. The park is fenced, with paved walks, park benches, and children's playground equipment. There is a raised stage area on the park's east side, along with a nature mural, which is painted on the west outside wall of 1939 Hollywood Boulevard. The park does not contain any references to the historic building once located on the site and is therefore not to be considered as a contributing property.

2001 Hollywood Boulevard (8BD567): This is the former First Hollywood Bank. The Hollywood State Bank opened in February 1924, at the northwest corner of Hollywood Boulevard and Second Avenue (now 22nd. Ave.). "Occupying a prominent corner in the heart of the business district, the bank is a symbol of commercial integrity and financial strength of the young city. It is a clearing house for business transactions and stands as a milestone in Hollywood's march to metropolitan standards. It is built of concrete blocks with a white stucco finish and gold letters above its massive doors. The building follows pleasing lines of simplicity in its architectural arrangements. The furnishings are the best that money can buy. J.W. Young, president of the Hollywood Company, serves as bank president. F.O. Van Deren, bank vice president, is also secretary and treasurer of the Hollywood organization. D.C. Nevin, who serves as vice president and general counsel of the Hollywood Company, is the bank's secretary. E.K. Bowie, a banker from Louisville, Kentucky, is cashier and treasurer. Philip Meekin is teller" (Shepard 1981).

"Face Lifting Under Way at First National Bank as Work Starts on Big Job of Modernizing Building: A towering scaffold in front of the First National Bank of Hollywood building on Hollywood Boulevard went into place this week as workmen began extensive alterations to both the exterior and interior of the structure. The huge round pillars soon will be squared off as will the rounded archway. The entire exterior will be modernized and an overhang erected for first floor stores fronting the Boulevard. The first of the establishments whose offices will be renovated in the interior is the First National Travel Service; other stores and upstairs offices will undergo vast changes too along with the interior of the bank, according to R.E. Dilg, Executive Vice President" (*Hollywood Herald*, September 30, 1949).

This bank building has gone through at least four architectural phases in its life. Originally it was a one-story structure, which was then expanded into a large Neo-Classical block, with somewhat Egyptian Revival massing. The building was covered with a very Miesian International-Style facade in the c1949, and an attempt was made to restore the building to its original appearance in 1990. The building retains none of its historic fabric and only vaguely resembles its historic appearance. All of the windows are replacements, with the windows on the first floor being large sliding glass doors, with fan light over them. The entire building is surfaced in a spray-on type, styrofoam based covering (which usually goes by the brand name of 'Dryvit'); even the decorative elements are formed from this material. This building retains none of its historical or architectural significance. Sun Bank presently occupies this building.

NOTE: The following two buildings were demolished about 1990, but their histories are included here for continuity:

2013, 2015 Hollywood Boulevard (8BD568): The former Hollywood Maid Bakery and Lunch, and the former Norfleet Plumbing Co., Inc. According to city directories of 1933, the Hollywood Maid Bakery and Lunch was located at 2013 Hollywood Boulevard with R.H. Niecke as proprietor. This directory also showed the Norfleet Plumbing Company, Inc. as being located at 2015 Hollywood Boulevard. In 1939, the *Hollywood Herald* ran an advertisement for May's, which was an appliance store located at 2015 Hollywood Boulevard. This building was demolished, and was replaced with parking for the Sun Bank at 2001 Hollywood Boulevard.

2017 Hollywood Boulevard (8BD569): This was formerly the Hollywood Hardware Company. According to a 1933 city directory, the Hollywood Hardware Company was located at 2017 Hollywood Boulevard with J.E. Jones as proprietor (Shepard 1981). This building was demolished, and was replaced with parking for the Sun Bank at 2001 Hollywood Boulevard.

2019-2025 Hollywood Boulevard (8BD570): This was once the Kriekhaus Building. "New Boulevard Business Building: A stucco and tile building is now being erected by W.C. Kriekhaus on Hollywood Boulevard west of the bank. The structure covers a frontage of one hundred feet with a depth of seventy feet and will have five store rooms when completed May 20th, at a cost of $15,000. The Snead Brothers are the contractors. The building will have a 10-foot roofed-over arcade with native rock porches fronting the 14-foot sidewalk. The native rock front will add an artistic touch not always found in commercial uses" (*Hollywood Reporter,* May 1, 1923).

"The Kriekhaus Building of five store units was the next structure after the Company Garage to grace the north side of Hollywood Boulevard. Constructed by W.C. Kriekhaus, it boasted a shady arched cloister extending over the sidewalk and its exterior finish was of native coral rock. All units were rented and occupied promptly on its completion by August 1923" (TenEick 1989:119).

This formerly Mission/ Spanish Eclectic building retains none of its historic decorative elements (see photograph). This one-story building presently five storefronts in it, all with a mixture of non historic fixed-pane display windows, and non historic entryways. This now vernacular masonry building is covered in white stucco, with a stuccoed cornice. There is a full-width canvas awning. The building is occupied by Dr. Stephen Heiden, Police Security Equipment, Arthur Murray, Southern Tax Services, N.R.G. Shields, Inc., and First National Travel Services.

2024 Hollywood Boulevard (8BD571): This building was once occupied by Brown's Department Store. "First established as a branch of the Dania department store, Brown and Sokolow, this department store was subsequently called Brown's. It was operated first by Lewis Brown and later by his son Earl I. Brown" (TenEick 1989:194). This site file lists this building as being one structure, when it is really two, which are now occupied by one business, Sultan's Fabric. The eastern building is a two-story structure, and the western is one-story. They have both been recently remodeled, and both share the same decorative elements. The storefronts are non historic, with fixed-pane display windows, and non historic entryways. Both buildings are stuccoed, with non historic stuccoed cornices and shocking pink awnings. These buildings retain none of their historic character.

2028 Hollywood Boulevard (8BD572): This building was the former Boulevard Tire and Accessory Company and the former White Star Cleaners. According to a 1933 city directory, the Boulevard Tire and Accessory Company was located at 2028 Hollywood Boulevard with Edward Whiteman as proprietor (Shepard 1981). The White Star Cleaners was also located at this address with Odell

Gaines as proprietor (Shepard 1981). The directory also lists S.M. Willford, an engineer, L.C. Wilkins, a dramatist, and Edward Whiteman, proprietor of the Boulevard Tire and Accessory Company, as residing at 2028 Hollywood Boulevard (Shepard 1981). This building was completely remodeled c1987. The formerly one-story structure was expanded to the west to approximately double its width and turned into a two-story structure. The building has four bays, with non historic fixed-pane display windows and arched entryways on the first floor, and fixed round-arched windows on the second floor. The masonry awnings on the first and second floors are covered with terra cotta barrel tiles. This building retains none of its historic character. Presently, ICTV and Pam's Tropical Fish do business in this building.

2032-2050 1/2Hollywood Boulevard (8BD573): The Broward Building this building was formerly known as the Kington Building. "Transfer in ownership of Broward Building: E.O. Steele, veteran real estate broker, announces transfer in ownership of the Broward Building located at Hollywood Boulevard and 21st Avenue. The building is one of the oldest in the city having been constructed in 1924; and it is one of the best built. There are eight store rooms on the ground floor and 12 apartments on the second floor. The new owner is F.M. Ferguson of Detroit. The Broward Building was formerly owned by L.C. Wilkins. This large masonry building has a pair of two-story wings flanking a central one-story structure. The five first-floor storefronts retain none of their historic materials, consisting of a mix of fixed-pane display windows and non historic entryways. The central storefront has a triangular entry plan. All the storefronts have infilled clerestory windows. The building has been changed from its original appearance to its present Art Deco one. The original high parapets on the flanking wings were removed at that time, but were restored to the building in a c1989 renovation. The building has replacement metal single-hung sash windows, various decorative vertical and horizontal courses, with several inset panels, and heavy stuccoed window sills. The trim is finished in blue or red, and the unadorned cornice is blue. The body of the building is tan. At the center of the facade of the two wings are stairways leading up to second floor apartments. The building exterior is stuccoed.

2033-2051 Hollywood Boulevard (8BD574): This building was the former Hollywood Company Garage Building and the former Ingram Arcade. "The first building to be erected in central Hollywood was a garage to serve the Hollywood Company's trucks and other vehicles. Completed late in 1921, the 66 by 115 foot garage was located on Hollywood Boulevard at the north corner of First Avenue, now 21st Avenue. By November 1923, the original garage was outgrown and it was sold when a new and larger garage for company vehicles was constructed at the corner of Johnson St. and the present 20th Avenue. It was operated at full capacity until the burst of the land boom in the spring of 1926 followed by the hurricane" (TenEick 1989:60-61). The building was remodeled in 1923 as the Ingram Arcade (TenEick 1989:68). This originally Mission-Style masonry building still retains many of its original elements, including its Mission parapets, and heavy columns. Originally a garage, this building outwardly resembles its 1924 form, when it was converted to an arcade. The orientation of its entrance has changed from the west facade to the south, with the five stores now all facing southward, and covering the full length of the building in their depth. There is a small half-upper-story on the north side of the building. The storefronts consist of a mix of fixed-pane display windows and non historic entryways. The storefront listed on the 1981 site file as #2033 Hollywood Boulevard is actually a separate building, and is not part of the Hollywood Company Garage Building. A masonry building, #2033 was constructed in the late 1920s to early 1930s. This structure does not appear in the early historic photographs of the block; it actually does not appear until much later photographs.. This building is stuccoed, with dentils under the cornice on the west side, and jalousie windows. The garage building is stuccoed, painted light blue with white trim, and has blue and white awnings.

Additional Historic Properties within the Hollywood Boulevard Commercial District

JR/PA ID	Street Address	Date	Style
CD01A	1902 Hollywood Boulevard	c1930-1945	Commercial Vernacular
CD02A	1903 Hollywood Boulevard	c1930-1945	Commercial Vernacular
CD03A	1904A, 1904B Hollywood Blvd.	c1930-1945	Commercial Vernacular
CD04A	1909 Hollywood Boulevard	c1930-1945	Commercial Vernacular
CD05A	1915 Hollywood Boulevard	c1930-1945	Commercial Vernacular
CD06A	1923 Hollywood Boulevard	c1930-1945	Commercial Vernacular
CD07A	1929 Hollywood Boulevard	c1930-1945	Commercial Vernacular
CD08A	2008 Hollywood Boulevard	c1930-1945	Commercial Vernacular
CD09A	2010 Hollywood Boulevard	c1930-1945	Commercial Vernacular
CD10A	2033 Hollywood Boulevard	c1930-1945	Commercial Vernacular

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [X] **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] **B** Property is associated with the lives of persons significant in our past.
- [ ] **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- [ ] **A** owned by a religious institution or used for religious purposes.
- [ ] **B** removed from its original location.
- [ ] **C** a birthplace or grave.
- [ ] **D** a cemetery.
- [ ] **E** a reconstructed building, object, or structure.
- [ ] **F** a commemorative property.
- [ ] **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1921-1935

Significant Dates

1921

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibilography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- [ ] preliminary determination of individual listing (36 CFR 67) has been requested
- [ ] previously listed in the National Register
- [ ] previously determined eligible by the National Register
- [ ] designated a National Historic Landmark
- [ ] recorded by Historic American Buildings Survey # ____________
- [ ] recorded by Historic American Engineering Record # ____________

Primary location of additional data:

- [ ] State Historic Preservation Office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [ ] Other

Name of repository:

STATEMENT OF SIGNIFICANCE

SUMMARY

The proposed Hollywood Boulevard Commercial District was developed primarily from the early 1920s to the mid-1930s. The district features Commercial Vernacular Style buildings typical of those found along the Main Streets of many Florida towns developed during the Boom Period. Most of the buildings are in good condition with several in excellent condition. All have been altered from their original appearance. The buildings in the district are notable as they date from the earliest construction period of Hollywood. The district's eligibility for the **National Register of Historic Places** is evaluated under Criterion A. Under Criterion A, the Hollywood Boulevard Commercial District represents community planning during Florida's boom years of 1924 and 1925, as it dates from the earliest construction period of a planned town. The buildings in the district, however, retain very little of their historic fabric. The extensive alterations to these structures lessen their significance. Despite the district's role in the development of Hollywood as a community, the Hollywood Boulevard Commercial District is not eligible for listing on the **National Register of Historic Places** due to its extensive alterations.

HISTORIC SIGNIFICANCE

Joseph Wesley Young and Community Planning and Development

The City of Hollywood, Florida, was created by Joseph Wesley Young, an entrepreneur who had been involved in real estate development in other states prior to his arrival in Florida. The plan of the city of Indianapolis, Indiana, was to become the pattern for Young's new town in Florida. Alexander Ralston, who was the assistant city planner of Washington, D.C., designed the town plan for Indianapolis in 1821. This plan consisted of a formalized geometry of major boulevards and avenues set in a rectangular grid pattern intersected by four major streets running on the diagonals. In the center of the plan, Ralston designed a circular park surrounded by a broad circular street, referred to as a "rotary." Ralston's design was based on the 1792 plan for the city of Washington by the designer L'Enfant (Shepard Associates 1981:II-123).

In 1921 Joseph Wesley Young adapted this formalized tradition of city planning, which had its roots in renaissance and baroque designs, for his plan of the City of Hollywood (Federal Writers' Project 1984:320-322). He used a regular grid street plan with the open spaces of rotaries located along the main east-west boulevard. At the eastern end of this main boulevard, next to the Atlantic Ocean, Young planned the Hollywood Beach Hotel. At the first rotary located west of the ocean, the east-west boulevard intersected a major north-south road, known as the Federal Highway. At this intersection, Young planned a recreational park now known as Young Circle (see map entitled "Hollywood Original Plan").

More of Young's plans for his new town included the second and third rotaries, residential areas, a City Hall, hotels, and a municipal building and zoning system. With the zoning system, Young designated certain areas for commercial or residential use, and restrictions were placed on the type and cost of construction accordingly. Plats of land were set aside for churches, parks, municipal buildings and schools, thus creating a planned network of amenities in place for community growth (Shepard Associates 1981:II-126).

ARCHITECTURAL CONTEXT

Commercial Vernacular Style on Main Street

The term "Commercial Vernacular style" is somewhat of a misnomer as "vernacular" implies a lack of style. Vernacular buildings are the work of craftsmen who follow local traditions rather than the latest building fashions, whereas high-style buildings are the work of trained designers (Rifkind 1980:viii). Commercial Vernacular structures share many tenets with their high-style cousin, the Commercial Style. The first use of the term Commercial Style appeared in Chicago in 1891 with a description of the birth of the style being due to the requirements of commerce and the business principles of real estate owners. Commercial Style buildings are often of five to sixteen stories and feature flat fronts, with occasional slight central projections, flat roofs and level skylines. The facades derive their character from the fenestration, which is often regular, and ornamentation is either moderate or non-existent. Windows, which are the primary feature of the style, are usually rectangular, very large, and variously divided. The walls of commercial style buildings have a skeletal appearance as the total area of glass normally exceeds that of the other structural or facing material (Whiffen 1992:183-185).

Commercial Vernacular structures tend to be simple and largely unornamented, with any decoration limited usually to string courses, window and door lintels and cornices. Windows tend to be very large, rectangular with fixed plate glass, regularly placed and dominant on their facades. Where there is more than one floor, openings are aligned from floor to floor for structural purposes. The most notable departures from the high-style commercial structures are that Commercial Vernacular buildings are typically only one or two stories, are of much smaller scale and are usually constructed out of readily-available materials.

The Commercial Vernacular Style building is a typical feature along Main Street, a generic term long used to identify the principal corridor of small cities and towns throughout the United States. "The concept of Main Street stems from the emergence of distinct functional zones in the development of communities during the 19th and first half of the 20th centuries (Longstreth 1985:116-119)." Many of these communities were planned and built according to a predetermined street layout which usually took the form of an orthogonal grid and resulted in equal-sized blocks. At first, Main Street structures were rarely deeper than they were wide. But by the close of the nineteenth century, the commercial block was to achieve its fullest expression with the combination of multiple lots to form a single architectural statement (Rifkind 1977:72-73).

Main Street provided the focus for retailing and the Commercial Vernacular building was the predominate style even for communities that became large towns or small cities by the early 20th century. "The form and scale of most commercial districts are relatively homogeneous, with buildings of one to three and seldom more than four stories abutting one another, with their street elevations defining the property's edge. More often than not, building facades adhere to one of a few basic compositional patterns that were used nationwide (Longstreth 1985:116-119)."

One rather common characteristic of Main Streets is their predilection for change and renewal. The changing face of Main Street is best seen in its commercial structures, as they are more numerous than public buildings and generally have a shorter life span (Rifkind 1977:65). Also, as these structures are most often of the Commercial Vernacular Style, their somewhat generic nature lends itself more easily to the changing needs of a community. These new activities become expressed not only internally, but on the buildings' facades as well through signs and symbols. The corner drugstore gives way to a new department store; a small diner expands into a larger cafeteria; the barber shop is replaced by a bookstore: the very nature of commerce is change.

SUMMARY OF ALTERATIONS

All of the buildings in the proposed Hollywood Commercial District have undergone alterations and changes with time. By the mid-1930s, none of the buildings retained their original appearance as seen in the historic photographs from the early to mid-1920s. The changing taste in architectural fashion and the desire to present a current appearance became evident in the buildings' facades. For example, Art Deco ornamentation was added to buildings which had exhibited earlier Mission Style elements (see photographs of former Bastian Building; Historic Photograph Four, and Photographs Twelve thru Sixteen). Also, buildings which had no earlier ornamentation now received decorative elements. Two buildings originally clad in native coral rock had their exterior fabric removed and are now surfaced in stucco (see photographs of former Kriekhaus Building; Historic Photograph Seven, and Photograph Twenty-two; and photographs of the former Kington Building; Historic Photograph Eight, and Photograph Twenty-five).

As evidenced by the photographs from the 1981 architectural survey (Shepard Associates 1981), these buildings had undergone further alterations over the years. In 1984 the Downtown Hollywood Commercial Renovation Program was established by Downtown Hollywood Center, Inc. and the Hollywood Community Redevelopment Avency (CRA). The goal of the program was to upgrade the appearance and physical quality of the Downtown commercial area and create an atmosphere conducive to pedestrian oriented commercial activities. In September 1988, the Hollywood City Commission adopted Revised CCB-3(Retail Core) zoning and required all existing nonconforming buildings to fully comply with the storefront design aspect of the zoning requirements by December 1, 1990. The 1930s era was the period chosen and all renovations were to reflect the architectural styles of this era.

Thus, the present look of the Hollywood Boulevard Commercial District reflects a return to the buildings' 1930s appearance, rather than their original 1920s facades. In summation, even though many of the original structures from the earliest construction period of the Hollywood Boulevard Commercial District still exist, their integrity and setting have been greatly compromised due to extensive alterations. Thus, the Hollywood Boulevard Commercial District is not eligible for the **National Register of Historic Places.**

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10. Geographical Data

Acreage of Property ______________

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1			
2			
3			
4			

[X] See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Alma P. Hubbard & Mark Leon, Architectural Historians

organization Janus Research/Piper Archaeology date October 11, 1993

street & number Post Office Box 919 telephone (813)821-7600

city or town St. Petersburg state FL zip code 33731

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name ______________

street & number ______________ telephone ______________

city or town ______________ state ______ zip code ______

UTM REFERENCES

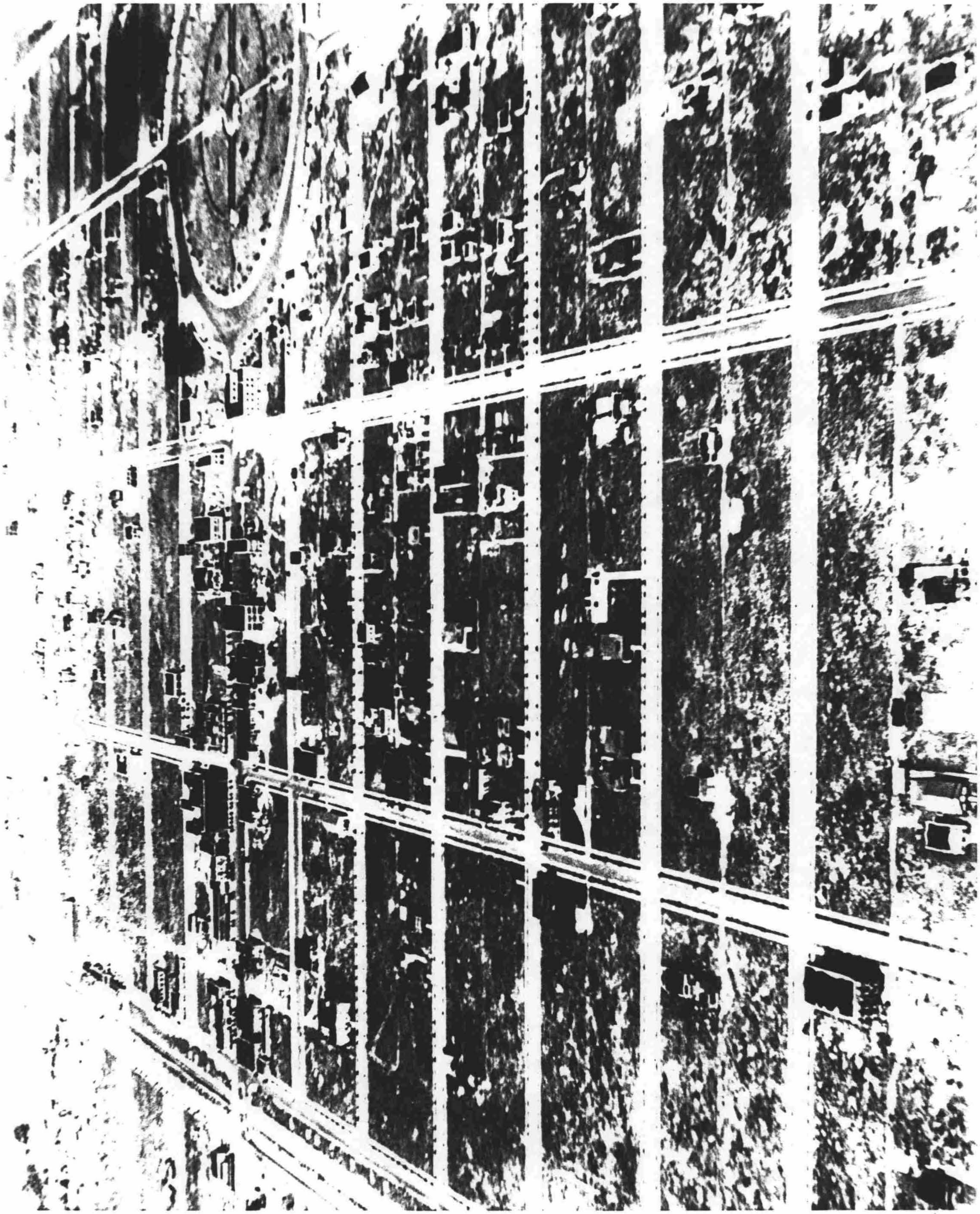
Zone: 17
Easting: 585180-585520
Northing: 2876945-2877080

VERBAL BOUNDARY DESCRIPTION

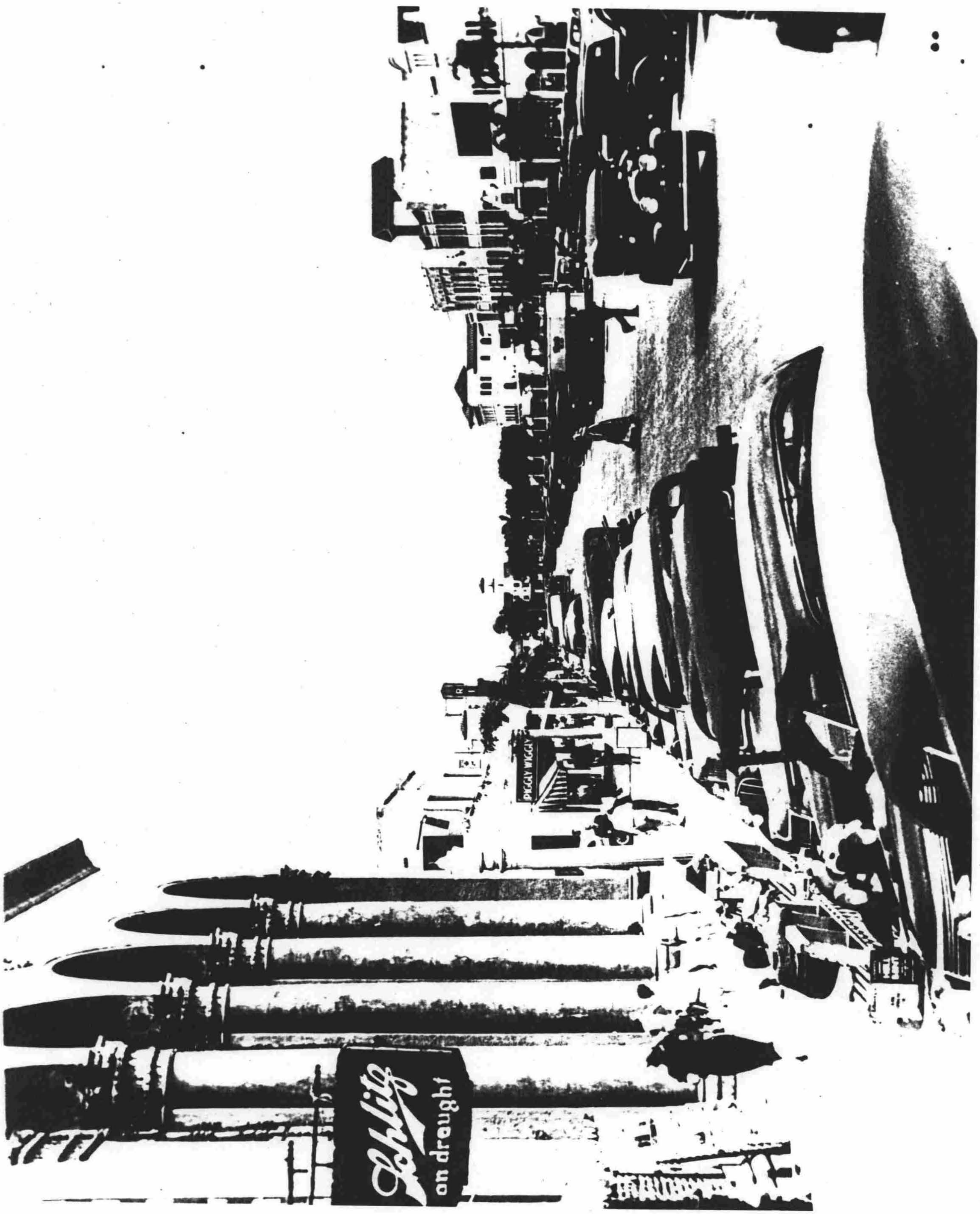
The boundary of the proposed Hollywood Boulevard Commercial District and its environs is shown on the accompanying map entitled "Hollywood Boulevard Commercial District Site Map". The proposed district occupies a two-block area in downtown Hollywood and includes those buildings which face onto the boulevard.

BOUNDARY JUSTIFICATION

This boundary encompasses those buildings, sites and landscape features that are most closely associated with the historic commercial usage of the proposed Hollywood Boulevard Commercial District.



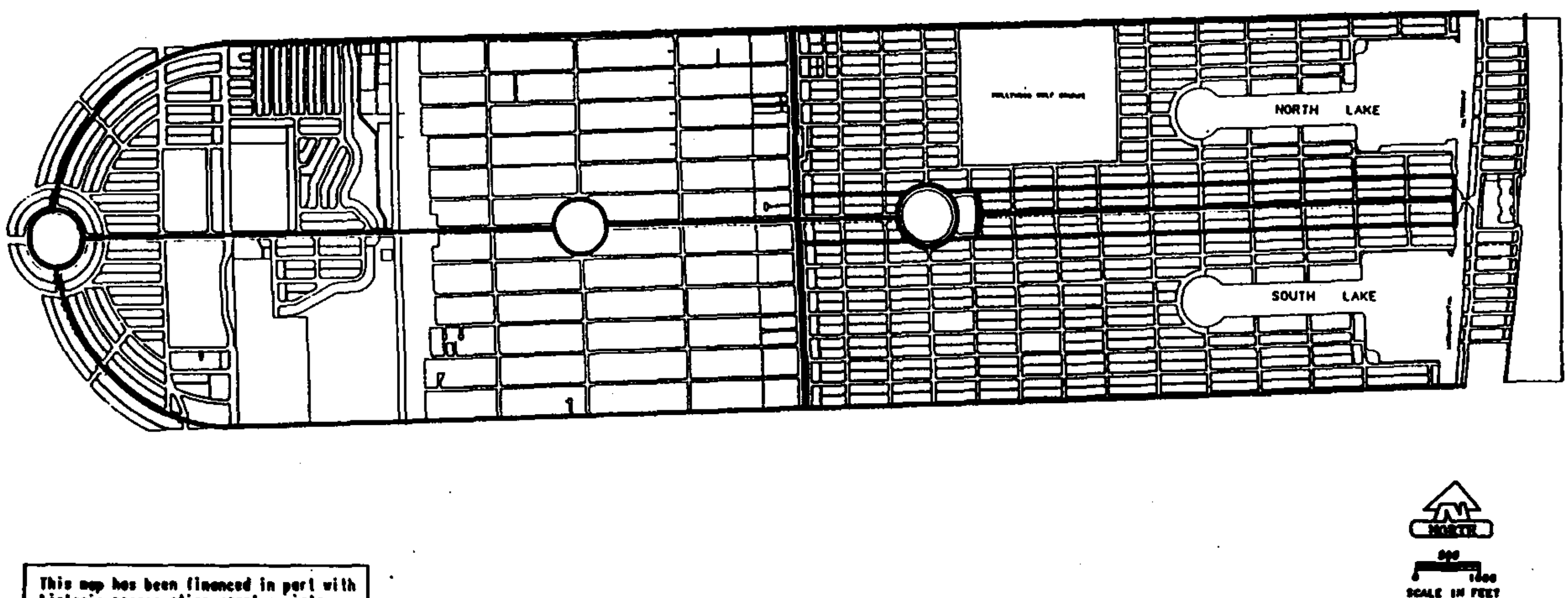
HISTORIC PHOTOGRAPH ONE
Hollywood Boulevard Commercial District
Hollywood Boulevard, Hollywood, Florida



HISTORIC PHOTOGRAPH TWO
Hollywood Boulevard Commercial District
Hollywood Boulevard, Hollywood, Florida

Hollywood Boulevard Commercial District
Hollywood Boulevard, Hollywood, FL

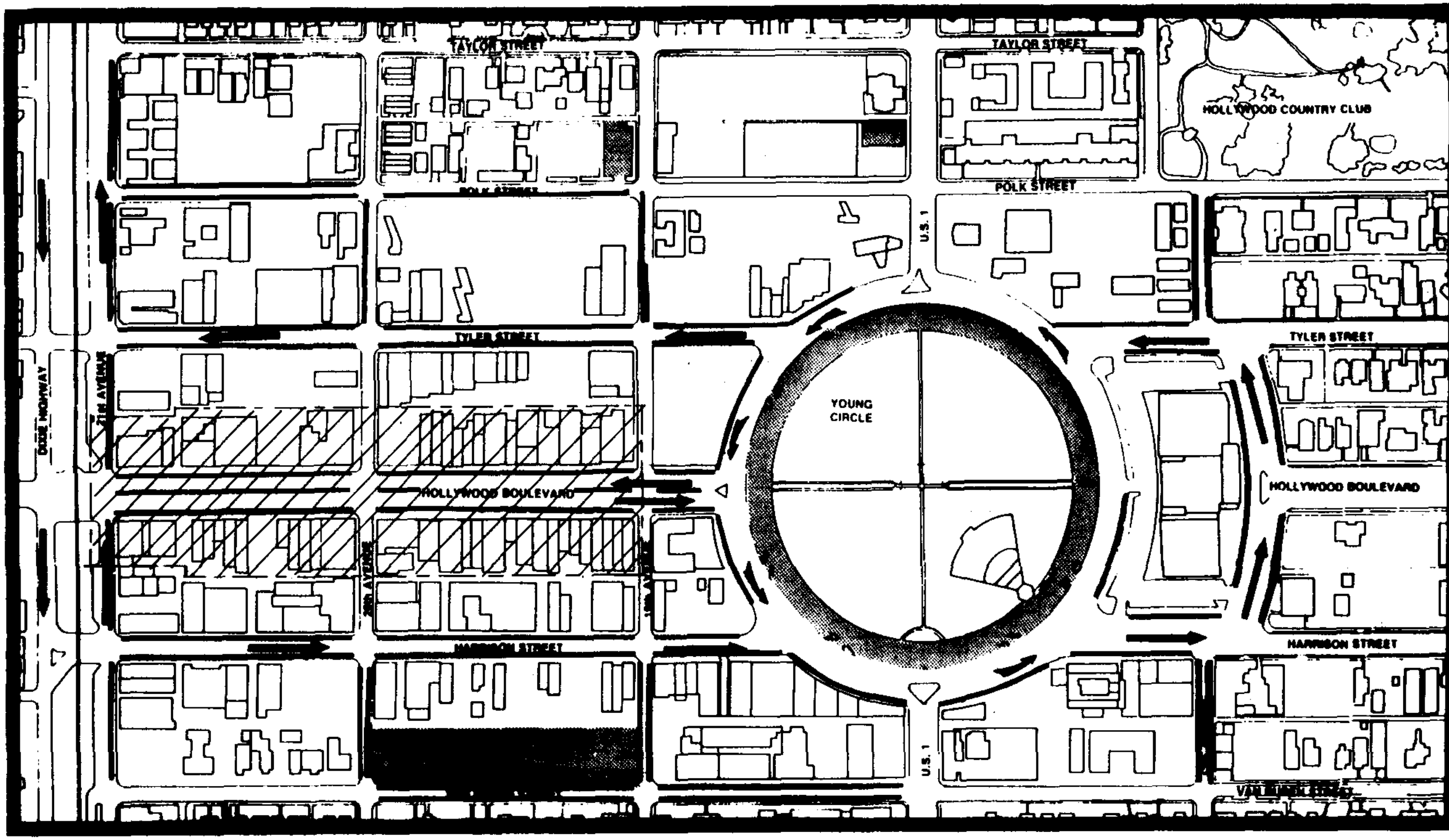
HISTORIC PHOTOGRAPH THREE



This map has been financed in part with historic preservation grant assistance provided by the Bureau of Historic Preservation, Florida Department of State, assisted by the Historic Preservation Advisory Council.

PREPARED BY THE GROWTH MANAGEMENT DEPARTMENT – GRAPHICS SECTION 11/3/91

Hollywood Original Plan



Base map prepared by the Growth Management Department – Graphics Section – City of Hollywood

Hollywood Boulevard Commercial District

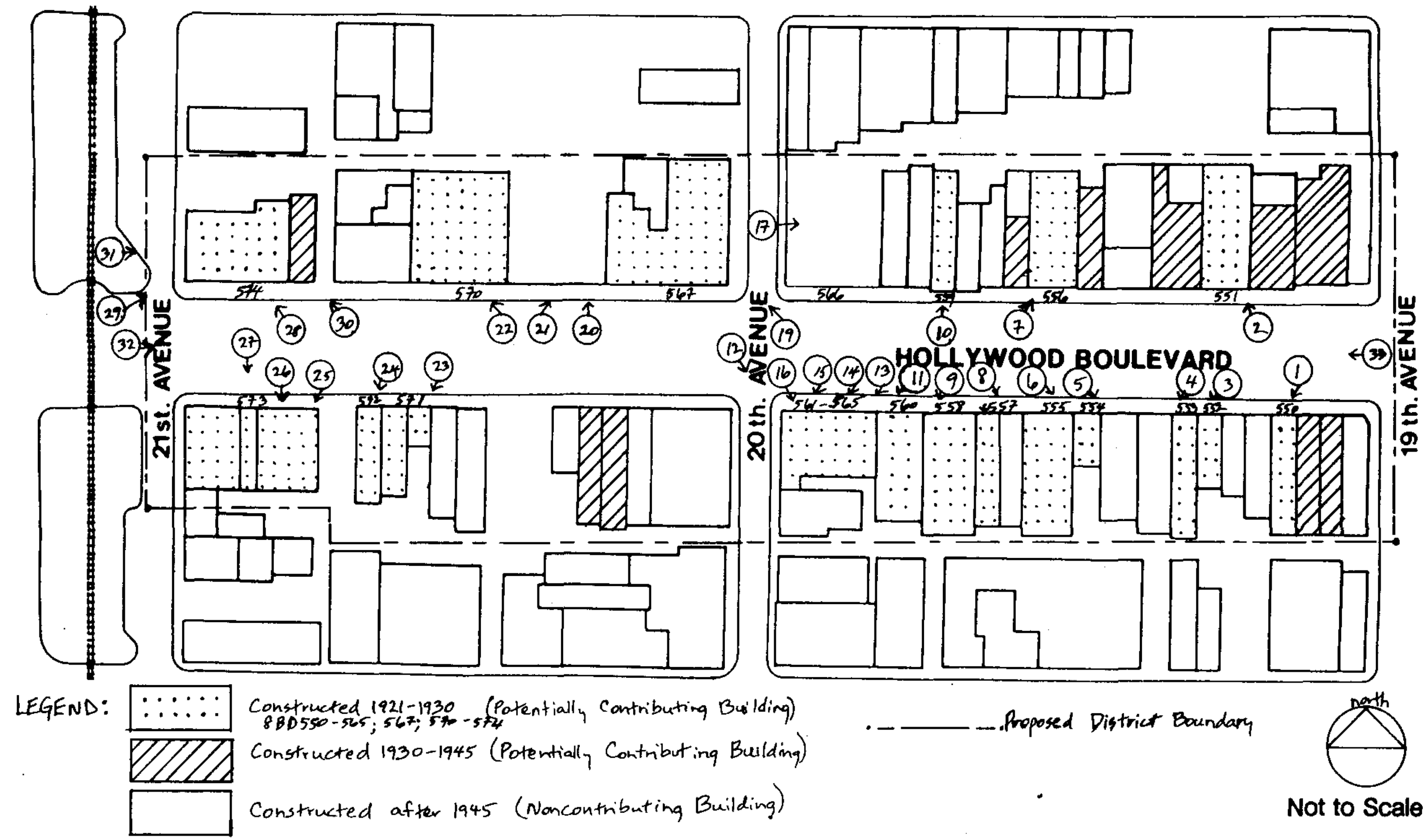
N

Not to Scale

DOWNTOWN HOLLYWOOD

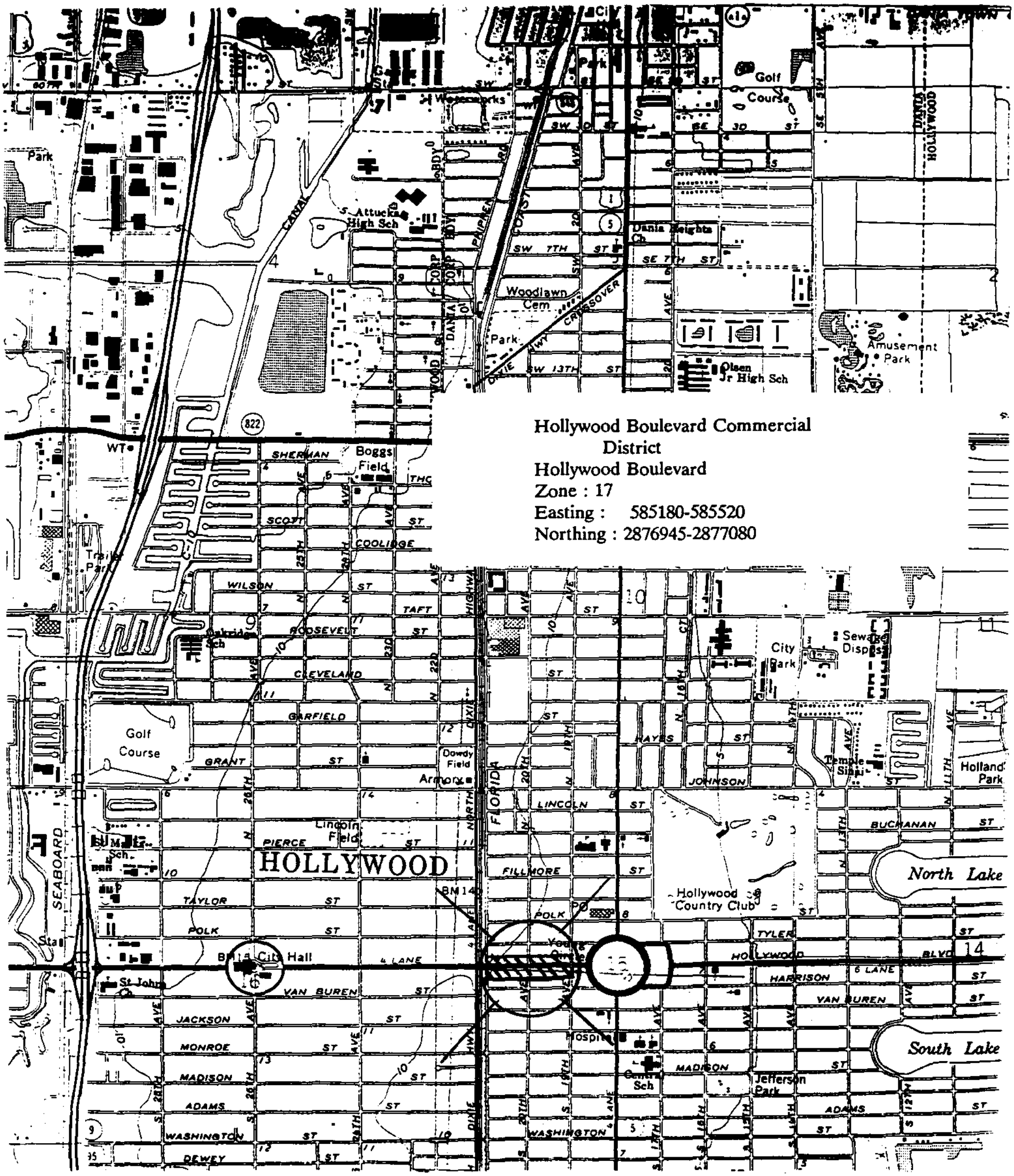
Site Map

Base map prepared by the Growth Management Department - Graphics Section - City of Hollywood



Note: The number encircled represents the number of the photograph; the arrow indicates the direction of view.

Hollywood Boulevard Commercial District
Site Map



Hollywood Boulevard Commercial
District
Hollywood Boulevard
Zone : 17
Easting : 585180-585520
Northing : 2876945-2877080

USGS Fort Lauderdale South, Fla Quadrangle
1962 (PR 1983)
7.5 Minute Series
1:24,000 Scale

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

Adapted for the
PROPOSAL
of Properties in Florida for Nomination to the National Register of Historic Places

Grayed Areas for Use by Staff

1. Name of Property

historic name Hollywood Boulevard Historic Business District

other names ____ FMSF Number ____

2. Location

street & number Please see continuation sheet ☐ not for publication

city or town Hollywood ☐ vicinity

state FLORIDA code FL county Broward code ____ zip code 33022

3. Owner Awareness Statement

As the owner, or official representative of the owner, of the property identified above, I am aware of this proposal for its nomination for listing in the National Register of Historic Places. I have been advised of the procedures for review of the proposal by the State Historic Preservation Office and the Florida National Register Review Board, and for the formal nomination of the property at the discretion of the State Historic Preservation Officer. I understand that I will be notified of the date and place of the public meeting at which the proposal will be considered by the Florida National Register Review Board, and that I will be given an opportunity to submit written comments and to appear in person in support of or opposition to the nomination of the property. At this time I ____ support ____ oppose ____ reserve opinion on this proposal.

Signature of property owner or representative ____ Date ____

4. Legal Description of Property (according to county property appraiser's office)

JUN 1997
Received
Survey & Registration

Attach continuation sheet if necessary

Hollywood Boulevard Historic Business District — Name of property

Broward County, FL — County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

- X private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property (Check only one box)

- ☐ building(s)
- X district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
33	15	building(s)
3	1	sites
		structures
		objects
36	16	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

Commercial

Current Functions

Commercial

7. Description

Architectural Classification

20th Century

Mediterranean Revival, Art Deco

Masonry Vernacular

Exterior Materials

foundation Stucco

walls stucco

roof flat

other Terrazzo

Metal: Aluminum

Narrative Description

(Describe the historic and current condition of the property on one or more continuation

7. DESCRIPTION

SUMMARY

The Hollywood Boulevard Historic Business District is the core of the first commercial plat of the City of Hollywood. The six block district is located along Hollywood Boulevard between 21st Avenue and 19th Avenue. Included in the district is Young Circle Park which is east of the 19th Avenue and Hollywood Boulevard intersection. A total of thirty-six buildings and sites contribute to the district's historic period of significance (1921 through 1947). Sixteen buildings are non-contributing resources. Only those buildings which face Hollywood Boulevard are included. Young Circle Park, a contributing resource, is a ten acre open space platted in 1921 and dedicated to Joseph W. Young in 1935. The Hollywood Boulevard Business District represents a variety of early and mid-twentieth century commercial architectural styles, primarily Masonry Vernacular with Mediterranean Revival and Art Deco features and one Mediterranean Revival building. The buildings are either One-Part or Two-Part Commercial Block with the exception of the Mediterranean Revival style Great Southern Hotel.

SETTING

The early 1920s was the time of growth and development for the City of Hollywood. Established communities such as the Town of Palm Beach and Miami were filled with lush tropical foliage. The newly established Hollywood was "glaring white sand and only a few buildings - all very new - to break the flatness."[1] Developer Joseph W. Young stripped the land of all vegetation to insure that the new community followed his specific design.[2] At the center of Young's development was Hollywood Boulevard. The Boulevard was described as "the widest paved street in Florida...ninety-two feet between curbings, with fourteen-foot sidewalks."[3]

Prior to Young's involvement in Hollywood the area was described as a flat, soggy wilderness. South Florida's New River extended close to present day Hollywood Boulevard. The first scientific survey of the area was conducted by William Gerard DeBrahm for England's George III in 1765.[4] Seminole Indians inhabited an area west of the river. Conflicts between troops from the United States army and the Seminoles

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[1]Virginia Elliot TenEick. A History of Hollywood, Florida. Port Salerno, FL p. 39.

[2]Allison Finn, "Young House Is Filled With History" Miami Herald undated.

[3]"Hollywood Boulevard" The Hollywood Reporter, Vol. 1 No. 3. N.D.

[4]Marlyn Kemper, Hollywood in Perspective, Broward County Comprehensive Survey, Phase I. 1981. reprint Broward Legacy summer/fall 1987. p. 3.

were recorded as early as 1840. Military operations in the area continued for decades. Soldiers and naturalists published numerous descriptions of the area.[5]

In the early 1900s east Florida land increased in value as the cultivation of farm land expanded from previously settled areas of Fort Lauderdale, Dania, Pompano and Hallandale. The expansion of the Florida East Coast Railway in 1896 from West Palm Beach to Miami made transportation of farm produce from South Florida to northern markets more convenient. Farmers from Hallandale and Dania expanded their productivity when they began cultivating beans, squash, cabbage, tomatoes, mangoes and pineapples in the area which is now Hollywood. Some of these early farmers also raised livestock.

By January 1920 Joseph W. Young arrived in South Florida to determine the possibility of land development in Miami. His previous successes included developments in Long Beach, California; Globe and Phoenix, Arizona and Indianapolis, Indiana. After a year of investigation Young began to purchase land from Stephen M. Alsobrook, a local farmer. The square mile tract purchased from Alsobrook became the center of Young's "dream city." Young eventually controlled three square miles which included a mile of ocean front property.[6]

Young's determination to use the scientific methods associated with the City Beautiful Movement resulted in the detailed planning of a community complete with broad boulevards, commercial districts, parks, residential neighborhoods and resorts. Advertisements for Hollywood labeled Hollywood Boulevard as "Florida's...Most Magnificent "White Way"...With such a Boulevard it is bound to make a great city."[7] The Boulevard originally extended from the Florida East Coast railway tracks adjacent to Dixie Highway east approximately one mile, ending two blocks east of the first of Hollywood's three circular parks. The street was graded and filled with a bed of Ojus rock. Streetside parking accommodated 500 cars.[8] Fourteen foot sidewalks and curbs lined the streets. Ornamental light posts every forty feet provided brilliant night lighting.[9] Plans were made to extend the Boulevard an additional mile east over the Inland Waterway (today's Intracoastal Waterway) by a steel bridge and terminating at the Atlantic Ocean.

Hollywood Boulevard's central location was ideal as the core of Young's commercial district. The first lot staked out in Hollywood was for the community's first commercial

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[5]Ibid.

[6]Ibid

[7]"The Main Street of Hollywood," Miami Herald, 17 January 1923. p.2A.

[8]Ibid.

[9]"Hollywood Boulevard," Hollywood Reporter, April 1922, p. 4.

building, a municipal garage and administration office on 3rd Avenue (now 21st Avenue) and the Boulevard. Within five years Hollywood had 252 businesses. The population of five families in 1921 exploded into 18,000 people within this five year period.[10] To accommodate this activity the Florida East Coast railway opened a sprawling Mediterranean Revival style station on the intersection of Dixie Highway and Hollywood Boulevard in 1924. Joseph W. Young's "dream city" was becoming a reality.

PRESENT APPEARANCE

The buildings of the district are located on portions of six blocks that face Hollywood Boulevard; three blocks on the north side of the boulevard and three blocks on the south side of the boulevard. Those blocks are situated from 21st Avenue to Young Circle Park which is located east of 19th Avenue. Buildings within this area were primarily constructed in the 1920s through the 1940s. The boundaries closely resemble the area designated by Joseph W. Young as the core of Hollywood's commercial district. Fifty-two resources, forty-eight buildings, one park and three sites are included within the district, with a contributing to non-contributing ratio of 36:16. While the history of five buildings is highly significant to the district major facade alterations necessitate their placement as non-contributing resources.

Most of the buildings within the district are masonry vernacular commercial designs that were common throughout South Florida during this time period. One-part and two-part commercial block is used extensively. Decorative details vary from the most widely used Art Deco and Mediterranean Revival to a single Colonial Revival feature. The Mediterranean Revival building, the Great Southern Hotel, is the only building in need of restoration.

The Hollywood Boulevard Historic Business District has retained building setbacks, recessed openings, extensive use of terrazzo, etched logos, original roof lines, center parking, street-side parking, curbing, extensive lighting and mature landscaping. The pedestrian-friendly district presents visual harmony along the entire boulevard.

ALTERATIONS

The majority of the buildings in the district have received alterations throughout the years. Building permits indicate these alterations included; interior remodeling, wood and stucco replacement, electrical work, the installation of replacement windows, doors and new roofs, repairing stucco and adding new awnings. The buildings are in good condition. Despite these alterations, the original character, massing and setbacks of most buildings have been maintained. The intent of the original design is visible and the significance of the historic built environment is evident.

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[10] Kemper. p. 13

NON-CONTRIBUTING RESOURCES

The non-contributing buildings include new construction and those buildings which no longer retain any historic architectural integrity. Sixteen buildings are classified as non-contributing resources. Of these sixteen buildings five buildings played significant roles in Hollywood's early commercial development; 1925 Hollywood Boulevard (Kagey Building), 1926 Hollywood Boulevard (Morse Arcade), 2001 Hollywood Boulevard (First Hollywood Bank), 2019-2025 Hollywood Boulevard (Kriekhaus Building) and 2000-2004 Hollywood Boulevard (Young Company Administration Building). While these buildings are recognized by the community as important elements of Hollywood's history, extensive changes to the facades prevent inclusion as contributing resources. Anniversary Park, open green area located on the northeast corner of 20th Avenue and Hollywood Boulevard, was the site of another Young building that has been demolished.

HOLLYWOOD BOULEVARD HISTORIC BUSINESS DISTRICT

CONTRIBUTING RESOURCES

ADDRESS	DATE	STYLE
Young Circle Park	1923	park
oolitic limestone restroom	c1930	
pedestal/sundial	1927	
Hollywood Boulevard		
1858	1924	Mediterranean Revival
1900	pre1940	Masonry Vernacular
1902	pre1940	Masonry Vernacular One-Part Commercial
1903-1905	pre1940	Masonry Vernacular Streamlined Two-Part Commercial
1904 A & B	pre1940	Masonry Vernacular One-Part Commercial
1906	c1926	Masonry Vernacular
1907-1909	1938	Masonry Vernacular
1910	pre1940	Masonry Vernacular One-Part Commercial
1911-1913	1926	Masonry Vernacular Two-Part Commercial
1912	c1926	Masonry Vernacular Two-Part Commercial
1914	1925	Masonry Vernacular Two-Part Commercial
1915	1926	Masonry Vernacular One-Part Commercial
1923	1926	Masonry Vernacular
1924-1924A	c1926	Masonry Vernacular Two-Part Commercial
1928	pre1940	Masonry Vernacular One-Part Commercial
1930-1932	c1926	Masonry Vernacular One-Part Commercial
1931	pre1940	Masonry Vernacular One-Part Commercial
1934	1926	Masonry Vernacular Two-Part Commercial

Hollywood Boulevard Historic Business District

Hollywood Boulevard (cont.)

1935	1926	Masonry Vernacular One-Part Commercial
1936	1923	Masonry Vernacular Two-Part/Arcade
1937-1939	1926	Masonry Vernacular One-Part Commercial
1940	1923	Masonry Vernacular One-Part Commercial
1942	1923	Masonry Vernacular One-Part Commercial
1944	1923	Masonry Vernacular One-Part Commercial
1946	1923	Masonry Vernacular One-Part Commercial
1948	1923	Masonry Vernacular One-Part Commercial
2008	pre1940	Masonry Vernacular
2010	1946	Masonry Vernacular One-Part Commercial
2020	pre1940	Art Deco One-Part Commercial
2022	pre1940	Art Deco One-Part Commercial
2027-2031	1926	Masonry Vernacular One-Part Commercial
2033-2051	1921	Masonry Vernacular
2032-2050	1924	Masonry Vernacular One-Part and Two-Part Commercial

NON-CONTRIBUTING RESOURCES

Hollywood Boulevard

1908	
1916-1918	
1920	
1919-1921	
1925-1927	Kagey Building
1926	Morse Arcade
1929	
1933	
2001	Sun Trust Bank Building
2000-2004	Young Company Building
2006	
2012	
2019-2025	Kriekhaus Building
2024	
2028	

Bandshell - Young Circle Park

Hollywood Boulevard Historic Business District
Name of property

Broward County, FL
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

X **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

X **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded or is likely to yield information important in prehistory or history.

Criteria Considerations

Mark "x" in all the boxes that apply.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery

☐ **E** a reconstructed building, object or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the last 50 years.

Areas of Significance

☐ Agriculture
X Architecture
☐ Archaeology
X Community Planning
X Commerce
☐ Education
☐ Early Settlement
☐ Health/Medicine
Industry
Maritime History
Military
Politics/Govt.
Recreation
Social History
Transportation
Other: ________

Period of Significance

Boom Time Era
Depression/New Deal Era

Significant Dates

1920s
1930s

Significant Person (if proposed under category B)

NA

Cultural Affiliation (for archaeological sites only)

NA

Architect/Builder

Martin L. Hampton (Great Southern Hotel)
George Schmidt (Young Circle Park)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Please see continuation sheet

8. SIGNIFICANCE

SUMMARY

Hollywood Boulevard Historic Business District is significant at the local level under Criterion A and Criteria C as one of Broward County's most intact historic commercial areas. It is located within Broward County's first planned community which was developed by Joseph W. Young during the height of Florida's Boom Time Era. Development continued through the Depression/New Deal Era. The district is comprised of masonry vernacular commercial buildings that reflect the trend in commercial buildings in South Florida during the 1920s and 1930s.

HISTORIC AND ARCHITECTURAL CONTEXTS

The development of the City of Hollywood can be considered a major event of the Boom Time Era in South Florida. The city was the first of Broward County's planned communities. Innovative real estate pioneer Joseph W. Young effectively used ideas he acquired from his previous involvement with developments in Indianapolis, Indiana; Long Beach, California; and Globe and Phoenix, Arizona. His incorporation of the scientific methods of controlled development established by the City Beautiful Movement proponent Daniel Burnham resulted in the creation of a total city with areas designated for recreational facilities, broad boulevards, commercial enterprises, residences and resorts.[11]

In 1921 Young purchased a large tract of low lying land between Hallandale and Dania. The first platted section was known as Central Hollywood. Young anticipated America's love affair with the automobile when he designed the 120 foot wide Hollywood Boulevard and its three traffic circles. The circles, patterned after those in Indianapolis, became the major east/west artery through the city. Uniform and consistent zoning and building restrictions separated business and residential areas.

The first lot staked out in Hollywood was on the corner of Hollywood Boulevard and 21st Avenue.[12] From this point construction of commercial buildings began along the Boulevard. A municipal garage at 2033-2051 Hollywood Boulevard (photo # 39) was the first building constructed. The one-story masonry vernacular structure had distinct Mission style features. Hollywood Land and Water Company, Joseph Young's development corporation, used this facility to store company cars and buses. By 1933 the building was remodeled into the Ingram Arcade. A variety of merchants have

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[11]TenEick, xv.
Also: Mel Scott, American City Planning since 1890. Berkeley and Los Angeles, CA, p. 11, 37.

[12]Kemper. p.6.

maintained shops within the building; dry cleaners, sandwich shops, shoe repair, Hollywood Mercantile, a grocery and, currently, entertainment facilities.

From 1921 through 1926 the downtown business district experienced continuous growth. The multi-unit Bastain Building, 1940-1948 Hollywood Boulevard, (photos #30, #31, #32), was completed in 1923. Harry Bastain was associated with Miami Beach developer Carl Fisher.[13] His supply company was involved in the construction of numerous residences and public buildings. Tenants in the one-story masonry vernacular Bastain Building included Mrs. Millie Milligan's restaurant and Hollywood's first drug store, operated by Samuel Black, a barber shop, and the A & P Tea Company. Bastain also constructed a two-story building at 1936 Hollywood Boulevard (photo #28). This building became known as the Central Arcade and later as the Powell Building whose name is now imprinted with raised stucco on the front facade. Breedings Drug Store occupied part of the building after the 1926 hurricane. Local doctors also rented offices in this building.

In 1923 W.W. Kington, a successful Kentucky coal mine owner, began construction of a large and elaborate two-story commercial building at 2032-2050 Hollywood Boulevard (photo #36). The building included five large storefronts with second story apartments. In 1933 the building was sold to F.M. Ferguson who renamed the building the Broward Building. Distinct features of the Broward Building include raised molding which frames each of the storefronts, a belt course, vertical molding and a raised stucco BROWARD on the front facade.

An important segment of Joseph Young's plan for Hollywood was the use of circular sites along Hollywood Boulevard. One aspect of the "City Beautiful Movement" was the use of wide boulevards and landscaped parks to break the monotony of clogged streets and uncontrolled growth. The eastern-most circle in Young's plan was a ten acre park designed by George Schmidt in 1921. The park was billed as "the largest of its kind in the State of Florida."[14]

The park, dedicated by Young on March 13, 1923, was named Harding Circle for President Harding who, on a winter vacation, played golf and was honored at a reception in Hollywood. After Young's death in 1934 the city renamed it Young Circle Park (photo #8). The park is comprised of three concentric circles and botanical gardens. Young Circle provided the community with a social and recreational center known as "a gathering place for strangers and townspeople."[15] Various pavilions, memorials and bandshells have been erected in the park. In 1927 the Hollywood

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[13] "Bastain Supply and Construction Company," Hollywood Reporter, 15 June 1922.

[14]Kemper, p.9.

[15]Kemper, p. 9.

Professional and Business Woman's Club erected a bronze sundial set on a low spiral pedestal in the park. Etched across the sundial is a portrait of Father Time and the quotation "Grow old along with me, the best is yet to be." A small oolitic limestone building used for restrooms was constructed in the 1930s (photos #40 and #41). The present bandshell, the third such constructed, is not historic in context.

In the autumn of 1924 Young's company completed construction of the city's second hotel. The Great Southern Hotel, 1858 Hollywood Boulevard (photo #9), was designed by Martin L. Hampton in the popular Mediterranean Revival style. The boulevard location allowed the Great Southern to cater to traveling businessmen. In the 1930s, dining facilities and a cocktail lounge were popular features of the hotel. At approximately the same time a shopping arcade was located on the ground floor. The one hundred room, three story hotel which cost $175,000 to build was again renovated in 1940. While presently in poor condition the hotel is an integral part of Hollywood Boulevard.

Between 1925 and 1926 Hollywood Boulevard experienced a boom in commercial construction. New single story masonry vernacular buildings included; the Beery Building, 1906 Hollywood Boulevard (photo #14) which housed the Hollywood Investment Company, renovations in the early 1930s were by prominent local architect Bayard Lukens; 1915 Hollywood Boulevard (photo #20); 1923 Hollywood Boulevard (photo #21); 1930-1932 Hollywood Boulevard (photo #25) which was the second Breedings Drug Store; 1935 Hollywood Boulevard (photo #27); 1937-1939 Hollywood Boulevard (photo #29); and 2027-2031 Hollywood Boulevard (photo # 37).

Two-story masonry vernacular buildings constructed during the Land Boom Era included; Adler's, 1914 Hollywood Boulevard (photo #19), Hollywood's first ladies apparel shop; Hollywood Furniture, 1911-1913 Hollywood Boulevard (photo #18) which advertised itself as the largest furniture store between Palm Beach and Miami; Cox's Drug Store, 1924-1924A Hollywood Boulevard (photo #22) which remained at this site until after World War II; Hollywood Daily News Building, 1934 Hollywood Boulevard (photo #26) which housed Breeding's Drug Store and was adjacent to numerous doctor's offices; and Brown's Department Store, 2024 Hollywood Boulevard, (non-contributing) which operated for decades at this location.

George Floyd's Flamingo Hotel, also known as the Flamingo Building, 1912 Hollywood Boulevard (photo #17) was the headquarters for Floyd Wray's Flamingo Groves Inc. Flamingo Groves Inc. operated in West Broward's Drainage District and was well-known for its citrus groves.

Two crucial events, the Stock Market Crash and the Hurricane of 1926, changed the economic tide in Hollywood. Sales ceased, businesses closed and land values collapsed. A bankrupt Young and his Hollywood Land and Water Company were unsuccessful in their efforts to continue controlling Hollywood development. Years of court battles began. By 1937 Samuel Horvitz's acquisition of Hollywood, Inc. and its affiliated companies led to the rejuvenation of the development of Hollywood. The late

1930s saw the beginning of a return to prosperity in Hollywood.

New construction on the Boulevard began in 1938 with the Rainbow Cafe, 1907-1909 Hollywood Boulevard (photo #15). This one-story building was constructed by brothers Jess and M.B. Wellons. The popular casino and cafe was a favorite of mobster Al Capone.[16] The Rainbow Cafe was granted the first liquor license in Broward County following the end of Prohibition.[17]

Single story masonry vernacular buildings (pre 1940) included; 1902 Hollywood Boulevard (photo #11) Lillian's Women's Wear; 1904 A & B Hollywood Boulevard (photo #12) Kimball's Womans Exchange; 1910 Hollywood Boulevard (photo # 16); 1928 Hollywood Boulevard (photo # 23) Tropical Cafe; 1931 Hollywood Boulevard (photo # 24) Hollywood Federal Savings and Loan; 2010 Hollywood Boulevard (photo #33); 2020 Hollywood Boulevard (photo #34 The Tulip Restaurant; and 2022 Hollywood Boulevard (photo #35).

Two-story masonry vernacular buildings (pre 1940) included; an unusual curvilinear building at 1900 Hollywood Boulevard (photo #10) Hollywood Art Gallery; 1903-1905 Hollywood Boulevard (photo #13) (home of F.W. Woolworth's with its signature streamlined steel trimmed marquee); and 2008 Hollywood Boulevard (photo # 42).

ARCHITECTURAL SIGNIFICANCE

The architectural characteristics of the Hollywood Business District represent a variety of features widely used during the 1920s Boom Time Era and Depression/New Deal Era. Specific styles and characteristics found along Hollywood Boulevard are one-part and two-part commercial blocks and are predominately masonry vernacular. Details from Mediterranean Revival, Art Deco and Colonial Revival are added features. The arcade was also used in some earlier buildings. One notable example of the Mediterranean Revival style is found at the Great Southern Hotel.

One-Part Commercial Block

One-part and two-part commercial blocks were popular features of many main street commercial districts in small towns across the United States in the early 1900s. The one-part commercial block consists of single story buildings, usually simple box-shaped with decorative facades which house a single unit or multiple units. Street-side facades have large plate glass display windows and recessed entryways. The buildings are pedestrian friendly.

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[16]"Notorious Rainbo Cafe Re-Opens", Rainbo Cafe brochure. undated.

[17]Ibid.

On Hollywood Boulevard nineteen one-part commercial blocks are modest in nature and masonry vernacular in style. Mediterranean Revival style or Art Deco style detailing is common. Simple stucco molding, scuppers, flat roof surfaces and raised parapets are frequent features. All have retained recessed entries and wide plate glass display windows. One building has a Colonial Revival facade.

Terrazzo flooring is another common element to many of these buildings. Terrazzo, a blend of crushed marble and tinted cement, originated in ancient Rome and has been used throughout the centuries.[18] It has been a popular flooring material in South Florida since the 1920s.[19] Ten buildings have terrazzo floor entryways. Various colors, shop names and logos decorate these floors.

While many of these one-part commercial block buildings have been altered, window placement, door placement and roof lines have remained consistent and retain the integrity of the original design.

Two-Part Commercial Block

A two-part commercial block consists of two to four story structures. On Hollywood Boulevard the two-part commercial block buildings are masonry vernacular and consistent with design. Ground floor use was the same as the one-part commercial block; broad picture windows displayed merchandise or available services and recessed entryways. Exterior features included flat parapet roofs, belt courses, and date or name plates. The upper floors, though harmonious on the exterior, were different in character on the interior. Ground floors were public while the upper floors were private; meeting halls, apartments or offices. The added height of the buildings allowed more design on the facade than normally found on one-part blocks.

On Hollywood Boulevard seven buildings are two-part commercial block. Art Deco style features such as vertical projects, sculpted bas relief and geometric patterns were frequently applied and gave visual harmony to the boulevard.

While many of these two-part commercial block buildings have been altered, window placement, door placement and roof lines have remained consistent and retain the integrity of the original design.

Mediterranean Revival

The Mediterranean Revival style is demonstrated on one of the most recognizable

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[18]Dr. Ari Milas, Professor of Architecture, University of Miami, Interview by Teresa Van Dyke. 6 February 1997.

[19]Ellen Uguccioni, Coral Gables Historic Preservation Director, Interview by Teresa Van Dyke, 8 February 1997.

buildings along Hollywood Boulevard. The Great Southern Hotel, constructed in 1924, was design by Martin L. Hampton. The rectangular three story building has distinct square towers located on each corner. Each tower is covered with a hipped roof and barrel tile. Balconets with elaborate window enframements are on each tower. Pairs of elongated arched and rectangular windows line the second and third floors. A stuccoed belt course divides the upper two floors. A shopping arcade is located on the ground floor. While greatly in need of restoration the hotel has retained its architectural integrity.

Hollywood Boulevard Historic Business District

The Hollywood Boulevard Historic Business District is one of Broward County's most intact historic commercial districts. It is significant for its representation of a style of living popularized in South Florida during the 1920s and 1930s. Despite alterations and the presence of non-contributing resources within the district, Hollywood Boulevard retains a high degree of historic integrity. Alterations and new construction have been made to compliment existing buildings and retain the atmosphere established by Joseph Young in his planned community.

9. BIBLIOGRAPHY

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"Opening Hollywood State Bank," The Hollywood Reporter, March 1924.

"Review of Florida Master Site File Records for Southern Broward County and Recommendations for Historic Site Consideration," Broward County Historical Commission. October 1, 1991.

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TenEick, Virginia Elliot. History of Hollywood, Port Salerno: Patricia M. Smith and Florida Classics Library. 1966.

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INTERVIEWS

Dr. Ari Milas, Professor of Architecture, University of Miami, by Teresa Van Dyke, 6 February 1997.

Ellen Uguccioni, Director, Coral Gables Historic Preservation, by Teresa Van Dyke, 8 February 1997.

OTHER SOURCES

Broward County Historical Commission

City of Hollywood Records and Archives Center

Fort Lauderdale Historical Society

Hollywood Historical Society

10. Geographical Data

Acreage of Property ______

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1				3			
2				4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification Please see continuation sheet
(Explain why the boundaries were selected on a continuation sheet)

11 Form Prepared By

name/title Susan Krassy Teresa Van Dyck Jane S. Day

organization Research Atlantica, Inc. date FEB. 1997

street & number 4231 NE 23rd Terrace telephone ~~(954)943-1935~~ (561) 393-6197

city or town Lighthouse Point FL state ______ zip code ______

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets (All information on continuation sheets must be typed.)

Maps

A **USGS map** (7.5 minute series) Do not write upon or attach labels to this map.

A **Sketch map** (Clearly show the location of the property in relation to streets, roads, or other identifiable landmarks.)

Photographs

Representative **black and white** photographs of the property.
(Do not write upon or attach permanent labels to the photographs.)

Additional items
(Check with area Historic Sites Specialist at [904] 487-2333 for any additional items.)

Property Owner

name ______

street & number ______ telephone ______

city or town ______ state ______ zip code ______

10. GEOGRAPHICAL DATA

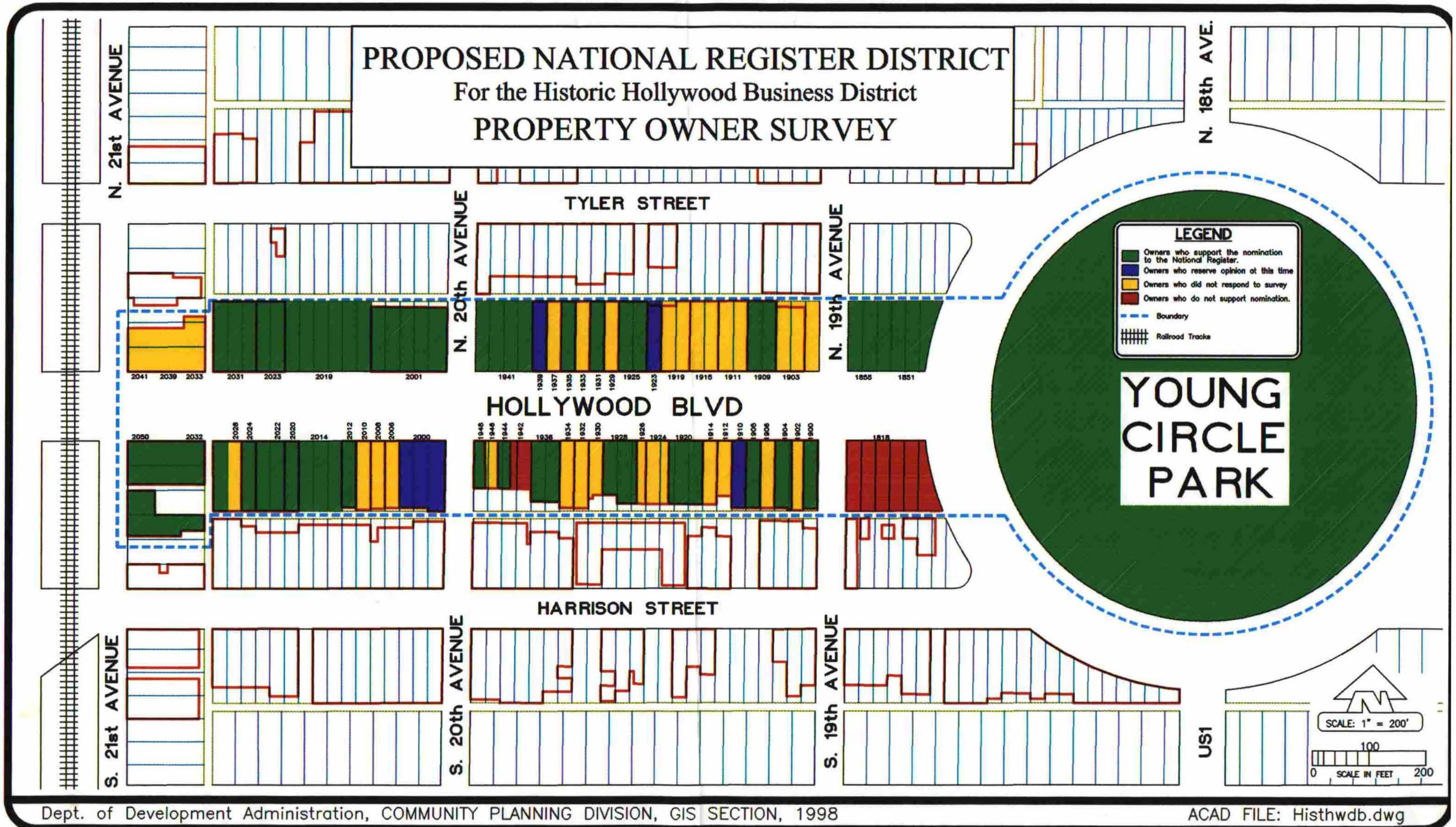
VERBAL BOUNDARY DESCRIPTION

The boundary of the Hollywood Boulevard Historic Business District is shown as the heavy line on the accompanying map entitled "Hollywood Boulevard Historic Business District."

BOUNDARY JUSTIFICATION

The boundaries of the Hollywood Boulevard Historic Business District have been drawn to follow those platted in 1921 by Joseph W. Young in his initial plans for a commercial district in Hollywood By The Sea. Only those portions of the six block area which face Hollywood Boulevard between 21st Avenue and Young Circle are included within the district. Those areas excluded from the Hollywood Boulevard Historic Business District are portions of the original commercial plat which have been radically altered.

BD 3284


PROPOSED NATIONAL REGISTER DISTRICT
For the Historic Hollywood Business District
PROPERTY OWNER SURVEY
N. 21st AVENUE
N. 20th AVENUE
N. 19th AVENUE
N. 18th AVE.
TYLER STREET
HOLLYWOOD BLVD
HARRISON STREET
S. 21st AVENUE
S. 20th AVENUE
S. 19th AVENUE
US1
YOUNG CIRCLE PARK
LEGEND
Owners who support the nomination to the National Register.
Owners who reserve opinion at this time
Owners who did not respond to survey
Owners who do not support nomination.
Boundary
Railroad Tracks
SCALE: 1" = 200'
0
100
200
SCALE IN FEET
Dept. of Development Administration, COMMUNITY PLANNING DIVISION, GIS SECTION, 1998
ACAD FILE: Histhwdb.dwg

RESOURCE GROUP FORM

Site #8: *BD03284*
First site form recorded for this site? *Original documentation, site not recorded at FSF*
Identifying code (field date): *199901*
Cultural resource type: *Resource group (hist. district or bldg complex)*
Resource Group Type *mult bldgs in close spacial and functional assoc.*
FORM TYPE CODE *NORMal form (new System 3 forms)*
form status code *Active Form code*
FORM QUALITY RANKING *Newly scattered form of standard quality*
Field Date: *01/15/1999*
Form Date: *01/15/1999*
Staffer: *Heather Pearcy - FMSF Staff*
Date of FMSF computer entry: *03/15/2001*
National register category: *District, a coherent group of bldgs, strux, sites*
Site number of FMSF building complex included within district *** blank ***
Manuscript # for the survey report on the district or complex *** blank ***
Resource Group Name *HOLLYWOOD BOULEVARD HIST. BUSINESS DIST.*
[Other name(s)]: *** blank ***
Project name: *HOLLYWOOD BOULEVARD HISTORIC BUSINESS DISTRICT*

LOCATION & IDENTIFICATION

City/town: *HOLLYWOOD*
In current city limits? *Definitely within the limits of city*
County or Counties: *BROWARD*
Ownership Categories: *Private-individual*
Describe Boundary of RG: *HOLLYWOOD BLVD. BETWEEN 21ST AVE. AND YOUNG CIRCLE*
Name of pubtract (e.g., park): *** blank ***

MAPPING

USGS map name/year of publication or revision: *FORT LAUDERDALE SOUTH/***
Township/Range/Section/Qtr: *51 South/42 East/15/***
Landgrant: *** blank ***
Plat or other map (map's name, location): *** blank ***

DESCRIPTION & HISTORY

Total number of individual resources in this RG *55*
Total # individual resources contributing to RG *36*
Primary time period(s) of significance *C1921-C1946*
Narrative description: *DISTRICT COMPRISES 48 BUILDINGS, 4 OBJECTS, 2 SITES AND 1 STRUCTURE LOCATED IN THE CORE HISTORIC BUILDING DISTRICT OF THE CITY OF HOLLYWOOD.*

SURVEYOR'S EVALUATION OF SITE

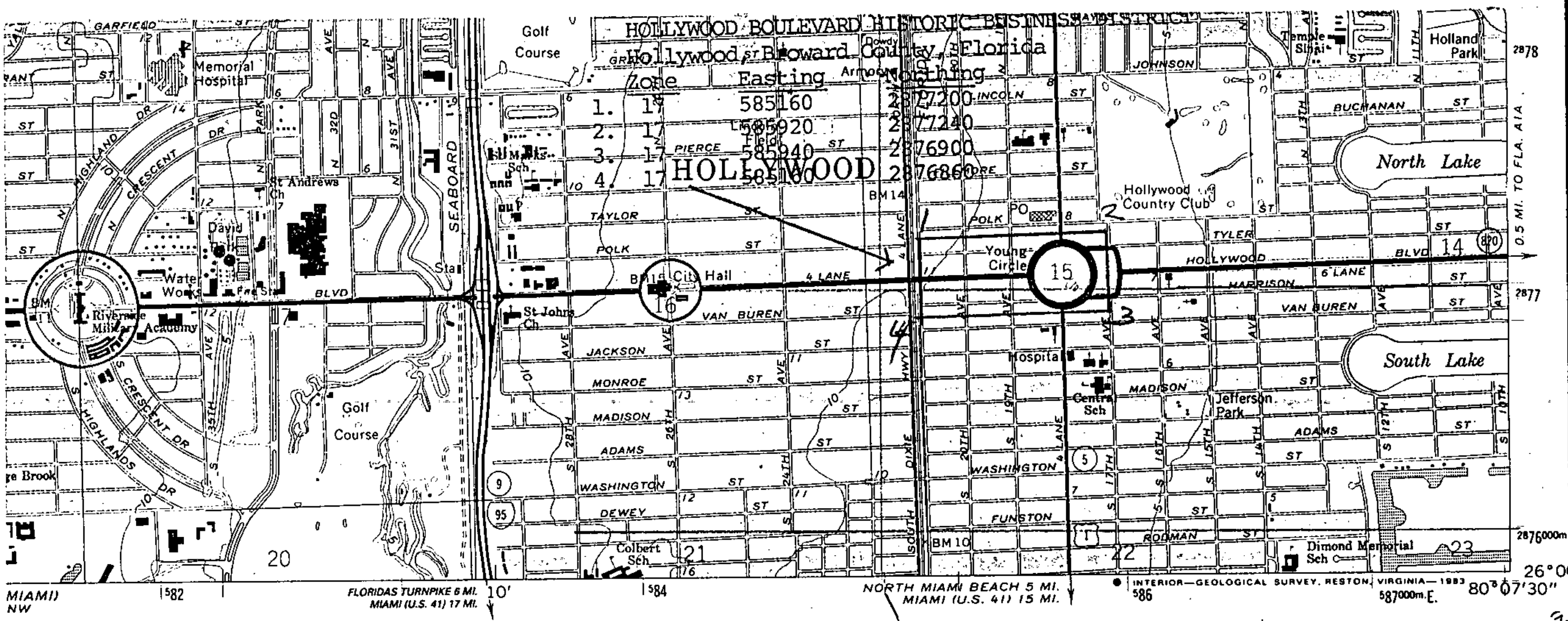
Potentially elig. for local designation? *Eligible for local registry of significant sites*
Local register eligible for: *COMMERCE, COMMUNITY PLAN/DEVEL*
Potential contributor to NR district? *No evaluation of NR district contrib given on form*
Area(s) of historical significance: *Community planning & development; Commerce; Community planning & development; Commerce*
[Other historical associations]: *** blank ***
Summary of Significance *SIGNIFICANT AT LOCAL LEVEL UNDER CRITERION A IN AREAS OF COMMERCE AND COMMUNITY PLANNING & DEVELOPMENT.*

DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe *All documents and collections at same repository/Florida Division of Historical Resources, ex-DAHRM/**/***

RECORDER

Recorder name (last name first): *SHIVER, CARL & KRASSY, SUSAN*
Recorder address and phone: *R.A.GRAY BLDG., 500 S.BRONOUGH ST., TALLAHASSEE, FL 32399-0250 (850)487-2333*
Recorder affiliation: *Florida Division of Historical Resources, ex-DAHRM*
[Other affiliation]: *** blank ***
TEXT ONLY SUPPLEMENT FILE STATUS *NO SUPPLEMENTARY INFORMATION EXISTS or is required*
Memo information status: *NO supplementary INFO BY SURVEYOR for this form*
Form comments by FSF staff: *** blank ***



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IAL MAP ACCURACY STANDARDS
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R RESTON, VIRGINIA 22092
AND SYMBOLS IS AVAILABLE ON REQUEST

BD3284NR
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FLORIDA
QUADRANGLE LOCATION

ROAD CLASSIFICATION

Heavy-duty
Light-duty
Medium-duty
Unimproved dirt
Interstate Route
U. S. Route
State Route
County Route

FORT LAUDERDALE SOUTH, FLA.
26080-A2-TF-024

1962
PHOTOREVISED 1983
DMA 4936 II SW–SERIES V847

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

Director's Office (904) 488-1480 | Telecopier Number (FAX) (904) 488-3353

October 31, 1996

Susan Krassy
765 Lake Drive
Boca Raton, Fl. 33432

RE: Potential Commercial District, Hollywood

Dear Susan:

Based on the information you sent to me, I can offer you only some general advice. For more specific comments I would need actual photographs and a map with the buildings and the vacant lots indicated.

I think the Circle should be included in the district if it is relatively intact. Also, the block between 19th and 20th Avenues seems to have several contributing buildings. However, the district seems to fall apart somewhat between 20th and 21st Avenues. There seem to be several vacant lots and several non-contributing structures in that block, perhaps too many.

The captions under the photos often indicate an alteration has occurred, but does not indicate the nature of the alteration. We would need to know the specific nature of the alteration and the date.

In general, we expect that some changes would have occurred to the first story. If the building is two or more stories in height, to consider it a contributing structure we would want to see unaltered upper stories. In other words, we look more leniently on changes to first story as opposed to upper stories. Exceptions might be made for an outstanding building with altered windows (perhaps awing windows replacing sash windows) if the window openings have not been altered.

From the material you sent, I would say that the following are non-contributing:

1906
1919
1924-26
1933
1940-46
1948
2000
2001
2002-04
2006
2019-25
2033-51

There are several others that appear to be non-contributing, but that I can't see enough detail on. I suspect that Anniversary Park is also non-contributing. What is its date? You need to shoot for 55% contributing at the very least. I think you need to stress to the city that the Circle is one of the defining historic features of the city. If the changes they anticipate will include any state or federal funding, a review of the impact on historic structures will be triggered. So even if it is not listed in the district, its proximity to the district would be considered.

I hope this helps you decide how to approach this district. Please call me if you have any questions.

I received the Bryan Building packet and slides. Thanks. See you in November?

Sincerely,

Sherry Piland
Historic Sites Specialist

SP

OCT 1996
Received
Survey & Registration

October 14, 1996

Sherry Piland
Historic Sites Specialist
Division of Historical Resources
500 South Bronough Street
Tallahassee, FL 32399-0250

Re: National Register nomination of Hollywood Boulevard

Dear Sherry:

I've enclosed a very poor copy of Historic Properties: Hollywood Boulevard, a project we completed last year for local designation for the City of Hollywood. I would have preferred new photos to send to you but the weather has not cooperated. If it ever stopped raining I bet I could get those photos! I also included under this cover a part of the narrative for the Boulevard's local designation report and its accompanying map.

As I mentioned to you, my concerns are over numerous facade renovations. What percentage of contributing to non-contributing buildings should I look for? The vast majority of Hollywood Boulevard buildings contributed to the local district because of age, many still retain architectural features and footprints, most have had changes and a very small percent are new.

Jane and I feel the inclusion of the Young Circle Park would greatly enhance the nomination. City officials are <u>extremely</u> apprehensive of that inclusion. Plans for future road construction to correct or ease current traffic problems are preventing them from allowing us to include the park. How can we alleviate their fears? Perhaps I should word that sentence...Can we alleviate their fears?

Any suggestions or "pearls of wisdom" would be greatly appreciated. I believe a Hollywood Boulevard nomination can be substantiated. The history is terrific and the community is supportive.

A few moments regarding another project...The Bryan Building report is nearly complete. Again, I'm waiting for a break in our current monsoon weather to take slides for you.

Hope to hear from you soon. Thanks for all your support.

Sincerely,

Susan

Susan Krassy

Bl 3284

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF HISTORICAL RESOURCES

April 20, 1999

W. Carl Shiver
Historic Sites Specialist
(850) 487-2333 or
1-800-847-7278

Great Southern Plaza, Inc.
1777 Venice Lane, Apt. 232
Miami, Florida 33181-1918

Re: 1858 (1818) Hollywood Boulevard

Dear Property Owner(s):

Recently, you were notified by Secretary of State Katherine Harris that the property named above was listed in the National Register of Historic Places on February 18, 1999. The enclosed fact sheet outlines the results of listing in the National Register. If you have any questions, please feel free to contact the staff member named above.

On behalf of our historic preservation staff, I congratulate you on achieving this formal recognition of the historic significance of this property. We appreciate your interest in preserving this important element of Florida's cultural resources.

With every good wish and warm regards,

Sincerely,

George W. Percy, Director
Division of Historical Resources

Sbm

Enclosure

Bd 3284

GREAT SEAL OF THE STATE OF FLORIDA
IN GOD WE TRUST

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF HISTORICAL RESOURCES

April 20, 1999

W. Carl Shiver
Historic Sites Specialist
(850) 487-2333 or
1-800-847-7278

The Honorable Mara S. Giulianti
Mayor of Hollywood
Post Office Box 229045
Hollywood, Florida 33020

Re: Hollywood Boulevard Historic Business District

Dear Mayor Giulianti:

It is a pleasure to advise you that the above referenced property has been officially listed in the National Register of Historic Places as of February 18, 1999. The enclosed fact sheet outlines the results of listing in the National Register.

I congratulate you on the achievement of this formal recognition of the historic significance of this property. If you have any questions, please feel free to contact the staff member referenced above.

With every good wish and with warm regards,

Sincerely,

George W. Percy

George W. Percy, Director
Division of Historical Resources

Sbm

Enclosure

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250 • http://www.flheritage.com
☐ Director's Office (850) 488-1480 • FAX: 488-3355
☐ Archaeological Research (850) 487-2299 • FAX: 414-2207
☐ Historic Preservation (850) 487-2333 • FAX: 922-0496
☐ Historical Museums (850) 488-1484 • FAX: 921-2503
☐ Historic Pensacola Preservation Board
☐ Palm Beach Regional Office
☐ St. Augustine Regional Office
☐ Tampa Regional Office

Bd 3284

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF HISTORICAL RESOURCES

August 13, 1999

The Honorable Mara S. Giulianti
Mayor of Hollywood
Post Office Box 229045
Hollywood, Florida 33022-9045

Dear Mayor Giulianti:

It is a pleasure to forward the enclosed certificate honoring the listing of the Hollywood Boulevard Historic Business District in the National Register of Historic Places.

We hope that you will display this certificate in an appropriate location as a permanent reminder of its historical significance. We will be happy to answer any questions you may have regarding the National Register program, and to work with you in any way we can to preserve this important cultural resource.

Please do not hesitate to call us if we can be of any help.

Sincerely,

George W. Percy
State Historic
Preservation Officer

GWP:wcs
Enclosure

R.A Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250 • http://www.flheritage.com

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☐ Historical Museums (850) 488-1484 • FAX: 921-2503

☐ Historic Pensacola Preservation Board (850) 595-5985 • FAX: 595-5989
☐ Palm Beach Regional Office (561) 279-1475 • FAX: 279-1476
☐ St. Augustine Regional Office (904) 825-5045 • FAX: 825-5044
☐ Tampa Regional Offi (813) 272-3843 • FAX: 272-

Bd 3284

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF HISTORICAL RESOURCES

April 20, 1999

Mao Te Buddhist Association of Florida, Inc.
2028-B Hollywood Boulevard
Hollywood, Florida 33020

Re: 2028 Hollywood Boulevard

Dear Property Owner(s):

This is to notify you that the above referenced property has been officially listed in the National Register of Historic Places as of February 18, 1999.

On behalf of Secretary of State Katherine Harris and our historic preservation staff, I congratulate you on achieving this formal recognition of the historic significance of this property. We appreciate your interest in preserving this important element of Florida's cultural resources.

With every good wish and warm regards,

Sincerely,

George W. Percy
State Historic Preservation Officer

Sbm

BL 3284

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

April 2, 1999

Great Southern Plaza, Inc.
1777 Venice Lane
Apartment 232
Miami, Florida 33181-1918

Re: 1858 (1818) Hollywood Boulevard

Dear Property Owner(s):

We have been informed by the Keeper of the National Register in Washington, D.C., that your property was officially listed in the National Register of Historic Places on February 18, 1999. Let me be one of the first to congratulate you on this distinction. Florida has much to offer with regard to historic preservation and I appreciate your efforts in continuing this legacy.

You will be receiving more information from our Division of Historical Resources and a certificate will be mailed to you for recognition of your achievements.

If this office may be of assistance to you in the future, please let me know.

Again, congratulations and best wishes.

Sincerely,

Katherine Harris

Katherine Harris
Secretary of State

Sbm

BC 3284

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF HISTORICAL RESOURCES

April 28, 1999

Mr. and Mrs. Angelo Socci
9 Hunt Court
Roslyn, New York 11576-3210

Dear Mr. and Mrs. Socci:

This letter is written in response to your letter received by FAX and my telephone conversation with your daughter, Angela Socci, on April 27, 1999. As explained in my letters of January 26, 1998 and March 31, 1998, unless a majority of property owners in a potential district send us notarized letters of objection, we proceed with the submission of a nomination, including the properties of those who objected. All letters of objection that we receive are included as part of the submission. This is in accordance with federal regulations in the Federal Code of Regulations, 36CFR60.6(g). These provisions for owner objections are made because Congress is very aware of the importance of private property rights.

When the Hollywood Boulevard Historic Business District was proposed, we notified all of the property owners, advising them of their right to object. Only three of the eighteen owners, including yourselves, sent us notarized letters of objection. We, therefore, proceeded with the listing of the district. I have talked with staff at the office of the Keeper of the National Register, and they confirm that properties listed in the Register cannot be removed as long as they remain eligible for listing. We have followed the regulations governing the National Register Program and there is nothing we can do to remove your property from the Register.

I assume your objections to National Register listing may be based on fears that your property rights will be restricted or that your property values will go down as a result of the listing. I would like to point out that the City of Hollywood designated the buildings on Hollywood Boulevard, from the west side of the intersection with Young Circle to the east side of Dixie Highway (21 Avenue), as a local district several years ago, well before National Register listing was proposed. All local ordinances relating to the area are in place as a result of this previous local designation. Studies have shown that property values are either not affected or are enhanced as a result of listing.

6d3284

Mr. and Mrs. Angelo Socci
April 27, 1999
Page Two

The listing of your property as part of the National Register district has had no effect on your property rights. Whatever restrictions there are stem from the local designation. The listing of your property in the National Register does not add any additional restrictions, but, in fact, provides you with the prestige of being of being listed and makes you eligible to apply for federal income tax benefits. These are not available to owners unless their properties are listed in the National Register. Being listed in the National Register may also provide you with local ad valorem tax advantages. I encourage you to contact Frances Nipe with the City of Hollywood at Post Office Box 229045, telephone (954) 921-3471 to find out in more detail the benefits available you by virtue of your property's being listed in the National Register. Enclosed is material which I hope will be of interest to you and address your concerns.

Sincerely,

Barbara E. Mattick

(Mrs.) Barbara E. Mattick
Historic Preservationist Supervisor
National Register Coordinator

Enclosures

500 S. Bronough Street • Tallahassee, FL 32399-0250 • http://www.flheritage.com

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☐ Tampa Regional Office (813) 272-3843 • FAX: 272-234

BC3284

FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs

MEMBER OF THE FLORIDA CABINET
Division of Library & Information Services
Division of Historical Resources
Ringling Museum of Art
Division of Licensing
Division of Elections

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

31 March 1998

Mr. and Mrs. Angelo Socci
9 Hunt Court
Roslyn, New York 11576-3210

Dear Mr. and Mrs. Socci:

As a followup to my conversation with you this morning, Mrs. Socci, I am sending this letter to explain the nomination process and effects that the listing of your property in the National Register will have on you and Mr. Socci as property owners.

Your property is one of the historic buildings included in the proposed Hollywood Boulevard Historic District. As property owners, you were notified of the intent to nominate the district, and you, along with all of the other private property owners were given the opportunity to object to the listing. You exercised that right by sending us a notarized letter stating your objection. According to the federal regulations that govern this program, if a majority of the private property owners had sent us such letters, we would not nominate the district, but would only submit it to determine if it were eligible for listing. Because we did not receive objections from a majority of the owners, we will submit the nomination for listing.

Enclosed is information that discusses the results of listing – what listing in the National Register of Historic Places will mean to you and your property. As you can see from these materials, listing in the National Register will not diminish your property rights in any way. You still will have the right to deal with your property in any way you see fit, including your right to lease or sell your property. Furthermore, listing will entitle you to apply for federal income tax benefits if you rehabilitated your building according to guidelines and preserved its historic character.

DIRECTOR'S OFFICE
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250 • (850) 488-1480
FAX: (850) 488-3353 • WWW Address **http://www.dos.state.fl.us**

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❒ HISTORIC PRESERVATION (850) 487-2333 • FAX: 922-0496
❒ HISTORICAL MUSEUMS (850) 488-1484 • FAX: 921-2503

Bk 3284

Mr. and Mrs. Angelo Socci
31 March 1998
Page Two

We appreciate your concerns as property owners and hope these materials answer your questions and set your minds at ease. Please feel free to call me at 1-800-847-7278 if you have any further questions. You may also wish to speak to Mr. Jud Kurlancheek, the Director of Community Planning for the City of Hollywood. He can be reached at (954) 921-3471.

Sincerely,

Barbara E. Mattick

(Mrs.) Barbara E. Mattick
Historic Preservationist Supervisor
National Register Coordinator

BEM

Enclosures

BD 3284

CITY of HOLLYWOOD, FLORIDA

DEPARTMENT OF DEVELOPMENT ADMINISTRATION

Community Planning Division

February 9, 1998

Mr. George W. Percy
State Historic Preservation Officer
R. A. Gray Building, 500 South Bronough Street
Tallahassee, Florida 32399-0250

Ref: Nomination of the Historic Hollywood Business District to the National Register of Historic Places

Dear Mr. Percy:

The City of Hollywood supports the nomination of the Historic Hollywood Business District to the National Register of Historic Places. The City has determined that the nomination of this district furthers the goals and objectives of the Historic Preservation program in Hollywood and will serve as an impetus in the ongoing revitalization of our downtown.

Please find enclosed Resolutions No. R-96-35 and R-95-410 supporting the nomination. In January 1996, the City Commission initiated the nomination process by voting to direct the Community Planning Division to submit an application to the federal government for a listing on the National Register. The report was completed and transmitted to the state in June 1997.

In support of the nomination, staff surveyed the property owners in the proposed historic district. The results of the survey showed that a majority of the property owners support the nomination. (See map).

Thank you for providing the City the opportunity to review and comment on this nomination. If you need further information for the review of this nomination, please contact Frances Nipe at 954-921-3471.

Sincerely,

Jud Kurlancheek

Jud Kurlancheek, Assistant Department Director
Community Planning Division Director

Enclosure

h:\chron\ltr9801.fn

2600 Hollywood Boulevard • P.O. Box 229045 • Hollywood, FL 33022-9045
Phone (954) 921-3471 • FAX (954) 921-3347

RECEIVED
FEB 2 1996
BD328
DEVELOPMENT ADMINISTRATION

RESOLUTION NO. R-96-35

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING THE LIST OF PROPERTIES THAT WERE RECOMMENDED BY THE HISTORIC PRESERVATION BOARD TO BE STUDIED FOR LOCAL HISTORIC SITE DESIGNATION PURSUANT TO THE PROCEDURES FOR SUCH DESIGNATION THAT ARE LISTED IN THE ZONING AND LAND DEVELOPMENT REGULATIONS AND AUTHORIZING THE PREPARATION OF AN APPLICATION FOR NATIONAL REGISTER DESIGNATION FOR PROPERTIES THAT QUALIFY FOR SUCH DESIGNATION

WHEREAS, the preservation and conservation of properties of historical, architectural and archeological merit in the City is a public policy of the City of Hollywood and is in the interest of the City's future prosperity; and

WHEREAS, the Historic Preservation Board has compiled a list of properties that are recommended to be studied for designation as Local Historic Sites pursuant to the designation procedures set forth in the City's Zoning and Land Development Regulations ; and

WHEREAS, the City has been awarded a grant from the Florida Department of State, Division of Historical Resources to designate local historic sites and to prepare an application to the federal government to create a National Register District for properties that would qualify for such designation; and

WHEREAS, designation of these sites is consistent with the purpose and intent of the City's Historic Preservation Ordinance and Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF HOLLYWOOD, FLORIDA:

That the following list of properties will be studied for designation as Local Historic Sites pursuant to the procedures set forth in the City's Zoning and Land Development Regulations

RECEIVED
FEB 2 1996
CITY OF HOLLYWOOD

BQ 3284

RESOLUTION NO. R-95-410

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO ACCEPT GRANTS-IN-AID, IF AWARDED, AND EXECUTE A GRANT AWARD AGREEMENT BETWEEN THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES AND THE CITY

WHEREAS, the preservation and conservation of properties of historical, architectural and archeological merit in the City is a public policy of the City of Hollywood and is in the interest of the City's future prosperity; and

WHEREAS, the designation of local historic sites and districts combats urban blight, promotes tourism, fosters civic pride, and maintains physical evidence of the City's heritage; and

WHEREAS, the Florida Department of State, Division of Historical Resources, offers Grants-in-Aid to assist municipalities in implementing local historic preservation goals; and

WHEREAS, City staff requested grant funding in the amount of $15,000, to be matched by in-kind services by staff of the same value, to prepare historic designation reports for six local sites and a National Register nomination for the Historic Hollywood Business Overlay District;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF HOLLYWOOD, FLORIDA:

Appropriate City officials are hereby authorized to accept the above described Grants-in-Aid, if awarded, execute a Grant Award Agreement between the Florida Department of State,

Bd 3284

Division of Historical Resources and the City.

PASSED AND ADOPTED THIS 27 DAY OF Sept 1995.

Mara Giulianti

MARA GIULIANTI, MAYOR

ATTEST:

Patricia A. Cerny

PATRICIA A. CERNY, CITY CLERK

APPROVED AS TO FORM & LEGALITY
for the use and reliance of the
City of Hollywood, Florida, only.

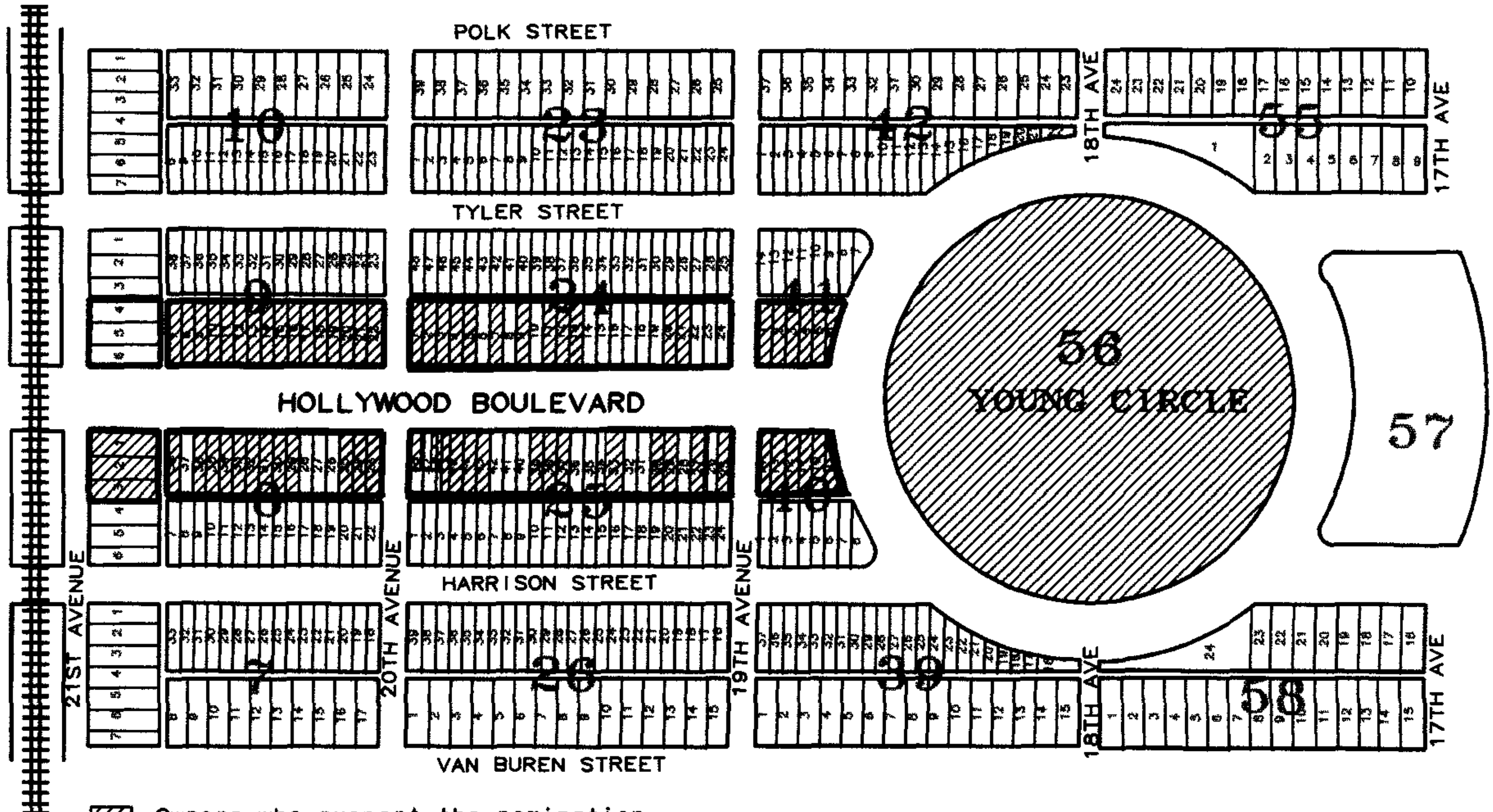
JAMIE ALAN COLE, CITY ATTORNEY

cw c:\wpwin\ccmemos\grant895.res
Revised 9/27/95 @ 12:32 PM

PROPOSED NATIONAL REGISTER DISTRICT

For The Historic Hollywood Business District

PROPERTY OWNER SURVEY



Owners who support the nomination to the National Register.

Owners who did not respond to survey.

Owners who reserve opinion at this time.

Owners who do not support nomination.

GIS SECTION, COMMUNITY PLANNING DIVISION, 1998

GIS FILE: /hollywood/hist1/natlreg2

BL 3284

Mr. and Mrs. Angelo Socci
31 March 1998
Page Two

We appreciate your concerns as property owners and hope these materials answer your questions and set your minds at ease. Please feel free to call me at 1-800-847-7278 if you have any further questions. You may also wish to speak to Mr. Jud Kurlancheek, the Director of Community Planning for the City of Hollywood. He can be reached at (954) 921-3471.

Sincerely,

Barbara E. Mattick

(Mrs.) Barbara E. Mattick
Historic Preservationist Supervisor
National Register Coordinator

BEM

Enclosures

1/26/98
3/16/98
3/31/98

BL3284

April 27,1999

Barbara E. Mattick
500 South Bronough Street
Tallahassee, Florida 32399-0250

RE: 1937 Hollywood Blvd
Owners: Angelo & Loretta Socci

Dear Mrs. Mattick:

We received this letter on April 24,1999 congraulating us on being listed on the **National Register of Historic Places**. We strongly can't express how upset we are about this, after we spoke to you personally over and over again that we absolutly do not want to be put on this list. We are sending you the previous letters which you had sent to us, we had it notarized and did exactly what you told us to do. We spoke to our real estate broker down in Florida and he agree with us that we don't want this property listed in the National Register of Historic Places.

We repectfully request that you removed this property immediately from the Register, if this is not done than we will have to take legal actions.

Again we are very disturb that you went ahead with this.

Sincerely,
Angelo Socci
Angelo Socci
Property Owner

Via Fax

Bd 3284

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF HISTORICAL RESOURCES

April 20, 1999

Mr. Angelo Socci and
Ms. Loretta Socci
9 Hunt Court
Roslyn, New York 11576-3201

Re: 1937 Hollywood Boulevard

Dear Property Owner(s):

This is to notify you that the above referenced property has been officially listed in the National Register of Historic Places as of February 18, 1999.

On behalf of Secretary of State Katherine Harris and our historic preservation staff, I congratulate you on achieving this formal recognition of the historic significance of this property. We appreciate your interest in preserving this important element of Florida's cultural resources.

With every good wish and warm regards,

Sincerely,

George W. Percy
State Historic Preservation Officer

Gbm

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250 • http://www.flheritage.com
☐ Director's Office (850) 488-1480 • FAX: 488-3355
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☐ Palm Beach Regional Office (561) 279-1475 • FAX: 279-1476
☐ St. Augustine Regional Office (904) 825-5045 • FAX: 825-5044
☐ Tampa Regional Office

Bd 3284

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF HISTORICAL RESOURCES

April 28, 1999

Mr. and Mrs. Angelo Socci
9 Hunt Court
Roslyn, New York 11576-3210

Dear Mr. and Mrs. Socci:

This letter is written in response to your letter received by FAX and my telephone conversation with your daughter, Angela Socci, on April 27, 1999. As explained in my letters of January 26, 1998 and March 31, 1998, unless a majority of property owners in a potential district send us notarized letters of objection, we proceed with the submission of a nomination, including the properties of those who objected. All letters of objection that we receive are included as part of the submission. This is in accordance with federal regulations in the Federal Code of Regulations, 36CFR60.6(g). These provisions for owner objections are made because Congress is very aware of the importance of private property rights.

When the Hollywood Boulevard Historic Business District was proposed, we notified all of the property owners, advising them of their right to object. Only three of the eighteen owners, including yourselves, sent us notarized letters of objection. We, therefore, proceeded with the listing of the district. I have talked with staff at the office of the Keeper of the National Register, and they confirm that properties listed in the Register cannot be removed as long as they remain eligible for listing. We have followed the regulations governing the National Register Program and there is nothing we can do to remove your property from the Register.

I assume your objections to National Register listing may be based on fears that your property rights will be restricted or that your property values will go down as a result of the listing. I would like to point out that the City of Hollywood designated the buildings on Hollywood Boulevard, from the west side of the intersection with Young Circle to the east side of Dixie Highway (21 Avenue), as a local district several years ago, well before National Register listing was proposed. All local ordinances relating to the area are in place as a result of this previous local designation. Studies have shown that property values are either not affected or are enhanced as a result of listing.

BL3284

The listing of your property as part of the National Register district has had no effect on your property rights. Whatever restrictions there are stem from the local designation. The listing of your property in the National Register does not add any additional restrictions, but, in fact, provides you with the prestige of being of being listed and makes you eligible to apply for federal income tax benefits. These are not available to owners unless their properties are listed in the National Register. Being listed in the National Register may also provide you with local ad valorem tax advantages. I encourage you to contact Frances Nipe with the City of Hollywood at Post Office Box 229045, telephone (954) 921-3471 to find out in more detail the benefits available you by virtue of your property's being listed in the National Register. Enclosed is material which I hope will be of interest to you and address your concerns.

Sincerely,

Barbara E. Mattick

(Mrs.) Barbara E. Mattick
Historic Preservationist Supervisor
National Register Coordinator

Enclosures

RCV BY: ; 4-27-99 ; 8:43AM ; 516 759 0031→ BUREAU OF HIST PRES;# 1

Attention
BARBARA C. MATTICK

FAX: 880 —
922-0496

B032

Angelo Socci

516 742-0997 - 718-641-7278
516 742-4124 leave message. (daughter) Angela

No local ramifications - no additional regulations

[illegible]

[illegible] - [illegible] state

locally designated - done in 1995

NR [illegible]
Benefits - [illegible]
Prestige

Bl3284

To Barbara Maltick

Mr Angelo Socci

RE → Property @ 1937 Hollywood BlvD

We received a letter about the National Register of Historic Places About a month ago we responded that we don't want our property Listed. I called yesterday, to tell you, that I received this letter again Please call & leave a message to let me know if you received my letter on this matter last month

516 742-4124

2 other objection formally

3/18 received

36 CFR 60.6

c - notification

g - majority of owners must object

n - if majority object, send in as DOE

Thank you

Angelo Soccl

1937 Hollywood BlvD.

BL 3284

FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs

MEMBER OF THE FLORIDA CABINET
Division of Library & Information Services
Division of Historical Resources
Ringling Museum of Art
Division of Licensing
Division of Elections

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

March 16, 1998

Address Reply to:
W. Carl Shiver
Historic Sites Specialist

Mr. Angelo Socci and Ms. Loretto Socci
9 Hunt Court
Roslyn, NY 11576-3210

Re: 1937 Hollywood Boulevard , Hollywood Boulevard Historic District, Nomination to the National Register of Historic Places

Dear Property Owners:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the above referenced district in which your property is located be nominated for listing in the National Register of Historic Places. This recommendation was made at the March 6, 1998 meeting of the Board and is based on its review and evaluation of the nomination proposal.

The Board has returned the nomination proposal, with the review comments and suggestions of the individual members, to our Survey and Registration staff. The staff will review the comments of the Board and will prepare a formal nomination to be submitted to the Keeper of the National Register for final consideration.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the district will be listed in the National Register as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction by our office.

DIRECTOR'S OFFICE
R.A Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250 • (850)488-1480
FAX: (850) 488-3353 • WWW Address http://www.dos.state.fl.us
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❑ HISTORIC PRESERVATION (850) 487-2333 • FAX: 922-0496
❑ HISTORICAL MUSEUMS (850) 488-1484 • FAX: 921-2503

Bl 3284

Property Owners
March 16, 1998
Page Two

If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you and advise you of any action that may be taken to pursue the matter further.

Any person or organization interested in a nomination may petition the Keeper of the National Register during the nomination process either to accept or to reject the nomination. Comments regarding the nomination should be addressed to:

Keeper, National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

On behalf of Secretary of State Sandra B. Mortham and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,

Barbara E. Mattick

for George W. Percy
State Historic Preservation Officer

GWP:wcs

Bd 3284

February 9,1998

Mr. W. Carl Shiver
Historic Sites Specialist
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

RE; 1937 Hollywood Blvd
Hollywood Blvd Historic
District.

Dear Mr. W. Carl Shiver:

I am responding to the letter you sent in regarding the above mention property . My husband Angelo Socci is the Sole proprietor along with me his wife Loretta Socci of 1937 Hollywood Blvd. property and object to its listing in the National Register of Historic Places.

Sworn to before me this
10 day of Feb 1998
PATEL ISHVER G.
Notary Public, State of New York
No. 41-4651508
Queens County- Exp. Sep 30, 1999
[signature]

Sincerely,
x Loretta Socci
Mrs. Loretta Socci
Owner of 1937 Hollywood Blvd.

FEB 1998
Received
Survey &
Registration

BR 3284

FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs

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Ringling Museum of Art
Division of Licensing
Division of Elections

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

January 26, 1996

Address Reply to:

W. Carl Shiver
Historic Sites Specialist
(850) 487-2333

Ms. Zahhava Halpern
1500 S. Ocean Drive
Hollywood, Florida 33019-2363

Re: 1930 Hollywood Boulevard , Hollywood Boulevard Historic District, Nomination to the National Register of Historic Places

Dear Ms. Halpern:

We are pleased to advise you that the above property has been proposed for nomination for listing in the National Register of Historic Places.

You are invited to attend the public meeting at which the nomination proposal will be reviewed by the Florida National Register Review Board. The Board will meet at 9:00 a.m. on March 6, 1998 in Coral Gables at the Coral Gables City Hall, located at 405 Biltmore Way. A copy of the meeting agenda is enclosed. If the Review Board finds that this property meets the criteria for such listing, the State Historic Preservation Officer may submit a formal nomination to the Keeper of the National Register in Washington D.C., who will make the final decision whether or not to list the property.

It is very important to us that you understand the purpose of listing properties in the National Register and what this will mean to you as the owner of a listed property. In addition, you should be aware of your right to object to the listing of your property if it is privately owned, and how to register that objection if you desire to do so.

The National Register of Historic Places is the Federal government's official listing of historically significant properties throughout the country. It is maintained by the Keeper of the National Register, National Park Service, U.S. Department of the Interior. It includes sites and properties that have been identified and documented as having played a significant role in the prehistoric occupation or historical development of our nation, states, and local communities.

Bl 3284

Zahhava Halpern
January 26, 1996
Page Two

There are three basic purposes for listing a property in the National Register. They are:

1) to provide official recognition of its historic significance and encourage consideration of its historic value in future development planning,

2) to provide the property limited protection from any Federally funded, licensed, or assisted projects that might adversely affect the character of the historic property, and

3) to make the property eligible for Federal financial incentives for historic preservation.

Listing your property in the National Register will not, in itself, restrict your rights as a property owner to use and dispose of your property as you see fit. Public visitation rights are not required of owners. The Federal government will not attach restrictive covenants to the properties or seek to acquire them. However, if the future use or redevelopment of the property should require approval or assistance from a Federal agency, the plans for such use or redevelopment would be subject to review by the State Historic Preservation Office and the Advisory Council on Historic Preservation. In that event, we will be happy to furnish information and guidance to help you in planning your activities so as to provide for the preservation of the historic characteristics of the property. This review requirement would also apply to any Federally funded, licensed, or assisted projects undertaken by others that could have an adverse effect on the property.

The enclosed fact sheets explain the criteria for listing properties in the National Register and the results of listing in the National Register, with references to major laws and Federal regulations relating to listed properties. We will be happy to provide additional information and to discuss any questions you may have on protection provisions, financial incentives, or other aspects of the National Register program.

If your property is privately owned, you may object to its being listed in the National Register by sending a notarized statement addressed to me as State Historic Preservation Officer by March 5, 1998. The statement must certify that you are the sole or part owner, as appropriate, of the private property in question and that you object to its listing in the National Register of Historic Places. It is not necessary to state the reason for your objection, but we would appreciate having that information if you wish to include it.

If the property in question is privately owned, and if you as sole owner, or a majority of the partial owners, object to the listing of their property, it will not be listed. If the majority of property owners in a district object, the district will not be listed. However, the nomination will be forwarded to the Keeper of the National Register for a determination of eligibility of the property for listing in the National Register. A copy of your statement objecting to the listing of the property will be included. If the property is then determined eligible for listing, the protection

Bl 3284

Zahhava Halpern
January 26, 1998
Page Three

from Federally funded, licensed, or assisted activities outlined above will become effective, but the property will not be eligible for the Federal financial incentives for preservation.

If the owners of a publicly owned property object to the listing of the property, the nomination will be forwarded to the Keeper of the National Register with a copy of their statement objecting to the listing.

We would certainly like to have your active support for the nomination of your property, as we feel it reflects an important part of Florida's historic heritage. However, any comment you may wish to send me will be appreciated. We also hope that you may be able to attend the Review Board meeting on March 6, 1998.

In the meantime, please do not hesitate to write or call me or W. Carl Shiver, Historic Sites Specialist, on my staff, if you have any questions.

Sincerely,

Barbara E. Mattick

for George W. Percy
State Historic Preservation Officer

GWP:wcs
Enclosures

BQ 3284

FLORIDA DEPARTMENT OF STATE
Office of the Secretary
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Division of Licensing
Division of Elections

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

March 16, 1998

Address Reply to:
W. Carl Shiver
Historic Sites Specialist

Hollywood Realty Investors, Inc
1926 Hollywood Blvd.
Hollywood, Florida 33020-4532

Re: 1926 Hollywood Boulevard , Hollywood Boulevard Historic District, Nomination to the National Register of Historic Places

Dear Property Owner:

The Florida National Register Review Board has recommended that the above referenced district in which your property is located be nominated for listing in the National Register of Historic Places. This recommendation was made at the March 6, 1998 meeting of the Board and is based on its review and evaluation of the nomination proposal.

Your property lies within the boundaries of the district, but is considered to be non-contributing because of its age, degree of alteration, or lack of historic associations. As a non-contributing property, it will not be affected by the listing of the district in the National Register.

The Board has returned the nomination proposal, with the review comments and suggestions of the individual members, to our Survey and Registration staff. The staff will review the comments of the Board and will prepare a formal nomination to be submitted to the Keeper of the National Register for final consideration.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the district will be listed in the National Register as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction by our office.

DIRECTOR'S OFFICE
R.A Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250 • (850)488-1480
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BL 3284

Property Owner
March 16, 1998
Page Two

If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you and advise you of any action that may be taken to pursue the matter further.

Any person or organization interested in a nomination may petition the Keeper of the National Register during the nomination process either to accept or to reject the nomination. Comments regarding the nomination should be addressed to:

Keeper, National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

On behalf of Secretary of State Sandra B. Mortham and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,

Barbara E. Mattick

for George W. Percy
State Historic Preservation Officer

GWP:wcs

Bd 3284

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

March 16, 1998

Address Reply to:
W. Carl Shiver
Historic Sites Specialist

Mr. Ivan Wyden and Ms. Iris Wyden
First National Bank of Hollywood
P.O. Box 1500
Fort Lauderdale, Florida 33310

Re: 2022 Hollywood Boulevard , Hollywood Boulevard Historic District, Nomination to the National Register of Historic Places

Dear Property Owners:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the above referenced district in which your property is located be nominated for listing in the National Register of Historic Places. This recommendation was made at the March 6, 1998 meeting of the Board and is based on its review and evaluation of the nomination proposal.

The Board has returned the nomination proposal, with the review comments and suggestions of the individual members, to our Survey and Registration staff. The staff will review the comments of the Board and will prepare a formal nomination to be submitted to the Keeper of the National Register for final consideration.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the district will be listed in the National Register as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction by our office.

bd 3284

If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you and advise you of any action that may be taken to pursue the matter further.

Any person or organization interested in a nomination may petition the Keeper of the National Register during the nomination process either to accept or to reject the nomination. Comments regarding the nomination should be addressed to:

Keeper, National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

On behalf of Secretary of State Sandra B. Mortham and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,

Barbara E. Mattick

for George W. Percy
State Historic Preservation Officer

GWP:wcs

Bd 3284

CITY OF HOLLYWOOD

DEPARTMENT OF DEVELOPMENT ADMINISTRATION

COMMUNITY PLANNING DIVISION

FAX TRANSMITTAL SHEET

TO: **Carl Shiver, Department of State**

FROM: Rafael Quintero, GIS Coordinator

DATE: December 17, 1998

FAX #: 850-922-0496

PAGES TRANSMITTED: 2 (INCLUDES FAX SHEET)

COMMENTS

Young Circle Park Memorial Locations (approx.) as requested.

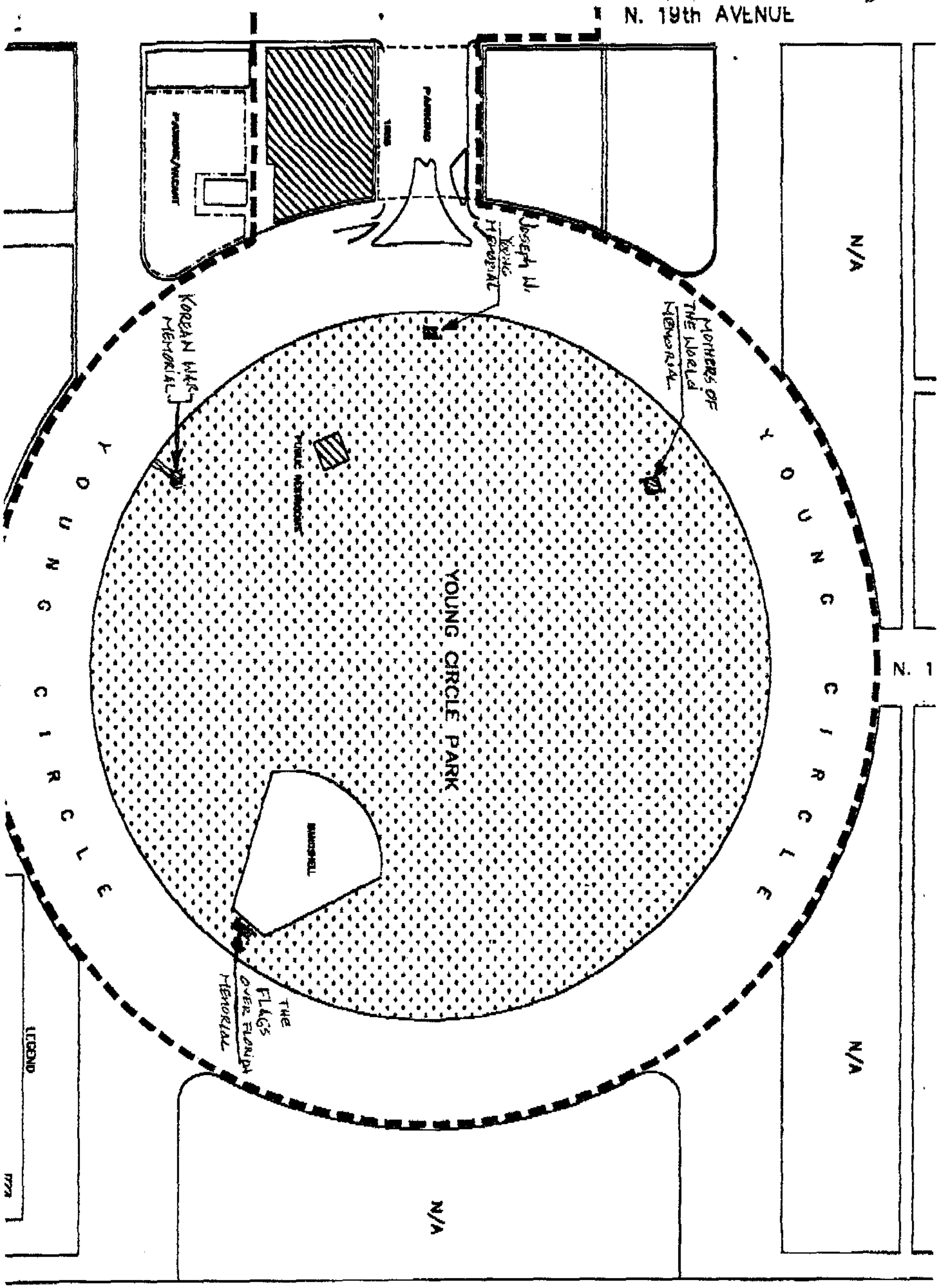
If all pages are not received, please call (954) 921-3471

2600 Hollywood Boulevard * P.O. Box 229045 * Hollywood, FL 33022-9045
Phone (954) 921-3471 * Fax (954) 921-3347

"An Equal Opportunity and Service Provider Agency"

d:\word\forms\faxsheet

Bd 3284


N. 19th AVENUE
YOUNG CIRCLE PARK
YOUNG CIRCLE
YOUNG CIRCLE
N/A
N/A
N/A
N. 1
JOSEPH W. YOUNG MEMORIAL
KOREAN WAR MEMORIAL
MOTHERS OF THE WORLD MEMORIAL
THE FLAGS OVER FLORIDA MEMORIAL
PUBLIC RESTROOMS
BANDSHELL
PARKING
LEGEND

BL3284

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Ringling Museum of Art
Division of Licensing
Division of Elections

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

June 15, 1998

Ms. Susan Krassy
Research Atlantica
1040 Marble Way
Boca Raton, Florida 33432

Re: Map of the Hollywood Boulevard Historic Business District

Dear Susan:

Enclosed is a draft copy of the above referenced map. It contains (see legend) the kinds of information required by the National Register office for historic district maps. Most important, of course, are the representations of contributing and noncontributing resources, but the other elements—addresses, historic boundaries, photo numbers and locations—are also essential. I have not gotten around to putting the photo numbers on just yet.

Please review the map and make any changes that you think are appropriate, particularly regarding contributing and noncontributing resources and address locations. I would not worry at this point about the exactness of building footprints, as long as the building represented is correct in its general location and scale.

I was able to identify the band shell (noncontributing) and public restrooms from the aerial map Mr. Quintero sent me and put them in their approximate locations; however, Iam not sure I have included everything that should be on the map. Indicate the location, size, and shape of anything else you can think of. Make any changes or additions in pencil and return the map to me.

I am sorry that processing the National Register nomination proposal for the Hollywood Boulevard historic district has taken so long, but everything hinges on having a map with the appropriate information.

BeD 3284

Susan Krassy
June 15, 1998
Page Two

If you have any questions about the enclosed map or my comments, please do not hesitate to call me.

Sincerely,

W. Carl Shiver

W. Carl Shiver
Historic Sites Specialist

WCS
Enclosure

Bd 3284

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Office of International Relations
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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

June 15, 1998

Mr. Rafael A. Quintero, GIS Coordinator
Community Planning Division
Department of Development Administration
City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33022

Re: Revisions to the Map of the Hollywood Boulevard Historic Business District

Dear Mr. Quintero:

Enclosed for your information and review are a hard copy of the above referenced map and a 3.5" floppy disk containing a file of the map executed in AutoCad Release 14. This map was developed from the one you sent me a couple of months ago and contains different information. The office of the National Register of Historic Places requires the kind of data shown in the new legend. Information about the owner response survey—although a significant resource—is inappropriate to the National Register requirements.

Please review the new map for accuracy in the kinds of information indicated in the legend, and let me know if you think any changes need to be made. Many of the visual changes made by me are based on the 1"=300' aerial map that you sent me; however, since the aerial photograph was made in 1993, it would not show changes that have occurred along Hollywood Boulevard and in the immediately surrounding area during the last five years.

Because of the small scale of the aerial map (1"=200' would have been better), I could not accurately show the footprints of the buildings by digitizing the information directly from the aerial, and it did not occur to me to ask if there was a raster version of the map available. For historic district maps, all buildings and any structures of substantial size within the district boundaries and immediately adjacent areas should be shown. District maps should also show such

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details as parks and other greenspaces, major street level parking lots, and vacant properties. If streets are not continuous (as appears to be the case at the intersection of Hollywood Boulevard and Young Circle), this should be indicated on the map. Essentially, a historic district map should reproduce what you would see on a good aerial map, not counting tree cover and minor features, such as street furniture. The footprint of contributing buildings, structures, and other resources should be hatched, while noncontributing buildings are left as an empty outline. Some elements, such as parking lots, can merely be labeled, although there should be a defining border whose line type appears in the legend. All maps submitted to the National Register must be in black and white, making it necessary to use a variety of hatches for different kinds of resource information.

You will find that the layers of the map in the computer file have been, changed, renamed, and in some cases removed. The use of paper space has been abandoned, since my knowledge of AutoCad 14 is too limited to make the best use of it, particularly when manipulating such elements as hatches.

If you have any questions or comments about the information shown on the revised map, or if I can assist you in any way in this matter, please let me know.

Sincerely,

W. Carl Shiver

W. Carl Shiver
Historic Sites Specialist

WCS
Enclosures

Bl 3284

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

January 26, 1996

Address Reply to:

W. Carl Shiver
Historic Sites Specialist
(850) 487-2333

Mr. Robert Marks and Ms. Barbara Marks
925 S. North Lake Drive
Hollywood, Florida 33019-1312

Re: 2012 Hollywood Boulevard , Hollywood Boulevard Historic District, Nomination to the National Register of Historic Places

Dear Property Owners:

We are pleased to advise you that the above property has been proposed for nomination for listing in the National Register of Historic Places.

You are invited to attend the public meeting at which the nomination proposal will be reviewed by the Florida National Register Review Board. The Board will meet at 9:00 a.m. on March 6, 1998 in Coral Gables at the Coral Gables City Hall, located at 405 Biltmore Way. A copy of the meeting agenda is enclosed. If the Review Board finds that this property meets the criteria for such listing, the State Historic Preservation Officer may submit a formal nomination to the Keeper of the National Register in Washington D.C., who will make the final decision whether or not to list the property.

It is very important to us that you understand the purpose of listing properties in the National Register and what this will mean to you as the owner of a listed property. In addition, you should be aware of your right to object to the listing of your property if it is privately owned, and how to register that objection if you desire to do so.

The National Register of Historic Places is the Federal government's official listing of historically significant properties throughout the country. It is maintained by the Keeper of the National Register, National Park Service, U.S. Department of the Interior. It includes sites and properties

BL 3284

Robert and Barbara Marks
January 26, 1996
Page Two

that have been identified and documented as having played a significant role in the prehistoric occupation or historical development of our nation, states, and local communities.

There are three basic purposes for listing a property in the National Register. They are:

1) to provide official recognition of its historic significance and encourage consideration of its historic value in future development planning,

2) to provide the property limited protection from any Federally funded, licensed, or assisted projects that might adversely affect the character of the historic property, and

3) to make the property eligible for Federal financial incentives for historic preservation.

Listing your property in the National Register will not, in itself, restrict your rights as a property owner to use and dispose of your property as you see fit. Public visitation rights are not required of owners. The Federal government will not attach restrictive covenants to the properties or seek to acquire them. However, if the future use or redevelopment of the property should require approval or assistance from a Federal agency, the plans for such use or redevelopment would be subject to review by the State Historic Preservation Office and the Advisory Council on Historic Preservation. In that event, we will be happy to furnish information and guidance to help you in planning your activities so as to provide for the preservation of the historic characteristics of the property. This review requirement would also apply to any Federally funded, licensed, or assisted projects undertaken by others that could have an adverse effect on the property.

The enclosed fact sheets explain the criteria for listing properties in the National Register and the results of listing in the National Register, with references to major laws and Federal regulations relating to listed properties. We will be happy to provide additional information and to discuss any questions you may have on protection provisions, financial incentives, or other aspects of the National Register program.

If your property is privately owned, you may object to its being listed in the National Register by sending a notarized statement addressed to me as State Historic Preservation Officer by March 5, 1998. The statement must certify that you are the sole or part owner, as appropriate, of the private property in question and that you object to its listing in the National Register of Historic Places. It is not necessary to state the reason for your objection, but we would appreciate having that information if you wish to include it.

If the property in question is privately owned, and if you as sole owner, or a majority of the partial owners, object to the listing of their property, it will not be listed. If the majority of property owners in a district object, the district will not be listed. However, the nomination will be

B.L. 3284

forwarded to the Keeper of the National Register for a determination of eligibility of the property for listing in the National Register. A copy of your statement objecting to the listing of the property will be included. If the property is then determined eligible for listing, the protection from Federally funded, licensed, or assisted activities outlined above will become effective, but the property will not be eligible for the Federal financial incentives for preservation.

If the owners of a publicly owned property object to the listing of the property, the nomination will be forwarded to the Keeper of the National Register with a copy of their statement objecting to the listing.

We would certainly like to have your active support for the nomination of your property, as we feel it reflects an important part of Florida's historic heritage. However, any comment you may wish to send me will be appreciated. We also hope that you may be able to attend the Review Board meeting on March 6, 1998.

In the meantime, please do not hesitate to write or call me or W. Carl Shiver, Historic Sites Specialist, on my staff, if you have any questions.

Sincerely,

Barbara E. Mattick

George W. Percy
State Historic Preservation Officer

GWP:wcs
Enclosures

BL 3284

June 2, 1997

W. Carl Shiver
Historic Sites Specialist
Division of Historical Resources
R. A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

Re: Hollywood Boulevard Historic Business District

Dear Carl:

Enclosed is another draft of the proposal for Hollywood Boulevard. I replaced the sticky tape on the photographs with "post its" as per Barbara's suggestion. There were a number of changes to the narrative so I've included a new disk.

I look forward to your suggests and corrections.

Sincerely,

Susan K.

Susan Krassy

(1) NARRATIVE
(1) MAP
(3) ENVELOPES / DISK / PHOTOS
SK

Bd 3284

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
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Division of Administrative Services
Division of Corporations
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Historic St. Augustine Preservation Board
Historic Tallahassee Preservation Board
Historic Tampa/Hillsborough County Preservation Board
Ringling Museum of Art

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

March 7, 1997

Ms. Susan Krassy
Research Atlantica, Inc.
765 Lake Drive
Boca Raton, FL 33432

Re: Hollywood Boulevard Historic Business District, Hollywood, Broward County

Dear Susan:

We have received the Florida Nomination Proposal for the above referenced property. I will review it in detail as soon as possible. If there are any major problems, I will get in touch with you right away. In any event, I will send you our written comments and suggestions as soon as the review is completed.

In the meantime, please give me a call if you have any questions or any last minute additions or corrections.

Sincerely,

W. Carl Shiver

W. Carl Shiver
Historic Sites Specialist

WCS

DIRECTOR'S OFFICE
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Click here for your FREE Internet Phone!

Telephone Search Results

If you have questions regarding privacy, please read this.

Name	Address	Phone
Kenneth & Susan Krassy	765 Lake Dr, Boca Raton,FL 33432-6226	(561)393-1996

Search Again

Questions? Please see our FAQ and our disclaimer.

BD3284

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

March 16, 1998

Address Reply to:
W. Carl Shiver
Historic Sites Specialist

Mr. J. Baxt et al, Trustees
2000 Hollywood Blvd.
Hollywood, Florida 33020-4525

Re: 1944 Hollywood Boulevard , Hollywood Boulevard Historic District, Nomination to the National Register of Historic Places

Dear Mr. Baxt:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the above referenced district in which your property is located be nominated for listing in the National Register of Historic Places. This recommendation was made at the March 6, 1998 meeting of the Board and is based on its review and evaluation of the nomination proposal.

The Board has returned the nomination proposal, with the review comments and suggestions of the individual members, to our Survey and Registration staff. The staff will review the comments of the Board and will prepare a formal nomination to be submitted to the Keeper of the National Register for final consideration.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the district will be listed in the National Register as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction by our office.

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If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you and advise you of any action that may be taken to pursue the matter further.

Any person or organization interested in a nomination may petition the Keeper of the National Register during the nomination process either to accept or to reject the nomination. Comments regarding the nomination should be addressed to:

Keeper, National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

On behalf of Secretary of State Sandra B. Mortham and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,

Barbara E. Mattick

for George W. Percy
State Historic Preservation Officer

GWP:wcs

BL 3284

FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Administrative Services
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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

March 16, 1998

Address Reply to:
W. Carl Shiver
Historic Sites Specialist

Mr. Aron Halpern
1500 S. Ocean Dr., Apt 14K
Hollywood, Florida 33019-2348

Re: 2027-2031 Hollywood Boulevard , Hollywood Boulevard Historic District, Nomination to the National Register of Historic Places

Dear Mr. Halpern:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the above referenced district in which your property is located be nominated for listing in the National Register of Historic Places. This recommendation was made at the March 6, 1998 meeting of the Board and is based on its review and evaluation of the nomination proposal.

The Board has returned the nomination proposal, with the review comments and suggestions of the individual members, to our Survey and Registration staff. The staff will review the comments of the Board and will prepare a formal nomination to be submitted to the Keeper of the National Register for final consideration.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the district will be listed in the National Register as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction by our office.

DIRECTOR'S OFFICE
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BL 3284

Aron Halpern
March 16, 1998
Page Two

If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you and advise you of any action that may be taken to pursue the matter further.

Any person or organization interested in a nomination may petition the Keeper of the National Register during the nomination process either to accept or to reject the nomination. Comments regarding the nomination should be addressed to:

Keeper, National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

On behalf of Secretary of State Sandra B. Mortham and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,

Barbara E. Mattick

for George W. Percy
State Historic Preservation Officer

GWP:wcs

Bd 3284

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
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Historic Tampa/Hillsborough County Preservation Board
Ringling Museum of Art

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

December 23, 1997

Address Reply to:

W. Carl Shiver
Historic Sites Specialist
(904) 487-2333

Hollywood Historic Preservation Board
c/o Frances Nipe
City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33022

Re: Hollywood Boulevard Historic Business District

Dear Ms. Nipe:

A Florida National Register Nomination Proposal for the above referenced property has been received by the State Historic Preservation Officer. We are soliciting your review and recommendation concerning the eligibility of this property in accordance with the procedures established by the National Historic Preservation Act [Title I, Section 101 (16 U.S.C. 470a) (c)(2)] which created the basis for the participation of Certified Local Governments in the Florida National Register of Historic Places nomination process.

Those procedures specify that before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary of the Interior for inclusion in the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official, and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the eligibility criteria for listing in the National Register. Within sixty days of the notice from the State Historic Preservation Officer, the chief local elected official shall transmit the report of the commission and his recommendation to the State Historic

Bl 3284

Frances Nipe
December 23, 1997
Page Two

Preservation Officer. If no such report and recommendation are received within sixty days, the State shall proceed with the nomination process.

If either the preservation agency or the appropriate local officials support the nomination of the property, the proposal will be scheduled for consideration by the Florida National Register Review Board. If both the commission and the chief local elected official recommend that a property not be nominated to the National Register, the State Historic Preservation Officer shall take no further action, unless within thirty days of the receipt of such recommendation by the State Historic Preservation Officer an appeal is filed with the State. Any party may file an appeal with the State Historic Preservation Officer. If the State Historic Preservation Officer, after hearing the appeal, determines that the property is eligible, he shall proceed with the nomination process. The State Historic Preservation Officer shall include any reports and recommendations from any party along with the nomination submitted to the Keeper of the Register.

We look forward to your recommendation and comments regarding this property. If we can be of any further assistance to you, please do not hesitate to contact me.

Sincerely,

Barbara E. Mattick

for George W. Percy
State Historic Preservation Officer

GWP:wcs
Enclosure

BL 3284

February 27, 1997

Carl Shiver
Historic Sites Specialist
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399-0250

RE: Hollywood Boulevard Historic Business District

Dear Carl:

Enclosed is the first draft by Research Atlantica, Inc. for the National Register nomination of the Hollywood Boulevard Historic Business District. I have included a completed narrative, black and white photos, some historic color prints, unmarked USGS map, and supporting documentation.

Not included at this time are the following: owners' signatures, exact acreage, the UTM information and a computer disk, Word Perfect 5.1. The City of Hollywood is currently meeting with property owners and anticipates completed signature forms in the near future.

I have previously submitted nominations but this is my first district. If I have omitted any information please contact me and the missing data will be forthcoming. Looking forward to your critique.

Sincerely,

Susan K.

Susan Krassy
for Research Atlantica Inc.

Please note change of address - direct correspondence to:
765 Lake Drive
Boca Raton, FL 33432

Bd 3284

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Historic Tampa/Hillsborough County Preservation Board
Ringling Museum of Art

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

March 7, 1997

1040 MARBLE WAY

Ms. Susan Krassy
Research Atlantica, Inc.
765 Lake Drive
Boca Raton, FL 33432

33432

Re: Hollywood Boulevard Historic Business District, Hollywood, Broward County

Dear Susan:

We have received the Florida Nomination Proposal for the above referenced property. I will review it in detail as soon as possible. If there are any major problems, I will get in touch with you right away. In any event, I will send you our written comments and suggestions as soon as the review is completed.

In the meantime, please give me a call if you have any questions or any last minute additions or corrections.

Sincerely,

W. Carl Shiver
Historic Sites Specialist

WCS

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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

May 5, 1997

Ms. Susan Krassy
Research Atlantica, Inc.
1040 Marble Way
Boca Raton, FL 33432

Re: Hollywood Boulevard Historic Business District, Hollywood, Broward County, Photos

Dear Susan:

As promised, I am returning to you the photographs included with the above referenced nomination proposal. Please remove them from the sheets to which they are attached and mark each one with the appropriate photo list number in pencil in the upper left corner of the print.

On reviewing the nomination, including the photographs, it appears that the contributing buildings in the proposed district have been heavily altered. I am not sure that they actually meet enough of the criteria for physical integrity to make them eligible for comprising a National Register district. If you have some historic photos showing what the buildings looked like in the 1930s or 1940s, it would help immensely to support the nomination.

Please give me a call if you have any questions about my comments or if I can assist you in any way in this matter.

Sincerely,

Carl

W. Carl Shiver
Historic Sites Specialist

WCS

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BL 3284

Received Survey & Registration OCT 1996

October 14, 1996

Sherry Piland
Historic Sites Specialist
Division of Historical Resources
500 South Bronough Street
Tallahassee, FL 32399-0250

Re: National Register nomination of Hollywood Boulevard

Dear Sherry:

I've enclosed a very poor copy of Historic Properties: Hollywood Boulevard, a project we completed last year for local designation for the City of Hollywood. I would have preferred new photos to send to you but the weather has not cooperated. If it ever stopped raining I bet I could get those photos! I also included under this cover a part of the narrative for the Boulevard's local designation report and its accompanying map.

As I mentioned to you, my concerns are over numerous facade renovations. What percentage of contributing to non-contributing buildings should I look for? The vast majority of Hollywood Boulevard buildings contributed to the local district because of age, many still retain architectural features and footprints, most have had changes and a very small percent are new.

Jane and I feel the inclusion of the Young Circle Park would greatly enhance the nomination. City officials are <u>extremely</u> apprehensive of that inclusion. Plans for future road construction to correct or ease current traffic problems are preventing them from allowing us to include the park. How can we alleviate their fears? Perhaps I should word that sentence...Can we alleviate their fears?

Any suggestions or "pearls of wisdom" would be greatly appreciated. I believe a Hollywood Boulevard nomination can be substantiated. The history is terrific and the community is supportive.

A few moments regarding another project...The Bryan Building report is nearly complete. Again, I'm waiting for a break in our current monsoon weather to take slides for you.

Hope to hear from you soon. Thanks for all your support.

Sincerely,

Susan

Susan Krassy

Bd 3284

FLORIDA DEPARTMENT OF STATE
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R.A. Gray Building
500 South Bronough Street
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Telecopier Number (FAX) (904) 488-3353

October 31, 1996

Susan Krassy
765 Lake Drive
Boca Raton, Fl. 33432

RE: Potential Commercial District, Hollywood

Dear Susan:

Based on the information you sent to me, I can offer you only some general advice. For more specific comments I would need actual photographs and a map with the buildings and the vacant lots indicated.

I think the Circle should be included in the district if it is relatively intact. Also, the block between 19th and 20th Avenues seems to have several contributing buildings. However, the district seems to fall apart somewhat between 20th and 21st Avenues. There seem to be several vacant lots and several non-contributing structures in that block, perhaps too many.

The captions under the photos often indicate an alteration has occurred, but does not indicate the nature of the alteration. We would need to know the specific nature of the alteration and the date.

In general, we expect that some changes would have occurred to the first story. If the building is two or more stories in height, to consider it a contributing structure we would want to see unaltered upper stories. In other words, we look more leniently on changes to first story as opposed to upper stories. Exceptions might be made for an outstanding building with altered windows (perhaps awing windows replacing sash windows) if the window openings have not been altered.

BL 3284

From the material you sent, I would say that the following are non-contributing:

1906
1919
1924-26
1933
1940-46
1948
2000
2001
2002-04
2006
2019-25
2033-51

There are several others that appear to be non-contributing, but that I can't see enough detail on. I suspect that Anniversary Park is also non-contributing. What is its date? You need to shoot for 55% contributing at the very least. I think you need to stress to the city that the Circle is one of the defining historic features of the city. If the changes they anticipate will include any state or federal funding, a review of the impact on historic structures will be triggered. So even if it is not listed in the district, its proximity to the district would be considered.

I hope this helps you decide how to approach this district. Please call me if you have any questions.

I received the Bryan Building packet and slides. Thanks. See you in November?

Sincerely,

Sherry Piland
Historic Sites Specialist

SP

BR 3284

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Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

March 16, 1998

Address Reply to:
W. Carl Shiver
Historic Sites Specialist

Mr. Louis Morningstar
2000 Hollywood Blvd.
Hollywood, Florida 33020-4525

Re: 2000 Hollywood Boulevard , Hollywood Boulevard Historic District, Nomination to the National Register of Historic Places

Dear Mr. Morningstar:

The Florida National Register Review Board has recommended that the above referenced district in which your property is located be nominated for listing in the National Register of Historic Places. This recommendation was made at the March 6, 1998 meeting of the Board and is based on its review and evaluation of the nomination proposal.

Your property lies within the boundaries of the district, but is considered to be non-contributing because of its age, degree of alteration, or lack of historic associations. As a non-contributing property, it will not be affected by the listing of the district in the National Register.

The Board has returned the nomination proposal, with the review comments and suggestions of the individual members, to our Survey and Registration staff. The staff will review the comments of the Board and will prepare a formal nomination to be submitted to the Keeper of the National Register for final consideration.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the district will be listed in the National Register as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction by our office.

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Bd 3284

If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you and advise you of any action that may be taken to pursue the matter further.

Any person or organization interested in a nomination may petition the Keeper of the National Register during the nomination process either to accept or to reject the nomination. Comments regarding the nomination should be addressed to:

Keeper, National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

On behalf of Secretary of State Sandra B. Mortham and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,

Barbara E. Mattick

for George W. Percy
State Historic Preservation Officer

GWP:wcs

Bd 3284

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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

March 16, 1998

Address Reply to:
W. Carl Shiver
Historic Sites Specialist

Filmore Realty Company
3850 Hollywood Blvd.
Hollywood, Florida 33021-6746

Re: 1907-1909 Hollywood Boulevard, Hollywood Boulevard Historic District, Nomination to the National Register of Historic Places

Dear Property Owner:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the above referenced district in which your property is located be nominated for listing in the National Register of Historic Places. This recommendation was made at the March 6, 1998 meeting of the Board and is based on its review and evaluation of the nomination proposal.

The Board has returned the nomination proposal, with the review comments and suggestions of the individual members, to our Survey and Registration staff. The staff will review the comments of the Board and will prepare a formal nomination to be submitted to the Keeper of the National Register for final consideration.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the district will be listed in the National Register as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction by our office.

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If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you and advise you of any action that may be taken to pursue the matter further.

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Keeper, National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

On behalf of Secretary of State Sandra B. Mortham and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,

Barbara E. Mattick

for George W. Percy
State Historic Preservation Officer

GWP:wcs

Bd 3284

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Department of Highway Safety and Motor Vehicles
Department of Veterans' Affairs

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

DIVISION OF HISTORICAL RESOURCES

April 20, 1999

W. Carl Shiver
Historic Sites Specialist
(850) 487-2333 or
1-800-847-7278

The Honorable Mara S. Giulianti
Mayor of Hollywood
Post Office Box 229045
Hollywood, Florida 33020

Re: Hollywood Boulevard Historic Business District

Dear Mayor Giulianti:

It is a pleasure to advise you that the above referenced property has been officially listed in the National Register of Historic Places as of February 18, 1999. The enclosed fact sheet outlines the results of listing in the National Register.

I congratulate you on the achievement of this formal recognition of the historic significance of this property. If you have any questions, please feel free to contact the staff member referenced above.

With every good wish and with warm regards,

Sincerely,

George W. Percy, Director
Division of Historical Resources

Sbm

Enclosure

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☐ Historic Preservation (850) 487-2333 • FAX: 922-0496
☐ Historical Museums (850) 488-1484 • FAX: 921-2503

☐ Historic Pensacola Preservation Board
☐ Palm Beach Regional Office
☐ St. Augustine Regional Office
☐ Tampa Regional Office

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Department of Veterans' Affairs

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF HISTORICAL RESOURCES

April 20, 1999

W. Carl Shiver
Historic Sites Specialist
(850) 487-2333 or
1-800-847-7278

Ms. Zahhava Halpern
1900 Hollywood Boulevard
Hollywood, Florida 33020-4524

Re: 1900 Hollywood Boulevard

Dear Ms. Halpern:

Recently, you were notified by Secretary of State Katherine Harris that the property named above was listed in the National Register of Historic Places on February 18, 1999. The enclosed fact sheet outlines the results of listing in the National Register. If you have any questions, please feel free to contact the staff member named above.

On behalf of our historic preservation staff, I congratulate you on achieving this formal recognition of the historic significance of this property. We appreciate your interest in preserving this important element of Florida's cultural resources.

With every good wish and warm regards,

Sincerely,

George W. Percy, Director
Division of Historical Resources

Sbm

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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

March 16, 1998

Address Reply to:
W. Carl Shiver
Historic Sites Specialist

Mr. Lester Boggs, Trustee
2411 Hollywood Blvd.
Hollywood, Florida 33020-6605

Re: 2008 Hollywood Boulevard , Hollywood Boulevard Historic District, Nomination to the National Register of Historic Places

Dear Mr. Boggs:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the above referenced district in which your property is located be nominated for listing in the National Register of Historic Places. This recommendation was made at the March 6, 1998 meeting of the Board and is based on its review and evaluation of the nomination proposal.

The Board has returned the nomination proposal, with the review comments and suggestions of the individual members, to our Survey and Registration staff. The staff will review the comments of the Board and will prepare a formal nomination to be submitted to the Keeper of the National Register for final consideration.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the district will be listed in the National Register as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction by our office.

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If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you and advise you of any action that may be taken to pursue the matter further.

Any person or organization interested in a nomination may petition the Keeper of the National Register during the nomination process either to accept or to reject the nomination. Comments regarding the nomination should be addressed to:

Keeper, National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

On behalf of Secretary of State Sandra B. Mortham and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,

Barbara E. Mattick

for George W. Percy
State Historic Preservation Officer

GWP:wcs

National Register of Historic Places Registration Form

PROPOSAL of Properties in Florida for Nomination to the National Register of Historic Places

BD3284

Grayed Areas for Use by Staff

1. Name of Property

historic name Hollywood Boulevard Historic Business District

other names ____ FMSF Number

2. Location

street & number Please see continuation sheet ☐ not for publication

city or town Hollywood ☐ vicinity

state FLORIDA code FL county Broward code ____ zip code 33022

3. Owner Awareness Statement

As the owner, or official representative of the owner, of the property identified above, I am aware of this proposal for its nomination for listing in the National Register of Historic Places. I have been advised of the procedures for review of the proposal by the State Historic Preservation Office and the Florida National Register Review Board, and for the formal nomination of the property at the discretion of the State Historic Preservation Officer. I understand that I will be notified of the date and place of the public meeting at which the proposal will be considered by the Florida National Register Review Board, and that I will be given an opportunity to submit written comments and to appear in person in support of or opposition to the nomination of the property. At this time I ____ support ____ oppose ____ reserve opinion on this proposal.

Signature of property owner or representative Date

4. Legal Description of Property (according to county property appraiser's office)

FEB 1998 Received Survey & Registration

Attach continuation sheet if necessary

BA 3284

FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State
DIVISION OF HISTORICAL RESOURCES

August 25, 2005

Mr. Christopher R. Eck, MA, JD
Administrator and County Historic Preservation Officer
Broward County Historical Commission
151 S.W. Second Street
Fort Lauderdale, Florida 33301

Dear Mr. Eck:

This letter is written in response to your request for an opinion from this office concerning the potential ramifications of the proposed redevelopment of the Great Southern Hotel, a contributing resource in the Hollywood Boulevard Historic Business District (HBHBD), which was listed in the National Register of Historic Places on February 18, 1999. Our opinion is offered in accordance with Chapter 267.031 (d) and (e), which authorizes the Division of Historical Resources to cooperate with and advise local governments in carrying out their historic preservation responsibilities and programs.

The HBHBD is characterized by its low scale assemblage of buildings along a central commercial corridor that leads to Young Circle, a character defining feature of the historic town plan devised by Hollywood's founder, Joseph Wesley Young in the 1920s. The Mediterranean Revival style Great Southern Hotel was also part of Young's vision for the city, and is a focal point of the district.

The redevelopment of the Great Southern Hotel, as proposed, would entail the demolition of nearly all of the historic building (leaving only the north, west, and some of the east facades) and the subsequent construction of a 7-story parking garage plus a 12-story condominium, both set back behind the historic façade of the Great Southern Hotel. The preservation of only the facades is not sufficient to maintain the integrity and historic value of a building. We concur with Mr. Hampton Tucker, Acting Chief, Historic Preservation Grants Division of the National Park Service, that such a drastic change to the building, will result in the loss of the Great Southern Hotel's designation as a contributing resource in the district; i.e., it would lose its National Register status and all benefits attached to that designation, including the potential for federal Historic

500 S. Bronough Street • Tallahassee, FL 32399-0250 • http://www.flheritage.com

❒ Director's Office (850) 245-6300 • FAX: 245-6436
❒ Archaeological Research (850) 245-6444 • FAX: 245-6436
❒ Historic Preservation (850) 245-6333 • FAX: 245-6437
❒ Historical Museums (850) 245-6400 • FAX: 245-6433
❒ Southeast Regional Office (954) 467-4990 • FAX: 467-4991
❒ Northeast Regional Office (904) 825-5045 • FAX: 825-5044
❒ Central Florida Regional Office (813) 272-3843 • FAX: 272-2340

BZ 3284

Building Rehabilitation tax credits. Furthermore, the construction of buildings representing a combined height of 19 stories on the edge of the HBHBD, even though set back, would be a severe departure from the scale and massing of the rest of the HBHBD. It would visually present a major non-contributing element between Young Circle and the downtown commercial corridor of the district, particularly when viewed from the east. The construction of a building that is so out of character with the district could jeopardize the district as it currently is configured. At the very least, it would call for the re-evaluation of the district's boundaries.

If you have further questions, or if we can be of further assistance, please do not hesitate to call me at 800-847-7278 or 850-245-6364.

Sincerely,

Barbara E. Mattick

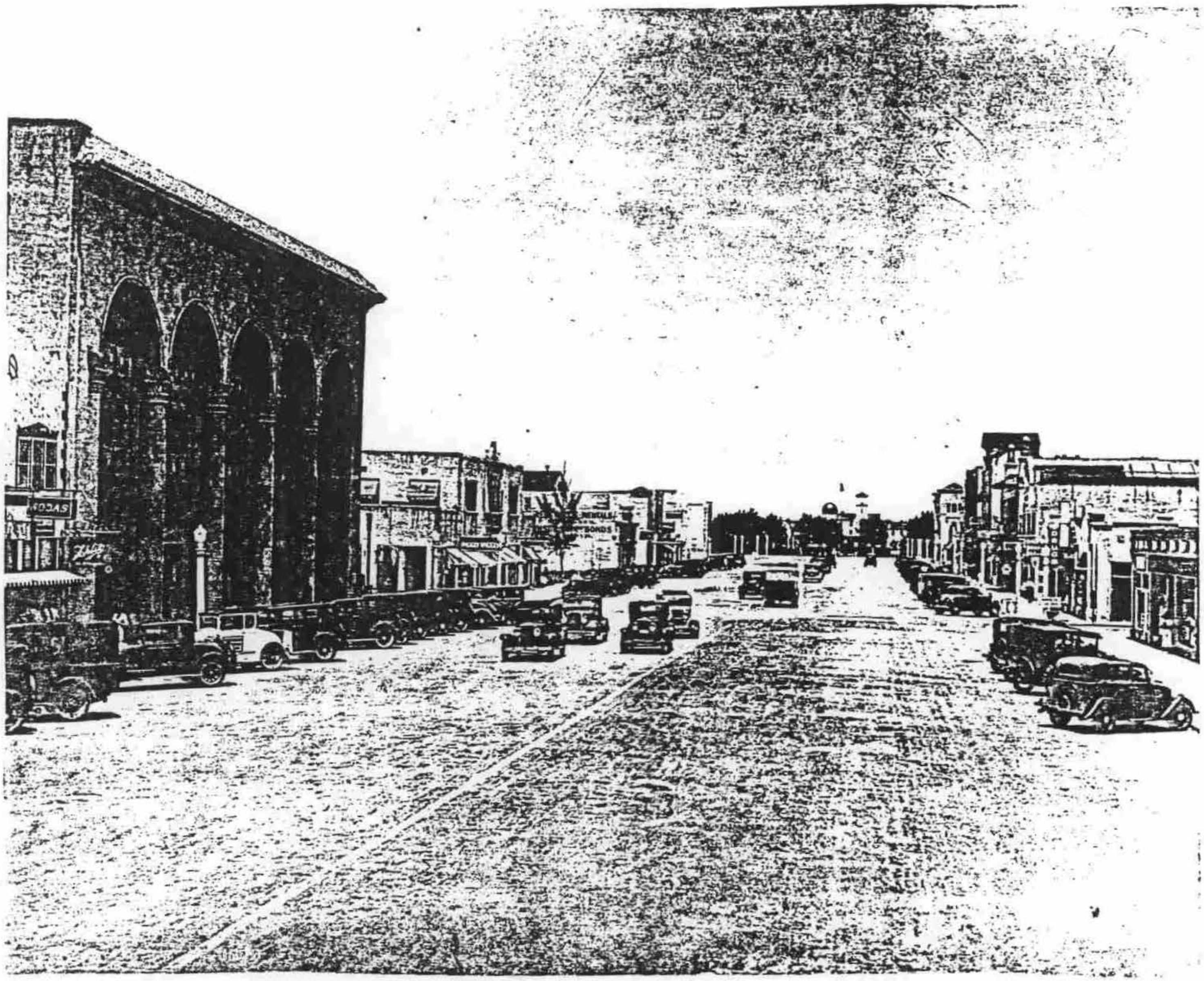
Barbara E. Mattick
Deputy State Historic Preservation Officer
for Survey & Registration

Hollywood Boulevard, looking east from the F.E.C. Railway tracks toward Young Circle and the Hollywood Hotel, 1925.

#1

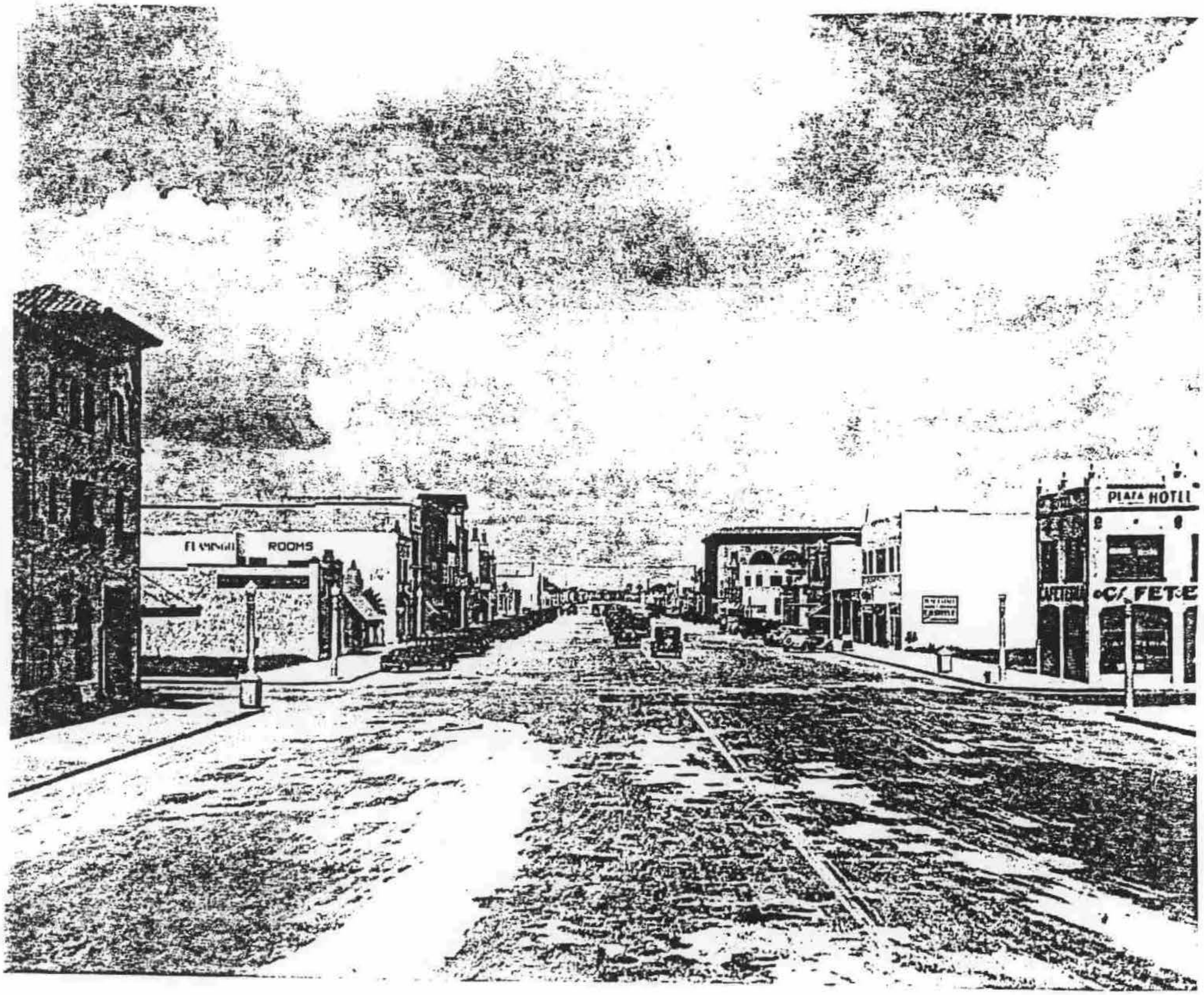
Bd 3284

Bd 3284



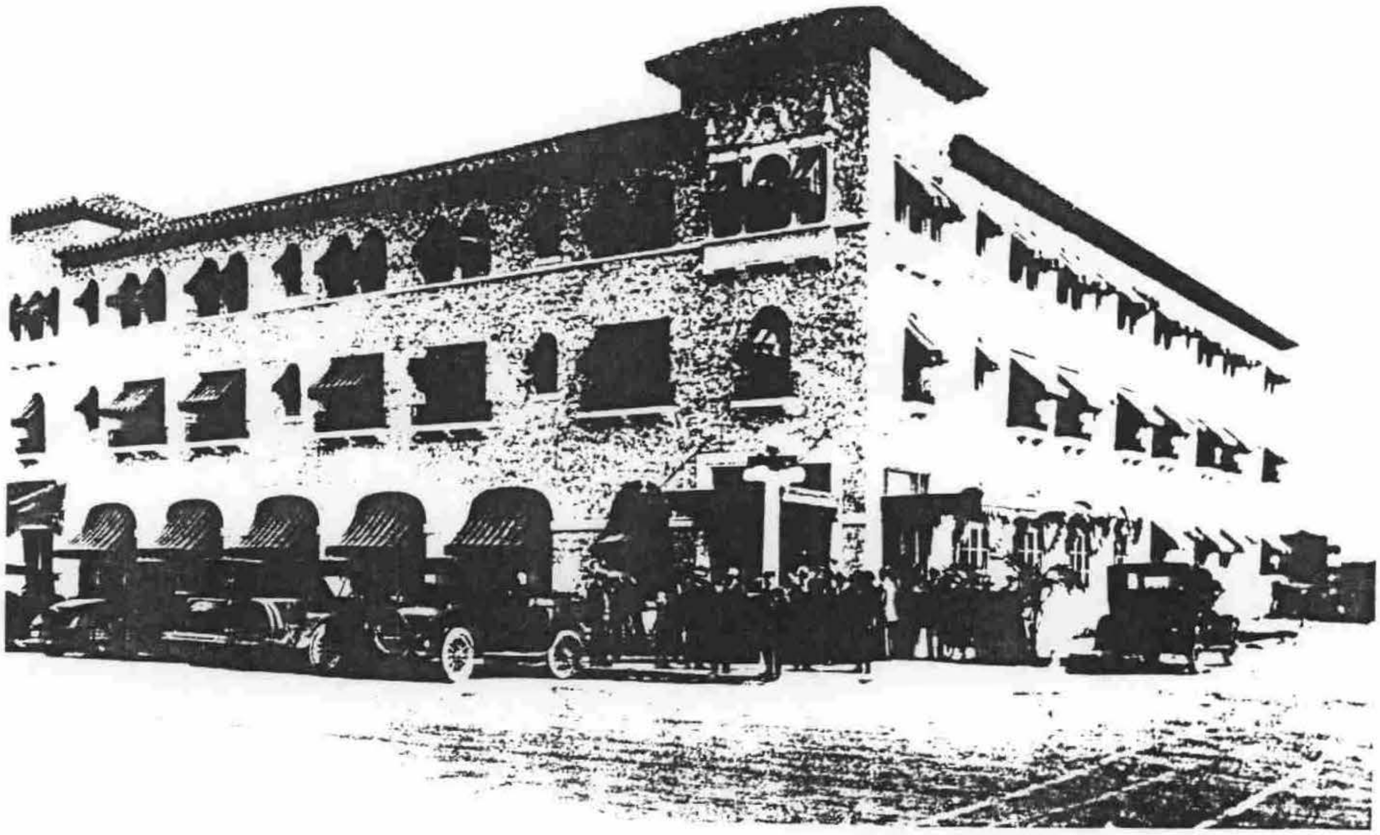
#2

Bd328



#3

Bd3284



#4

Bd 3284

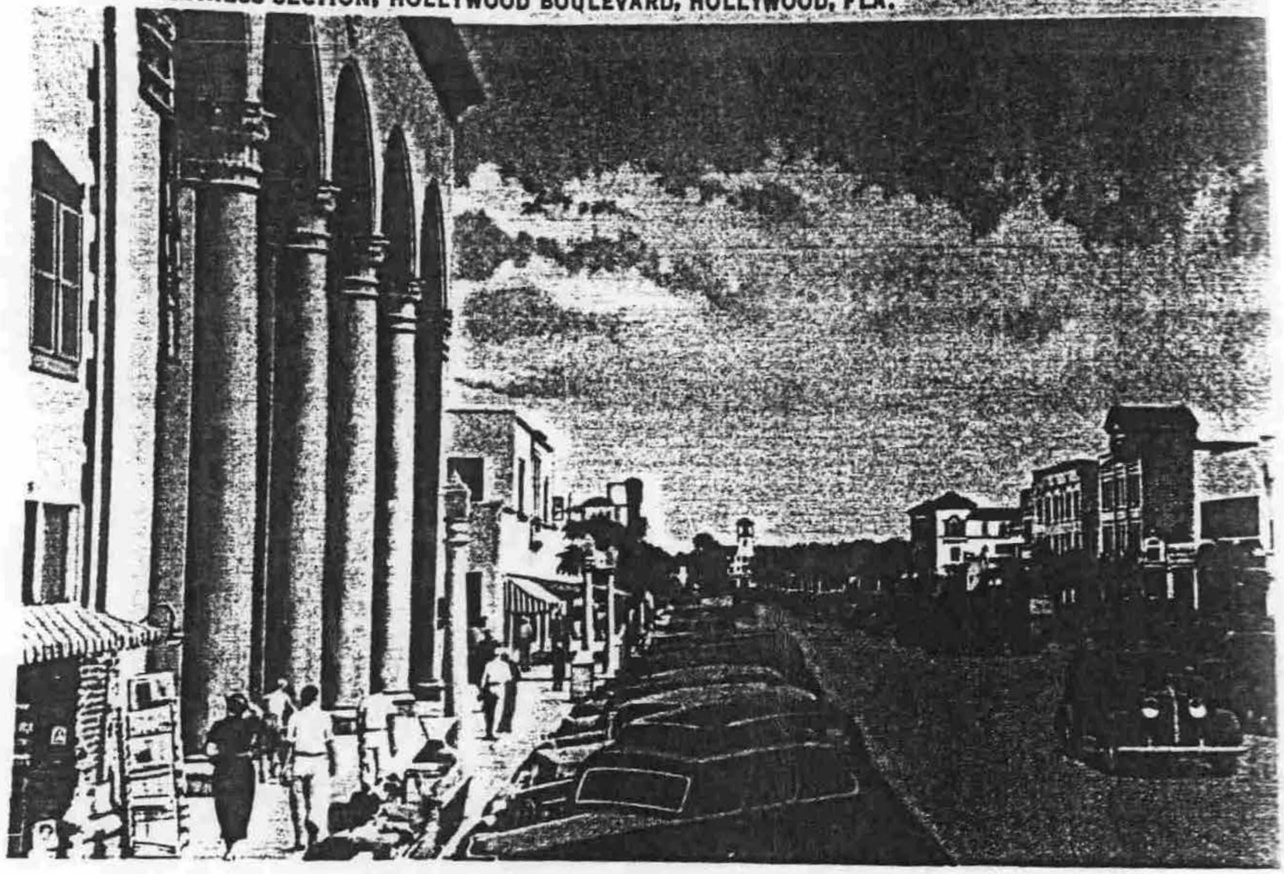
L36 - BK25 Hwd

5

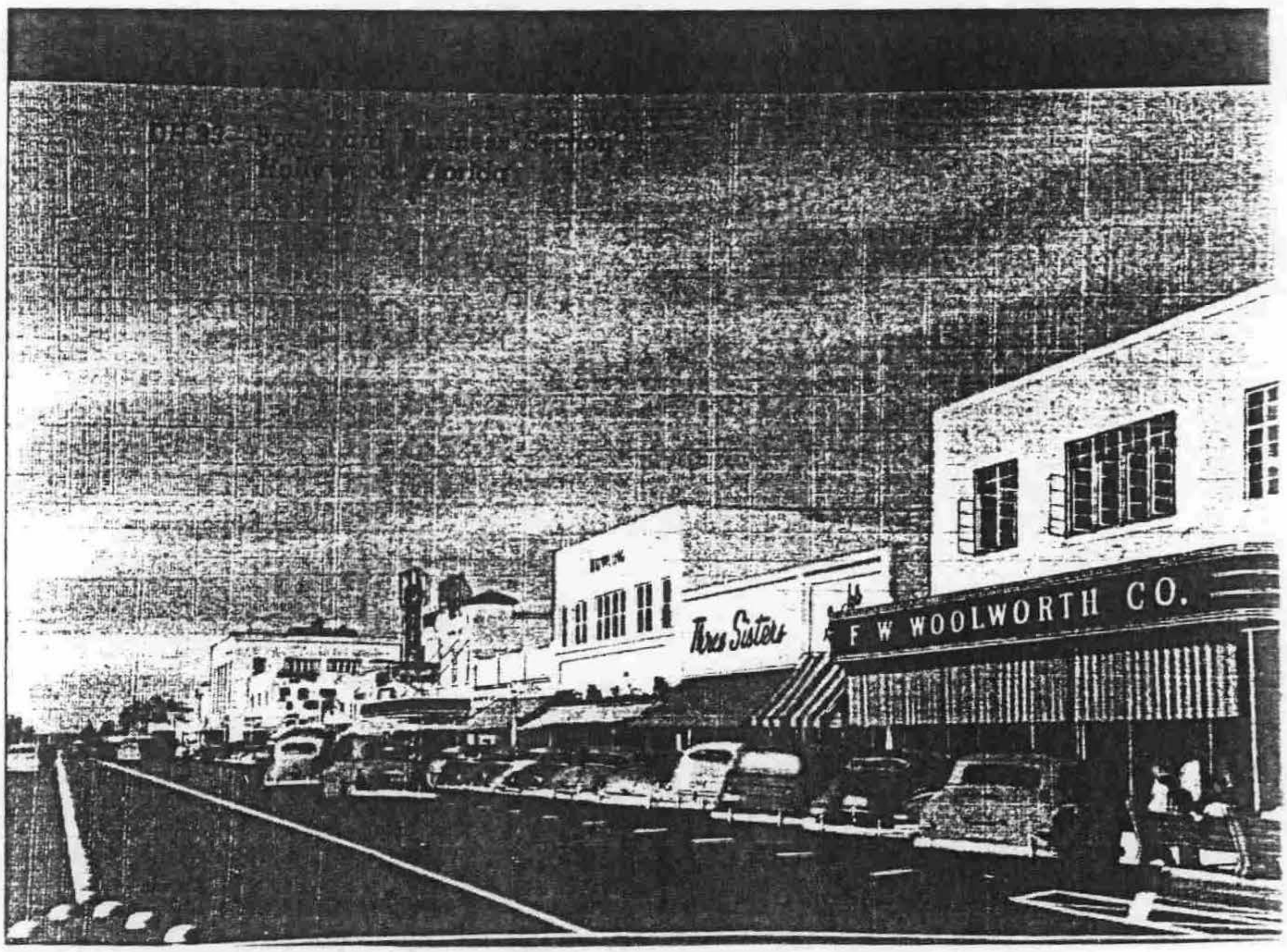
Bd 3284

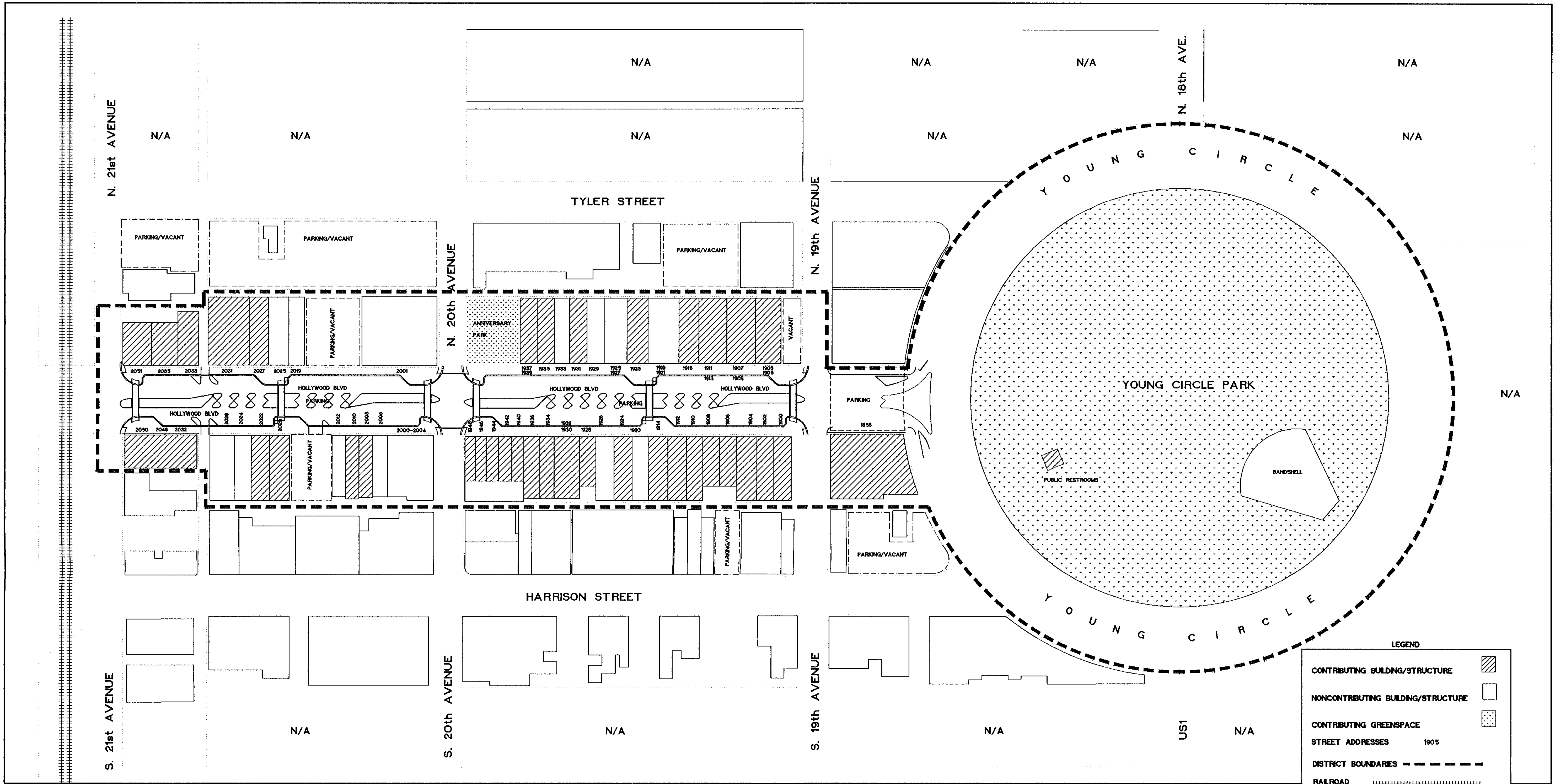
#6

H-3 BUSINESS SECTION, HOLLYWOOD BOULEVARD, HOLLYWOOD, FLA.



#7





HOLLYWOOD BOULEVARD HISTORIC BUSINESS DISTRICT

HOLLYWOOD (BROWARD COUNTY), FLORIDA

BD 3284

THIS MAP WAS DRAWN JUNE 1996 BY THE FLORIDA BUREAU OF HISTORIC PRESERVATION USING AUTOCAD RELEASE 14 AND BASED ON VISUAL RESOURCES PROVIDED BY THE COMMUNITY PLANNING DIVISION, GIS SECTION, OF THE CITY OF HOLLYWOOD, FLORIDA. ALL REASONABLE ATTEMPTS HAVE BEEN MADE TO INSURE THE ACCURACY OF THE INFORMATION SHOWN; HOWEVER, THE GROUND PLANS, LOCATION, AND SCALE OF ALL ELEMENTS SHOWN ON THE MAP ARE APPROXIMATE AND HAVE BEEN MODIFIED IN SOME CASES FOR THE PURPOSE OF CLARITY. THE DOCUMENTARY RESOURCES USED IN PRODUCING THIS MAP INCLUDE SANBORN FIRE INSURANCE MAPS, AERIAL MAPS, AND A BASE MAP PROVIDED BY THE CITY OF HOLLYWOOD DEPARTMENT OF ADMINSTATION.

0 50 100
scale feet
(approximate)

8

Young Circle

#8

OPEN
ESPRESSO
CAPPUCCINO
CAPPUCCINO
ESPRESSO
FINE JEWE
CHEVROLET

309

1942 Hollywood Blvd.

part of Bastain Bldgs.

#31 #45

311


MURPHY BEDS
ONE WAY
MANDATORY FINE FOR LITTERING
OPERATOR
OWNER

l Edition
TIQUE
Sacks Shoes

Non-contributing

1929 Hollywood Blvd.

315

Non-contributing
1926 Hollywood Blvd.

(Former Morse Arcade)
Mediterranean Revival

317

Non-Contributing

1925-1927 Hollywood Blvd.

former
(Kagey Building)


APPAREL

non-contributing

1919-1921 Hollywood
Blvd.

(former Ritz theater")

non-contributing

1920 Hollywood
Blvd.

323

Non-Contributing

1916 - 1918 Hollywood Blvd.


STATE FARM INSURANCE
RICK WINTERROWD, AGENT
Second Editi
BOUTIQUE

non-contributing

1933 Hollywood Blvd.


Morningstar's
Morningstar's

Non-contributing

2000 - 2004
Hollywood Blvd.
(early
(city administration
building)

Non-contributing

2001 Hollywood Blvd.

(site of Broward
County's 1st bank)


EWELERS AND
AWNBROKERS
K RATE
JI JITSU
OBY'S
CHEVROLET

non-contributing

2006 Hollywood Blvd.


1908 DESIGNER PET SUPPLIES
NEW CIRCLE SALON

Non-contributing
1908 Hollywood Blvd.


AIKIDO OF SOUTH FLORIDA
OF SOUTH
929-26

Non-contributing

2028 Hollywood Blvd.

337

non-contributing

2019 - 2025

Hollywood Blvd.


2012
Monarch

Non-contributing

2012 Hollywood Blvd.

Sundial
Young Circle Park
#40

non-contributing
Bandshell
Young Circle Park


City


POLICE


SunTrust Bank
HOLLYWOOD


N-E FASHION
N-E FASHION
FREE
Jeep


FREE
RE/MAX
greedy

351


Melina's Melina's
OPEN
WEDDINGS
PASSPORTS
PORTRAITS
VIDEO
UPL 66K

352


DY - CA$H PAWN
HOLLYWOOD
DISCOUNT DECORATORS
1914

354

Rambo Cafe
1909 Hollywood Blvd.
#15
#40


Bellissimo Import


S 19 AV
GREAT


PIANO
GIFT SHOP
PIANOS
COPYING
PRINTING
10¢

359

360


1948

Baobab trees-South quadrant

Interior Circle

Brick Pathways

Restrooms
note: oolitic limestone exterior & barrel
tile roof


Cultural Affairs & Recreational Services
Bread
BUILDING

Band Shell-West exposure

Band Shell (1951)

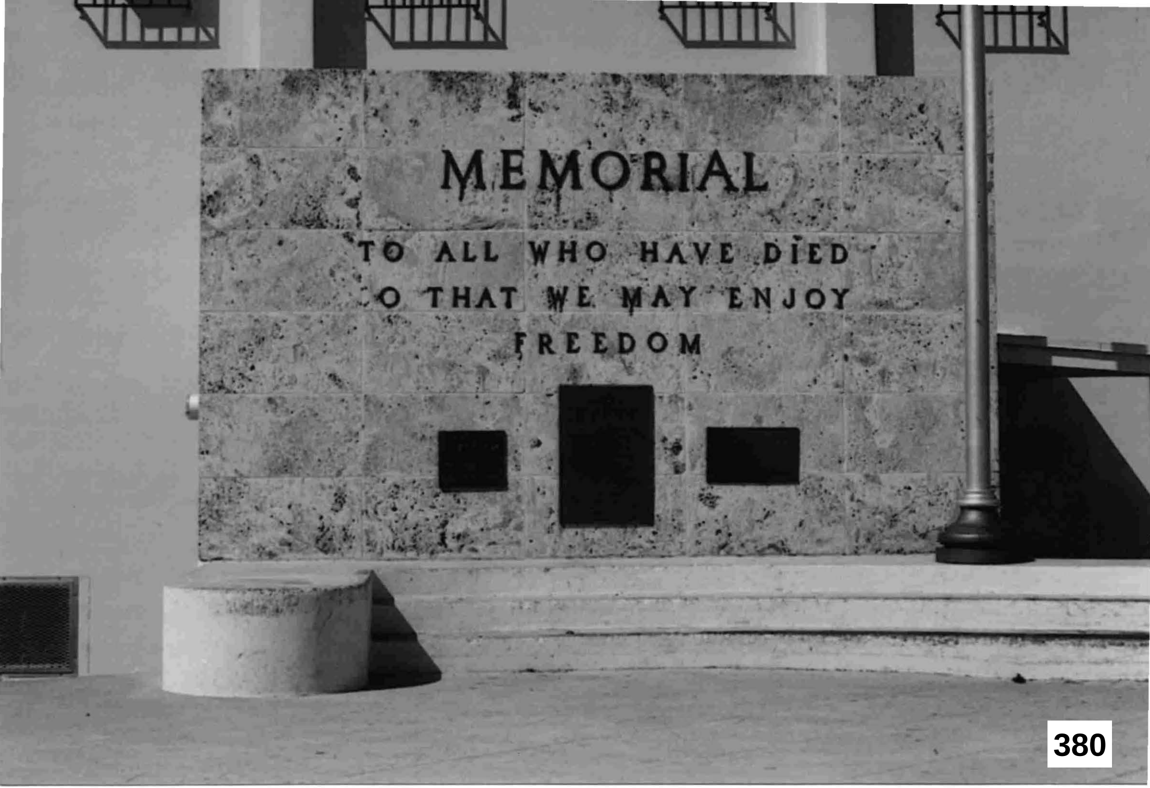

OLLYWOOD
NTS
S VISION AND COURAGE
CREATED THIS CITY

Joseph W. Young Memorial

Mothers of the World Memorial


THE FORGOTTEN WAR
KOREA
54,246 DEAD
103,284 WOUNDED
8179 MIA

Korean War Memorial


MEMORIAL
TO ALL WHO HAVE DIED
O THAT WE MAY ENJOY
FREEDOM

Flags over Florida Memorial

ANNIVERSARY PARK

N.E. CORNER

20TH AVE. AND

HOLLYWOOD BLVD.


ABLE
83-3773
MPANY, INC.

2033 Hollywood Blvd.
part of Ingram Arcade
#38 #48


CLASSIC


Allstate


WILCO S DIO PHOTOGRAPHY

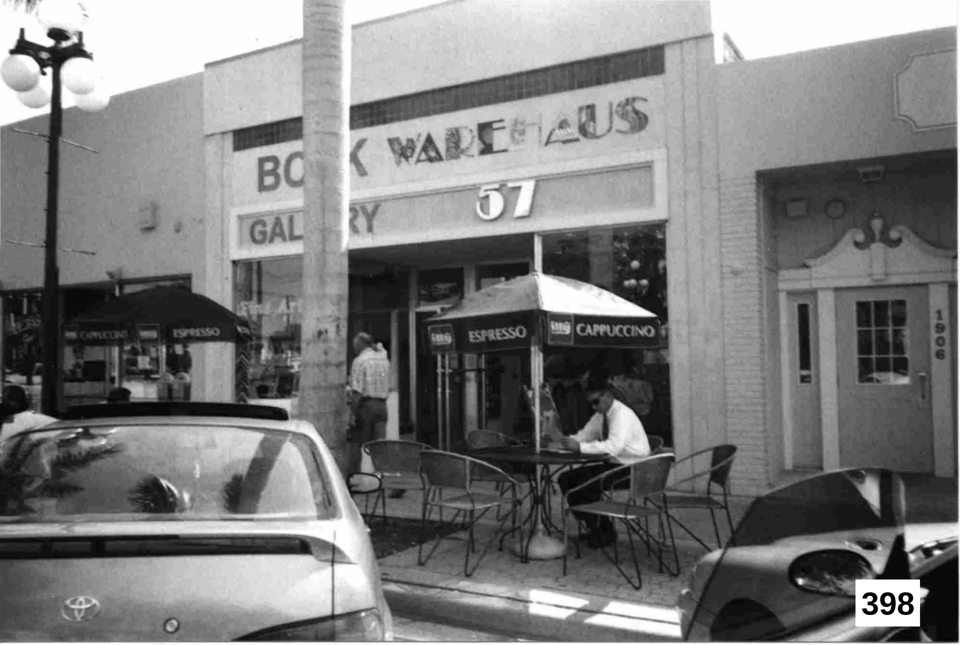

Warehouse
HOLLYWOOD BLVD
CLEANERS & ALTERATIONS
EQUIPMENT SPECIALTIES 1932

391

394


AVAILABLE
1934
EQUIPMENT SPECIALTIES
MARSHALL'S INTERIORS
923-1425

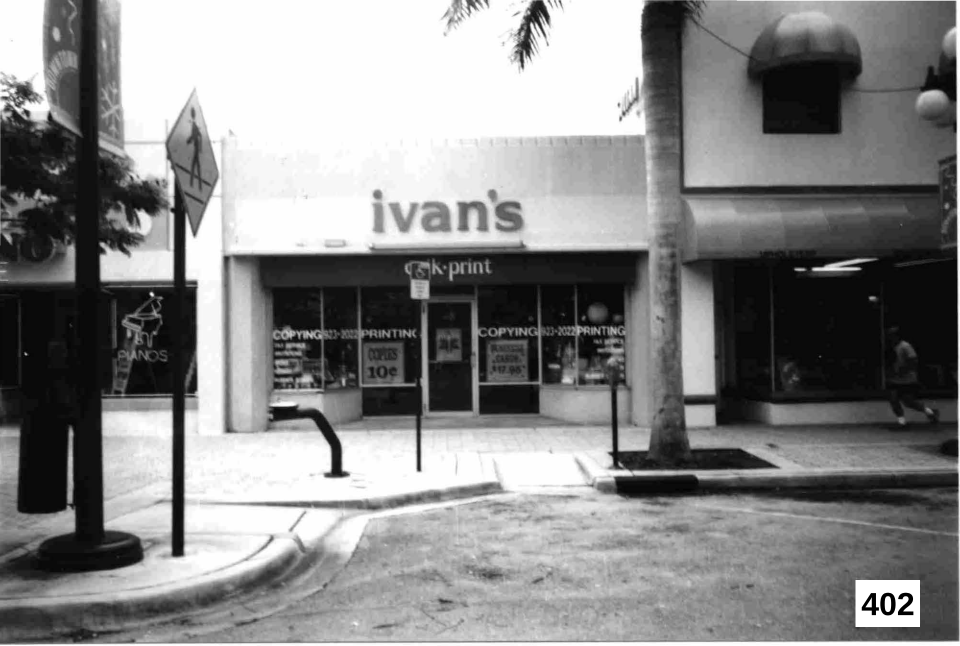

NEW CIRCLE
READY
PAWN
HOLLYWOOD
DISCOUNT DECORATORS
1914


WAREHAUS
57
ESPRESSO
CAPPUCCINO
1906


READY -
PAWN
NEW CIRCLE SALON


Book Warehouse
LLYWOOD BLVD
NERS & ALTERATIONS


ARM INSURA
OWD. AGENT
dition
BOU IQUE
Sacks S


ivan's
k·print
COPYING
PRINTING
PIANOS
10¢

City of Hollywood

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Staff Summary

File Number: 3._2025_0812

Agenda Date:	8/12/2025
To:	Historic Preservation Board
Title:	FILE NO.: 25-C-65 APPLICANT: Sheri Skolnick and Menahem Skolnick LOCATION: 1028 Jefferson Street REQUEST: Certificate of Appropriateness for Design for a rear addition, covered porch and front façade alterations to the existing single-family dwelling located at 1028 Jefferson Street within the Hollywood Lakes Historic District.

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: August 12, 2025 **FILE:** 25-C-65

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Urja Modi, Planner I

SUBJECT: Request a Certificate of Appropriateness for Design for additions to a single-family home located at 1028 Jefferson Street within the Hollywood Lakes Historic District and RS-6 Zoning District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Design for a rear addition, covered porch and front façade alterations to the existing single-family dwelling located at 1028 Jefferson Street within the Hollywood Lakes Historic District.

STAFF'S RECOMMENDATION

Approval.

BACKGROUND

The existing one-story home was constructed in 1951 (per Broward County Property Appraiser) and purchased by the current owner in September 2024. The property is located within the Hollywood Lakes Historic District and zoned Single Family District (RS-6). The existing home consists of 3-bedrooms and 2-bathroom and is approximately 2,222.40 square feet. The current façade of the structure does not exhibit any unique architectural styles or elements recognized in the Historic District guidelines. The existing structure exhibits some Post War Modern Ranch Style showing architectural characteristics, such as, pitched roof with concrete tiles, rectangular windows, horizontal emphasis, and limited ornamentation. The Design Guidelines for Historic Properties states that Post War Modern homes were erected in mass to house a wave of new residents. This style popular with builders, were relatively inexpensive and used simple materials with none of the traditional detailing.

REQUEST

Roselyn Yuken (the "Applicant"), on behalf of Sheri and Menahem Skolnick (the "Owner"), is requesting a Certificate of Appropriateness for Design for front façade alterations, an addition to increase livable space, and the addition of a covered porch to a single-family home located at 1028 Jefferson Street. The front façade alterations include the removal of the existing garage door and replacement with additional windows. The porch structure is proposed to be located at the front of the building, above the main door and porch, and does not encroach within permitted setbacks. The proposed addition to the rear will be adding approximately 937.60 square feet of livable space as a new master suite at the rear of the existing home, resulting in a total proposed floor area of 3,514 square foot home. While the Historic Preservation Board typically considers projects visible from the right-of-way, it should be noted that the rear addition exceeds the 25% threshold as set out in Section 5.5 (F) of the Zoning and Land Development Regulations, and approval by the Historic Preservation Board must be sought.

The addition to the floor area is located at the rear of the existing building and is well integrated into the architecture of the existing home. The addition introduces a master suite to the building and provides a more functional layout by increasing the livable space while simultaneously maintaining unified design and preservation of the original design character. It is located at the rear of the building, is not visible from the public realm, maintains the existing proportions in massing and fenestration and continues the existing material and color pallet.

The covered porch represents a natural extension of the roof line and applies materials that are compatible with the existing front façade. Similarly, the front façade alterations continue the pattern of windows on the existing home and within the surrounding neighborhood.

Overall, the addition, façade alterations, and covered porch do not detract from the building existing architectural qualities and offer compatible and natural elements that enhance the facade and function of the home and allow the Owner of the property to adapt their home to their enjoyment. The proposed design changes comply with all zoning regulations.

In support of the proposed exterior changes and addition, the applicant will be completing interior renovations, subject to separate permitting, of the existing residence that further supports internal harmony with the addition.

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design guidelines for materials, scale, massing and location for all properties within the Historic Districts. The proposed home is consistent with the character of the Hollywood Lakes Historic District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	Roselyn Yuken / Sheri and Menahem Skolnick
Address/Location:	1028 Jefferson Street, Hollywood FL
Size of Property:	15,338 sq. ft. (±0.35 acres)
Present Zoning:	Single-Family Residential (RS-6) Hollywood Lakes Historic District
Present Land Use:	Low (5) Residential (LRES)

Present Use of Land: Single Family
Year Built: 1951 (BCPA)

ADJACENT ZONING

North:	Single-Family Residential District (RS-6) Hollywood Lakes Historic District
South:	Single-Family Residential District (RS-6) Hollywood Lakes Historic District
East:	Single-Family Residential District (RS-6) Hollywood Lakes Historic District
West:	Single-Family Residential District (RS-6) Hollywood Lakes Historic District

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property*.

The proposed design is consistent with the scale and massing of the adjacent neighborhood; while allowing the Applicant to maximize the living area of their property and permit a design that provides balance between their vision and the character of the neighborhood. By allowing the Applicant to construct the addition, extend the roof line to facilitate a covered porch, and apply the front façade alterations, the City is accomplishing the desired reinvestment in the Hollywood Lakes Historic District.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood.

Policy 2.46: *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

The CWMP also states *the single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements*.

The proposed addition is located at the rear and follows the L-shaped massing pattern located in the surrounding neighborhood. The proposed addition also applies materials and a color pallet from the existing home that further seamlessly integrates the addition into the existing home.

The extension of the roof line to facilitate a covered porch is located above the main entrance and walkway to the driveway. Although visible from the public realm, the covered porch follows the character of nearby properties located within the Historic District, preserving and enhancing the character of the neighborhood.

Similarly, the front façade alterations include the removal of the garage and replacement with additional window similar in size to the existing windows. The alterations are sensitive to the character of the surrounding neighborhood through its design which possess similar characteristics to existing structures in the surrounding neighborhood.

The requested changes have minimal, appropriate and compatible impact on the current streetscape, and facilitate the preservation of the character and enhancement of the neighborhood while improving surfaces though new materials that support the structural stability of the neighborhood.

CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

The Hollywood Lakes Neighborhood Plan seeks to maintain and preserve the character and integrity of the existing residential community by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses.

The existing one-story home was constructed in 1951. The proposal for an addition, front façade alterations and covered porch contribute to the overall enhancement of this neighborhood. The final design is respectful in scale to the existing structure and compatible with other single-family structures in the neighborhood. Therefore, the requested changes will not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings.*

The proposed addition, covered porch and front façade alterations maintain consistent spacing, height and setbacks, and do not result in nonconformity. The proposed compliments the architectural style of the home and does not adversely affect the character of the neighborhood.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages additions to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape and environment.

The addition is located on the rear and is integrated with the existing roofline, materials, and slope to maintain architectural harmony. The proposed addition is consistent with the scale of the neighborhood and existing home. Per the covered porch and front façade alterations, the materials and colors to be used are consistent with existing home and are designed to maintain visual continuity. The proposed addition and covered entry help to enhance the existing design of the home to create a cohesive and better defined architectural style.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: As stated in the Design Guidelines, *"…setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood."*

The addition, covered porch and front façade alterations demonstrate the retention of distinctive features of the existing building, such as maintaining and providing a natural progression of the roof line. The proposed maintains compatibility between the existing home, surrounding site, neighborhood and Historic District.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used.

The materials as proposed are similar to what has been established with the existing home and surrounding neighborhood. The proposed addition, covered porch and alterations to the front façade are consistent with other surrounding home designs within the district.

FINDING: Consistent.
CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property.

Materials of the addition are consistent with the existing structure and are sensitive in design and nature to the home and adjacent properties. The design of the proposed addition, the covered porch, and proposed façade alterations for the single-family home are consistent with current workmanship styles and methods.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings… Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district.* The proposal results in an 'L'-shaped building with a covered porch and additional window. The adjacent properties contain massing that is similar to the proposed addition, proposed covered porch, and front façade alterations. Based on this and meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighborhood.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph

ATTACHMENT A
Application Package

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: June 5, 2025

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):

☐ Technical Advisory Committee ☐ Art in Public Places Committee ☐ Variance
☐ Planning and Development Board ☒ Historic Preservation Board ☐ Special Exception
☐ City Commission ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 1028 JEFFERSON STREET
Lot(s): 22 Block(s): 55 Subdivision: Hollywood Lakes
Folio Number(s): 514214021120

Zoning Classification: RS-4 Land Use Classification: Single family District
Existing Property Use: Single family Sq Ft/Number of Units: 1/3160
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 al that apply and provide File Number(s) and Resolution(s): ______

DEVELOPMENT PROPOSAL

Explanation of Request: ADDITION, FACADE, AND DRIVEWAY

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

Project	Proposal
Units/rooms (# of units)	# UNITS: 1 #Rooms 4
Proposed Non-Residential Uses	(S.F.)
Open Space (% and SQ.FT.)	Required %: (Area: 1,892 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 2)
Height (# of stories)	(# STORIES) 1 (13'10 FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (15,338 FT.)

Name of Current Property Owner: SHERI AND MENAHEM SKOLNICK
Address of Property Owner: 1028 JEFFERSON ST, HOLLYWOOD, FL
Telephone: ______ Email Address: 1028JEFFERSON@GMAIL.COM

Applicant ROSELYN YUKEN Consultant ☐ Representative ☑ Tenant ☐
Address: 3700 island blvd, Aventura, Fl 33160 Telephone: 305-798-5769
Email Address: roselynyuken@gmail.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): BDR miami/Diana Rio
E-mail Address: Diana@rdrmiami.com

CITY OF Hollywood

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: Sheri skolnik Date: 06-05-2025

PRINT NAME: SHERI SKOLNICK Date: 06-05-25

Signature of Consultant/Representative: [signature] Date: 06-05-2025

PRINT NAME: ROSELYN YUKEN 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 facade + driveway changes to my property, which is hereby made by me or I am hereby authorizing Roselyn Yuken 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 5 day of June, 2025

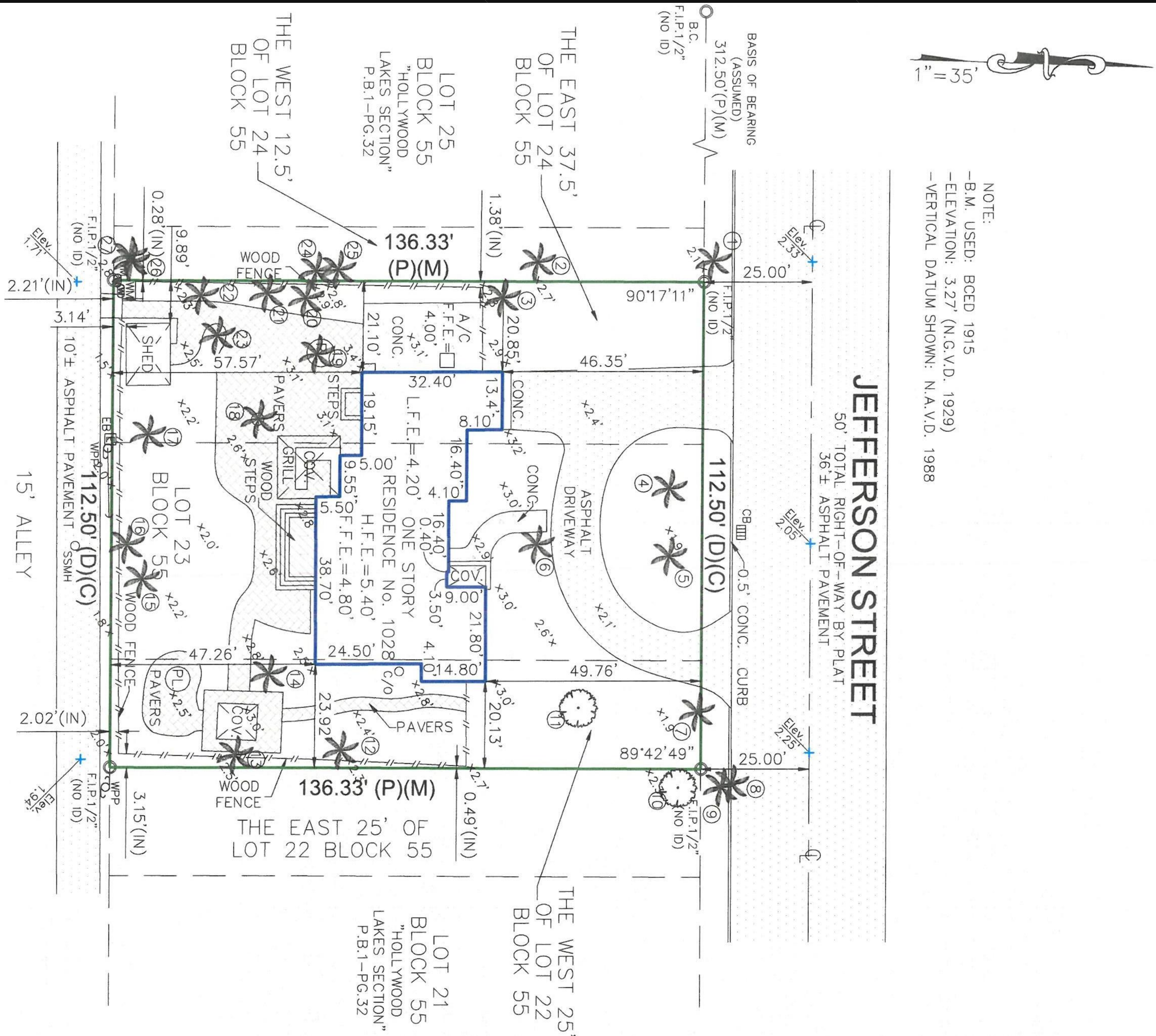
[signature]
Notary Public
State of Florida

ROSELYN EVA YUKEN
NOTARY PUBLIC
Comm. # HH 167854
My Comm. Expires
Aug 23, 2025
STATE OF FLORIDA

Sheri Skolnik
Signature of Current Owner

SHERI SKOLNICK
Print Name

My Commission Expires: ______ (Check One) ☑ Personally known to me; OR ☐ Produced Identification ______



TREE TABULATION

No.	NAME	TRUNK (Diameter)	CANOPY (Radius)	HEIGH
1	COCONUT TREE	1.00'	11'	18'
2	COCONUT TREE	0.80'	13'	16'
3	COCONUT TREE	0.50'	8'	12'
4	PALM TREE	1.00'	10'	14'
5	PALM TREE	1.00'	10'	14'
6	PALM TREE	0.90'	6'	7'
7	PALM TREE	1.80'	6'	14'
8	PALM TREE	1.90'	10'	12'
9	PALM TREE	1.00'	10'	16'
10	OAK TREE	8.00'	40'	30'
11	KIGELIA TREE	2.00'	21'	18'
12	PALM TREE	1.40'	12'	26'
13	PALM TREE	1.40'	12'	26'
14	TWO PALMS TREES	1.50'	9'	13'
15	PALM TREE	1.40'	15'	30'
16	PALM TREE	0.80'	8'	12'
17	PALM TREE	1.50'	15'	30'
18	FOUR PALMS TREES	2.00'	7'	8'
19	THREE PALMS TREES	3.00'	11'	10'
20	PALM TREE	1.50'	15'	30'
21	PALM TREE	1.30'	12'	12'
22	PALM TREE	1.20'	13'	14'
23	THREE PALMS TREES	3.00'	13'	14'
24	PALM TREE	0.90'	8'	14'
25	PALM TREE	0.90'	8'	14'
26	PALM TREE	1.00'	13'	20'
27	PALM TREE	1.00'	13'	20'

Accepted By: ______________________

Property Address:
1028 Jefferson Street
Hollywood, FLORIDA 33019

Notes: NO NOTES

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS BOUNDARD SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYOR'S IN CHAPTER 5J-I7-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427-023 FLORIDA STATUTES.

SIGNED ______________________ **FOR THE FIRM**

Miguel Espinosa
STATE OF FLORIDA **P.S.M. No. 5101**

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND / OR THIS MAP IS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

M.E. Land Surveying, LLC
P.O. Box 970685
Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

Surveyor's Legend

	LIMITED ACCESS RIGHT-OF-WAY LINE						
	PROPERTY LINE						
	STRUCTURE LINE	FND	FOUND IRON PIPE / PIN AS NOTED ON PLAT	B.R.	BEARING REFERENCE	TEL.	TELEPHONE FACILITES
	CONCRETE BLOCK WALL				CENTRAL ANGLE OR DELTA	U.P.	UTILITY POLE
	CHAIN LINK FENCE OR WIRE FENCE	LB#	LICENSE # - BUSINESS	R	RADIUS	E.U.B.	ELECTRIC UTILITY BOX
	WOOD FENCE	LS#	LICENSE # - SURVEYOR	RAD	RADIAL	SEP.	SEPTIC
	IRON FENCE	CALC	CALCULATED POINT	N.R.	NON RADIAL	D.F.	DRAINFIELD
	EASEMENT	SET	SET PIN	TYP.	TYPICAL	A/C	AIR CONDITIONER
	CENTER LINE	▲	CONTROL POINT	I.R.	IRON ROD	S/W	SIDEWALK
	WOOD DECK	■	CONCRETE MONUMENT	I.P.	IRON PIPE	DWY	DRIVEWAY
				N&D	NAIL & DISK	SCR.	SCREENED
	ASPHALT		BENCHMARK	PK NAIL	PARKER-KALON NAIL	GAR.	GARAGE
		ELEV	ELEVATION	D.H.	DRILL HOLE	ENCL.	ENCLOSURE
	BRICK / TILE	P.T.	POINT OF TANGENCY		WELL	N.T.S.	NOT TO SCALE
	WATER	P.C.	POINT OF CURVATURE		FIRE HYDRANT	F.F.	FINNISHED FLOOR
		P.R.M.	PERMANENT REFERENCE MONUMENT		MANHOLE	T.O.B.	TOP OF BANK
	APPROXIMATE EDGE OF WATER	P.C.C.	POINT OF COMPOUND CURVATURE	O.H.L.	OVERHEAD LINES	E.O.W.	EDGE OF WATER
	COVERED AREA	P.R.C.	POINT OF REVERSE CURVATURE	TRANS.	TRANSFORMER	E.O.P.	EDGE OF PAVEMENT
	TREE	P.O.B.	POINT OF BEGINNING	CATV	CABLE TV RISER	C.V.G	CONCRETE VALLEY GUTTER
		P.O.C.	POINT OF COMMENCEMENT	W	WATER METER	B.S.L.	BUILDING SETBACK LINE
	POWER POLE	P.C.P.	PERMANENT CONTROL POINT	P/E	POOL EQUIPTMENT	S.T.L.	SURVEY TIE LINE
	CATCH BASIN	M	FIELD MEASUREMENT	CONC.	CONCRETE SLAB	℄	CENTER LINE
		D	DEED	ESMT	EASEMENT	R/W	RIGHT-OF-WAY
C.U.E.	COUNTY UTILITY EASEMENT	C	CALCULATED	D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
I.E./E.E.	INGRESS / EGRESS EASEMENT	L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT	L.B.E.	LANDSCAPE BUFFER EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT
U.E.	UTILITY EASEMENT	R.O.E.	ROOF OVERHANG EASEMENT	L.A.E.	LIMITED ACCESS EASEMENT	A.E.	ANCHOR EASEMENT
EP	ELECTRIC POLE	CONC.	CONCRETE	B.C.R.	BROWARD COUNTY RECORDS	ID	IDENTIFICATION
PG.	PAGE	CSW	CONCRETE SIDEWALK	F.I.R.	FOUND IRON PIN / REBAR	BC	BLOCK CORNER
P.B.	PLAT BOOK	L	CURVE LENGHT	WF	WOOD FENCE		

Property Address:

1028 Jefferson Street
Hollywood, FLORIDA 33019

Flood Information:

Community Number: 125113
Panel Number: 12011C0569
Suffix: J
Date of Firm Index: 07/31/2024
Flood Zone: AE
Base Flood Elevation: 7.0'
Date of Field Work: 04/05/2025
Date of Completion: 04/15/2025

General Notes:

1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
6.) Wall/fence ties shown are from the inside face of the wall/fence to the property line.
7.) Fence ownership is not determined.
8.) Bearings referenced to line noted B.R also are assumed.
9.) Dimensions shown are platted and measured unless otherwise shown.
10.) No identification found on property corners unless noted.
11.) Not valid unless sealed with the signing surveyors embossed seal.
12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
14.) This is a BOUNDARY SURVEY unless otherwise noted.
15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
16.) This survey may be used for construction/permitting purposes

Legal Description:

THE WEST 25 FEET OF LOT 22, ALL OF LOT 23 AND THE EAST 37.5 FEET OF LOT 24, BLOCK 55, OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Printing Instructions:
While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper.
Select ALL for Print Range, and the # of copies you would like to print out.
Under the "Page Scaling" please make sure you have selected "None".
Do not check the "Auto-rotate and Center" box.
Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:
Mark Skolnik and Sheri Skolnik
Self
its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Miguel Espinosa *, for M.E. Land Surveying, LLC., dated* 04/15/2025 *bearing Job #* B-147927 *:*

a. *NO NOTES*

M.E. Land Surveying, LLC

P.O. Box 970685 Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

ROSA
BALSERA
ARCHITECT, LLC
500 BAYVIEW DR. #221
SUNNY ISLES BEACH, FL 33160
rbalsera05@gmail.com
206-419-7978

Certificate of Appropriateness for Design Criteria

Property Address: 1028 Jefferson St, Hollywood, FL 33019

1. **INTEGRITY OF LOCATION**
   The property is located in the Hollywood Historic Lakes neighborhood, south of Hollywood Boulevard. The proposed design remains consistent with the zoning regulations and all applicable Historic Preservation Board (HPB) guidelines and recommendations.

2. **DESIGN**

- **General Scope** – The proposed work includes an interior renovation of the existing residence, the addition of a new master suite at the rear of the property, and a new porch structure at the front. Minor modifications will be made to the front elevation, including the removal of the existing garage door and the addition of windows.
- **Architectural Consistency** – The new rear addition and front porch are designed to be compatible with the original structure and will not alter the character of the existing streetscape.
- **Window & Door Openings** – Any new openings will match the existing proportions and materials to maintain visual continuity.
- **Roof** – The new roof on the addition will match the existing roofline, materials, and slope, maintaining architectural harmony.

3. SETTINGS

The residence is situated between existing single-family homes of similar scale and setback, within a cohesive and historically sensitive neighborhood. The proposed design preserves the existing front facade's scale and setback, as there will be no changes to the height, roofline, or footprint of the original structure. The addition of the porch will respect the existing side setbacks and will not alter the overall massing or presence of the home from the street.

At the rear, the new master suite addition will not be visible from the public right of way. It is designed to match the height of the existing house and will be entirely concealed from the street by the original structure. The overall proposal maintains the visual harmony and spatial rhythm of the surrounding context.

3. **MATERIAL**
   All new construction will match the existing building materials, including roofing, wall finish, windows, doors, and trims. This includes maintaining the current stucco finish, roof type, and window frame material to ensure consistency. No contrasting modern materials will be introduced.

ROSA
BALSERA
ARCHITECT, LLC

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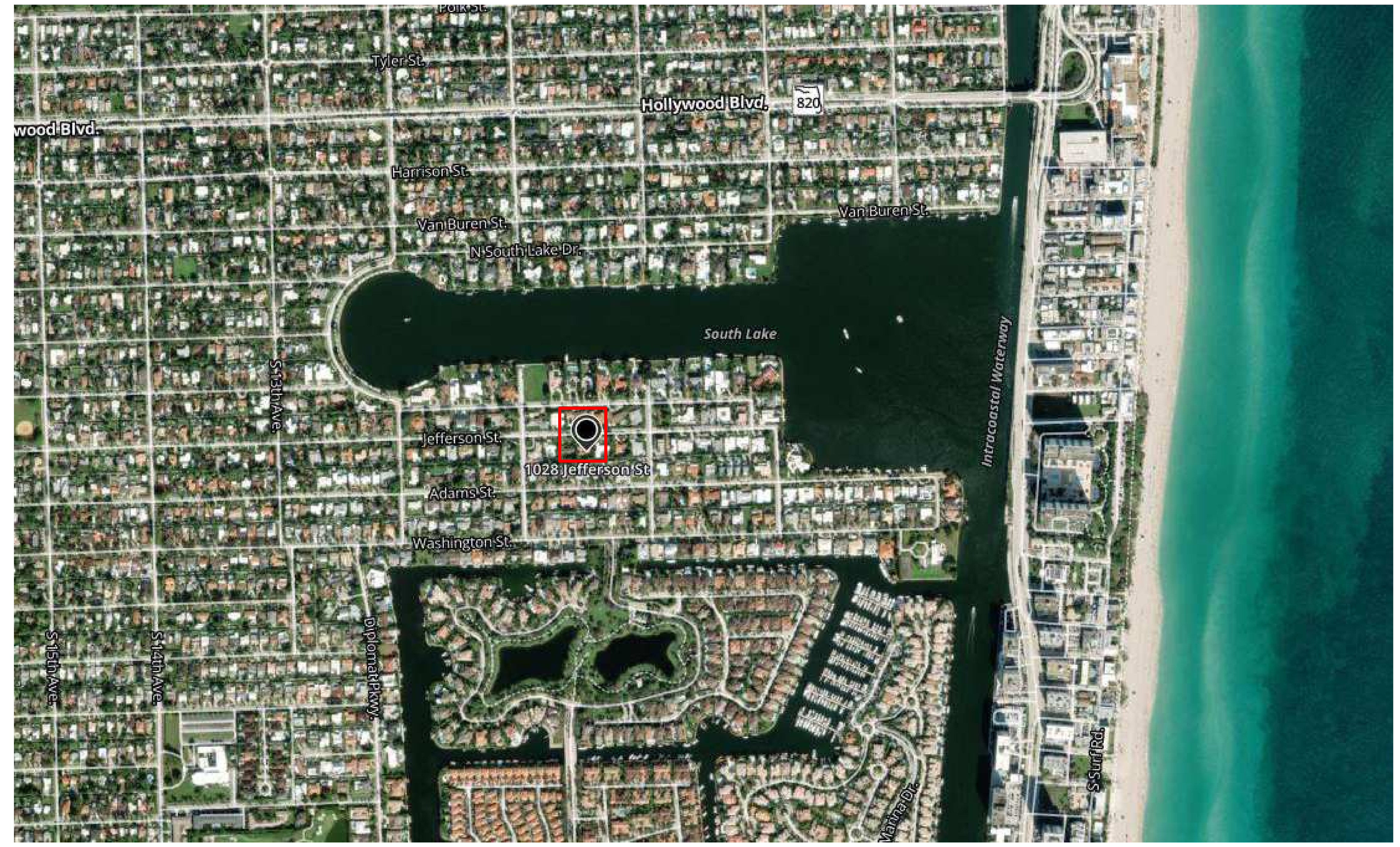
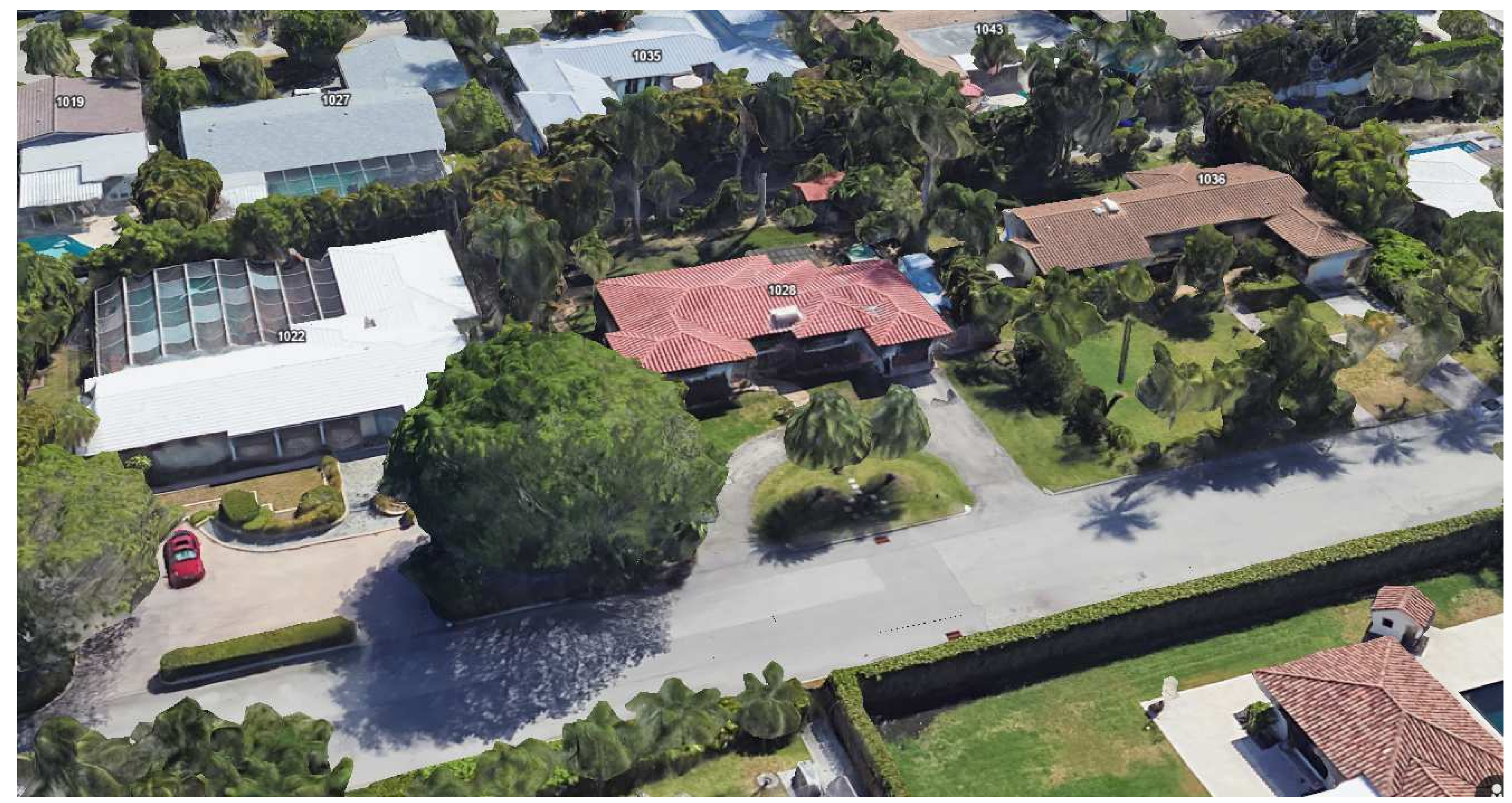
4. **WORKMANSHIP**
   All proposed construction methods and materials will be in harmony with the original building techniques and the surrounding neighborhood. Special attention has been paid to preserving the quality, scale, and proportion of the original structure, with new elements designed to blend seamlessly.

5. **ASSOCIATION**
   The design respects the historical context of the Hollywood Historic Lakes neighborhood. The scale, massing, and materials have been carefully considered to maintain the residential and architectural character of the area. The proposed changes seek to improve functionality for the current homeowners while honoring the architectural language of the existing structure and its contribution to the historic fabric of the community.

FRONT RENDERING

BACK RENDERING





LOCATION MAP

ADDRESS: 1028 JEFERSON ST HOLLYWOOD, FL 33019

INDEX

ROSA BALSERA
ARCHITECT, LLC

rbalsera05@gmail.com
206-419-7978
500 BAYVIEW DR. #221
SUNNY ISLES BEACH, FL 33160

SKOLNIK RESIDENCE

1028 Jeferson St Hollywood, FL 33019

Owner

REVISIONS

1	CITY COMMENT	03-25-25

STAMP

STATE OF FLORIDA
ROSA BALSERA
AR96706
REGISTERED ARCHITECT

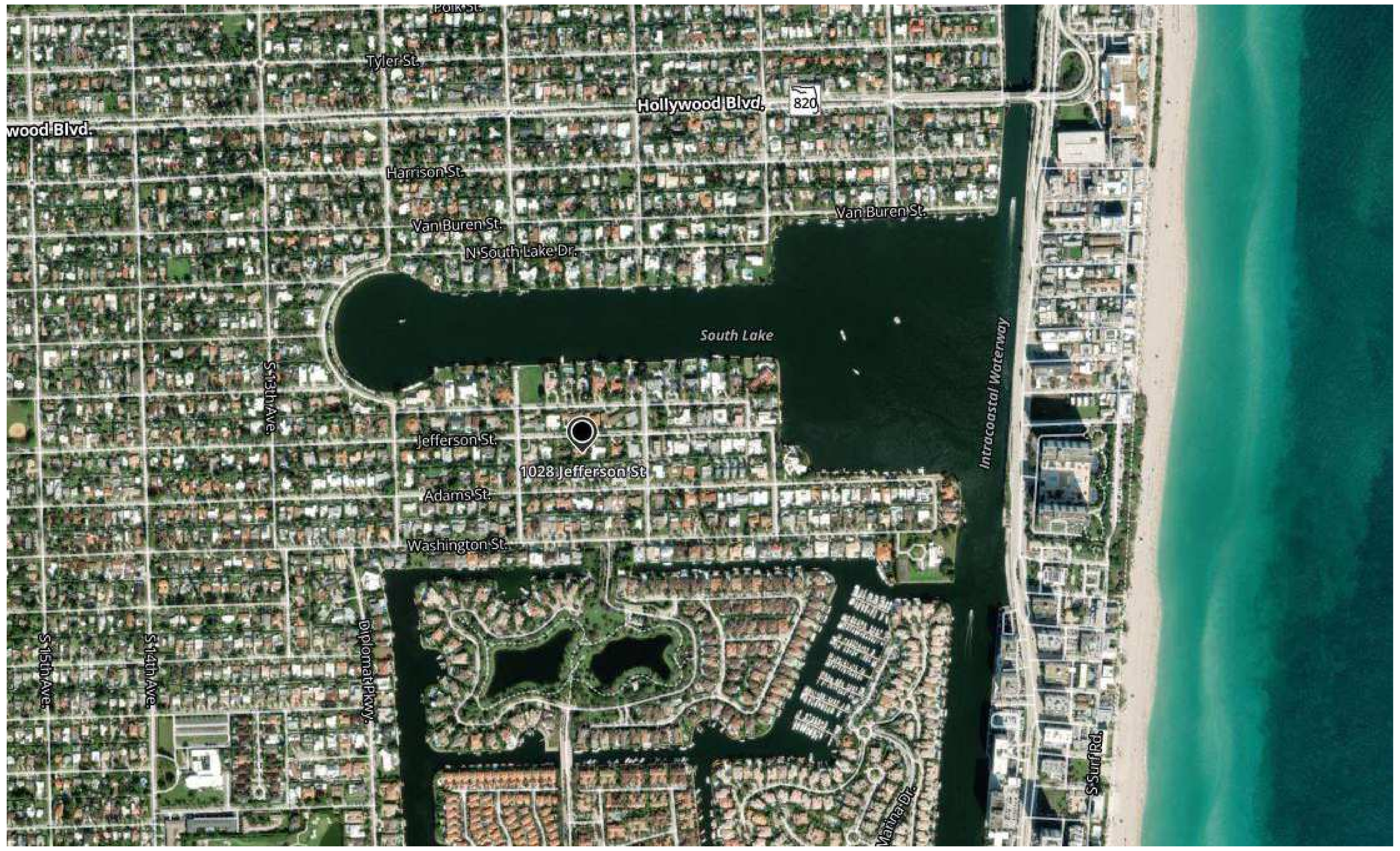
DATE

SHEET DESCRIPTION

COVER PAGE

SHEET NO.

A-000



LOCATION MAP

1028 Jeferson St Hollywood, FL 33019

ABBREVIATIONS

A	ANCHOR	HT	HEIGHT
AC	AIR CONDICIONING	HORIZ	HORIZONTAL
ACOUST	ACOUSTICAL	HB	HOSE BIBB
ACP	ACOUSTICAL CEILING PANEL	ID	INTERIOR DIMENSION
AFF	ABOVE FINISH FLOOR	INSUL	INSULATION
AHU	AIR HANDLE UNIT	INTERM	INTERMEDIATE
ALUM	ALUMINUM	JAN	JANITOR
ANOD	ANODIZE	MANUF	MANUFACTURER
BD	BOARD	MAT	MATERIAL
BFF	BELOW FINISH FLOOR	MAX	MAXIMUM
BLK'G	BLOCKING	MIN	MINIMUM
BLK	BLOCK	MTL	METAL
CEM	CEMENT	NIC	NOT IN CONTRACT
CER	CERAMIC	NEOPR	NEOPRENE
CFV	CONTRACTOR FIELD VERIFY	OD	OUTSIDE DIMENSION
CJ	CONTROL JOINT	OC	ON CENTER
CLG	CEILING	OS	OVERFLOW SCUPPERS
COL	COLUMN	PTN	PARTITION
CONC	CLOSET	PJ	PANEL JOINT
CONT	CONTINUOUS	PL	PLATE
COVER'G	COVERING	LP	LIGHT POLE
DGL	DOUBLE	PLYWD	PLAYWOOD
DIM	DIMENSION	PNL	PANEL
DTL/DTLS	DETAILS	PLAM	PLASTIC LAMINATE
DW	DISH WASHER	PT	PRESSURE TREATED
EA	EACH	REINF	REINFORCING
ETEC	ELECTRICAL	REQ'D	REQUIRED
EL	ELEVATION	RM	ROOM
ELEV	ELEVATOR	RD	ROOF DRAIN
EXH	EXHAUST	SHT	SHEET
EXIST	EXISTING	SCH	SCHEDULE
EXP	EXPANSION	SS	STAINLESS STEEL
EXT	EXTERIOR	STL	STEEL
FD	FLOOR DRAIN	STD	STANDARD
FE	FIRE EXTINGUISHER	SECT	SECTION
FIRE EXT CAB	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
FOIC	FURNISHED BY OWNER, INSTALED BY CONTRACTOR	SPEC'S	SPECIFICATIONS
		STR	STRUCTURAL
FLOUR	FLOURECENT	SC	SOLID CORE WOOD
FIN	FINISH	PH	TELEPHONE
GA	GAUGE	TEMP	TEMPERED
GWB	GYPSUM WALL BOARD	TOS	TOP OF SLAB
GYP BD	GYPSUM BOARD	VCT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VERT	VERTICAL
GS	GALVANIZED STEEL	VEST	VESTIBULE
GL	GLASS	WH	WATER HEATER
HM	HOLLOW METAL		

SYMBOL LEGEND

	CENTER LINE	0	MATERIAL TAG
PL	PROPERTY LINE		PRINCIPAL ENTRY
100a egress	WINDOWS TAG	SL. 1/4"	SLOPE TAG
101	DOOR TAG	WM	WATER METER
	DATUM FLOOR ELEV.		POLE
	BREAKLINE	P000	PLUMBING TAG
1	GRID BUBBLE TAG	1	REVISION TAG
+ELEVATION NAME	LEVEL HEAD CIRCLE		CHANGE OF ELEV.
1 SIM A101	SECTION MARK		NORTH ARROW
	CALLOUT HEAD TAG	Room name AREA	ROOM TAG
Ref Ref Ref Ref 1 A101	BUILDING ELEV. TAG	REF REF REF REF ID A101	INTERIOR ELEV. TAG
1 View Name 1/8" = 1'-0"	VIEW TITLE		

GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
2. ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
4. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
5. CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
6. CONTRACTOR MUST NOTIFY ARCHITECT/ENG. IMMEDIATELY OF ANY UNEXPECTED OR DISCOVERED CONDITIONS WHICH VARY FROM THESE KNOWN, ANY DISCREPANCIES WITH THE DRAWINGS AND/OR CONTRACT DOCUMENTS, ANY ERRORS AND OMISSIONS ON THE DRAWINGS AND/OR THE FIELD PRIOR TO BIDDING, BEFORE PROCEEDING WITH WORK AND/OR SHOP FABRICATION.
7. CONTRACTOR SHALL NOTIFY ARCHITECT/ENG. FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL AND ELECTRICAL, LANDSCAPE AND CIVIL DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED BY THE ARCHITECT BASED ON THE USE OF THE MOST EXPENSIVE METHOD OR FINISH.
8. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.
9. UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.
10. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY MATERIALS, FINISHES OR EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED AND ENFORCED BY THE CONTRACTOR.
12. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.
13. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.
14. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION, WITHIN THE BUILDING'S CONSTRUCTION AS REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IF SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR OR SUBCONTRACTORS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIALS REQUESTED FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.
15. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
16. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE RETARDANT.
17. ALL PIPING SHALL BE SLEEVED THROUGH SLABS. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A U.L. APPROVED FIRE RESISTIVE "THERMAFIBER" GLASS FIBER SAFING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR OR AS DETAILED ON DRAWINGS. PROTRUSIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL.
18. ALL SHAFTS, SHALL BE 1-HOUR RATED WITHOUT EXCEPTION, U.L. DESIGN NO. U-465 OR APPROVED SIMILAR AND SHALL CONTINUE AS SUCH TO UNDERSIDE OF ROOF DECKING.
19. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
20. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND SHALL BEAR THE REVIEW STAMP, DATE AND SIGNATURE OF THE CONTRACTOR BEFORE SUBMITTAL TO THE ARCHITECT AND OR ENGINEER.
21. SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.
22. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE
23. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.
24. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK OR 'BY OTHER' ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.
25. IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
26. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE. NOTIFY ARCHITECT/ENG. AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.
27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.
28. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH ARCHITECT.
29. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECT/ENG. UNLESS NOTED ON PLANS.
30. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.
31. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE WALLS, DOORS, ETC. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.
32. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF RECORD DRAWINGS ("AS BUILT") ALONG WITH THE WRITTEN GUARANTEES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.
33. NO EXISTING FACILITY SHALL BE OCCUPIED DURING REMODELING OR RENOVATION UNLESS ALL EXISTING EXITS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LIEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.
34. CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION OR CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO PAVING AND LANDSCAPING OF THE PROPOSED STAGING AREA TO INSURE PROPER DRAINAGE AND TO RETURN THEM TO THEIR ORIGINAL EXISTING CONDITION.
35. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.
36. IF THE NORMAL WORK FLOW OF AN INTERIOR AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE, AND PROPER REQUESTS MADE PRIOR TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO COMMENCEMENT OF SUCH WORK.
37. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.
38. CONTRACTOR SHALL AVOID INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING. CONTRACTOR SHALL COORDINATE WITH OWNER'S SECURITY PROGRAM METHODS TO AVOID UNAUTHORIZED ENTRY, VANDALISM AND THEFT.
39. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.
40. ALL ROOFING, DECKING, WATERPROOFING, FLASHING TO COMPLY WITH ALL REQUIREMENTS UNDER SECTION 1519.16 OF THE FLORIDA BUILDING CODE. INSTALLATION TO BE DONE UNDER SEPARATE ROOF SUBPERMIT, AND ALL NOA MUST BE SUBMITTED FOR APPROVAL. WATERPROOFING MEMBRANE AS PER VULKEM 350NF/EPOXY PRIMER - VULKEM 350NF/351 OR APPROVED EQUAL.
41. CONTRACTOR TO VERIFY SOIL VALUES AND CAPACITIES IN REFERENCE TO SOIL TEST AND STRCUTRAL PLANS
42. CONTRACTOR TO COORDINATE ELEVATOR REQUIREMENTS WITH ELEVATOR SELECTION

RAIN WATER NOTES

ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN, IF APPLICABLE

O.S.F.H. -(OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.
S.F.H. -(SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER.
LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT). AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS 11C-3,11C-4,11C-5. GARAGE OR STORAGE (SFHA,OSHA(11C-5-F)- FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGN TO PRECLUDE FINISHED LIVING
SPACE EXCEPT ALLOWABLE USES I.E.PARKING,LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGN TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.
DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT AND MEET THE FOLLOWING CRITERIA:
(1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MORE HIGHER THAN ONE(1) FOOT ABOVE GRADE.
(2) THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONDITIONED.

STAIRS NOTES

1. CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26".
2. THE HEIGHT OF RISER IS NOT MORE THAN 7.75".
3. HEADROOM IS AT LEAST 6'-8".
4. TREADS SHOULD HAVE A MIN. DEPTH OF 10".
5. ALL TREAD ARE IDENTICAL.
6. MANUFACTURED STAIRS: ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION. UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.

GARAGE NOTES

1. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1"X3" FURRING STRIP @16" O.C., 5D CEMENT-COATED OR RING SHACKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS, OR BLOWN-IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11 AS PER F.B.C
2. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"X4" WOOD STUDS OR 1"X3" FURRING STRIPS NAILED WITH 6D COOLER NAILS 7" O.C. WITH END JOINTS ON NAILING MEMBERS. PROVIDE 3-1/2" BATT INSULATION WITHIN FRAME AS PER F.B.C
3. PROVIDE SIGN @ GARAGE DOOR "DANGER DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL", 1/2" MIN. LETTERS REQUIRED AS PER F.B.C 4. PROVIDE 2"X6" P.T. WOOD JAMB BOLTED TO CONC. COLUMN WITH 1/2" DIA. x 6" ANCHOR BOLTS @24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
5. PROVIDE SCREENED VENTILATION IN GARAGE. VENTS AREA TO BE WITHIN 12" OF FIN. FLOOR.
6. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER F.B.C.
7. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION 7.00' NGVD MUST BE FLOOD-RESISTANT MATERIAL. AS PER FEMA TECHNICAL BULLETIN NFIP-ACCEPTABLE/CLASS-4

MEAN OF ESCAPE NOTE

ALL EGRESS WINDOWS TO COMPLY W/ FBC 2020. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 S.Q FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR, THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED

TERMITE PROTECTION

R318.1 TERMITE PROTECTION.
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE AS PER FBC

BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) OVER THE FIXTURE AND AT THE FRONT CLEARANCE AREA FOR FIXTURES
A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) ABOVE A MINIMUM AREA 30 INCHES (762 MM) BY 30 INCHES (762 MM) AT THE SHOWERHEAD.

DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET (0.84 M2) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS.

FLOOR PLAN NOTES

1. SHOWER ENCLOSURE SAFETY GLASS CAT.II. TILE IMPERVIOUS FINISH UP TO 80" A.F.F.

2. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. R307.2
BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2

3. FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS

4. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL REJECT A 6" SPHERE
REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY CITY OF **HOLLYWOOD**
ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.
GUARDRAIL RESISTANT TO 400# LAT PEDUL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1- FBC2020 1618.4.6.3

5. WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED. SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.

ELEVATION NOTES

1. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS FOR RAILINGS. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. GUARDRAIL RESISTANT TO 400# LAT PENDUL IMPACT (BY OTHERS)

2. ALL WINDOWS AND DOORS IMPACT RESISTANT, BY SEPARATE PERMIT W/ PRODUCT APPROVAL FOR ALL WINDOWS AND DOORS ARE REQUIRED TO BE REVIEWED AND SIGNED APPROVED BY THE DESIGNER OF RECORD

3. ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED PERMIT.

4. THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500

5. ALL WINDOWS WILL BE TINTED

6. REFER TO STRUCTURAL PLANS FOR SLAB DEPRESSION DETAILS, TYP.

POOL BARRIER; ALARM NOTES

WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY: REQUIREMENTS RELATING TO POOL SAFETY FEATURES:
ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING W/ UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FT. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES THE ALARM SHALL BE EQUIPPED W/ A MANUAL MEANS TO TEMPORARY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST NOT MORE THAN 15 SECOND. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 IN ABOVE THRESHOLD OF THE DOOR SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48" OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS OR HIGHER W/ A COUNTER BENEATH.
SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.
ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE W/ POSITIVE MECHANICAL LATCHING/ LOCKING INSTALLED A MINIMUM OF 54" ABOVE THE THRESHOLD WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

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REVISIONS

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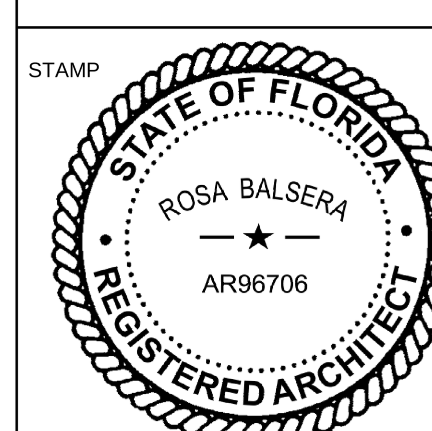


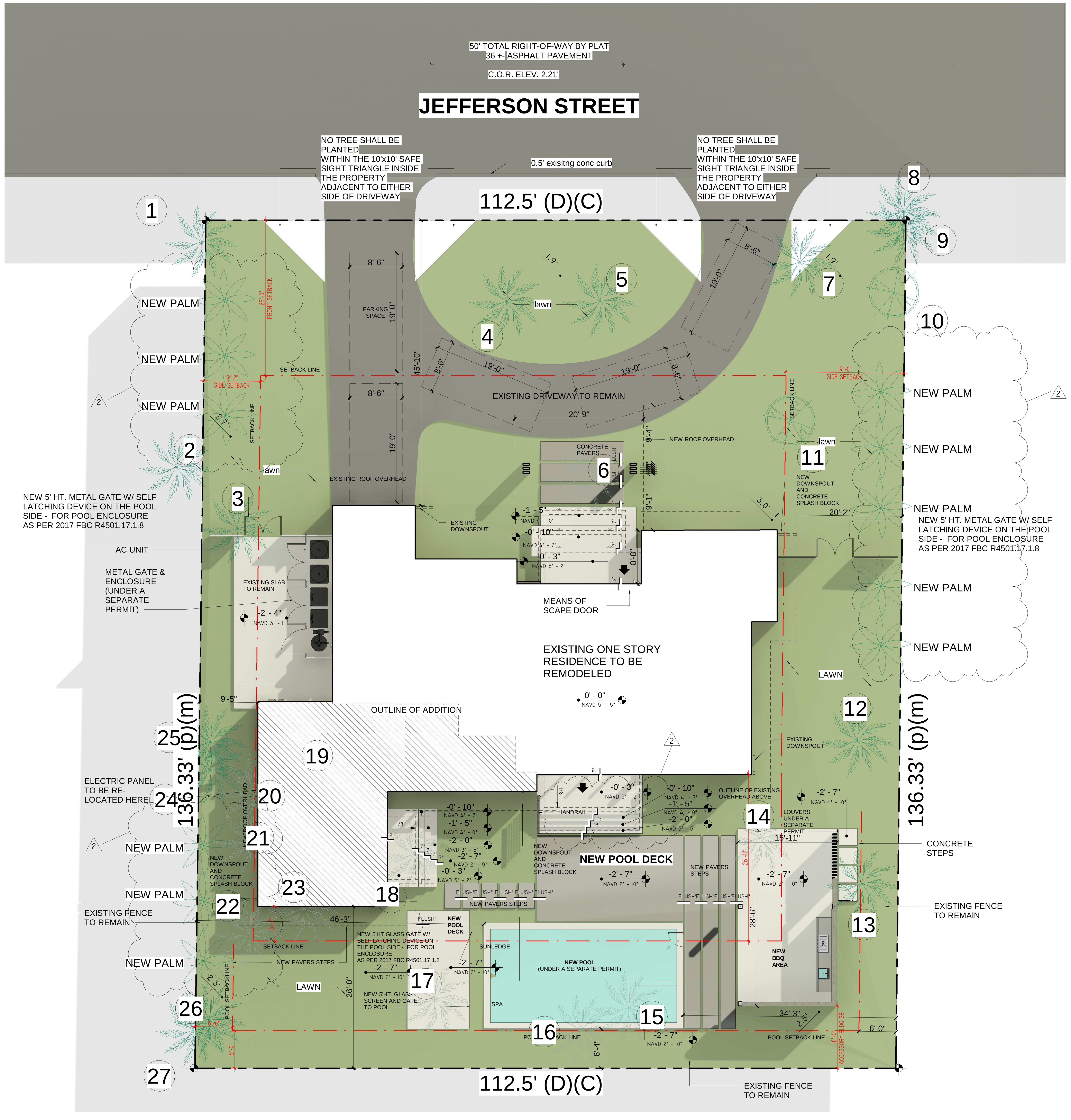
DATE

SHEET DESCRIPTION

GENERAL NOTES

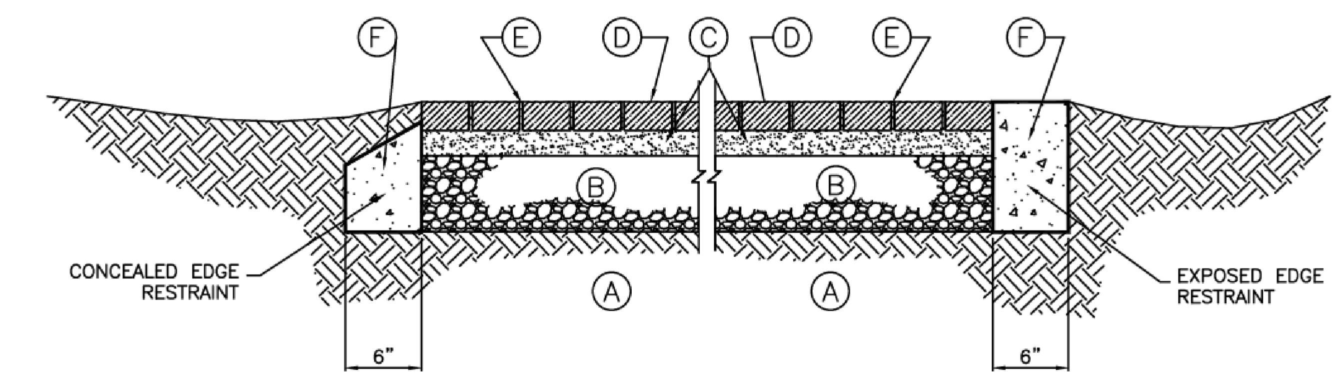
SHEET NO.

A-001



TREE TABULATION					
No.	NAME	TRUNK (Diameter)	CANOPY (Radius)	HEIGH	
1	COCONUT TREE	1.00'	11'	18'	REMAIN
2	COCONUT TREE	0.80'	13'	16'	REMAIN
3	COCONUT TREE	0.50'	8'	12'	REMAIN
4	PALM TREE	1.00'	10'	14'	REMAIN
5	PALM TREE	1.00'	10'	14'	REMAIN
6	PALM TREE	0.90'	6'	7'	REMOVE
7	PALM TREE	1.80'	6'	14'	REMAIN
8	PALM TREE	1.90'	10'	12'	REMAIN
9	PALM TREE	1.00'	10'	16'	REMAIN
10	OAK TREE	8.00'	40'	30'	REMAIN
11	KIGELIA TREE	2.00'	21'	18'	REMAIN
12	PALM TREE	1.40'	12'	26'	REMAIN
13	PALM TREE	1.40'	12'	26'	REMAIN
14	TWO PALMS TREES	1.50'	9'	13'	REMOVE
15	PALM TREE	1.40'	15'	30'	REMOVE
16	PALM TREE	0.80'	8'	12'	REMOVE
17	PALM TREE	1.50'	15'	30'	REMOVE
18	FOUR PALMS TREES	2.00'	7'	8'	REMOVE
19	THREE PALMS TREES	3.00'	11'	10'	REMOVE
20	PALM TREE	1.50'	15'	30'	REMOVE
21	PALM TREE	1.30'	12'	12'	REMOVE
22	PALM TREE	1.20'	13'	14'	REMOVE
23	THREE PALMS TREES	3.00'	13'	14'	REMOVE
24	PALM TREE	0.90'	8'	14'	REMAIN
25	PALM TREE	0.90'	8'	14'	REMAIN
26	PALM TREE	1.00'	13'	20'	REMAIN
27	PALM TREE	1.00'	13'	20'	REMAIN

REPLACEMENT OF 11 NEW PALMS WILL BE PLACED WITH AN 8' CLEAR TRUNK



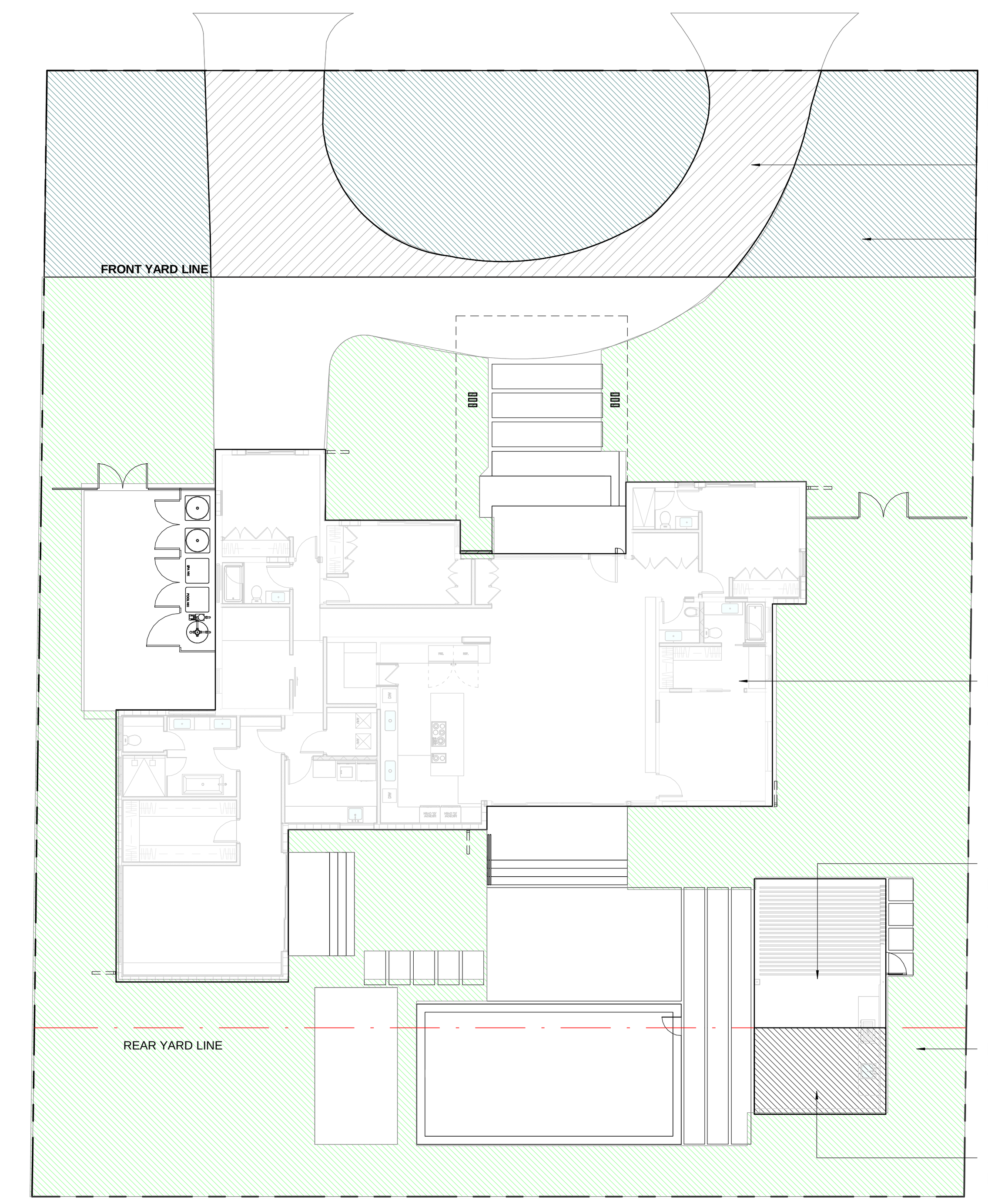
LEGEND:

A. SUITABLE SUBGRADE (SEE NOTE NO. 1)
B. LIMEROCK BASE COMPACTED TO A MIN. OF 98% OF MAX. DENSITY AS DEFINED BY AASHTO T-180 MINIMUM THICKNESS REQUIRED:
6" IN THE PUBLIC RIGHT OF WAY
4" ON PRIVATE PROPERTY
C. SAND BEDDING COURSE, 2" TYPICAL.
D. CONCRETE SEGMENTAL PAVING UNITS
E. JOING-FILLING SAND
F. 3,000PSI CONCRETE @CONTINUOUS EXPOSED EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY.

LIMITATIONS:

1. LIGHT TRAFFIC AND DOMESTIC USE ONLY. HEAVIER TRAFFIC OR UNSUITABLE SOIL CONDITIONS REQUIRE SPECIAL PAVEMENT STRUCTURE AND THICKNESS DESIGN.
2. SURFACE DRAINAGE: RECOMMENDED MINIMUM GRADE OF 2% TO SWALE PERVIOUS AREA.
3. THIS IS A NON-STANDARD TYPE OF DRIVEWAY CONSTRUCTION AND AN AFFIDAVIT IS REQUIRED FROM THE OWNER FOR WORK IN PUBLIC RIGHT OF WAY OR EASEMENT.

CONCRETE PAVER DETAIL



YARD: A SPACE ON THE SAME PLOT WITH A STRUCTURE OR USE, OPEN AND UNOBSTRUCTED FROM THE GROUND TO THE SKY EXCEPT BY ENCROACHMENTS SPECIFICALLY PERMITTED IN THESE REGULATIONS. YARD MEASUREMENTS SHALL BE THE MINIMUM HORIZONTAL DISTANCES. YARDS SHALL EXTEND AND BE MEASURED PERPENDICULAR AND INWARD FROM THE RESPECTIVE PLOT LINES. THE TERM YARD INCLUDES THE TERM SETBACK, AND THESE TERMS ARE SYNONYMOUS. WHEN THE TERM YARD IS USED IT SHALL MEAN THE MINIMUM REQUIRED YARD OR SETBACK.

YARD, FRONT. A YARD EXTENDING ACROSS THE FULL WIDTH OF THE PLOT ALONG THE FRONT PLOT LINE FROM SIDE PLOT LINE TO SIDE PLOT LINE.

YARD REAR. A YARD EXTENDING ACROSS THE FULL WIDTH OF THE PLOT ALONG THE REAR PLOT LINE FROM SIDE PLOT LINE TO SIDE PLOT LINE.

2 **AREA PLAN**
1/16" = 1'-0"

PARKING SPACES

2 PARKING SPACES FOR THE FIRST 2000 SF OF UNDER AIR LIVING AREA. THEN ONE EVERY 500 SF WITH A CAP AT 5.

LIVING AREA 3160 SF
3160 SF -2000 SF =1160 SF
1160/500 SF=2.32

5 PARKING SPOTS PROVIDED

CONSTRUCTION TYPE

TYPE II B CONSTRUCTION

SEPARATE PERMITS

POOL, BBQ AREA, ROOF, WINDOWS & DOORS, FENCE.

APPLICABLE CODES

FLORIDA BUILDING CODE 2023 EDITION
FLORIDA RESIDENTIAL CODE 2023
NATIONAL ELECTRICAL CODE 2023
FLORIDA PLUMBING CODE 2023
FLORIDA MECHANICAL CODE 2023
FLORIDA ENERGY CODE 2023

SCOPE OF WORK

1. ADDITION TO A 1 STORY SINGLE FAMILY RESIDENCE

AREA TALLY

A/C GROUND FL - EXISTING	2222.40 SF
A/C GROUND FL - NEW	937.60 SF
A/C TOTAL	3160 SF
PERCENTAGE OF INCREASE	29.67 %
ENTRY / PORCH STRUCTURE	572 SF
PERGOLA	453 SF
DECK AREA	867 SF

LANDSCAPE	
OPEN SCAPE 20% - FRONT YARD FRONT YARD AREA PERVIOUS LANDSCAPE FRONT YARD AREA:	2814.46 SF (20% = 562.89 sf) 1973.04 SF (1973.04 sf > 562.89 sf)
OPEN SCAPE 20% - REST OF PROPERTY REST OF LOT YARD AREA: PERVIOUS LANDSCAPE REST YARD AREA:	12489 SF (20% = 2,497.8 sf) 5790 SF 5790 SF > 2,497.8 SF

ZONING INFORMATION

CITY OF HOLLYWOOD
ART. 4 - SCHEDULE OF DISTRICT, USE AND SETBACK REGULATIONS
SECTION 4.1 - SINGLE FAMILY DISTRICT
ZONING DISTRICT - RS-6

BUILDING SET BACK	REQUIRED	PROVIDED
FRONT SETBACK	25'-0"	45'-10"
REAR SETBACK	20'-0"	26'-0"
SIDES SETBACK	SUM = 25% LOT WIDTH = 28.125'	9'-5" + 20'-2" = 29'-7"
POOL SETBACK	6' - 0"	34'-3" FROM SIDE & 6'-4" REAR
ACCESSORY BLDG SB (EQ POOL)	6'- 0" (use or str. similar to the proposed)	9'-7" FROM SIDE & 10'-0" REAR
LOT OCUPATION		
ACCESSORY BLDG FLOOR AREA	max 30% of floor area = 3160.47 sf x 0.3 = 949.14 sf max 30% of rear yard = 2300 sf x 0.3 = 690 sf	453.63 sf total 166.13 sf rear yard
FRONT LANDSCAPE PERVIOUS AREA	MIN 20% of front yard = 2814.46 sf x 0.2 = 562.89 sf	1973.04 sf

SITE DESCRIPTION

LEGAL DESCRIPTION

ADDRESS: 1028 JEFERSON ST HOLLYWOOD, FL 33019
LOT: THE WEST 25 FT OF LOT 22, ALL OF LOT 23 AND THE EAST 37.5 FT OF LOT 24 BLOCK: 55 PLAT BOOK: 1 PAGE: 32

HIGHEST CROWN OF ROAD ELEVATION: 2' - 4" FLOOD ZONE: AE
AVERAGE OF CROW OF ROAD ELEVATION: 2' - 3" BASE FLOOD: 7.0'

ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:
SURVEYOR'S NAME: MIGUEL ESPINOSA PLS LIC.: 5101 FIELD WORK DATE: 11/20/2024

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
PROPOSED			
MINIMUM			

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (11C3-3D3)

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SKOLNIK RESIDENCE

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Owner

REVISIONS

1	CITY COMMENT	03-25-25
2	CITY COMMENT	05-22-25

STAMP

STATE OF FLORIDA
ROSA BALSERA
AR96706
REGISTERED ARCHITECT

DATE

SHEET DESCRIPTION

SITE PLAN

SHEET NO.

A-100

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SHEET DESCRIPTION

SITE PHOTOS - EXISTING HOUSE

SHEET NO.

A-100.1

HOUSE RENDERING ON SITE WITH ADJACENT PROPERTIES

LEFT NEIGHBOR PROPERTY

RIGHT NEIGHBOR PROPERTY

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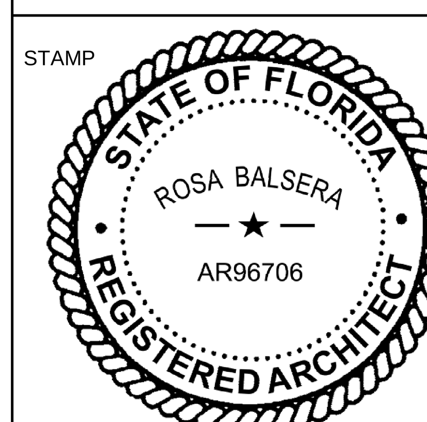


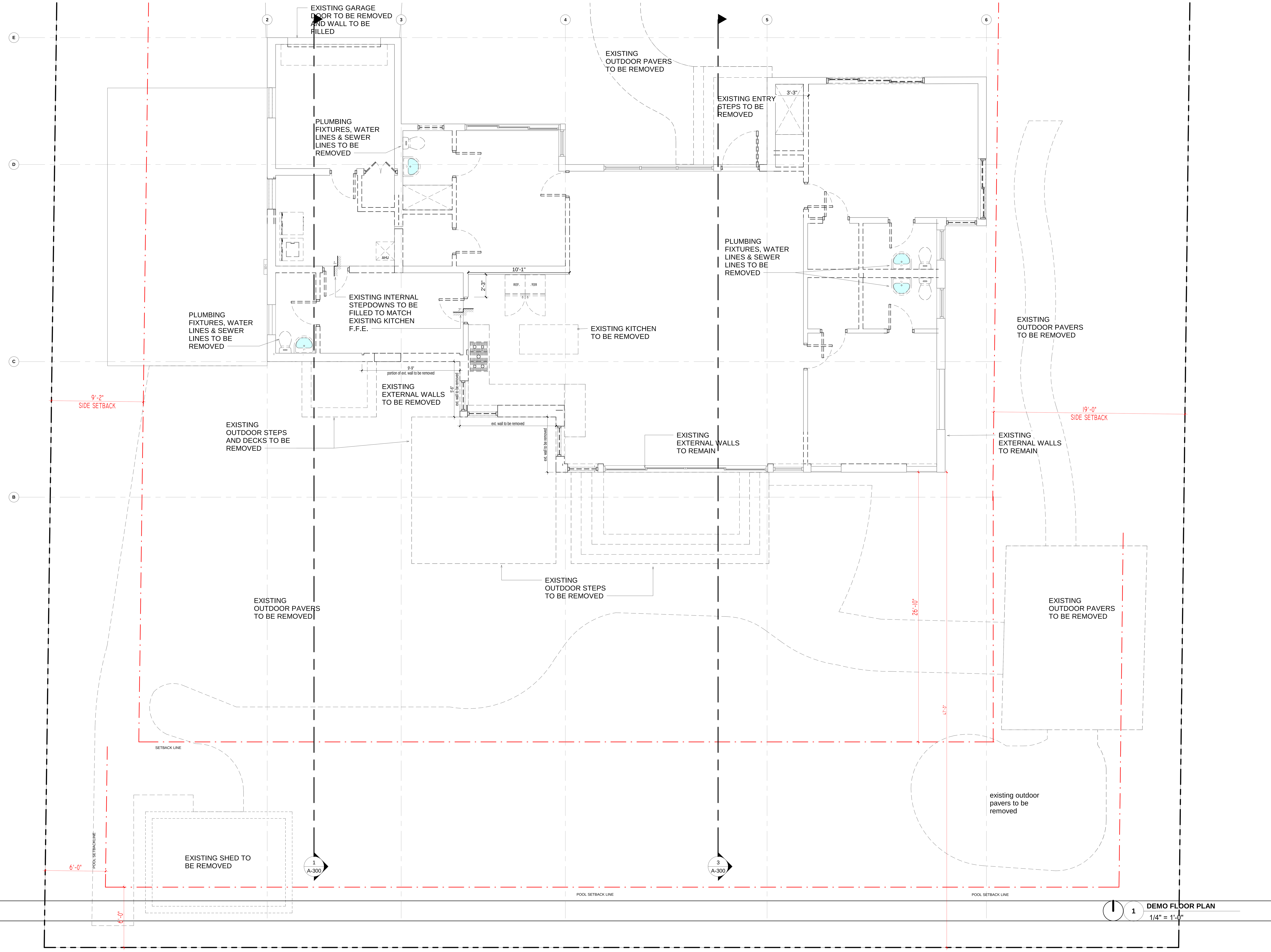
DATE

SHEET DESCRIPTION

SITE PHOTOS - ADJACENT HOUSES

SHEET NO.

A-100.1A



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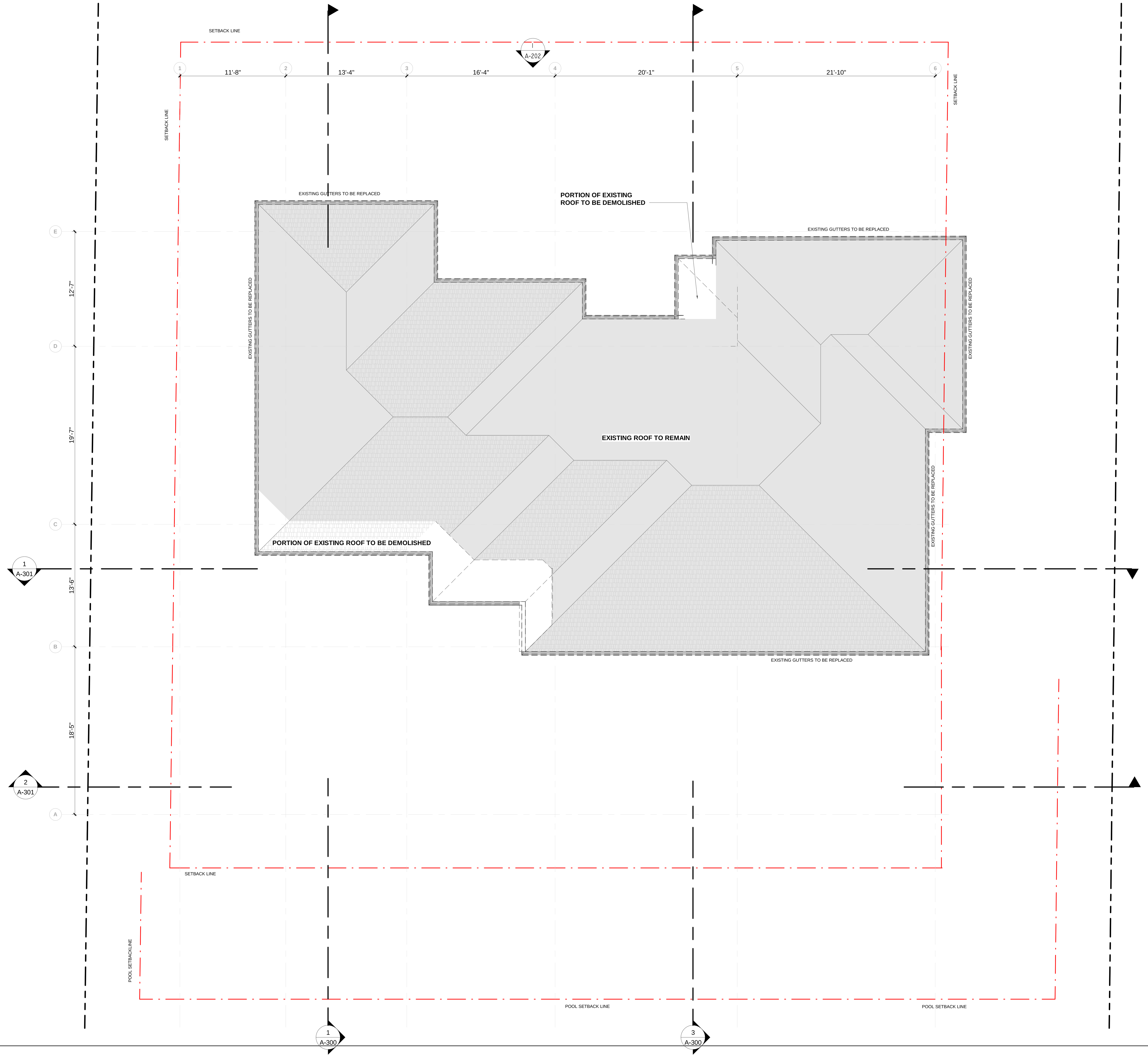
SHEET DESCRIPTION

FIRST FLOOR DEMOLITION PLAN

SHEET NO.

A-100.2



1 ROOF DEMOLITION PLAN
3/16" = 1'-0"

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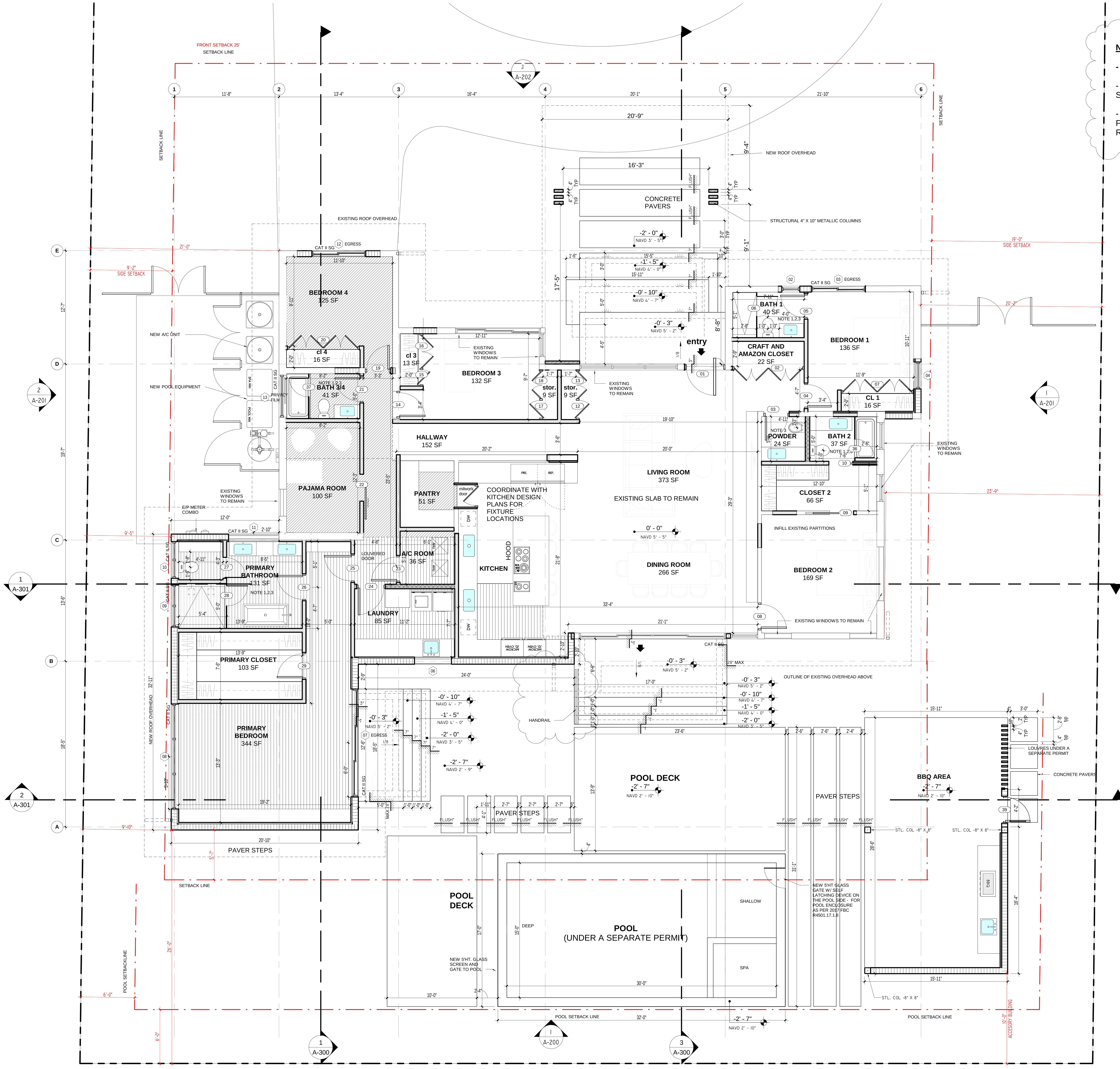
SHEET DESCRIPTION
ROOF DEMOLITION PLAN

SHEET NO.
A-100.3



NOTES:

- ALL EXISTING DIMENSIONS TO BE CONFIRMED ON SITE.
- SHOWER AND BATHTUB ENCLOSURE SHALL COMPLY WITH FBCR 2023 – SECTIONS 308.4.5 AND 2708.
- FLAME SPREAD AND SMOKE-DEVELOPED INDEXES FOR WALL AND CEILING FINISHES SHALL BE IN ACCORDANCE WITH SECTIONS R302.9.1 THROUGH R302.9.4.

2

INTERNAL FLOOR LEGEND

INTERNAL SLABS TO BE FILLED TO MATCH EXISTING KITCHEN F.F.E.

NEW SLAB

WALL LEGEND

3 5/8" - 25 ga. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).

6" - 25 ga. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).

NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

NEW 8" C.M.U WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

EXISTING WALL TO REMAIN

1 **FIRST FLOOR PLAN**
3/16" = 1'-0"

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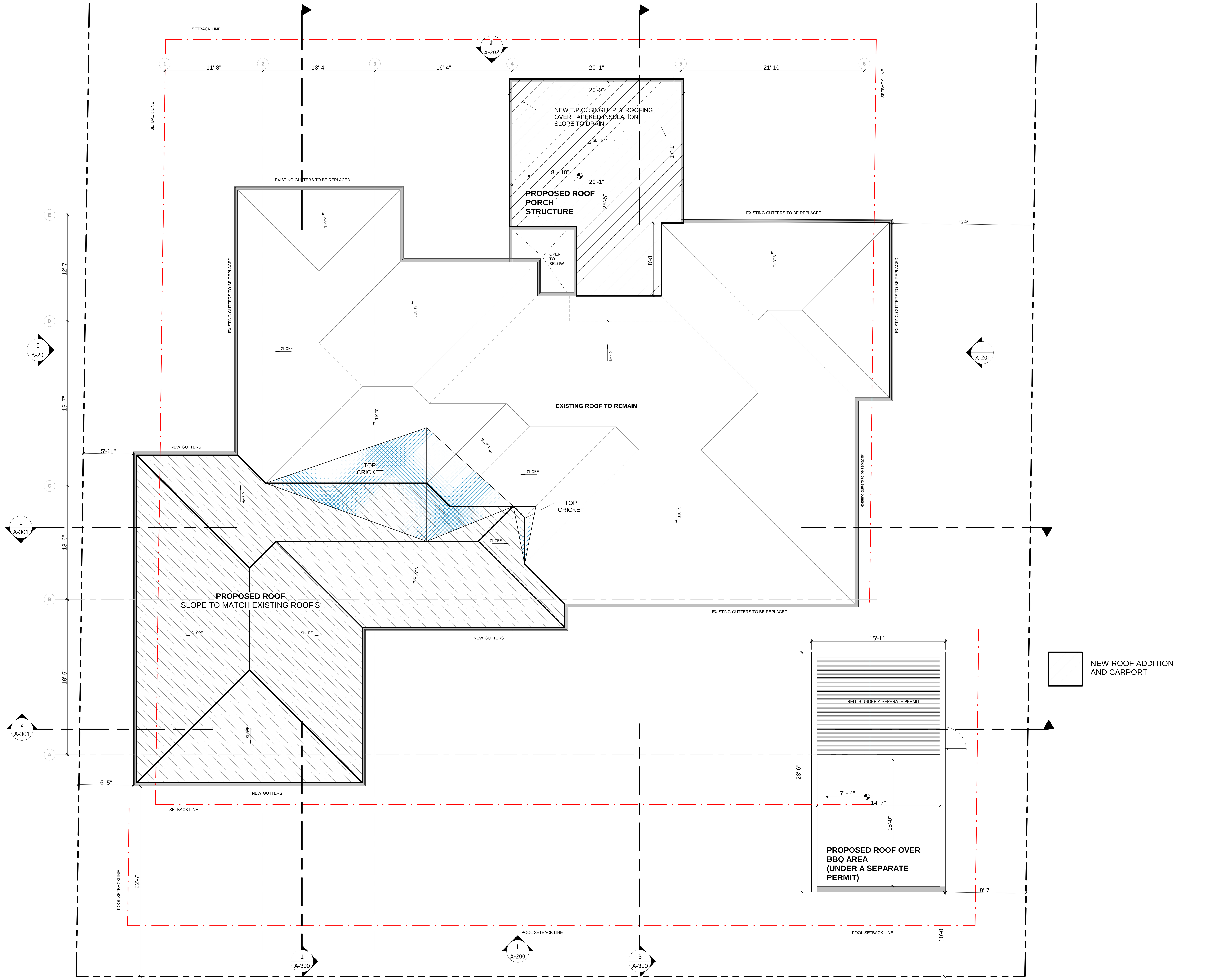
SHEET DESCRIPTION

FIRST FLOOR PLAN

SHEET NO.

A-101



ROOF PLAN
3/16" = 1'-0"

ROSA
BALSERA
ARCHITECT, LLC
rbalsera05@gmail.com
206-419-7978
500 BAYVIEW DR. #221
SUNNY ISLES BEACH, FL 33160

SKOLNIK RESIDENCE

1028 Jeferson St Hollywood, FL 33019

Owner

REVISIONS

1	CITY COMMENT	03-25-25

STAMP

STATE OF FLORIDA
ROSA BALSERA
AR96706
REGISTERED ARCHITECT

DATE

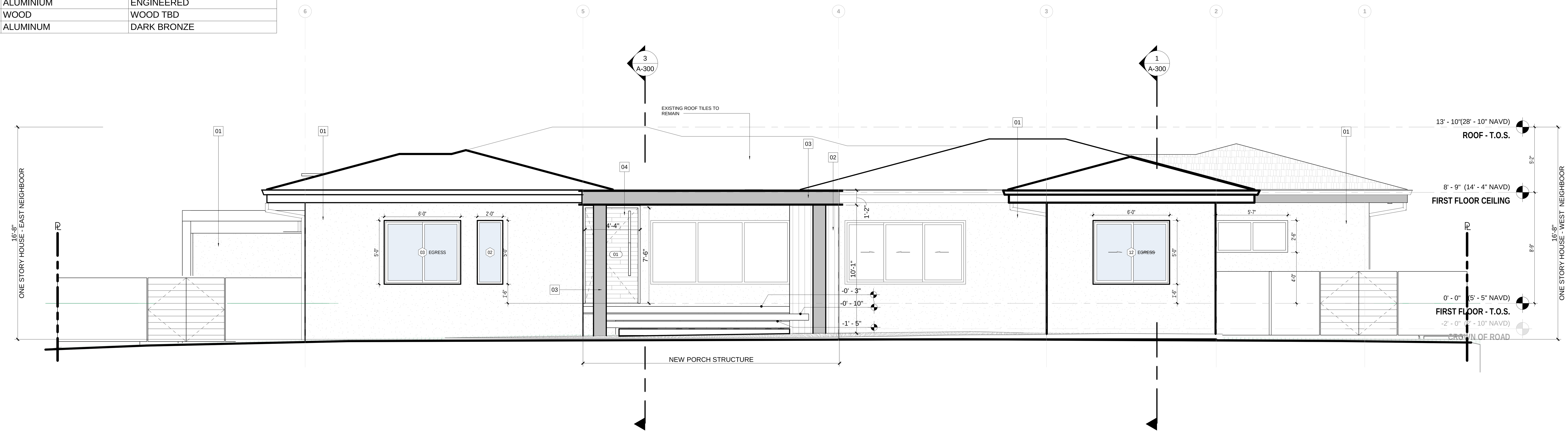
SHEET DESCRIPTION

ROOF PLAN

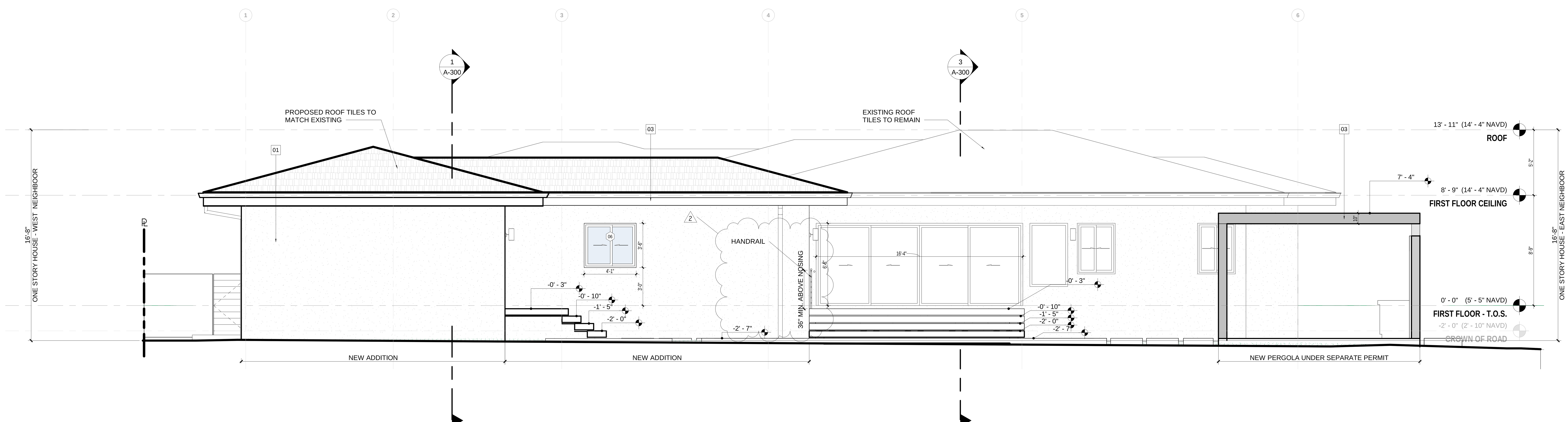
SHEET NO.

A-103

FINISH MATERIALS		
Material: Mark	Material: Name	Material: Description
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	STONE TBD	STONE TBD
03	ALUMINIUM	ENGINEERED
04	WOOD	WOOD TBD
07	ALUMINUM	DARK BRONZE



2 FRONT (NORTH)
1/4" = 1'-0"



1 BACK (SOUTH)
1/4" = 1'-0"

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SKOLNIK RESIDENCE

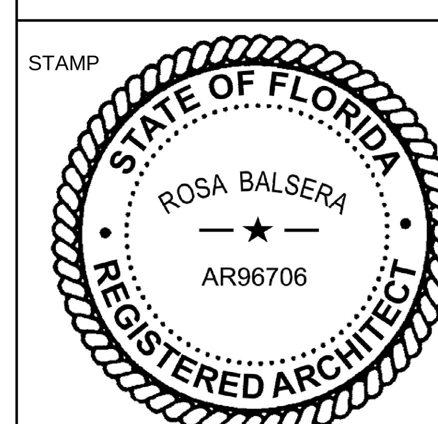
1028 Jeferson St Hollywood, FL 33019

Owner

REVISIONS

2	CITY COMMENT	05-22-25

STAMP



DATE

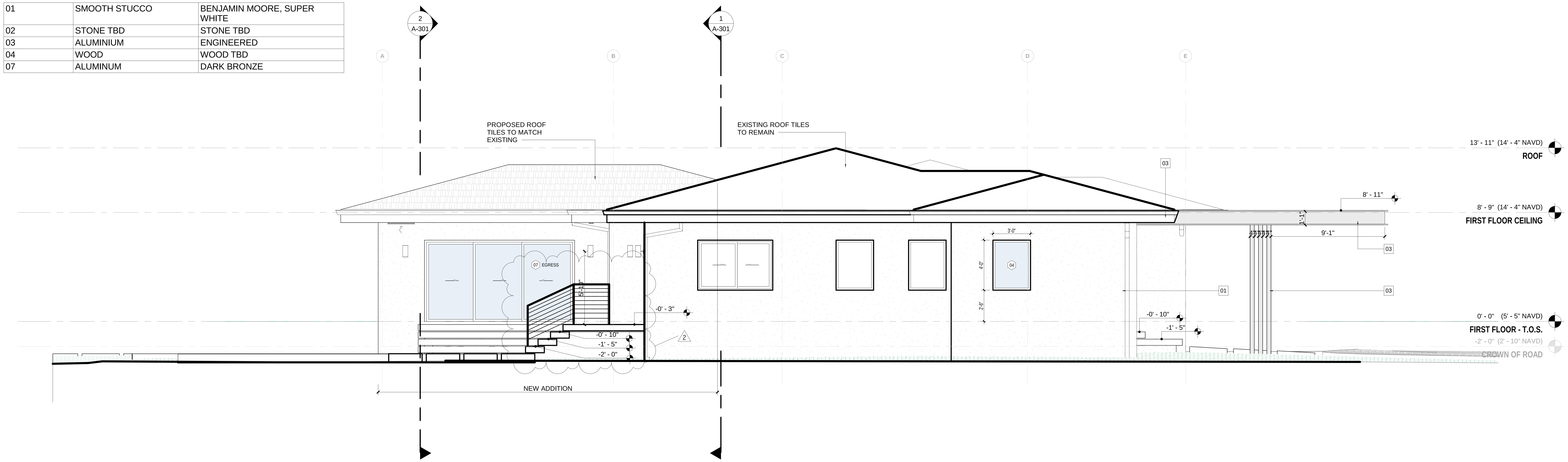
SHEET DESCRIPTION

ELEVATIONS

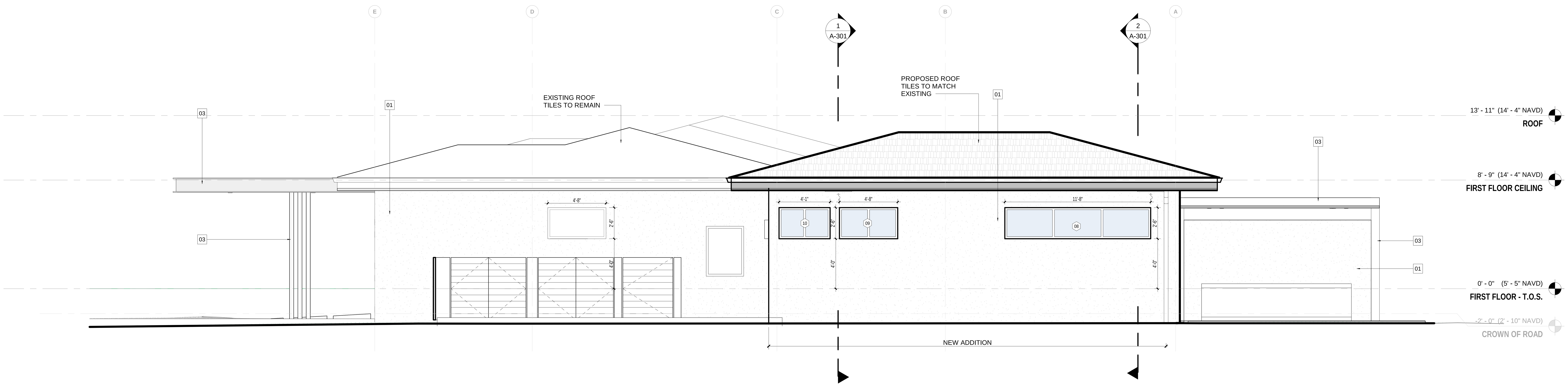
SHEET NO.

A-200

FINISH MATERIALS		
Material: Mark	Material: Name	Material: Description
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	STONE TBD	STONE TBD
03	ALUMINIUM	ENGINEERED
04	WOOD	WOOD TBD
07	ALUMINUM	DARK BRONZE



1 SIDE EAST
1/4" = 1'-0"



2 SIDE WEST
1/4" = 1'-0"

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SKOLNIK RESIDENCE

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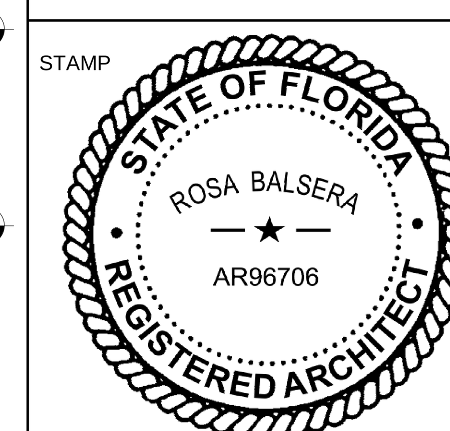
Owner

REVISIONS

2	CITY COMMENT	05-22-25

STAMP



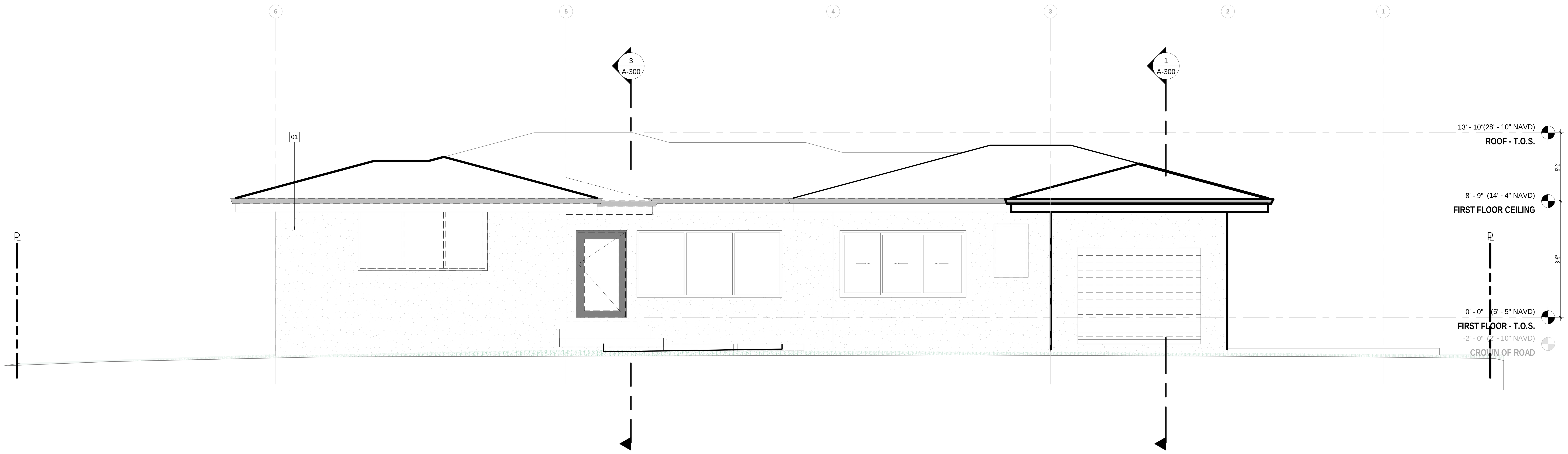
DATE

SHEET DESCRIPTION

ELEVATIONS

SHEET NO.

A-201



1 **FRONT EXISTING**
1/4" = 1'-0"

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SUNNY ISLES BEACH, FL 33160

SKOLNIK RESIDENCE
1028 Jeferson St Hollywood, FL 33019

Owner

REVISIONS

2	CITY COMMENT	05-22-25

STAMP

STATE OF FLORIDA
ROSA BALSERA
AR96706
REGISTERED ARCHITECT

DATE

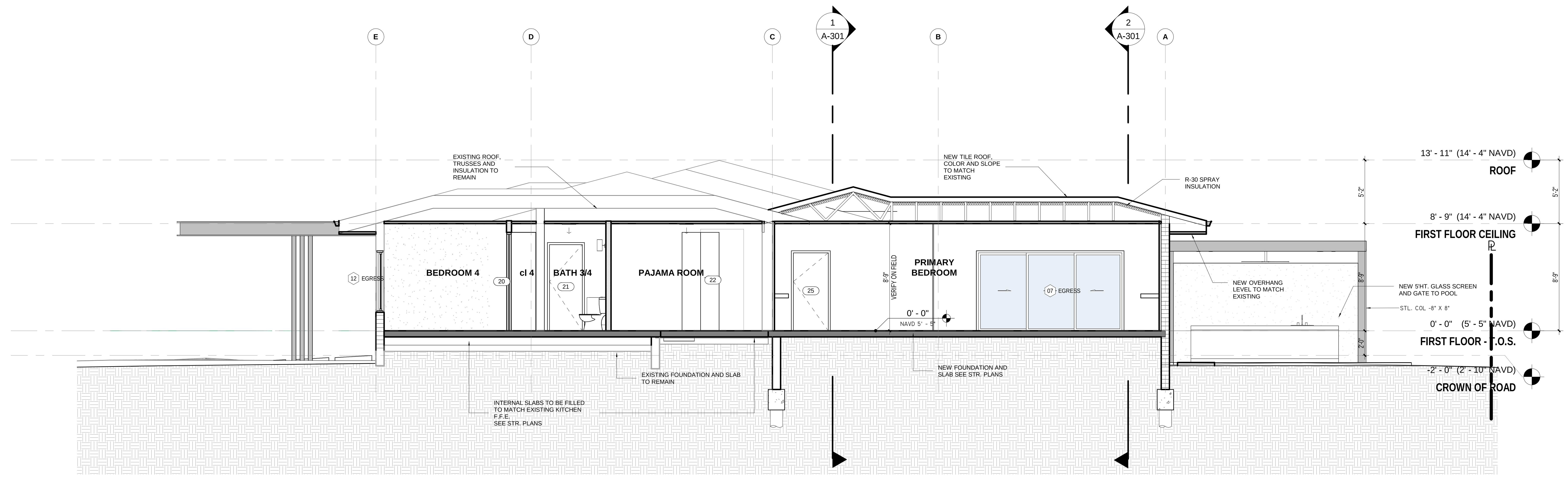
SHEET DESCRIPTION

ELEVATION EXISTING

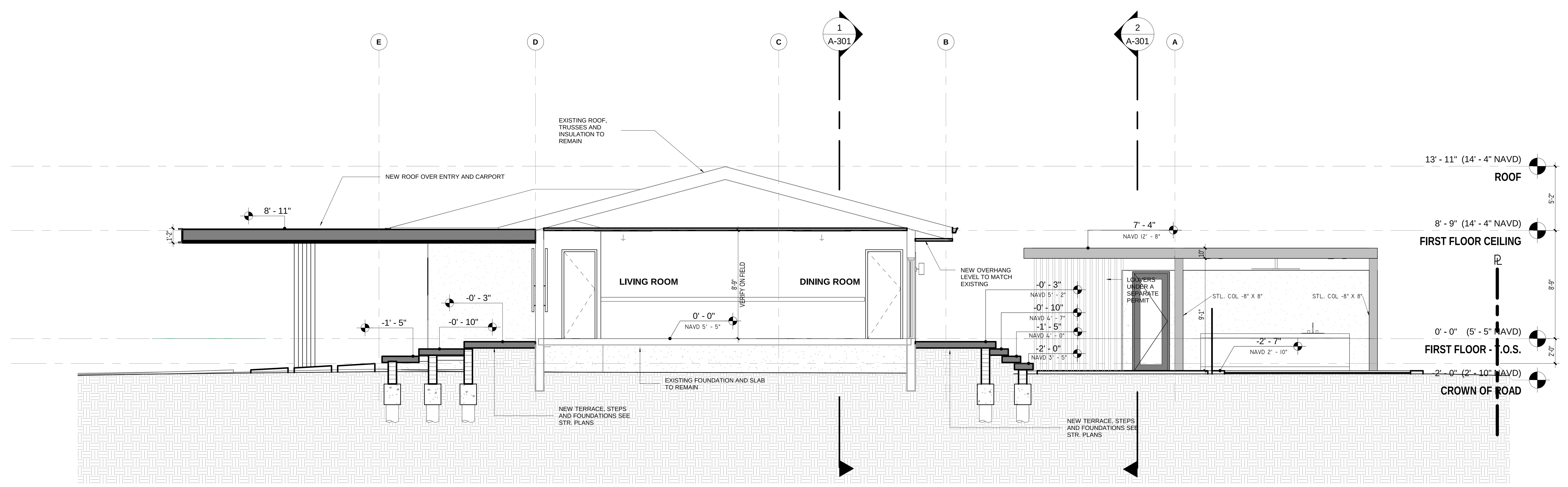
SHEET NO.

2

A-202



1 **Section 1**
3/16" = 1'-0"



3 **Section 3**
3/16" = 1'-0"

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SUNNY ISLES BEACH, FL 33160

SKOLNIK RESIDENCE

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Owner

REVISIONS

STAMP

STATE OF FLORIDA
ROSA BALSERA
AR96706
REGISTERED ARCHITECT

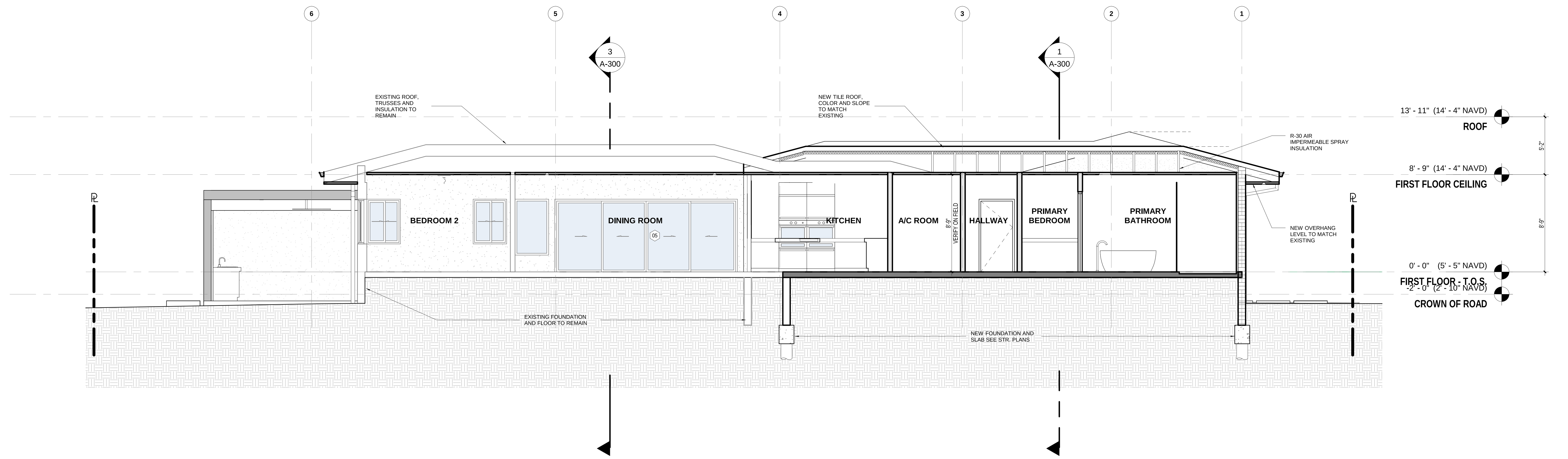
DATE

SHEET DESCRIPTION

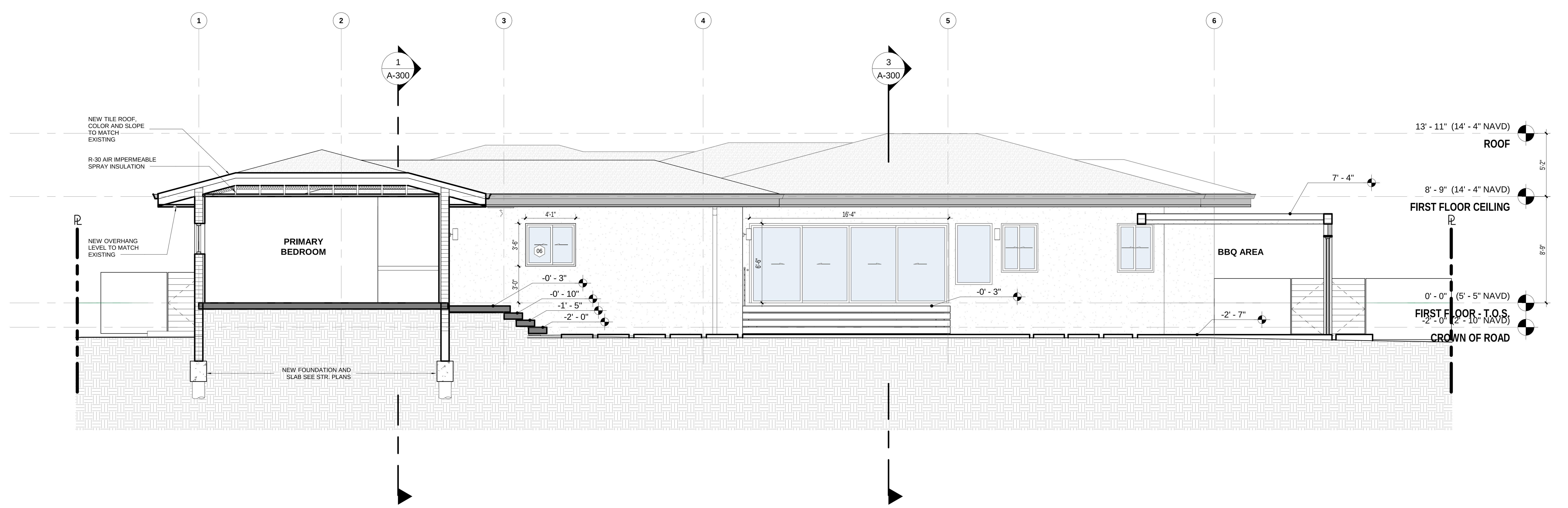
SECTIONS

SHEET NO.

A-300



1 Section 3.
3/16" = 1'-0"



2 Section 4
3/16" = 1'-0"

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SUNNY ISLES BEACH, FL 33160

SKOLNIK RESIDENCE

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Owner

REVISIONS

STAMP

STATE OF FLORIDA
ROSA BALSERA
AR96706
REGISTERED ARCHITECT

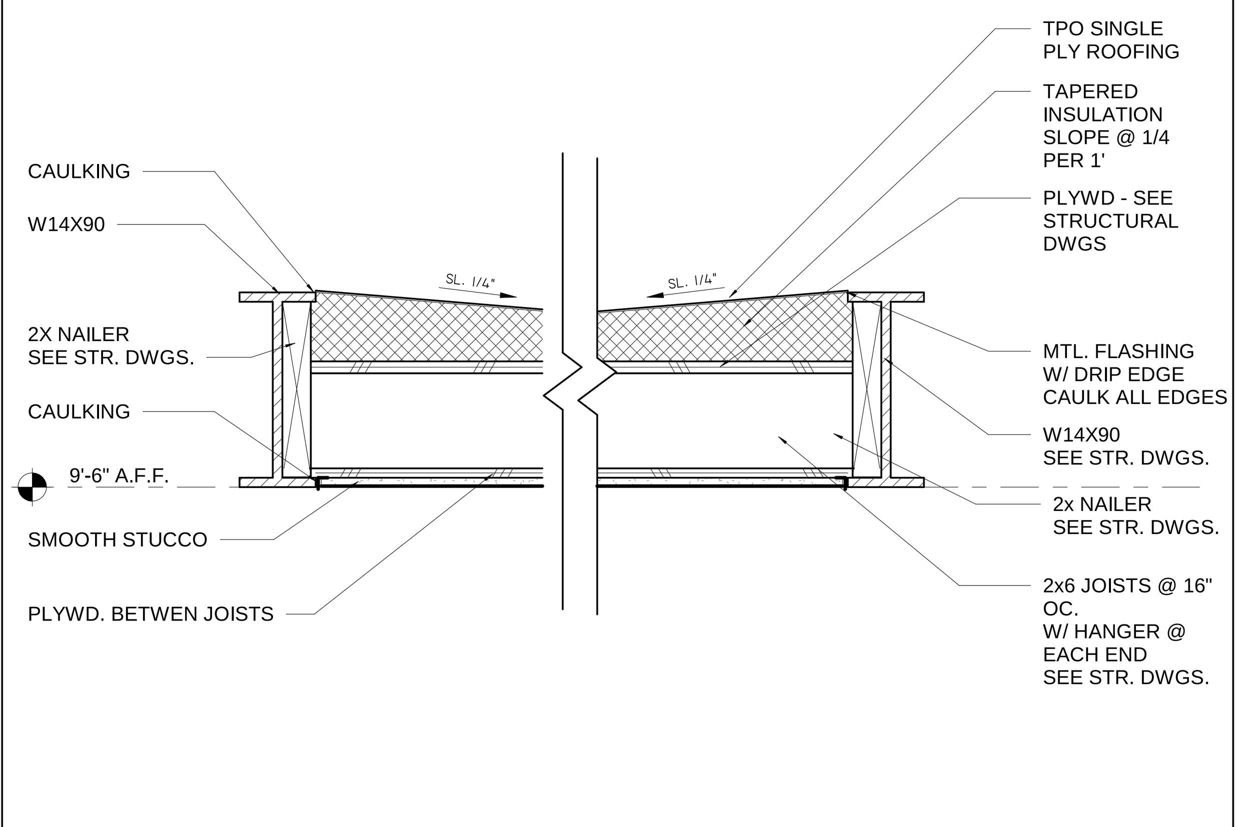
DATE

SHEET DESCRIPTION

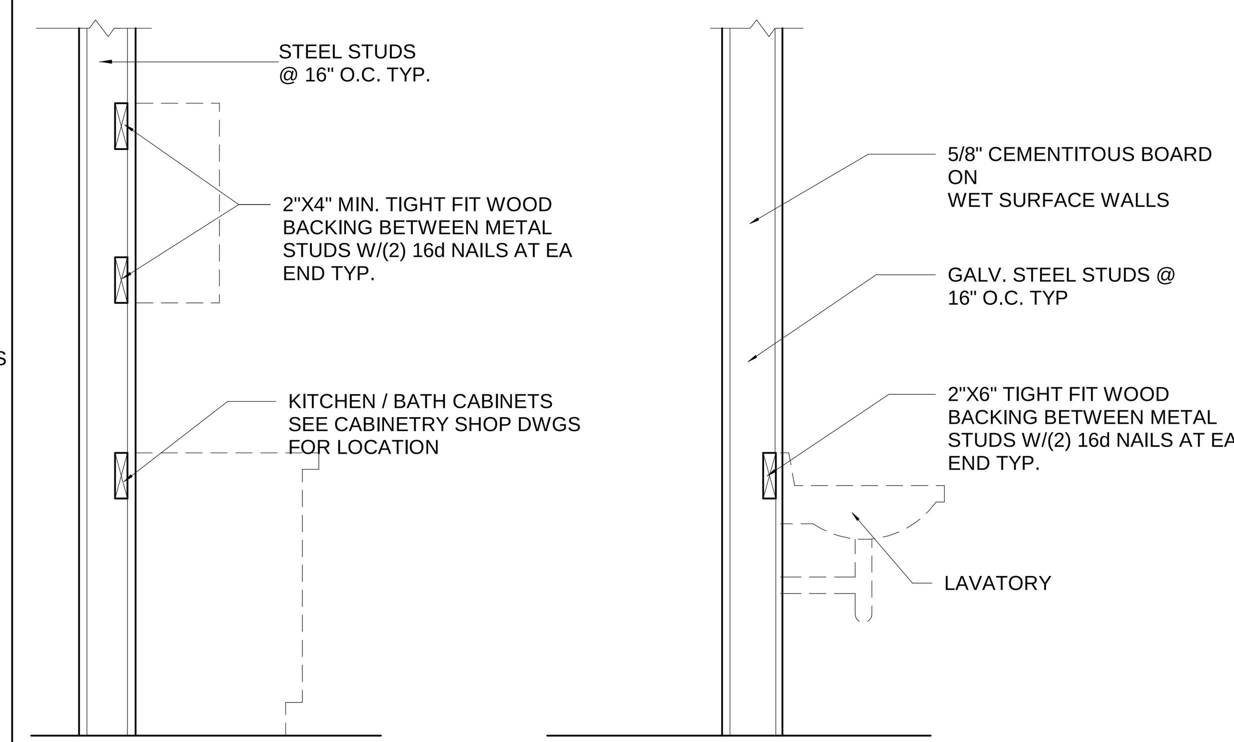
SECTIONS

SHEET NO.

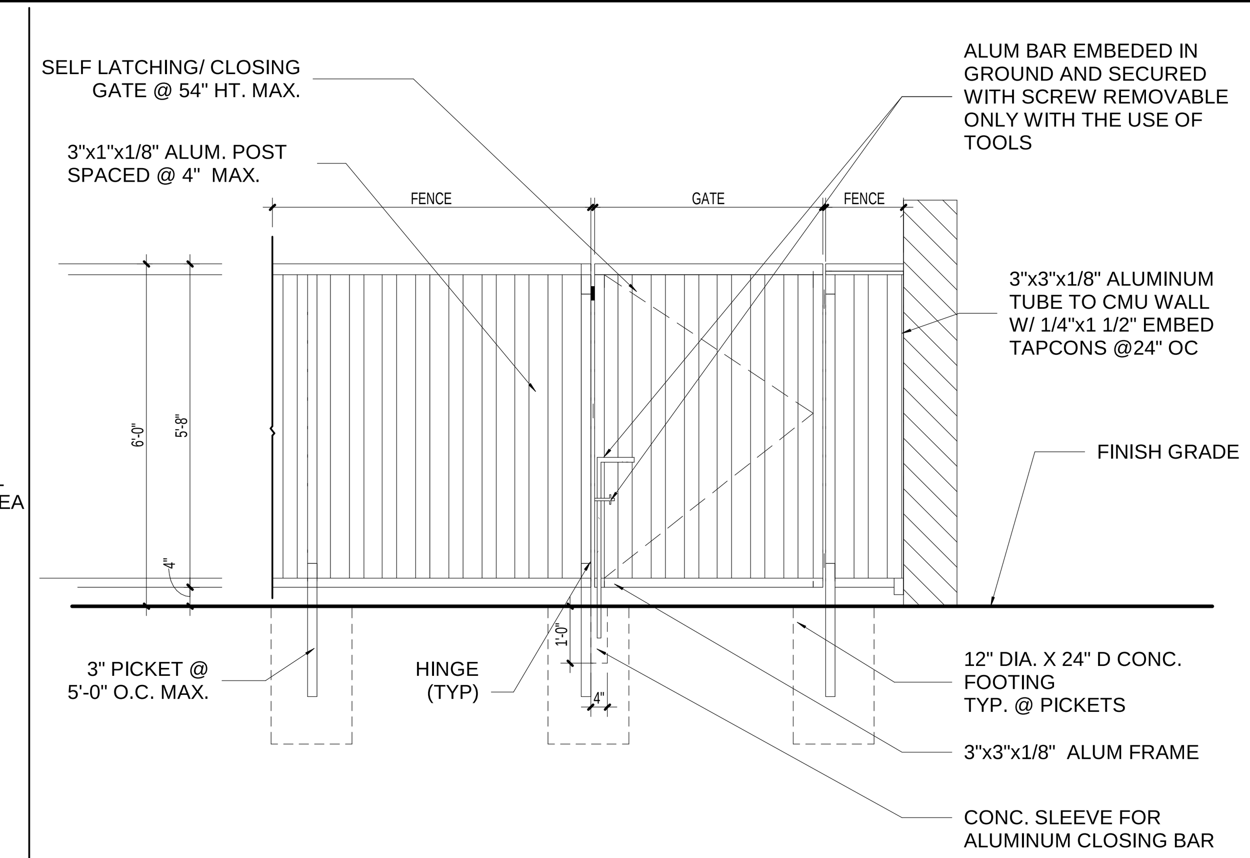
A-301



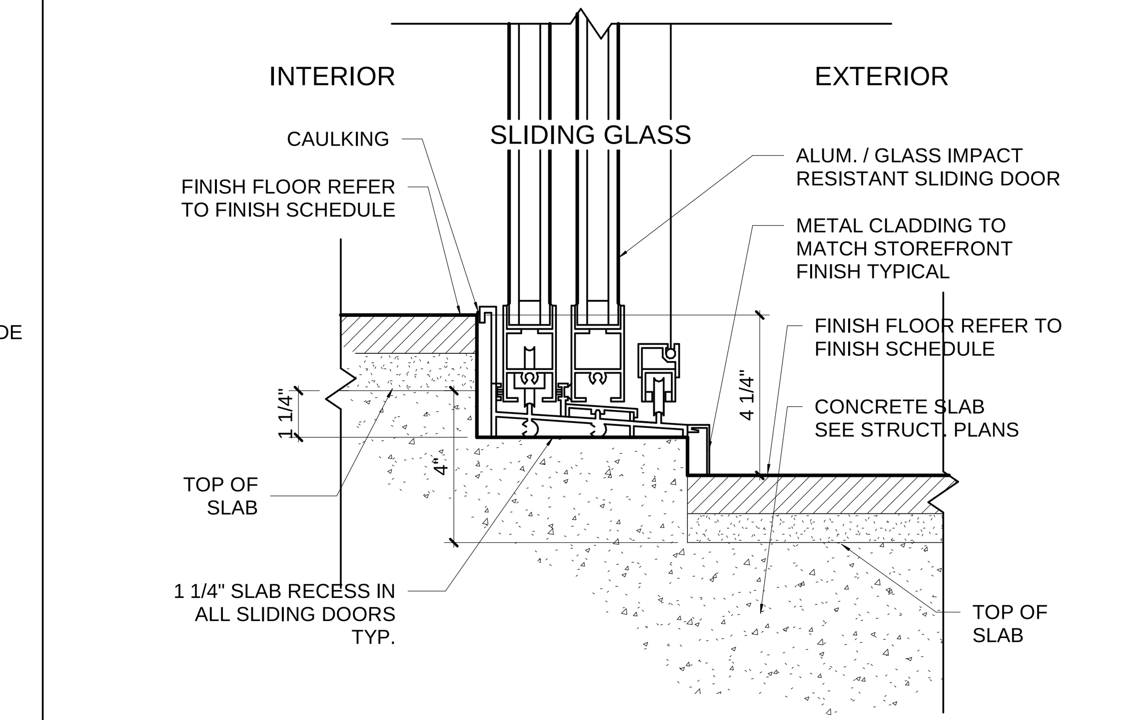
1 **ENTRY ROOF**
1 1/2" = 1'-0"



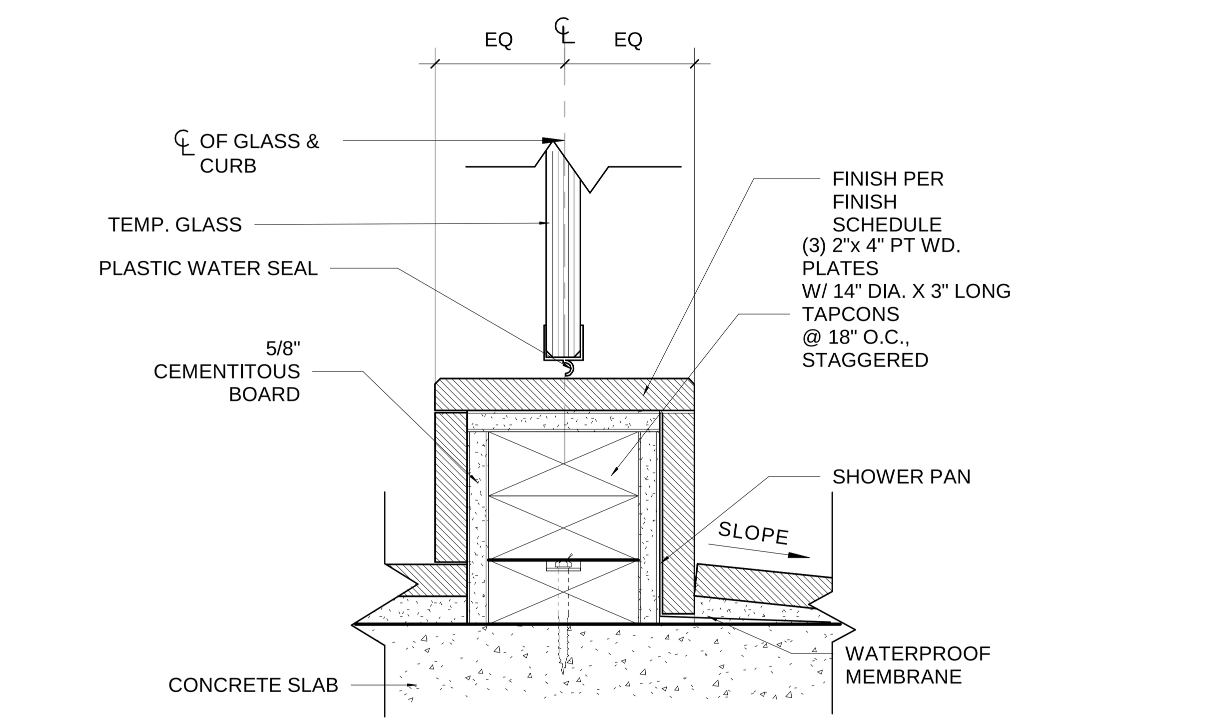
2 **PARTITION BLOCKING**
1" = 1'-0"



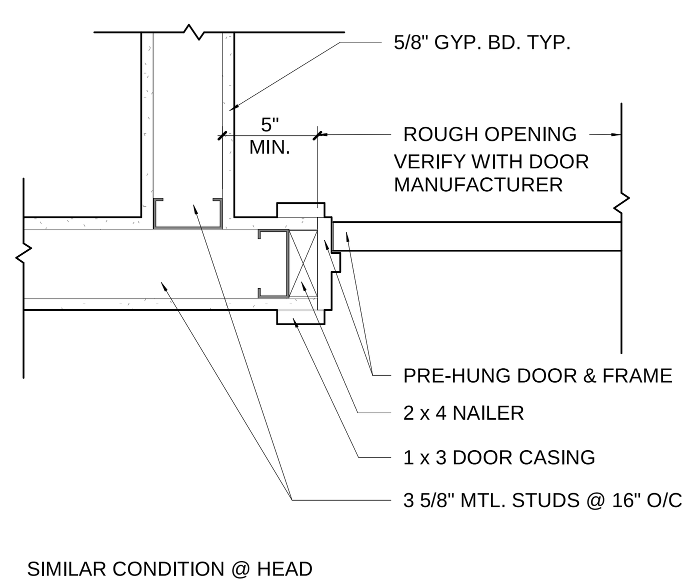
3 **SIDE GATE DETAIL**
3/8" = 1'-0"



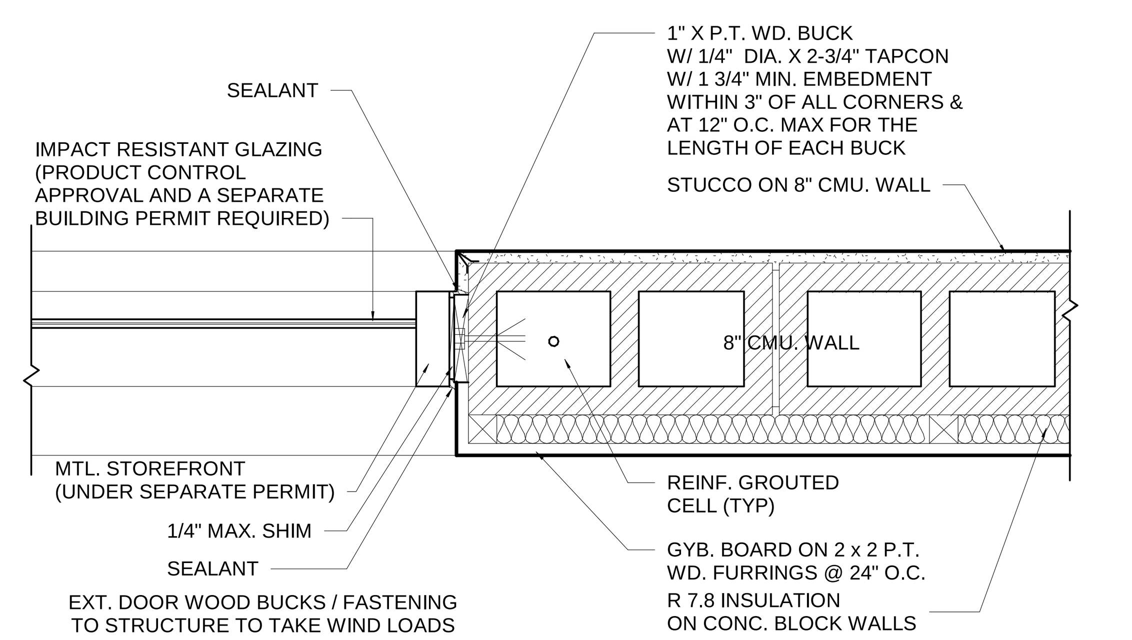
4 **STOREFRONT SLIDING DOOR THRESHOLD**
3" = 1'-0"



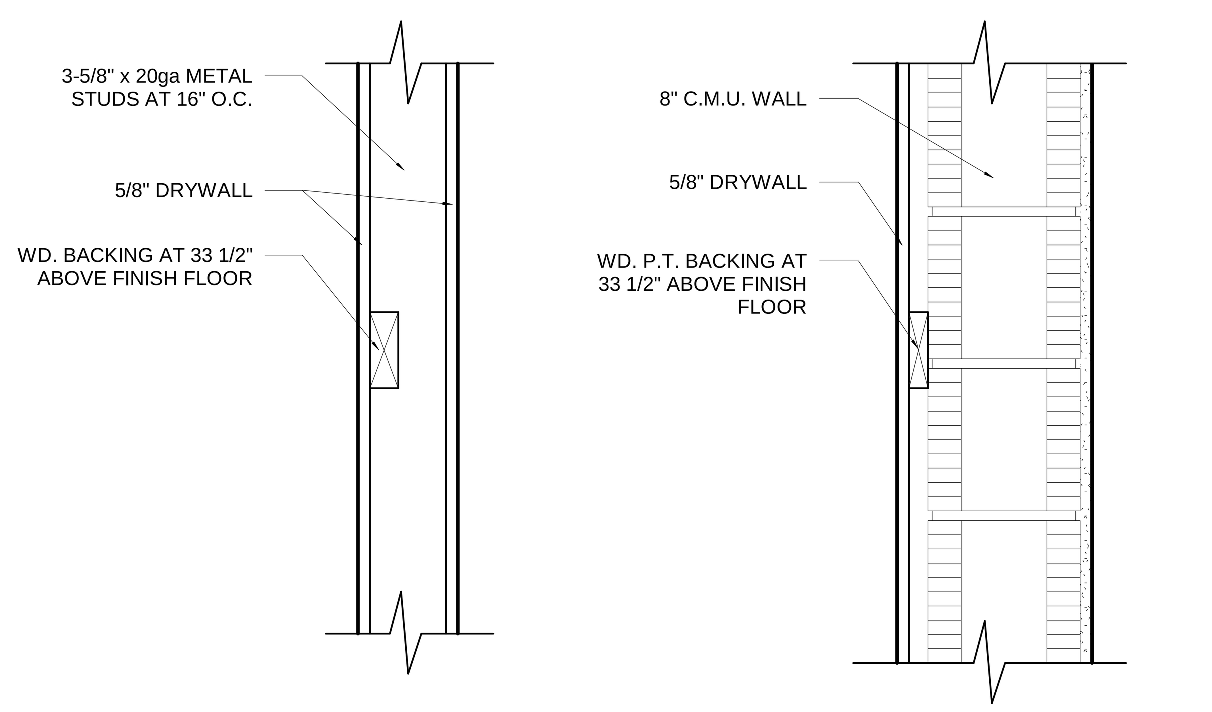
5 **SHOWER SURB DETAIL**
3/16" = 1'-0"



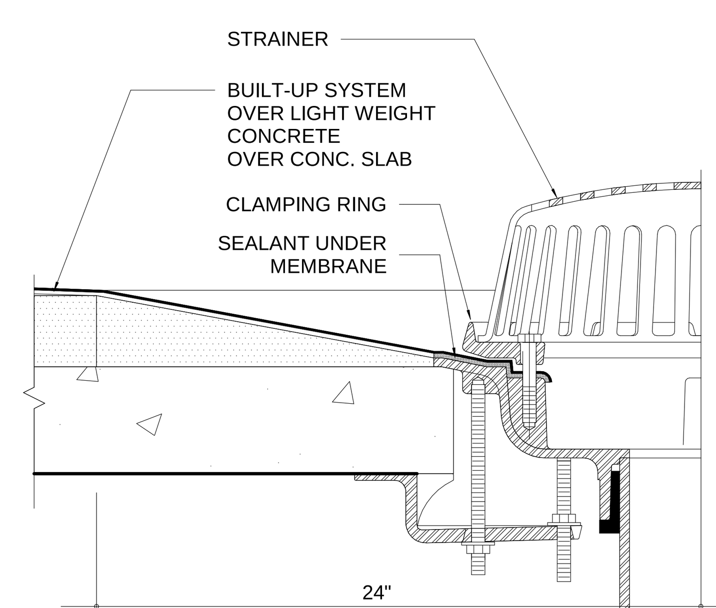
6 **INTERIOR DOOR JAMB**
1 1/2" = 1'-0"



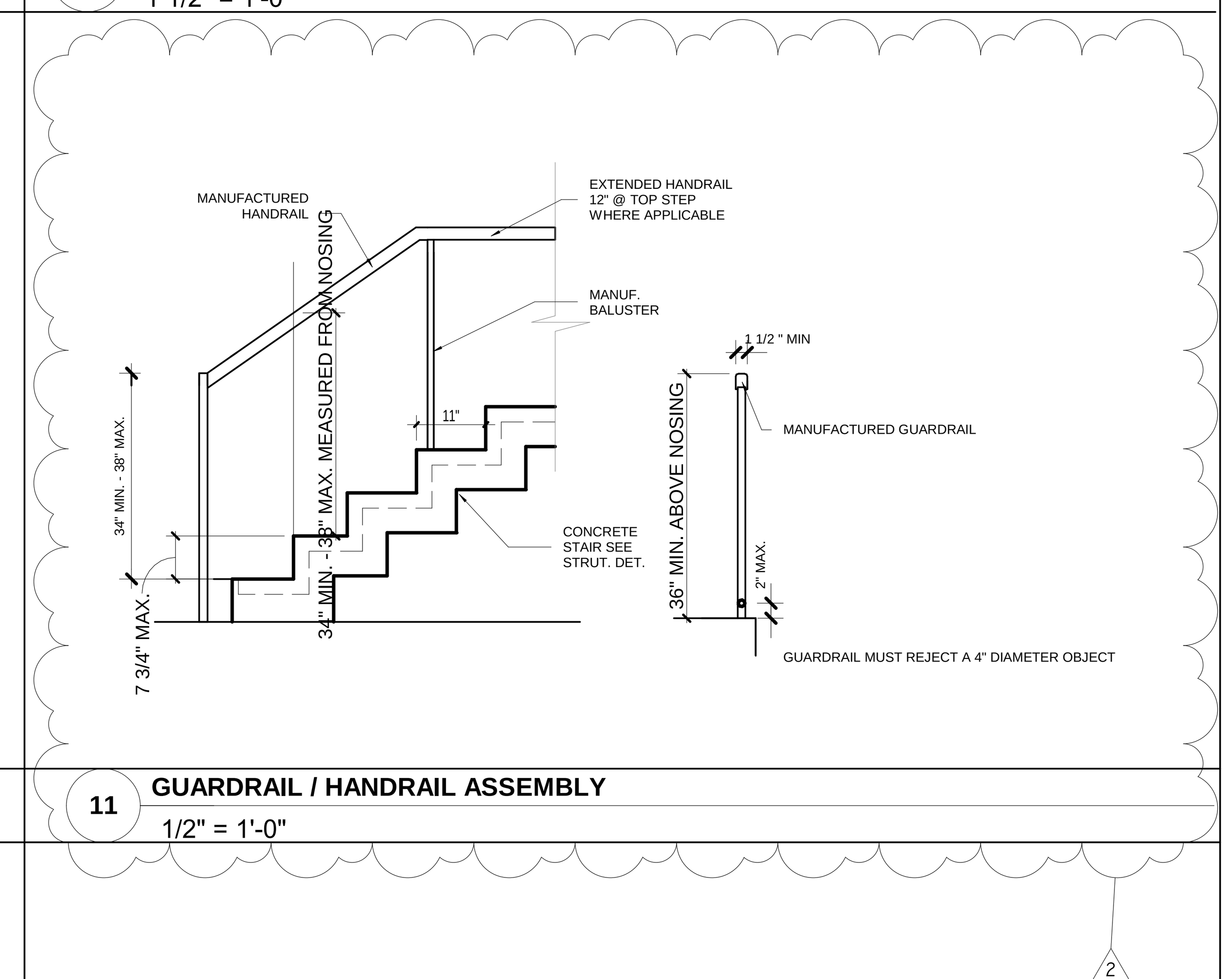
7 **WINDOWS / DOORS BUCK DETAIL**
1 1/2" = 1'-0"



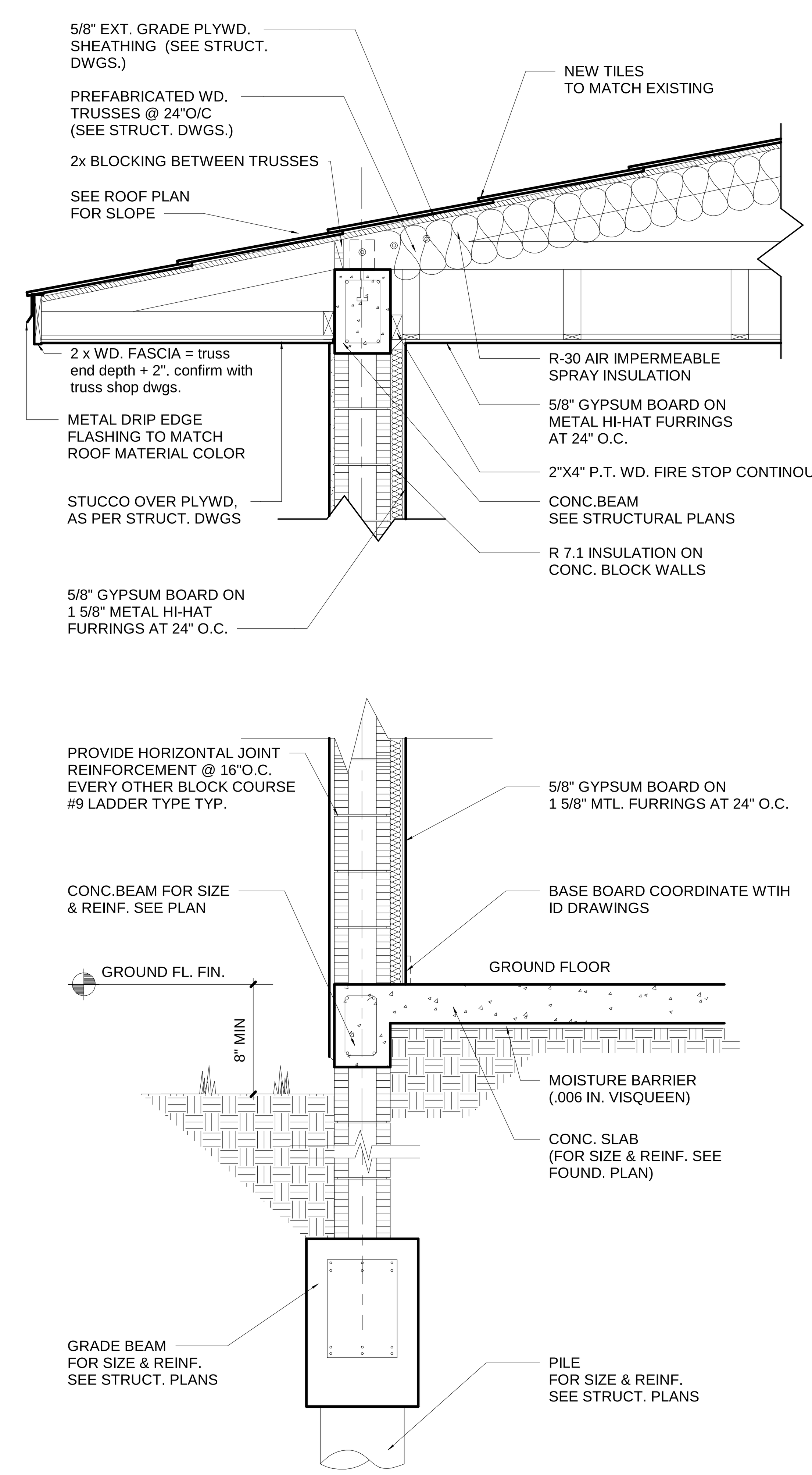
9 **BATHROOM BACKING DETAIL**
1 1/2" = 1'-0"



10 **ROOF DRAIN DETAIL**
3/16" = 1'-0"



11 **GUARDRAIL / HANDRAIL ASSEMBLY**
1/2" = 1'-0"



8 **NEW WALL TYPICAL SECTION WITH NEW TRUSSES**
3/4" = 1'-0"

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SUNNY ISLES BEACH, FL 33160

SKOLNIK RESIDENCE
1028 Jeferson St Hollywood, FL 33019

Owner

REVISIONS

2	CITY COMMENT	05-22-25

STAMP

STATE OF FLORIDA
ROSA BALSERA
AR96706
REGISTERED ARCHITECT

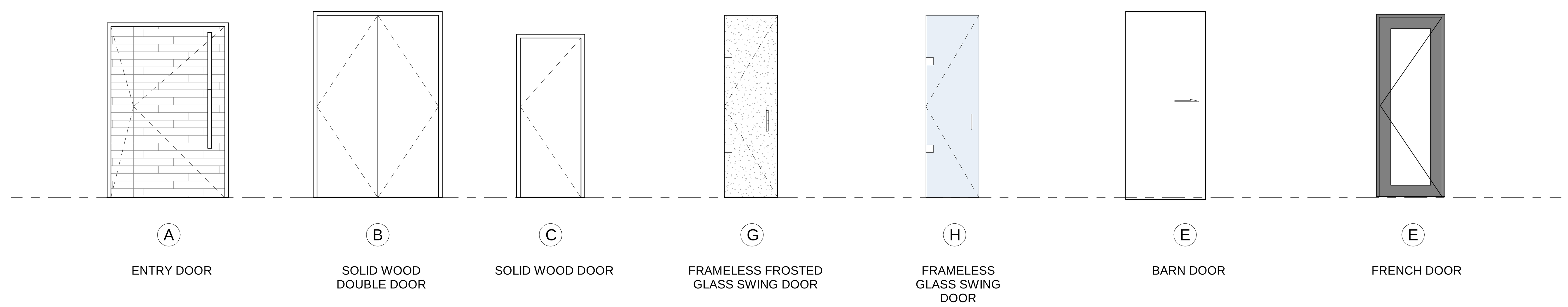
DATE

SHEET DESCRIPTION

SECTIONS AND DETAILS

SHEET NO.

A-302



DOORS & WINDOWS

STOREFRONT SCHEDULE							
Mark	From Room: Name	Width	Height	Type Comments	Remarks	SHGC	U-FACTOR
02	BATH 1	2' - 0"	5' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.31	1.01
03	BEDROOM 1	6' - 0"	5' - 0"	HORIZONTAL ROLLER WINDOW	CAT II SAFETY GLASS	0.31	1.01
04	BEDROOM 1	3' - 0"	4' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.31	1.01
06	LAUNDRY	4' - 1"	3' - 6"	HORIZONTAL ROLLER WINDOW	CAT II SAFETY GLASS	0.31	1.01
07	PRIMARY BEDROOM	12' - 0"	6' - 6"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.31	1.01
08	PRIMARY BEDROOM	11' - 8"	2' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.31	1.01
09	PRIMARY BATHROOM	4' - 8"	2' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.31	1.01
10	PRIMARY BATHROOM	4' - 1"	2' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.31	1.01
11	PRIMARY BATHROOM	5' - 7"	2' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.31	1.01
12	BEDROOM 4	6' - 0"	5' - 0"	HORIZONTAL ROLLER WINDOW	CAT II SAFETY GLASS	0.31	1.01
13	BATH 3/4	4' - 8"	2' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.31	1.01

DOOR SCHEDULE						
Mark	Location	Type	Width	Height	Material	Remark
01	LIVING ROOM	A	50"	90"	WOOD	
02	CRAFT AND AMAZON CLOSET	E	95 1/2"	96"	WOOD	
03	LIVING ROOM	C	30"	84"	WOOD	
04	LIVING ROOM	C	30"	84"	WOOD	
05	BEDROOM 1	C	30"	84"	WOOD	
06	BATH 1	G	28"	96"	GLASS	
07	CL 1	E	96 1/2"	96"	WOOD	
08	DINING ROOM	C	32"	84"	WOOD	
09	BEDROOM 2	I	32"	96"	WOOD	
10	CLOSET 2	I	32"	96"	WOOD	
12	LIVING ROOM	C	24"	96"	WOOD	
13	LIVING ROOM	B	40 1/2"	96"	WOOD	
14	HALLWAY	C	32"	84"	WOOD	
15	cl 3	C	20"	96"	WOOD	
16	cl 3	B	48"	96"	WOOD	
17	stor.	C	24"	96"	WOOD	
18	stor.	B	40 1/2"	96"	WOOD	
19	HALLWAY	C	30"	84"	WOOD	
20	cl 4	E	96"	96"	WOOD	
21	HALLWAY	C	32"	84"	WOOD	
22	HALLWAY	E	36"	96"	WOOD	
23	A/C ROOM	C	32"	84"	WOOD	LOUVERED DOOR
24	HALLWAY	C	34"	76"	WOOD	
25	HALLWAY	C	34"	76"	WOOD	
26	PRIMARY BEDROOM	C	32"	84"	WOOD	
27	PRIMARY BATHROOM	G	28"	96"	GLASS	
28	PRIMARY BATHROOM	G	28"	96"	GLASS	
29	PRIMARY BEDROOM	C	32"	84"	WOOD	
36	BATH 2	G	26"	96"	GLASS	
37	BATH 3/4	G	26"	96"	GLASS	
39	BBQ AREA	E	36"	96"	WOOD	
161	CRAFT AND AMAZON CLOSET	C	28 1/2"	96"	WOOD	

STOREFRONT NOTES

1. DIMENSIONS SHOWN IN STOREFRONT SCHEDULE ARE FOR PRELIMINARY WINDOW ROUGH OPENINGS. FINAL WINDOW DIMENSIONS AND ROUGH OPENINGS ARE TO BE VERIFIED AND DETERMINED BY GENERAL CONTRACTOR.

DOOR NOTES

1. ROUGH OPENING FOR EUROPEAN DOORS
2. HEIGHT OF ROUGH OPENING TO BE MEASURED FROM FINISH FLOOR ELEVATION (FFE)

ROOM FINISH SCHEDULE NOTES

1. SEE SPECIFICATIONS FOR ACTUAL MATERIAL SELECTION & SIZE. CONTACT ARCHITECT IF ANY DISCREPANCIES ARE FOUND BETWEEN FINISH SCHEDULE, INTERIOR ELEVATIONS AND SPECIFICATIONS.
2. ALL WOOD BASEBOARD AND CASING TO BE PAINT GRADE POPLAR UNLESS OTHER WISE NOTED IN INTERIOR.
3. ALL FLEXIBLE BASEBOARD, CASING AND STAIR SKIRT SHALL BE EXTRA-FLEX.
4. GENERAL CONTRACTOR SHALL COUNTER SINK ALL FINISH NAILS.
5. GENERAL CONTRACTOR SHALL SUBMIT SAMPLE OF ALL MILLWORK ASSEMBLY FOR ARCHITECT APPROVAL PRIOR TO INSTALLATION.
6. CERAMIC TILE ON ALL SHOWERS/TUBS/WALLS UP TO FINISH CEILING.

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SKOLNIK RESIDENCE

1028 Jeferson St Hollywood, FL 33019

Owner

REVISIONS

STAMP

STATE OF FLORIDA
ROSA BALSERA
AR96706
REGISTERED ARCHITECT

DATE

SHEET DESCRIPTION

DOOR AND WINDOWS SCHEDULE

SHEET NO.

A-500

Prepared by and return to:
Isabel Galvis
Cnergy Title & Escrow, LLC
20900 NE 30th Ave Suite 714
Aventura, FL 33180

File Number: **CT242569**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 18 **day of September, 2024**, between **Jodi Goldman , a single woman** whose post office address is 5198 SW 94th Ave. Cooper City, grantor, and **Menachem Skolnik and Sheri Skolnik , husband and wife** whose post office address is **1028 Jefferson St, Hollywood, FL 33019**, grantee: (33328)

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

The West 25 feet of Lot 22, All of Lot 23 and the East 37.5 feet of Lot 24, Block 55, of HOLLYWOOD LAKES SECTION, according to the Plat thereof, as recorded in Plat Book 1, Page 32, of the Public Records of
Broward County, Florida.

Parcel Identification Number: 514214021120

Subject to current taxes, easements, and restrictions of record

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 the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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, 2023.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jodi Goldman

Witness Name: Ruben D Ortega Otero
Witness Address: 1600 NE 1st Ave, miami, FL 33132

Witness Name: Juliana Martinez
Witness Address: 10837 NW 9th Ct
Plantation, FL 33324

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of **September, 2024**, by **Jodi Goldman , a single woman**, who is personally known to me or who has produced FL DL as identification.

RUBEN DARIO ORTEGA OTERO
MY COMMISSION # HH 474756
EXPIRES: December 20, 2027

NOTARY PUBLIC STATE OF FLORIDA

(Signature of person taking acknowledgment)

(Name typed, printed or stamped)

(Title or rank)

(Serial number, if any)

1028 JEFFERSON ST

NAME OF OWNER R.C.Thompson.

ADDRESS OF CONSTRUCTION 1030 Jefferson St.

LEGAL DESCRIPTION E 32.5' Lt. 24, All 23, & 25' Lt 22, Bl 55, Lakes.

FL-10 (FILM #2197)

Owner's Present Address

Description of Construction Single Family Res.

Cost 19,700.

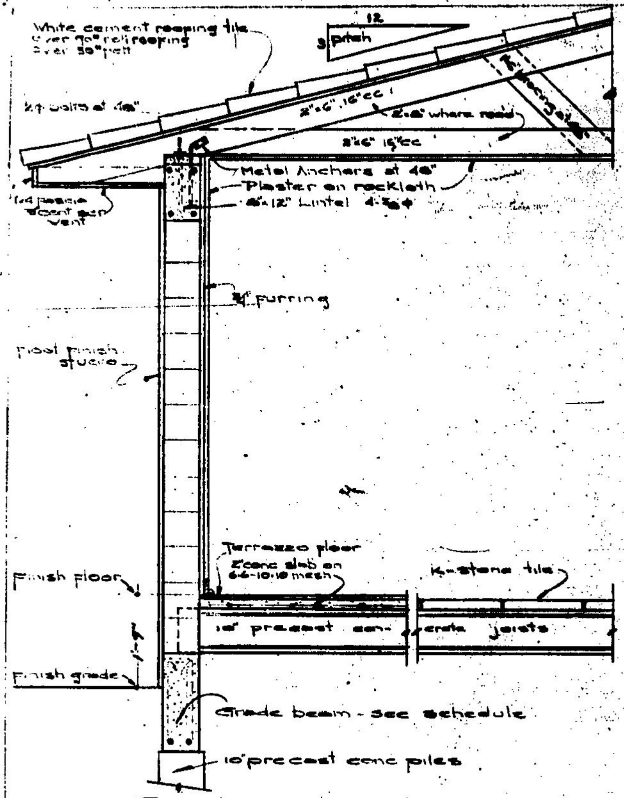
Permit Type	No.	Date Issued	To Whom	Fixtures or Outlets
Bldg	16998	7-20-51.	Owner-Gen Ctr.	
Electrical	10718	9-6-51	A. Walker	1-1-71
Plumbing	6495	7-16-51	Dixie	#5/2
Gas	6495	7-16-51	Dixie	4

6549 - 8-6 INSPECTIONS

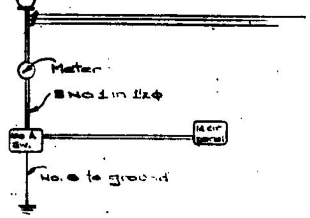
FOUNDATION 7-10-51	1st Rough Plg. 7-16-51	Temp. Service
COLUMNS	Final Rough Plg. 9-11-51	Rough Electric 9-13-51
TIE BEAM 8-7-51	Septic Tank 10-22-51 2-Tks 6751 Boggs	Temporary Final
CAP	Grease Trap	Final Elec
	Final Plumbing 11-13-51	
GAS 11-13-51	Cert. of Occupancy	Rubbish

Remarks.

435



SECTION
3/4" = 1'-0"

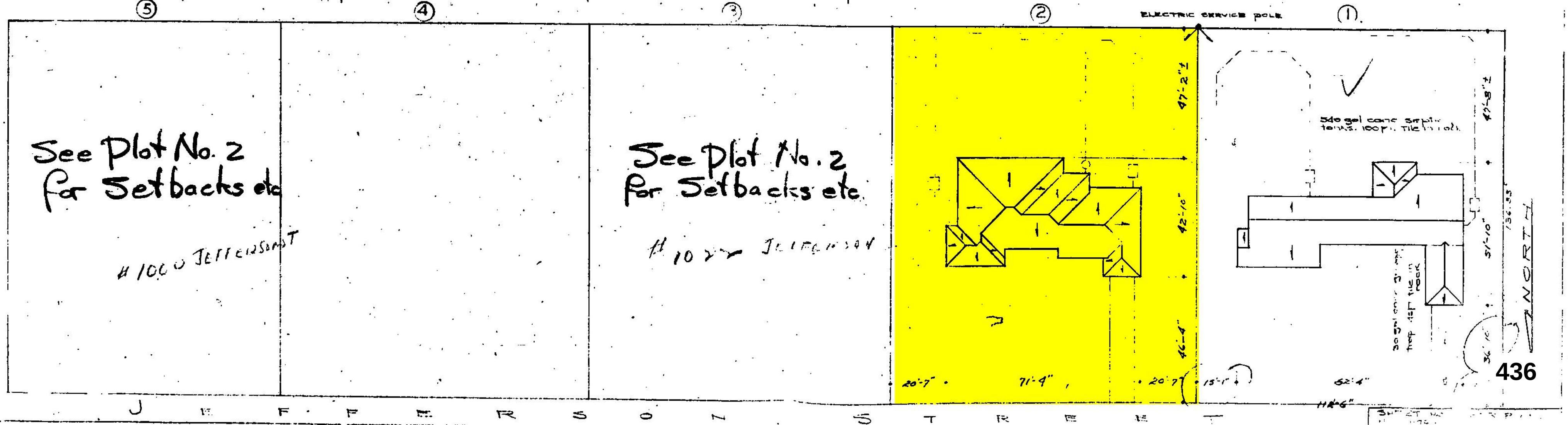


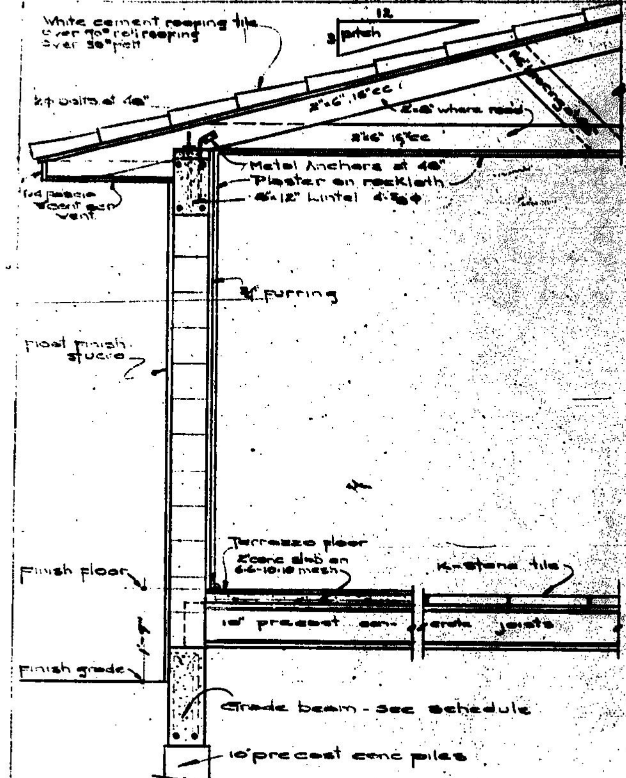
ELECTRIC SERVICE DETAIL
No Scale

PARCEL 1 - LOTS 25 & 26 PLUS WEST 12.5 FT. OF LOT 24
PARCEL 2 - EAST 37.5 FT LOT 24 PLUS LOT 23 PLUS WEST 25 FT. OF LOT 22
PARCEL 3 - EAST 25 FT. LOT 22 PLUS LOT 21 PLUS WEST 37.5 FT. OF LOT 20
PARCEL 4 - EAST 12.5 FT. OF LOT 20 PLUS LOTS 19 & 18
PARCEL 5 - LOTS 17 AND 16
THE ABOVE PARCELS ARE LOCATED ON LOTS 16 THRU 26 INCLUSIVE, BLOCK 58
HOLLYWOOD LAKES SECTION
HOLLYWOOD - FLORIDA

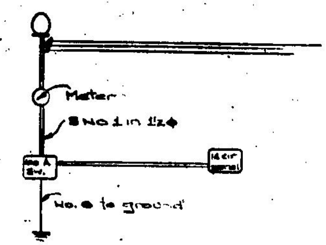
PLOT AND ROOF PLANS 1" = 20'-0"

CORNER





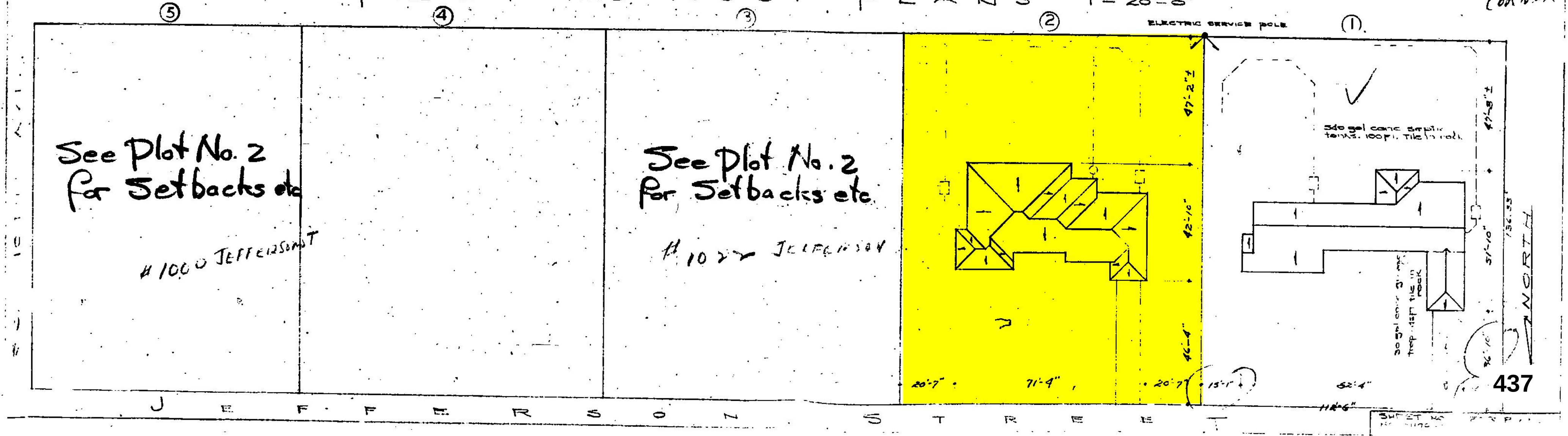
SECTION
3/4" = 1'-0"



ELECTRIC SERVICE DETAIL
No Scale

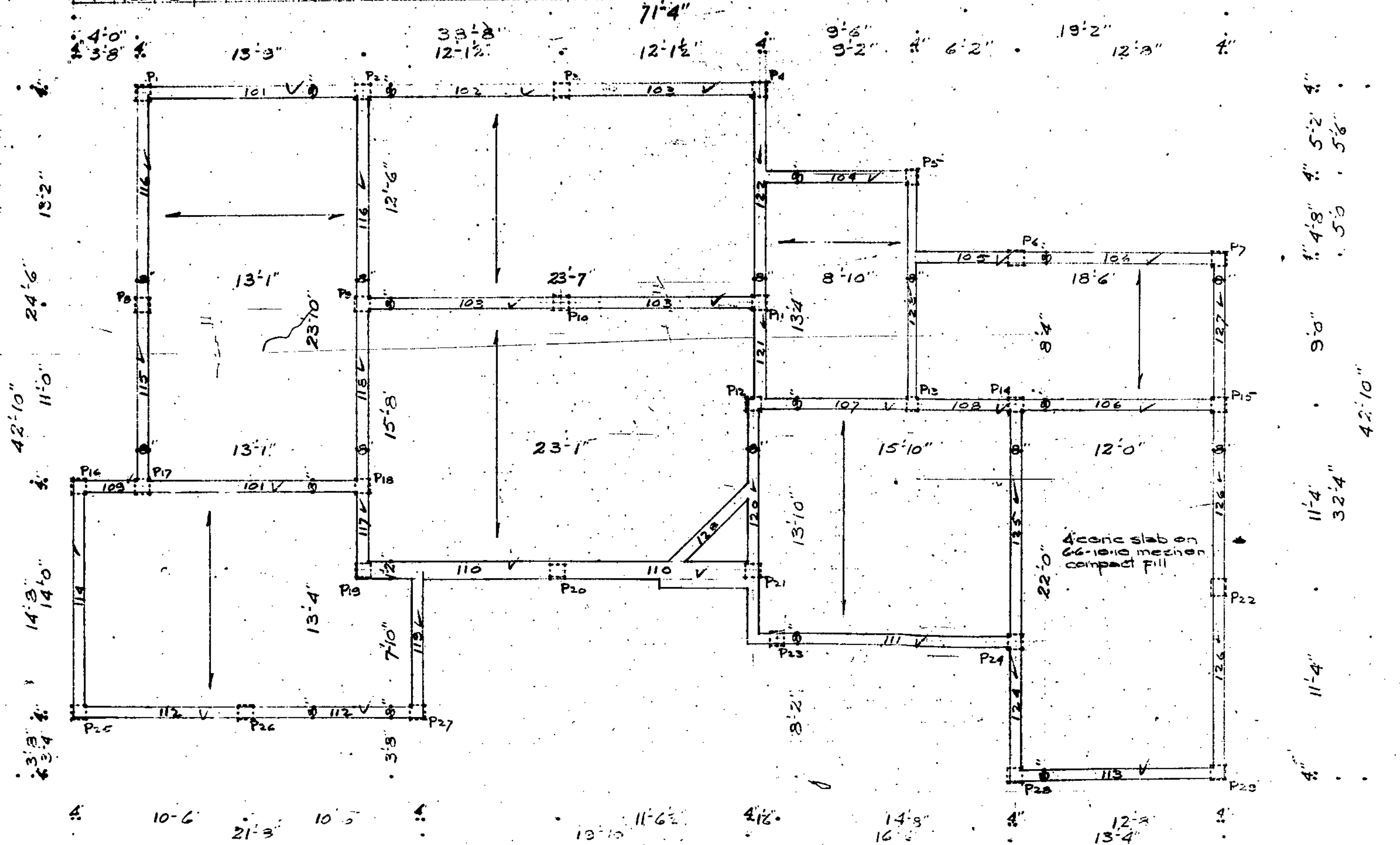
PARCEL 1 - LOTS 25 & 26 PLUS WEST 12.5 FT. OF LOT 24
PARCEL 2 - EAST 37.5 FT LOT 24 PLUS LOT 23 PLUS WEST 25 FT. OF LOT 22
PARCEL 3 - EAST 25 FT. LOT 22 PLUS LOT 21 PLUS WEST 37.5 FT. OF LOT 20
PARCEL 4 - EAST 12.5 FT. OF LOT 20 PLUS LOTS 19 & 18
PARCEL 5 - LOTS 17 AND 16
THE ABOVE PARCELS ARE LOCATED ON LOTS 16 THRU 26 INCLUSIVE, BLOCK 58
HOLLYWOOD LAKES SECTION
HOLLYWOOD, FLORIDA

PLOT AND ROOF PLANS 1" = 20'-0"



GRADE BEAM SCHEDULE

Beam No.	Beam Mark	Beam Span	Size b	Size d	Beam Bars Straight	Beam Bars Bent	Beam Bars Top	Stirrups No	Stirrups Φ	Stirrups Spacing	Notes
2	101	E	8	32	1-⅞Φ	1-⅞Φ	1-¾Φ	6	¼"	4"-8"-12"	Access thru
1	102	C	8	24	1-⅞Φ	1-1Φ		6		3"-6"-9"	
3	103	E	8	24	1-⅞Φ	1-1Φ		6		3"-6"-9"	
1	104	E	8	32	2-¾Φ		2-¾Φ	4		4"-8"	Access thru
1	105	E	8	24	2-¾Φ		1-¾Φ	2		4"	
2	106	E	8	24	1-⅞Φ	1-1Φ		6		3"-7"-11"	
1	107	E	8	24	2-¾Φ		1-¾Φ	4		4"-8"	
1	108	C	8	24	2-¾Φ		1-¾Φ	2		4"	
1	109	E	8	24	2-¾Φ		1-¾Φ	2		4"	
2	110	E	14	24	1-1Φ	1-1Φ		12		3"-5"-6"	
1	111	S	8	26	1-⅞Φ	1-1Φ	1-¾Φ	8		3"-6"-9"-12"	Overhangs P23, 22"
2	112	E	8	22	1-⅞Φ	1-1Φ		4		4"-8"	
1	113	S	8	18	1-⅞Φ	1-⅞Φ		6		3"-7"-11"	Low
1	114	S	8	24	1-⅞Φ	1-⅞Φ		6		4"-8"-12"	
1	115	E	8	24	1-⅞Φ	1-1Φ		6		3"-7"-11"	
2	116	E	8	24	1-⅞Φ	1-1Φ		6		4"-8"-12"	
1	117	E	8	24	2-¾Φ		1-¾Φ	2		4"	
1	118	C	8	24	1-⅞Φ	1-1Φ		6		3"-6"-9"	
1	119	S	8	22	1-⅞Φ	1-⅞Φ		4		4"-8"	
1	120	S	8	26	1-⅞Φ	1-⅞Φ	1-¾Φ	8		3"-6"-9"-12"	Overhangs P21 55"
1	121	E	8	26	2-¾Φ		1-¾Φ	2		4"	
1	122	E	8	26	1-1Φ	1-1Φ		24		Cont. @ 6"	
1	123	S	8	26	1-1Φ	1-1Φ		24		Cont. @ 6"	
1	124	S	8	18	1-⅞Φ	1-⅞Φ		4		3"-8"	Low
1	125	S	8	24	1-⅞Φ	1-1Φ		6		4"-8"-12"	
2	126	E	8	18	1-⅞Φ	1-⅞Φ		4		4"-8"	Low
1	127	S	8	24	1-⅞Φ	1-⅞Φ		4		3"-8"	
1	128	S	8	12	1-⅞Φ	1-⅞Φ		2		4"	



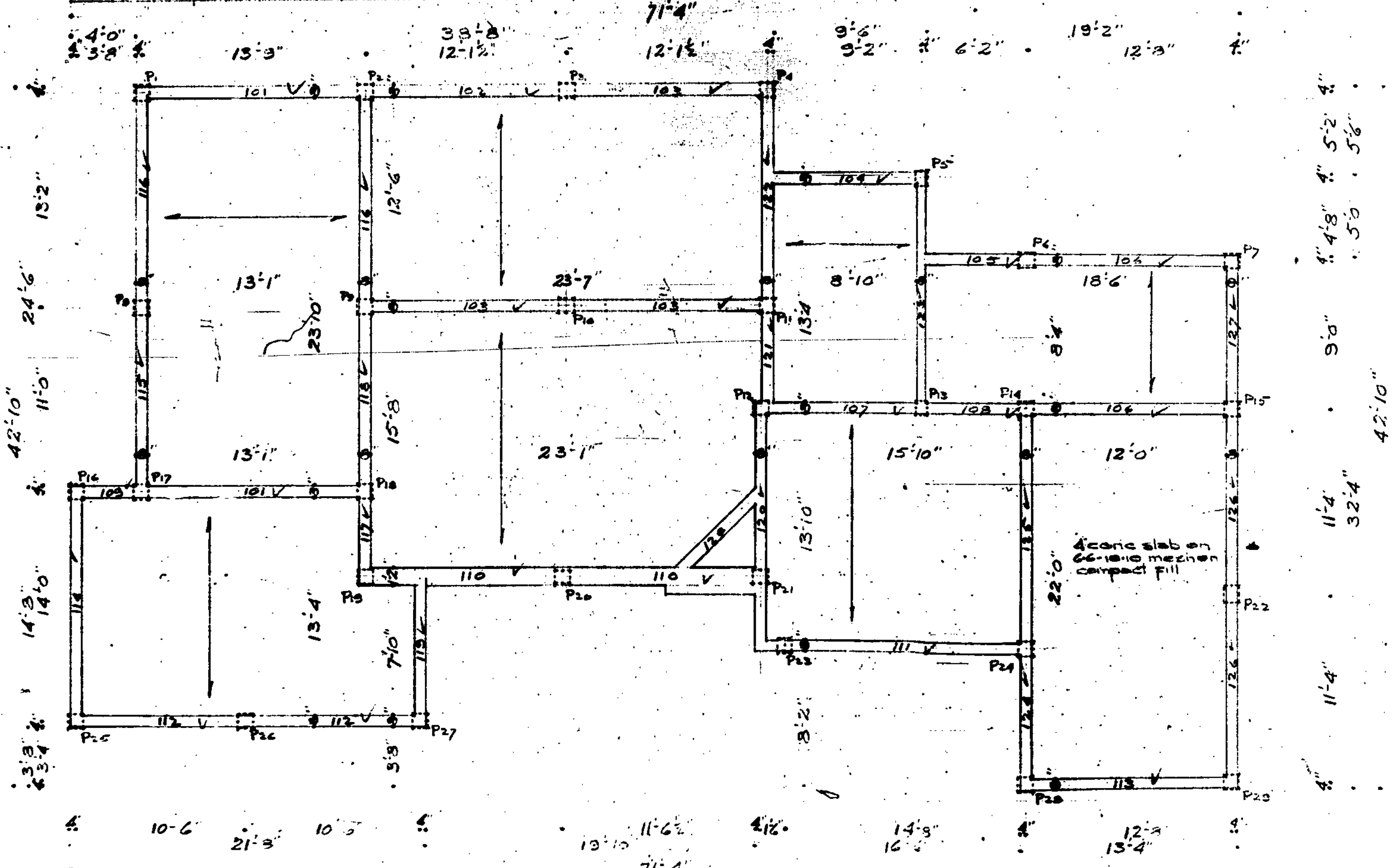
PILING & GRADE BEAMS
1/4" = 1'-0"

Plots Nos. 3 &

RESIDENCE
for MR. R. T

GRADE BEAM SCHEDULE

Beam No.	Beam Mark	Beam Span	Size b	Size d	Beam Bars Straight	Beam Bars Bent	Beam Bars Top	Stirrups No	Stirrups φ	Stirrups Spacing	Notes
2	101	E	8	32	1-¾φ	1-¾φ	1-¾φ	6	¼"	4"-8-12"	Access thru
1	102	C	8	24	1-¾φ	1-1φ		6		3"-6-9"	
3	103	E	8	24	1-¾φ	1-1φ		6		3"-6-9"	
1	104	S	8	32	2-¾φ		2-¾φ	4		4"-8"	Access thru
1	105	E	8	24	2-¾φ		1-¾φ	2		4"	
2	106	E	8	24	1-¾φ	1-1φ		6		3"-7-11"	
1	107	E	8	24	2-¾φ		1-¾φ	4		4"-8"	
1	108	C	8	24	2-¾φ		1-¾φ	4		4"	
1	109	E	8	24	2-¾φ		1-¾φ	2		4"	
2	110	E	14	24	1-1φ	1-1φ		12		3"-5@6"	
1	111	S	8	26	1-¾φ	1-1φ	1-¾φ	8		3"-6-9-12"	overhangs P23, 22"
2	112	E	8	22	1-¾φ	1-1φ		4		4"-8"	
1	113	S	8	18	1-¾φ	1-¾φ		6		3"-7-11"	Low
1	114	S	8	24	1-¾φ	1-¾φ		6		4"-8-12"	
1	115	E	8	24	1-¾φ	1-1φ		6		3"-7-11"	
2	116	E	8	24	1-¾φ	1-1φ		6		4"-8-12"	
1	117	E	8	24	2-¾φ		1-¾φ	2		4"	
1	118	C	8	24	1-¾φ	1-1φ		6		3"-6-9"	
1	119	S	8	22	1-¾φ	1-¾φ		4		4"-8"	
1	120	S	8	26	1-¾φ	1-¾φ	1-¾φ	8		3"-6-9-12"	Overhangs P21 55"
1	121	E	8	26	2-¾φ		1-¾φ	2		4"	
1	122	E	8	26	1-1φ	1-1φ		24		cont. @6"	
1	123	S	8	26	1-1φ	1-1φ		24		cont. @6"	
1	124	S	8	18	1-¾φ	1-¾φ		4		3"-8"	Low
1	125	S	8	24	1-¾φ	1-1φ		6		4"-8-12"	
2	126	E	8	18	1-¾φ	1-¾φ		4		4"-8"	Low
1	127	S	8	24	1-¾φ	1-¾φ		4		3"-8"	
1	128	S	8	12	1-¾φ	1-¾φ		2		4"	



PILING & GRADE BEAMS
1/4" = 1'-0"

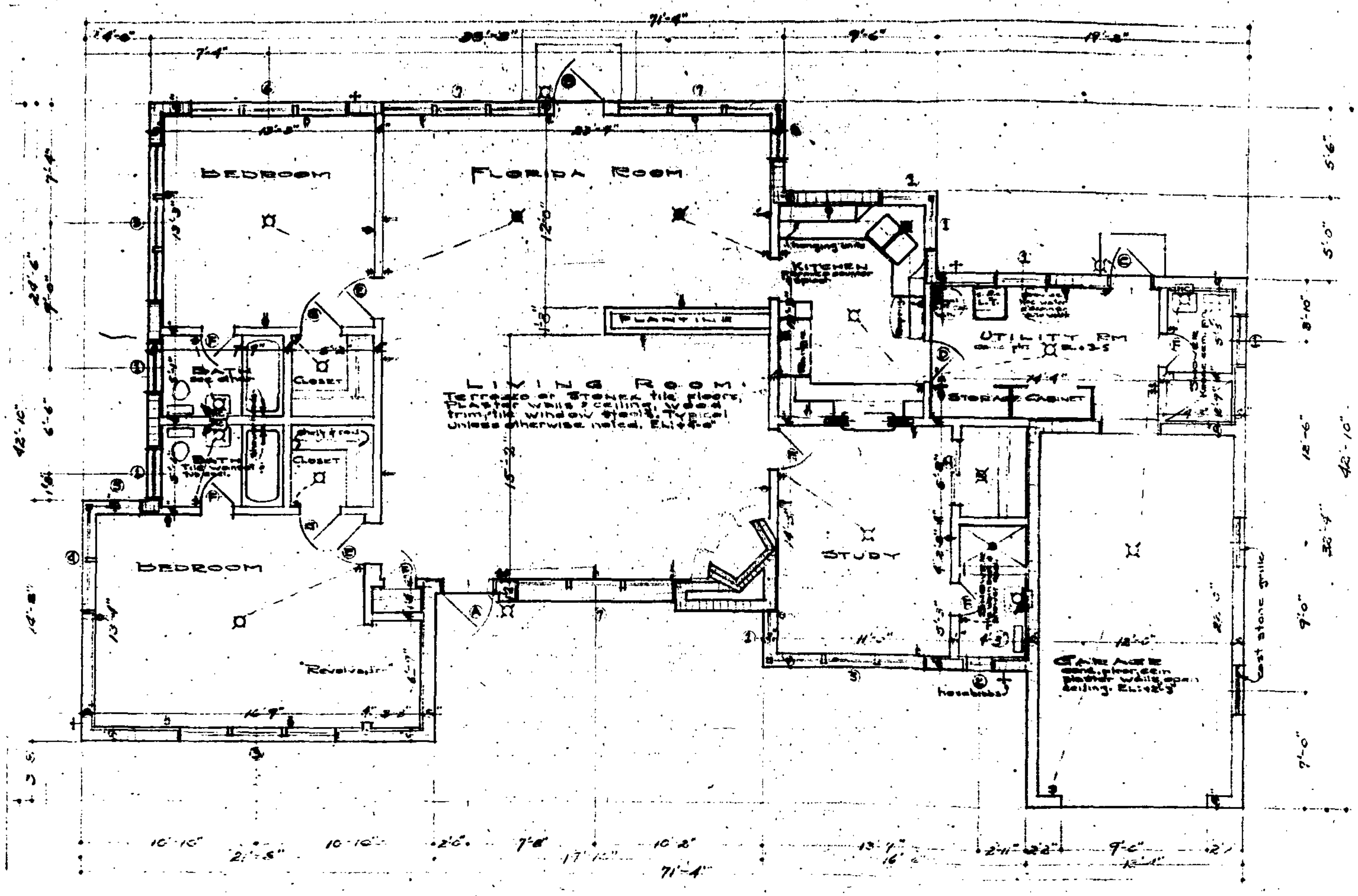
Plots Nos. 3 & 5

RESIDENCE for MR. R. THOMPSON

439

Window Schedule		
1	23	Glass jalousie
2	13	" "
3	23	" " mull (triple)
4	24	" " " (double)
5	24	" "
6	24	" " " (triple)
7	25	" " " "
8	25	" "

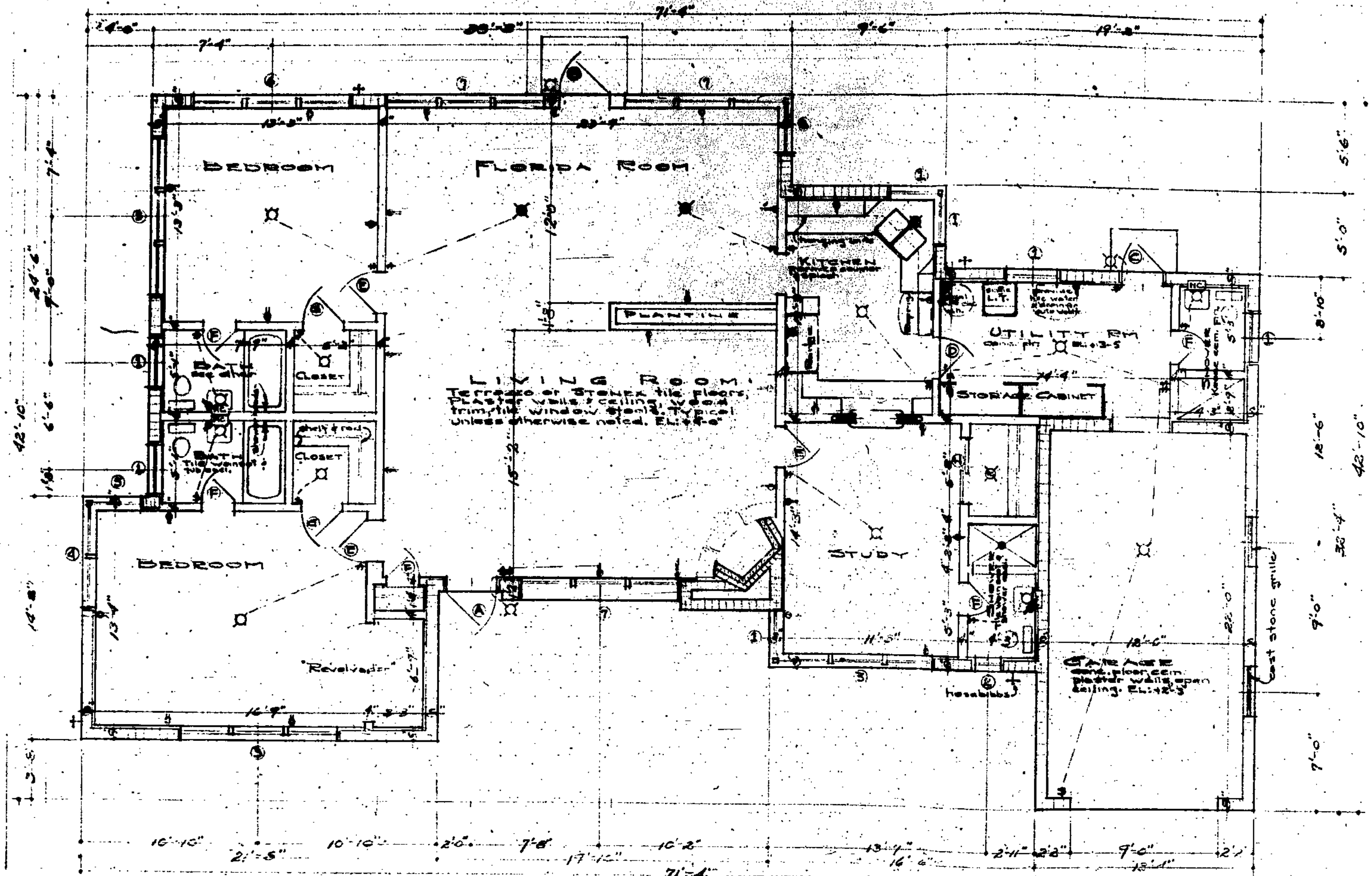
Door Schedule			
A	3-0x6-8	1¾	Glass jalousie
B	3-0x6-8	1¾	" "
C	2-8x6-8	1¾	Combination
D	2-6x6-8	1¾	Wood jalousie
E	2-6x6-8	1⅜	Flush slab
F	2-0x6-8	1⅜	" "
G	2-6x6-8	1⅜	Wood louver
H	2-0x6-8	1⅜	" " " by-pass
I	2-8x6-8	1⅜	Double-Acting



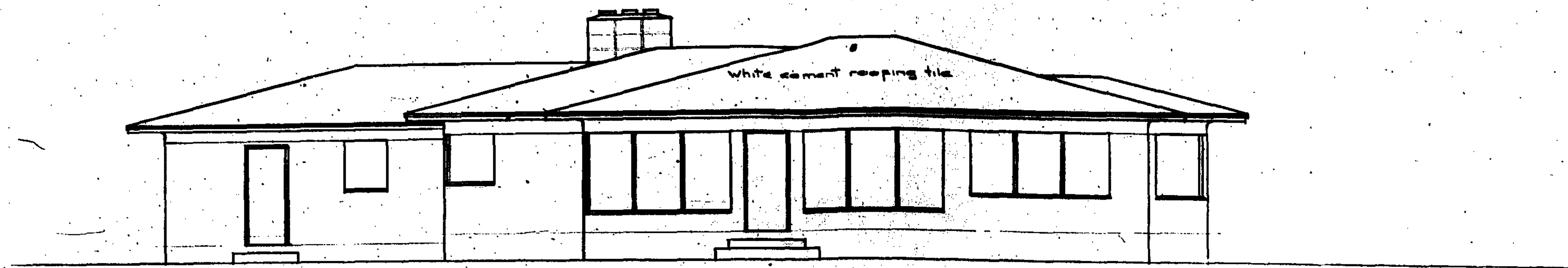
FLOOR PLAN
1/4" = 1'-0"

Window Schedule		
1	23	Glass jalousie
2	13	" "
3	23	" " mull (triple)
4	24	" " " (double)
5	24	" "
6	24	" " " (triple)
7	25	" " " "
8	25	" "

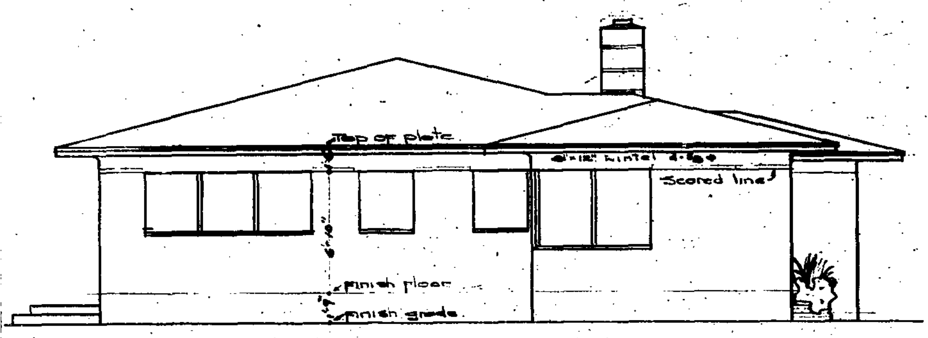
Door Schedule			
A	3-0x6-8	1¾	Glass jalousie
B	2-8x6-8	1¾	" "
C	2-8x6-8	1¾	Combination
D	2-6x6-8	1⅜	Wood jalousie
E	2-8x6-8	1⅜	Flush slab
F	2-0x6-8	1⅜	" "
G	2-0x6-8	1⅜	Wood louver
H	2-0x6-8	1⅜	" " by-pass
I	2-8x6-8	1⅜	Double Acting



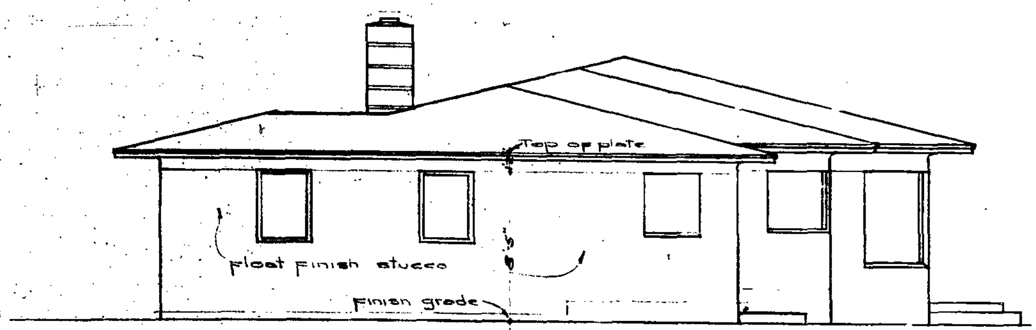
FLOOR PLAN
1/4" = 1'-0"



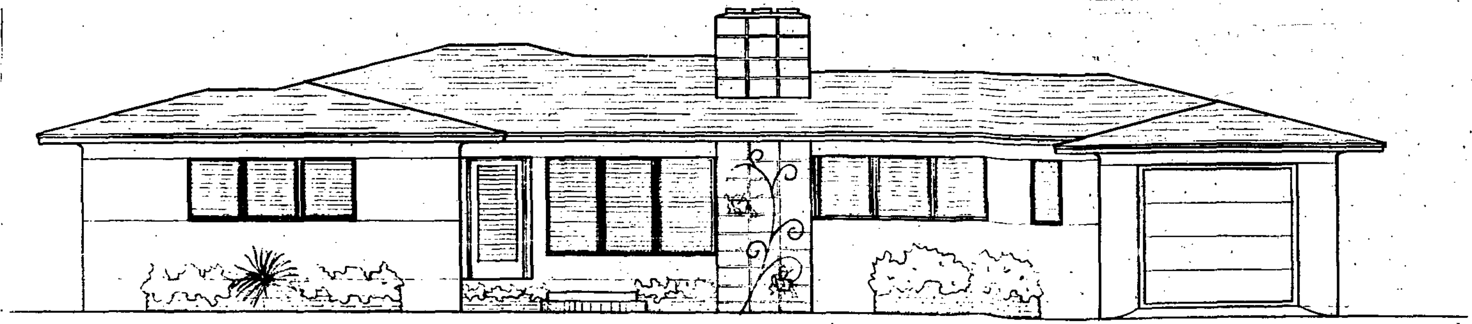
SOUTH ELEVATION 1/4"=1'-0"



EAST ELEVATION 1/4"=1'-0"



WEST ELEVATION 1/4"=1'-0"



NORTH (JEFFERSON ST.) ELEVATION 1/4"=1'-0"

JOB CARD

OWNER	JOB ADDRESS
Len Kelly	1028 Jefferson St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 30.00	$ 1,600.

DESCRIPTION OF CONSTRUCTION

1649 sq. ft. asphalt Drive

☐ SEPTIC TANK
☐ SEWER TAP

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	84624	9-28-83	Ben & Als
FENCE				PATIO or WALK			

NOTES: County Surcharge: .40

JOB CARD

OWNER	JOB ADDRESS
Kelly	1028 Jefferson Street

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
			514214021120

MICROFILM NO.	ARCHITECT	FEE	VALUATION
[illegible]	none	$20.00	$500.00

DESCRIPTION OF CONSTRUCTION	
Fumigation	☐ SEPTIC TANK ☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	112683	9/28/87	Quality P/C	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING / NO. FIX.				POOL			
C-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County Surcharge: $.20

NAME OF OWNER KELLEY

ADDRESS 1028 [illegible] ST

LEGAL DESCRIPTION COST 1600.00

DESCRIPTION OF CONST.

ARCHITECT:

PERMIT TYPE	NO.	DATE	TO WHOM	EXT. or OUT.
BLDG.				
ROOF				
ELECTRICAL	39349	12-28-67	[illegible]	
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS	1228	4-23-68	WHITSON 4 ton	ac & ducts
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				
Tent Fumigation	75099	10-13-67	[illegible]	

9 permits were found for

1028 JEFFERSON ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		B16-106298	ROW (RIGHT OF WAY) PERMIT (ENGIN & UTIL)	2/2/2017	3/2/2017
Details		E16-102637	SERVICE CHANGE	10/27/2016	1/11/2017
Details		E13-101008	ALARM - RESIDENTIAL - BURGLAR/ROBBERY	5/17/2013	5/20/2013
Details		E10-101452	ALARM - RESIDENTIAL - BURGLAR/ROBBERY	8/11/2010	8/16/2010
Details		B09-104287	FENCE-CHAIN LINK &/OR WOOD	11/4/2009	12/8/2009
Details	29915	P0700293	GAS PIPING	2/14/2007	3/1/2007
Details		E9101035	AIR CONDITIONING-ELECTRICAL		5/9/1991
Details		M9100621	A/C - CENTRAL - REPLACEMENT		5/8/1991
Details		B8800099	RE-ROOF-METAL,TILE,WOOD SHINGLE OR SHAKE		6/17/19

Permit Details

Process #:	Permit #: B09-104287	Master Permit: B09-104287
Status: CLOSED		
List All Subpermits		

Site Information

Address: 1028 JEFFERSON ST **Sub-division:** HOLLYWOOD LAKES SECTION 1-32 B , LOT 22 W 25,23,24 E 37 1/2 **Lot:** **Block:**	**Folio#:** 514214021120 **Value:** $2,300.00 **Sq Ft:** 0

Permit Information

Application Type: FENCE-CHAIN LINK &/OR WOOD **Job Name:** **Film Number:**	**Application Date:** 11/4/2009 **Permit Date:** 12/8/2009 **CO/CC Date:** N/A **Total Fees:** $116.80 **Recorded Payments:** $116.80 **Balance:** $0.00

Applicant / Contact Information

Name: GOLDMAN,JODI & GOLDMAN,LARRY
Address: 1028 JEFFERSON ST HOLLYWOOD FL33019

Property Owner Information

Name: GOLDMAN,JODI & GOLDMAN,LARRY
Address: 1028 JEFFERSON ST HOLLYWOOD FL33019

Contractor Information

Name:
Address:

B09-104287

CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

MASTER PROCESS #
MASTER PERMIT #

Permit Type (Check one): ☐ STRUC, ☐ FIRE, ☐ ELEC, ☐ MECH, ☐ PLUMB, ☐ PAVING, ☐ WTR/SWR, ☐ DRAINAGE

APPLICATION DATE Nov. 4, 2009 TAX FOLIO NO.

LEGAL DESCRIPTION: ~~W~~ west 25' of lot 22, all of lot 23 & east 37.5' of lot 24, Blk 55

JOB NAME GOLDMAN FENCE PHONE #

JOB ADDRESS 1028 Jefferson St. (1030) HOLLYWOOD, BROWARD COUNTY, FL. ZIP 33019

OWNER NAME Larry Goldman

Owners Address 1028 Jefferson St. City Hollywood State FL Zip 33019

WORK DESCRIPTION Wood fence

USE/OCCUPANCY residence SQ. FT. Value of Proposed Work:$ ~~3,000.00~~ $2300.00

CONTRACTOR'S NAME OWNER PHONE # Fax #

CONTRACTOR'S ADDRESS — CITY STATE ZIP

CONTRACTOR'S CERTIFICATION OR REGISTRATION NUMBER: EMAIL ADDRESS

ARCHITECT/ENGINEER'S NAME PHONE # FAX #

ARCHITECT/ENGINEER'S ADDRESS CITY STATE ZIP

FEE SIMPLE TITLE HOLDER NAME

Fee Simple Title Holder Address City State Zip

BONDING COMPANY NAME

Bonding Company Address City State Zip

MORTGAGE LENDER'S NAME SUNTRUST BANK

Mortgage Lender's Address City State Zip

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Hollywood, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

X Signature [signature] Date: 11/4/09
Owner or **Agent
Sworn to (or affirmed) and subscribed before me this 4th day of ~~[illegible]~~, 2009. November 4, 2009

Signature [signature] Jackie S. Ivey
NOTARY as to Owner/Agent
___ Personally Known, _____ Identification Provided: X

SONJA IVEY
Notary Public - State of Florida
My Commission Expires Feb 12, 2012
Commission # DD 737728
Bonded Through National Notary Assn.

Signature ______ Date: ______
Prime Contractor
Sworn to (or affirmed) and subscribed before me this ______ day of ______, 20____.

Signature ______
NOTARY as to Contractor
___ Personally Known, _____ I.D. Provided: ______

**** Individuals who sign as the owner's agent must first obtain the owner's authorization to sign on their behalf.**

Application Approved by: [signature] **Permit Officer** **Effective Code: 20__ Florida Building Code**

D.L. # G435-521-59-323-0

11. I am aware of, and consent to an owner-builder permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: 1028 JEFFERSON STREET Hollywood.
(Address of Property)

12. I agree to notify **THE CITY OF HOLLYWOOD BUILDING DEPARTMENT** immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to **THE CITY OF HOLLYWOOD BUILDING DEPARTMENT**. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to **THE CITY OF HOLLYWOOD** is required when the permit is issued.

I acknowledge that I will assume full responsibility as an Owner/Builder Contractor, I am obligated to actually, physically, build the structure or do the work which I have permitted and personally supervise or perform all work allowed by law on the permitted structure.

I hereby acknowledge that I have read and understand the above disclosure statement/affidavit.

Signature of Property Owner Date: 11/3/09

LARRY GOLDMAN
Printed Name of Property Owner 11/4/09

Property Owner Address: 1028 Jefferson St. Hollywood, FL 33019

Telephone Number: (954) 610-2260 Drivers License # G435-521-59-323-0

The foregoing instrument was acknowledged before me this 4 day of November, 2009 by Larry Goldman (Name of Person Acknowledging) who is ____personally known to me; or who has produced Driver's License (type of ID) as identification and who did/did not take an oath.

Notary Public Signature: Sonja Ivey

My Commission expires: February 12, 2012

SONJA IVEY
Notary Public - State of Florida
My Commission Expires Feb 12, 2012
Commission # DD 757728
Bonded Through National Notary Assn.

Note: Properties held in corporate ownership are not included within this exemption and must obtain permits through licensed contractors.

17-101 (revised 10/09)

WOOD FENCE - SHADOW BOX STYLE
3 GATES
6' TAll (DOUBLE SIDED w/ 4X4 POSES)

WATER METERS

PREVIOUS AND IMPREVIOUS AREAS

PROPOSED PERVIOUS / OPEN SPACE / AREA:

PROPOSED IMPERVIOUS AREA:

TOTAL FRONT YARD AREA:

PROPOSED FRONT YARD PREVIOUS AREA:

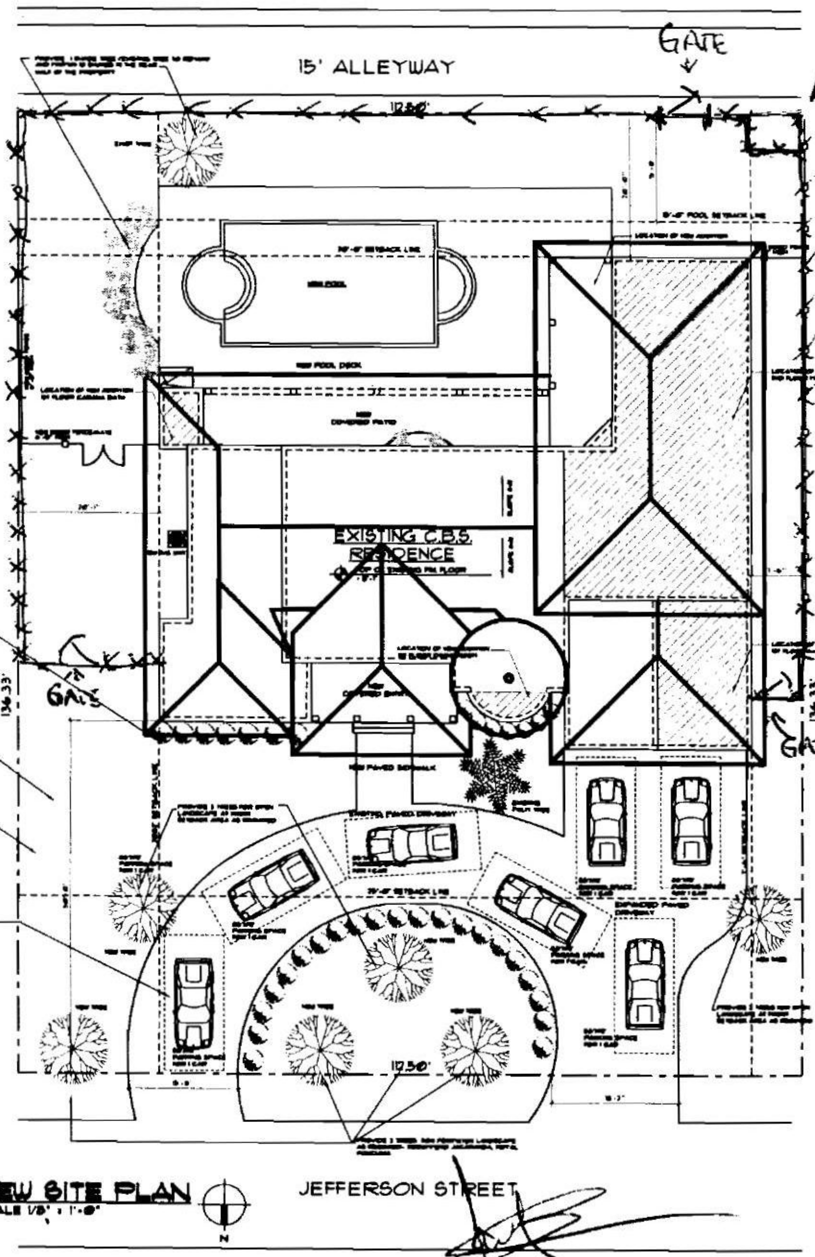
PROPOSED FRONT YARD IMPREVIOUS AREA:

Landscape Plan must be consistent with the landscaping requirements set forth in Section 9.4 of the Zoning and Land Development Regulations.
All species must be consistent with the City of Hollywood Landscape Manual

LANDSACAPE REQUIREMENTS - RS

OPEN SPACE

OFF-STREET PARKING CALCULATIONS



NEW SITE PLAN

SCALE 1/8" = 1'-0"

Notice: In Addition To The Requirements Of This Permit There May Be Additional Restrictions Applicable To This Property That May Be Found In The Public Records Of This County.

Lot Grading: Rainwater And Other Liquid Wastes Shall Not Be Allowed To Flow On Or Across Adjoining Property In Violation Of Local Building Code.

Areas Adjacent To Lake Or Canal (If Any) To Be Graded So As To Prevent Direct Overland Discharge Of Stormwater Into Lake Or Canal.

ZONING INFORMATION

EXISTING SITE DATA

Contractor To Coordinate With Surveyor And Maintain Min. 18" Above Crown Of Road For New Slab And Equipment Elevation.

EXISTING BUILDING RENOVATION

(SEE FBC 2004 EXISTING BUILDINGS)

RESTORATION LEVEL	LEVEL 3
PERCENTAGE OF NEW WORK TO EXISTING	131 %
OCCUPANCY DESIGNATION	R3

SCOPE OF WORK

1. Selective Demolition (Per Plans)
2. New Electric Per Plans
3. New A/C Per Plans
4. New Windows Per Plans
5. New Doors Per Plans
6. New Roof Trusses and Tile (Per Plans)

AREA CALCULATIONS

NEW LOT COVERAGE:

FLOOR AREA RATIO:

825 S.E. 8TH AVENUE SUITE 151
DEERFIELD BEACH, FLORIDA 33441
C. WAYNE FERRELL ARCHITECT AR 14852
WAYNE FERRELL ARCHITECTURE .COM

RESIDENTIAL ADDITION
GOLDMAN RESIDENCE
1028 JEFFERSON STREET
HOLLYWOOD, FL 33019

DRAWN	BCAMERA
CHECKED	C.W.F.
DATE	08-10-07
SCALE	AS NOTED
JOB NO.	20070312
SHEET	A-2·0

ATTACHMENT B
Aerial Photograph

AERIAL PHOTOGRAPH

1028 Jefferson Street

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 4._2025_0812

Agenda Date:	8/12/2025	**Agenda Number:**	
To:	Historic Preservation Board		

Title:

FILE NO.: 25-CV-66
APPLICANT: Got The Magic House LLC
LOCATION: 1006 North Southlake Drive
REQUEST: Certificate of Appropriateness of Design to construct a new single-family dwelling, and a Variance to Article 7, Section 7.2 of the Zoning and Land Development Regulations, to reduce the parking requirements in the RS-9 zoning district located at 1006 North Southlake Drive, within the Hollywood Lakes Historic Overlay District.

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: August 12, 2025 **FILE:** 25-CV-66

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Adrian Montoya, Planner II

SUBJECT: Got The Magic House LLC requests a Certificate of Appropriateness of Design to construct a new single family dwelling, and a Variance to Article 7, Section 7.2.A of the Zoning and Land Development Regulations to permit a reduction of required parking spaces from 5 to 4 parking spaces in the RS-9 zoning district located at 1006 North Southlake Drive, within the Hollywood Lakes Historic Overlay District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Design and a Variance to the Parking requirement for a new single family dwelling located at 1006 North Southlake Drive, within the Hollywood Lakes Historic Overlay District.

Variance: Reduce the required number of parking spaces from 5 to 4 parking spaces.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Approval

Variance: To be determined by the Board

BACKGROUND

The subject property contains a single family lake-front lot located on the north banks of South Lake in the 'RS-9' Single Family Zoning District at 1006 North Southlake Drive. The lot is a 90-foot by 232-foot lot and is ~20,893 square feet in size. The lot is surrounded by single family residences to the north, east, and west, and Southlake to the south. The property's current single family residence was constructed in 1960.

REQUEST

The Applicant requests a Certificate of Appropriateness for construction of a new single family dwelling and a variance to permit a reduction in the required amount of parking from 5 to 4 parking spaces. The proposed dwelling will contain a total of 14,677 square feet. The first floor features an entry area, 2 car garage, mud room, office, gym, and sauna. The second floor features 4 bedrooms and 2 balconies. The balcony on the north façade faces North Southlake Drive, and the balcony on the south façade provides an expansive view of South Lake. The interior also includes a spiral staircase that serves as a focal point of the proposed dwelling. The outdoor living area features a 19-foot by 60-foot infinity pool and pool deck, spa, covered terrace, and outdoor kitchen. Other than the requested variance, the proposed development meets all applicable requirements of the Zoning and Land Development Regulations.

The proposed architecture has a modern-contemporary style that includes a flat and wide roofline and large floor-to-ceiling windows and glass walls to maximize natural light. The ground floor is composed of solid, clean-lined rectangular forms, giving the base of the dwelling a grounded and sculptural presence. The recessed entryway is centrally located and setback, offering a visual break and transition space, and is flanked by full-height glass walls that allow visibility through to the rear. A large garage door with horizontal slats occupies the left volume, and the right wing features a cube-like volume with full-height glazing that provides transparency and visual contrast to the heavier elements. The second floor is lighter and more open, hovering above the heavier ground floor elements. The central section contains a large glass wall overlooking the entryway, and the left volume has smaller-scale glazing and balcony located directly above the garage that maintains box-like lines consistent with the rest of the dwelling's geometry.

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing and location for all properties within the District. The proposed home is consistent with the evolving character of the Hollywood Lake Historic Overlay District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	Got The Magic House LLC
Address/Location:	1006 North Southlake Drive
Size of Property:	20,893 sq. ft. (0.48 acres)
Present Zoning:	Single Family District (RS-9) Hollywood Lakes Historic Overlay District
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Single Family Residence

ADJACENT ZONING

North:	Single Family District (RS-6) Hollywood Lakes Historic Overlay District
South:	Single Family District (RS-9) Hollywood Lakes Historic Overlay District
East:	Single Family District (RS-9) Hollywood Lakes Historic Overlay District
West:	Single Family District (RS-9)

Hollywood Lakes Historic Overlay District

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property*.

The subject property is designated Low (5) Residential (LRES) by the Land Use Plan. The proposed single family residence is consistent with this designation. The proposed design of the single family residence is consistent with the scale and massing of the adjacent neighborhood, while allowing the Applicant to maximize the living area of their property.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving, and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood. The proposed addition is sensitive to the character of the Historic Lakes Section through its design which possess similar characteristics to existing structure and is compatible with the surrounding neighborhood.

Policy 2.46: *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

Policy CW.15: *Place a priority on protecting, preserving, and enhancing residential neighborhoods.*

The CWMP also states *the single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements*. The project enhances the streetscape and the variance request to reduce the number of required parking spaces is the only deviance from the applicable Zoning and Land Development Regulations.

CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

The Hollywood Lakes Neighborhood Plan seeks to maintain and preserve the character and integrity of the existing residential community by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses.

The proposed new two-story dwelling is consistent with the architectural features described in the Design Guidelines for Historic Properties and Districts and enforced by the Historic Preservation Board. The proposed single family dwelling will not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

Variance Request: To permit a reduction in the number of required parking spaces from 5 parking spaces to 4 parking spaces, pursuant to Article 7, Section 7.2.A of the Zoning and Land Development Regulations.

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The proposed project remains consistent with the overall goals of the Zoning and Land Development Regulations, particularly in terms of architectural design, urban integration, and land use. The requested reduction of one parking space does not compromise the functionality or aesthetics of the development; on the contrary, it allows for an expansion of green space on the property, enhancing visual appeal, reducing impervious surface coverage, and supporting the city's broader environmental objectives.

FINDING: Consistent.

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The surrounding properties are single family residences, many of which have similar or fewer parking spaces than the 5 currently required. The proposed 4 spaces are sufficient to serve the property's needs without impacting neighboring properties or public streets. Additionally, by reducing paved areas and increasing landscaped areas, the project aligns with the neighborhood's visual and environmental character.

FINDING: Consistent.

CRITERIA 3: 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.

ANALYSIS: The proposal supports the goals of the Comprehensive Plan by promoting sustainable residential development, appropriate density, and efficient land use. It aligns with mobility practices by reducing reliance on personal vehicles, while the additional green space contributes to improved stormwater management and reinforces the sustainability principles and environmental objectives outlined in the Comprehensive Plan.

FINDING: Consistent.

CRITERIA 4: That the need for the requested Variance is not economically based or self-imposed.

ANALYSIS: The applicant has stated that the variance request arises from the physical characteristics of the site and the optimal architectural configuration to meet functional and aesthetic requirements. They also stated that the parking reduction is not due to financial constraints. While the request may not be economically based, staff cannot determine that the request is not self-imposed as the lot size can accommodate the required 5 parking spaces while maintaining applicable zoning and land development regulations.

FINDING: Inconsistent.

CRITERIA 5: That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

ANALYSIS: State or Federal law is not the impetus of the requested variance.

FINDING: Not applicable.

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The applicant proposes a modern single family residence that conforms to zoning setbacks and height restrictions. The design aims to maximize the connection between indoor and outdoor spaces, as well as take advantage of the backyard green areas for outdoor entertainment and relaxation.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: Given that the property is located within the Hollywood Lakes Historic Overlay District, a thorough analysis was conducted to ensure that the proposed single family residence bridges the diverse architectural styles present in the neighborhood, such as mediterranean revival, art deco, and modern-contemporary styles.

The proposed single family residence embodies a refined contemporary tropical modern style distinguished by crisp geometric forms and a seamless integration with the lush landscape. The north façade facing North Southlake Drive is defined by striking composition of horizontal rooflines and bold vertical masses, softened by natural wood textures and expansive floor-to-ceiling glazing. A combination of light-toned stone cladding and warm wood soffits creates visual interest, while deep roof overhands provide shade and architectural drama.

The entry sequence is elevated and inviting, with a broad, gently sloping walkway flanked by manicured greenery, leading to a transparent foyer that blurs the boundary between indoors and outdoors. Large windows and glass walls maximize daylight and frame views of the surrounding palms and gardens. The rear of the home opens to a resort-like setting, featuring an infinity-edge pool, generous terraces, and outdoor living spaces that flow effortlessly from the interior. Subtle landscaping and thoughtfully placed planters further reinforce the home's strong connection to its natural environment, creating a tranquil, modern retreat.

The rear façade seamlessly continues the contemporary tropical modern aesthetic established in the front. Crisp, pale stone volumes are complemented by extensive floor-to-ceiling glass, creating a transparent and airy feel that invites the lush landscape into the living spaces. The flat, overhanging rooflines accented with warm wood soffits and slender black framing provide both architectural interest and shaded comfort.

A sun deck unfolds from the main living areas, featuring multiple zones for lounging and outdoor dining. The striking infinity-edge pool, with its clean lines and subtle mosaic tiling, visually extends into the surrounding greenery, further dissolving the boundary between indoors and outdoors. Thoughtful landscaping, including clusters of palm trees and low plantings, softens the modern geometry and enhances the sense of a private tropical retreat. Altogether, the rear of the home is designed for entertaining and relaxation, offering a harmonious blend of modern architecture and natural beauty.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: The project is located in the Hollywood Lakes Historic Overlay District in a beautiful South Lake neighborhood, which is well known for its magnificent water views and spectacular landscape with matured trees and vegetation. The proposed two-story home is designed to enhance and complement the unique characteristics of its setting. Its clean, rectilinear forms and strong horizontal lines create a harmonious dialogue with the surrounding landscape, while the extensive use of glass fosters a seamless connection between the indoor and outdoor environments.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: The proposed single family home will be constructed using concrete blocks, and reinforced concrete, with facades featuring a sophisticated interplay of light natural stone, warm wood accents, and slender vertical louvers, resulting in an elegant and contemporary aesthetic. These materials have been carefully selected for their compatibility with the neighboring homes and their durability in the local climate.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The project will meet or exceedlocal construction codes and practices. All work will be performed by licensed professionals to ensure excellence in both craftsmanship and safety.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: The proposed design aligns with the Citywide Master Plan, the Comprehensive Plan, the Design Guidelines for Historic Districts and Properties, and applicable neighborhood plans. The project seeks to contribute positively to the ongoing development and preservation of the neighborhood's and the city's character.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Map
ATTACHMENT C: Permit History

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

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):

- ☐ Technical Advisory Committee
- ☐ Planning and Development Board
- ☐ City Commission
- ☐ Art in Public Places Committee
- ☑ Historic Preservation Board
- ☐ Administrative Approval
- ☐ Variance
- ☐ Special Exception

PROPERTY INFORMATION

Location Address: 1006 N SOUTHLAKE DR. HOLLYWOOD, FL 33019

Lot(s): 12 & 13 Block(s): 53 Subdivision: ______

Folio Number(s): 514214020651

Zoning Classification: ______ Land Use Classification: SINGLE FAMILY D

Existing Property Use: RESIDENTIAL 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 al that apply and provide File Number(s) and Resolution(s):______

DEVELOPMENT PROPOSAL

Explanation of Request: NEW SINGLE FAMILY RESIDENCE

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

Project	Proposal
Units/rooms (# of units)	# UNITS: 9 #Rooms ☐
Proposed Non-Residential Uses	☐ S.F.)
Open Space (% and SQ.FT.)	Required %: 53.16 (Area: 11,100.7 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 2)
Height (# of stories)	(# STORIES) 2 (28 FT.)
Gross Floor Area (SQ. FT)	Gross Area (FT.)

Name of Current Property Owner: GOT THE MAGIC HOUSE LLC.

Address of Property Owner: 3802 NE 207 ST S TOWER #2803 AVENTURA, FL 3

Telephone: (646)775-1155 Email Address: gotthemagichouse2@gmail.com

Applicant STEPHANIE HALFEN D Consultant ☑ Representative ☐ Tenant ☐

Address: 18200 NE 19TH AVE, NMB. FL 33162 Telephone: (305)501-5013

Email Address: STEPHANIE@SDHSTUDIO.COM

Email Address #2: RICARDO@SDHSTUDIO.COM

Date of Purchase: 2024 Is there an option to purchase the Property? Yes ☐ No ☑

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : DIANA RIO

E-mail Address: DIANA@RDRMIAMI.COM

CITY OF Hollywood

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: 6/25/25

PRINT NAME: Matt Rosenblatt Date: 6/25/25

Signature of Consultant/Representative: ______________ Date: ______

PRINT NAME: Stephanie Halfen Date: 6/25/25

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 Historic Preservation Board to my property, which is hereby made by me or I am hereby authorizing Stephanie Halfen 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 25th day of 2025

VANESSA FLOREZ PEREZ
Notary Public - State of Florida
Commission # HH 190463
My Comm. Expires Oct 24, 2025
Bonded through National Notary Assn.

NOTARY PUBLIC STATE OF FLORIDA

____
Signature of Current Owner

____
Print Name

____
Notary Public
State of Florida
My Commission Expires: 10/24/25 (Check One) ☑ Personally known to me; OR ☐ Produced Identification ______________

Prepared by:
Anthony S. Adelson, Esq.
F.L.A. Title Guaranty Agency, LLC
501 Golden Isles Drive, Suite 102
Hallandale Beach, FL 33009
(954) 458-9238
Return to:
Gregory R. Fishman, Esq.
Gregory R. Fishman, P.A.
2750 NE 185th Street, Suite 204
Aventura, Florida 33180
Office: 305.792.6945

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 11 **day of October, 2024** between **Carol Ann Camillo, an un-remarried widow,** whose post office address is **3505 S. Ocean Drive #1212, Hollywood, FL 33019**, grantor, and **Got The Magic House LLC, a Florida Limited Liability Company,** whose post office address is **3802 NE 207th Street, South Tower Unit 2803, Aventura, FL 33180**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

Lot 12, and the West 40 feet of Lot 13, Block 53, HOLLYWOOD LAKES SECTION, according to the map or plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida. Together with all that parcel of land described and bounded as follows:

Being a part of Jackson Street and a part of Block 77 of HOLLYWOOD LAKES SECTION, bounded on the North by the South line of Lot 12 and the West 40 feet of Lot 13, Block 53, of said subdivision, on the South by Block 76, HOLLYWOOD LAKES SECTION, otherwise described as South Lake of said subdivision; on the East by the East line of the West 40 feet of Lot 13, Block 53, extended in a Southerly direction to said Block 76, and on the West by the West line of Lot 12, Block 53, extended in a Southerly direction to Block 76, as shown on the plat of HOLLYWOOD LAKES SECTION, as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida, being all of that parcel of land lying South of Lot 12, and the West 40 feet of Lot 13, Block 53, HOLLYWOOD LAKES SECTION, extending to the South lake of said subdivision.

All Less the North 30 feet for street.

Parcel Number: 5142-14-02-0651

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 the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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 **12/31/2023.**

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Bobarrah C. Denis
P.O. Address:
501 Golden Isles Drive, Suite 102
Hallandale Beach, FL 33009

Witness
Printed Name: Jimmy Fuentes
P.O. Address:
501 Golden Isles Drive, Suite 102
Hallandale Beach, FL 33009

Carol Ann Camillo

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 7th day of October, 2024 by Carol Ann Camillo who [ ] is personally known or [X] has produced a driver's license as identification.

[Seal]

BOBARRAH C. DENIS
Notary Public - State of FLORIDA
Commission # HH081602
My Commission Expires Jan. 18, 2025

Notary Public
Print Name: Bobarrah C. Denis
My Commission Expires: 1/18/2025

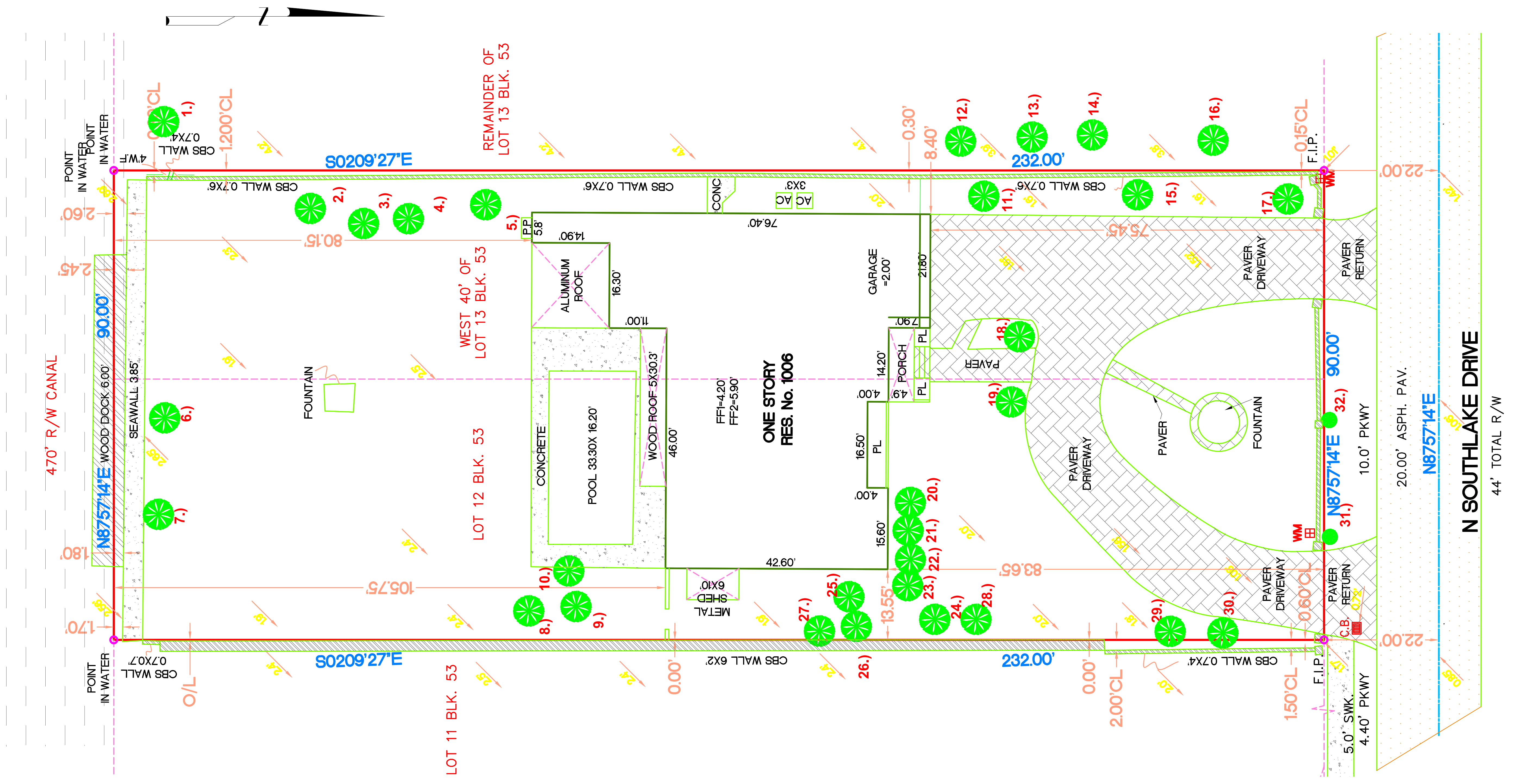
AFA & Company, Inc.
Land Surveyors

Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
13050 SW 133RD COURT MIAMI, FLORIDA 33186
E-MAIL: AFACO@BELLSOUTH.NET
PH: 305-234-0588

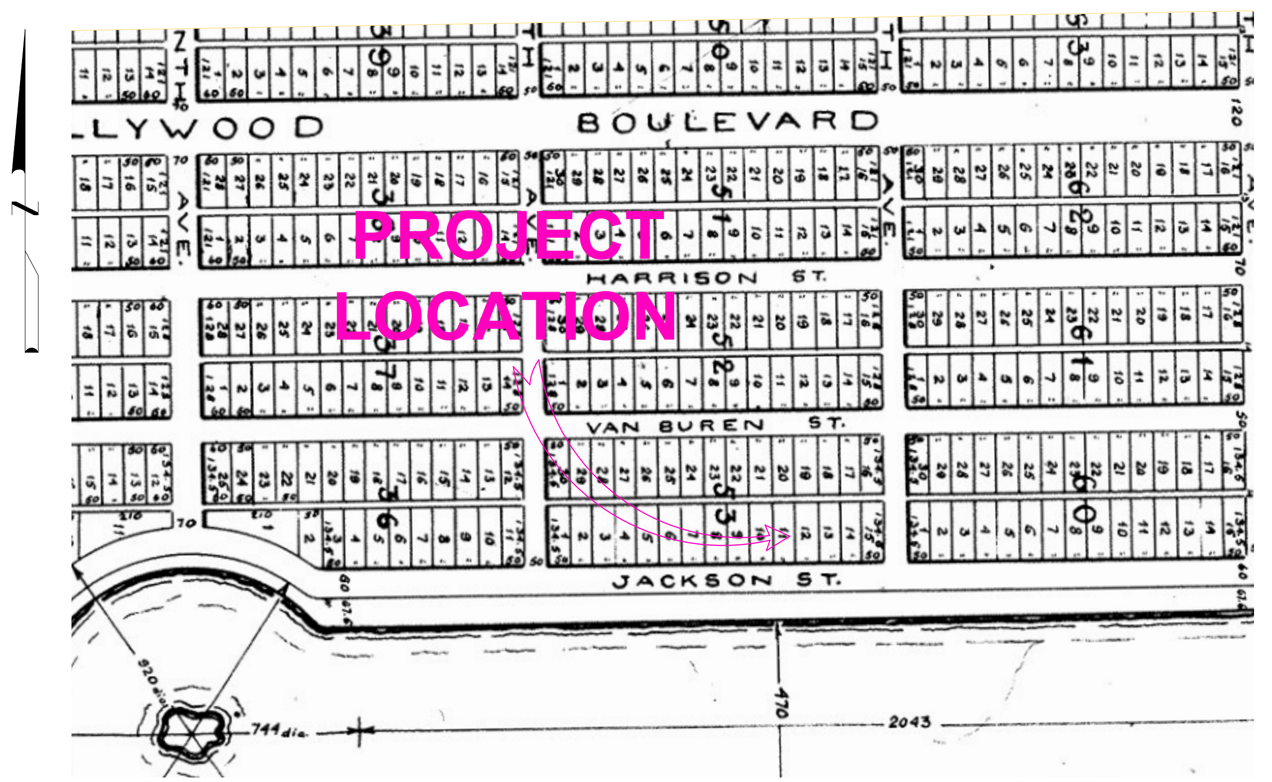
Boundary Survey

Graphic Scale 1" = 20'

Tree #	Common Name	Scientific Name	DBH (inch)	HEIGHT (ft)	SPREAD (ft)	CRZ DIA.(ft)	TPZ RADIUS(ft)	Condition %	Disposition	Comments
1	GUMBO LIMBO TREE	Bursera simaruba	16	25	36	16	8	FAIR 80%	EXISTING/TO REMAIN	NATIVE,ADJACENT PROPERTY, LIKELY NO CONFLICT DUE TO RETAINING WALL
2	ARECA PALM	Dypsis lutescens	24	24	20	8	12	FAIR 80%	EXISTING/	NON NATIVE, CLUSTER PALM
3	ARECA PALM	Dypsis lutescens	18	24	18	8	12	FAIR 80%	EXISTING/	NON NATIVE, CLUSTER PALM
4	ARECA PALM	Dypsis lutescens	20	20	24	8	12	FAIR 80%	EXISTING/	NON NATIVE, CLUSTER PALM
5	SOLITAIRE PALM	Ptychosperma elegans	8	30	12	8	4	MODERATE 70%	EXISTING/	NON NATIVE, CLUSTER PALM
6	QUEEN PALM	Syagrus romanzoffiana	11	14	13	6	3	MODERATE 70%	EXISTING/	NON NATIVE, SINGLE PALM
7	QUEEN PALM	Syagrus romanzoffiana	8	14	25	6	3	MODERATE 60%	EXISTING/	NON NATIVE, SINGLE PALM
8	SOLITAIRE PALM	Ptychosperma elegans	10	20	14	8	4	MODERATE 70%	EXISTING/	NON NATIVE, CLUSTER PALM
9	SOLITAIRE PALM	Ptychosperma elegans	6	24	12	8	4	MODERATE 70%	EXISTING/	NON NATIVE, TRIPLE PALM
10	STRANGLER FIG	Ficus aurea	43	27	38	40	20	MODERATE 70%	EXISTING/	NATIVE, SPECIMEN SIZE
11	CHRISTMAS PALM	Adonidia merrillii	5	18	8	6	3	MODERATE 70%	EXISTING/	NON NATIVE, SINGLE PALM
12	MAHOGANY TREE	Swietenia Mahagoni	18	35	40	18	9	FAIR 80%	EXISTING/	NATIVE, SPECIMEN SIZE, ADJACENT PROPERTY, LIKELY NO CONFLICT DUE TO RETAINING WALL
13	MAHOGANY TREE	Swietenia Mahagoni	17	40	40	18	9	FAIR 80%	EXISTING/	NATIVE, ADJACENT PROPERTY, LIKELY NO CONFLICT DUE TO RETAINING WALL
14	MAHOGANY TREE	Swietenia Mahagoni	16	28	32	16	8	FAIR 80%	EXISTING/	NATIVE, ADJACENT PROPERTY, LIKELY NO CONFLICT DUE TO RETAINING WALL
15	CHRISTMAS PALM	Adonidia merrillii	8	25	12	8	4	MODERATE 70%	EXISTING/	NON NATIVE, DOUBLE PALM
16	SEAGRAPE TREE	Coccoloba uvifera	30	25	34	30	15	FAIR 80%	EXISTING/	NATIVE, SPECIMEN SIZE, ADJACENT PROPERTY, LIKELY NO CONFLICT DUE TO RETAINING WALL
17	CHINESE FAN PALM	Livistona chinensis	16	26	24	10	5	MODERATE 70%	EXISTING/	NON NATIVE, DOUBLE PALM
18	PYGMY DATE PALM	Phoenix roebelenii	3	18	8	6	3	MODERATE 70%	EXISTING/	NON NATIVE, SINGLE PALM
19	PYGMY DATE PALM	Phoenix roebelenii	3	15	8	6	3	MODERATE 70%	EXISTING/	NON NATIVE, SINGLE PALM
20	SOLITAIRE PALM	Ptychosperma elegans	14	28	18	10	5	FAIR 80%	EXISTING/	NON NATIVE, CLUSTER PALM
21	SOLITAIRE PALM	Ptychosperma elegans	14	24	14	10	5	FAIR 80%	EXISTING/	NON NATIVE, CLUSTER PALM
22	SOLITAIRE PALM	Ptychosperma elegans	10	16	12	8	4	FAIR 80%	EXISTING/	NON NATIVE, CLUSTER PALM
23	CHINESE FAN PALM	Livistona chinensis	9	18	14	6	3	FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
24	SOLITAIRE PALM	Ptychosperma elegans	2	16	8	4	2	FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
25	SOLITAIRE PALM	Ptychosperma elegans	2	24	10	4	2	MODERATE 70%	EXISTING/	NON NATIVE, SINGLE PALM
26	SOLITAIRE PALM	Ptychosperma elegans	2	24	10	4	2	MODERATE 70%	EXISTING/	NON NATIVE, SINGLE PALM
27	SOLITAIRE PALM	Ptychosperma elegans	8	24	15	10	5	MODERATE 70%	EXISTING/	NON NATIVE, CLUSTER PALM
28	SOLITAIRE PALM	Ptychosperma elegans	3	24	10	4	2	FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
29	SILVER BUTTONWOOD TREE	Conocarpus erectus	24	20	35	24	12	POOR 50%	EXISTING/	NAITVE, SPECIMEN SIZE, PREVIOUS FAILURE, DECAY IN STEM
30	SILVER BUTTONWOOD TREE	Conocarpus erectus	24	26	40	24	12	MODERATE 70%	EXISTING/	NATIVE, SPECIMEN SIZE
31	SOLITAIRE PALM	Ptychosperma elegans	2	15	10	4	2	FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM, RIGHT OF WAY
32	SOLITAIRE PALM	Ptychosperma elegans	2	15	10	4	2	FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM, RIGHT OF WAY



Location Sketch N.T.S.



PROPERTY ADDRESS:

1006 North Southlake Drive
Hollywood, Florida 33019

CERTIFIED ONLY TO:

Got the Magic House LLC.

LEGAL DESCRIPTION:

Lot 12, and the West 40 feet of Lot 13, Block 53, HOLLYWOOD LAKES SECTION, according to the map or plat thereof' as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida. Together with all that parcel of land described and bounded as follows:

Being a part of Jackson Street and a part of Block 77 of HOLLYWOOD LAKES SECTION, bounded on the North by the South line of Lot 12 and the West 40 feet of Lot 13, Block 53, of said subdivision, on the South by Block 76, HOLLYWOOD LAKES SECTION, otherwise described as South Lake of said subdivision; on the East by the East line of the West 40 feet of Lot 13, Block 53, extended in a Southerly direction to said Block 76, and on the West by the West line of Lot 12, Block 53, extended in a Southerly direction to Block 76, as shown on the plat of HOLLYWOOD LAKES SECTION, as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida, being all of that parcel of land lying South of Lot 12, and the West 40 feet of Lot 13, Block 53, HOLLYWOOD LAKES SECTION, extending to the South lake of said subdivision.

All Less the North 30 feet fol' street.

Surveyor's Notes:

#11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
#12 This Certification is Only for the lands as Described, it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
#13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
#14 Accuracy:
The expected use of land, as classified in the Standards of Practice (5J-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
#15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
#16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties.
#17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
#18 Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
#19 Ownership subject to Opinion of Title.
#20 The location of the Flood Zone lines shown hereon are an approximate, based on the FEMA flood maps website. Confirmation of said Flood Zone lines location must be made with FEMA prior to any design.

ELEVATION INFORMATION

National Flood Insurance Program
FEMA Elev. Reference to NAVD 1988

Comm Panel	125113
Panel #	0569
Firm Zone:	"AE"
Date of Firm:	07-31-2024
Base Flood Elev.	7.00
F.Floor Elev.	4.20'
Garage Elev.	2.0'
Suffix:	"L"

Elev. Reference to NAVD 1988

JOB #	25-2071
DATE	04-28-2025
PB	1-32

Surveyors Notes:

#1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherwise noted.
#2 Benchmark: Broward County Public Works Dep. Name: B-311; Elev.: 1.68'
#3 Bearings as Shown hereon are Based upon N. Southlake Drive, N87°57'14"E
#4 Please See Abbreviations
#5 Drawn By: YASH
#6 Date: 04-28-2025
#7 Completed Survey Field Date: 04-24-2025
#8 Disc No 2025, Station Surveying Scion
#9 Last Revised:
#10 Zoned Building setback line not determined

AFA & Company, Inc.
Land Surveyors
Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-Mail: afaco@bellsouth.net
Ph: (305) 234-0588

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal

Abbreviations of Legend

A =ARC DISTANCE
AVE =AVENUE
ASPH =ASPHALT
A/W =ANCHORED WIRE
A/C =AIR CONDITIONER
BLDG =BUILDING
B. COR =BLOCK CORNER
C.B. =CATCH BASIN
CLF =CHAIN LINK FENCE
CONC. =CONCRETE
COL. =COLUMN
C.U.P. =CONCRETE UTILITY POLE
C.L.P. =CONCRETE LIGHT POLE
CBS =CONCRETE BLOCK STRUCTURE
C.M.E. =CANAL MAINTENANCE EASEMENT
D =DIRECTION
D/W =DRIVEWAY
D.M.E. =DRAINAGE & MAINTENANCE EASEMENT
ENC. =ENCROACHMENT
E.T.P. =ELECTRIC TRANSFORMER PAD
F.P.L. =FLORIDA POWER AND LIGHT
F.H. =FIRE HYDRANT
F.I.P. =FOUND IRON PIPE
F.F. =FINISH FLOOR
DH/D =FOUND DRILL HOLE
F.R. =FOUND REBAR
F/D =FOUND DISC
F/N =FOUND NAIL
I.F =IRON FENCE
L =LENGHT
L.M.E =LAKE MAINTENANCE EASEMENT
L.F.E. =LOWEST FLOOR ELEVATION
L.P. =LIGHT POLE
MEAS. =MEASURED
M.H. =MAN HOLE
M.L. =MONUMENT LINE
N.G.V.D. =NATIONAL GEODETIC VERTICAL DATUM
N.T.S. =NOT TO SCALE
O.E. =OVERHEAD ELECTRIC LINE
O.L. =ON LINE
P.C.P. =PERMANENT CONTROL POINT
P.M. =PARKING METER
P.C. =POINT OF CURVATURE
P/W =PARKWAY
PL =PLANTER
P.O.C =POINT OF COMMENCEMENT
P.O.B =POINT OF BEGINNING
R =RADIUS
RES =RESIDENCE
R/W =RIGHT OF WAY
S.D.H. =SET DRILL HOLE
S.I.P. =SET IRON PIPE
S/N =SET NAIL
SDWLK =SIDEWALK
T =TANGENT
U.E. =UTILITY EASEMENT
W/F =WOOD FENCE
W.V. =WATER VALVE
W.U.P. =WOOD UTILITY POLE
WALK =WALKWAY
=IRON FENCE
=CHAIN LINK FENCE
=WOOD FENCE
=CBS WALL
=OVERHEAD ELEC.
=CENTER LINE
=EASEMENT
=DENOTES ELEVATIONS
=BUILDING
=DISTANCE
=CATCH BASIN
=WATER METER
=W.U.P.
=STATE ROAD
=US HIGHWAY
=INTERSTATE
=MONITORY WELL

1006 Rosenblatt

1006 N SOUTHLAKE DR.,
HOLLYWOOD, FL 33019

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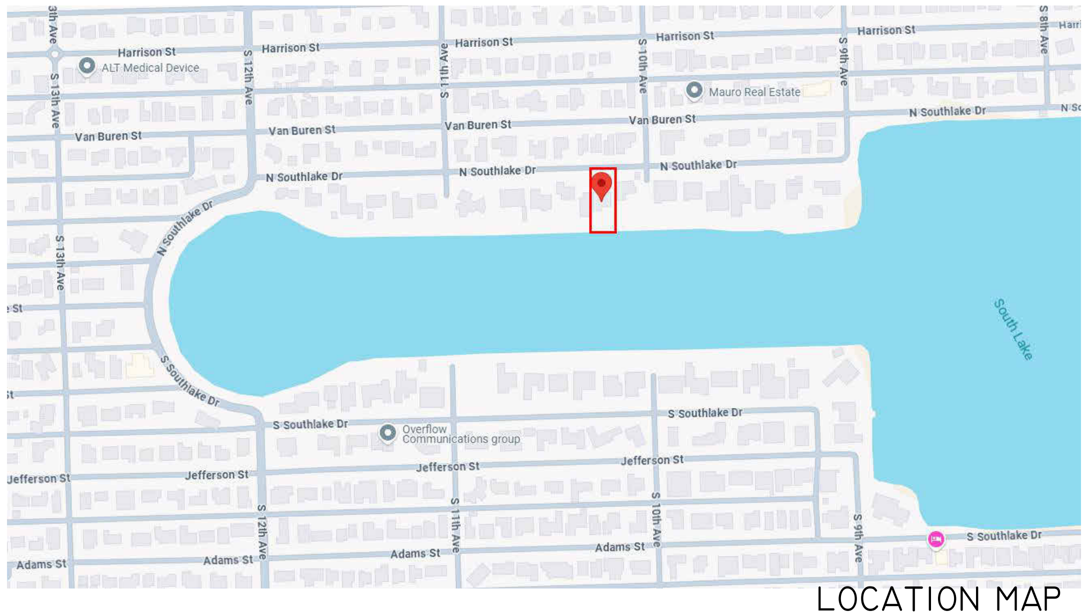

LOCATION MAP
1006 N SOUTHLAKE DR., HOLLYWOOD, FL 33019

	LANDSCAPING	ARCHITECTURE	STRUCTURAL	PLUMBING	MECHANICAL	ELECTRICAL	CIVIL
DRAWING INDEX		A-000 COVER PAGE A-001 SURVEY A-002 GENERAL NOTES A-100 SITE PLAN A-100.1 3D RENDERINGS A-100.2 PROJECT VIEWS A-100.3 PROJECT VIEWS A-100.4 STREET PROFILE / COLOR PHOTOGRAPH OF ADJACENT BUILDINGS A-100.5 AREA DIAGRAMS A-100.6 AREA DIAGRAMS A-101 FIRST FLOOR PLAN A-102 SECOND FLOOR A-103 ROOF PLAN A-200 ELEVATIONS A-201 ELEVATIONS A-202 FENCE ELEVATION A-203 COLORED ELEVATIONS / SIMPLE ELEVATIONS A-300 SECTIONS A-301 SECTIONS					
PROJECT TEAM	TOPO GRAPHIC landscape architecture & design TOPO_GRAPHIC LLC LC26000577 941-564-5016 MIAMI BEACH FL. / PUNTA GORDA FL. INFO@TOPO-GRAPHIC.COM	SDH_STUDIO ARCHITECTURE+DESIGN SDH_STUDIO 18200 NE 19TH AVE, SUITE 100 NORTH MAIMI BEACH, FL.33162 (305) 501-5013 INFO@SDHSTUDIO.COM	GCE GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD. SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546	GCE GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD. SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546	GCE GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD. SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546	GCE GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD. SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546	GCE GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD. SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546

LOCATION MAP

1006 N SOUTHLAKE DR., HOLLYWOOD, FL 33019

ABBREVIATIONS

A	ANCHOR	HT	HEIGHT
AC	AIR CONDICIONING	HORIZ	HORIZONTAL
ACOUST	ACOUSTICAL	HB	HOSE BIBB
ACP	ACOUSTICAL CEILING PANEL	ID	INTERIOR DIMENSION
AFF	ABOVE FINISH FLOOR	INSUL	INSULATION
AHU	AIR HANDLE UNIT	INTERM	INTERMEDIATE
ALUM	ALUMINUM	JAN	JANITOR
ANOD	ANODIZE	MANUF	MANUFACTURER
BD	BOARD	MAT	MATERIAL
BFF	BELOW FINISH FLOOR	MAX	MAXIMUM
BLK'G	BLOCKING	MIN	MINIMUM
BLK	BLOCK	MTL	METAL
CEM	CEMENT	NIC	NOT IN CONTRACT
CER	CERAMIC	NEOPR	NEOPRENE
CFV	CONTRACTOR FIELD VERIFY	OD	OUTSIDE DIMENSION
CJ	CONTROL JOINT	OC	ON CENTER
CLG	CEILING	OS	OVERFLOW SCUPPERS
COL	COLUMN	PTN	PARTITION
CONC	CLOSET	PJ	PANEL JOINT
CONT	CONTINUOUS	PL	PLATE
COVER'G	COVERING	LP	LIGHT POLE
DGL	DOUBLE	PLYWD	PLAYWOOD
DIM	DIMENSION	PNL	PANEL
DTL/DTLS	DETAILS	PLAM	PLASTIC LAMINATE
DW	DISH WASHER	PT	PRESSURE TREATED
EA	EACH	REINF	REINFORCING
ETEC	ELECTRICAL	REQ'D	REQUIRED
EL	ELEVATION	RM	ROOM
ELEV	ELEVATOR	RD	ROOF DRAIN
EXH	EXHAUST	SHT	SHEET
EXIST	EXISTING	SCH	SCHEDULE
EXP	EXPANSION	SS	STAINLESS STEEL
EXT	EXTERIOR	STL	STEEL
FD	FLOOR DRAIN	STD	STANDARD
FE	FIRE EXTINGUISHER	SECT	SECTION
FIRE EXT CAB	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
FOIC	FURNISHED BY OWNER, INSTALED BY CONTRACTOR	SPEC'S	SPECIFICATIONS
		STR	STRUCTURAL
FLOUR	FLOURECENT	SC	SOLID CORE WOOD
FIN	FINISH	PH	TELEPHONE
GA	GAUGE	TEMP	TEMPERED
GWB	GYPSUM WALL BOARD	TOS	TOP OF SLAB
GYP BD	GYPSUM BOARD	VCT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VERT	VERTICAL
GS	GALVANIZED STEEL	VEST	VESTIBULE
GL	GLASS	WH	WATER HEATER
HM	HOLLOW METAL		

SYMBOL LEGEND

Symbol	Description	Symbol	Description
℄	CENTER LINE	01	MATERIAL TAG
℘	PROPERTY LINE		PRINCIPAL ENTRY
1206 EGRESS	WINDOWS TAG	SL 1/4"	SLOPE TAG
101	DOOR TAG	WM	WATER METER
	DATUM FLOOR ELEV.		POLE
	BREAKLINE	P000	PLUMBING TAG
	GRID BUBBLE TAG		REVISION TAG
+ELEVATION NAME	LEVEL HEAD CIRCLE		CHANGE OF ELEV.
1 A101 SIM	SECTION MARK		NORTH ARROW
	CALLOUT HEAD TAG	Room name AREA	ROOM TAG
Ref Ref 1 Ref A101 Ref	BUILDING ELEV. TAG	Ref Ref ID A101 Ref Ref	INTERIOR ELEV. TAG
1 View Name 1/8" = 1'-0"			VIEW TITLE
		XXX	EXISTING ELEVATION

ITEMS UNDER SEPARATE PERMIT:

TEMPORARY CONSTRUCTION FENCE
NPDES GRAVEL DRIVEWAY
SEWER CAP
PORTABLE TOILET
TEMPORARY POWER FOR CONSTRUCTION
DEMOLITION
ELECTRICAL
PLUMBING
GAS
MECHANICAL
RETAINING WALL
WINDOWS
ROOFING
POOL/SPA/DECK
LOW VOLTAGE
ALARM
CIVIL/DRAINAGE
GARAGE DOOR
SKYLIGHT
RAILINGS
POOL EQUIPMENT
LOUVERS
FENCES AND GATES
ENTRY DOOR
LANDSCAPE
BLINDS/SHADES
TEMP FOR TEST
DRIVEWAY
DUAL METER/BACKFLOW
SEAWALL AND DOCK

GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
2. ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
4. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
5. CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
6. CONTRACTOR MUST NOTIFY ARCHITECT/ENG. IMMEDIATELY OF ANY UNEXPECTED OR DISCOVERED CONDITIONS WHICH VARY FROM THESE KNOWN, ANY DISCREPANCIES WITH THE DRAWINGS AND/OR CONTRACT DOCUMENTS, ANY ERRORS AND OMISSIONS ON THE DRAWINGS AND/OR THE FIELD PRIOR TO BIDDING, BEFORE PROCEEDING WITH WORK AND/OR SHOP FABRICATION.
7. CONTRACTOR SHALL NOTIFY ARCHITECT/ENG. FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPE AND CIVIL DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED BY THE ARCHITECT BASED ON THE USE OF THE MOST EXPENSIVE METHOD OR FINISH.
8. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.
9. UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.
10. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY MATERIALS, FINISHES OR EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED AND ENFORCED BY THE CONTRACTOR.
12. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.
13. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.
14. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION, WITHIN THE BUILDING'S CONSTRUCTION AS REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IF SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR OR SUBCONTRACTORS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIALS REQUESTED FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.
15. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
16. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE RETARDANT.
17. ALL PIPING SHALL BE SLEEVED THROUGH SLABS. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A U.L. APPROVED FIRE RESISTIVE "THERMAFIBER" GLASS FIBER SAFING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR OR AS DETAILED ON DRAWINGS. PROTRUSIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL.
18. ALL SHAFTS, SHALL BE 1-HOUR RATED WITHOUT EXCEPTION, U.L. DESIGN NO. U-465 OR APPROVED SIMILAR AND SHALL CONTINUE AS SUCH TO UNDERSIDE OF ROOF DECKING.
19. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
20. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND SHALL BEAR THE REVIEW STAMP, DATE AND SIGNATURE OF THE CONTRACTOR BEFORE SUBMITTAL TO THE ARCHITECT AND OR ENGINEER.
21. SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.
22. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE
23. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.
24. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK OR 'BY OTHER' ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.
25. IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
26. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE. NOTIFY ARCHITECT/ENG. AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.
27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.
28. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH ARCHITECT.
29. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECT/ENG. UNLESS NOTED ON PLANS.
30. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.
31. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE WALLS, DOORS, ETC. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.
32. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF RECORD DRAWINGS ("AS BUILT") ALONG WITH THE WRITTEN GUARANTEES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.
33. NO EXISTING FACILITY SHALL BE OCCUPIED DURING REMODELING OR RENOVATION UNLESS ALL EXISTING EXITS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LIEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.
34. CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION OR CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO PAVING AND LANDSCAPING OF THE PROPOSED STAGING AREA TO INSURE PROPER DRAINAGE AND TO RETURN THEM TO THEIR ORIGINAL EXISTING CONDITION.
35. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.
36. IF THE NORMAL WORK FLOW OF AN AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO THE COMMENCEMENT OF SUCH WORK.
37. CONTRACTOR SHALL BE REQUIRED FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.
38. CONTRACTOR SHALL AVOID INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING. CONTRACTOR SHALL COORDINATE WITH OWNER'S SECURITY PROGRAM METHODS TO AVOID UNAUTHORIZED ENTRY, VANDALISM AND THEFT.
39. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.
40. ALL ROOFING, DECKING, WATERPROOFING, FLASHING TO CONTINUOUSLY COMPLY WITH ALL REQUIREMENTS UNDER SECTION 1519.16 OF THE FLORIDA BUILDING CODE. INSTALLATION TO BE DONE UNDER SEPARATE ROOF SUBPERMIT, AND ALL NOA MUST BE SUBMITTED FOR APPROVAL. WATERPROOFING MEMBRANE AS PER VULKEM 350NF/EPOXY PRIMER - VULKEM 350NF/351 OR APPROVED EQUAL.
41. CONTRACTOR TO VERIFY SOIL VALUES AND CAPACITIES IN REFERENCE TO SOIL TEST AND STRCUTRAL PLANS
42. CONTRACTOR TO COORDINATE ELEVATOR REQUIREMENTS WITH ELEVATOR SELECTION

RAIN WATER NOTES

ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN, IF APPLICABLE

O.S.F.H. -(OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.
S.F.H. -(SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER.
LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT). AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS 11C-3,11C-4,11C-5. GARAGE OR STORAGE (SFHA,OSHA(11C-5-F)- FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGN TO PRECLUDE FINISHED LIVING
SPACE EXCEPT ALLOWABLE USES I.E.PARKING,LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGN TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.
DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT AND MEET THE FOLLOWING CRITERIA:
(1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MORE HIGHER THAN ONE(1) FOOT ABOVE GRADE.
(2) THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONDITIONED.

STAIRS NOTES

1. CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26".
2. THE HEIGHT OF RISER IS NOT MORE THAN 7.75".
3. HEADROOM IS AT LEAST 6'-8".
4. TREADS SHOULD HAVE A MIN. DEPTH OF 10".
5. ALL TREAD ARE IDENTICAL.
6. MANUFACTURED STAIRS: ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION. UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.

GARAGE NOTES

1. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1"X3" FURRING STRIP @16" O.C., 5D CEMENT-COATED OR RING SHACKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS, OR BLOWN-IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11 AS PER F.B.C
2. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"X4" WOOD STUDS OR 1"X3" FURRING STRIPS NAILED WITH 6D COOLER NAILS 7" O.C. WITH END JOINTS ON NAILING MEMBERS. PROVIDE 3-1/2" BATT INSULATION WITHIN FRAME AS PER F.B.C
3. PROVIDE SIGN @ GARAGE DOOR "DANGER DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL", 1/2" MIN. LETTERS REQUIRED AS PER F.B.C 4. PROVIDE 2"X6" P.T. WOOD JAMB BOLTED TO CONC. COLUMN WITH 1/2" DIA. x 6" ANCHOR BOLTS @24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
5. PROVIDE SCREENED VENTILATION IN GARAGE. VENTS AREA TO BE WITHIN 12" OF FIN. FLOOR.
6. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER F.B.C.
7. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION **7.00' NGVD** MUST BE FLOOD-RESISTANT MATERIAL. AS PER FEMA TECHNICAL BULLETIN NFIP-ACCEPTABLE/CLASS-4

MEAN OF ESCAPE NOTE

ALL EGRESS WINDOWS TO COMPLY W/ FBC 2023. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 S.Q FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR, THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET
EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED

TERMITE PROTECTION

R318.1 TERMITE PROTECTION.
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE AS PER FBC

BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) OVER THE FIXTURE AND AT THE FRONT CLEARANCE AREA FOR FIXTURES
A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) ABOVE A MINIMUM AREA 30 INCHES (762 MM) BY 30 INCHES (762 MM) AT THE SHOWERHEAD.

DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET (0.84 M2) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS.

FLOOR PLAN NOTES

1. SHOWER ENCLOSURE SAFETY GLASS CAT.II. TILE IMPERVIOUS FINISH UP TO 80" A.F.F.

2. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. R307.2
BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2

3. FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS

4. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL REJECT A 6" SPHERE
REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY CITY OF HOLLYWOOD
ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.
GUARDRAIL RESISTANT TO 400# LAT PEDUL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1- FBC2023 1618.4.6.3

5. WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED. SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.

ELEVATION NOTES

1. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS FOR RAILINGS. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. GUARDRAIL RESISTANT TO 400# LAT PENDUL IMPACT (BY OTHERS)

2. ALL WINDOWS AND DOORS IMPACT RESISTANT, BY SEPARATE PERMIT W/ PRODUCT APPROVAL FOR ALL WINDOWS AND DOORS ARE REQUIRED TO BE REVIEWED AND SIGNED APPROVED BY THE DESIGNER OF RECORD

3. ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED PERMIT.

4. THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500

5. ALL WINDOWS WILL BE TINTED

6. REFER TO STRUCTURAL PLANS FOR SLAB DEPRESSION DETAILS, TYP.

POOL BARRIER; ALARM NOTES

WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:
REQUIREMENTS RELATING TO POOL SAFETY FEATURES:
ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING W/ UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FT. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES THE ALARM SHALL BE EQUIPPED W/ A MANUAL MEANS TO TEMPORARY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST NOT MORE THAN 15 SECOND. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 IN ABOVE THRESHOLD OF THE DOOR SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48" OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS OR HIGHER W/ A COUNTER BENEATH.
SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.
ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE W/ POSITIVE MECHANICAL LATCHING/ LOCKING INSTALLED A MINIMUM OF 54" ABOVE THE THRESHOLD WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

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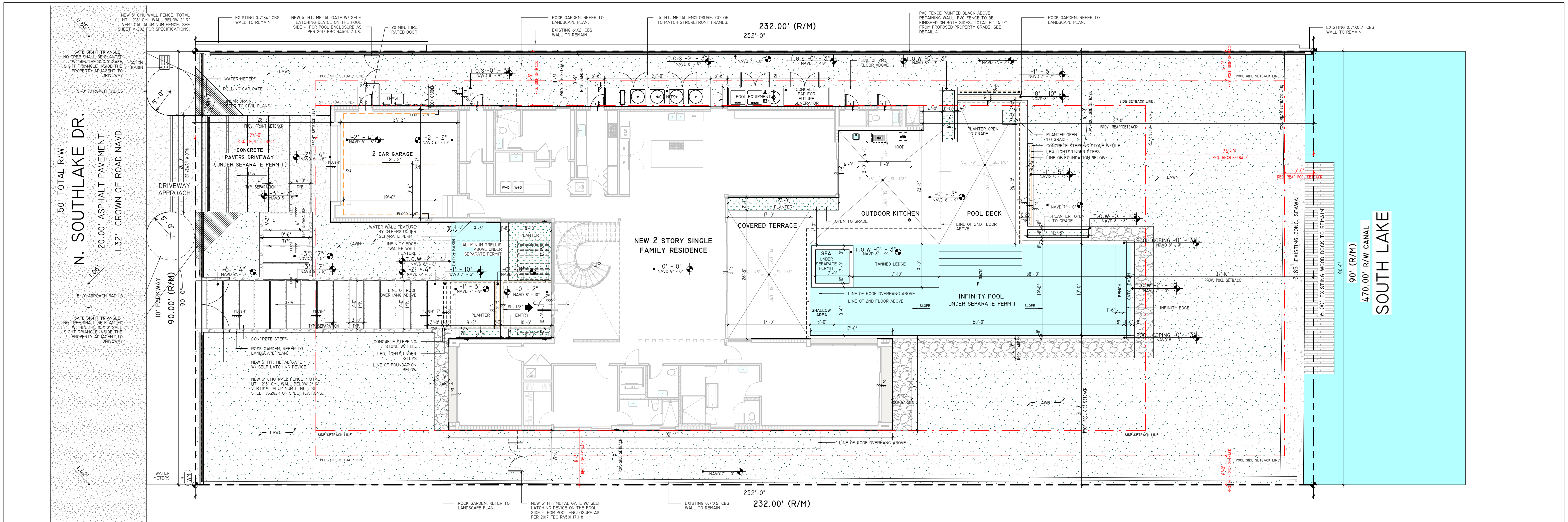
NOTES/COMMENTS

REVISIONS / SUBMISSIONS

GENERAL NOTES

DRAWN BY:	SDH
CHECKED BY:	RB
INITIAL DRAWING RELASE DATE:	Issue Date

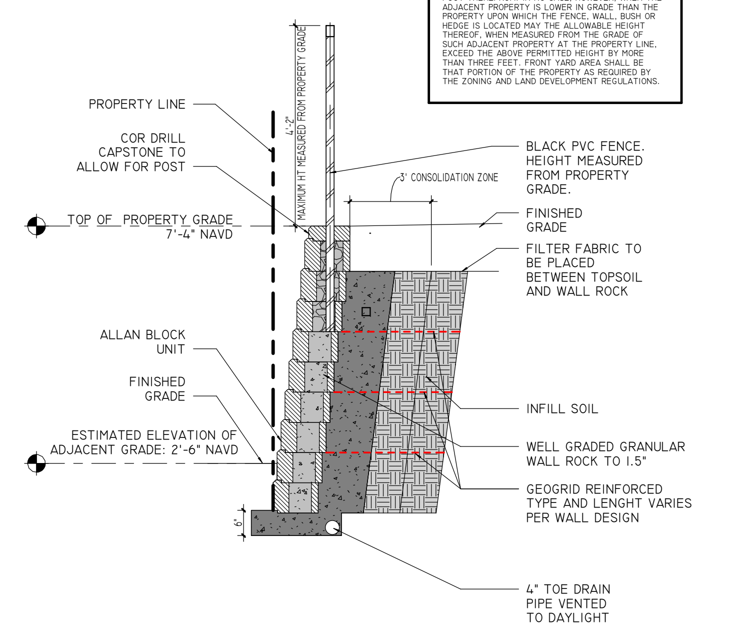
A-002



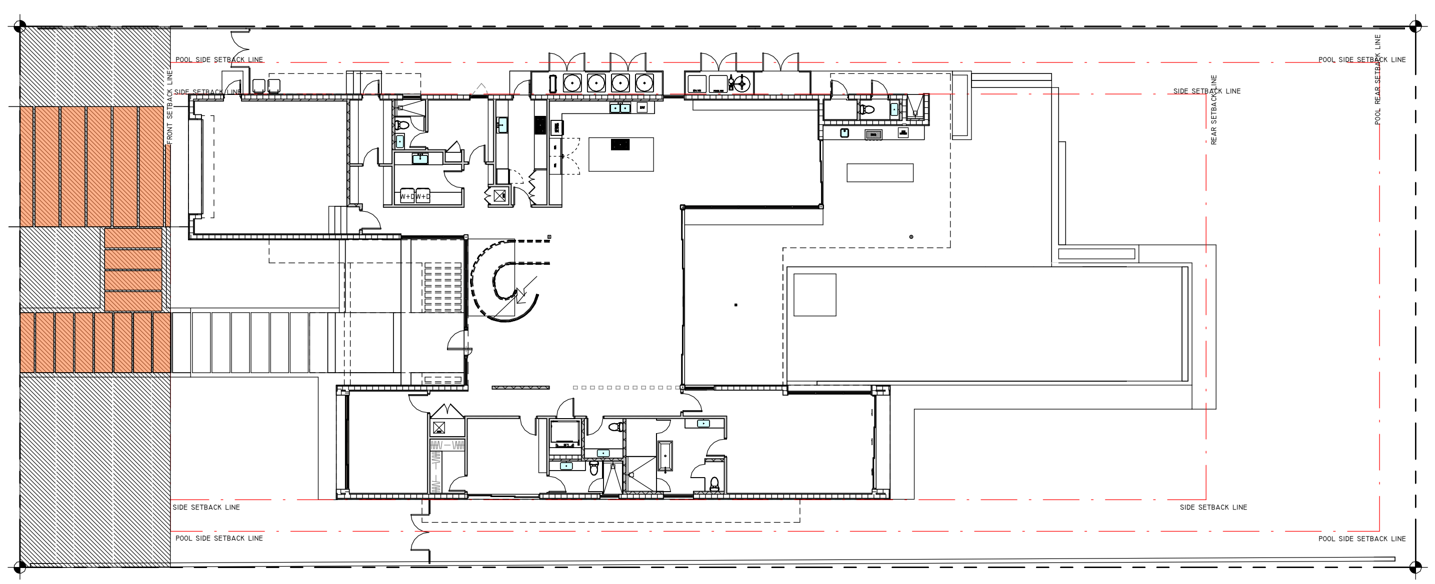
1 SITE PLAN
1" = 10'-0"

REFER TO THE ALLAN BLOCK SPECIFICATIONS AND CONSULT WITH THE CONTRACTOR FOR FURTHER DETAILS ON THIS SELECTED RETAINING WALL.

ALL FENCES, WALLS, BUSHES OR HEDGES SHALL NOT EXCEED THE HEIGHTS LISTED HEREIN (6'-0"). HEIGHT SHALL BE MEASURED FROM THE GRADE OF THE PROPERTY UPON WHICH THE FENCE, WALL, BUSH OR HEDGE IS LOCATED, MEASURED AT A POINT ONE FOOT THEREFROM. IN NO CASE, HOWEVER, WHEN THE ADJACENT PROPERTY IS LOWER IN GRADE THAN THE PROPERTY UPON WHICH THE FENCE, WALL, BUSH OR HEDGE IS LOCATED MAY THE ALLOWABLE HEIGHT THEREOF, WHEN MEASURED FROM THE GRADE OF SUCH ADJACENT PROPERTY AT THE PROPERTY LINE, EXCEED THE ABOVE PERMITTED HEIGHT BY MORE THAN THREE FEET. FRONT YARD AREA SHALL BE THAT PORTION OF THE PROPERTY AS REQUIRED BY THE ZONING AND LAND DEVELOPMENT REGULATIONS.



3 SIDE FENCE OVER ALLAN BLOCK RETAINING WALL DETAIL
1/2" = 1'-0"



PERVIOS AND IMPERVIOUS:

FRONT YARD AREA: 2,250 SQF

FRONT YARD IMPERVIOUS AREA: 815.80 SQF

REQ. PERCENTAGE OF PERVIOUS AREA IN FRONT YARD: 20%

20% OF 2,250 SQF= 450 SQF

PROVIDED PERVIOUS AREA:
2,250 SQF - 815.80 SQF = 1,434.2 SQF =1,434.2 SQF (63.74%) > 450 SQF

2 FRONT YARD PERVIOUS CALCULATION
1/16" = 1'-0"

GENERAL NOTES

- All roads and intersections abutting the property will be miled and resurfaced as needed. Areas potentially affected are shown on site plan as per hatch legend.
- Code requires 2 parking spaces for the first 2000 sq.ft. of under air living area. Then one stall every 500 SF with a cap at 5.
8,177 SF of A/C area proposed.
5 parking spaces provided. 3 parking spaces inside the garage and 2 parking spaces in driveway
- Please note All fences, walls, bushes, hedges, and any other landscaping or plant material, within the view triangle shall provide unobstructed cross visibility at a level between 30 inches and 72 inches above ground level.
- Concrete Driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the ROW (Outside of the property lines) will be a minimum of 6 inches thick, 3,000 psi, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. The entire driveway will maintain control joints located every 250 sq.ft and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

5 GREEN BUILDING PRACTICES

(A) CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER.
(G) ENERGY STAR APPROVED ROOFING MATERIALS.
(H) PROGRAMMABLE THERMOSTATS.
(V) TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER.
(W) ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.

APPLICABLE CODES

FLORIDA BUILDING CODE 2023, 8TH EDITION
FLORIDA RESIDENTIAL CODE 2023, 8TH EDITION
NATIONAL ELECTRICAL CODE 2023
FLORIDA PLUMBING CODE 2023, 8TH EDITION
FLORIDA MECHANICAL 2023, 8TH EDITION
FLORIDA ENERGY CODE 2023, 8TH EDITION

1. NEW 2 STORY SINGLE FAMILY RESIDENCE

AREA TALLY

LOT AREA	20,880 SF
A/C GROUND FL	4,392 SF
A/C SECOND FL	3,595 SF
A/C TOTAL	7,987 SF
ENTRY	738 SF
TERRACES	1,193 SF
GARAGE	605 SF
BALCONIES	1,818 SF
POOL - POOL DECK	1,340 SF-398 SF
WALKWAY	
DRIVEWAY	595 SQF

ZONING INFORMATION

CITY OF HOLLYWOOD
ART. 4 - SCHEDULE OF DISTRICT, USE AND SETBACK REGULATIONS
ZONING DISTRICT - RS-9

BUILDING SET BACK	REQUIRED	PROVIDED
FRONT SETBACK	25'-0"	28'-2"
REAR SETBACK	15% of lot depth. 232' x 15% = 34'-10"	81'-0"
SIDES SETBACK	25% of lot width. min 7'-6".	proposed 11'-5" E - 11'-6" W
POOL SETBACK	6'-0" FROM SIDES; 6'-0" FROM REAR	31'-0" FROM SIDE W, 40'-0" FROM SIDE E. 37'-10" FROM REAR
GARAGE SETBACK	25' FROM FRONT; SIDES AS MAIN STR.	28'-2"
HEIGHT LIMITATION	30'-0" FROM BFE	28'-0" FROM BFE
20% MIN. FRONT YARD OPEN SPACE	TOTAL FRONT YARD= 20% (MIN) = 450 SF landscaped	1,434.2 SF = 63.74% OF FRONT YARD
GREEN SPACE CALCULATION	40% MIN. OF LOT AREA	11,100.7 SF = 53.16%
PARKING SPACES	2 SPACES MINIMUN	2 SPACES IN GARAGE

SITE DESCRIPTION

LEGAL DESCRIPTION

ADDRESS: 1006 N SOUTHLAKE DR., HOLLYWOOD, FL 33019

LOT: Lot 12, 40' lot 13 BLOCK: 53 PLAT BOOK: 1 PAGE: 32

HIGHEST CROWN OF ROAD ELEVATION: 1' - 5" FLOOD ZONE: AE 7.00'

AVERAGE OF CROW OF ROAD ELEVATION: 1' - 1" BASE FLOOD: 7.00'

ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:

SURVEYOR'S NAME: JULIO S PITA PLS LIC.: 5789 FIELD WORK DATE: 08/26/2024

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
PROPOSED	9' - 0" NAVD	6' - 10" NAVD	
MINIMUM	9' - 0" NAVD	6' - 10" NAVD	

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (11C3-3D3)

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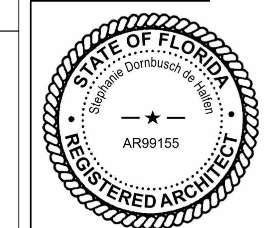

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NOTES/COMMENTS

REVISIONS / SUBMISSIONS

SITE PLAN

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: Issue Date

A-100

FRONT VIEW - FENCE / DRIVEWAY

FRONT VIEW - ENTRY

REAR VIEW - COVERED TERRACE

REAR VIEW - SIDE POOL

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NOTES/COMMENTS

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3D RENDERINGS

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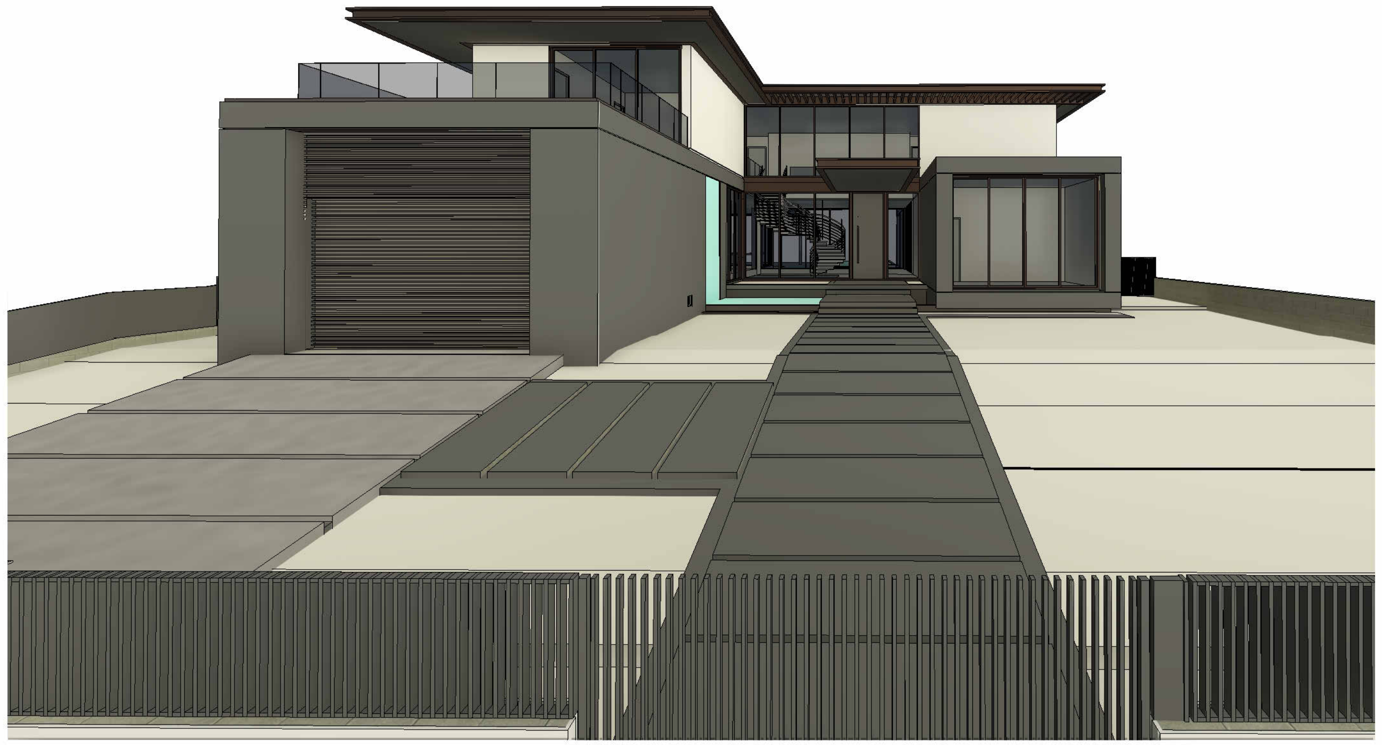
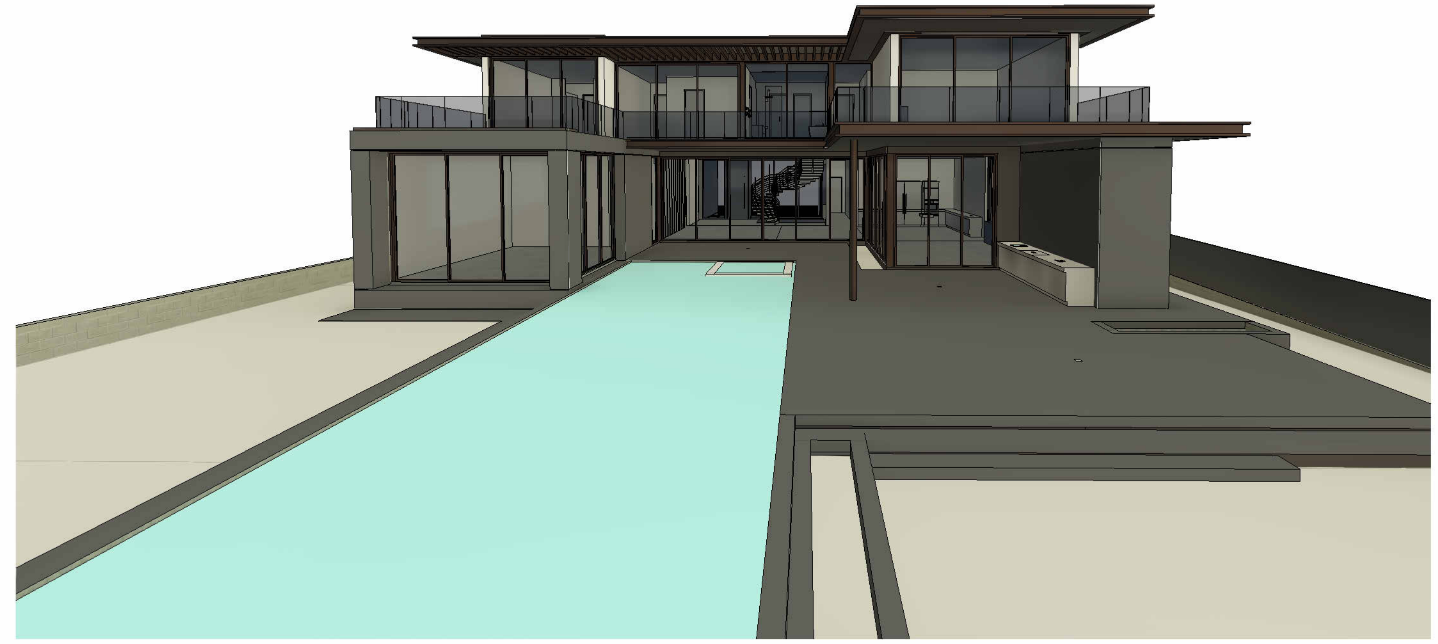
A-100.1

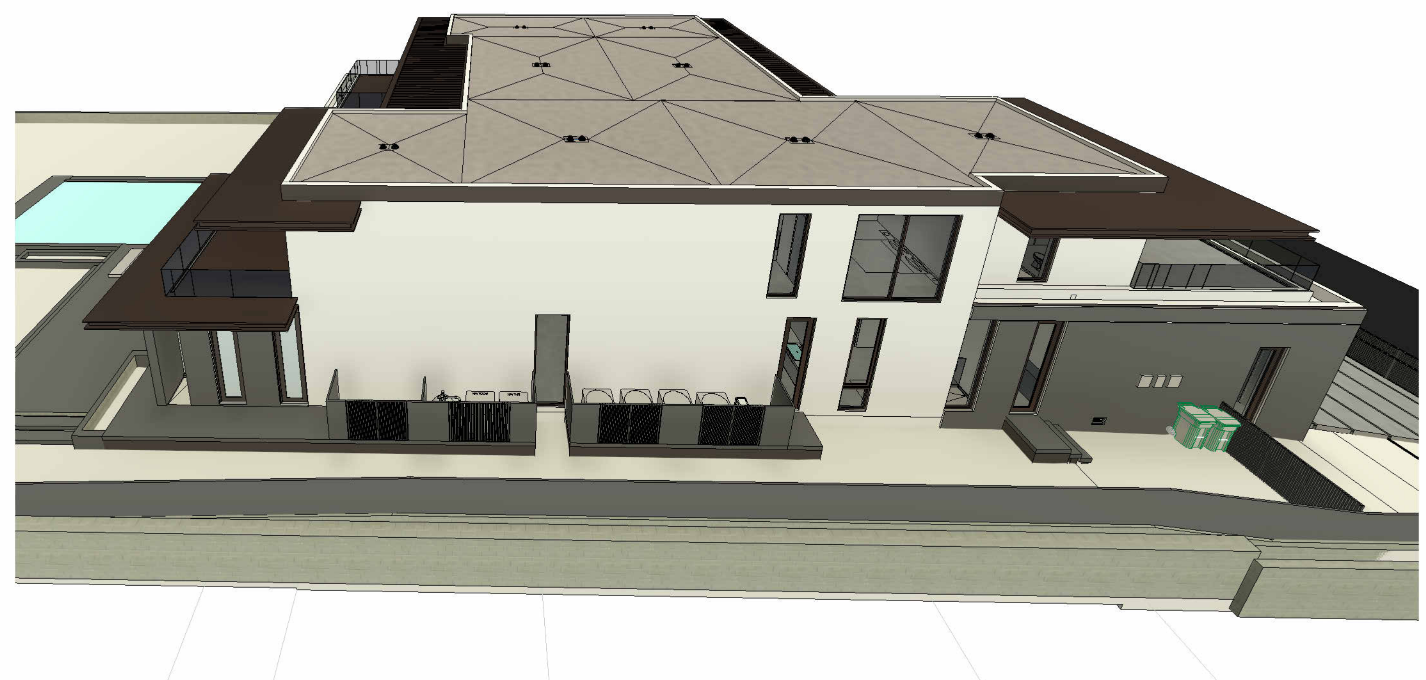


SOUTH VIEW



NORTH VIEW

EAST VIEW



WEST VIEW

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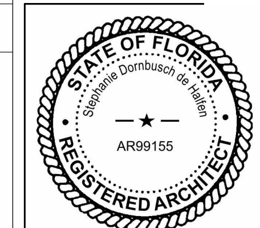

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NOTES/COMMENTS

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PROJECT VIEWS

DRAWN BY:	SDH
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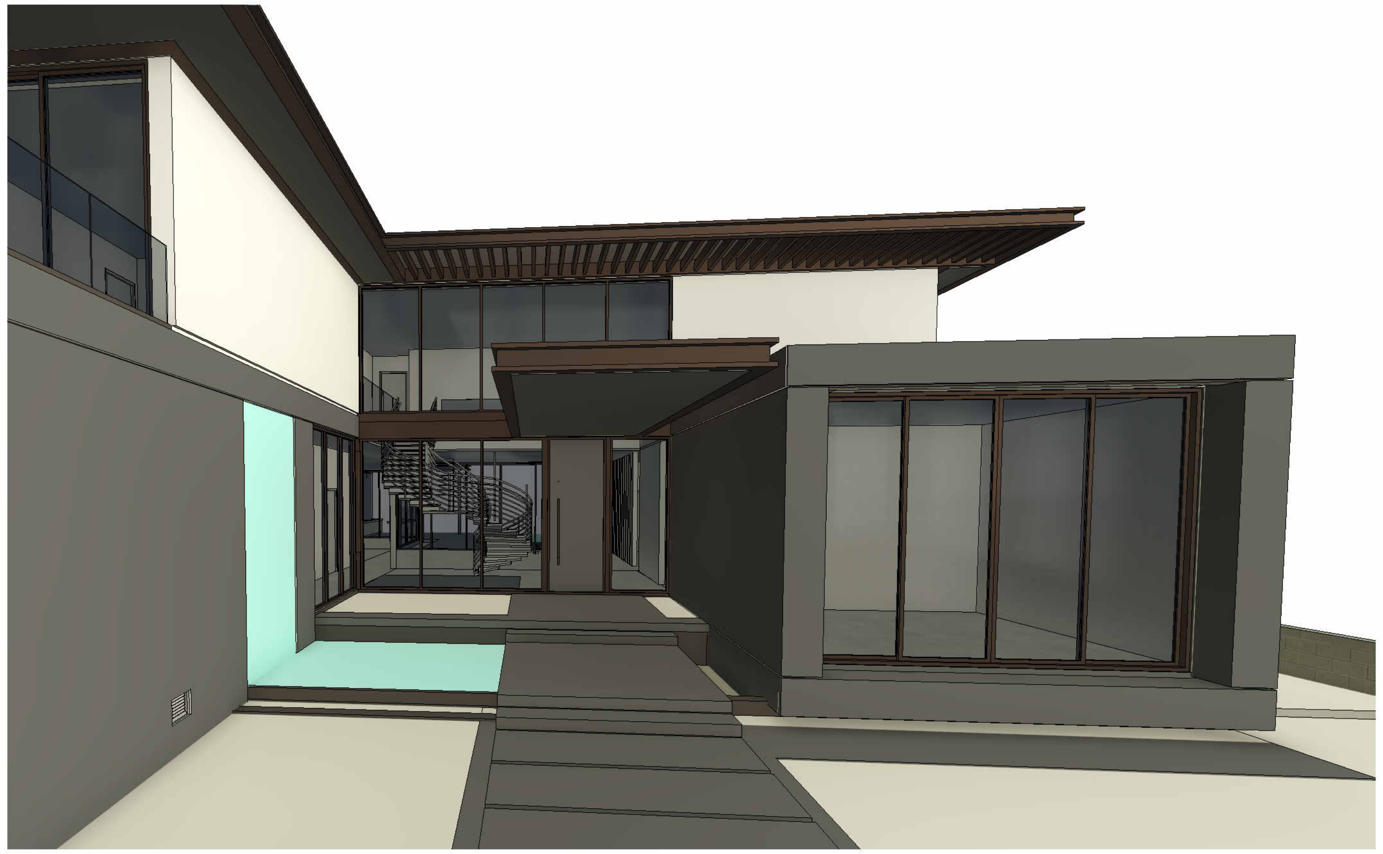
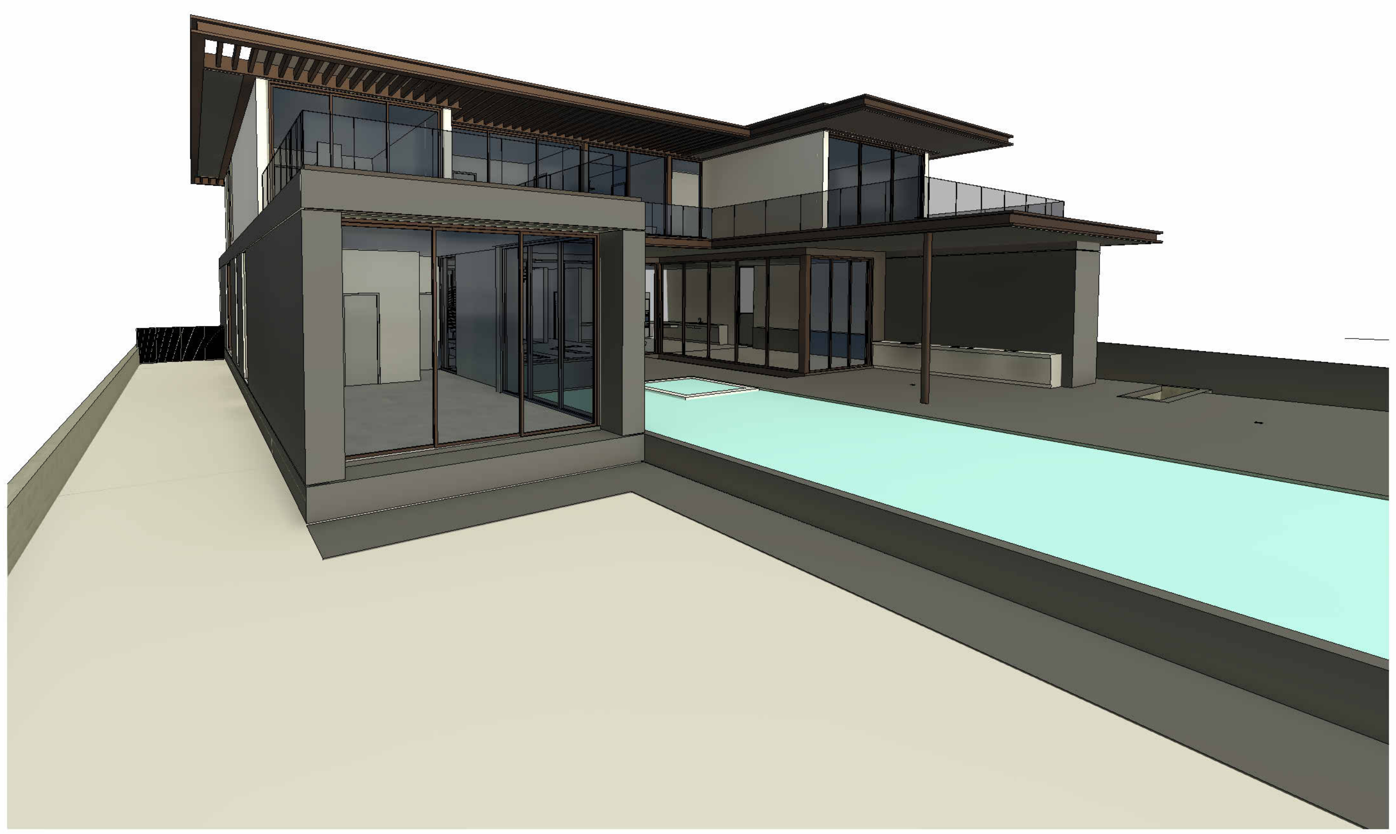
INITIAL DRAWING RELASE DATE:	Issue Date

A-100.2

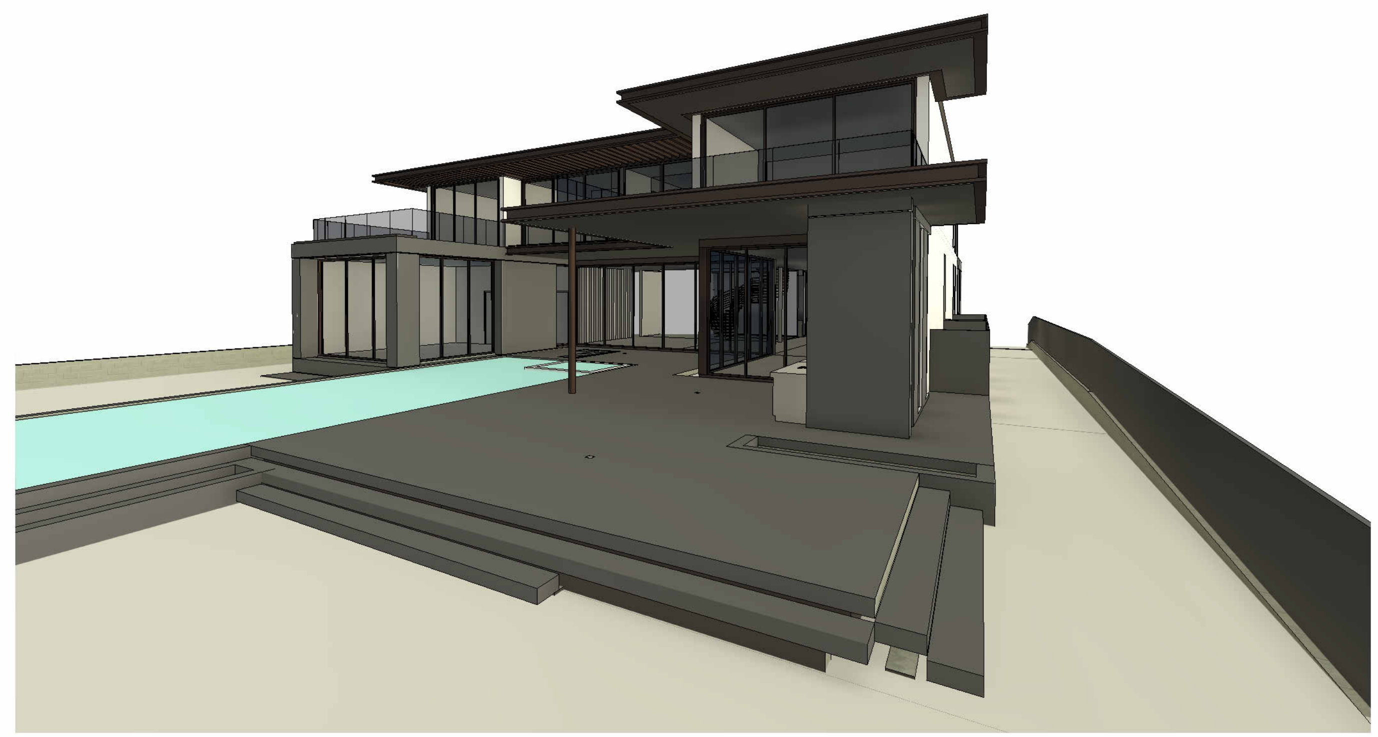


ENTRY VIEW

DRIVEWAY AND FENCE VIEW



POOL SIDE VIEW



POOL DECK VIEW

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PROJECT VIEWS

DRAWN BY: SDH
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INITIAL DRAWING RELASE DATE: Issue Date

A-100.3

S 10TH AVE. | 1001 N NOUTHLAKE DR. | PROPOSED PROPERTY: 1006 N. SOUTHLAKE DR. | 1009 N SOUTHLAKE DR. | 1011 N SOUTHLAKE DR.

NORTH SOUTHLAKE DRIVE

S 10TH AVE. | 1003 N SOUTHLAKE DR. | 1005 N SOUTHLAKE DR. | 1013 N SOUTHLAKE DR. | 1023 N SOUTHLAKE DR. | 1025 N SOUTHLAKE DR

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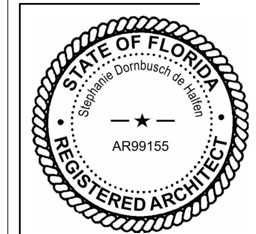


SEAL

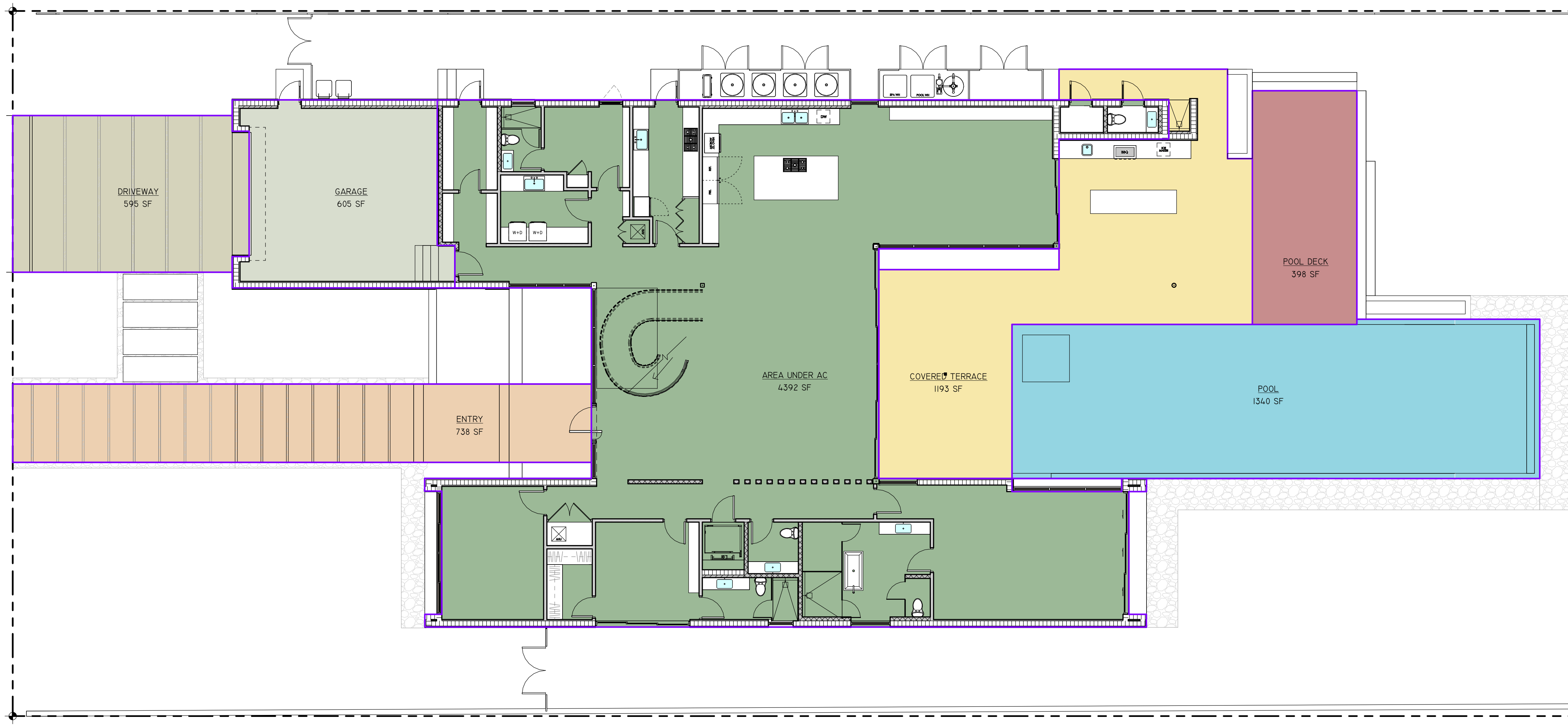
NOTES/COMMENTS

REVISIONS / SUBMISSIONS

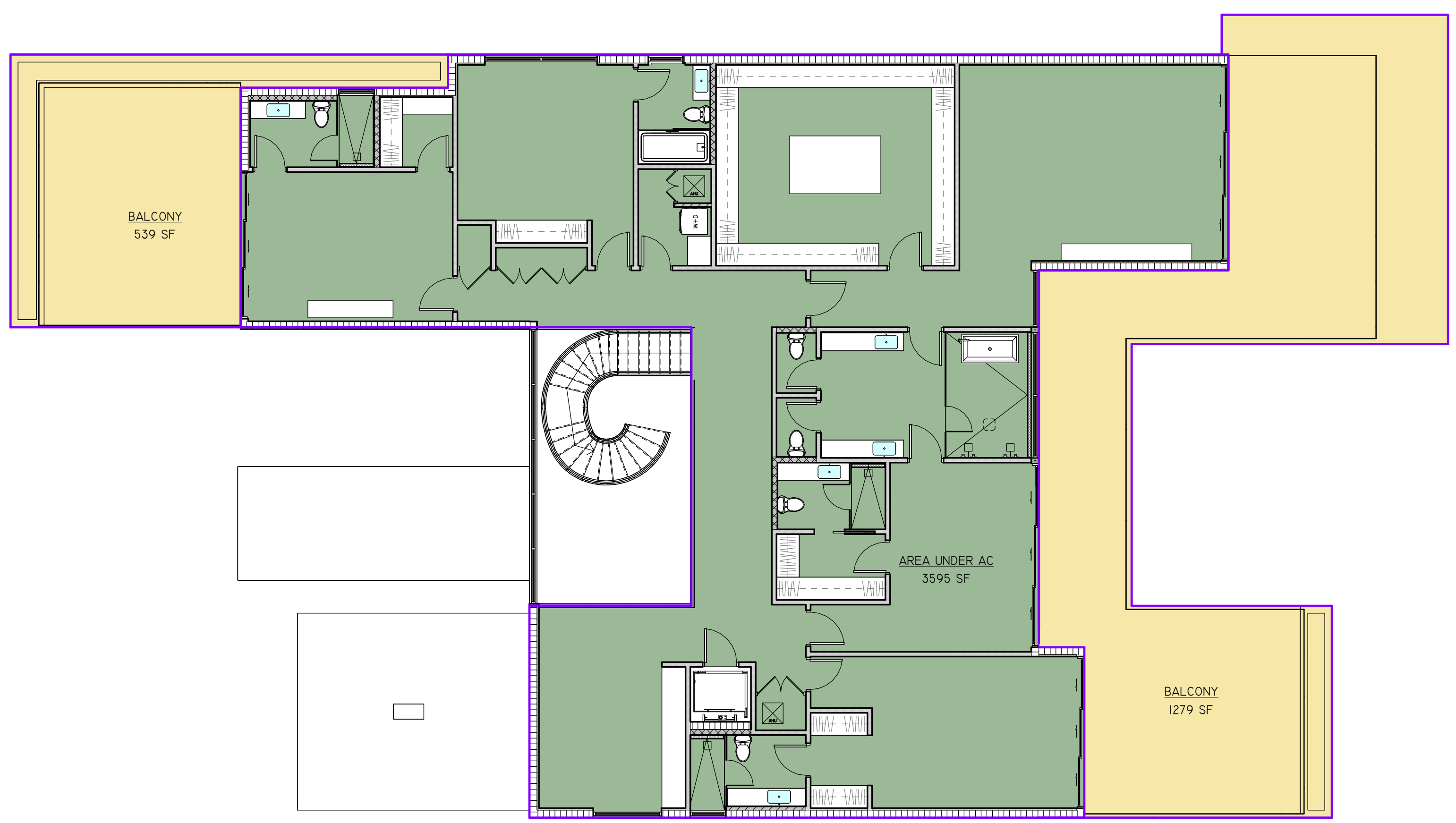
STREET PROFILE / COLOR PHOTOGRAPH OF ADJACENT BUILDINGS

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: Issue Date

A-100.4



1 IST FLOOR
1/8" = 1'-0"



2 2ND FLOOR
1/8" = 1'-0"

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NOTES/COMMENTS

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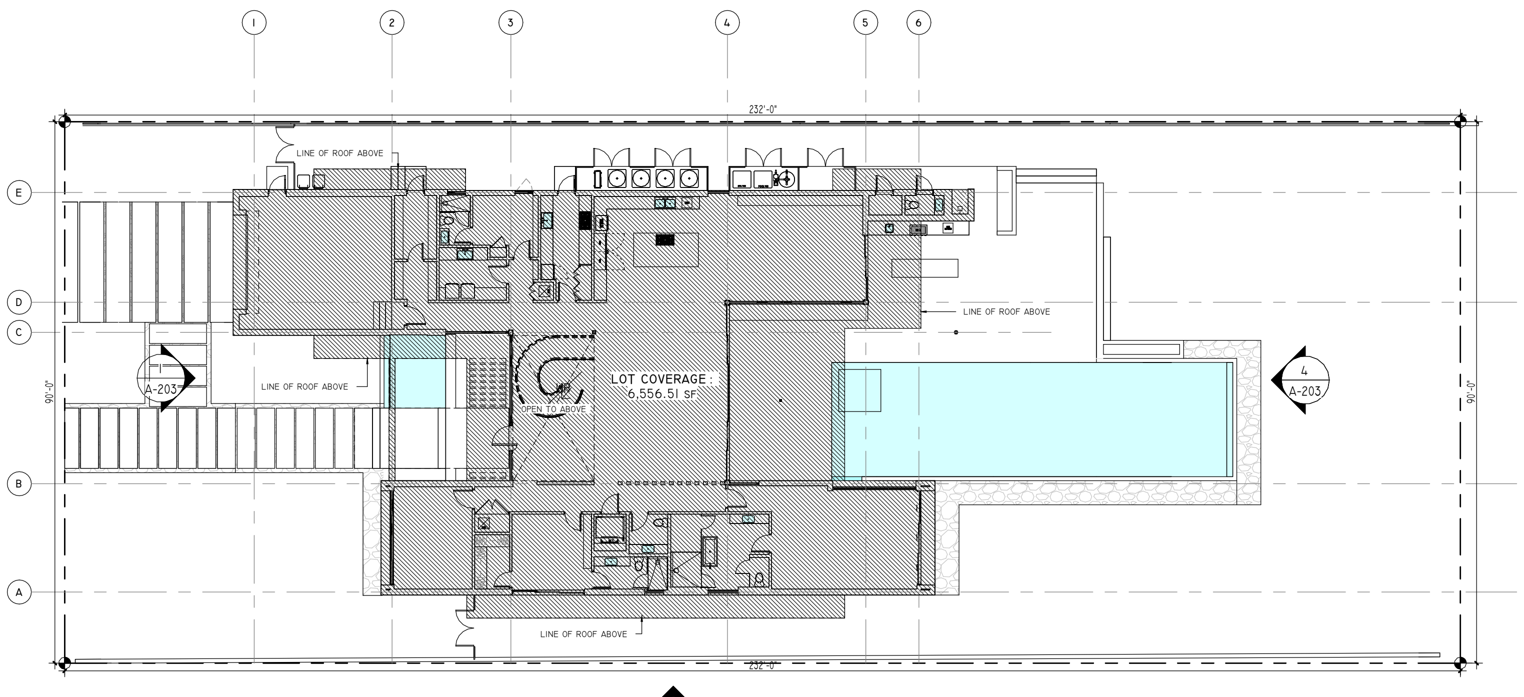
AREA DIAGRAMS

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: Issue Date

A-100.5



LOT COVERAGE (FOR TWO-STORY HOME) :

SQUARE FEET OF THE LOT= 90' WIDTH X 232' DEPTH= 20,880 SQ. FT.

LOT COVERAGE (FOR TWO STORY HOME) PROVIDED = 31.40% OF 20,880 SQ. FT. = 6,556.51 SQ. FT.

LOT COVERAGE INFORMATION:

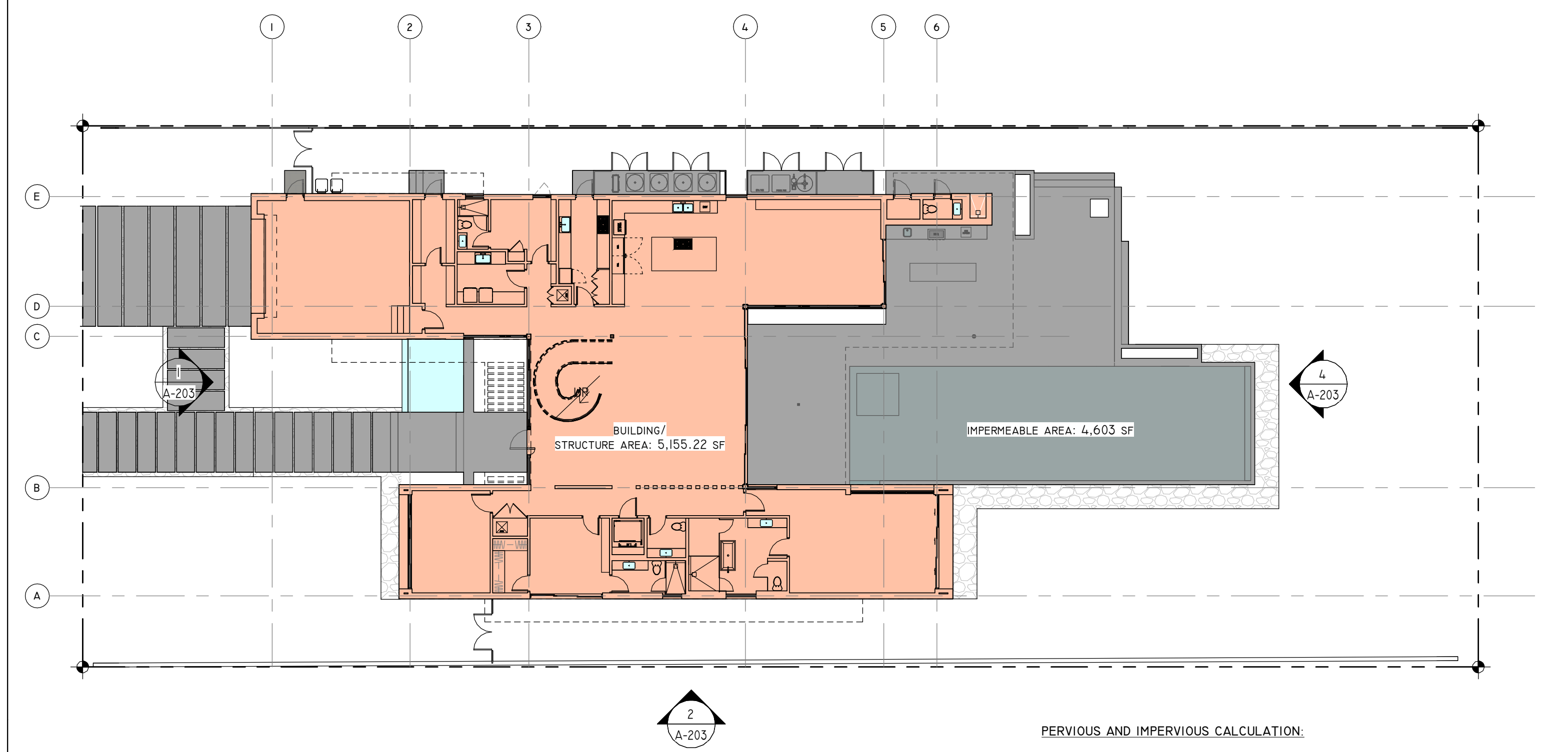
TOTAL LOT AREA: 20,880 SF

TOTAL SQ. FT OF THE HOUSE= 6,556.51 SF

TOTAL SQ.FT OF IMPERVIOUS AREA OF THE LOT = 6,556.51 SF + 4.603 SF = 11,159.51 SF

PORCENTAGE OF IMPERVOIUS AREA PROVIDED = (53.16%) 11,100.7 SF

4 LOT COVERAGE
1/16" = 1'-0"



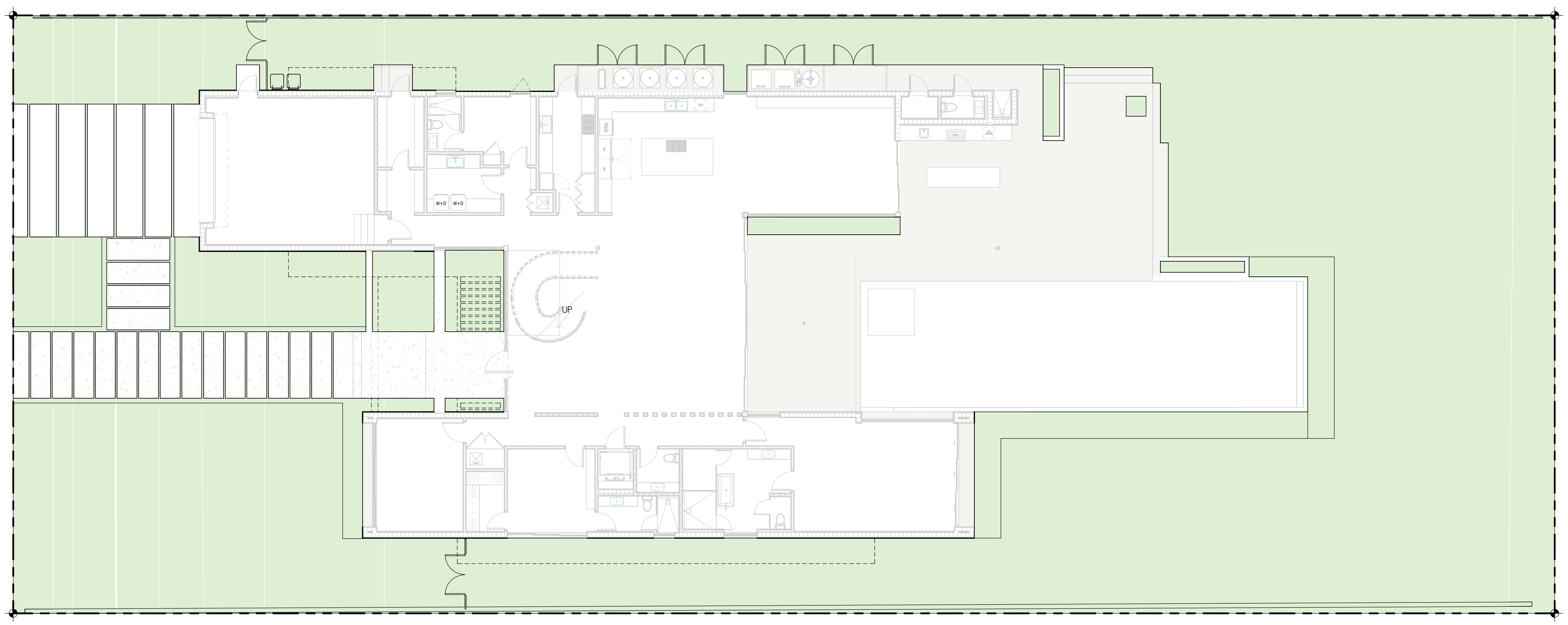
PERVIOUS AND IMPERVIOUS CALCULATION:

TOTAL LOT AREA: 20,880 SF

BUILDING/STRUCTURE AREA: 5,155.22 SF

IMPERMEABLE AREA: 4,603 SF

5 PERVIOUS AND IMPERVIOUS
1/16" = 1'-0"



GREEN SPACE CALCULATION

MINIMUM GREEN
AREA REQUIRED = 40% OF THE LOT AREA

LOT AREA= 20,880 SQ. FT.

40% OF LOT AREA= 8,352 SQ.FT

GREEN AREA PROVIDED= 11,100.7 SQ. FT. = 53.16% OF TOTAL LOT AREA

3 GREEN SPACE
1" = 10'-0"

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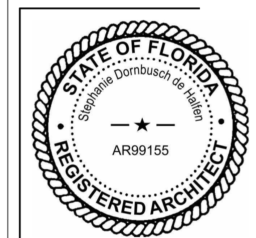

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NOTES/COMMENTS

REVISIONS / SUBMISSIONS

AREA DIAGRAMS

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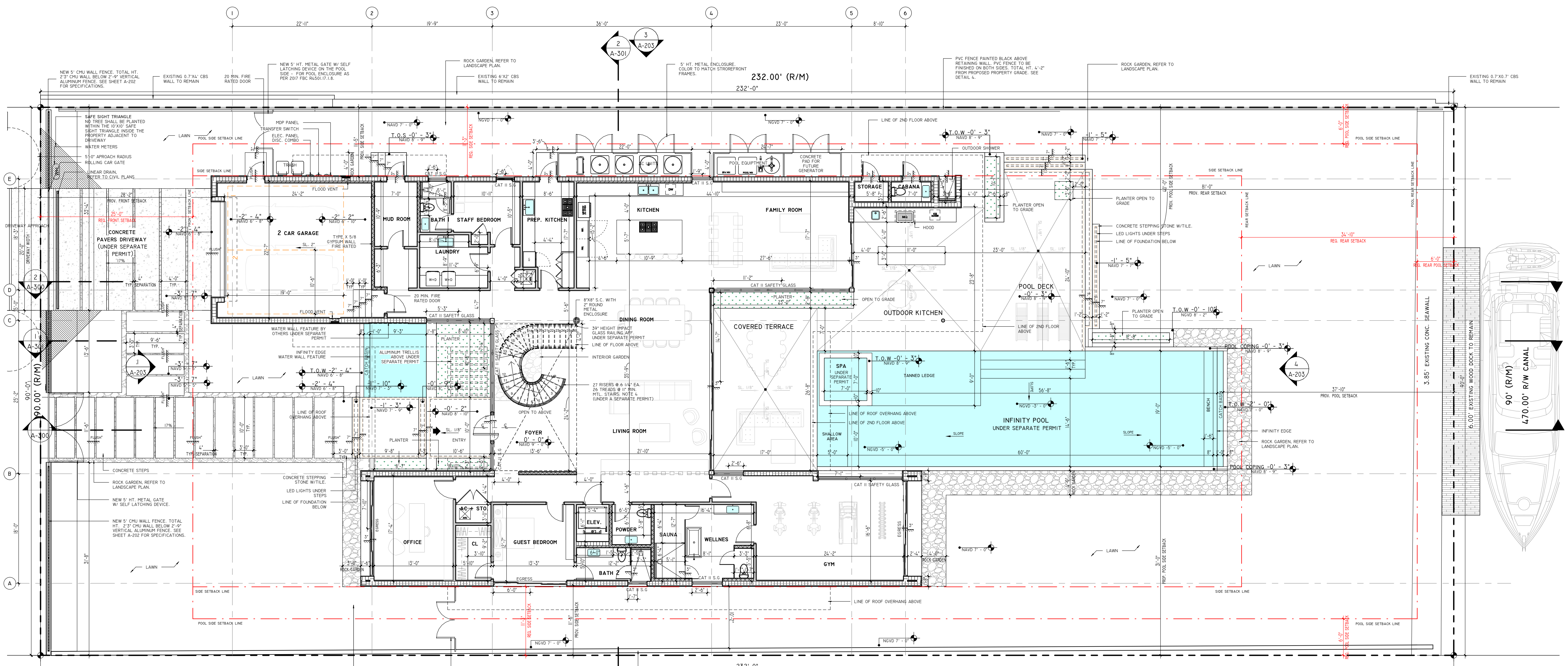
CHECKED BY: RB

INITIAL DRAWING RELASE DATE: Issue Date

A-100.6



GARAGE VENT CALCULATIONS:

REQUIRED AREA: 532 SQF
VENT PROVIDED: SMART VENT MODEL (APPROVED EQUAL)
#1540-510 (16"X8"): 200 SQF
1 STACKER VENT MODEL
#1540-511 (16"X16"): 400 SQF

TO BE LOCATED @+12" MAX ABOVE FINISH FLOOR

TOTAL FLOOD COVERAGE PROVIDED:
400+200=600 SQF>532 SQF

WALL LEGEND

- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

1 FIRST FLOOR PLAN
1/8" = 1'-0"

SDH_STUDIO
ARCHITECTURE + DESIGN

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH.REG# 99155

1006 ROSENBLATT

1006 N SOUTHLAKE DR.,
HOLLYWOOD, FL 33019

MATT ROSENBLATT

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT

SEAL

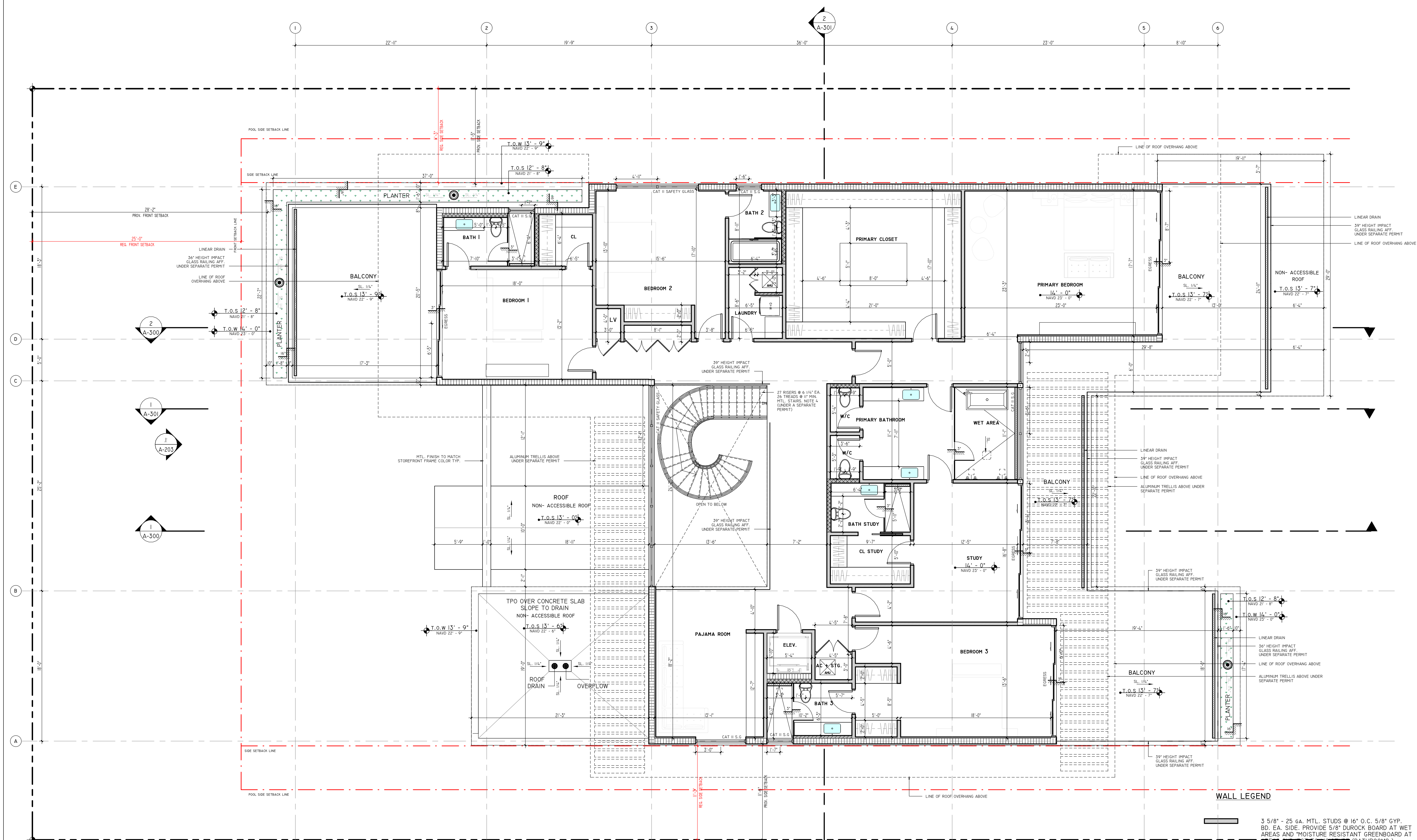
NOTES/COMMENTS

REVISIONS / SUBMISSIONS

FIRST FLOOR PLAN

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: Issue Date

A-101



WALL LEGEND

3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).

6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).

NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

NEW 8" C.M.U WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

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

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ARCHITECTURE+DESIGN

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Matt Rosenblatt

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT

SEAL

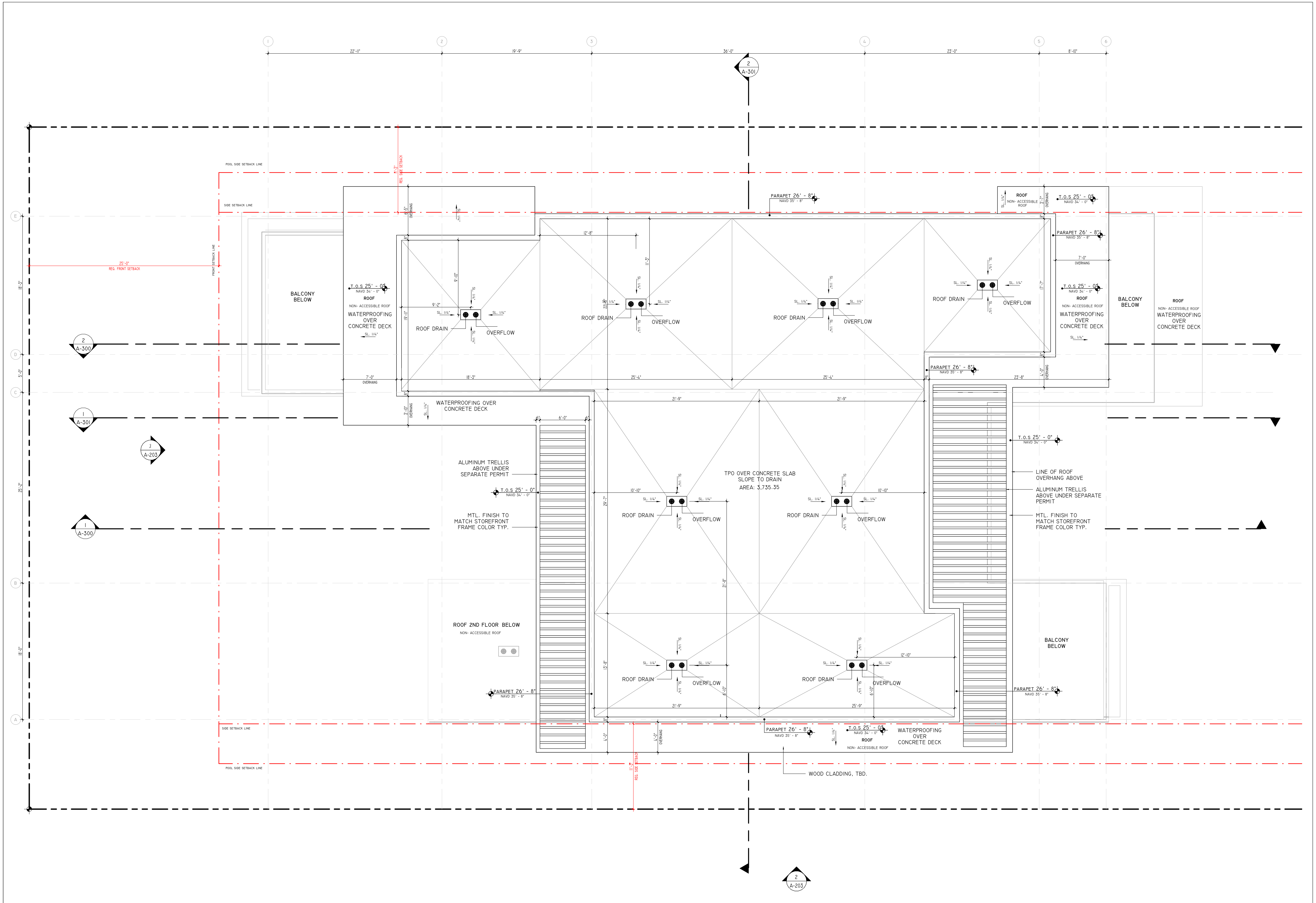
NOTES/COMMENTS

REVISIONS / SUBMISSIONS

SECOND FLOOR

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: Issue Date

A-102



1 ROOF PLAN
3/16" = 1'-0"

SDH_STUDIO
ARCHITECTURE + DESIGN
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NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM
STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH.REG#: 99155

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MATT ROSENBLATT

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT
SEAL

NOTES/COMMENTS

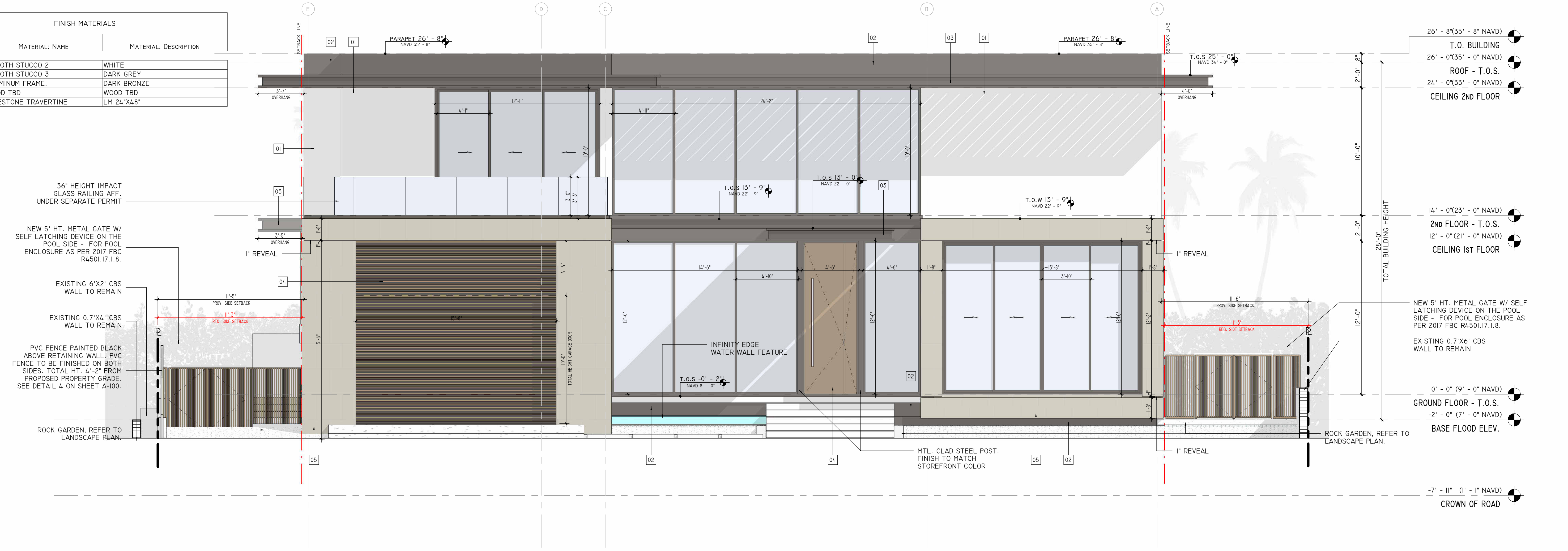
REVISIONS / SUBMISSIONS

ROOF PLAN

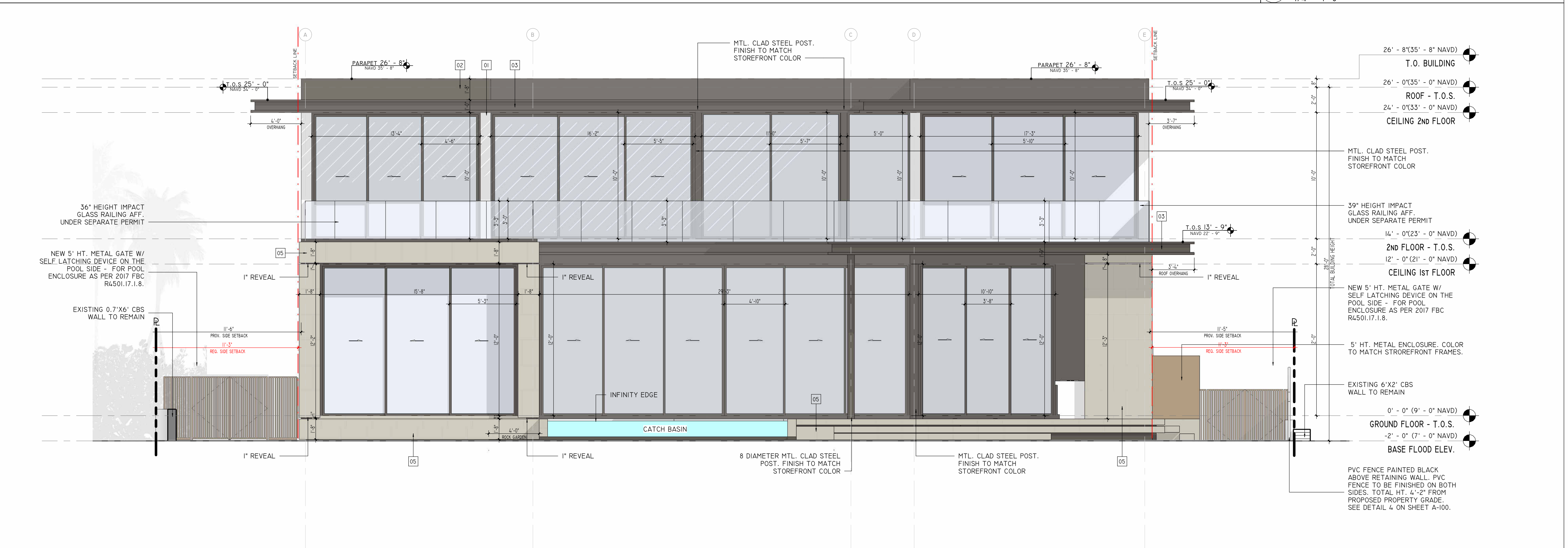
DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: ISSUE DATE

A-103

FINISH MATERIALS		
MATERIAL MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO 2	WHITE
02	SMOOTH STUCCO 3	DARK GREY
03	ALUMINUM FRAME.	DARK BRONZE
04	WOOD TBD	WOOD TBD
05	LIMESTONE TRAVERTINE	LM 24"X48"



2 FRONT
1/4" = 1'-0"



1 BACK
1/4" = 1'-0"

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ARCHITECTURE+DESIGN

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
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1006 ROSENBLATT

1006 N SOUTHLAKE DR.,
HOLLYWOOD, FL 33019

MATT ROSENBLATT

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT

SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

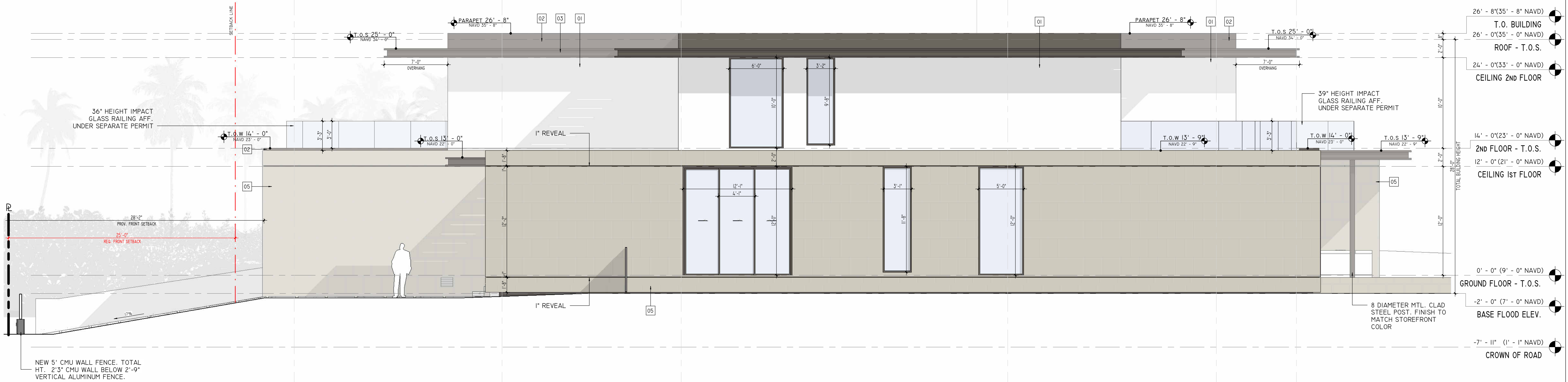
ELEVATIONS

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: Issue Date

A-200

FINISH MATERIALS

MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO 2	WHITE
02	SMOOTH STUCCO 3	DARK GREY
03	ALUMINUM FRAME.	DARK BRONZE
04	WOOD TBD	WOOD TBD
05	LIMESTONE TRAVERTINE	LM 24"X48"



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

2 LEFT
3/16" = 1'-0"

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ARCHITECTURE+DESIGN

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH.REG# 99155

1006 ROSENBLATT

1006 N SOUTHLAKE DR.,
HOLLYWOOD, FL 33019

MATT ROSENBLATT

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT

SEAL

NOTES/COMMENTS

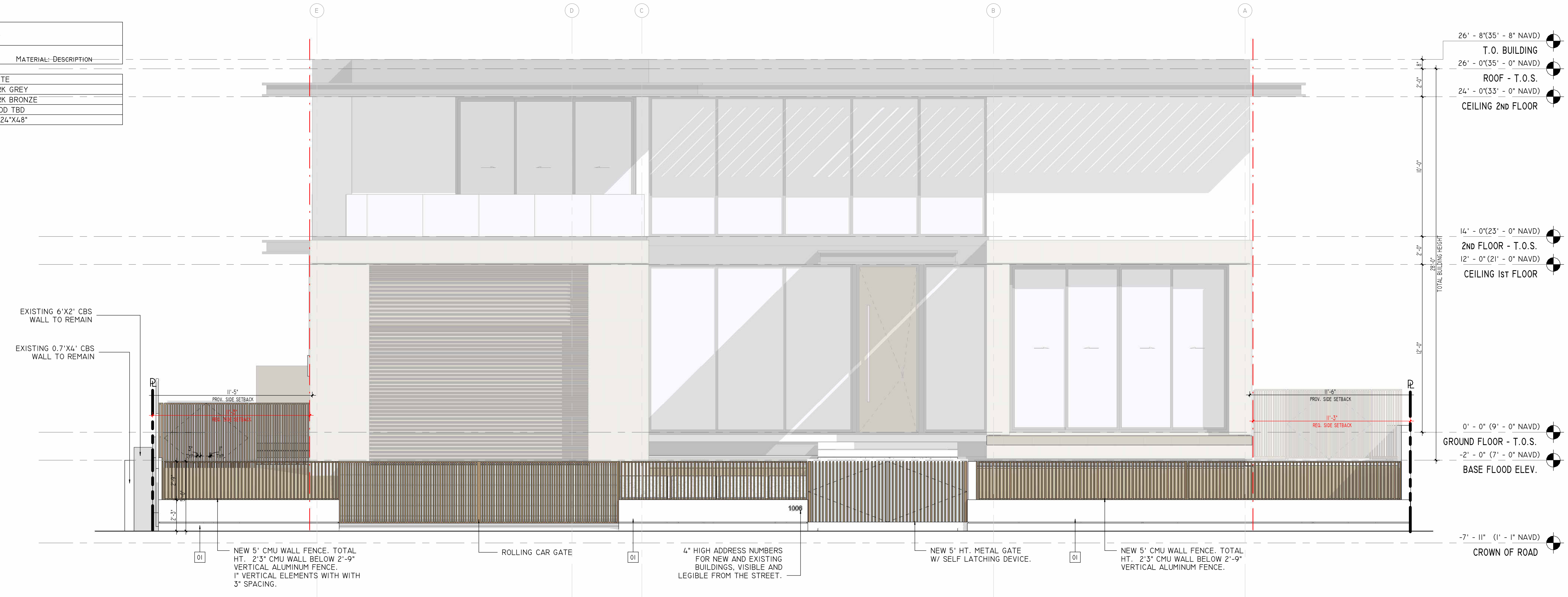
REVISIONS / SUBMISSIONS

ELEVATIONS

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: Issue Date

A-201

FINISH MATERIALS		
MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO 2	WHITE
02	SMOOTH STUCCO 3	DARK GREY
03	ALUMINUM FRAME.	DARK BRONZE
04	WOOD TBD	WOOD TBD
05	LIMESTONE TRAVERTINE	LM 24"X48"



1 FRONT1
1/4" = 1'-0"

SDH_STUDIO
ARCHITECTURE+DESIGN

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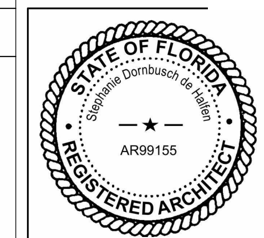
(305).501.5013
info@sdhstudio.com

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH.REG#:99155

1006 ROSENBLATT

1006 N SOUTHLAKE DR.,
HOLLYWOOD, FL 33019

MATT ROSENBLATT



SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

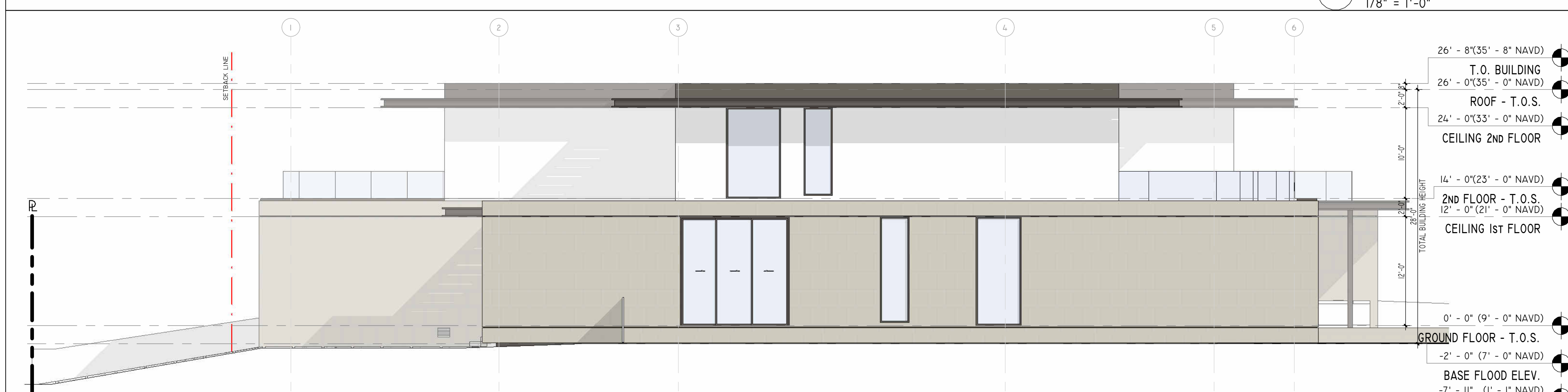
FENCE ELEVATION

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: Issue Date

A-202

1 FRONT .
1/8" = 1'-0"

3 LEFT.
1/8" = 1'-0"



NOTE: FOR ALL NOTES PLEASE REFER TO
SHEET A-001: ELEVATIONS PLAN NOTES

2 RIGHT.
1/8" = 1'-0"

SDH_STUDIO
ARCHITECTURE+DESIGN

18200 NE 19TH AVE, SUITE 100
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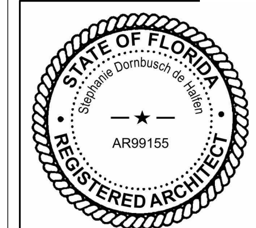
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH.REG#:99155

1006
ROSENBLATT

1006 N SOUTHLAKE DR.,
HOLLYWOOD, FL 33019

MATT ROSENBLATT



SEAL

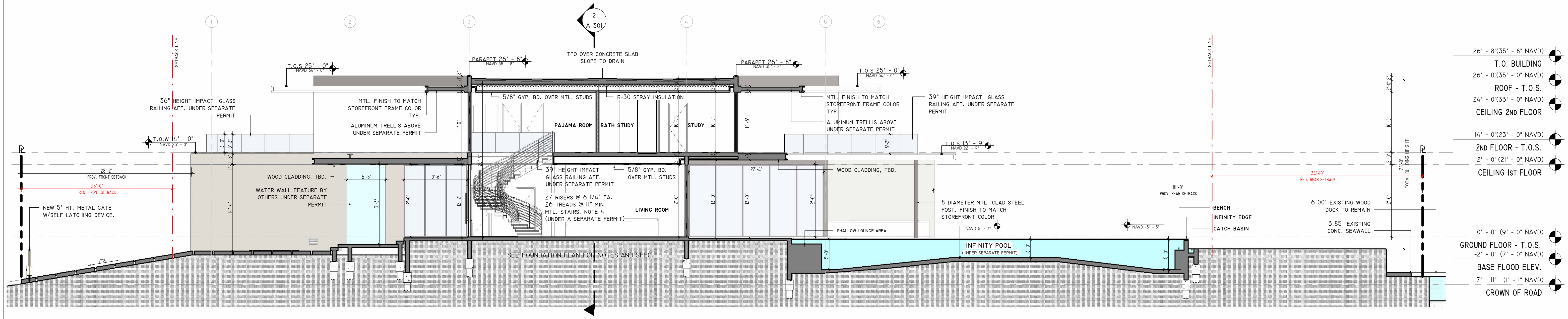
NOTES/COMMENTS

REVISIONS / SUBMISSIONS

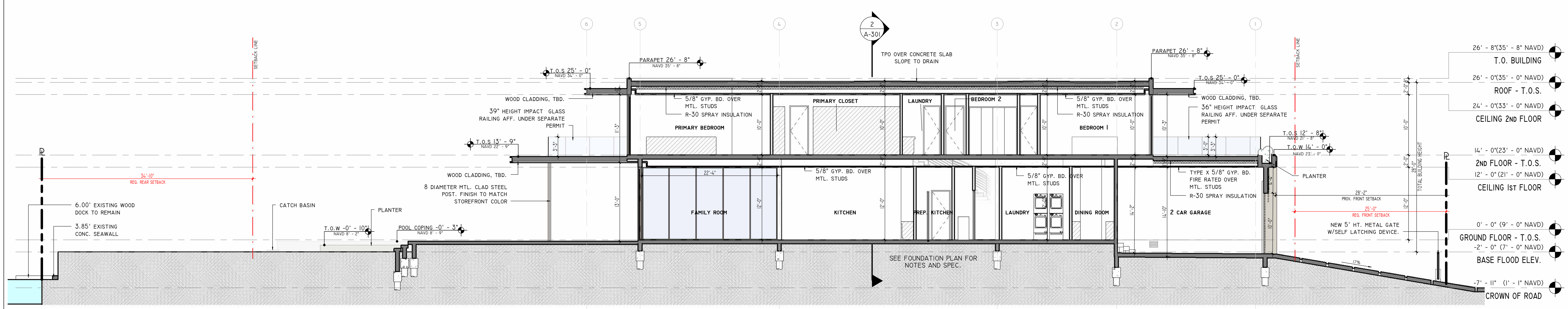
COLORED ELEVATIONS /
SIMPLE ELEVATIONS

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: ISSUE DATE

A-203



1 Section 1
1/8" = 1'-0"



2 Section 2
1/8" = 1'-0"

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ARCH.REG# 99155

1006 Rosenblatt

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HOLLYWOOD, FL 33019

Matt Rosenblatt

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT

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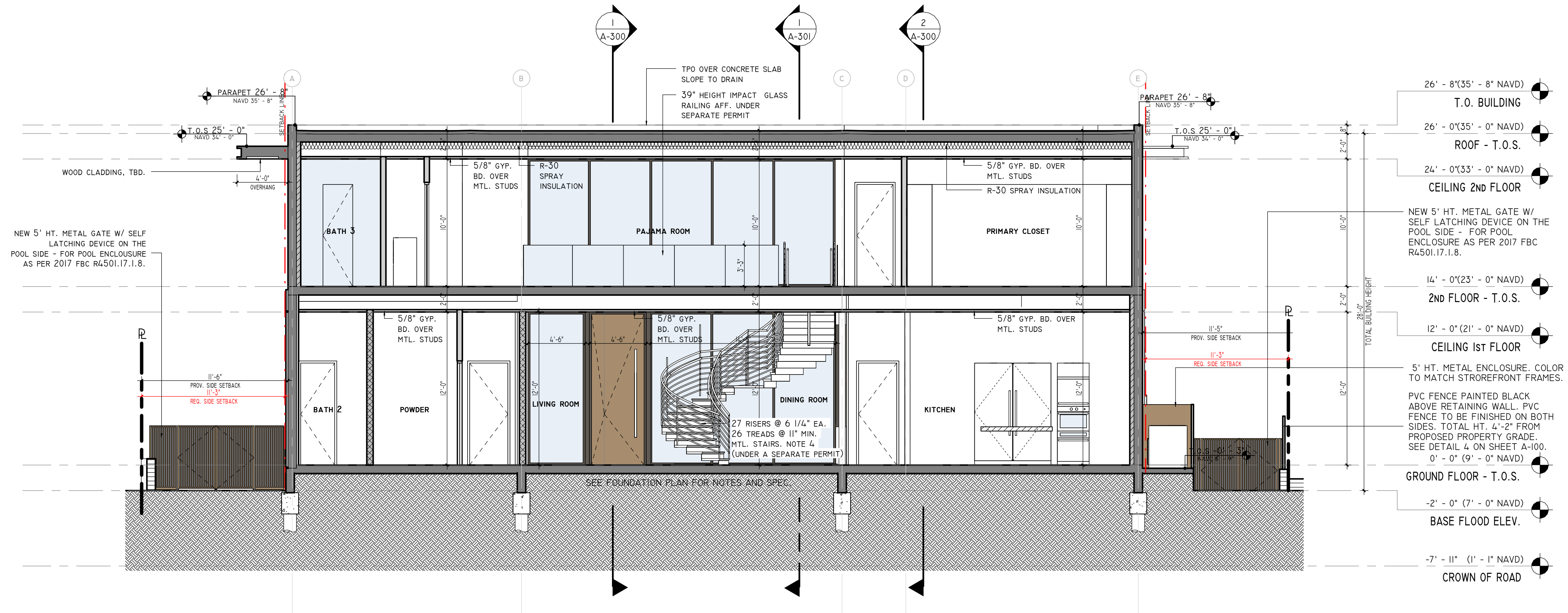
NOTES/COMMENTS

REVISIONS / SUBMISSIONS

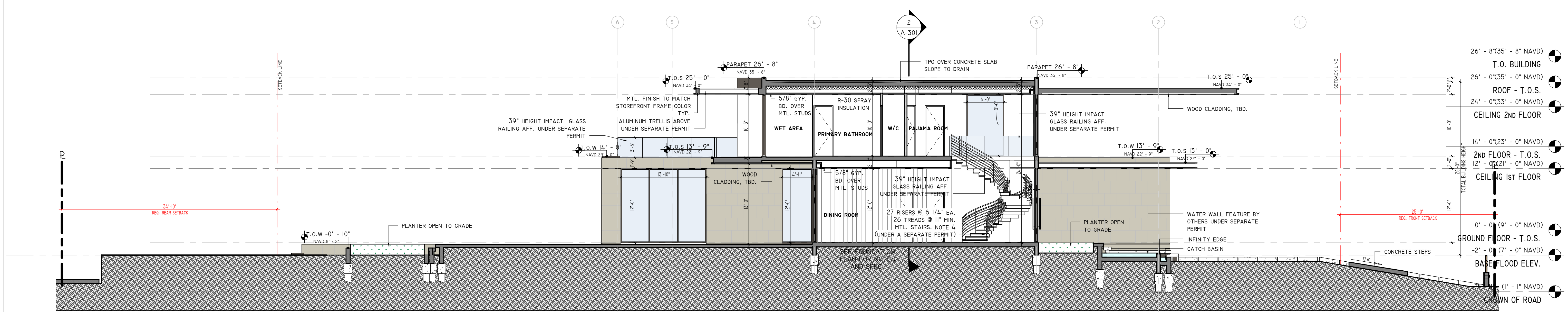
SECTIONS

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: Issue Date

A-300



2 SECTION 4
3/16" = 1'-0"



1 SECTION 5
1/8" = 1'-0"

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ARCHITECTURE+DESIGN

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
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ARCH.REG# 99155

1006 ROSENBLATT

1006 N SOUTHLAKE DR.,
HOLLYWOOD, FL 33019

MATT ROSENBLATT

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT

SEAL

NOTES/COMMENTS

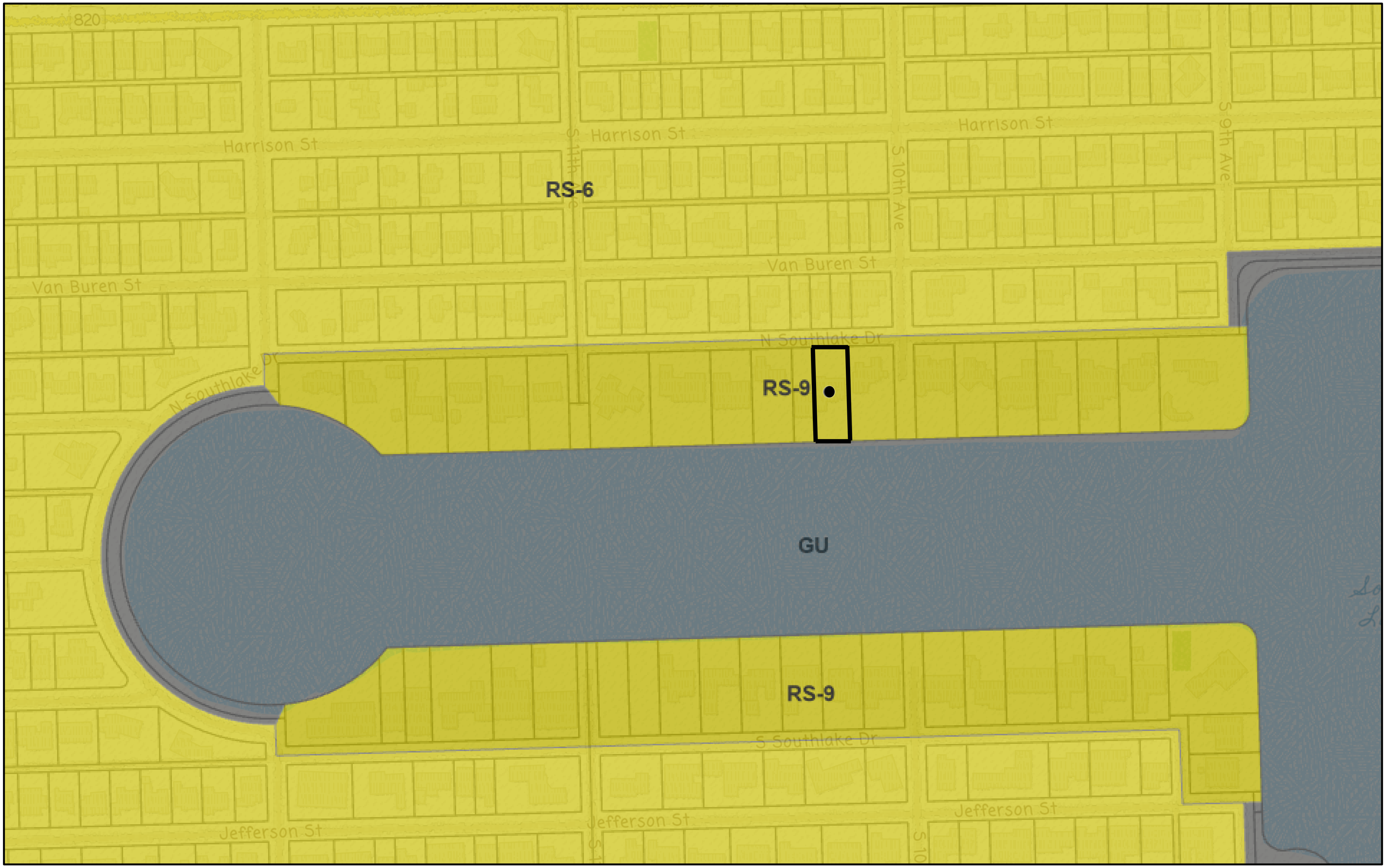
REVISIONS / SUBMISSIONS

SECTIONS

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: Issue Date

A-301

1006 North Southlake Drive



Zoning

RS-6

RS-9

GU

Subject Property

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

10 permits were found for

1006 N SOUTHLAKE DR

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		**B13-103672**	SEAWALL/BULKHEAD	8/6/2013	**9/4/2013**
Details	51600	**B0303447**	DRIVEWAY	6/25/2003	**6/25/2003**
Details	46068	**B0301225**	RE-ROOF FLAT	3/4/2003	**3/10/2003**
Details		**B9606887**	FENCE-MASONRY/CONCRETE		**9/27/1996**
Details		**B9403547**	DECK - WITHOUT ROOF		**6/2/1994**
Details		**B9205616**	DECK - WITHOUT ROOF		**8/17/1992**
Details		**B9104749**	RE-ROOF(COMBINATION OF TYPES)		**7/15/1991**
Details		**M9001343**	A/C - CENTRAL - REPLACEMENT		**10/25/1990**
Details		**M9000915**	A/C - CENTRAL - REPLACEMENT		**7/26/1990**
Details		**B8906954**	SEAWALL/BULKHEAD		**11/27/1[illegible]**

Permit Details

Process #:	**Permit #:** B13-103672	**Master Permit:** B13-103672
Status: CLOSED		
List All Subpermits		

Site Information

Address: 1006 N SOUTHLAKE DR

Sub-division: HOLLYWOOD LAKES SECTION 1-32 B , LOT 12,13 W 40,TR OF LAND S

Lot: **Block:**

Folio#: 514214020651

Value: $29,500.00

Sq Ft: 0

Permit Information

Application Type: SEAWALL/BULKHEAD
Job Name: NEW BATTER PILINGS, 90' X 40' SEAWALL CAP & REPL 6' X 60' DOCK
Film Number:

Application Date: 8/6/2013
Permit Date: 9/4/2013
CO/CC Date: N/A
Total Fees: $803.81
Recorded Payments: $803.81
Balance: $0.00

Applicant / Contact Information

Name: MORRISON CONTRACTOR INC
Address: 3000 SW 26 TERRACE DANIA BEACH, FL

Property Owner Information

Name: CAMILLO,HENRI & CAROL ANN
Address: 1006 N SOUTHLAKE DR HOLLYWOOD, FL 33019

Contractor Information

Name: MORRISON CONTRACTOR INC (Permits + Details)
Address: 3000 SW 26 TERRACE DANIA BEACH, FL

CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

MASTER PROCESS #
MASTER PERMIT # BB-103672

Permit Type (Check one): ☑ STRUC, ☐ FIRE, ☐ ELEC, ☐ MECH, ☐ PLUMB, ☐ PAVING, ☐ WTR/SWR, ☐ DRAINAGE

APPLICATION DATE ____________ TAX FOLIO NO. 5142 14 020651

LEGAL DESCRIPTION: Hollywood Lakes Lot 12,13 BLK 53

JOB NAME Carol Camillo PHONE # 954 922-0687

JOB ADDRESS 1006 N. SouthLake Dr HOLLYWOOD, BROWARD COUNTY, FL. ZIP 33019

OWNER NAME Carol Camillo

Owners Address 1006 N. SouthLake Dr City Hwd State FL Zip 33019

WORK DESCRIPTION new batter pilings, 90'x40" seawall cap & replace 6'x60' dock on existing piles

USE/OCCUPANCY Residential SQ. FT. 360 Value of Proposed Work: $ 29,500.

CONTRACTOR'S NAME Morrison Contractors PHONE # 954 583 8500 Fax # 754 263 2167

CONTRACTOR'S ADDRESS 5923 Ravenswood Rd G2 CITY Dania Bch STATE FL ZIP 33312

CONTRACTOR'S CERTIFICATION OR REGISTRATION NUMBER: CGC1518076 EMAIL ADDRESS cheryl@morrisonbuilders.com

ARCHITECT/ENGINEER'S NAME James Bushouse PHONE # 561 417-3891 FAX # 561 395-8630

ARCHITECT/ENGINEER'S ADDRESS 1176 SW 4 Court CITY Boca Raton STATE FL ZIP 33432

FEE SIMPLE TITLE HOLDER NAME ____________

Fee Simple Title Holder Address ____________ City ________ State ____ Zip ______

BONDING COMPANY NAME ____________ Ok

Bonding Company Address ____________ City ________ State ____ Zip ______

MORTGAGE LENDER'S NAME ____________

Mortgage Lender's Address ____________ City ________ State ____ Zip ______

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Hollywood, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBATIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature Carol Camillo Date: 7/18/13
Owner or **Agent

Sworn to (or affirmed) and subscribed before me this 18 day of July

CHERYL L SEAGER
MY COMMISSION # EE197089
EXPIRES June 23, 2016
(407) 398-0153 FloridaNotaryService.com

Signature ____________
NOTARY as to Owner/Agent

✓ Personally Known, _____ Identification Provided: ____________

Signature ____________ Date: 7/18/13
Prime Contractor

Sworn to (or affirmed) and subscribed before me this 18 day of July

CHERYL L SEAGER
MY COMMISSION # EE197089
EXPIRES June 23, 2016
(407) 398-0153 FloridaNotaryService.com

Signature ____________
NOTARY as to Contractor

✓ Personally Known, _____ I.D. Provided: ____________

**** Individuals who sign as the owner's agent must first obtain the owner's authorization to sign on their behalf.**

Application Approved by: ____________ **Permit Officer** **Effective Code: 20__ Florida Building Code**

Permit # B13-103672 Folio # ~~5142 1402~~ 0651

NOTICE OF COMMENCEMENT

The undersigned hereby gives notice that improvement will be made to certain real property and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

This space reserved for recorder

1. Legal Description of Property: Lot 12,13 Block 53 Unit # ____ Bldg # ____ ☐ Lengthy legal attached
   Subdivision / ~~Condominium~~: Hollywood Lakes
   Street Address if available: 1006 N. Southlake Drive, HLWD, FL 33019
2. General description of Improvement: Seawall / Dock
3. a. Owner name and address: Carol Camillo 1006 N. Southlake Dr. HLWD FL 33019
   b. Interest in property: owner
   c. Name and address of fee simple titleholder (if other than Owner):
4. a. Contractor name and address: Morrison Contractors 954 583 8500
   b. Contractor's phone number: 5923 Ravenswood Rd G2 Dania Bch FL 33312
5. a. Surety name and address:
   b. Surety's phone number:
   c. Amount of bond: $
6. a. Lender name and address:
   b. Lender's phone number:
7. a. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
   Name:
   Address:
   b. Phone number:
8. a. In addition to himself or herself, the Owner designates ____ to receive a copy of Lienor's Notice per Section 713.13(1)(b), Florida
   b. Phone number of person or entity designated by owner
9. Expiration date of notice of commencement:
   (the expiration date is 1 year from the date of recording unless a different date is specified)

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/Director/Partner/Manager

By Carol Camillo By
Print Name Carol Camillo Print Name
Title/Office Title/Office

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15 day of July, 2013
By Carol Camillo
☑ Individually, or ☐ as ____ for ____
☑ Personally known, or ☐ produced the following type of identification:

Signature of Notary Public: Cheryl Seager
Print Name: Cheryl Seager
(SEAL)

CHERYL L SEAGER
MY COMMISSION # EE197089
EXPIRES June 23, 2016
(407) 398-0153 FloridaNotaryService.com

VERIFICATION PURSUANT TO SECTION 92.525, FLORIDA STATUTES

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true, to the best of my knowledge and belief.

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/Director/Partner/Manager who signed above:

By Carol Camillo By

July 24 2013

g:\recording\forms\noc - notice of commencement revised 7 3 07.doc

You Dream It... We'll Build It!

Morrison Contractors

* Please see also attached email correspondence From Dominick DeLiso reguard. a previous 2012 permit

July 30, 2013

City of Hollywood
Building Division
2600 Hollywood Boulevard
Hollywood, Florida 33022

Re: ACOE PERMIT
Carol Camillo
1006 N. Southlake Drive
Hollywood, Fl 33109

Description: Install new batter pilings, 90'x40" seawall cap and replace 6'x60' dock on existing pilings.

To whom it may concern,

Let this letter be on record as an understanding between the contractor and the city regarding the above mentioned customer's seawall/dock project. Morrison Contractors is aware that both Bldg –structural and engineering reviews may be noted as conditional approvals because the ACOE permit has not been issued yet.

We understand that according to 2012 Florida Statute 166.033 a municipality may not require as a condition of processing or issuing a development permit that an applicant obtain a permit or approval from any state or federal agency. We also understand the issuance of a development permit by a municipality does not create any liability on the part of the municipality for the issuance of the permit if the applicant fails to obtain requisite approvals by a state or federal agency. We understand that the ACOE permit must be issued and submitted to the city prior to final inspection.

Please process our permit as soon as possible.

Thank You,

Michael Morrison
Morrison Contractors, Inc
954-583-8500
5923 Ravenswood Road G2
Dania Beach, Florida 33312

July 7, 2013

Carol Camillo
1006 N. Southlake Drive
Hollywood, FL 33019
954-922-0687 hm
954-579-5523 cell
carolcam@aol.com

PROPOSAL

We will supply all of the labor, material and equipment to make emergency and necessary repairs to the existing 90' seawall that is structurally failing and will soon collapse into the lake. The recommended repair is called a "batter pile reinforcement system". It is necessary to remove the 8' x 60' dock to facilitate the seawall repairs. The specifications and construction methods are as follows:

1. Carefully remove the dock. Salvage the existing electrical. The pilings are to remain. Dock frame and surface are to be disposed of.
2. Provide and drive one 12"x12" concrete "King" piling vertically and one matching 12"x12" concrete "Batter" piling at a 15 degree angle end to end at 10' apart. Across the 90' seawall that is a total of 10 kings and 10 batters (20 piles total) against the wall.
3. Remove the entire seawall cap. Dispose of all concrete and steel.
4. Form and pour a new 20" x 40" x 90' concrete seawall cap that will cover the seawall replacing the old one <u>AND</u> cover the newly installed row of concrete pilings. The cap uses #5 rebar steel reimbursement as designed by James Bushouse, P.E. and 5000 psi pumped concrete mix.
5. Pressure wash the wet face of the old seawall panels. Remove all marine growth to reveal all cracks and holes that may exist.
6. Using high strength marine grout we will fill in and seal all seawall panels joints and fill all cracks or holes that are present.
7. Remove all form work.
8. Using barge and crane, realign the existing 7 wood dock pilings as best as possible without breaking them. Note that broken piles will be replaced at cost of $500.00/each.
9. Upon pilings realigned or replaced, begin the reconstruction of the dock which will now be approximately 6' – 6 ½' wide x 60' long (due to concrete cap is larger).
10. All dock framing is 2x6 marine .60 CCA treated. All bolts are stainless steel.

5923 Ravenswood Road, G2, Dania Beach, Florida 33312
(954) 583-8500 Fax (754) 263-2167
www.morrisoncontractors.com

11. New dock floor surface will be #1 grade 2x6 marine decking fastened with stainless steel screws.
12. Replace the 1x2 trim on the pilings.
13. Replace the bench seat and rail on each end of the dock 6' long.
14. Replace 4' long rail on seawall.
15. (2) truck loads of backfill are included.
16, Temp conc piling to be installed 7-10-13 mm CoC

Lump Sum Bid Price: **$30,500.00**

Note: any piling that may be required to be replaced will be at an additional cost of **$500.00/each** ______ Initial

Optional:

8' long black rubber bumpers	**$179.00/each**	____ Initial
12" S-cleats	**$39.00/each**	____ Initial
5 step aluminum ladder	**$199.00/each**	____ Initial

Conditions:

1. The existing electrical will be salvaged to the best of our ability. In any event that repairs or replacement are needed, these costs are additional and will be determined by a licensed subcontracted electrician.
2. There is no water supply or plumbing in this quote.
3. Backfilling the wall and/or landscape removal ~~is by others.~~ included mm 7-8-13 CoC
4. 2 year structural guarantee.
5. Job duration is 3 weeks.
6. Permit time is approximately 6-12 weeks.
7. Temporary concrete pilings will be installed at NO COST to secure the wall safely during the permit process time.
8. Requirements or restrictions of the city, county or state (governmental agencies) may change this proposal. Until preliminary plans are submitted, the exact configuration cannot be confirmed. Any changes will be made in writing with your approval.
9. If you have an HOA, an approval must be obtained prior to submitting plans to any of the governmental agencies.
10. Contractor to obtain all permits and licenses. Have engineer draw and seal plans. Record Notice of Commencement and have all insurance in place including Longshore & Harborworkers Federal Coverage (USLH). Call all inspections. **An allowance of $1,000.00 is included in the quote for permitting**. Any fees in excess of this amount will be billed separately.

Terms:

Deposit	25%
Upon pilings installed	25%
Upon cap formed	25%
Upon dock and job complete	25%

And inspected
mm 7-8-13 CoC

I have read, understand and accept this agreement including all provisions on the reverse side hereof. If received by facsimile provisions will be found on page 4.

M Morrison 7-8-13 Carol A Camillo 7/8/13

Michael Morrison Date	Owner's Signature Date

General Contractors License #CGC1518076
This bid is good for 30 days only

James Bushouse, P.E. Consulting Engineer
1176 SW 4th Court, Boca Raton, FL 33432
Phone: 561.417.3891 Fax: 561.395.8630

Pile Log Report

Job: Camillo Seawall Repair
1006 N Southlake Drive
Hollywood, FL

Contractor: Morrison Builders
5923 Ravenswood Road, G2
Dania Beach, FL 33312

Permit No. B13-103672

Pile Type: 12" x 12" Prestressed Concrete Piles

Drop Hammer Weight: 4000 Lbs
Hammer Drop: 6 Feet

Notes:

Batter Piles

Pile Mark:		1	2	3	4	5	6	7	8	9	10
Size:		12" x 12"	12" x 12"	12" x 12"	12" x 12"	12" x 12"	12" x 12"	12" x 12"	12" x 12"	12" x 12"	12" x 12"
Original Length:	Ft	20	20	20	20	20	20	20	20	20	20
Final Penetration:	Ft	6	6	6	6	6	6	6	6	6	6

Pile Mark:		11									
Size:		12" x 12"									
Original Length:	Ft	20									
Final Penetration:	Ft	6									

King Piles

Pile Mark:		1	2	3	4	5	6	7	8	9	10
Size:		12" x 12"	12" x 12"	12" x 12"	12" x 12"	12" x 12"	12" x 12"	12" x 12"	12" x 12"	12" x 12"	12" x 12"
Original Length:	Ft	18	18	18	18	18	18	18	18	18	18
Final Penetration:	Ft	6	6	6	6	6	6	6	6	6	6

Pile Mark:		11									
Size:		12" x 12"									
Original Length:	Ft	18									
Final Penetration:	Ft	6									

Reviewed for Code Compliance
SEP 19 2013
City of Hollywood, Florida
Structural

9/12/13
James Bushouse, P.E.
Professional Engineer #20311
State of Florida

Permit # B13-103672

DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
4400 PGA BOULEVARD, SUITE 500
PALM BEACH GARDENS, FLORIDA 33410

REPLY TO
ATTENTION OF

SEP 13 2013

Regulatory Division
Palm Beach Gardens Section
SAJ-2013-02195 (GP-DP)

Carol Camillo
1006 North Southlake Drive
Hollywood, Florida 33019

Dear Ms. Camillo:

Your application for a Department of the Army permit received on August 5, 2013, has been assigned number SAJ-2013-02195. A review of the information and drawings provided shows the proposed work is to: 1) remove and replace existing batter piles and 20-inch by 40-inch by 90-foot seawall cap; 2) replace an existing dock 6-foot by 60-foot dock, in the same footprint. The project is located in South Lake; 1006 North Southlake Drive, in Section 14, Township 51 South, Range 42 East, Broward County, Florida.

Your project, as depicted on the enclosed drawings, is authorized by Regional General Permit (GP) SAJ-20 and 46. This authorization is valid until March 22, 2018. Please access the Corps' Regulatory webpage to view the special and general conditions for SAJ-20 and 46, which apply specifically to this authorization. The website address is as follows:

http://www.saj.usace.army.mil/Missions/Regulatory.aspx

Please be aware this web address is case sensitive and should be entered as it appears above. Once there you will need to click on "Source Book"; and, then click on "General Permits." Then you can click on the specific SAJ permit. You must comply with all of the special and general conditions and any project-specific conditions of this authorization or you may be subject to enforcement action. The following project-specific conditions are included with this authorization:

1. Within 60 days of completion of the work authorized, the attached "Self-Certification Statement of Compliance" must be completed and submitted to the U.S. Army Corps of Engineers. Mail the completed form to the Regulatory Division, Mr. Robert Kirby, Special Projects and Enforcement Branch, 9900 SW 107 Avenue, Miami, Florida 33176.

2. The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the

Reviewed for Code Compliance
SEP 19 2013
City of Hollywood, Florida
Structural

United States. No claim shall be made against the United States on account of any such removal or alteration.

3. Manatee Conditions: The Permittee shall comply with the "Standard Manatee Conditions for In-Water Work – 2011" provided with this permit.

4. Sea Turtle and Smalltooth Sawfish Conditions: The Permittee shall comply with National Marine Fisheries Service's "Sea Turtle and Smalltooth Sawfish Construction Conditions" dated March 23, 2006 and provided with this permit.

5. Turbidity Barriers: Prior to the initiation of any of the work authorized by this permit the Permittee shall install floating turbidity barriers with weighted skirts that extend to within one foot of the bottom around all work areas that are in, or adjacent to, surface waters. The turbidity barriers shall remain in place and be maintained until the authorized work has been completed and all erodible materials have been stabilized.

6. Cultural Resources/Historic Properties:

a. No structure or work shall adversely affect, impact, or disturb properties listed in the National Register of Historic Places (NRHP) or those eligible for inclusion in the NRHP.

b. If during the ground disturbing activities and construction work within the permit area, there are archaeological/cultural materials encountered which were not the subject of a previous cultural resources assessment survey (and which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes, evidence of structures or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work in the vicinity and notify the Corps. The Corps shall then notify the Florida State Historic Preservation Officer (SHPO) and the appropriate Tribal Historic Preservation Officer(s) (THPO(s)) to assess the significance of the discovery and devise appropriate actions.

c. A cultural resources assessment may be required of the permit area, if deemed necessary by the SHPO, THPO(s), or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO and the Corps.

d. In the unlikely event that unmarked human remains are identified on non-federal lands, they will be treated in accordance with Section 872.05 Florida Statutes. All work in the vicinity shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archeologist. The Corps shall then notify the appropriate SHPO and THPO(s). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the State Archeologist, SHPO and the Corps.

7. This authorization does not obviate the necessity to obtain any other Federal, State, or local permits, which may be required. Prior to the initiation of any construction, projects qualifying for this NWP/RGP permit must qualify for an exemption under section 403.813(1), F.S. or 373.406, F.S., or otherwise be authorized by the applicable permit required under Part IV of Chapter 373, F.S., by the Department of Environmental Protection, a water management district under section 373.069, F.S., or a local government with delegated authority under section 373.441, F.S., and receive Water Quality Certification (WQC) and applicable Coastal Zone Consistency Concurrence (CZCC) or waiver thereto, as well as any authorizations required for the use of state-owned submerged lands under Chapter 253, F.S., and, as applicable, Chapter 258, F.S. You should check State-permitting requirements with the Florida Department of Environmental Protection or the appropriate water management district.

8. No installation of any type of piling greater than 24-inch in diameter or installation of any size of metal piling or sheet piling by impact hammer is authorized by this permit.

This authorization does not include conditions that would prevent the 'take' of a state-listed fish or wildlife species. These species are protected under sec. 379.411, Florida Statutes, and listed under Rule 68A-27, Florida Administrative Code. With regard to fish and wildlife species designated as species of special concern or threatened by the State of Florida, you are responsible for coordinating directly with the Florida Fish and Wildlife Conservation Commission (FWC). You can visit the FWC license and permitting webpage (http://www.myfwc.com/license/wildlife/) for more information, including a list of those fish and wildlife species designated as species of special concern or threatened. The Florida Natural Areas Inventory (http://www.fnai.org/) also maintains updated lists, by county, of documented occurrences of those species.

This authorization does not give absolute Federal authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions mandated by the National Flood Insurance Program. You should contact your local office that issues building permits to determine if your site is located in a flood-prone area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program.

If you are unable to access the internet or require a hardcopy of any of the conditions, limitations, or expiration date for the above referenced RGP, please contact David Pugh by telephone at 561-472-3514.

Thank you for your cooperation with our regulatory program. The Corps Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to take a few minutes to visit http://per2.nwp.usace.army.mil/survey.html and complete our automated Customer Service Survey. Your input is appreciated – favorable or otherwise.

Sincerely,

David Pugh
Project Manager

Enclosures
Copies Furnished:
CESAJ-RD-PE
Michael Morrison, Morrison Contractors, Inc., 5923 Ravenswood Rd, G2, Dania Beach, FL 33312

GENERAL CONDITIONS
33 CFR PART 320-330
PUBLISHED FEDERAL REGISTER DATED 13 NOVEMBER 1986

1. The time limit for completing the work authorized ends on **date identified in the letter**. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.

2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort of if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow a representative from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

SELF-CERTIFICATION STATEMENT OF COMPLIANCE

Permit Number: SAJ-20/46
Application Number: SAJ-2013-02195 (GP-DP)

Permittee's Name & Address (please print or type): ____________________

____

____

Telephone Number: ____

Location of the Work: ____

____

Date Work Started: ______________ Date Work Completed: ______________

Description of the Work (e.g., bank stabilization, residential or commercial filling, docks, dredging, etc.): ________________________

____

____

Acreage or Square Feet of Impacts to Waters of the United States:

____

Describe Mitigation completed (if applicable): ____________________

____

Describe any Deviations from Permit (attach drawing(s) depicting the deviations): ____

____

____

****

I certify that all work, and mitigation (if applicable) was done in accordance with the limitations and conditions as described in the permit. Any deviations as described above are depicted on the attached drawing(s).

____
Signature of Permittee

____
Date

DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST

PERMIT NUMBER: SAJ-2013-02195 (GP-DP)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Section, Post Office Box 4970, Jacksonville, FL 32232-0019.

____
(TRANSFEREE-SIGNATURE)

____
(SUBDIVISION)

____
(DATE)

______________ ______________
(LOT) **(BLOCK)**

____
(STREET ADDRESS)

____
(NAME-PRINTED)

____

____
(MAILING ADDRESS)

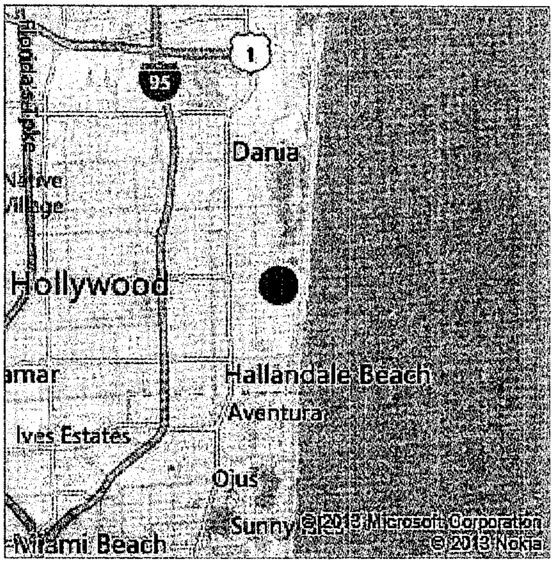
____
(CITY, STATE, ZIP CODE)

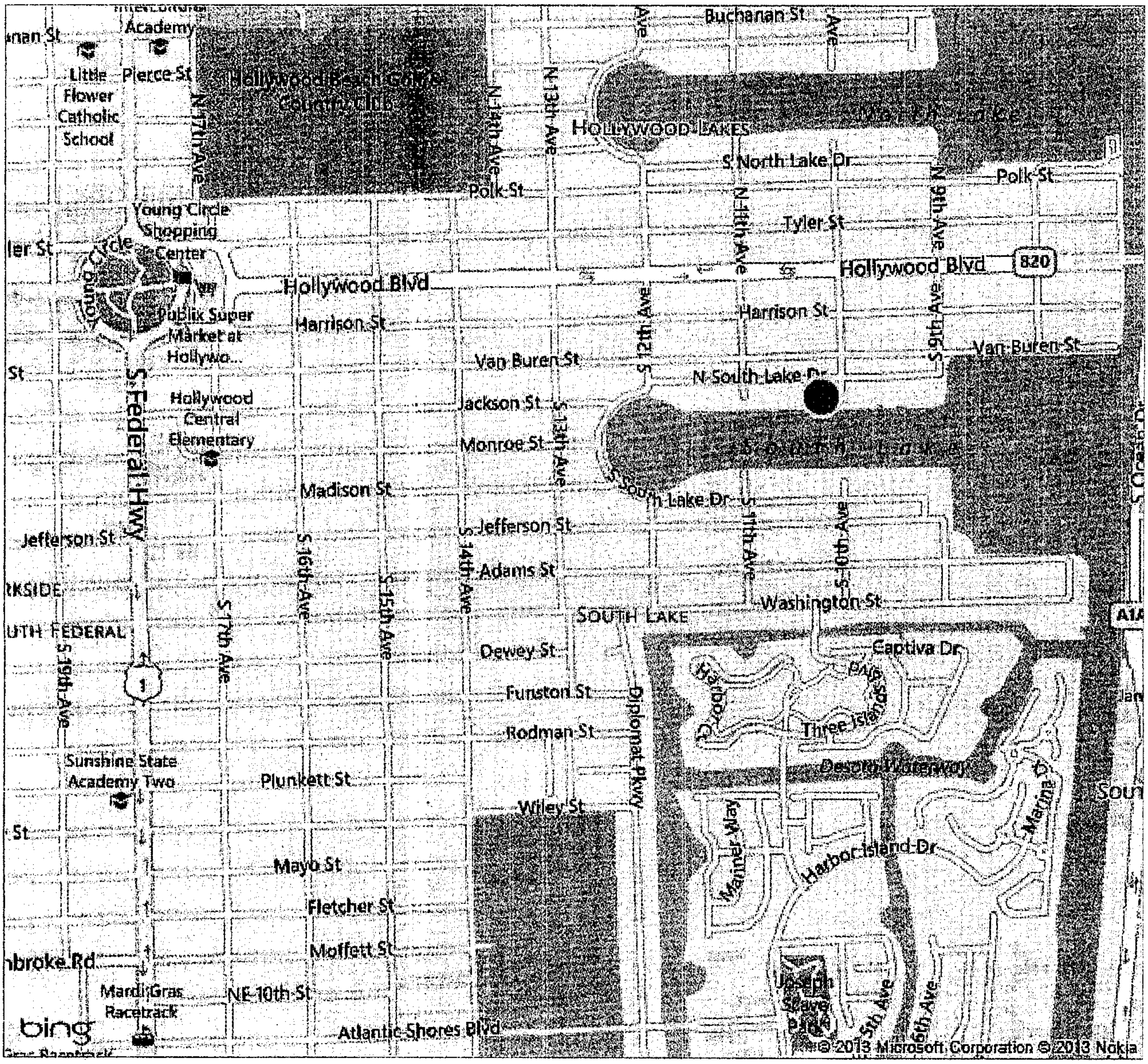
bing Maps

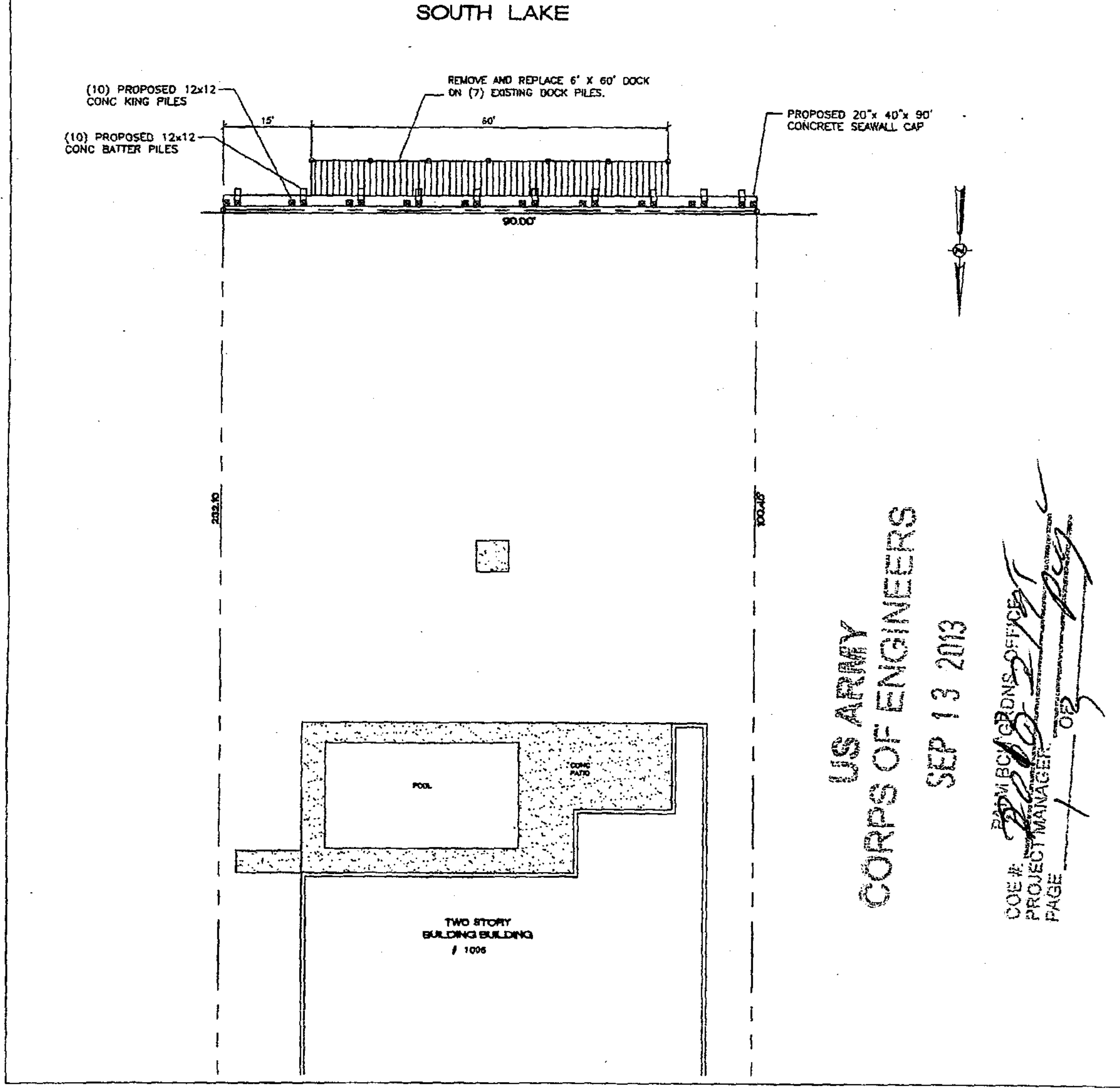
1006 N South Lake Dr, Hollywood, FL 33019

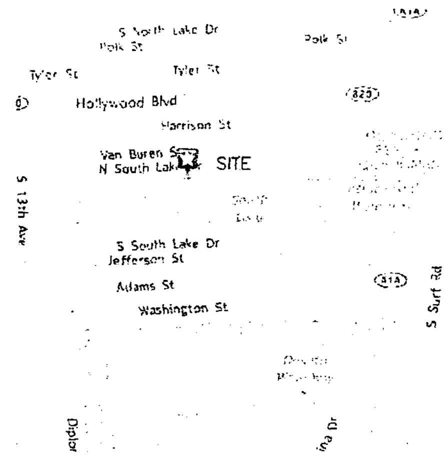
SAJ-2013-2195
Section 14, Township 51 South, Range
42 East Latitude: 26.00904° North
Longitude: 80.12603° West

On the go? Use **m.bing.com** to find maps, directions, businesses, and more









LOCATION MAP

SCOPE OF WORK:

1. REMOVE AND DISPOSE OF EXISTING 90 FT CONCRETE
2. SEAWALL CAP.
3. INSTALL (10) NEW 12"x12" CONCRETE KING PILES.
4. INSTALL (10) NEW 12"x12" CONCRETE BATTER PILES.
5. INSTALL NEW CONCRETE SEAWALL CAP, 20"x 40"x 90'.
6. REMOVE AND REPLACE A 6'x 60' DOCK ON (7) EXISTING DOCK PILES.

DESIGN GROUP
1511 N.E. 4th AVENUE
FT. LAUDERDALE, FLORIDA
33315
Phone: 954-937-9192
Email: dfdgroup@mindspring.com

MORRISON CONTRACTORS
GENERAL CONTRACTORS
5923 RAVENSWOOD ROAD, G2 – DANIA BEACH, FL. 33312
PHONE: (954) 583-8500 FAX: (754) 263-2167

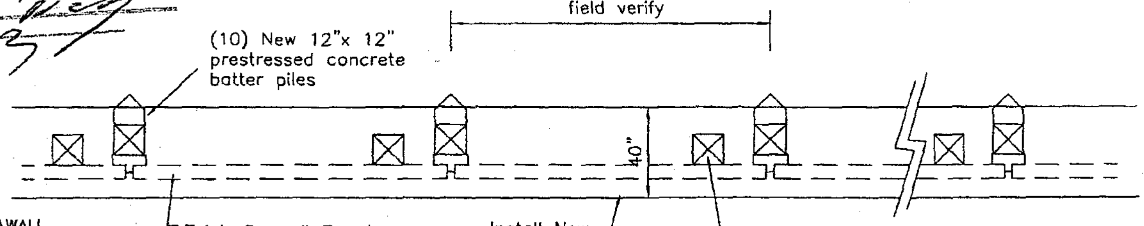
CAMILLO RESIDENCE
1006 N. SOUTHLAKE DRIVE
HOLLYWOOD, FLORIDA

Revisions:

SITE PLAN

Cadd File Number: Camillo_seawall.dwg
Scale: 1"=20'-0"

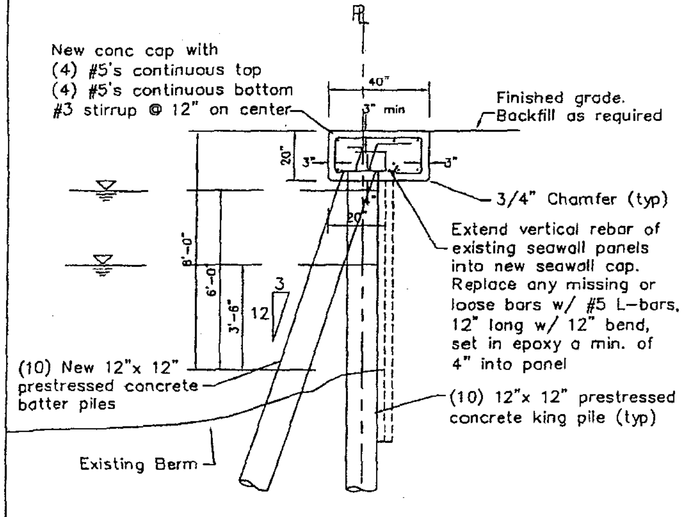
Project Mgr: M.M.	Project No: MB-1006-13
Design: M.M.	
Drawn: ELH	Sheet No: 1
Checked: M.M.	
Date: 7-15-13	



NOTE:
SAWCUT THE EXISTING SEAWALL CAP AS REQUIRED AT THE EXISTING T-PILINGS TO INSTALL THE NEW KING & BATTER PILES. REMOVE THE REMAINING SEAWALL CAP AFTER THE KING & BATTER PILES ARE INSTALLED.

Seawall Repair - Plan View

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



Seawall and Cap Section

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

General Notes:

- Licensed Contractor shall verify the existing conditions prior to commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawings shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements.
- Do not scale drawings for dimensions.
- All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
- Licensed Contractor to verify location of existing utilities prior to commencing work.
- The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
- Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
- For all prestressed piles, extend pile strands a min. of 18" into cap steel or cut strands even w/ top of pile & dowel & epoxy (2) #5 L-bars, 24" long w/ 12" bend, into top of pile, w/ a min. of 4" embedment.
- Existing seawall panels, new batter pilings and new king pilings to have a minimum 4" penetration into the new seawall cap forms.
- Concrete piling to be 12"x12" prestressed piles with (4) 7/16" strands.
- Piles to be driven a minimum of 8' into berm with a minimum bearing capacity of 10 tons.
- Piles to be driven with a drop hammer or gravity hammer. The hammer weight shall not be less than 3,000 lbs and the fall shall not exceed 6 feet.
- Concrete to be min. 5000 psi @ 28 days, .40 water/cement ratio.
- Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 Specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice.
- Splices in reinforcing bars shall not be less than 48 bar diameters and reinforcing shall be continuous around all corners and changes in direction. Continuity shall be provided at corners or changes in direction by bending the longitudinal steel around the corner 48 bar diameters.
- Owner shall employ and pay for testing services from an independent testing laboratory for concrete sampling and testing in accordance with ASTM.
- All framing materials to be pressure treated, southern pine, grade 2 or better, min. Fb = 1450 psi or better.
- All hardware to be galvanized or stainless steel.
- Elevations shown are based on the national geodetic vertical datum of 1929.
- Design in accordance with 2010 Florida Building Code.

James Bushouse, Inc.
L.B. #27565
1176 SW 4th Court
Boca Raton, FL 33432
Phone - 561-417-3891

7/30/13
James Bushouse
PE# 20311

DESIGN GROUP
1511 N.E. 4th AVENUE
FT. LAUDERDALE, FLORIDA
33315
Phone: 954-937-9192

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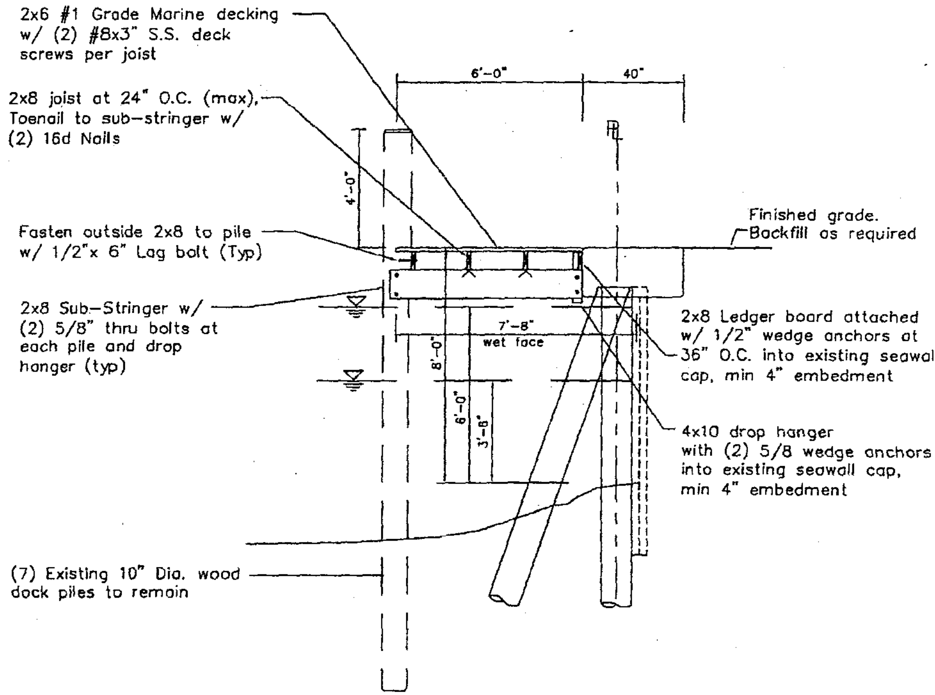
5923 RAVENSWOOD ROAD, C2 - DANIA BEACH, FL 33312
PHONE: (954) 583-8500 FAX: (754) 263-2167

CAMILLO RESIDENCE
1006 N. SOUTHLAKE DRIVE
HOLLYWOOD, FLORIDA

Revisions:

SEAWALL DETAILS

Cadd File Number: Camillo_seawall.dwg
Scale: as noted
Project Mgr: M.M.
Design: M.M.
Drawn: ELH
Checked: J.B.
Date: 7-15-13
Project No: MB-1006-13
Sheet No:



US ARMY CORPS OF ENGINEERS
SEP 13 2013

PALM BCH GRDNS. OFFICE
COE #: 2013-
PROJECT MANAGER:
PAGE 3 OF 3

MORRISON CONTRACTORS
GENERAL CONTRACTORS
5923 RAVENSWOOD ROAD, G2 - DANIA BEACH, FL. 33312
PHONE: (954) 583-8500 FAX: (754) 263-2167

CAMILLO RESIDENCE
1006 N. SOUTHLAKE DRIVE
HOLLYWOOD, FLORIDA

DFD DESIGN GROUP
1511 N.E. 4th AVENUE
FT. LAUDERDALE, FLORIDA
33315
Phone: 954-937-9192
Email: dfdgroup@mindspring.com

Revisions:

DOCK DETAILS

Cadd File Number: Camillo_seawall.dwg
Scale: as noted
Project Mgr: M.M.
Design: M.M.
Drawn: ELH
Checked: J.B.
Date: 7-15-13
Project No: MB-1006-13
Sheet No: 4

James Bushouse, Inc.
L.B. #27565
1176 SW 4th Court
Boca Raton, FL 33432
Phone - 561-417-3891

7/30/13
James Bushouse
PE# 20311

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or in Vero Beach (1-772-562-3909) for south Florida, and emailed to FWC at ImperiledSpecies@myFWC.com.

f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at http://www.myfwc.com/WILDLIFEHABITATS/manatee_sign_vendors.htm. Questions concerning these signs can be forwarded to the email address listed above.

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:

Wildlife Alert:

1-888-404-FWCC(3922)

call *FWC or #FWC

UNITED STATES DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
NATIONAL MARINE FISHERIES SERVICE
Southeast Regional Office
263 13th Avenue South
St. Petersburg, FL 33701

SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

The permittee shall comply with the following protected species construction conditions:

a. The permittee shall instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these species.

b. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing sea turtles or smalltooth sawfish, which are protected under the Endangered Species Act of 1973.

c. Siltation barriers shall be made of material in which a sea turtle or smalltooth sawfish cannot become entangled, be properly secured, and be regularly monitored to avoid protected species entrapment. Barriers may not block sea turtle or smalltooth sawfish entry to or exit from designated critical habitat without prior agreement from the National Marine Fisheries Service's Protected Resources Division, St. Petersburg, Florida.

d. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water depths where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will preferentially follow deep-water routes (e.g., marked channels) whenever possible.

e. If a sea turtle or smalltooth sawfish is seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure its protection. These precautions shall include cessation of operation of any moving equipment closer than 50 feet of a sea turtle or smalltooth sawfish. Operation of any mechanical construction equipment shall cease immediately if a sea turtle or smalltooth sawfish is seen within a 50-ft radius of the equipment. Activities may not resume until the protected species has departed the project area of its own volition.

f. Any collision with and/or injury to a sea turtle or smalltooth sawfish shall be reported immediately to the National Marine Fisheries Service's Protected Resources Division (727-824-5312) and the local authorized sea turtle stranding/rescue organization.

g. Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.

Revised: March 23, 2006
O:\forms\Sea Turtle and Smalltooth Sawfish Construction Conditions.doc

Broward County Board of Rules and Appeals
One North University Drive, 3500-B
Fort Lauderdale, Florida 33324

Effective: March 15, 2012
Telephone: 954.765.4500
Facsimile: 954.765.4504

FORM FOR "SPECIAL BUILDING INSPECTOR"
SECTION 110.10 – BROWARD COUNTY ADMINISTRATIVE CODE AND THE 2010 FLORIDA BUILDING CODE

NOTICE TO PROPERTY OWNER:
You are hereby directed in accordance with Section 110.10.1 of the Broward County Administrative Code and the Florida Building Code to retain a Special Structural Inspector (A Florida Registered Architect or Licensed Engineer) to perform the following mandatory or discretionary inspections, as outlined in Sections 110.10, 1822, 2122.2.4, 2218.2, R4407.5.4, 2223.11.1, 1927.12.1, 1927.12.2, R4405.9.12.1, R4405.9.12.2, R4408.5.2 & R4408.10.11 of the Florida Building Code and submit progress reports, inspections reports, and a Certificate of Compliance to the Building Official as per Sections 110.10.6 and 110.10.7 of the Florida Building Code.
Note: The Building Official determines which discretionary inspections are to be delegated.

DATE: ______ IDENTIFICATION, CONTROL OR BUILDING PERMIT # B13-103672
PROJECT NAME: Carol Camillo
JOB ADDRESS 1006 N. Southlake Dr, Hollywood ZIP 33019
LEGAL DESCRIPTION Hollywood Lakes Section Lots 12, 13 BLK 53 FOLIO # 514214020651

A. MANDATORY INSPECTIONS TYPE BY CODE:

1) Precast Concrete Units – Section 1927.12.1, R4405.9.12.1, 110.10.2.1 .... Yes ☐ No ☒
2) Precast Concrete Units – Section 1927.12.2, R4405.9.12.2, 110.10.2.1 .... Yes ☐ No ☒
3) Reinforced Unit Masonry – Section 2122.2.4, R4407.5.4, 110.10.2.2 (per ACI 530.1-05-Level B Quality Assurance)* *unless noted otherwise on plan .... Yes ☐ No ☒
4) Connections – Section 2218.2, 110.10.2.3 .... Yes ☐ No ☒
5) Metal System Buildings – Section 2223.11.1, 110.10.2.4, R4408.10.11 .... Yes ☐ No ☒

B. DISCRETIONARY INSPECTION TYPE BY BUILDING OFFICIAL:

2013

1) Building Structures or part thereof of Unusual Size, Height, Design or Method of Construction and Critical Structural Connections – Section 110.10.1.1 .... JR Yes ☐ No ☒
2) Windows, Glass Doors and Curtain Walls on buildings over two (2) stories – Section 110.10.1.1 .... Yes ☐ No ☒
3) Pile Driving Only – Sections 1822, R4404.13, 110.10.1.1 .... Yes ☒ No ☐
4) Precast Concrete Units – Section 1822, R4405.9.12, 110.10.2.1 .... Yes ☐ No ☒
5) Reinforced Unit masonry – Sections 2122.2.4, R4407.5.4, 110.10.2.2 .... Yes ☐ No ☒
6) Other Batter pilings, King pilings .... Yes ☒ No ☐

C. MANDATORY DOCUMENTATION

1) Inspection schedule stating the specific inspection that will be made and at what phase of construction must be submitted with this application.
2) Progress Report/Inspection reports during construction in accordance with Section 110.10.6.
3) Certificate of Compliance must be submitted prior to the scheduling of the final building inspection, Section 110.10.7.

ACKNOWLEDGMENT

Owner's Signature: Carol Camillo [signature]
Printed Name: Carol Camillo

Permit Holder's Signature: [signature]
Printed Name: Michael Morrison
License # (if applicable) CGC1518076

SPECIAL BUILDING INSPECTOR: [signature] 8/21/13
☐ Registered Architect and/or ☒ Licensed Engineer
Signature of Special Building Inspector, Embossed Seal AND Date

Printed Name of Special Building Inspector James Bushouse
Address of Special Building Inspector 1176 SW 4th Court
Boca Raton, FL 33432

State of Florida Registration # 20311 Fax # 561-395-8630 Telephone # 561-417-3891

______ Date: ______
Building Official (or designated representative)

BE ADVISED THIS DOES NOT PRECLUDE YOU FROM OTHER MANDATORY INSPECTIONS IN THE CODE

G:\SHARED\Forms\2010 FBC Special Bldg Insp Form.doc

BROWARD COUNTY FLORIDA

Environmental Protection and Growth Management Department
PLANNING AND ENVIRONMENTAL REGULATION DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

BROWARD COUNTY
PLANNING & ENVIRONMENTAL REGULATION
ENVIRONMENTAL RESOURCE GENERAL LICENSE
No: HWD1308-004
Broward County Code 27-336(1) (a) & (b)
Applicant: Carol Camillo

Description: Install new batter pilings, 90' x 40" sewall cap
and replace 6' x 60' dock on existing pilings

Issued Date: 8/2/13
Expiration Date: 8/2/15

The above project has been reviewed and has been verified to meet the criteria outlined in Chapter 27-336(a) (1) of the Broward County Natural Resource Protection Code for the issuance of this Environmental Resource General License (GL). This approval is specific for the plans and description described on this verification. Any change to project footprint, design or size must be reviewed by this Department and may require additional licensing.

Construction shall be in accordance with the submitted Application, the approved plans and the attached General Conditions. **This approval does not authorize impacts to natural resources (mangroves, sea grasses, etc.).** Failure to comply with the license conditions may result in suspension or revocation of the license and/or enforcement actions.

Issuance of this license does not relieve the licensee from obtaining any other required federal, state or local permits or authorizations required for this project prior to commencement.

Per Section 27-58(b)(9), "The licensee, by acceptance of this license, specifically agrees to allow access and shall allow access to the licensed source, activity, or facility at times to the COUNTY personnel for the purposes of inspection and testing to determine compliance with this license and this chapter."

Aquatic & Wetland Resources Reviewer: **Linda Sunderland** LGS

Telephone: **954-519-1454** **email:** lsunderland@broward.org

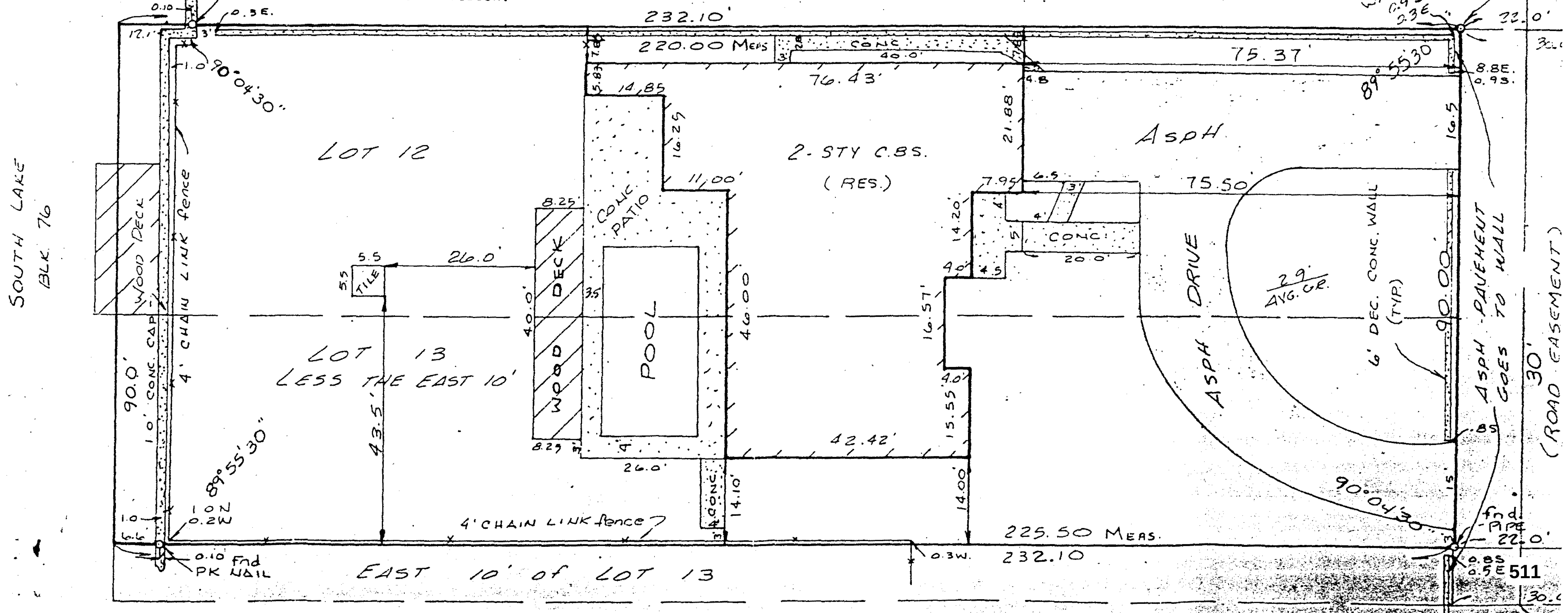
GENERAL CONDITIONS: **GL # HWD1308-004**

1. The terms, conditions, requirements, limitations and restrictions set forth herein are accepted by the licensee and enforceable by EPGMD pursuant to this chapter. EPGMD will review this license periodically and may revoke the license, initiate administrative and/or judicial action for any violation of the conditions by the licensee, its agents, employees, servants or representatives or principals.
2. This license is valid only for the specific uses set forth in the license application, and any deviation from the approved uses may constitute grounds for revocation and enforcement action by EPGMD.
3. In the event the licensee is temporarily unable to comply with any of the conditions of the license, the licensee shall notify EPGMD within twelve (12) hours. Within five (5) working days of the event, the licensee shall submit a written report to EPGMD that describes the incident, its cause, the measures being taken to correct the problem and prevent its reoccurrence, the owner's intention toward repair, replacement, and reconstruction of destroyed facilities, and a schedule of action leading toward operation within the license conditions.
4. The issuance of this license does not convey any vested rights or exclusive privileges, nor does it authorize any injury to public or private property or any invasion of personal rights, or any violations of federal, state or local laws or regulations.
5. This license must be available for inspection on the licensee's premises during the entire life of the license.
6. By accepting this license, the licensee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this permitted source, that are submitted to EPGMD, may be used by EPGMD as evidence in any enforcement proceeding arising under Chapter 27, except where such use is prohibited by § 403.111, F.S.
7. The licensee agrees to comply with Chapter 27, as amended.
8. Any new owner of a licensed facility shall apply by letter for a transfer of license within thirty (30) days after sale or legal transfer. The transferor shall remain liable for performance in accordance with the license until the transferee applies for, and is granted the transfer of license. The transferee shall also be liable for performance in accordance with the license.
9. The licensee, by acceptance of this license, specifically agrees to allow access to the licensed source at reasonable times by EPGMD personnel for the purposes of inspection and testing to determine compliance with this license and this Chapter 27.
10. This license does not constitute a waiver or approval of any other license that may be required for other aspects of the total project.
11. If the licensee wishes to renew a license or extend its term, the licensee shall make application sixty (60) days prior to its expiration. Expired licenses are not renewable.
12. In addition to the general conditions set forth above, each license issued by EPGMD shall contain specific conditions determined by site conditions and requirements pursuant to the regulations as determined by the director of EPGMD. The licensee agrees that specific conditions are enforceable by EPGMD for any violation thereof.
13. Enforcement of the terms and provisions of this license shall be at the reasonable discretion of EPD, and any forbearance on behalf of EPD to exercise its rights hereunder in the event of any breach by the licensee shall not be deemed or construed to be a waiver of EPD's rights hereunder.

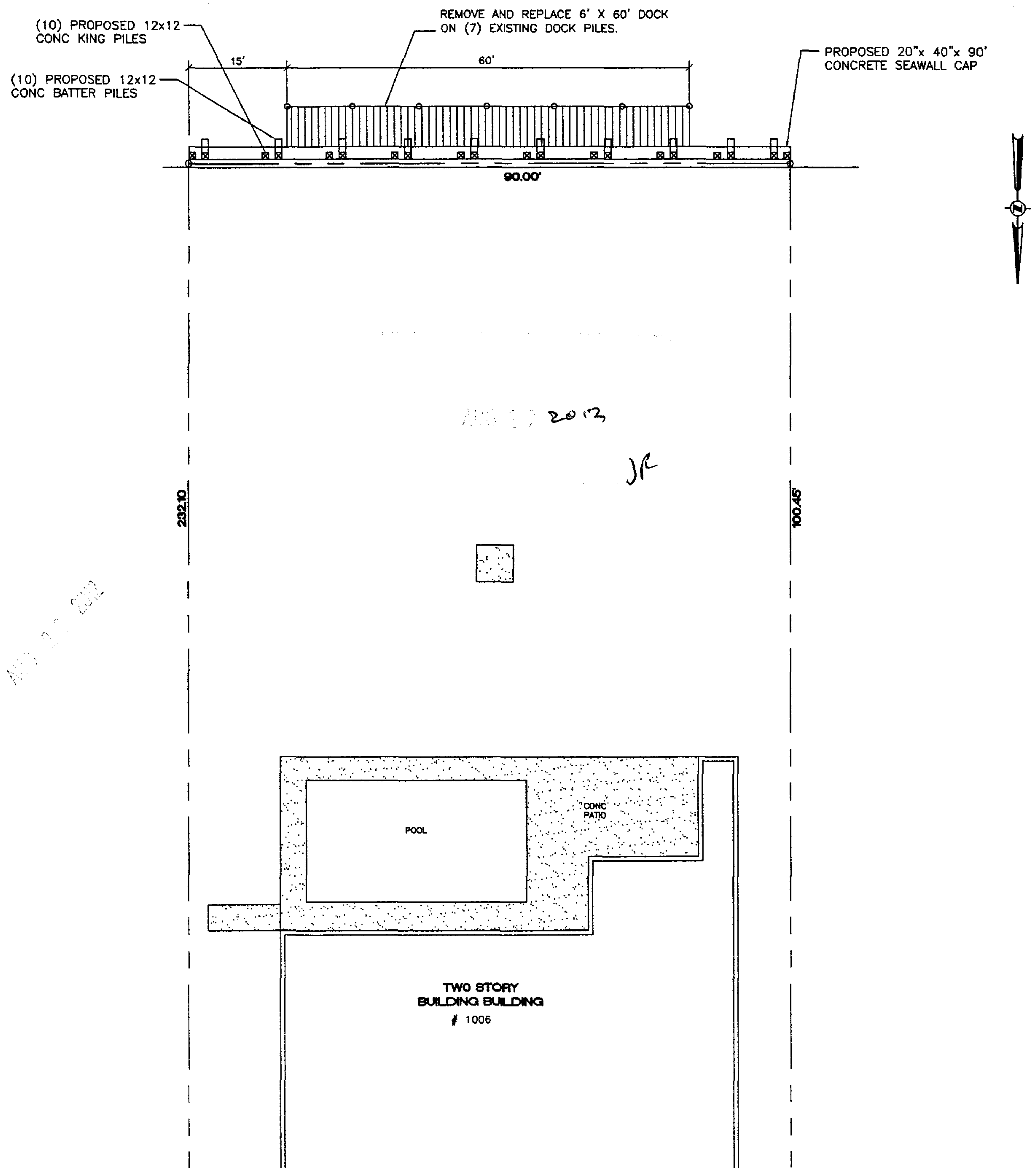
LAND SURVEY CERTIFIED TO:

CAMILLO

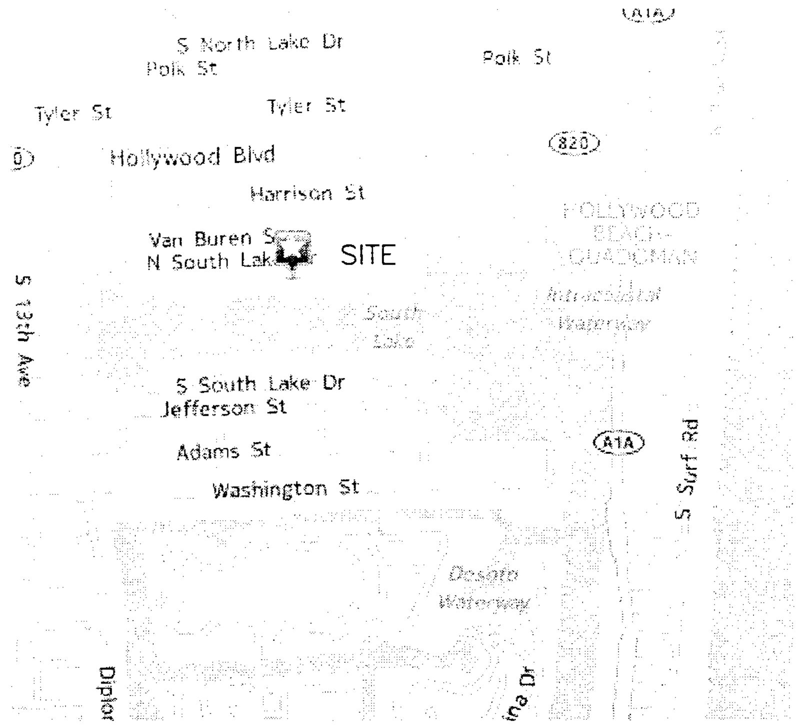
LEGAL DESCRIPTION:
Lot 12 and the West 40.00 feet of Lot 13, Block 53 of "HOLLYWOOD LAKES SECTION" according to the Plat thereof, as recorded in Plat Book 1, Page 32 of the Public Records of Broward County, Florida;
ALSO all of that parcel of land described and bounded as follows:
Being a part of Jackson Street and a Part of Block 77 of "HOLLYWOOD LAKES SECTION", bounded on the North by the South line of Lot 12 and the West 40.00 feet of Lot 13, Block 53 of said Subdivision, on the South by Block 76, "HOLLYWOOD LAKES SECTION" otherwise described as South Lake of said Subdivision; on the East by the East line of the West 40.00 feet of Lot 13, Block 53 extended in a Southerly direction to said Block 76, and on the West by the West line of Lot 12, Block 53, extended in a Southerly direction to Block 76, as shown on the Plat of "HOLLYWOOD LAKES SECTION" as recorded in Plat Book 1, Page 32 of the Public Records of Broward County, Florida, being all of that parcel of land lying South of Lot 12 and the West 40.00 feet of Lot 13, Block 53 "HOLLYWOOD LAKES SECTION", extending to the South Lake of said Subdivision.



SOUTH LAKE



AUG 17 2013
JR



LOCATION MAP

SCOPE OF WORK:

1. REMOVE AND DISPOSE OF EXISTING 90 FT CONCRETE
2. SEAWALL CAP.
3. INSTALL (10) NEW 12"x12" CONCRETE KING PILES.
4. INSTALL (10) NEW 12"x12" CONCRETE BATTER PILES.
5. INSTALL NEW CONCRETE SEAWALL CAP, 20"x 40"x 90'.
6. REMOVE AND REPLACE A 6'x 60' DOCK ON (7) EXISTING DOCK PILES.

APPROVED

AUG 9 2013

CITY OF HOLLYWOOD, FLA
ENGINEERING

DESIGN GROUP
1511 N.E. 4th AVENUE
FT. LAUDERDALE, FLORIDA
33315
Phone: 954-937-9192
Email: dfdgroup@mindspring.com

MORRISON CONTRACTORS
GENERAL CONTRACTORS
5923 RAVENSWOOD ROAD, G2 - DANIA BEACH, FL. 33312
PHONE: (954) 583-8500 FAX: (754) 263-2167

CAMILLO RESIDENCE
1006 N. SOUTHLAKE DRIVE
HOLLYWOOD, FLORIDA

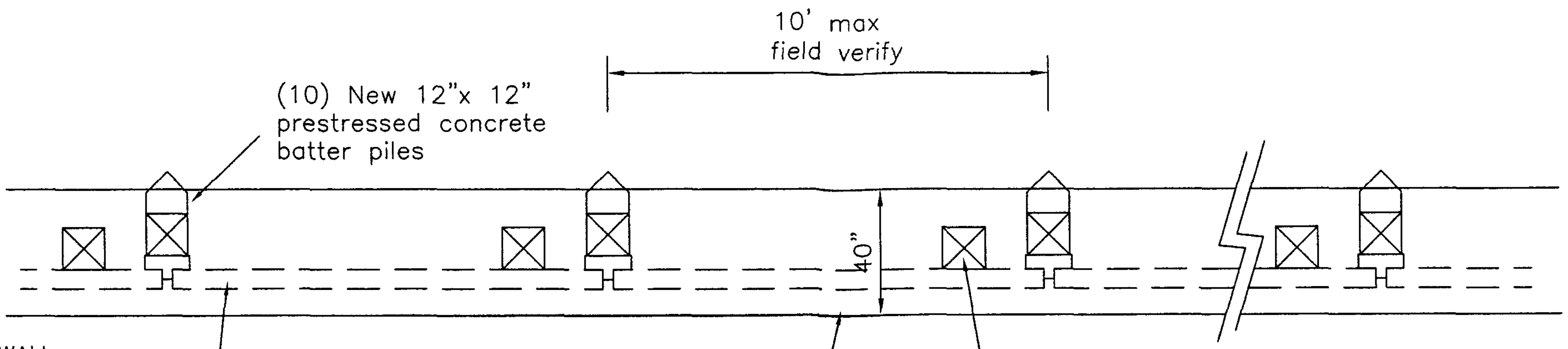
Revisions:

SITE PLAN

Cadd File Number: Camillo_seawall.dwg
Scale: 1"=20'-0"

Project Mgr: M.M.
Design: M.M.
Drawn: ELH
Checked: M.M.
Date: 7-15-13

Project No: MB-1006-13
Sheet No: 1



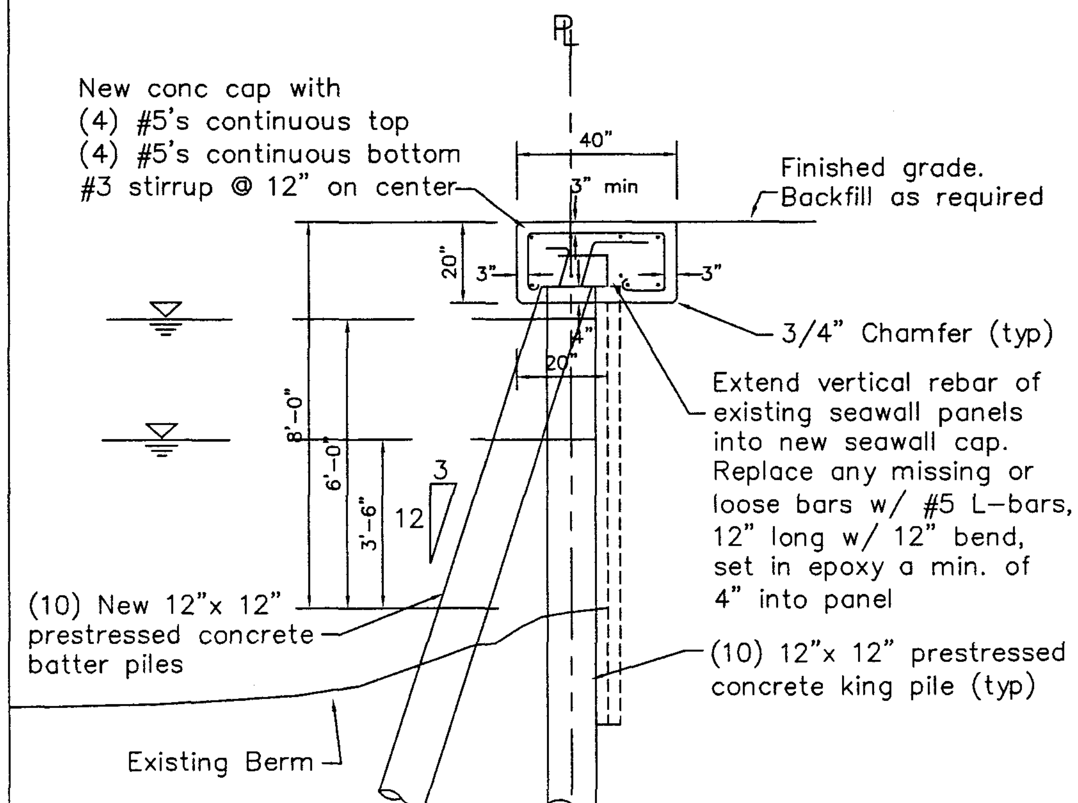
NOTE:
SAWCUT THE EXISTING SEAWALL CAP AS REQUIRED AT THE EXISTING T–PILINGS TO INSTALL THE NEW KING & BATTER PILES. REMOVE THE REMAINING SEAWALL CAP AFTER THE KING & BATTER PILES ARE INSTALLED.

Seawall Repair – Plan View

Scale: 1/4" = 1'–0"

2013

JR



Seawall and Cap Section

Scale: 1/4" = 1'–0"

General Notes:

- Licensed Contractor shall verify the existing conditions prior to commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawings shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements.
- Do not scale drawings for dimensions.
- All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
- Licensed Contractor to verify location of existing utilities prior to commencing work.
- The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
- Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
- For all prestressed piles, extend pile strands a min. of 18" into cap steel or cut strands even w/ top of pile & dowel & epoxy (2) #5 L–bars, 24" long w/ 12" bend, into top of pile, w/ a min. of 4" embedment.
- Existing seawall panels, new batter pilings and new king pilings to have a minimum 4" penetration into the new seawall cap forms.
- Concrete piling to be 12"x12" prestressed piles with (4) 7/16" strands.
- Piles to be driven a minimum of 8' into berm with a minimum bearing capacity of 10 tons.
- Piles to be driven with a drop hammer or gravity hammer. The hammer weight shall not be less than 3,000 lbs and the fall shall not exceed 6 feet.
- Concrete to be min. 5000 psi @ 28 days, .40 water/cement ratio.
- Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 Specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice.
- Splices in reinforcing bars shall not be less than 48 bar diameters and reinforcing shall be continuous around all corners and changes in direction. Continuity shall be provided at corners or changes in direction by bending the longitudinal steel around the corner 48 bar diameters.
- Owner shall employ and pay for testing services from an independent testing laboratory for concrete sampling and testing in accordance with ASTM.
- All framing materials to be pressure treated, southern pine, grade 2 or better, min. Fb = 1450 psi or better.
- All hardware to be galvanized or stainless steel.
- Elevations shown are based on the national geodetic vertical datum of 1929.
- Design in accordance with 2010 Florida Building Code.

James Bushouse, Inc.
L.B. #27565
1176 SW 4th Court
Boca Raton, FL 33432
Phone – 561–417–3891

7/30/13
James Bushouse
PE# 20311

DESIGN GROUP
1511 N.E. 4th AVENUE
FT. LAUDERDALE, FLORIDA
33315
Phone: 954–937–9192
Email: dfdgroup@mindspring.com

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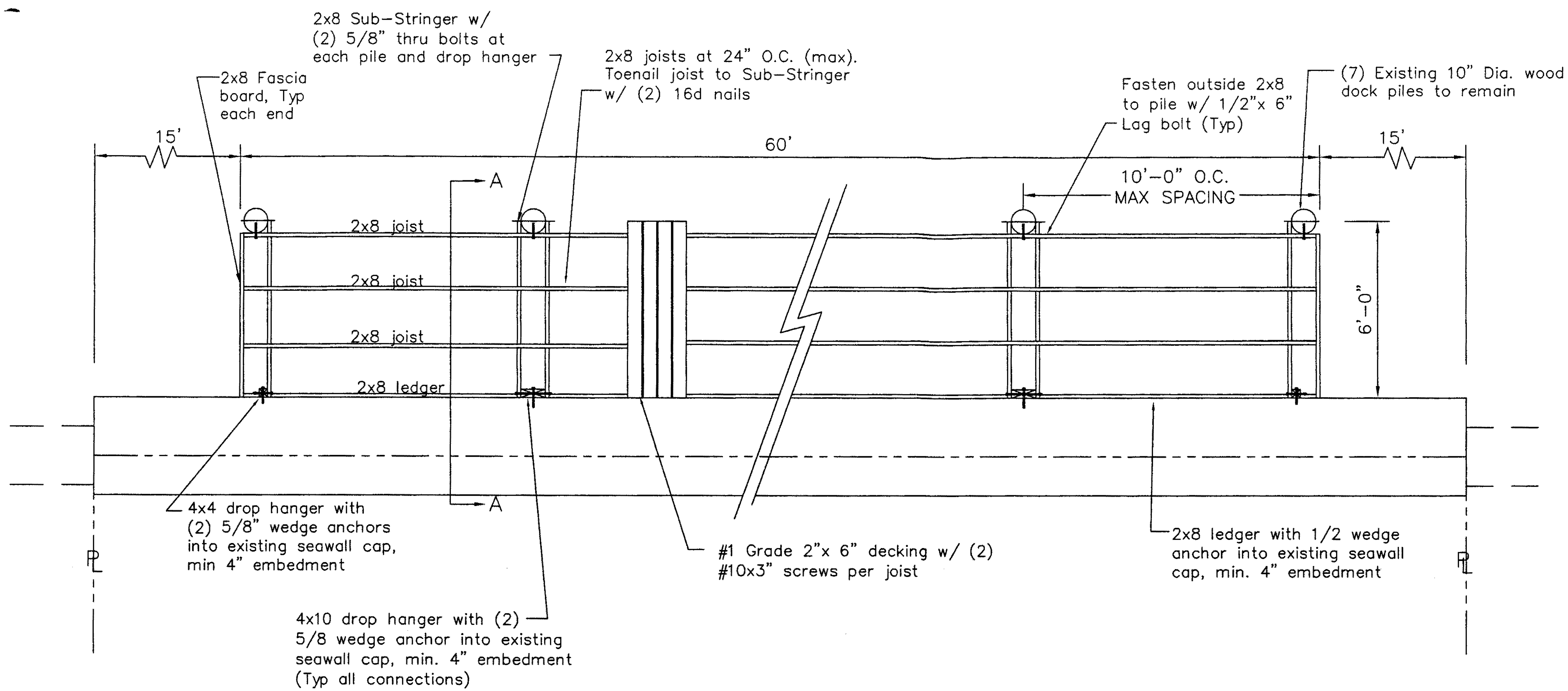
PHONE: (954) 583–8500 FAX: (754) 263–2167

CAMILLO RESIDENCE
1006 N. SOUTHLAKE DRIVE
HOLLYWOOD, FLORIDA

Revisions:

SEAWALL DETAILS

Cadd File Number: Camillo_seawall.dwg	
Scale: as noted	
Project Mgr: M.M.	Project No: MB–1006–13
Design: M.M.	
Drawn: ELH	
Checked: J.B.	Sheet No. 2
Date: 7–15–13	



Dock Framing Plan

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

20x3

JF

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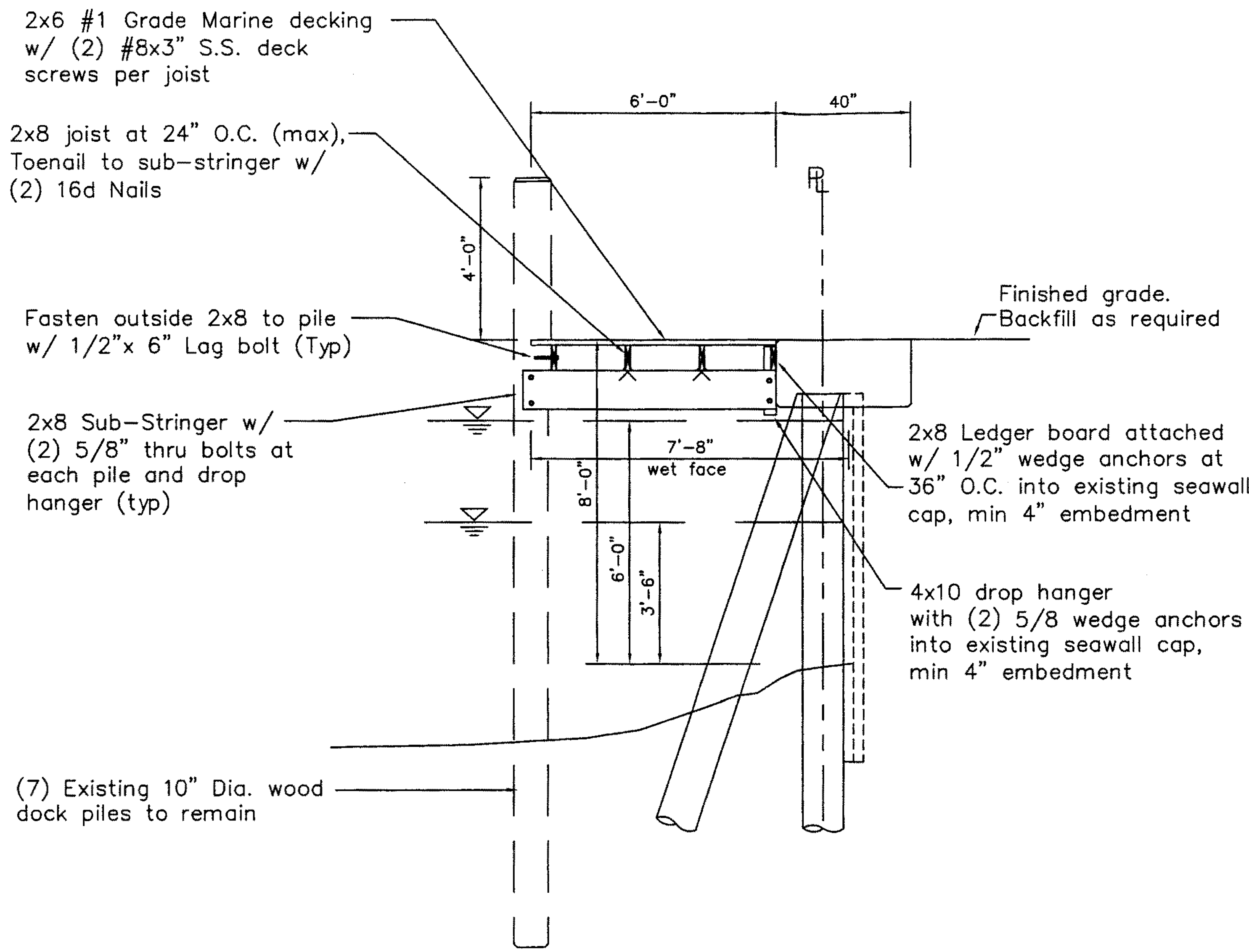
7/30/13
James Bushouse
PE# 20311

DOCK DETAILS

Cadd File Number: Camillo_seawall.dwg
Scale: as noted

Project Mgr: M.M.	Project No: MB-106-13
Design: M.M.	
Drawn: ELH	Sheet : 3
Checked: J.B.	
Date: 7-15-13	



2013

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CAMILLO RESIDENCE
1006 N. SOUTHLAKE DRIVE
HOLLYWOOD, FLORIDA

Revisions:

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Boca Raton, FL 33432
Phone - 561-417-3891

7/30/13
James Bushouse
PE# 20311

DOCK DETAILS

Cadd File Number: Camillo_seawall.dwg	
Scale: as noted	
Project Mgr: M.M.	Project No:
Design: M.M.	MB-1006-13
Drawn: ELH	
Checked: J.B.	Sheet No
Date: 7-15-13	4

Permit Details

Process #: 51600	Permit #: B0303447	Master Permit: B0303447
Status: Closed		
List All Subpermits		

Site Information

Address: 1006 N SOUTHLAKE DR	**Folio#:** 514214020651
Sub-division: HOLLYWOOD LAKES SECTION	**Value:** $6,000.00
Lot: 12 **Block:** 53	**Sq Ft:** 0

Permit Information

Application Type: DRIVEWAY **Job Name:** CAMILLO **Film Number:** 0305332	**Application Date:** 06/25/03 **Permit Date:** 06/25/03 **CO/CC Date:** **Total Fees:** $147.10

Applicant / Contact Information

Name: CAMILLO,HENRI & CAROL ANN
Address: 1006 N SOUTH LAKE DR HOLLYWOOD FL 33019-1633

Property Owner Information

Name: CAMILLO,HENRI & CAROL ANN
Address: 1006 N SOUTH LAKE DR HOLLYWOOD FL 33019-1633

Contractor Information

Name:
Address:

SCANNED
JUN 25 2003
BUILDING DIVISION

CITY OF HOLLYWOOD, FLORIDA

PERMIT APPLICATION

CITY OF HOLLYWOOD, FLORIDA · DIAMOND OF THE GOLD COAST · INCORPORATED 1925

NOTE: AN INCOMPLETE APPLICATION MAY DELAY THE TIMELY ISSUANCE OF YOUR PERMIT; PLEASE ENTER N/A IF A SECTION IS NOT APPLICABLE.

DATE June 23 - 2003 TAX FOLIO # 1121402806510

DESCRIPTION: LOT 12,13 BLOCK 53 SUBDIVISION Hollywood Lakes

JOB NAME ~~Driveway Pavers~~ Henri Camillo ~~Sand & walkway~~ PHONE # (954)922 0687

JOB ADDRESS 1006 N. Southlake Dr. SUITE ____ HOLLYWOOD, FL ZIP 33019

DETAILED WORK DESCRIPTION : Install Pavers in Sand on Existing Driveway And walk-way

USE/OCCUPANCY ____ SQ. FT. ____ ESTIMATED VALUE: $ 6,000

owner
CONTRACTOR'S NAME Henri Camillo PHONE # ____

owner
CONTRACTOR'S ADDRESS 1006 N. Southlake Dr CITY Hollywood STATE FL ZIP 33019

CERTIFICATE OF COMPETENCY # ____ FAX # ____

CONTRACTORS STATE CERTIFICATION OR REGISTRATION NO. ____

OWNER OR FEE SIMPLE TITLE HOLDER'S NAME Henri and Carol Ann Camillo

OWNER OR FEE SIMPLE TITLE HOLDER'S ADDRESS 1006 N. Southlake Dr.

BONDING COMPANY ____

BONDING COMPANY ADDRESS ____

ARCHITECT/ENGINEER'S NAME ____ PHONE # ____

ARCHITECT/ENGINEER'S ADDRESS ____ CITY ____ STATE ____ ZIP ____

MORTGAGE LENDER'S NAME ____

MORTGAGE LENDER'S ADDRESS ____

ELECTRICAL CONTRACTOR: ____

Phone # ____ LICENSE # ____

Sworn before me this ____ of ____ 20 ____ . ____

Notary Public

Value $ ____ ____

Notarized Signature of Qualifier

MECAHNICAL CONTRACTOR: ____

Phone # ____ LICENSE # ____

Sworn before me this ____ of ____ 20 ____ . ____

Notary Public

Value $ ____ ____

Notarized Signature of Qualifier

CITY of HOLLYWOOD, FLORIDA

DEPARTMENT OF BUILDING AND ENGINEERING SERVICES

ENGINEERING DIVISION

SCANNED JUN 25 2003 BUILDING DIVISION

June 25, 2003

Mr. Henri Camillo
1006 N. Southlake Dr.
Hollywood, Florida 33019

Re: Process No. 51600
Replacement of existing asphalt driveway with concrete pavers

Dear Ms. Camillo:

This is to confirm approval of an Administrative Variance for your proposed replacement of existing asphalt driveway and apron areas at 1006 N. Southlake Dr. with concrete pavers.

This approval recognizes the existing legal non-conforming status of your current driveway and a determination of consistency with the purpose and intent of Code Section 155.08.

Your plans reflect this approval and we wish you success with your project.

Sincerely,

Jonathan Vogt, P.E.
City Engineer
Engineering Department

2600 Hollywood Boulevard • P.O. Box 229045 • Hollywood, FL 33022-9045
Phone (954) 921-3254 • Fax (954) 921-3481 • www.hollywoodfl.org

PLUMBING CONTRACTOR ____________________

Phone # ____________ LICENSE # ____________

Sworn before me this ________ of ________ 20 ______ . ____________

Notary Public

Value $ ____________ ____________

Notarized Signature of Qualifier

SCANNED JUN 25 2003 BUILDING DIVISION

________ CONTRACTOR: ____________________

Phone # ____________ LICENSE # ____________

Sworn before me this ________ of ________ 20 ______ . ____________

Notary Public

Value $ ____________ ____________

Notarized Signature of Qualifier

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Hollywood, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, BOILERS, TANKS, AIR CONDITIONERS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

WARNING TO OWNERS ACTING AS THEIR OWN CONTRACTOR: FLORIDA STATUTE 489.115 REQUIRES CONSTRUCTON TO BE DONE BY A LICENSED CONTRACTOR. 489.103(7) F.S. ALLOWS OWNERS OF CERTAIN TYPES OF RESIDENTIAL AND COMMERCIAL PROPERTY, TO OBTAIN PERMITS FOR REPAIRS OR IMPROVEMENTS TO THEIR OWN PROPERTY. IN ORDER TO QUALIFY UNDER THIS EXEMPTION YOU MUST BE BOTH THE OWNER AND THE OCCUPANT. YOU MUST PROVIDE DIRECT ON SITE SUPERVISION. YOU MAY NOT HIRE AN UNLICENSED PERSON TO ACT AS YOUR CONTRACTOR OR TO SUPERVISE PEOPLE WORKING ON YOUR BUILDING. ANY PERSON WORKING ON YOUR BUILDING WHO IS NOT LICENSED MUST BE EMPLOYED BY YOU, WHICH MEANS THAT YOU MUST DEDUCT F.I.C.A. AND WITHHOLDING TAX AND PROVIDE WORKERS' COMPENSATION FOR THAT EMPLOYEE, ALL AS PRESCRIBED BY LAW. IF YOU SELL OR LEASE A BUILDING YOU HAVE BUILT OR SUBSTANTIALLY IMPROVED YOURSELF WITHIN 1 YEAR AFTER THE CONSTRUCTION IS COMPLETED, THE LAW WILL PRESUME THAT YOU BUILT OR SUBSTANTIALLY IMPROVED IT FOR SALE OR LEASE, WHICH IS A VIOLATION OF 489.103(7) F.S. BE FURTHER ADVISED THAT, IN ACCORDANCE WITH FLORIDA ATTORNEY GENERALS' OPINION AGO 91-5, A CORPORATION CANNOT QUALIFY FOR AN OWNER/BUILDER EXEMPTION UNDER 489.103(7) F.S. UNLESS THEY POSSESS THE APPROPRIATE LICENSE. **SEE SEPARATE DISCLOSURE STATEMENT FOR COMPLETE DETAILS.**

EFFECTIVE DATE OF BUILDING CODE: Master Permit Applications received prior to March 1, 2002 and related sub permits received thereafter, are subject to the South Florida Building Code, Broward Edition. Master Permit Applications received after March 1, 2002, including related sub permits are subject to the Florida Building Code, 2001 edition.

SIGNATURE ____________ (signed)
Owner or Agent

SIGNATURE ____________ (signed)
Prime Contractor (Owner/Builder)

DATE 6/25/03 C 540-322-32-2410

DATE 6/25/03

____
NOTARY as to Owner or Agent

____
NOTARY as to Contractor

My Commission Expires ____________

My Commission Expires ____________

Within 15 working days after plans and/or specifications are submitted and accepted for a building permit, the applicant will be notify in writing that a permit is ready for issuance or that additional information is required. Not more that 60 days after the date of such notification, where such additional information has not been submitted or the permit has not been purchased, the application and/or the permit shall become null and void. Where an application has become null and void, an applicant may again apply as set forth in Section 104.6 of the Florida Building Code. However, such application shall be processed as though there had been no previous application. **Florida Building Code, Section 104.6.1.6**

OFFICE USE ONLY

FINISHED FLOOR ELEVATION ____________ DISCLOSURE STATEMENT ATTACHED TO PERMIT CARD ________

MASTER PERMIT # ____________ MASTER PROCESS # 51600

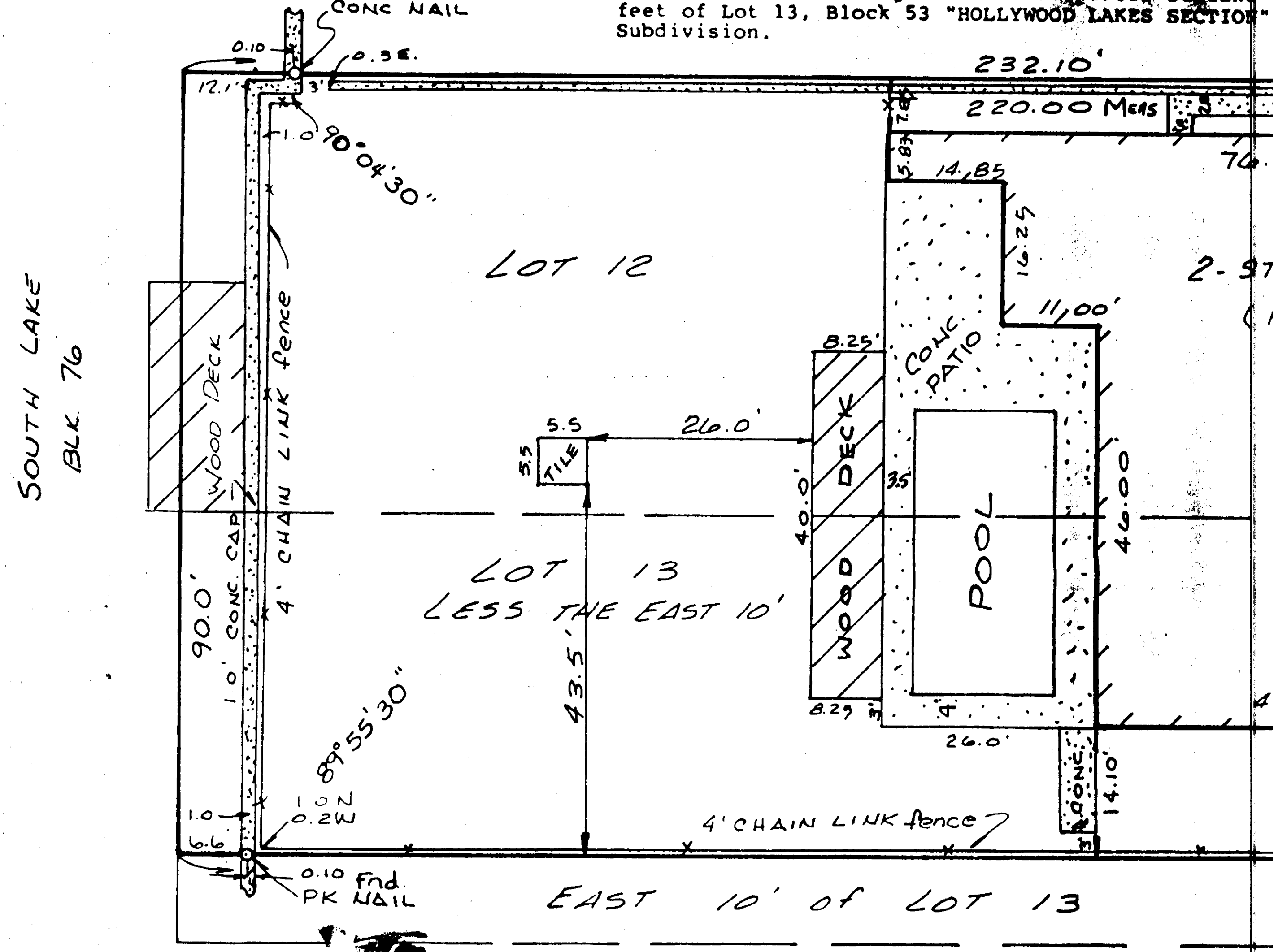
PROCESS FEE PAID $ ____________ APPLICATION APPROVED BY ____________
Permit Officer

THE FLORIDA SOCIETY OF PROFESSIONAL LAND SURVEYORS
BROWARD COUNTY CHAPTER

SCANNED JUN 25 2003 BUILDING DIVISION

Boggs Hatch
Professi
LAND SURVEY

LEGAL DESCRIPTION:
Lot 12 and the West 40.00 feet of Lot 13, Block 53
the Plat thereof, as recorded in Plat Book 1 Page
Florida;
ALSO all of that parcel of land described and boun
Being a part of Jackson Street and a Part of Block
the North by the South line of Lot 12 and the West
Subdivision, on the South by Block 76, "HOLLYWOOD
Lake of said Subdivision; on the East by the East
53 extended in a Southerly direction to said Block
12, Block 53, extended in a Southerly direction to
"HOLLYWOOD LAKES SECTION" as recorded in Plat Book
County, Florida, being all of that parcel of land
feet of Lot 13, Block 53 "HOLLYWOOD LAKES SECTION"
Subdivision.



BASE MATERIAL MUST BE COMPACTED

CITY OF HOLLYWOOD ENGINEERING DIVISION
JUN 25 2003
PLAN REVIEW

CERTIFIED TO:
1. Brian J. Ditthardt, P.A.
2. Attorneys' Title Insurance Fund

NOTES

REVISIONS ______________________

Underground locations and/or underground encroachments, if any, are not shown unless otherwise indicated.
This survey was not abstracted for easements and or right-of-way of record
Elevations are relative to National Geodetic Vertical Datum of 1929 and are shown thus: 2.86
Flood Zone: A-6 Base Flood Elev. = 6.0
Lowest Finish Floor Elev = 7.48 Garage Floor Elev = 3.63
Benchmark: □ CUT S.W. COR. "X" of 10th AVE & N. S LAKE DR. AT B/W. EL = 2.85
Bearings Based On: ~
Drawn By: KSJ Checked By: JB Scale 1" = 20'

I hereby certify that I have made a recent survey of the above described property, and it is true and correct to the best of my knowledge and belief. I also certify that there are no above ground encroachments, unless otherwise noted. I further certify that the survey represented hereon meets the MINIMUM TECHNICAL STANDARDS adopted by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and the minimum requirements of the F.L.T.A.

Dated this 14th day of Sept 19 89 A.D.

DALE S. HUTCHISON
Reg. Surveyor No. 3823
State of Florida

K&E 10-9155 303057

son & Associates, Inc.
Surveyors

2411 Hollywood Blvd
Hollywood Florida 33020
Phone (305) 922-4579

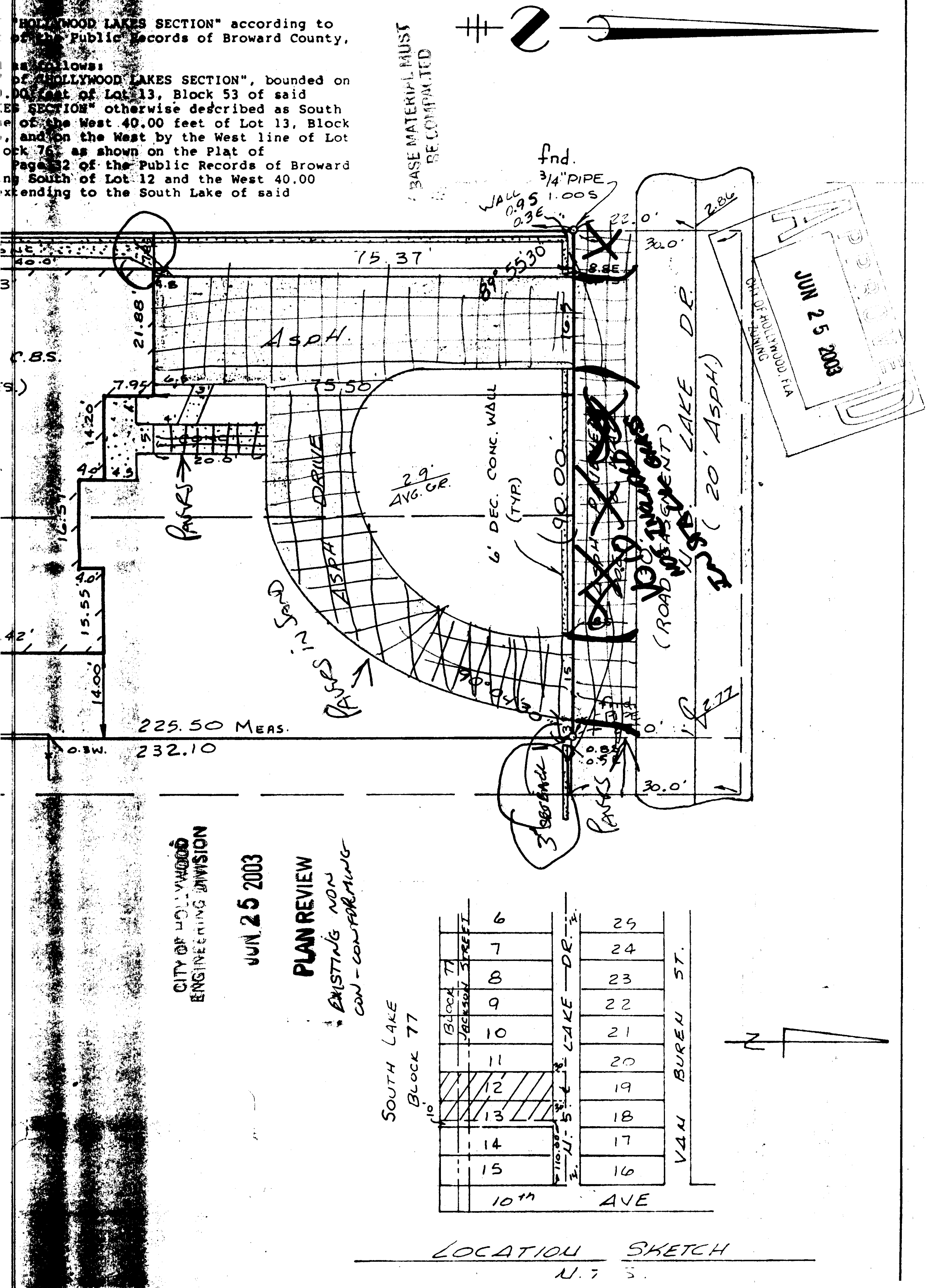
CERTIFIED TO:

MILLER

"HOLLYWOOD LAKES SECTION" according to
of the Public Records of Broward County,

as follows:
" of "HOLLYWOOD LAKES SECTION", bounded on
.00 feet of Lot 13, Block 53 of said
ES SECTION" otherwise described as South
e of the West 40.00 feet of Lot 13, Block
, and on the West by the West line of Lot
ock 76, as shown on the Plat of
Page 32 of the Public Records of Broward
ng South of Lot 12 and the West 40.00
extending to the South Lake of said

BASE MATERIAL MUST BE COMPACTED



DEW2 #1299

CFN # 103110212, K 35587 Page 709, Page 1 of 1, Recor 14/2003 at 11:40 AM, Broward County Commission, Deputy Clerk 1922

Name HENRI AND CARA CAMILLO
Address 1006 N. SOUTHLAKE DR. HOLLYWOOD FL
Permit # B 0303447 Folio # 514214020605

NOTICE OF COMMENCEMENT

State of Florida
County of Broward
The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. Property Legal Description ☒ Lot ☐ Unit ☒ Block ☐ Bldg
Subdivision/Condominium LOT 13 BLOCK 53 SECT. 14 RANGE 42
HOLLYWOOD LAKES SECTION TOWNSHIP 51
( ) Lengthy Legal, please see description attached hereto

51600

OK

space above reserved for use of recording office

2. General Description of Improvement: Driveway
3. Property Owner Name: HENRI AND CARA CAMILLO
Mailing Address: 1006 N. SOUTHLAKE DR.
and interest in property: HOLLYWOOD FL 33019
Name/mailing address of fee simple title holder if other than owner:
4. Contractor name: GR PAVERS INC. ERASMO TEIXEIRA
Address: 3638 NW 42 WAY COCONUT CREEK FL 33073
Phone Number: (954)957 7008 Fax#: (optional- if service by fax is acceptable) (954)957 7776
5. If Surety Bond, Name: N/A
and address of Surety:
and amount of Bond: $ (Copy of bond must be attached to this Notice at time of recording)
Phone Number: Fax#: (optional- if service by fax is acceptable)
6. Lender name: N/A
Address:
Phone Number: Fax#: (optional- if service by fax is acceptable)
7. Persons within the State of Florida (names and addresses) designated by property owner upon whom Notices or other documents may be served as provided by Section 713.13(1)(A)7., Florida Statutes:
Name:
Address:
Phone Number: Fax#: (optional- if service by fax is acceptable)
8. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided by Section 713.13(1)(B), Florida Statutes:
Name:
Address:
Phone Number: Fax#: (optional- if service by fax is acceptable)
9. Expiration date of this (Expires one year from date recorded unless a different date is specified)

Owner signature: [signature] Owner signature: [signature]
Printed name: HENRI CAMILLO Printed name: CARA ANN CAMILLO
SWORN TO AND SUBSCRIBED before me this 8 day of July 2003 by:
personally known to me or produced PERSONALLY KNOWN TO ME as identification
Notary signature: [signature]
Printed name: Alvin Waltzer My commission expires:
seal

Alvin Waltzer
My Commission DD [illegible]
Expires May 01, 2006

SCANNED JUL 30 2003 BUILDING DIVISION

COMMISSIONERS CREATED OCT. 1ST 1915

I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 14 day of July 2003
By [signature] Deputy Clerk

4

51578

This instrument prepared by:
Name BEN'S RELIABLE ROOFING
Address 9721 NW 26 CT
PEMBROKE PINES FL 33024
Permit # Folio # 1-954-966-4027

NSTR # 103061895
OR BK 35474 Pages 1622 - 1622
RECORDED 06/26/03 12:43:32
BROWARD COUNTY COMMISSION
DEPUTY CLERK 1931
#4, 1 Pages

NOTICE OF COMMENCEMENT

State of Florida
County of Broward

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. Property Legal Description ☐ Lot ☐ Unit ☐ Block ☐ Bldg
Subdivision/Condominium 1842 MADISON ST HWD
( ) Lengthy Legal, please see description attached hereto

Space above reserved for use of recording office.

SCANNED JUL 30 2003 BUILDING DIVISION

2. General Description of Improvement: Reroof

3. Property Owner Name: SUSAN SZAKALL
Mailing Address: 1842 MADISON ST
and interest in property: HOLLYWOOD FL
Name/mailing address of fee simple title holder if other than owner: N/A

4. Contractor Name: BEN'S RELIABLE ROOFING
Address: 9721 NW 26 CT
PEMBROKE PINES FL 33024
Phone Number: 1-954-966-4027 (optional-if service by fax is acceptable)

5. If Surety Bond, Name:
and address of Surety:
and amount of Bond: $ N/A (Copy of bond must be attached to this Notice at time of recording)
Phone Number: Fax#: (optional-if service by fax is acceptable)

6. Lender Name: N/A
Address:
Phone Number: Fax#: (optional-if service by fax is acceptable)

7. Persons within the State of Florida (names and addresses) designated by property owner upon whom Notices or other documents may be served as provided by Section 713.13(1)(A)7., Florida Statues:
Name: N/A
Address:
Phone Number: Fax#: (optional-if service by fax is acceptable)

8. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided by Section 713.13(1)(B), Florida Statutes:
Name: N/A
Address:
Phone Number: Fax#: (optional-if service by fax is acceptable)

9. Expiration date of this Notice: 6-20-04 (Expires one year from date recorded unless a different date is specified)

Owner Signature: S Szakall
Printed Name: SUSAN SZAKALL
Owner Signature:
Printed Name:

SWORN TO AND SUBSCRIBED before me this 20 day of June 2003 by:

personally known to me or produced FDL as identification.

Notary Signature: Clara B Hite
Printed Name:
My Commission expires:

CLARA B. HITE
My Comm. Exp. 9/5/05
No. DD 004916
[ ] Personally Known [X] Other I.D.

seal:

Space above this line reserved for use of recording office.

Return recorded document to
Name: BEN'S RELIABLE ROOFING
Address: 9721 NW 26 CT
PEMBROKE PINES FL 33024
1-954-966-4027

Implementation Date: 6/30/99

PB 1880

Permit Details

Process #:	Permit #: B9606887	Master Permit: B9606887
Status: Closed		
List All Subpermits		

Site Information

Address: 1006 N SOUTHLAKE DR	**Folio#:** 514214020651
Sub-division: HOLLYWOOD LAKES SECTION	**Value:** $1,800.00
Lot: 12 **Block:** 53	**Sq Ft:** 0

Permit Information

Application Type: FENCE-MASONRY/CONCRETE **Job Name:** CAMILLO,HENRI & CAROL ANN **Film Number:** 9608974	**Application Date:** 00/00/00 **Permit Date:** 09/27/96 **CO/CC Date:** **Total Fees:** $47.70

Applicant / Contact Information

Name: CITY WIDE HOME IMPROVEMENT
Address: 3901 NW 79 WAY HOLLYWOOD, FL

Property Owner Information

Name: CAMILLO,HENRI & CAROL ANN
Address:

Contractor Information

Name: CITY WIDE HOME IMPROVEMENT (Permits + Details)
Address: 3901 NW 79 WAY HOLLYWOOD, FL

CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

ALL OF THE FOLLOWING MUST BE FILLED IN BY APPLICANT, ACCORDING TO FS 713.135

DATE ______ TAX FOLIO # 514214020651

DESCRIPTION: LOT 12 BLOCK 76 SUBDIVISION Hollywood Lakes

JOB NAME CAMILLO PHONE # ______

JOB ADDRESS 1006 N SOUTH LAKE DR. CITY OF HOLLYWOOD STATE FL ZIP ______

DETAILED WORK DESCRIPTION: Replace existing front Block Fence.

______ SQ.FT. ______ ESTIMATED VALUE: $ $1800.00

CONTRACTOR'S NAME City Wide Home Improvement PHONE # 351 1931

CONTRACTOR'S ADDRESS 7056 Golf Point Cir CITY Tamarac STATE FL ZIP 33321

CERTIFICATE OF COMPETENCY # ______ FAX # ______

CONTRACTOR'S STATE CERTIFICATION OR REGISTRATION NO. CGC 047034

OWNER OR FEE SIMPLE TITLE HOLDER'S NAME CAMILLO

OWNER OR FEE SIMPLE TITLE HOLDER'S ADDRESS 1006 N SOUTH LAKE DR.

BONDING COMPANY ______

BONDING COMPANY ADDRESS ______

ARCHITECT/ENGINEER'S NAME ______ PHONE # ______

ARCHITECT/ENGINEER'S ADDRESS ______ CITY ______ STATE ______ ZIP ______

MORTGAGE LENDER'S NAME ______

MORTGAGE LENDER'S ADDRESS ______

ELECTRICAL CONTRACTOR: ______

Phone # ______ LICENSE # ______

204/N

Sworn before me this ______ of ______, 19______. ______
Notary Public

______ Value $ ______
Notarized Signature of Qualifier

MECHANICAL CONTRACTOR: ______

Phone # ______ LICENSE # ______

Sworn before me this ______ of ______, 19______. ______
Notary Public

______ Value $ ______
Notarized Signature of Qualifier

PLUMBING CONTRACTOR: ____________________

Phone # ____________________ LICENSE # ____________________

Sworn before me this ______ of ____________________, 19____. ____________________
Notary Public

____________________ Value $ ____________________
Notarized Signature of Qualifier

ROOFING CONTRACTOR: ____________________

Phone # ____________________ LICENSE # ____________________

Sworn before me this ______ of ____________________, 19____. ____________________
Notary Public

____________________ Value $ ____________________
Notarized Signature of Qualifier

____________ CONTRACTOR: ____________________

Phone # ____________________ LICENSE # ____________________

Sworn before me this ______ of ____________________, 19____. ____________________
Notary Public

____________________ Value $ ____________________
Notarized Signature of Qualifier

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Hollywood, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, BOILERS, TANKS, AIR CONDITIONERS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

DISCLOSURE STATEMENT

Owners of property when acting as their own contractor and providing all material supervision themselves, when building or improving farm outbuildings or one-family or two-family residences on such property for the occupancy of use of such owners and not offered for sale or lease, or building or improving commercial building at a cost of under $25,000 on such property for the occupancy or use of such owners and not offered for sale or lease. In an action brought under this part proof of the sale or lease, or offering for sale or lease, of more than one such structure by the owner-builder within 1 year after completion of same is prima facie evidence that the construction was undertaken for purposes of sale or lease. This subsection does not exempt any person who is employed by such owner and who acts in the capacity of a contractor.

SIGNATURE ____________________
Owner or Agent

SIGNATURE ____________________
Prime Contractor (Owner/Builder)

DATE ____________________

DATE 7-18-96

____
NOTARY as to Owner or Agent

____
NOTARY as to Contractor

My Commission Expires ____________________

My Commission Expires ____________________

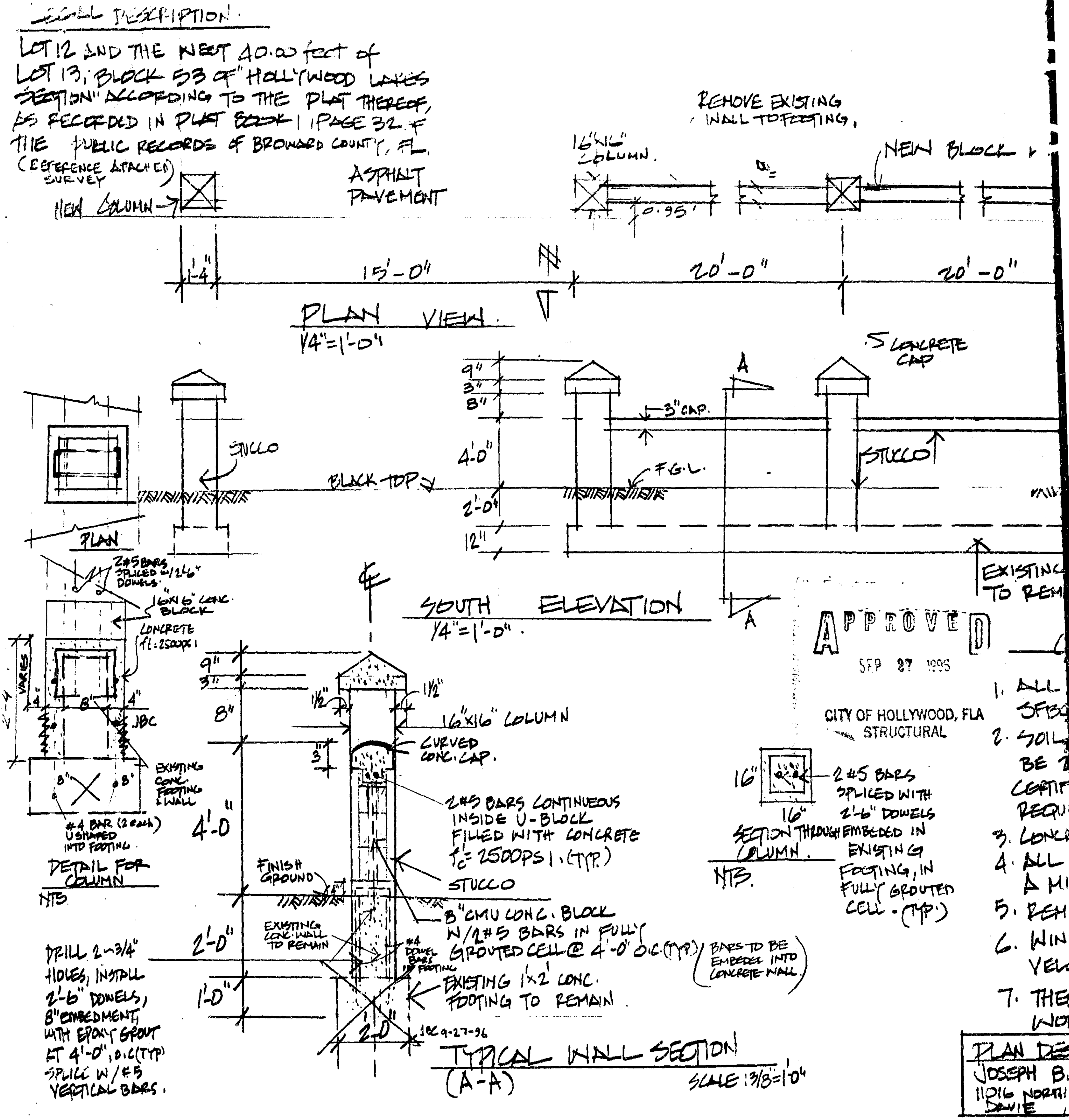
Within Fifteen (15) working days after the plans are submitted and accepted for a building permit, the applicant will be notified in writing that a permit is ready for issuance or that additional information is required. *Sixty (60) calendar days* after the date of such notification, where such additional information has not been submitted or the permit has not been purchased, the applicant and/or the permit shall become null and void. **Once the permit application package has become null and void it will be discarded by the Building Division, S.F.B.C. 302.1f.**

OFFICE USE ONLY

MASTER PERMIT # ____________________ MASTER PROCESS # 29592

PROCESS FEE PAID $ ____________ APPLICATION APPROVED BY ____________________
Permit Officer

17-54 (Rev. 01/96)


LEGAL DESCRIPTION
LOT 12 AND THE WEST 40.00 feet of LOT 13, BLOCK 53 OF "HOLLYWOOD LAKES SECTION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL.
(REFERENCE ATTACHED SURVEY)
NEW COLUMN
ASPHALT PAVEMENT
REMOVE EXISTING WALL TO FOOTING.
16"x16" COLUMN
NEW BLOCK
0.95'
1'-4"
15'-0"
20'-0"
20'-0"
N
PLAN VIEW
1/4"=1'-0"
STUCCO
BLACK TOP
PLAN
9"
3"
8"
4'-0"
2'-0"
12"
3" CAP.
F.G.L.
STUCCO
5 CONCRETE CAP
A
EXISTING TO REMAIN
SOUTH ELEVATION
1/4"=1'-0"
2#5 BARS SPLICED W/2'-6" DOWELS.
16"x6" CONC. BLOCK
CONCRETE f'c: 2500PSI
VARIES
4"
8"
4"
JBC
EXISTING CONC. FOOTING & WALL
#4 BAR (2 each) U SHAPED INTO FOOTING.
DETAIL FOR COLUMN
NTS.
9"
3"
8"
1/2"
1/2"
16"x16" COLUMN
3"
CURVED CONC. CAP.
4'-0"
2#5 BARS CONTINUEOUS INSIDE U-BLOCK FILLED WITH CONCRETE f'c= 2500PSI. (TYP.)
FINISH GROUND
STUCCO
8" CMU CONC. BLOCK W/2#5 BARS IN FULLY GROUTED CELL @ 4'-0" O.C.(TYP.)
EXISTING CONC. WALL TO REMAIN
#4 DOWEL BARS IN FOOTING
BARS TO BE EMBEDED INTO CONCRETE WALL.
2'-0"
1'-0"
EXISTING 1'x2' CONC. FOOTING TO REMAIN.
2'-0"
JBC 9-27-96
DRILL 2-3/4" HOLES, INSTALL 2'-6" DOWELS, 8" EMBEDMENT, WITH EPOXY GROUT AT 4'-0" O.C.(TYP) SPLICE W/#5 VERTICAL BARS.
TYPICAL WALL SECTION (A-A)
SCALE: 3/8"=1'0"
16"
16"
2#5 BARS SPLICED WITH 2'-6" DOWELS EMBEDED IN EXISTING FOOTING, IN FULLY GROUTED CELL. (TYP.)
SECTION THROUGH COLUMN.
NTS.
APPROVED
SEP 27 1996
CITY OF HOLLYWOOD, FLA
STRUCTURAL
1. ALL
SFBC
2. SOIL
BE
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3. CONCR
4. ALL
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5. REM
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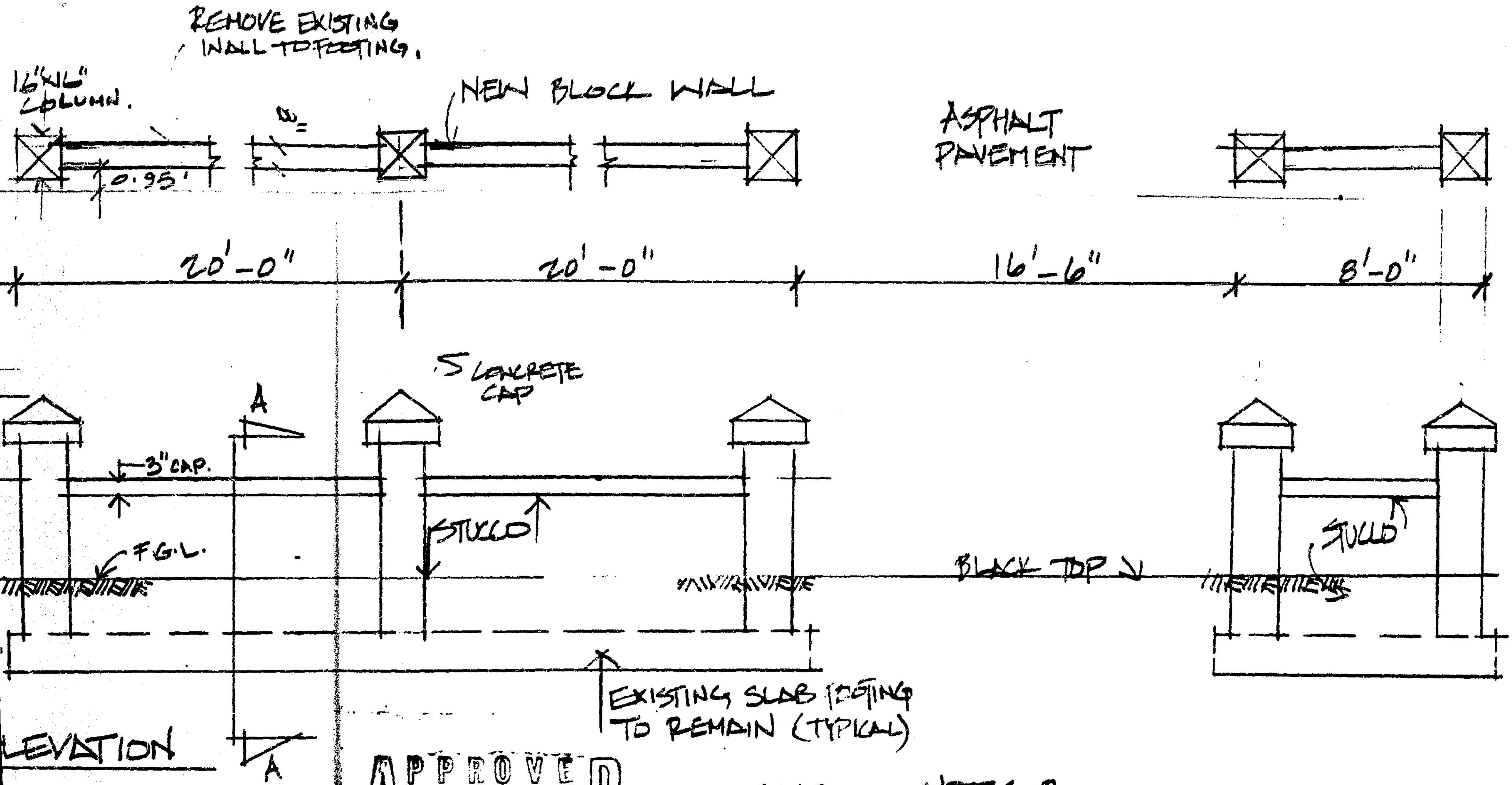
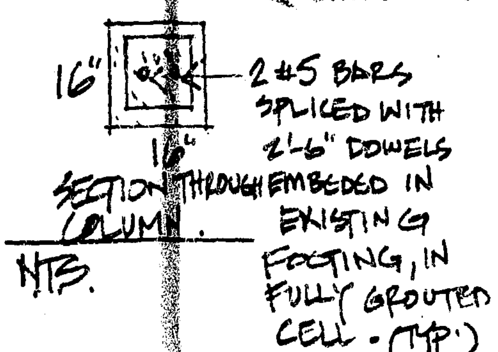
7. THE
WOR
PLAN DES
JOSEPH B.
11016 NORTH
DAVIE

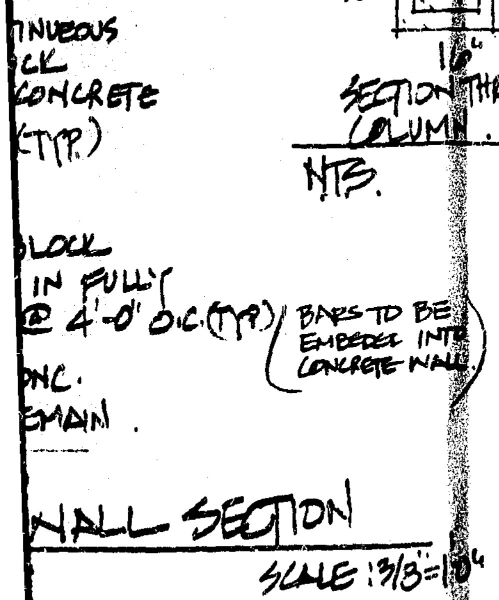


APPROVED
SEP 27 1996
CITY OF HOLLYWOOD, FLA
STRUCTURAL

GENERAL NOTES :-

1. ALL CONSTRUCTION SHALL COMPLY WITH SFBC, APPLICABLE CODE & ORDINANCES
2. SOIL BEARING PRESSURE IS ASSUMED TO BE 2500 psf. CONTRACTOR TO PROVIDE A CERTIFIED REPORT TO COMPLY W/ SFBC REQUIREMENTS.
3. CONCRETE MINIMUM STRENGTH f'_c = 2500 PSI
4. ALL REINFORCING STEEL SHALL HAVE A MINIMUM TENSILE STRENGTH f_y = 60,000 PSI
5. REMOVE EXISTING WALL TO EXISTING SLAB.
6. WIND DESIGN PRESSURE = 43 PSF, WIND VELOCITY, V = 110 MPH.
7. THERE IS NO ELECTRICAL & PLUMBING WORK ASSOCIATED WITH THIS DRAWING.





9-24-96

PLAN DESIGNED & DRAWN BY:	REVISION - 9-24-96
JOSEPH B. CHAIBAN, P.E. #43239 11216 NORTH HARMONY LAKES CIRCLE DAVIE, FL 33324 (370)2729	• REVISED HT. FROM 1'-6" TO 8" COLUM CAP. • REVISED DETAIL FOR COLUMN BUILD-UP ON SIDES & REINF. STEEL. JBC.

Zoning

29592-C

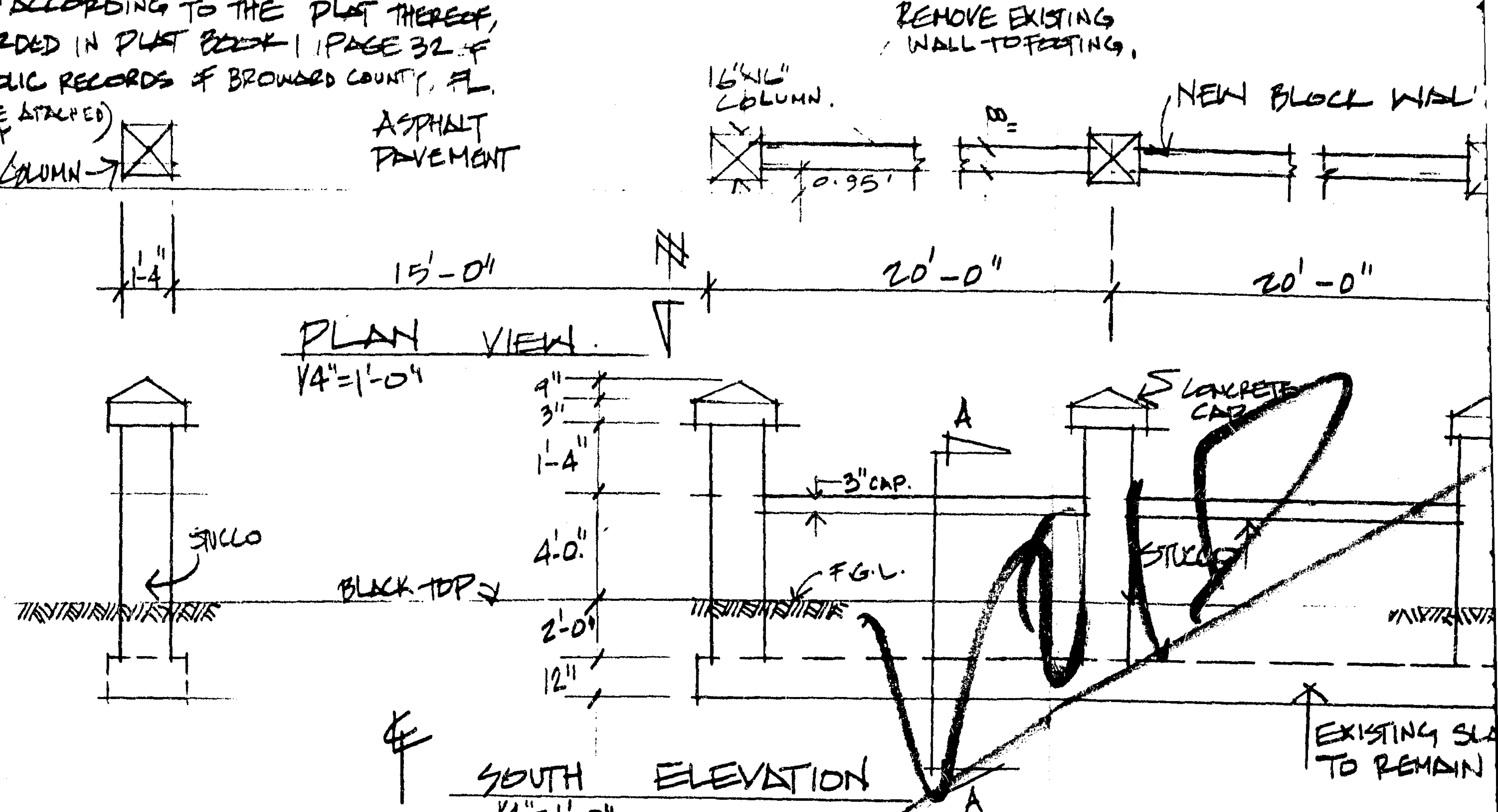
9/27/96 JB

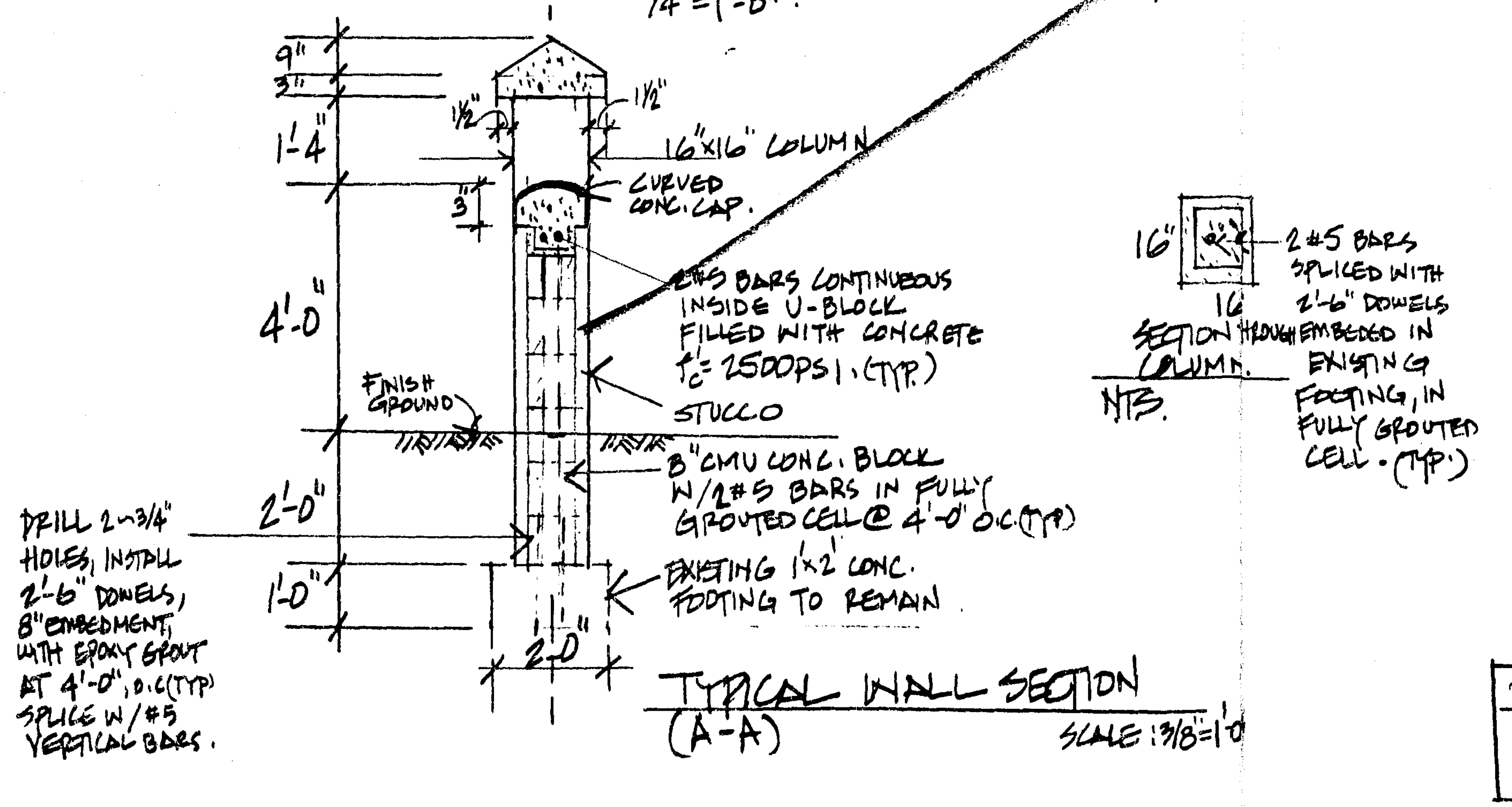
COLUMN BUILD-UP

25524 (B70)2729 | ON SIDES + REINF. STEEL. JBC.

LEGAL DESCRIPTION.

LOT 12 AND THE WEST 40.00 feet of LOT 13, BLOCK 53 OF "HOLLYWOOD LAKES ~~SECTION~~" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL.
(REFERENCE ATTACHED SURVEY)

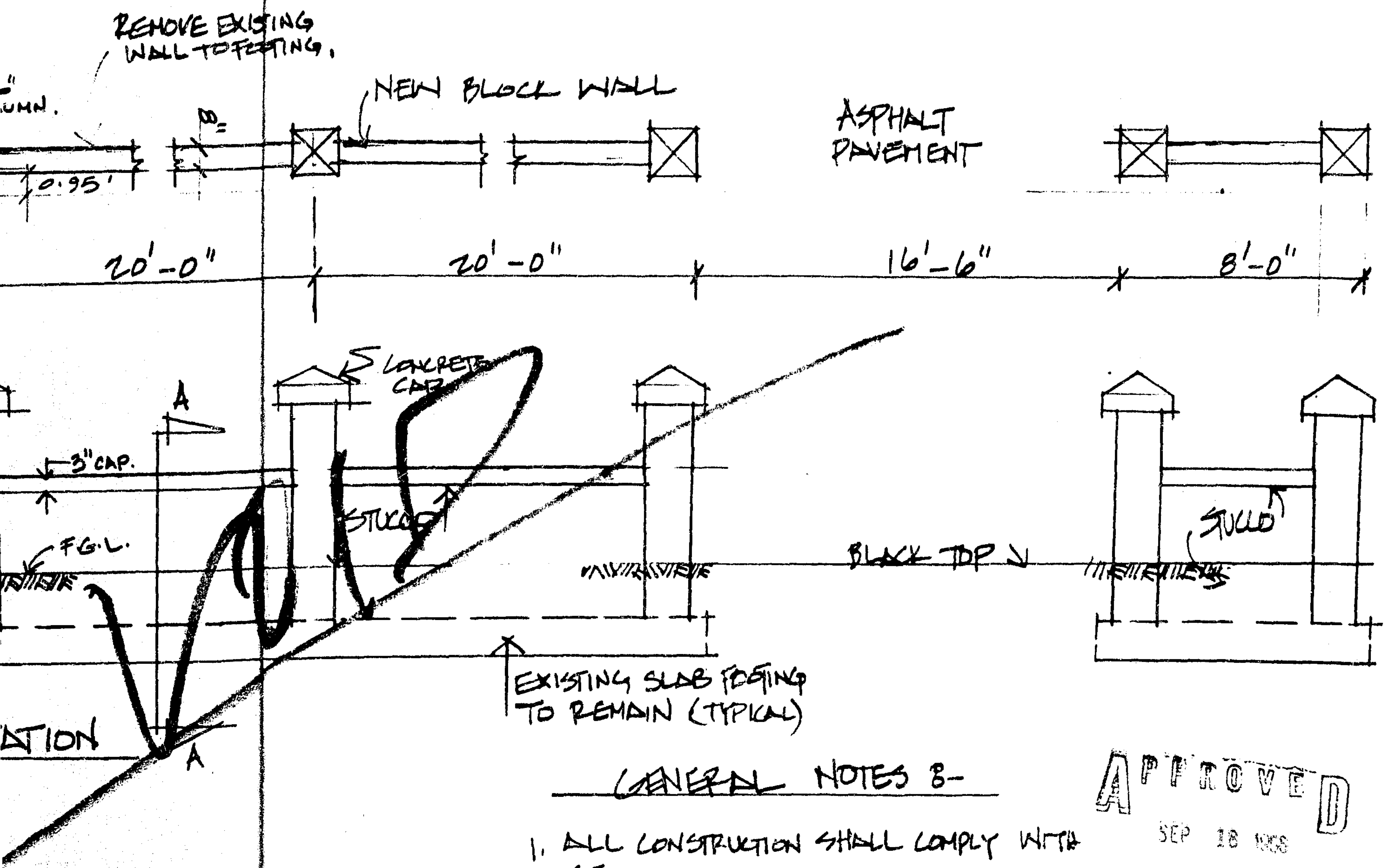




GEN

1. ALL CON
SFBC, A
2. SOIL BEA
BE 2500
~~CERTIFIED~~
~~REQUIREME~~
3. CONCRETE
4. ALL RE
A MINIMU
5. REMOVE
6. WIND D
VELOCIT
7. THERE
WORK A

PLAN DESIGNE
JOSEPH B. CH
11016 NORTH HARN
DAVIE

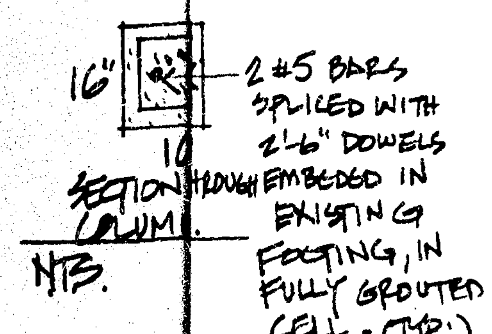


GENERAL NOTES :-

1. ALL CONSTRUCTION SHALL COMPLY WITH SFBC, APPLICABLE CODE & ORDINANCES
2. SOIL BEARING PRESSURE IS ASSUMED TO BE 2500 psf. ~~CONTRACTOR TO PROVIDE A CERTIFIED REPORT TO COMPLY W/ SFBC REQUIREMENTS~~ JBC 9/16/96
3. CONCRETE MINIMUM STRENGTH $f'_c = 2500$ PSI
4. ALL REINFORCING STEEL SHALL HAVE A MINIMUM TENSILE STRENGTH $f_y = 60{,}000$ PSI
5. REMOVE EXISTING WALL TO EXISTING SLAB.
6. WIND DESIGN PRESSURE = 43 PSF, WIND VELOCITY, V = 110 MPH.
7. THERE IS NO ELECTRICAL OR PLUMBING WORK ASSOCIATED WITH THIS DRAWING.

APPROVED
SEP 18

9/17/96



-L SECTION
SCALE: 3/8"=1'

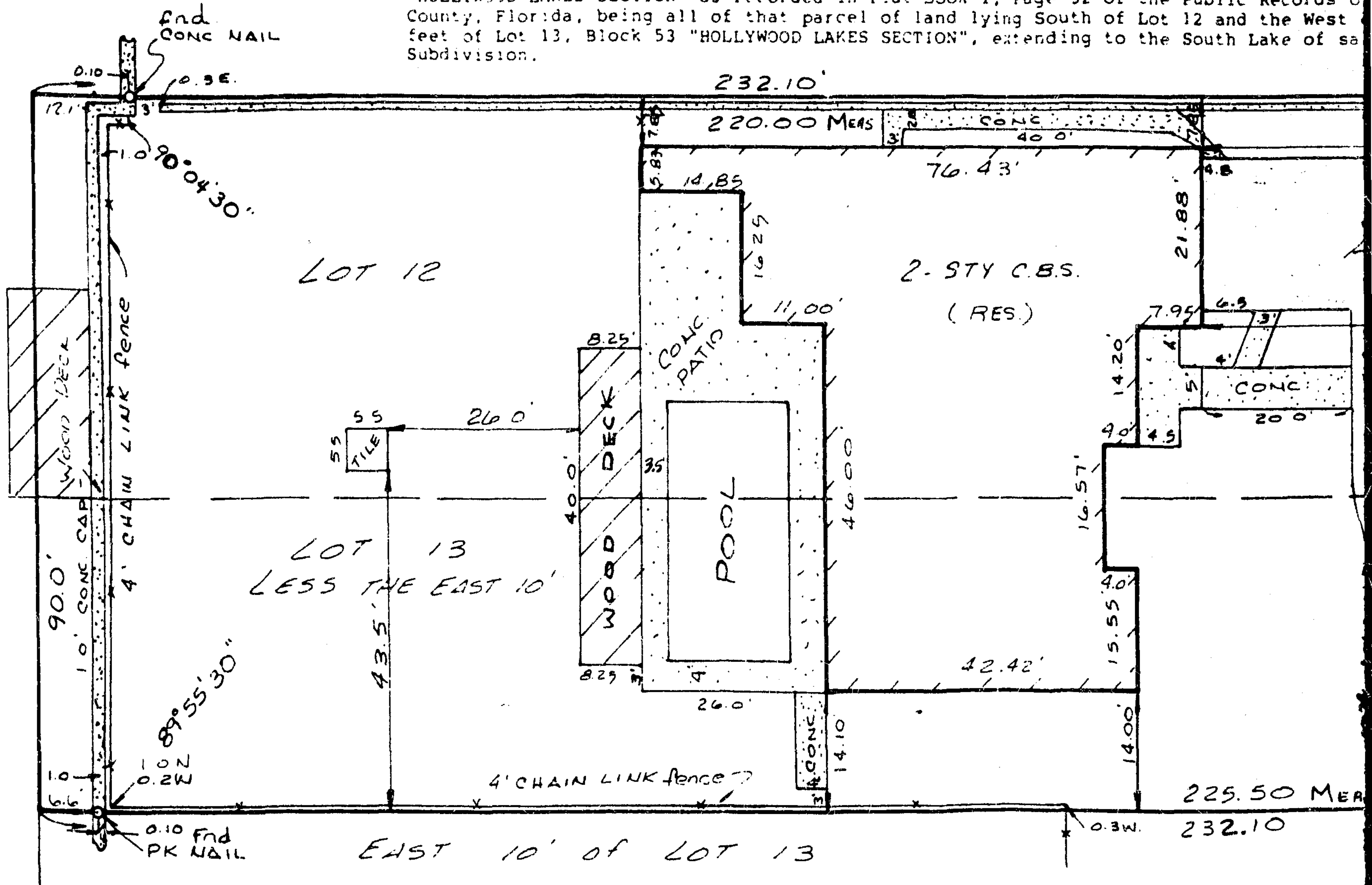
PLAN DESIGNED & DRAWN BY:	
JOSEPH B. CHAIBAN, P.E. #43239 11016 NORTH HARMONY LAKES CIRCLE DAVIE, FL 33324 (370)2729	

Professional Surveyors

LAND SURVEY CERTIFIED TO:

CAMILLO

LEGAL DESCRIPTION:
Lot 12 and the West 40.00 feet of Lot 13, Block 53 of "HOLLYWOOD LAKES SECTION" accor[ding to] the Plat thereof, as recorded in Plat Book 1, Page 32 of the Public Records of Browar[d County,] Florida:
ALSO all of that parcel of land described and bounded as follows:
Being a part of Jackson Street and a Part of Block 77 of "HOLLYWOOD LAKES SECTION", b[ounded on] the North by the South line of Lot 12 and the West 40.00 feet of Lot 13, Block 53 of [said] Subdivision, on the South by Block 76, "HOLLYWOOD LAKES SECTION" otherwise described [as South] Lake of said Subdivision; on the East by the East line of the West 40.00 feet of Lot [13, Block] 53 extended in a Southerly direction to said Block 76, and on the West by the West li[ne of Lot] 12, Block 53, extended in a Southerly direction to Block 76, as shown on the Plat of [said] "HOLLYWOOD LAKES SECTION" as recorded in Plat Book 1, Page 32 of the Public Records o[f Broward] County, Florida, being all of that parcel of land lying South of Lot 12 and the West [40.00] feet of Lot 13, Block 53 "HOLLYWOOD LAKES SECTION", extending to the South Lake of sa[id] Subdivision.



CERTIFIED TO:
1. Brian J. Ditthardt, P.A.
2. Attorneys' Title Insurance Fund

NOTES

REVISIONS

Professional Surveyors

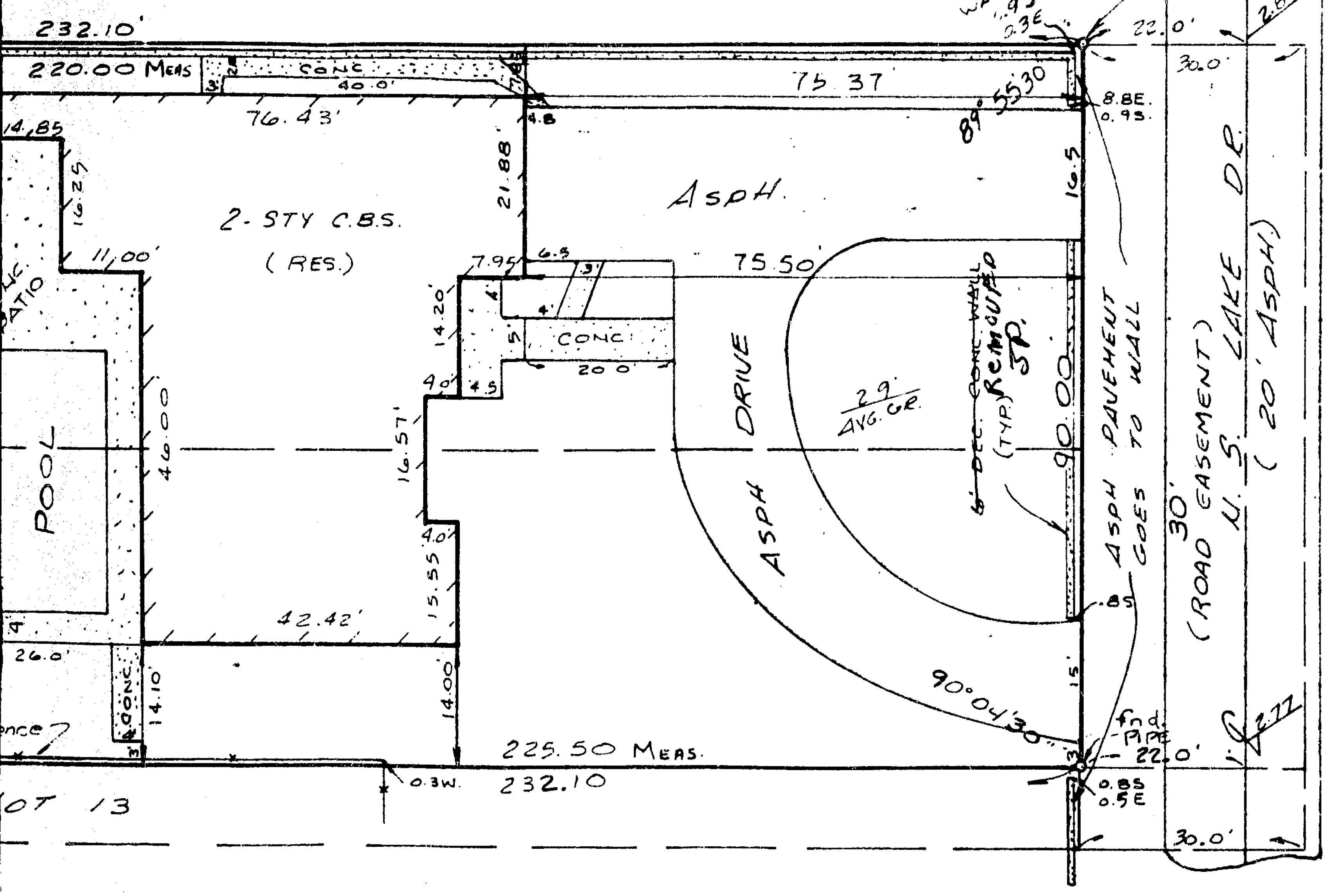
Hollywood, Florida 33020
Phone (305) 927-4579

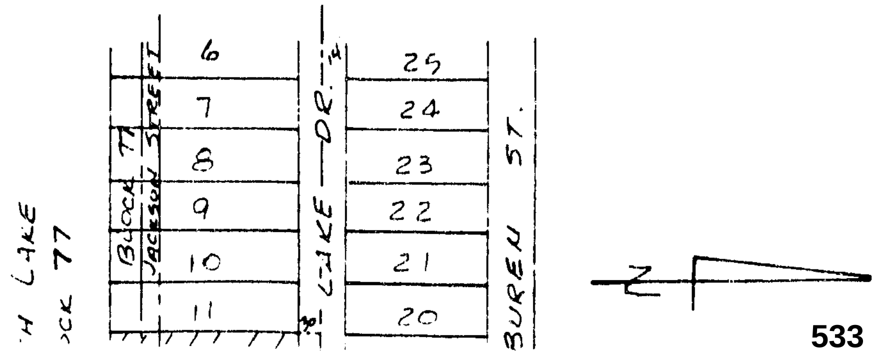
LAND SURVEY CERTIFIED TO:

CAMILLO

) feet of Lot 13, Block 53 of "HOLLYWOOD LAKES SECTION" according to
orded in Plat Book 1, Page 32 of the Public Records of Broward County,

of land described and bounded as follows:
Street and a Part of Block 77 of "HOLLYWOOD LAKES SECTION", bounded on
ne of Lot 12 and the West 40.00 feet of Lot 13, Block 53 of said
h by Block 76, "HOLLYWOOD LAKES SECTION" otherwise described as South
on the East by the East line of the West 40.00 feet of Lot 13, Block
y direction to said Block 76, and on the West by the West line of Lot
a Southerly direction to Block 76, as shown on the Plat of
as recorded in Plat Book 1, Page 32 of the Public Records of Broward
l of that parcel of land lying South of Lot 12 and the West 40.00
"HOLLYWOOD LAKES SECTION", extending to the South Lake of said





BUILDING DIV COPY

29592

BUILDING DIVISION
PLAN REVIEW

PROCESS # ~~29593~~

WORK DESC CODE: ~~305~~

DATE: 09/18/96

GROUP OCCUPANCY____

TYPE______

OCCUPANT LOAD______

MIN.FLOOR ELEV.____

DEPARTMENT	DT DENIED	DT DENIED	DT APPROVED	APPROVED BY
STRUCTURAL			9/18/96	Jnks
ZONING	MA 9/18/96		9/27/96	MAC
ELECTRICAL				
PLUMBING				
MECHANICAL				
FIRE				
ENGINEERING				
WATER				
SEWER				
RCC				
________	FINAL SIGN OFF		9/27/96	Jnks

I am signing per Cathy's ok

Permit Details

Process #:	Permit #: B9403547	Master Permit: B9403547
Status: Closed		
List All Subpermits		

Site Information	
Address: 1006 N SOUTH LAKE DR **Sub-division:** HOLLYWOOD LAKES SECTION **Lot:** 12 **Block:** 53	**Folio#:** 514214020651 **Value:** $3,330.00 **Sq Ft:** 0

Permit Information	
Application Type: DECK - WITHOUT ROOF **Job Name:** CAMILLO,HENRI & CAROL ANN **Film Number:** 9403420	**Application Date:** 00/00/00 **Permit Date:** 06/02/94 **CO/CC Date:** **Total Fees:** $66.35

Applicant / Contact Information

Name: MORRISON BUILDERS INC
Address: 2765 SW 36 ST DANIA BEACH, FL

Property Owner Information

Name: CAMILLO,HENRI & CAROL ANN
Address:

Contractor Information

Name: MORRISON BUILDERS INC (Permits + Details)
Address: 2765 SW 36 ST DANIA BEACH, FL

Permit Details

Process #:	Permit #: B9205616	Master Permit: B9205616
Status: Closed		
List All Subpermits		

Site Information	
Address: 1006 N SOUTH LAKE DR **Sub-division:** HOLLYWOOD LAKES SECTION **Lot:** 12 **Block:** 53	**Folio#:** 514214020651 **Value:** $5,000.00 **Sq Ft:** 0

Permit Information	
Application Type: DECK - WITHOUT ROOF **Job Name:** CAMILLO,HENRI & CAROL ANN **Film Number:** 9403420	**Application Date:** 00/00/00 **Permit Date:** 08/17/92 **CO/CC Date:** **Total Fees:** $91.75

Applicant / Contact Information

Name: M T MORRISON CONSTRUCTION INC
Address: 2765 SW 36 ST DANIA BEACH, FL

Property Owner Information

Name: CAMILLO,HENRI & CAROL ANN
Address:

Contractor Information

Name: M T MORRISON CONSTRUCTION INC (Permits + Details)
Address: 2765 SW 36 ST DANIA BEACH, FL

CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

ALL OF THE FOLLOWING MUST BE FILLED IN BY APPLICANT, ACCORDING TO FS 713.135:

DATE 8/10/92 MASTER PERMIT # ______ MASTER PROCESS # ______

TAX FOLIO # ______

LEGAL DESCRIPTION: LOT 12 BLOCK 53 SUBDIVISION Hollywood Lakes

OWNER'S NAME CAMILLO PHONE # ______

OWNER'S ADDRESS 1006 N. South Lake DR CITY HLWD STATE FL ZIP ______

Fee Simple Titleholder's Name (If other than owner) owner

Fee Simple Titleholder's address (If other than owner) "

CONTRACTOR'S NAME M.T MORRISON PHONE # 583 8500

CONTRACTOR'S ADDRESS BOX 291511 CITY DAVIE STATE FL ZIP 33329

CERTIFICATE OF COMPETENCY # 91 CGC 1313 CX PHONE # 583 8500

JOB NAME DECK R063113

JOB ADDRESS 1006 N. South Lake Dr HOLLYWOOD, BROWARD COUNTY, FLORIDA

WORK DESCRIPTION WOOD Deck 712 ☐ ESTIMATED VALUE $ 5000

BONDING COMPANY ______

BONDING COMPANY ADDRESS ______ CITY ______ STATE ___ ZIP ______

ARCHITECT/ENGINEER'S NAME ______ STATE REG. # ______

ARCHITECT/ENGINEER'S ADDRESS none CITY ______ STATE ___ ZIP ______

MORTGAGE LENDER'S NAME ______

MORTGAGE LENDER'S ADDRESS ______ CITY ______ STATE ___ ZIP ______

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Hollywood, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, BOILERS, TANKS, AIR CONDITIONERS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

SIGNATURE ______ Owner or Agent | SIGNATURE [signature] Prime Contractor (Owner/Builder)

DATE ______ | DATE 8/10/92

NOTARY as to Owner or Agent | NOTARY as to Contractor

My Commission Expires ______ | My Commission Expires ______

By Building Department: PROCESS FEE PAID$ ______ APPLICATION APPROVED BY ______ Permit Officer

17-54 (08/91)

ELECTRICAL CONTRACTOR:________________ LICENSE #________

Phone #________

Sworn before me this ______ of __________, 19____. ________________

Notary Public

________________ Value $________

Notarized Signature of Qualifier

MECHANICAL CONTRACTOR:________________ LICENSE #________

Phone #________

Sworn before me this ______ of __________, 19____. ________________

Notary Public

________________ Value $________

Notarized Signature of Qualifier

PLUMBING CONTRACTOR:________________ LICENSE #________

Phone #________

Sworn before me this ______ of __________, 19____. ________________

Notary Public

________________ Value $________

Notarized Signature of Qualifier

ROOFING CONTRACTOR:________________ LICENSE #________

Phone #________

Sworn before me this ______ of __________, 19____. ________________

Notary Public

________________ Value $________

Notarized Signature of Qualifier

ENGINEERING CONTRACTOR:________________ LICENSE #________

Phone #________

Sworn before me this ______ of __________, 19____. ________________

Notary Public

________________ Value $________

Notarized Signature of Qualifier

GC. CONTRACTOR: M.T. MORRISON INC LICENSE # 91CGC 1313C x

R063113

Phone #________

Sworn before me this ______ of __________, 19____. ________________

Notary Public

________________ Value $ 5000.00

Notarized Signature of Qualifier

17-54 (08/91)

DATE: 08/11/92 PROCESS NUMBER: 08612

PERMIT APPLICATION
CITY OF HOLLYWOOD, FLORIDA
BUILDING DIVISION

TWO COPIES OF ALL PLANS, TWO SURVEYS AND EVIDENCE OF OTHER REGULATORY AGENCIES APPROVAL MUST ACCOMPANY THIS APPLICATION

JOB ADDRESS: 1006 N SOUTH LAKE DR FOLIO NO.:514214020651
JOB NAME: CAMILLO,HENRI & CAROL ANN
LEGAL DESCRIPTION LOT: 12 BLK: 53 SUBDIVISION: HOLLYWOOD LAKES SECTION

METES & BOUNDS SECTION: 14 RANGE: 42 TOWNSHIP: 51

TYPE OF STRUCTURE:

TYPE OF WORK: NEW CONST: REPAIR/MAINT: ALTERATION/REMODELING:
DEMOLITION: OTHER: X

DESCRIPTION OF WORK: DECK - WITHOUT ROOF
REPLACE AND REPLACE WOOD DECK APPROX 712
CONTRACTOR ESTIMATE: 5,000.00 BLD.DIV. VALUATION: 3,330.00

STATE REG/CERT.#: RR0063113 COUNTY REG.#: 91060313 HLWD.REG.#:

****

CONTRACTOR'S NAME: * MORRISON BUILDERS INC PHONE: (305)583-8500 *
CONTRACTOR'S ADDR.:* 3409 S W 47 WAY CoIC #: 91060313 *
* DAVIE FL 33314 0 *

QUALIFIER'S NAME: * MICHAEL T MORRISON PHONE: (305)474-5430 *

OWNER'S NAME: * CAMILLO,HENRI & CAROL ANN PHONE: (000)000-0000 *
OWNER'S ADDRESS: * 1006 N SOUTH LAKE DR *
* HOLLYWOOD FL 33019 *

ARCHITECT'S NAME: * PHONE: (000)000-0000 *
ARCHITECT'S ADDR.: * AR.#: *
* 00000 0 *

ENGINEER'S NAME: * PHONE: (000)000-0000 *
ENGINEER'S ADDRESS:* PE.#: *
* 00000 0 *

****

I HEREBY AGREE TO DO THE PROPOSED CONSTRUCTION IN STRICT CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND TO COMPLY WITH ALL LAWS, RULES, AND REGULATIONS OF THE CITY OF HOLLYWOOD AND ALL OTHER REGULATORY AUTHORITES HAVING JURISDICTION. THE PERMIT MAY BE REVOKED OR SUSPENDED AT ANY TIME UPON VIOLATION OF ANY OF THE PROVISIONS OF SAID LAWS, RULES, OR REGULATIONS OR UPON ANY CHANGE IN THE PLANS OR SPECIFICATIONS NOT AUTHORIZED BY THE BUILDING DIVISION.

APPLICANTS'S SIGNATURE____________________

STATE OF FLORIDA
COUNTY OF ____________
BEFORE ME PERSONALLY APPEARED
____
TO ME WELL KNOWN AND TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT (HE/SHE) EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED. ____________
WITNESS MY HAND AND OFFICIAL SEAL, THIS_____ DAY OF __________ AD_____

____
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES__________

VR,T46010,08:56

Gep

58848

DATE 08/17/92 BUILDING PERMIT
CITY OF HOLLYWOOD, FLORIDA
BUILDING DIVISION

PERMIT NO.	B9205616
PRIMARY PERMIT NO.	B9205616
DATE PLANS RECD.	08/11/92
PROCESS NO.	59442

FOR INSPECTIONS CALL 921-3261. MINIMUM OF 24 HOUR NOTICE IS REQUIRED FOR INSPECTION.
CITY APPROVED PERMIT CARD AND PLANS MUST BE AVAILABLE ON THE JOB SITE FOR ALL INSPECTIONS.
FAILURE TO COMPLY WITH THE MECHANIC'S LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS.

JOB ADDRESS 1006 N SOUTH LAKE DR

FOLIO
TOWNSHIP 51 RANGE 42 SECTION 14 SUBDIVISION 02 PROPERTY 0651

LEGAL DESCRIPTION LOT: 12 BLK: 53 SUBDIVISION: HOLLYWOOD LAKES SECTION VALUE OF WORK: 5,000.00

DESCRIPTION OF WORK: DECK - WITHOUT ROOF
REPLACE AND REPLACE WOOD DECK APPROX 712

TYPE OF STRUCTURE: OCCUPANCY GROUP: CONST TYPE REQD:

TYPE OF WORK:
CONSTRUCTION REPAIR / MAINTENANCE ALTERATION / REMODELING DEMOLITION OTHER

CONTRACTOR'S NAME: M T MORRISON CONSTRUCTION INC QUALIFIER'S NAME: MICHAEL T MORRISON

PHONE: (305)503-6500 STATE REG / CERT. NO.: RR0063113 COUNTY REG. NO.: 91CBC1313 HLWD REG. NO.:

OWNER'S NAME: CAMILLO,HENRI & CAROL ANN JOB NAME: CAMILLO,HENRI & CAROL ANN INSPECTION ZONE H6

0 0.00 91.75

SPECIAL REQUIREMENTS AND CONDITIONS

081792 004#0225 CHECK $91.75

UTILITY COPY

DATE: 08/11/92 PROCESS NUMBER: 59442

PERMIT APPLICATION
CITY OF HOLLYWOOD, FLORIDA
BUILDING DIVISION
TWO COPIES OF ALL PLANS, TWO SURVEYS AND EVIDENCE OF OTHER
REGULATORY AGENCIES APPROVAL MUST ACCOMPANY THIS APPLICATION

JOB ADDRESS: 1006 N SOUTH LAKE DR FOLIO NO.:514214020651
JOB NAME: CAMILLO,HENRI & CAROL ANN
LEGAL DESCRIPTION LOT: 12 BLK: 53 SUBDIVISION: HOLLYWOOD LAKES SECTION

METES & BOUNDS SECTION: 14 RANGE: 42 TOWNSHIP: 51

TYPE OF STRUCTURE:

TYPE OF WORK: NEW CONST: X REPAIR/MAINT: ALTERATION/REMODELING:
DEMOLITION: OTHER:

DESCRIPTION OF WORK: DECK - WITHOUT ROOF
REPLACE AND REPLACE WOOD DECK APPROX 712
CONTRACTOR ESTIMATE: 5,000.00 BLD.DIV. VALUATION: 0.00

STATE REG/CERT.#: RR0063113 COUNTY REG.#: 91CGC1313 HLWD.REG.#:

****

CONTRACTOR'S NAME: * M T MORRISON CONSTRUCTION INC PHONE: (305)583-8500 *
CONTRACTOR'S ADDR.:* P O BOX 291511 CofC #: 91CGC1313 *
* DAVIE FL 33329 0 *
* *
QUALIFIER'S NAME: * MICHAEL T MORRISON PHONE: (305)474-5430 *
* *
OWNER'S NAME: * CAMILLO,HENRI & CAROL ANN PHONE: (000)000-0000 *
OWNER'S ADDRESS: * 1006 N SOUTH LAKE DR *
* HOLLYWOOD FL 33019 *
* *
ARCHITECT'S NAME: * PHONE: (000)000-0000 *
ARCHITECT'S ADDR.: * AR.#: *
* 00000 0 *
* *
ENGINEER'S NAME: * PHONE: (000)000-0000 *
ENGINEER'S ADDRESS:* PE.#: *
* 00000 0 *

****

I HEREBY AGREE TO DO THE PROPOSED CONSTRUCTION IN STRICT CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND TO COMPLY WITH ALL LAWS, RULES, AND REGULATIONS OF THE CITY OF HOLLYWOOD AND ALL OTHER REGULATORY AUTHORITES HAVING JURISDICTION. THE PERMIT MAY BE REVOKED OR SUSPENDED AT ANY TIME UPON VIOLATION OF ANY OF THE PROVISIONS OF SAID LAWS, RULES, OR REGULATIONS OR UPON ANY CHANGE IN THE PLANS OR SPECIFICATIONS NOT AUTHORIZED BY THE BUILDING DIVISION.

APPLICANTS'S SIGNATURE____________________

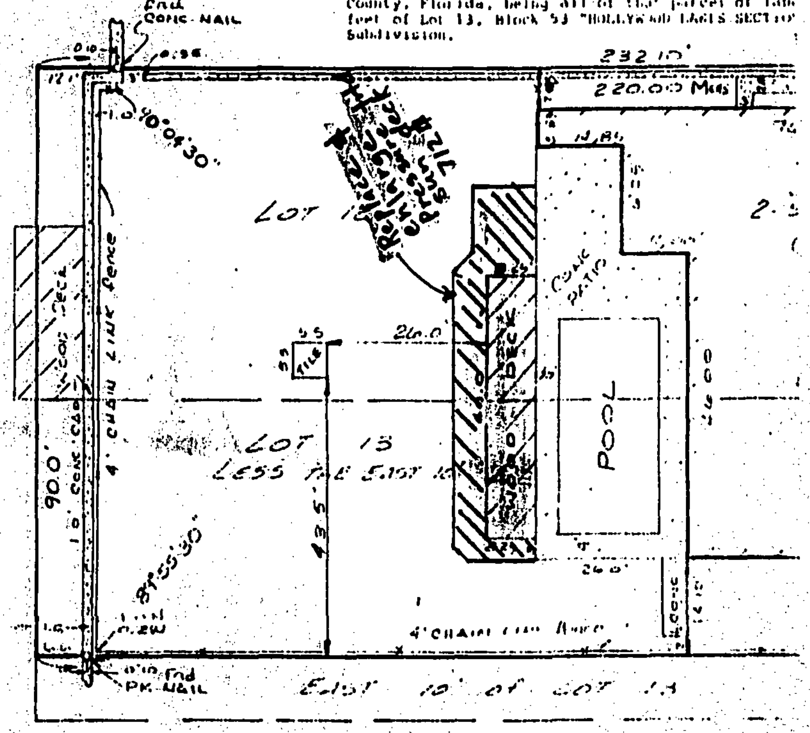
STATE OF FLORIDA
COUNTY OF____________________
BEFORE ME PERSONALLY APPEARED
____
TO ME WELL KNOWN AND TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT (HE/SHE) EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED. -------------
WITNESS MY HAND AND OFFICIAL SEAL,
THIS_____ DAY OF__________ AD_____

____
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES____________

BLL,T46018,13:39

B. H. Boggs-Hut...
Profess...
LAND SURV...

LEGAL DESCRIPTION:
Lot 12 and the West 40.00 feet of Lot 13, Block ... the Plat thereof, as recorded in Plat Book 1, Pa... Florida;
ALSO all of that parcel of land described and be... Being a part of Jackson Street and a Part of Ela... the North by the South line of Lot 12 and the ... Subdivision, on the South by Block 76, "HOLLYWOO... Lake of said Subdivision; on the East by the Eas... 53 extended in a Southerly direction to said Ela... 12, Block 53, extended in a Southerly direction ... "HOLLYWOOD LAKES SECTION" as recorded in Plat Bo... County, Florida, being all of that parcel of lan... feet of Lot 13, Block 53 "HOLLYWOOD LAKES SECTIO... Subdivision.



CERTIFIED TO:
1. Brian J. Ditthardt, P.A.
2. Attorneys' Title Insurance Fund

NOTES
REVISIONS
Underground locations and/or underground encroachments, if any, are not shown unless otherwise indicated.
This survey was not abstracted for easements and/or rights-of-way of record.
Elevations are relative to National Geodetic Vertical Datum of 1929 and are shown thus: 2.86
Flood Zone: A-6 Base Flood Elev. 6.0
Lowest Finish Floor Elev.= 7.48 Garage Floor Elev.: 3.63
Benchmark: [illegible] 2.85
Bearings Based On: [illegible]
Drawn By: K.S.J. Checked By: [illegible] Scale 1"= 20'

I hereby certify that I have made a recent survey of the above described property, and that ... best of my knowledge and belief, ... there are no above ground encroachments unless otherwise noted. I further certify that the survey represented thereon meets the MINIMUM TECHNICAL STANDARDS adopted by the Florida Board of Land Surveyors pursuant to Section 472.027 Florida Statutes, ... minimum requirements ...

Dated ...

DALE S. HUTCHISON
Reg. Surveyor No. 3823
State of Florida

APPROVED
AUG 14 1992
City of Hollywood, FL
Zoning

ASSOCIATES, INC.

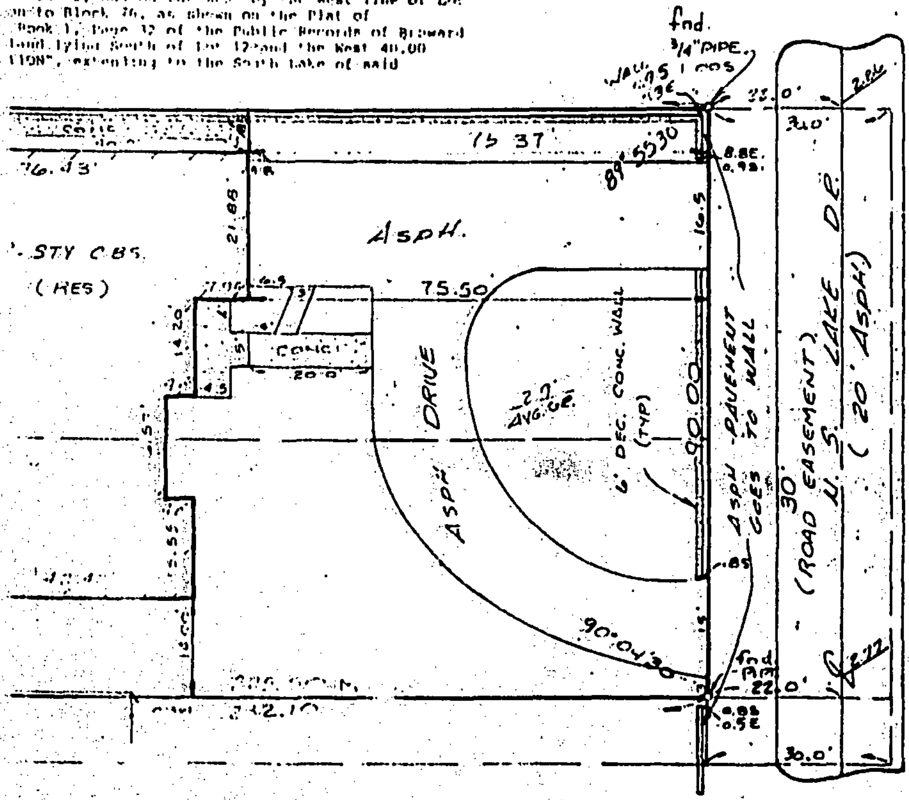
2411 Hollywood Blvd
Hollywood, Florida 33020
Phone (305) 922 4579

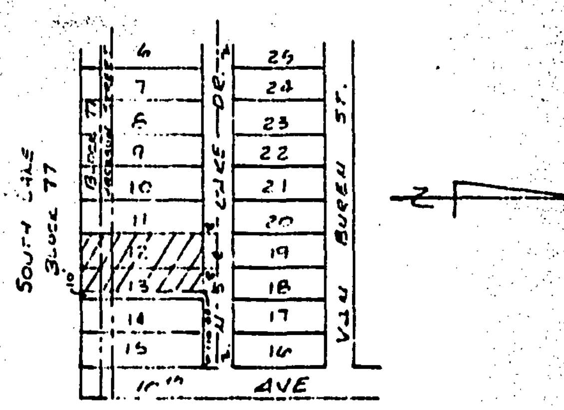
VEY CERTIFIED TO:

CAMILLO

53 of "HOLLYWOOD LAKES SECTION" according to
Page 32 of the Public Records of Broward County,

bounded as follows:
Block 77 of "HOLLYWOOD LAKES SECTION", bounded on
West 40.00 feet of Lot 13, Block 53 of said
WOOD LAKES SECTION" otherwise described as South
East line of the West 40.00 feet of Lot 13, Block
Block 76, and on the West by the West line of Lot
to Block 76, as shown on the Plat of
Book 1, Page 32 of the Public Records of Broward
land lying South of Lot 12 and the West 40.00
TION", extending to the South Lake of said

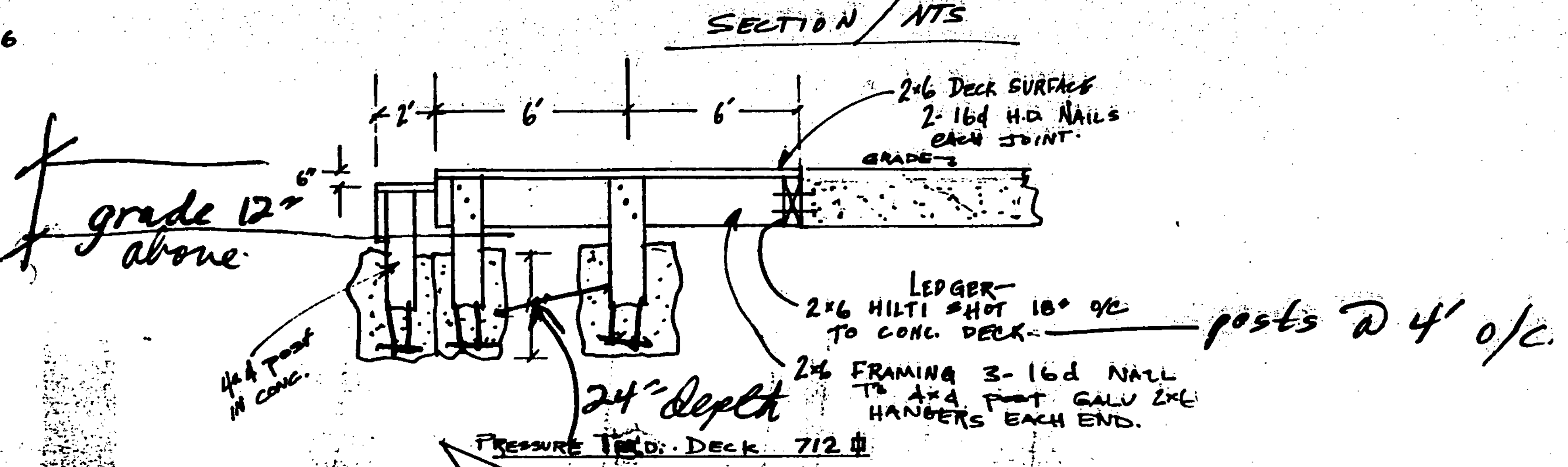


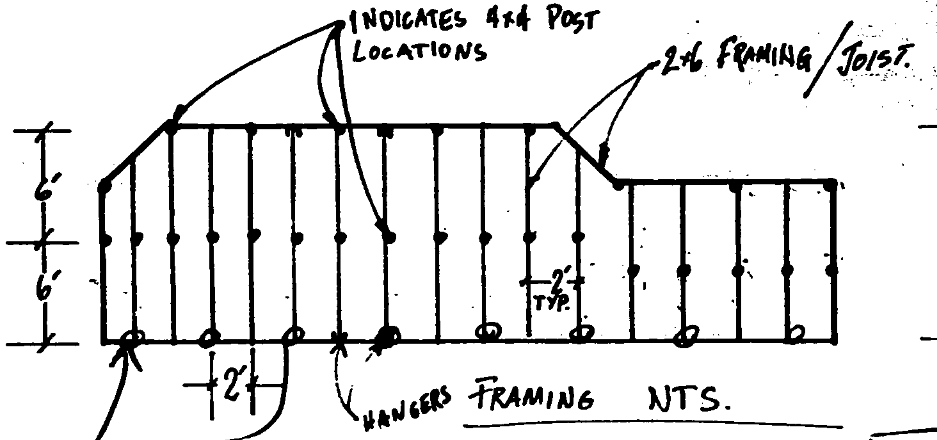


LOCATION SKETCH
N.T.S.

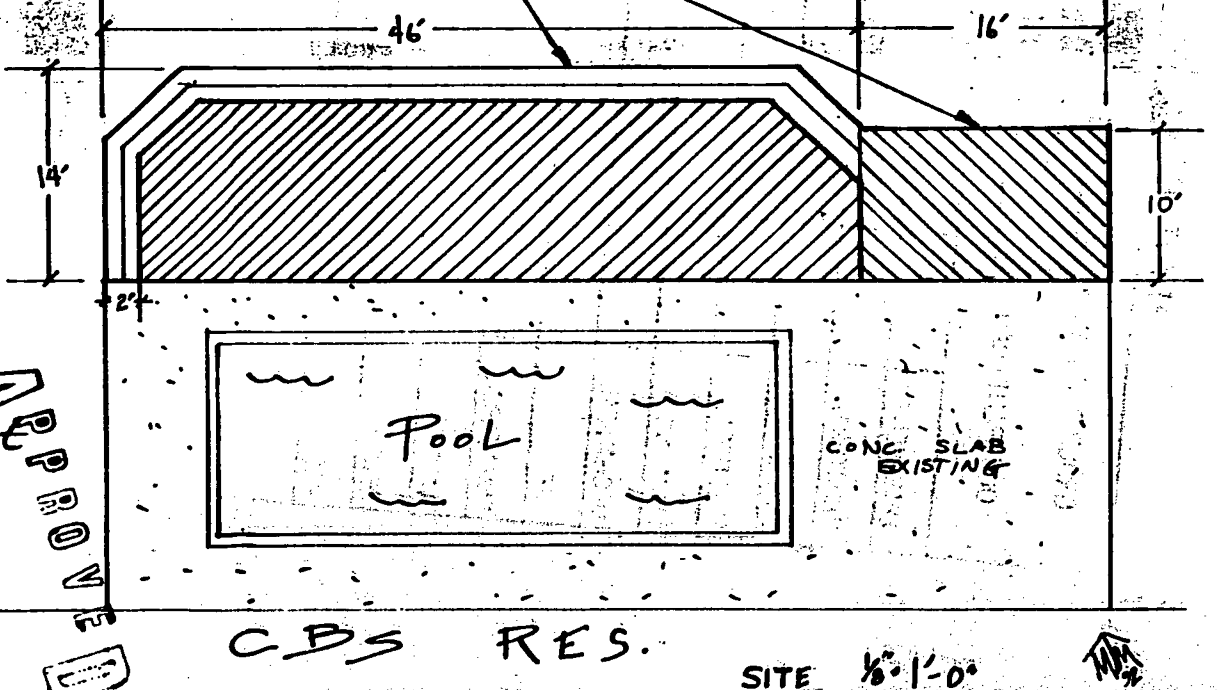
GENERAL NOTES

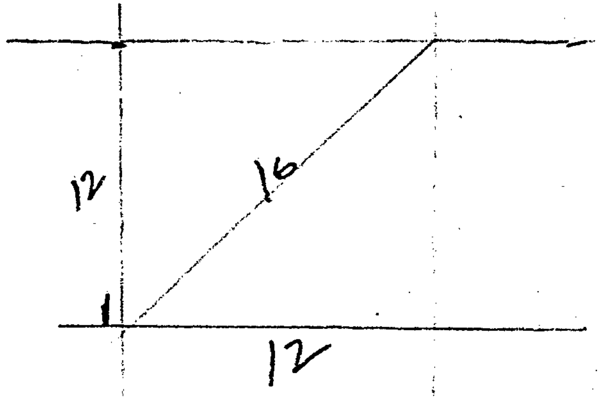
1. ALL MATERIALS ARE TREATED PINE.
2. ALL FRAMING, DECKING & SUPPORTS ARE 2x6
3. ALL DECK SURFACE #1 GRADE .40
4. ELEVATION OF DECK TO MATCH EXISTING CONC POOL DECK
5. 4x4 SUPPORT POST IN CONCRETE
6. RUN AT DIAGONAL PATTERN.
7. ALL HARDWARE H.D. GALV. NAILED WITH HD 16d.





additional posts @ slab to support





APPROVED
AUG 17 1992
City of Hollywood, FL
Zoning

APPROVED
AUG 17 1992
City of Hollywood, Fla
Structural

SITE 1/8" = 1'-0"

DECK PLAN CAMILLO RESIDENCE 1006 No. SOUTH LAKE DR. HLWD.

PLAN REVIEW

GROUP OCCUPANCY ________ TYPE ________

OCCUPANT LOAD ________ MIN. FLOOR ELEV. ________

DEPARTMENT	DATE DENIED	DATE DENIED	DATE APPROVED	APPROVED BY
✓ STRUCTURAL	8/12/92			
✓ ZONING			8/14/92	[illegible]
ELECTRICAL				
PLUMBING				
MECHANICAL				
FIRE				
ENGINEERING				
WATER				
SEWER				
RCC				
	FINAL SIGN OFF		8/13/92	[illegible]

JOB RECORD REPORT

PERMIT # CONTRACTOR OWNER NAME
TRANSFERED FROM ARCHITECT JOB ADDRESS
TRANSFERED TO ENGINEER IMPROVEMENT DESCRIPTION
MASTER PERMIT #

B9403547 91CGC1313 CAMILLO,HENRI & CAROL ANN
B9205616 MORRISON BUILDERS INC 1006 N SOUTH LAKE DR
***** DECK - WITHOUT ROOF
B9403547 REPLACE AND REPLACE WOOD DECK APPROX 712

IMPROVEMENT VALUE....$ 3,330.00
PERMIT FEE..............$ 64.95
COUNTY SURCHARGE........$ 1.40
STATE SURCHARGE(RADON)..$ 0.00
PERMIT FEE DISCOUNT.....$ 0.00
PROCESS NUMBER................ 88612

JOB: CAMILLO,HENRI & CAROL ANN DATE ISSUED................ 06/02/94
BUILDING- FLOORS: 0 UNITS: 0 C/O: N C OF O DATE................ 06/03/94
SQ-FT- BLDG: 0 ROOF: 0 MICROFILM NUMBER........... 9403420
WATER- GALN: 0 FEES: 0.00 OCCUPANCY GROUP................
SEWER- GALN: 0 FEES: 0.00 CONSTRUCTION TYPE REQUIRED.....
ASSEMBLY CAPACITY............ 0
TEMPORARY DAYS................ 0

FOLIO # 514214020651 LOT 12 BLOCK 53 SUBDIVISION- HOLLYWOOD LAKES SECTION

------------------ I N S P E C T I O N H I S T O R Y ------------------

INSPECTION DESCRIPTION	FLOOR	FULL PART	PASS FAIL	INSP DATE	INSP INITL	CODE SEC
FINAL-STRUCTURAL	1	FULL	PASS	06/03/94	GF	0
FINAL-ZONING	1	FULL	PASS	06/03/94	TRC	0

CITY OF HOLLYWOOD
STRUCTURAL COMMENT SHEET

PROCESS # 59442

REVIEWER: ARMANDO LINARES, P.E. DATE 8-12-92

GROUP OCCUP. ________ TYPE CONST. ________ OCCUP. LOAD ____

Sheet #		Section #
	1) INDICATE ON PLANS:	
	✓ A) DEPTH OF POST TO BE ENCASED IN CONCRETE (SHOULD BE 2')	
	✓ B) ELEVATION OF EXISTING GRADE AND DECK (IF MORE THAN 2' ....NEED RAILS)	
	✓ C) DECK NOT TO BE SUPPORTED BY SLAB.	

87460

DATE 06/02/94

BUILDING PERMIT
CITY OF HOLLYWOOD, FLORIDA
BUILDING DIVISION

PERMIT NO. B9403547
PRIMARY PERMIT NO. B9403547
DATE PLANS RECD. 08/11/92
PROCESS NO. 88612
DUPLICATE

FOR INSPECTIONS CALL 921-3261. MINIMUM OF 24 HOUR NOTICE IS REQUIRED FOR INSPECTION.
CITY APPROVED PERMIT CARD AND PLANS MUST BE AVAILABLE ON THE JOB SITE FOR ALL INSPECTIONS.
****FAILURE TO COMPLY WITH THE MECHANIC'S LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS.****

JOB ADDRESS: 1006 N SOUTH LAKE DR

FOLIO: TOWNSHIP 51 | RANGE 42 | SECTION | SUBDIVISION 02 | PROPERTY 0651

LEGAL DESCRIPTION LOT: 12 BLK: 53 SUBDIVISION: HOLLYWOOD LAKES SECTION

VALUE OF WORK: 3,330.00

DESCRIPTION OF WORK: DECK - WITHOUT ROOF
REPLACE AND REPLACE WOOD DECK APPROX 712

TYPE OF STRUCTURE: OCCUPANCY GROUP: CONST TYPE REQD:

TYPE OF WORK:
CONSTRUCTION REPAIR / MAINTENANCE ALTERATION / REMODELING DEMOLITION OTHER X

CONTRACTOR'S NAME: MORRISON BUILDERS INC
QUALIFIER'S NAME: MICHAEL T MORRISON

PHONE: (305)583-8500
STATE REG / CERT. NO.: RR0063113
COUNTY REG. NO.: 91CGC1313
HLWD REG. NO.:

OWNER'S NAME: CAMILLO,HENRI & CAROL ANN
JOB NAME: CAMILLO,HENRI & CAROL ANN
INSPECTION ZONE H6

FEE SCHEDULE

[illegible]	PERMIT	COUNTY SURCHARGE	WATER GALLONAGE	SEWER GALLONAGE	DRAINAGE	OTHER	[illegible]
0	64.95	1.40	0.00	0.00		0.00	

SPECIAL REQUIREMENTS AND CONDITIONS

PAID
JUN 2
UTILITIES
CITY OF HOLLYWOOD, FLA.

BUILDING COPY

Permit Details

Process #:	Permit #: B8906954	Master Permit: B8906954
Status: Closed		
List All Subpermits		

Site Information	
Address: 1006 N SOUTH LAKE DR	**Folio#:** 514214020651
Sub-division: HOLLYWOOD LAKES SECTION	**Value:** $7,000.00
Lot: 12 **Block:** 53	**Sq Ft:** 0

Permit Information	
Application Type: SEAWALL/BULKHEAD **Job Name:** MR. CAMILLO **Film Number:** F903793	**Application Date:** 00/00/00 **Permit Date:** 11/27/89 **CO/CC Date:** **Total Fees:** $122.45

Applicant / Contact Information

Name: BILL COOPER INC
Address: 3505 FIELD RD FT LAUDERDALE, FL

Property Owner Information

Name: MR. CAMILLO
Address:

Contractor Information

Name: BILL COOPER INC (Permits + Details)
Address: 3505 FIELD RD FT LAUDERDALE, FL

CITY OF HOLLYWOOD PERMIT APPLICATION

DATE APPLICATION RECEIVED 10-20-89 DATE ISSUED ____________

MASTER PERMIT # ____________ MASTER PROCESS # ____________

FOLIO # 514214020651 --IF & WHEN MASTER PERMIT NOT USED

JOB ADDRESS 1006 N. South Lake Dr. NAME Mr. Camillo.

LOT 12, 13 W41' of BLOCK 53 SUBDIVISION Hollywood Lake Estates

WORK DESCRIPTION 100'. Seawall Repair - 8'x60' Wood Dock. VALUE $4000 + $3000

PROPROSED USE ____________

OWNER Mr. Camillo. PHONE WORK/HOME ____________

OWNER MAILING ADDRESS Same as above.

CONTRACTOR/BUILDER Bill Cooper Inc. CofC 80-635-

NUMBER OF EMPLOYEES Four. (SEE WORKERS' COMPENSATION STATEMENT BELOW)*

MAILING ADDRESS 3500 Field Road PHONE 587-2628

ARCHITECT/ENGINEER L.W. Holliday PHONE ____________

All the above to be filled in by applicant where possible:

THE DATE OF THE CODE IN EFFECT: SFBC OF 1988.

All prime contractors should be aware that all of their sub-contractors MUST be properly licensed, certified and insured. It is advisable that all subs are properly registered with the building division in order to avoid any delays in the permit processing and issuance of the "certificate of occupancy".

*____ PROOF OF WORKERS' COMPENSATION SHOWN *____ IF WORKERS' COMPENSATION NOT REQUIRED, THE SOLE PROPRIETOR MUST NOTARIZE THE FOLLOWING:

I am a sole proprietor, or a partner who devotes full time to the proprietorship or partnership and have no employees and have not elected to be included in the definition of employee for the purposes of securing Workers' Compensation. F.S. Sec. 440.02 (11)(c), 440.02 (14) (B) 2, 440.10 (1) (1987) and S.B. 896 (1989).

Sworn to and subscribed before me this ____ day of ____________1989.

My commission expires: ____________

____
Notary Public

R. Cooper
Signature of Qualifier
Signature to be verified by Permit Personnel or Notary Public

R.H. Cooper
Type or Print Name of Qualifier

18299

FOR BUILDING DEPARTMENT USE ONLY

ZONING ______________________ ELECTRIC ______________________

A/C MECHANICAL ______________________ FIRE BUREAU ______________________

UTILITIES/ WATER ______________________ SEWER ______________________

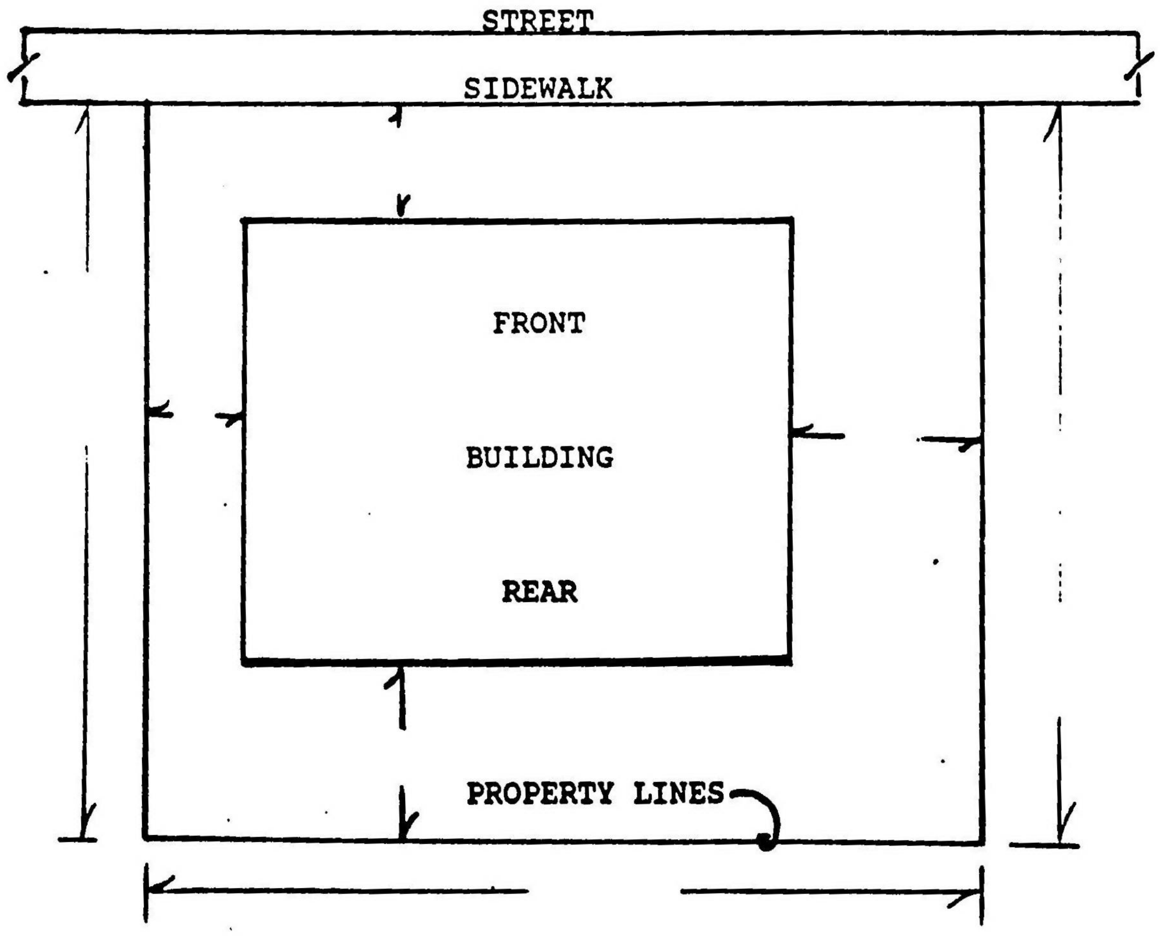
ENGINEERING ______________________ PLUMBING ______________________

STRUCTURAL ______________________ OTHERS ______________________

PROCESS #

GIVE LOCATIONS OF SEPTIC TANKS, DRAIN FIELDS, NEW SEWER AND CLEAN-OUTS.

SHOW MEASUREMENTS ON DIAGRAM BELOW:



DATE: 11/20/89 PROCESS NUMBER: 18299

PERMIT APPLICATION
CITY OF HOLLYWOOD, FLORIDA
BUILDING DIVISION
TWO COPIES OF ALL PLANS, TWO SURVEYS AND EVIDENCE OF OTHER
REGULATORY AGENCIES APPROVAL MUST ACCOMPANY THIS APPLICATION

JOB ADDRESS: 1006 N SOUTH LAKE DR FOLIO NO.:514214020651
JOB NAME: MR. CAMILLO
LEGAL DESCRIPTION LOT: 12 BLK: 53 SUBDIVISION: HOLLYWOOD LAKES SECTION

METES & BOUNDS SECTION: 14 RANGE: 42 TOWNSHIP: 51

TYPE OF STRUCTURE:

TYPE OF WORK: NEW CONST: X REPAIR/MAINT: ALTERATION/REMODELING:
DEMOLITION: OTHER:

DESCRIPTION OF WORK: SEAWALL/BULKHEAD
SEAWALL REPAIR - WOOD DECK
CONTRACTOR ESTIMATE: 7,000.00 BLD.DIV. VALUATION: 0.00

STATE REG/CERT.#: NOTNEEDED COUNTY REG.#: 80635 HLWD.REG.#:

CONTRACTOR'S NAME: BILL COOPER INC PHONE: (305)587-2628
CONTRACTOR'S ADDR.: 3500 FIELD RD Co+C. #: 80635
FT LAUDERDALE FL 33314 0

QUALIFIER'S NAME: ROBERT COOPER PHONE: (305)587-2628

OWNER'S NAME: MR. CAMILLO PHONE: (000)000-0000
OWNER'S ADDRESS: 1006 N SOUTH LAKE DR
HOLLYWOOD FLA 33020

ARCHITECT'S NAME: PHONE: (000)000-0000
ARCHITECT'S ADDR.: AR.#:
00000 0

ENGINEER'S NAME: PHONE: (000)000-0000
ENGINEER'S ADDRESS: PE.#:
00000 0

I HEREBY AGREE TO DO THE PROPOSED CONSTRUCTION IN STRICT CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND TO COMPLY WITH ALL LAWS, RULES, AND REGULATIONS OF THE CITY OF HOLLYWOOD AND ALL OTHER REGULATORY AUTHORITES HAVING JURISDICTION. THE PERMIT MAY BE REVOKED OR SUSPENDED AT ANY TIME UPON VIOLATION OF ANY OF THE PROVISIONS OF SAID LAWS, RULES, OR REGULATIONS OR UPON ANY CHANGE IN THE PLANS OR SPECIFICATIONS NOT AUTHORIZED BY THE BUILDING DIVISION.

APPLICANTS'S SIGNATURE ____________

STATE OF FLORIDA
COUNTY OF____________
BEFORE ME PERSONALLY APPEARED
____
TO ME WELL KNOWN AND TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT (HE/SHE) EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.
WITNESS MY HAND AND OFFICIAL SEAL, THIS_____ DAY OF__________ AD_____

____
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES__________

SL,TD0104,10:18

19886

DATE 11/27/89

PERMIT

CITY OF HOLLYWOOD, FLORIDA
BUILDING DIVISION

PERMIT NO. B8906954
PRIMARY PERMIT NO. B8906954
DATE PLANS RECD. 11/20/89
PROCESS NO. 18299

FOR INSPECTIONS CALL 921-3261. MINIMUM OF 24 HOUR NOTICE IS REQUIRED FOR INSPECTION.
CITY APPROVED PERMIT CARD AND PLANS MUST BE AVAILABLE ON THE JOB SITE FOR ALL INSPECTIONS.
****FAILURE TO COMPLY WITH THE MECHANIC'S LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS.****

JOB ADDRESS: 1006 N SOUTH LAKE DR

FOLIO				
TOWNSHIP	RANGE	SECTION	SUBDIVISION	PROPERTY
51	42	14	02	0651

LEGAL DESCRIPTION LOT: 12 BLK: 53 SUBDIVISION: HOLLYWOOD LAKES SECTION VALUE OF WORK: 7,000.00

DESCRIPTION OF WORK: SEAWALL/BULKHEAD TYPE OF STRUCTURE:

TYPE OF WORK: SEAWALL REPAIR - WOOD DECK OCCUPANCY GROUP: CONST TYPE REQD:

CONSTRUCTION	REPAIR/MAINTENANCE	ALTERATION/REMODELING	DEMOLITION	OTHER
X				

CONTRACTOR'S NAME: BILL COOPER INC QUALIFIER'S NAME: ROBERT COOPER

PHONE: (305)587-2628 STATE REG/CERT. NO.: NOTNEEDED COUNTY REG. NO.: 80635 HLWD REG. NO.:

OWNER'S NAME: MR. CAMILLO JOB NAME: MR. CAMILLO INSPECTION ZONE H6

FEE SCHEDULE

PROCESSING	PERMIT	COUNTY SURCHARGE	WATER GALLONAGE	SEWER GALLONAGE	DRAINAGE	OTHER	TOTAL
0	120.00	2.45				0.00	122.45

SPECIAL REQUIREMENTS AND CONDITIONS

112289 004#1049 CHECK $122.45

BUILDING COPY

3793

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 5._2025_0812

Agenda Date: 8/12/2025

To: Historic Preservation Board

Title:

FILE NO.: 25-C-68
APPLICANT: 1929 Fairness LLC
LOCATION: 1929 Hollywood Boulevard
REQUEST: Certificate for Appropriateness for Design for façade alterations to an existing building in the Historic Retail Core (RC-2) zoning district located at 1929 Hollywood Boulevard, within the Hollywood Boulevard Historic Business Overlay District.

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: August 12, 2025 **FILE:** 25-C-68

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Adrian Montoya, Planner II

SUBJECT: Certificate for Appropriateness for Design for façade alterations to an existing commercial building in the Historic Retail Core (RC-2) zoning district located within the Hollywood Boulevard Historic Business District.

APPLICANT'S REQUEST

Certificate for Appropriateness for Design for façade alterations to an existing commercial building in the RC-2 zoning district, located within the Hollywood Boulevard Historic Business District.

STAFF'S RECOMMENDATION

Approval

BACKGROUND

The subject property located at 1929 Hollywood Boulevard is an existing commercial building with a lot area of 3,031 square feet. The space is currently vacant and former uses include bar and lounge, office, and retail. There is no proposed use identified at this time and the applicant intends to complete front façade and interior alterations to improve the site's condition and aesthetic to attract a new tenant.

Constructed in 1930, this one-story Depression-era Art Deco structure features vertical fluting, a flat parapet roof, smooth stucco finish, and large storefront windows. Reflecting the practical building methods of the time, it was designed with simple forms and minimal ornamentation, using local materials like concrete block and stucco while incorporating modest Art Deco detailing.

The property is surrounded by commercial uses to the north, south, east, and west, and is located within the City's Downtown Community Redevelopment Agency (CRA) and the Hollywood Boulevard Historic Business District. During the designation of the Hollywood Boulevard Historic Business District, the site located at 1929 Hollywood Boulevard was not identified as contributing structure, as documented in the National Register of Historic Places report (OMB Approval No. 1024-0018).

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Design for exterior façade alterations to an existing commercial building located at 1929 Hollywood Boulevard within the Hollywood Boulevard Historic Business District. The proposal includes three versions for Board consideration, as the applicant seeks to balance their vision of the site while preserving the structure's Art Deco character. Each version seeks to expand the commercial space by extending the entire front façade to the property line. As part of the design, the proposal reintroduces the original transom-level windows above the canopy, restoring a defining architectural feature that had been previously covered. It is also noted that the proposed alterations comply with the Zoning and Land Development Regulations and no variance is being requested.

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing and location for all properties within the City's historic districts. The proposed alterations are consistent with the character of the Hollywood Boulevard Historic Business District and the design maintains the spatial relationship with surrounding businesses in its scale and massing.

SITE BACKGROUND

Applicants/Owners:	1929 Fairness LLC
Address/Location:	1929 Hollywood Boulevard
Size of Property:	3,031 square feet (0.070 acres)
Present Zoning:	Historic Retail Core (RC-2)
Present Land Use:	Regional Activity Center (RAC)
Year Built:	1930

ADJACENT ZONING

North:	North Downtown High Intensity Mixed-Use District (ND-3)
South:	Historic Retail Core (RC-2)
East:	Historic Retail Core (RC-2)
West:	Historic Retail Core (RC-2)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property*.

By permitting the Applicant to enhance the structure's façade while preserving its original Art Deco details, the City supports the desired reinvestment of a non-contributing site within the Hollywood Boulevard Historic Business District, all while preserving and enhancing the area's character.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The subject property is within the Historic Retail Core (RC-2) zoning district, located at the center of the City's downtown. It is geographically defined by ArtsPark at Young Circle to the east, Dixie Highway to the west, Tyler Street to the north, and Van Buren Street to the south. This area is within the Downtown Community Redevelopment Agency (CRA) and the Live Music Overlay District.

The applicant is proposing three versions for the Historic Preservation Board's consideration. Each version reflects the same overall façade improvements, including the reintroduction of the transom-level windows, uniform storefront glazing, and updated finishes. The only distinction among the three versions is the design and projection of the canopy, which varies in depth and articulation. A summary of each is provided below, along with staff's preference:

Version 1

This version features a reduced canopy with a depth of 3'-0¾", minimizing its projection and allowing greater visibility of the restored upper façade. The shallower profile reinforces the building's vertical proportions and improves views from the pedestrian environment.

Version 2

Version 2 proposes a moderately sized overhang measuring 3'-0¾" in depth, but with a wider vertical profile in alignment with the existing canopy. While still shallower than the current condition, this version results in a more substantial visual presence across the façade, partially competing with the restored window openings above.

Version 3

This version retains the existing overhang dimensions at 2'-5" in height and 5'-9" in depth, providing shade to the pedestrian environment. However, its scale obstructs visibility of the restored transom-level windows and visually dominates the façade.

Staff Recommendation:

Staff support Version 1 as the most compatible with the building's historic character and the City's Design Guidelines for Historic Districts and Properties. The reduced overhang allows for an unobstructed re-expression of the upper-level architectural features while preserving a contemporary, functional storefront below. Recent streetscape improvements along Hollywood Boulevard, including the expansion of tree canopy, help mitigate any loss of shade at the pedestrian level that may result from the reduced projection.

The proposed options are all consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy 2.16: *Provide a mix of businesses and events that will attract area residents.*

Policy 4.34: *Work within the framework of the Downtown CRA to implement the Master Plan vision for Hollywood within the CRA district.*

The proposed façade alterations will revitalize the aesthetic appeal of a commercial building in the Hollywood Boulevard Historic Business District and elevate the City's downtown character. Each version reintroduces the transom-level glazing above the canopy which is an element that was integral to the building's original design that has since been lost. This restoration not only revives the vertical rhythm established by the streamlined piers but also reinstates a key aspect of the structure's historic architectural language.

APPLICABLE CRITERIA

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: This subject property is located within the Hollywood Boulevard Historic Business District at 1929 Hollywood Boulevard. Per Broward County Property Appraiser records, the building was constructed in 1930 with an effective year built of 1957. It is situated on the north frontage of Hollywood Boulevard along with other commercial buildings that include restaurants, retail, bars, and lounges, that are similar in size and appearance. The proposed façade alterations are cohesive with the surrounding properties while enhancing the City's historic character.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The current style of the building is masonry vernacular. It features a stucco finish with minimal architectural detailing. The proposed storefront renovation will maintain the overall historic architectural style and restore the original transom-level windows. It will provide a uniform storefront that flows with Hollywood's downtown corridor and will provide a new, yet similar style overhang. The new overhang will meet today's current windstorm codes while allowing for a significantly better view and overall appreciation of the original historic design, including the transom-level windows and vertical columns, that are currently hidden from view by the existing overhang.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: The setting of the existing building is consistent with commercial buildings in the Hollywood Boulevard Historic Business District and the property is located on the north frontage of Hollywood Boulevard. The street features a newly developed wide pedestrian sidewalk that provides public access to the City's downtown area.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: All materials used in the proposed renovation will be specifically selected to maintain the existing architectural style and original design of the building while meeting current building code requirements.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: Workmanship for the proposed façade alterations will comply with all applicable state and local regulations as well as applicable building code practices. During renovations, the site will be properly secured to protect pedestrians. All construction practices will meet or exceed the requirements of the current 2023 Florida Building Code and the standards set by the Florida Department of Environmental Protection.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: The Hollywood Boulevard Historic Business District is a pedestrian-friendly area with steady foot traffic throughout the day. It fosters community engagement and maintains a cohesive aesthetic that reflects the historic character of Downtown Hollywood.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Map
ATTACHMENT C: Permit History

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: 7/15/2025

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):

☐ Technical Advisory Committee ☐ Art in Public Places Committee ☐ Variance
☐ Planning and Development Board ☒ Historic Preservation Board ☐ Special Exception
☐ City Commission ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 1929 HOLLYWOOD BLKVD

Lot(s): 10 Block(s): 24 Subdivision: ____

Folio Number(s): 514215014360

Zoning Classification: RC-2 Land Use Classification: COMMERCIAL

Existing Property Use: COMMERCIAL Sq Ft/Number of Units: 2,792 SF / 1 UNIT

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 al that apply and provide File Number(s) and Resolution(s): ____

DEVELOPMENT PROPOSAL

Explanation of Request: TO MOVE THE STORE FRONT GLAZING TO THE FRONT OF THE PROPERTY LINE, RE-INSTALL THE HISTORICAL WINDOWS ABOVE & REDUCE THE OVERHANG

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

Project	Proposal
Units/rooms (# of units)	# UNITS: 1 #Rooms
Proposed Non-Residential Uses	2819 S.F.)
Open Space (% and SQ.FT.)	Required %: 0 (Area: S.F.)
Parking (# of spaces)	PARK. SPACES: (# 0)
Height (# of stories)	(# STORIES) 1 (FT.)
Gross Floor Area (SQ. FT)	Gross Area (2819 FT.)

Name of Current Property Owner: 1929 FAIRNESS LLC

Address of Property Owner: 9795 S DIXIE HWY #200 PINECREST, FL 33156

Telephone: 561.347.0888 Email Address: terris@secenters.com

Applicant C&S CONSTRUCTION GROUP Consultant ☒ Representative ☐ Tenant ☐

Address: 18495 S Dixie Hwy Suite 256 Miami FLORIDA 33157 Telephone: (954) 986-7518

Email Address: CANDSCG@GMAIL.COM

Email Address #2: THERMALMGT@GMAIL.COM

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) : CUTRO & ASSOCIATES

E-mail Address: CUTROPLANNING@YAHOO.COM

CITY OF Hollywood
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: DocuSigned by: [signature] 7014FFE73A5146C... Date: 7/9/2025

PRINT NAME: Kenneth N. Segal Date: ____________

Signature of Consultant/Representative: [signature] Date: 7/15/2025

PRINT NAME: CARLOS HERNANDEZ 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 10th day of July, 2025

[signature] Teresita Stolzenberg

Notary Public
State of Florida

NOTARY PUBLIC STATE OF FLORIDA
TERESITA STOLZENBERG
Commission # HH 289380
Expires September 29, 2026

DocuSigned by: [signature] 7014FFE73A5146C...
Signature of Current Owner

Kenneth N. Segal
Print Name

My Commission Expires: 9/29/26 (Check One) ☐ Personally known to me; OR ☑ Produced Identification Florida Drivers License

This Document Prepared By:
Holly Eakin Moody, Esquire
Holly Eakin Moody, P.A.
2900 E. Oakland Park Blvd., Suite 200
Return to:
Law Offices of Jeffrey R. Eisensmith, P.A.
5661 N. University Dr., #103, Coral Springs, FL 33067

Parcel ID Number: 51-42-15-01-4360

Warranty Deed

This Indenture, Made this 17th day of **April** , **2024** A.D., **Between**
Sprung Hollywood, Inc., a Florida Corporation
of the County of **Miami-Dade** , State of **Florida** **, grantor,** and
1929 Fairness LLC, a Florida Limited Liability Company
whose address is: **1929 Hollywood Blvd., Hollywood, FL 33020**
of the County of **Broward** , State of **Florida** **, grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
TEN DOLLARS ($10) ,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Broward** , State of **Florida** to wit:

Lot 10, Block 24, Hollywood, according to the Plat thereof, recorded in Plat Book 1, Page(s) 21, of the Public Records of Broward County, Florida.

Subject to: (a) Zoning, restrictions, prohibitions and other requirements imposed by governmental authority, none of which is hereby reimposed (b) Restrictions and matters appearing on the Plat or otherwise common to the subdivision, none of which is hereby reimposed (c) taxes for the year 2024 and subsequent years.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

This Document Prepared By:
Holly Eakin Moody, Esquire
Holly Eakin Moody, P.A.
2900 E. Oakland Park Blvd., Suite 200
Return to:
Law Offices of Jeffrey R. Eisensmith, P.A.
5661 N. University Dr., #103, Coral Springs, FL 33067

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and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Parcel ID Number: 51-42-15-01-4360

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sprung Hollywood, Inc., a Florida Corporation

By: ______________________

David Sprung, President and Manager

P.O. Address: 1889 NW 20th Street, Miami, FL 33142

____

Printed Name: Yesenia Cabral

P.O. Address: 2900 E. Oakland Park Blvd., Ft. Lauderdale, FL 33306

Witness

____

Printed Name: Holly Eakin

P.O. Address: 2900 E. Oakland Park Blvd., Ft. Lauderdale, FL 33306

Witness

State of Florida

County of Broward

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 11 day of **April**, **2024**, by **David Sprung, President and Manager of Sprung Hollywood, Inc., a Florida Corporation on behalf of the Corporation** who is personally known to me or who has produced his ______________________ as identification .

____

Printed Name: Holly Eakin

Notary Public

My Commission Expires:

HOLLY EAKIN MOODY
Notary Public - State of Florida
Commission # HH 178593
My Comm. Expires Dec 30, 2025
Bonded through National Notary Assn.

BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOT 10, BLOCK 24 OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

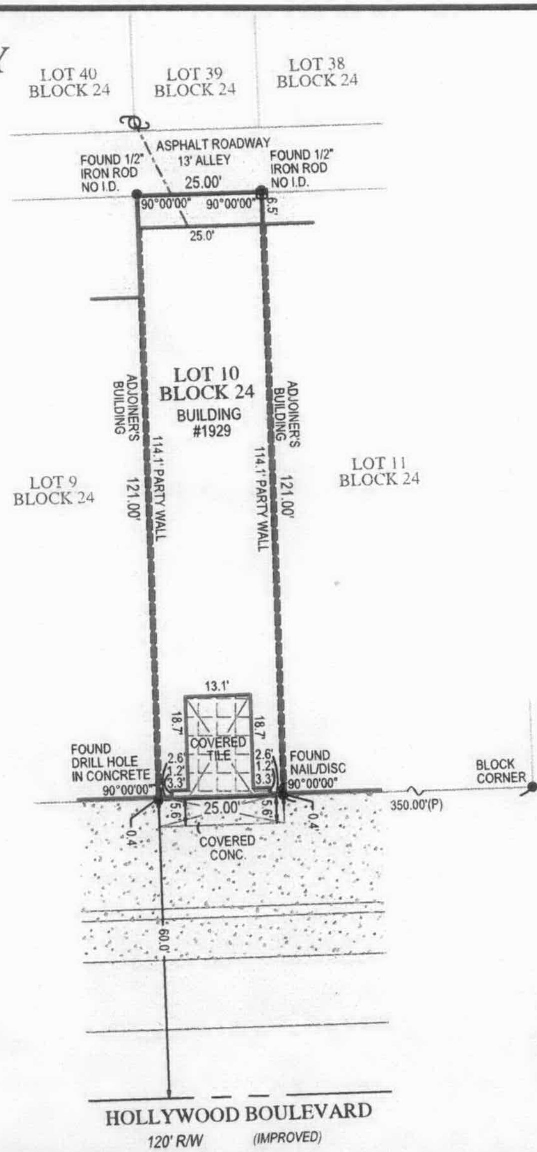
CERTIFIED TO:
1929 FAIRNESS LLC, A FLORIDA LIMITED LIABILITY COMPANY; EISENSMITH LAW; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; JEFFREY R. EISENSMITH, P.A.

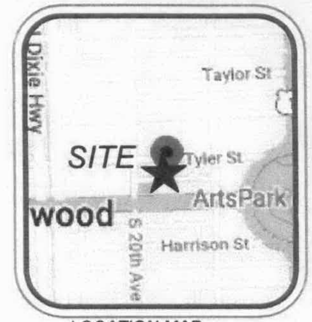
COMMUNITY NUMBER: 125113
PANEL: 0569 SUFFIX: H
F.I.R.M. DATE:
FLOOD ZONE: X

FIELD WORK: 04/08/2024

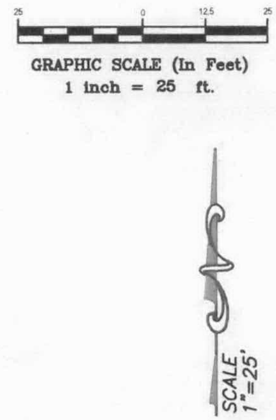
PROPERTY ADDRESS:
1929 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL. 33020

SURVEY NUMBER: 629425
CLIENT FILE NUMBER:





LOCATION MAP NOT TO SCALE



GRAPHIC SCALE (In Feet)
1 inch = 25 ft.

SYMBOL DESCRIPTIONS:

= CATCH BASIN
= CENTERLINE ROAD
= COVERED AREA
+ X.XX = EXISTING ELEVATION
= HYDRANT
= MANHOLE
= METAL FENCE
= MISC. FENCE
= PROPERTY CORNER
U.B. = UTILITY BOX
U.P. = UTILITY POLE
WM = WATER METER
= WELL
= WOOD FENCE

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SURVEY NOTES
COVERED CONCRETE SURFACE CROSSES THE PROPERTY LINE ON SOUTHERLY SIDE OF LOT.

ASPHALT ROADWAY CROSSES THE PROPERTY LINE ON NORTHERLY SIDE OF LOT.

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.A.V.D. 1988
9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:

LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUTE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

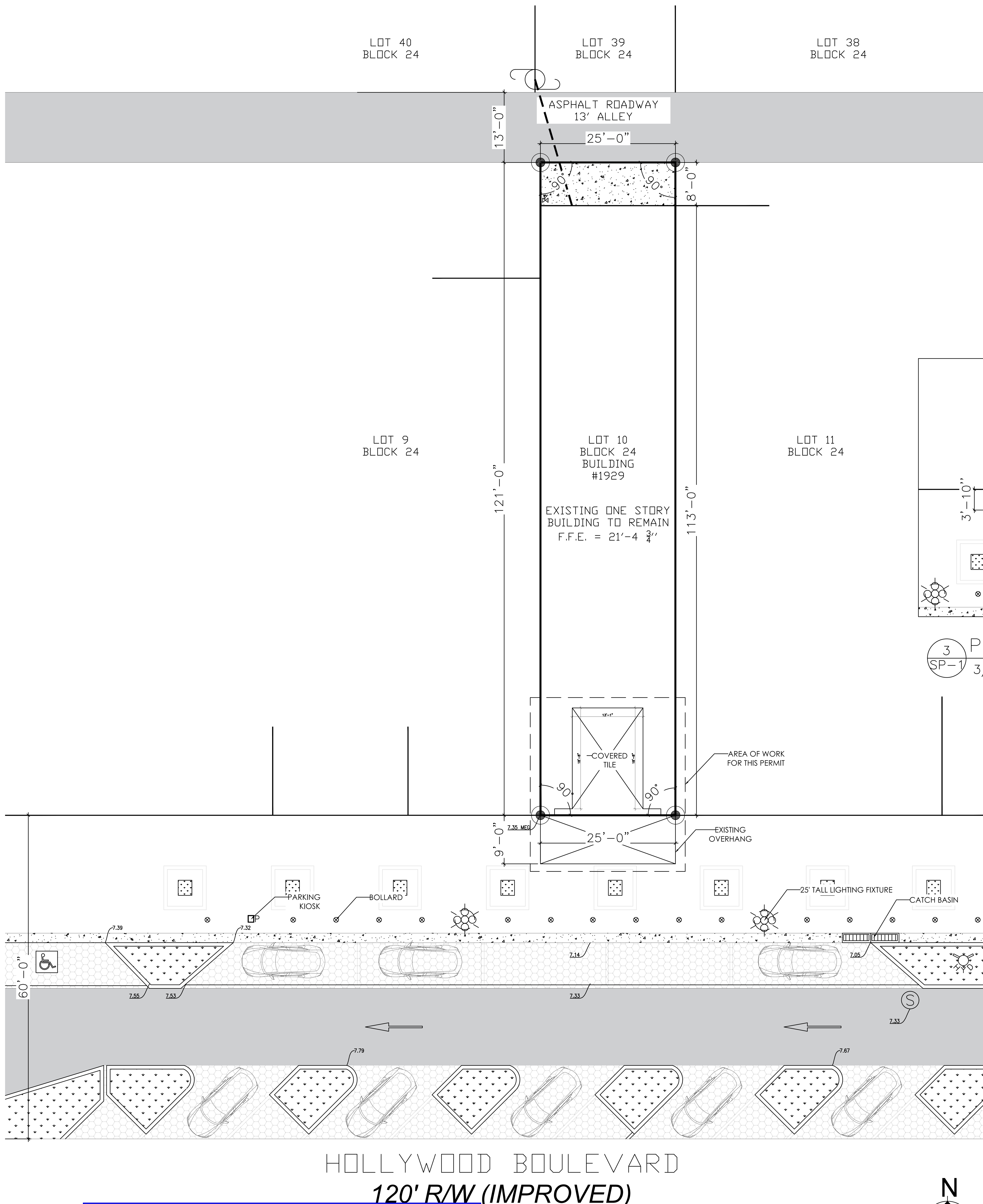
TARGET SURVEYING, LLC

KENNETH J OSBORNE
No. 6415
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER
Digitally signed by KENNETH J OSBORNE
Date: 2024.04.11 10:47:38 -04'00'

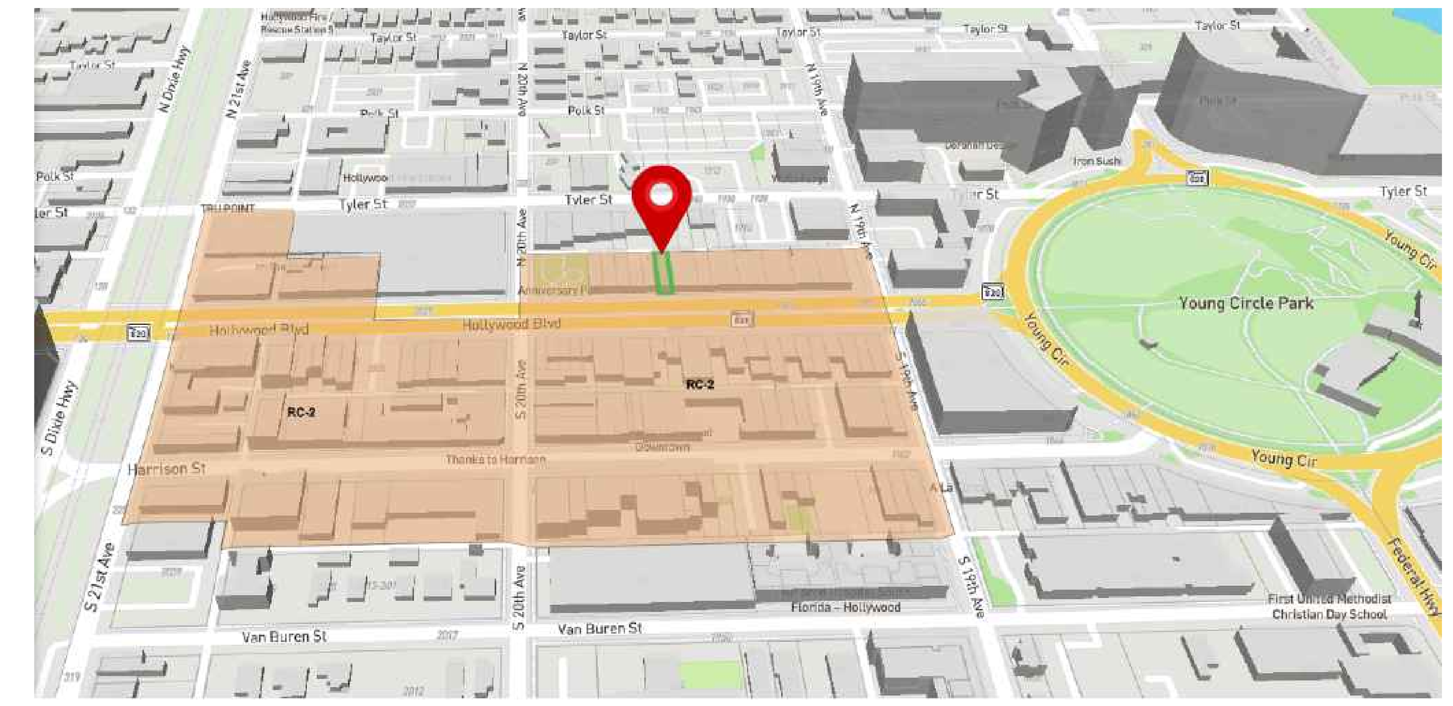
SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

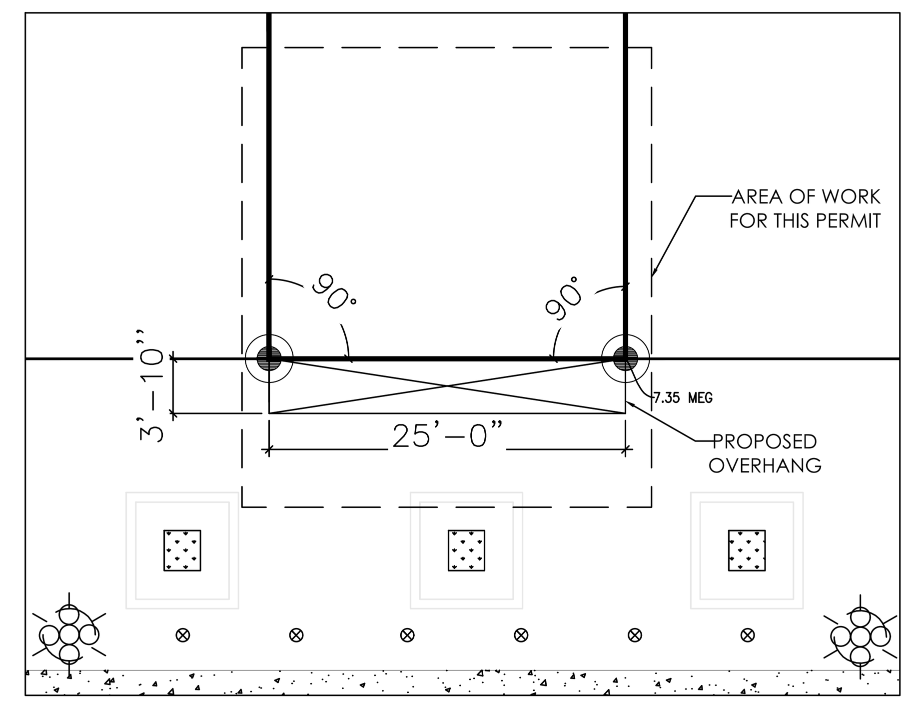
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415



2 SP-1 SITE PLAN
3/32"=1'



1 SP-1 LOCATION MAP
N.T.S.



3 SP-1 PROPOSED OVERHANG
3/32"=1'

LEGEND

- CONCRETE
- GRASS/OPEN SPACE
- PARKING ZONE
- PROPERTY LINE
- SETBACKS
- UTILITY EASEMENTS
- BOLLARD
- EX. LIGHT POLE
- WATER VALVE
- CATCH BASIN
- UTILITY POLE
- SEWER MANHOLE
- HANDICAP SPACE
- FIRE HYDRANT
- PARKING KIOSK

SITE PLAN DATA TABLE

	EXISTING	REQUIRED	PROVIDED
HISTORIC DISTRICT	Hollywood Business Historic District		
YEAR BUILT	1930		
CURRENT USE	COMMERCIAL		COMMERCIAL
GROSS FLOOR AREA	2792		2819
LAND USE DESIGNATION	COMMERCIAL		
ZONING MAP DESIGNATION	RC-2		
SITE AREA (SF)	3,031		
BUILDING FOOTPRINT (SF)	2792	3,031 (MAX.)	2,819
BUILDING FOOTPRINT COVERAGE (%)	92.00%	100% (MAX.)	93.00%
FLOOR AREA RATIO (FAR)	0.9200	1.00(MAX)	0.9300
FLOOR AREA RATIO (FAR %)	0.9200	1 (MAX)	.93
VEHICULAR USE AREA (SF)	0		0
VEHICULAR USE AREA (% NET SITE)	0		0.00%
OPEN SPACE (SF)	200	N/A	200
OPEN SPACE (% NET SITE)	6%	N/A	6%

PARKING DATA TABLE RC-2 ZONING

PARKING REQUIREMENTS	REQUIRED	PROVIDED
GROUND FLOOR RETAIL	NO PARKING REQUIRED	0
TOTAL PARKING	0	0

SETBACK TABLE

SETBACK LOCATION	REQUIRED	PROVIDED
FRONT	0	0
REAR	0	96"
SIDES	0 .	0'-0"

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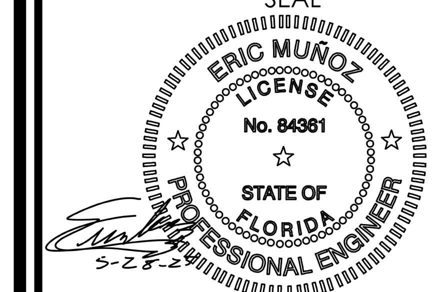
SEAL



ERIC MUNOZ
FL PE/SI 84361

STATEMENT OF COMPLIANCE:
IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AS MANDATED BY STATUTE FOR THE JURISDICTION IN WHICH THE STRUCTURE CONTAINED IN THESE DOCUMENTS SHALL BE CONSTRUCTED.

STOREFRONT REMODELING

ADDRESS:
1929. Hollywood Blvd,
Hollywood, FL 33020

OWNER:
1929 FAIRNESS LLC,
1929 Hollywood Blvd,
Hollywood, FL 33020

OFFICIALLY SUBMITTED FOR

- [ ] PROGRESS SET 50%
- [ ] DESIGN DEVELOPMENT
- [ ] CONSTRUCTION DOCUMENTS
- [ ] BIDDING
- [x] PERMIT SET
- [ ] CONSTRUCTION SET
- [ ] REVISIONS
- [ ] RECORD SET

REVISION #

SHEET TITLE
SITE PLAN & TABLES

DATE:	05/23/2025
DRAWN:	D.R
DESIGN BY:	E.M./D.R
PROJECT NO.:	TZG-1739

SHEET NO.
SP-1

INTERIOR REMODELING

1929 Hollywood Blvd, Hollywood, FL 33020

SCOPE OF WORK:

1. INTERIOR REMOVAL OF PLATFORM
2. STOREFRONT GLAZING SYSTEM REPLACEMENT
3. REPLACEMENT OF EXISTING OVERHANG AT FRONT

NO ELECTRICAL WORK
NO MECHANICAL WORK
NO PLUMBING WORK

LIST OF DRAWINGS

SHEET NUMBER	SHEET NAME
A-1	GENERAL NOTES & EXISTING FLOOR PLAN
A-2	EXISTING ELEVATION PLAN & RCP
A-3	DEMOLITION & ELEVATION FLOOR PLAN
A-4	PROPOSED FLOOR PLAN
A-5	WINDOW & DOOR SCHEDULE
A-6	DETAIL

TYPE OF OCCUPANCY: A - 2
TYPE OF ALTERATION: LEVEL 2
CONSTRUCTION: INTERIOR REMODELING & NEW STOREFRONT

CODES USED:
- FLORIDA BUILDING CODE 2023, 8TH EDITION
- FLORIDA FIRE PREVENTION CODE: 2023, 8TH EDITION AND NFPA 101 LIFE SAFETY CODE 2021 EDITION.

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2023 EDITION AND ALL LOCAL ORDINANCES GOVERNING.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING THE WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SAFETY RELATED O.S.H.A. REQUIREMENTS DURING CONSTRUCTION.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED AND INSURED STATE CERTIFIED GENERAL CONTRACTOR OR BY THE OWNER IF APPROVED BY THE LOCAL BUILDING DEPARTMENT OFFICIAL.

CLEANING:

A. IN ADDITION TO REMOVAL OF RUBBISH AND LEAVING BUILDINGS "BROOM CLEAN".
B. REMOVE PAINT SPOTS AND SMEARS, STAINS, MARKS, AND DIRT TO PROVIDE CLEAN SURFACE.
C. CLEAN GLASS, HARDWARE, FIXTURES, CASEWORK, AND EQUIPMENT.
D. WASH CONCRETE SURFACES, TILE FLOORS, TILE WALLS AND ANY OTHER IMPERVIOUS FLOOR AND WALL SURFACES.

ENVIRONMENTAL PROTECTION:

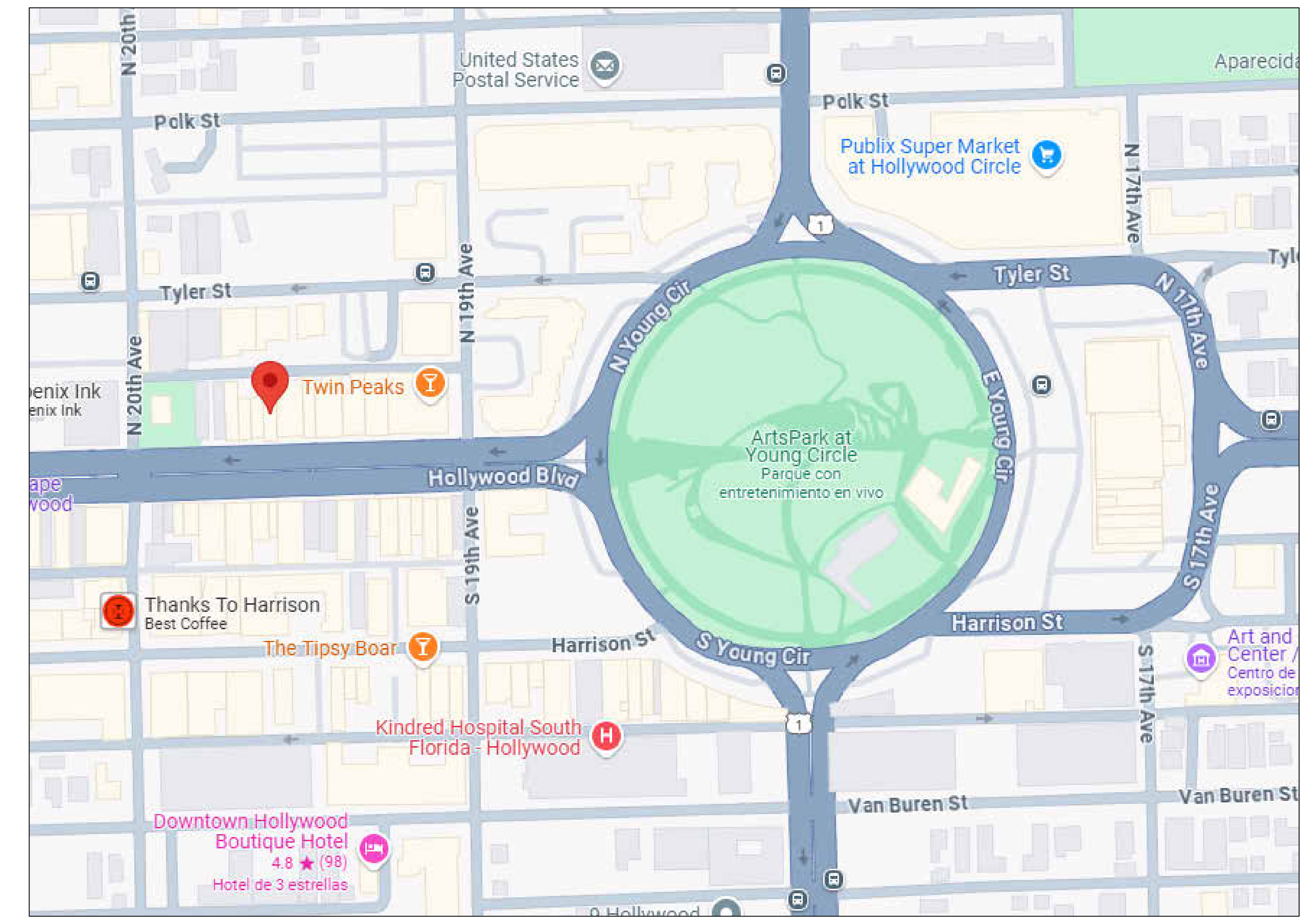
1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER AREAS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE ALLOWED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
2. TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY A/E BEFORE BEGINING CLEAN-UP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST IS NOT ALLOWED.

DEMOLITION NOTES:

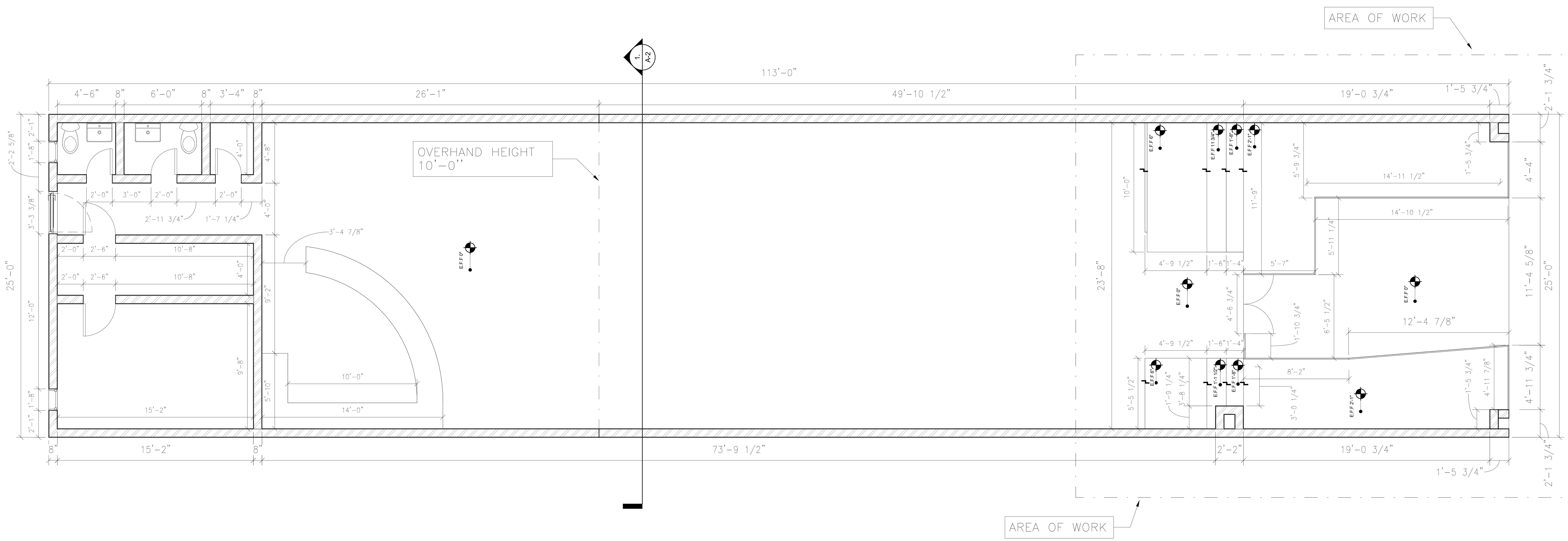
1. G.C. TO PROTECT AS NEEDED ALL FLOORS, WALLS, DOORS, WINDOWS, AND ALL OTHER EXISTING ITEMS TO REMAIN. THE G.C. WILL BE HELD RESPONSIBLE FOR ANY DAMAGE INCURRED TO SAME BY HIM AND/OR ANY SUB-CONTRACTOR WORKING UNDER HIS SUPERVISION. G.C. WILL BE RESPONSIBLE TO RESTORE AND/OR REPLACE DAMAGED ITEMS TO ITS ORIGINAL CONDITION PRIOR TO CONTINUING THE WORK.
2. ALL PIPES AND CONDUITS IN WALLS TO BE DEMOLISHED SHALL BE CAPPED, REMOVED AND/OR RELOCATED AS REQUIRED.
3. REMOVE ALL UNNECESSARY PIPES SLEEVES PROJECTING THROUGH SLAB, HOLES ETC, AND PATCH TO MATCH EXISTING SURFACES.
4. ALL DEBRIS SHALL BE REMOVED FROM THE CONSTRUCTION SITE DAILY.
5. GENERAL CONTRACTOR TO PROTECT ALL RETURN AIR GRILLES W/ AIR FILTERS MERV-8 OR BETTER.

INTERIOR FINISHES NOTES:

- INTERIOR WALLS, CEILING, FLOOR, DECORATION AND TRIMS SHALL COMPLY WITH FBC CHAPTER 8.
- THE CLASSIFICATION OF INTERIOR WALL AND CEILING FINISH MATERIALS IS CLASS C: FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX Q-450;
- INTERIOR FLOOR FINISH AND FLOOR COBERING MATERIALS SHALL NOT BE LESS THAN CLASS II.
- CURTAIS, DRAPERIES, HANGING AND OTHER DECORATIVE MATERIAL SUSPENDED FROM WALL AND CEILINGS SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 IN ACCORDANCE OF SECTION 806.2 OR BE NONCOMBUSTIBLE.



1 / A-1 LOCATION MAP



2 / A-1 EXISTING FLOOR PLAN.
SCALE: 1/4" = 1'-0"

This item has been digitally signed and sealed by ERIC MUNOZ P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THE ZONUM GROUP
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THE ZONUM GROUP LLC
2893 Executive Park Dr STE 118
WESTON , FL 33331
P: 954.921.7373
emunoz@thezonumgroup.com
www.thezonumgroup.com

SEAL
ERIC MUÑOZ LICENSE No. 84361 STATE OF FLORIDA PROFESSIONAL ENGINEER
5-27-25
ERIC MUNOZ
FL PE/SI 84361

STATEMENT OF COMPLIANCE:

IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AS MANDATED BY STATUTE FOR THE JURISDICTION IN WHICH THE STRUCTURE CONTAINED IN THESE DOCUMENTS SHALL BE CONSTRUCTED.

STOREFRONT REMODELING

ADDRESS:
1929 Hollywood Blvd, Hollywood, FL 33020

OWNER:
1929 FAIRNESS LLC

OFFICIALLY SUBMITTED FOR

- [ ] PROGRESS SET 90%
- [ ] DESIGN DEVELOPMENT
- [ ] CONSTRUCTION DOCUMENTS
- [ ] BIDDING
- [x] PERMIT SET
- [ ] CONSTRUCTION SET
- [ ] REVISIONS
- [ ] RECORD SET

REVISIONS

N.º	REVISION DESCRIPTION	DATE
1	Revision 1	Date 1

SHEET TITLE
GENERAL NOTES & EXISTING FLOOR PLAN

DATE:	05/27/2025
DRAWN:	M.Z./L.G.
DESIGN BY:	E.M.
PROJECT NO.:	1739

SHEET NO.
A-1

SUMMARY OF PROPOSED CHANGES:

1. RESTORE ORIGINAL UPPER FACADE WITH NEW SIMILARLY STYLE FIXED PANEL WINDOWS
2. PROVIDE A UNIFORM STOREFRONT DESIGN
3. REDUCE THE CURRENT OVERHANG

1 A-5.1 EXISTING FACADE

EXISTING OVERHANG 2'-5'' x 9'

FIVE EXISTING TYPE C FIXED PANEL WINDOWS CURRENTLY CONCEALED BY WOOD, LATH AND STUCCO

EXISTING STOREFRONT GLAZING SYSTEM SET BACK FROM PROPERTY LINE

2 A-5.1 3D VIEW – EXISTING FACADE

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STOREFRONT REMODELING

ADDRESS:

1929 Hollywood Blvd,
Hollywood, FL 33020

OWNER:

1929 FAIRNESS LLC

1929 Hollywood Blvd,
Hollywood, FL 33020

OFFICIALLY SUBMITTED FOR

- [ ] PROGRESS SET 85%
- [ ] DESIGN DEVELOPMENT
- [ ] CONSTRUCTION DOCUMENTS
- [ ] BIDDING
- [x] PERMIT SET
- [ ] CONSTRUCTION SET
- [ ] REVISIONS
- [ ] RECORD SET

REVISIONS

N.º	REVISION DESCRIPTION	DATE

SHEET TITLE

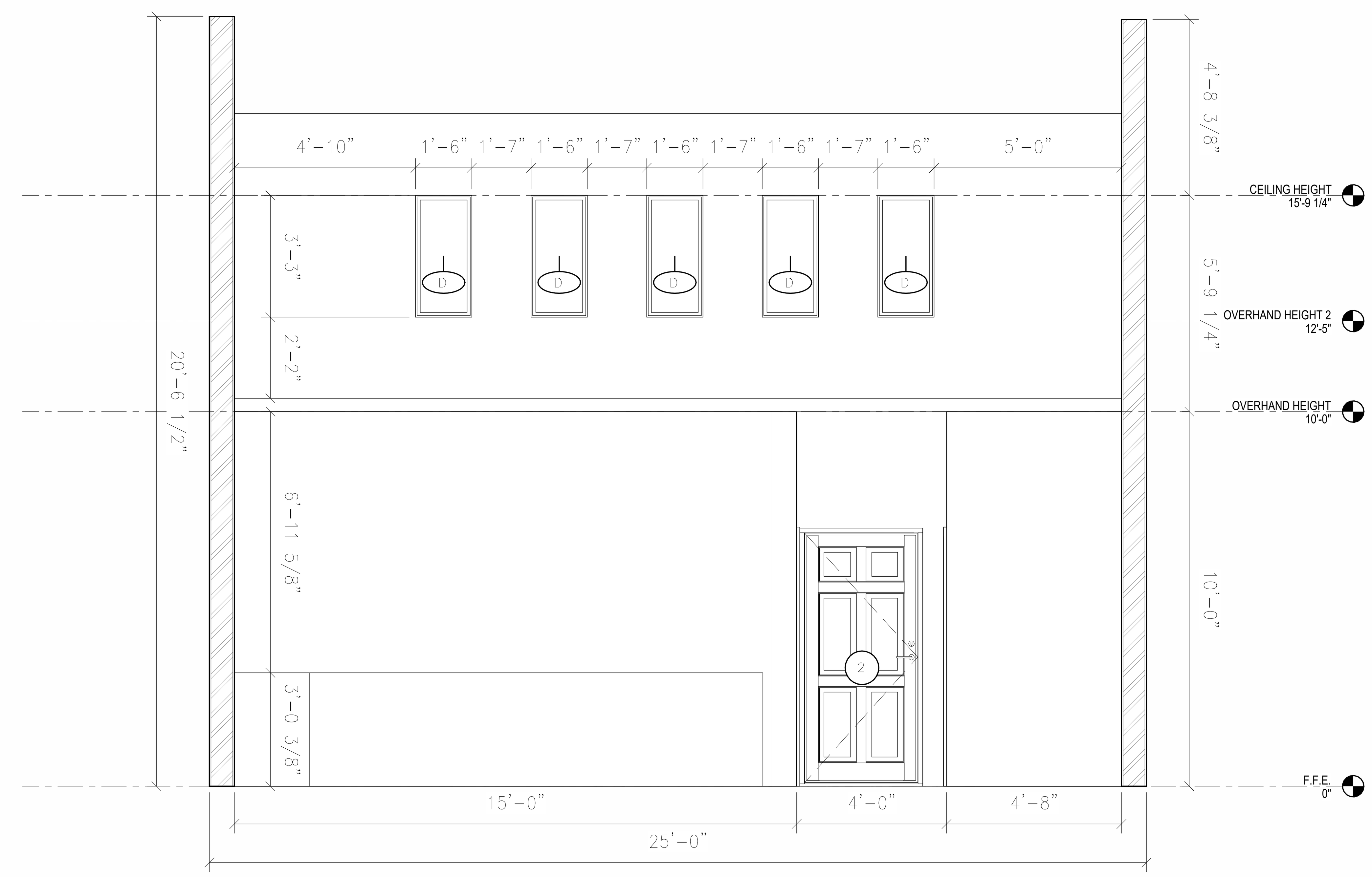
3D VIEW – EXISTING

DATE:	07/03/2025
DRAWN:	M.Z.
DESIGN BY:	E.M.
PROJECT NO.:	1739

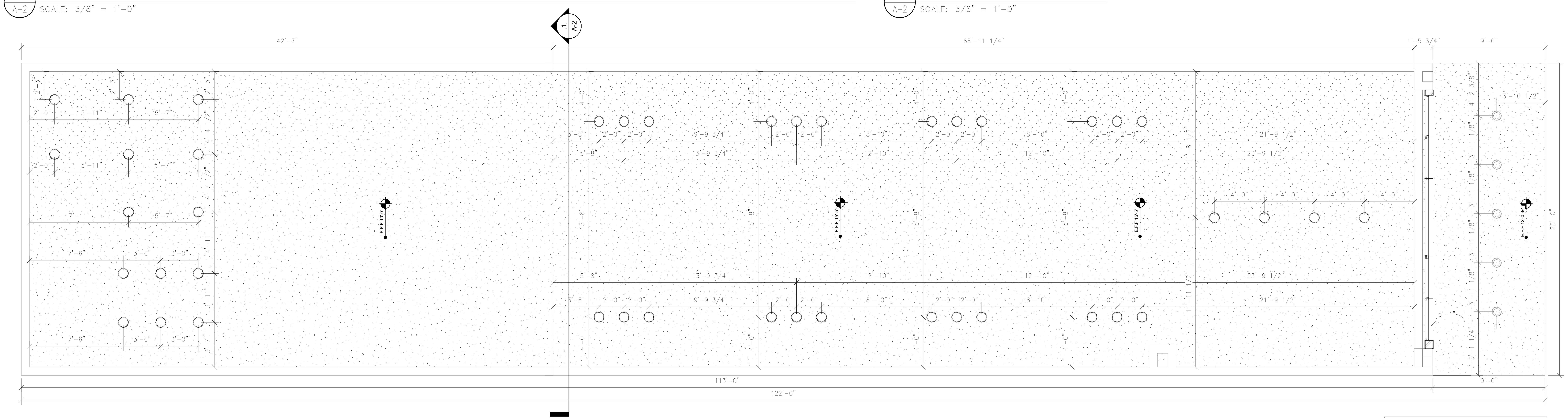
SHEET NO.

A-5.1

3 A-2 EXISTING ELEVATION
SCALE: 3/8" = 1'-0"



4 A-2 EXISTING SECTION 1
SCALE: 3/8" = 1'-0"



5 A-2 EXISTING REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

CEILING PLAN LEGEND	
	RECESSED CEILING LIGHT
	GYPSUM WALLBOARD CEILING

This item has been digitally signed and sealed by ERIC MUNOZ P.E. on the date adjacent to the seal.

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SEAL

ERIC MUÑOZ LICENSE No. 84361 STATE OF FLORIDA PROFESSIONAL ENGINEER

5-28-25

ERIC MUNOZ
FL PE/SI 84361

STATEMENT OF COMPLIANCE:

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STOREFRONT REMODELING

ADDRESS:

1929 Hollywood Blvd,
Hollywood, FL 33020

OWNER:

1929 FAIRNESS LLC

1929 Hollywood Blvd,
Hollywood, FL 33020

OFFICIALLY SUBMITTED FOR

- [ ] PROGRESS SET 85%
- [ ] DESIGN DEVELOPMENT
- [ ] CONSTRUCTION DOCUMENTS
- [ ] BIDDING
- [x] PERMIT SET
- [ ] CONSTRUCTION SET
- [ ] REVISIONS
- [ ] RECORD SET

REVISIONS

N.°	REVISION DESCRIPTION	DATE

SHEET TITLE

EXISTING ELEVATION PLAN & RCP

DATE:	05/27/2025
DRAWN:	M.Z.
DESIGN BY:	E.M.
PROJECT NO.:	1739

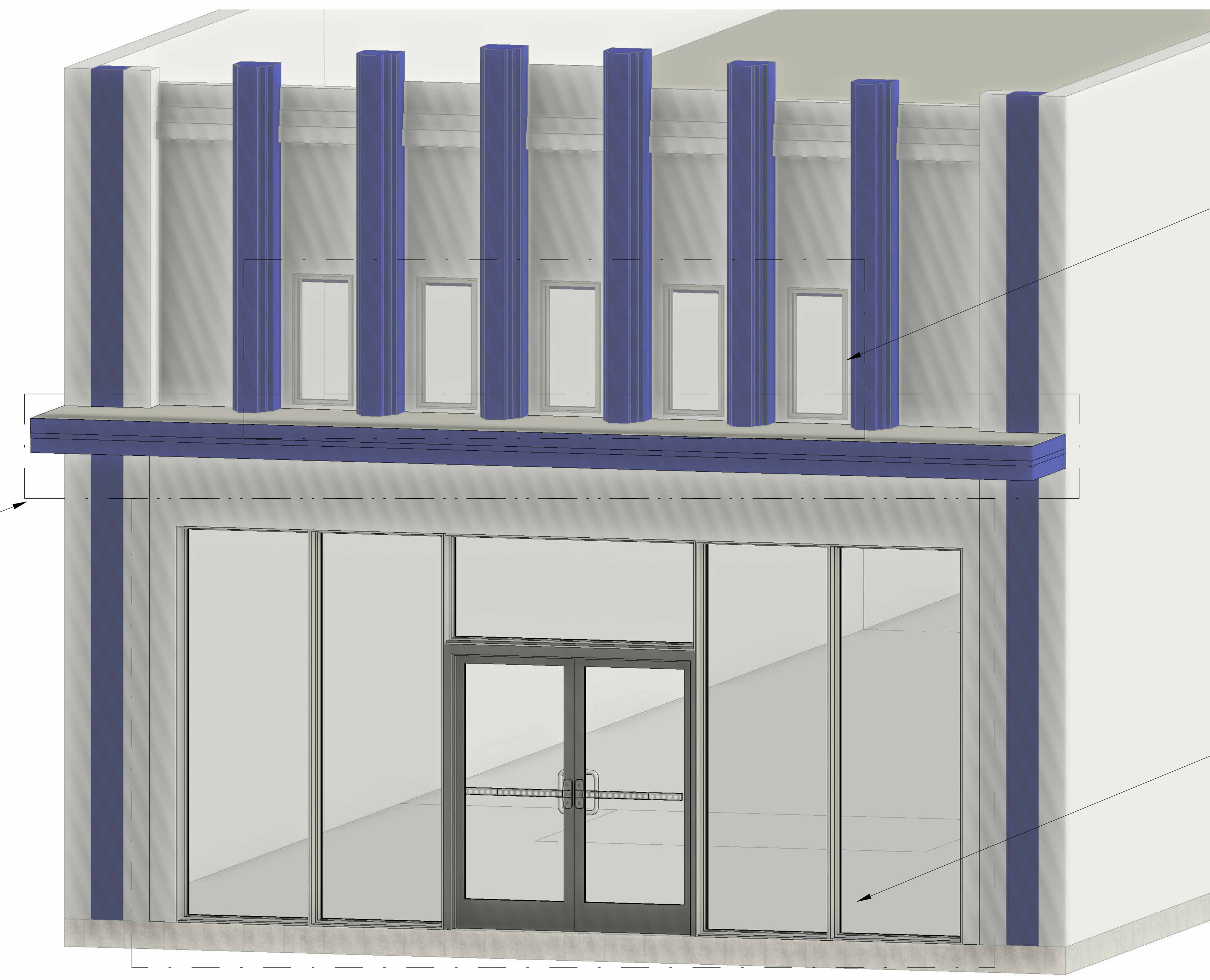
SHEET NO.

A-2

SUMMARY OF PROPOSED CHANGES:

1. RESTORE ORIGINAL UPPER FACADE WITH NEW SIMILARLY STYLE FIXED PANEL WINDOWS
2. PROVIDE A UNIFORM STOREFRONT DESIGN
3. REDUCE THE CURRENT OVERHANG

NEW OVERHANG
10" x 3'-0 3/4"



NEW REPLACEMENT OF FIVE TYPE "C". RESTORING ORIGINAL HISTORIC DESIGN.

PROPOSED STOREFRONT GLAZING SYSTEM INSTALLED UP TO PROPERTY LINE

1 / A-5.2 3D VIEW – PROPOSED V-1

NEW REPLACEMENT OF FIVE TYPE "C". RESTORING ORIGINAL HISTORIC DESIGN.

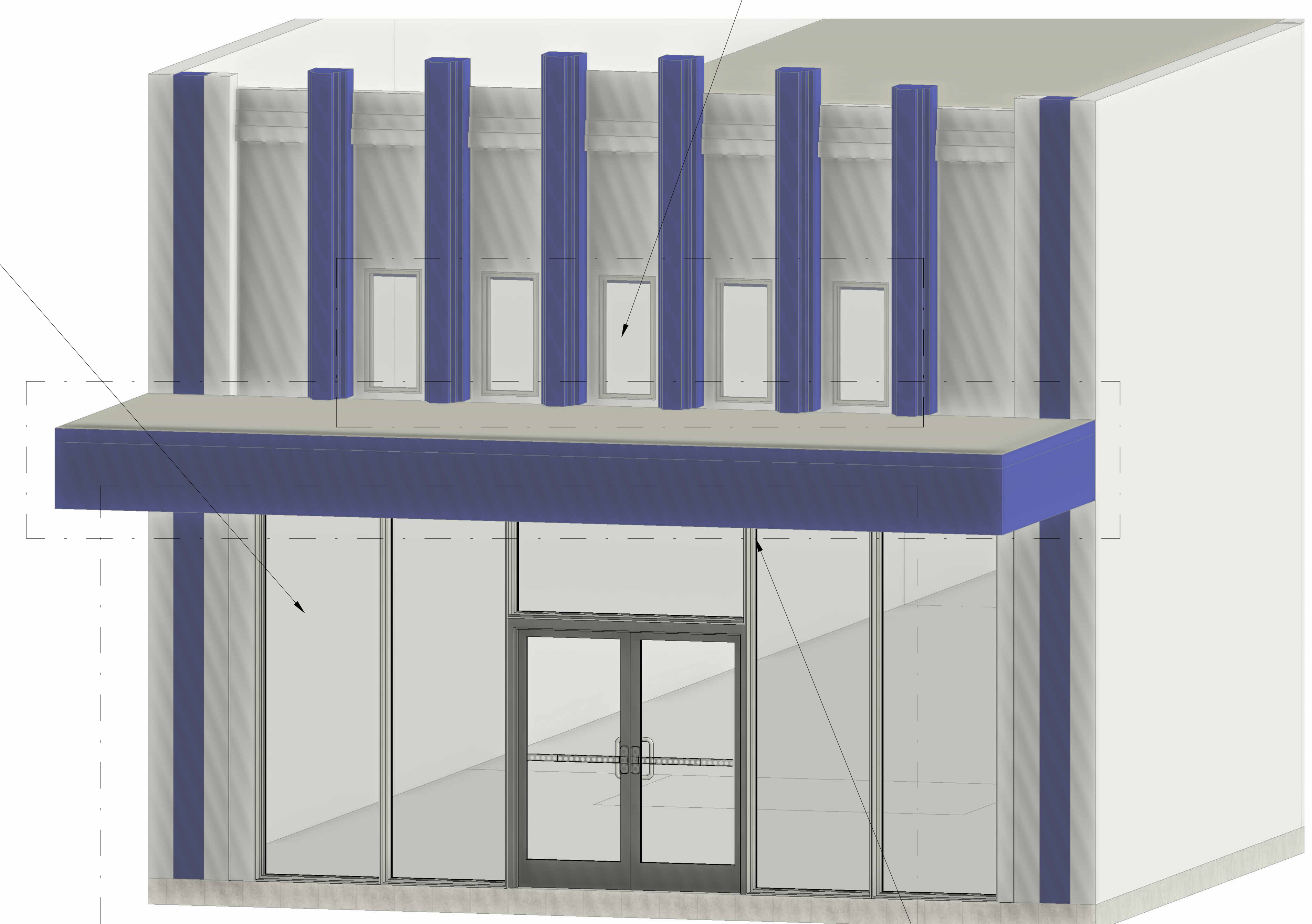
PROPOSED STOREFRONT GLAZING SYSTEM INSTALLED UP TO PROPERTY LINE

PROPOSED STOREFRONT GLAZING SYSTEM INSTALLED UP TO PROPERTY LINE

NEW OVERHANG
2'- 5" x 3'-0 3/4"

2 / A-5.2 3D VIEW – PROPOSED V-2

NEW REPLACEMENT OF FIVE TYPE "C". RESTORING ORIGINAL HISTORIC DESIGN.



NEW OVERHANG
2'- 5" x 9"

3 / A-5.2 3D VIEW – PROPOSED V-3

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SEAL

ERIC MUÑOZ
LICENSE
No. 84361
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ERIC MUNOZ
FL PE/SI 84361

STATEMENT OF COMPLIANCE:

IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AS MANDATED BY STATUTE FOR THE JURISDICTION IN WHICH THE STRUCTURE CONTAINED IN THESE DOCUMENTS SHALL BE CONSTRUCTED.

STOREFRONT REMODELING

ADDRESS:

1929 Hollywood Blvd,
Hollywood, FL 33020

OWNER:

1929 FAIRNESS LLC

1929 Hollywood Blvd,
Hollywood, FL 33020

OFFICIALLY SUBMITTED FOR

- [ ] PROGRESS SET 85%
- [ ] DESIGN DEVELOPMENT
- [ ] CONSTRUCTION DOCUMENTS
- [ ] BIDDING
- [x] PERMIT SET
- [ ] CONSTRUCTION SET
- [ ] REVISIONS
- [ ] RECORD SET

REVISIONS

N.º	REVISION DESCRIPTION	DATE

SHEET TITLE

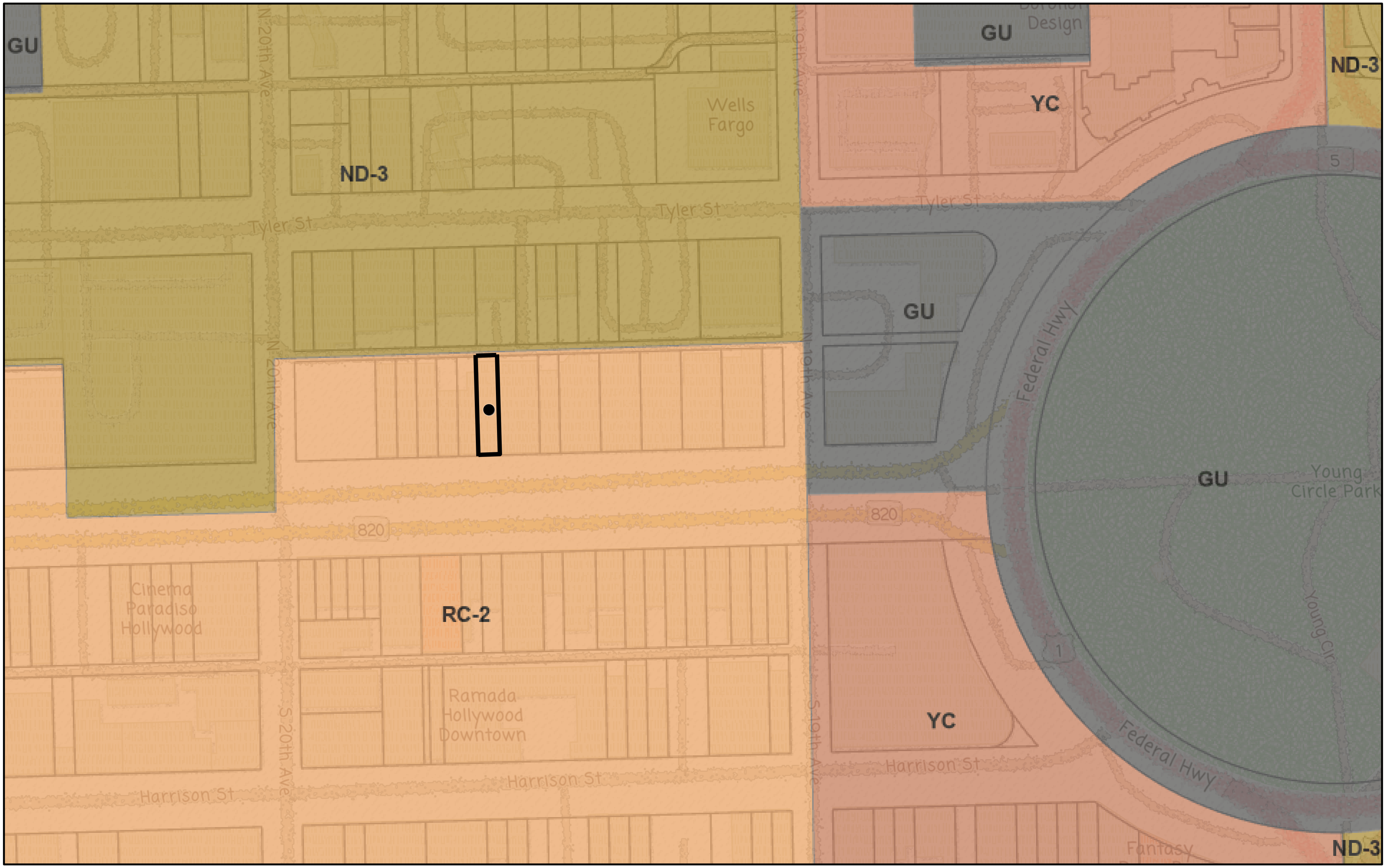
3D VIEW – PROPOSED

DATE:	07/03/2025
DRAWN:	M.Z.
DESIGN BY:	E.M.
PROJECT NO.:	1739

SHEET NO.

A-5.2

1929 Hollywood Boulevard



Zoning

- ND-3
- RC-2
- YC
- GU

Subject Property

0 0.01 0.03 0.06 mi

0 0.03 0.06 0.11 km

NAME OF OWNER BUTLER SHOES — ADDRESS OF CONSTRUCTION 1929 Hwd Bould

LEGAL DESCRIPTION

FL-19 (FILM #0011)

Owner's Present Address

Description of Construction — Cost 12,000

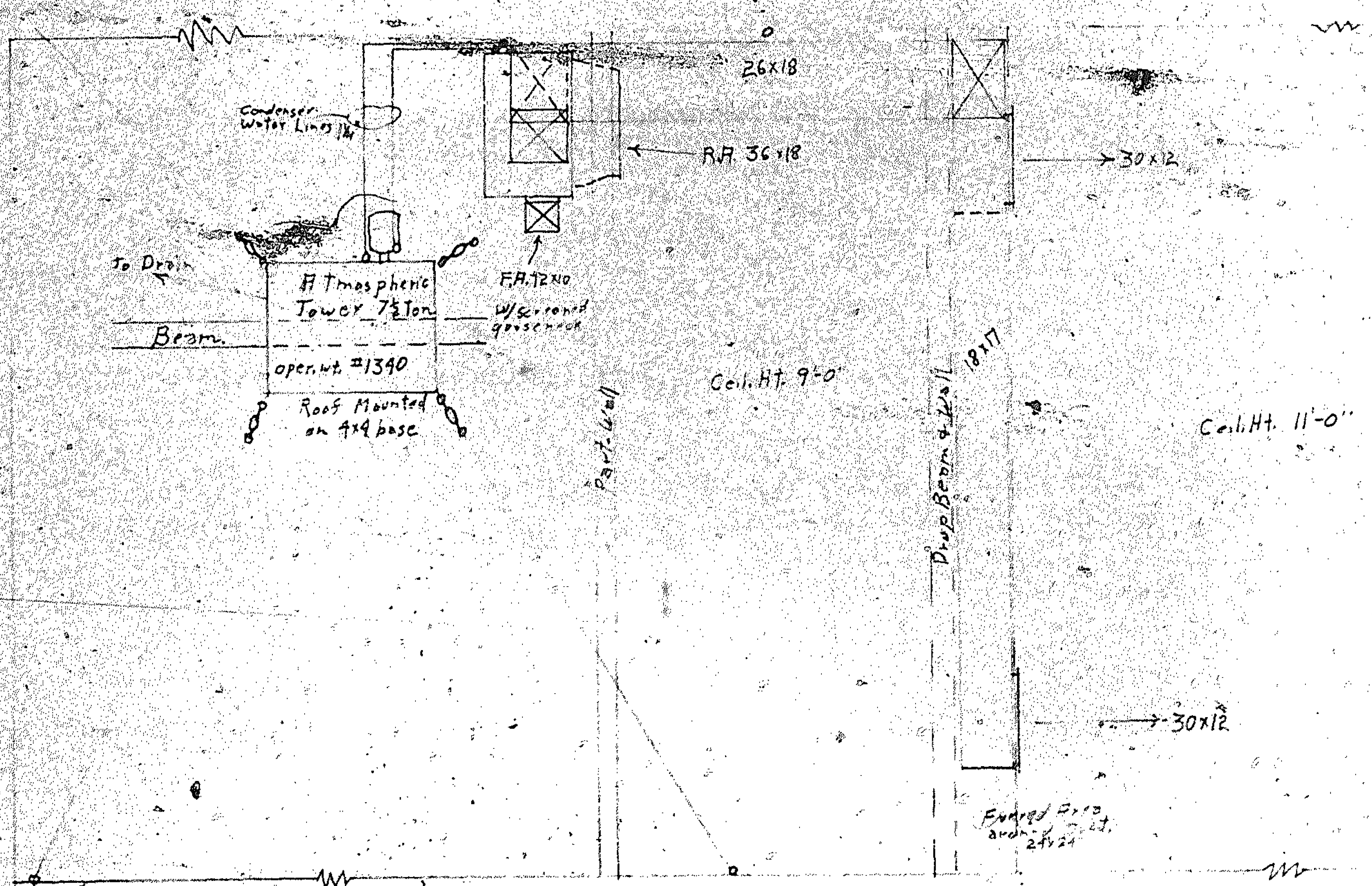
FL-18 (FILM #2223) Remodeling

Permit Type	No.	Date Issued	To Whom	Fixtures or Outlets
Bldg.	24855	9-26-55	Owner	
	24973	10-14-55	C. H. Walitson	[illegible]
Electrical	15567	9-24-55	Smith & Houston	75 [illegible]
	15730	11-2-55	"	"
Plumbing	11582	9-30-55	Dixie Pl	2
Gas				

INSPECTIONS

FOUNDATION	1st Rough Plg. 9-30-55	Temp. Service
COLUMNS	Final Rough Plg.	Rough Electric 10-17-55
TIE BEAM	Septic Tank	Temporary Final
ROOF	Grease Trap	Final Electric
	Final Plumbing 10-28-55	11-2-55
GAS	Cert. of Occupancy 10-31-55 OK	Rubbish Bond

Remarks: 11-2-55



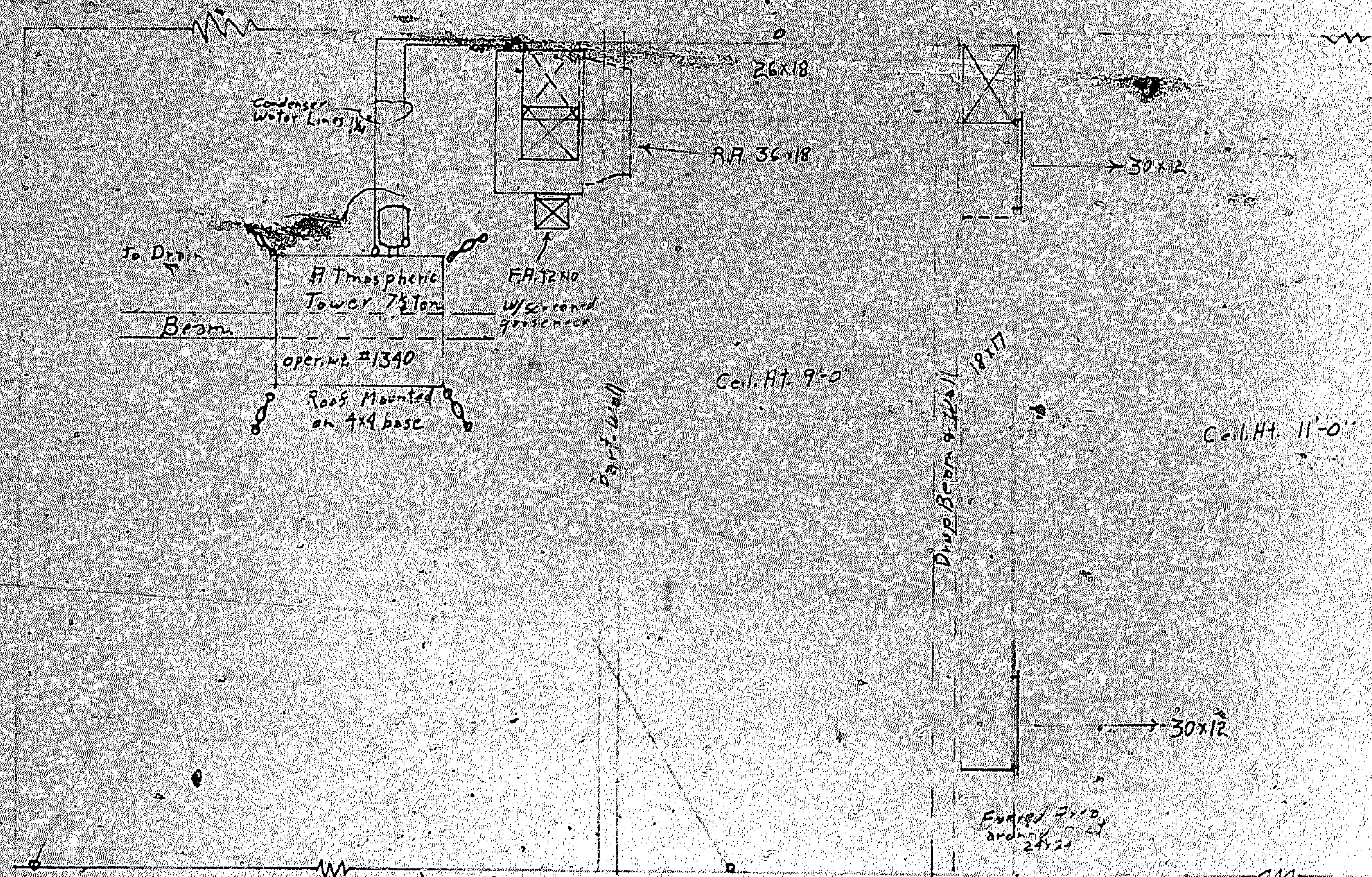
Note
1" Internal Insulation
Unit Size 50K8 (7½ ton Reverse Cy.) Carrier

Air Conditioning for

Butlers Shoe Store
1929 Hollywood BLVD,

By

H. WH ... D.
242
... DA

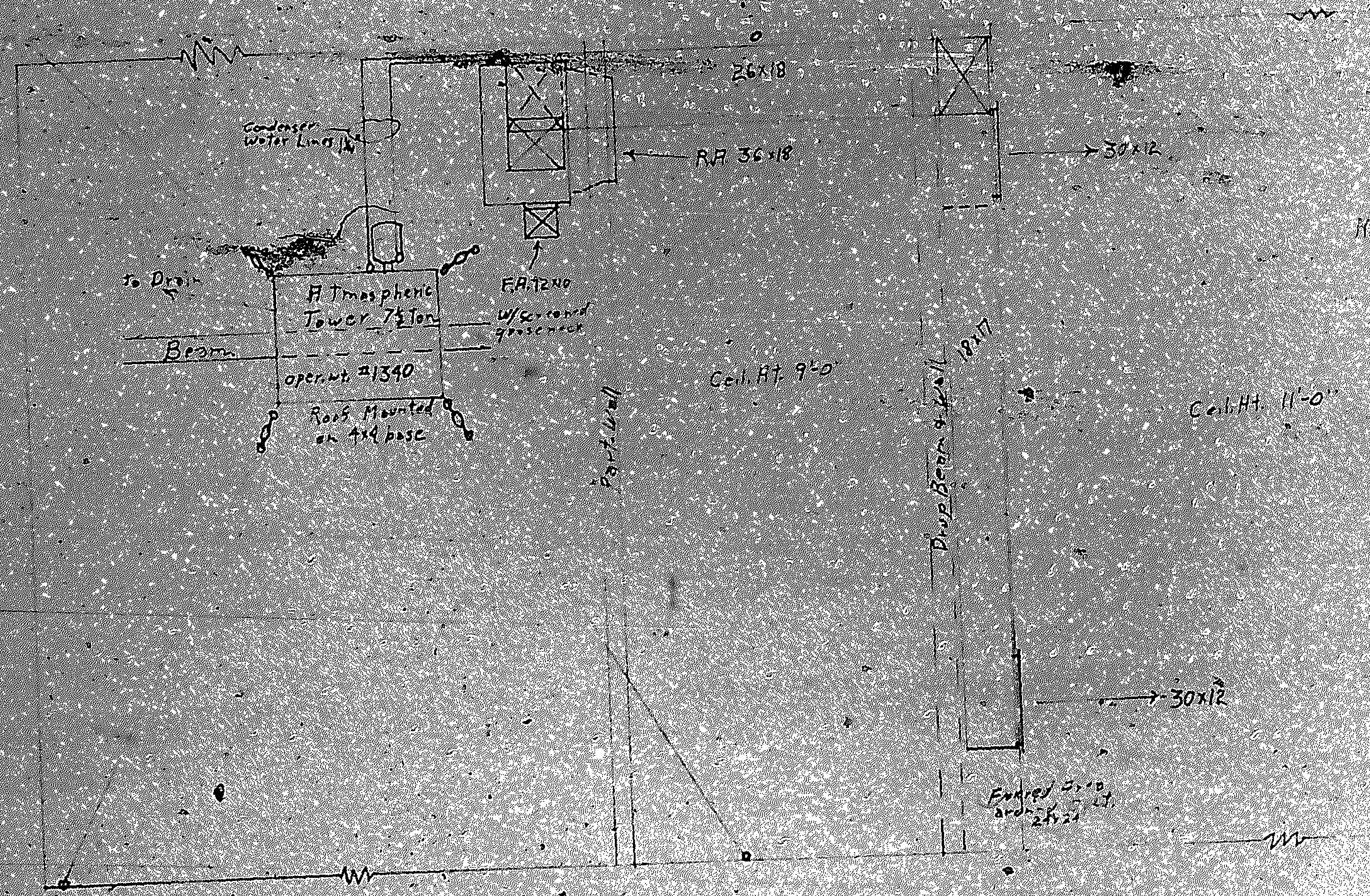


Note
1" Interno Insulation
Unit Size 50K8 (7½ ton Reverse Cy.) Carrier

Scale 1/4" = 1'-0"

Air Conditioning for
Butler's Shoe Store
1929 Hollywood BLVD.
By

H. WH[illegible] CO.
[illegible] 242
HOLL[illegible]OOD [illegible]RIDA



Note
1" Internal Insulation
Unit Size 50K8 (7½ ton Reverse Cy.) Carrier

Air Conditioning for
Butler's Shoe Store
1929, Hollywood BLVD,
By
... H. WH...ON CO.
...3242
HOLLYWOOD ... ORIDA


BUTLERS SHOES
LITTLE REBELS
SHOES FOR CHILDREN
REAR WALL ELEVATION
VESTIBULE LIGHTS 3
BULLET LIGHTS 4
SECTION THRU VESTIBULE
LEFT WALL
INTERIOR FRONT
ELEVATION
FLOOR PLAN

LITTLE REBELS
SHOES FOR CHILDREN
REAR WALL ELEVATION
VESTIBULE LIGHTS 3
BULLET LIGHTS 4
SECTION THRU VESTIBULE
LEFT WALL
CURTAIN WALL LINE
PEG BOARD
METAL STAIR
CARPET LINE
FOOT MIRROR
FLOOR PLAN


BUTLERS SHOES
LITTLE REBELS SHOES FOR CHILDREN
REAR WALL ELEVATION
SECTION THRU VESTIBULE
LEFT WALL
OAK PILASTERS
INTERIOR FRONT
BUTLERS
VESTIBULE
FLOOR PLAN
VESTIBULE LIGHTS 3


LIGHT FIXTURES
VESTIBULE LIGHTS 3
BUTLERS
SHOES
LITTLE REBELS
REAR WALL ELEVATION
SECTION THRU VESTIBULE
LEFT WALL
INTERIOR FRONT
VESTIBULE
BUTLERS SHOES
FRONT ELEVATION
FLOOR PLAN

JOB CARD

OWNER	JOB ADDRESS
BMG ENTERPRISES	1929 HOLLYWOOD BLVD

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION 7685005P
	10	24	TOWN OF HOLLYWOOD 1/21

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 57.00	$ 2800.00

DESCRIPTION OF CONSTRUCTION
PARTIAL ROOF OVER SINGLE PLY SYSTEM

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF 1350	105332	9-12-86	UNIVERSAL RFG	AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: county surcharge $.60

JOB CARD

OWNER	JOB ADDRESS
Sacks Shoes	1929 Hollywood Blvd.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
			7685005 P

MICROFILM NO.	ARCHITECT	FEE	VALUATION
90-[illegible]		$ 30.00	$ 500.

DESCRIPTION OF CONSTRUCTION

Repairs and stucco

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	105482	9/19/86	G. Kelly Const	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; County Surcharge: .20

JOB CARD

OWNER	JOB ADDRESS
SACKS SHOES	1929 Hwd. Blvd.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
77-Sign		$ 5.00	$ 75

DESCRIPTION OF CONSTRUCTION		
Painted Wall Sign	☐ SEPTIC TANK	☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING 36	43027	9/15/77	Gillette	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;

JOB CARD

OWNER	JOB ADDRESS
SACK SHOES	1929 Hwd. Blvd.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 16.00	$ 926

DESCRIPTION OF CONSTRUCTION	
Replace Atmosphere cooling tower	☐ SEPTIC TANK ☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL	8802	4/21/78	E. H Whitson
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

JOB CARD

OWNER	JOB ADDRESS			
SAX SHOE STORE	1929 HOLLYWOOD BLVD.			
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION	
MICROFILM NO.	ARCHITECT	FEE	VALUATION	
		$ 6.00	$ 1200.00	

DESCRIPTION OF CONSTRUCTION

RE ROOF

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF 1000	11124	2-28-73	WHITE SEAL	AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES;

FORM 1144-13

NAME: BUTLER SHOE STORE

ADDRESS: 1929 HWD BLVD

DATE: 8-31-66

WORK TYPE: ALPHA RFG

WORK BY: RFG

PERMIT # 67909

DUCTS:	FINAL:	ELECTRIC:
ELECTRIC:	RUFF:	FINAL:
PLUMBING:	RUFF:	FINAL:
ROOFING:	TIN CAP:	FINAL:
POOLS:	STEEL:	
ENCLOSURES:	MATERIAL:	FINAL:

JOB CARD

OWNER	JOB ADDRESS
SAKS SHOES Kelly Construction	1929 Hollywood Boulevard

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 14.00	$ 3300

DESCRIPTION OF CONSTRUCTION

re roof

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF 1700	63257	7/28/80	King Roofing	AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES;

county surcharge $1.16

JOB CARD

OWNER	JOB ADDRESS
SACKS SHOES	1929 Hwd. Blvd.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 5.00	$ 75

DESCRIPTION OF CONSTRUCTION	
Painted Wall Sign	☐ SEPTIC TANK ☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING 36	43027	9/13/77	Gillette	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;

10 permits were found for

1929 HOLLYWOOD BLVD

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		E16-102452	SIGN-ELECTRICAL	10/25/2016	**10/25/2016**
Details		B16-105572	SIGN	9/29/2016	**10/25/2016**
Details		E12-100371	LOW VOLTAGE (CAMERA/SECURITY SYSTEM)	2/17/2012	**2/23/2012**
Details		E11-102540	ALARM - COMMERCIAL - BURGLAR/ROBBERY	11/28/2011	**11/29/2011**
Details	91274	E0500910	LOW VOLTAGE	8/24/2004	**4/29/2005**
Details	67269	E0400766	SERVICE CHANGE	3/24/2004	**3/29/2004**
Details		B9607182	RE-ROOF-FLAT		**10/14/1996**
Details		B9606461	ALTERATIONS-EXTERIOR		**9/9/1996**
Details		B9507201	RE-ROOF-FLAT		**12/27/1995**
Details		M8900235	A/C - CENTRAL - REPLACEMENT		**3/21/1989**

Permit Details

Process #:	Permit #: B9606461	Master Permit: B9606461
Status: Closed		
List All Subpermits		

Site Information	
Address: 1929 HOLLYWOOD BL **Sub-division:** HOLLYWOOD 1-21 B **Lot:** 10 **Block:** 24	**Folio#:** 514215014360 **Value:** $1,000.00 **Sq Ft:** 0

Permit Information	
Application Type: ALTERATIONS-EXTERIOR **Job Name:** SACKS SHOES **Film Number:** 9609408	**Application Date:** 00/00/00 **Permit Date:** 09/09/96 **CO/CC Date:** **Total Fees:** $35.35

Applicant / Contact Information

Name: JOE LEVY ENTERPRISES INC
Address: ,

Property Owner Information

Name:
Address:

Contractor Information

Name: JOE LEVY ENTERPRISES INC (Permits + Details)
Address: ,

PERMIT

9609407 TO
9609415

ADDRESS

Missing

City of Hollywood

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Staff Summary

File Number: 6._2025_0812

Agenda Date: 8/12/2025

To: Historic Preservation Board

Title:
FILE NO.: 25-C-04
APPLICANT: Mike Ariss
LOCATION: 828 S Southlake Drive
REQUEST: Certificate of Appropriateness for Design for a second-story addition to an existing single-family dwelling, located at 828 N Southlake Drive within the Hollywood Lakes Historic District.

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: August 12, 2025 **FILE:** 25-C-04

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Reginald White, MPA, Planner III

SUBJECT: Request for a Certificate of Appropriateness for Design review for a 2nd story addition with renovations of an existing single-family home located at 828 S Southlake Drive within the Hollywood Lakes Multiple Resource Listing District.

APPLICANT'S REQUEST

Request for a Certificate of Appropriateness for Design review for a 2nd story addition with renovations of an existing single-family home located at 828 S Southlake Drive within the Hollywood Lakes Multiple Listing District.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Approval

BACKGROUND

The existing one-story home was constructed in 1960, according to the Broward County Property Appraiser. The house was built on a lot containing approximately 7,814 square feet that is zoned in the RS-6 zoning district and is surrounded by multiple single-family homes similar in scale. The existing house is approximately 2,341 square feet in size. The current main entrance to this lot is located on the south side of Southlake Drive. The applicants propose an addition to an existing single-family home, featuring interior and exterior renovations. The proposed renovations will remedy illegal construction concerning an unpermitted family room, an unpermitted bedroom, and other electrical and plumbing work done without a permit.

REQUEST

The existing single-family home sits on a 62.50-foot-wide lot centered on the site, and the second-story addition will not encroach on the required side setback. The renovated home is proposed to include a Modern-Contemporary design with pure orthogonal geometries and volumetric elements. The proposed single-family home is a two-story home containing approximately 2,679 square feet, with the first level providing a living room, office space, dining area, and three bedrooms. The ground floor is covered with a combination of landscaping and driveway stone pavers that make up the driveway. The backyard features a pool with a covered terrace, a BBQ space, and a sitting area. The second floor consists of the master bedroom and bathroom. Required parking will be provided via a driveway accessible only from Southlake Drive. The proposed renovated home maintains compatibility with neighboring properties in terms of scale, rhythm, and spatial relationship.

The proposed materials are compatible and consistent in quality, color, texture, finish, and dimension with other previously approved structures with contemporary design in the historic district. The design proposes a warm palette of wood, grey porcelain tile, bronze aluminum glass screening, and a smooth stucco finish, providing a sophisticated look. Additionally, the proposed landscaping will enhance the ambiance achieved by the home’s design, allowing for shade, visibility, and framing of the property. It is important to note that the applicant's request to the City does not include a variance, and the applicant is requesting approval of their site plan as of right according to the City's land development ordinances.

The Historic Preservation Board is guided by the Secretary of the Interior’s Standards for Rehabilitation and the City of Hollywood’s Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing, and location for all properties within the district. The proposed home is consistent with the character of the Lakes Area Historic Multiple Resource Listing District, and the design maintains compatibility with its scale and massing.

SITE BACKGROUND

Applicant/Owner: Mike Ariss
Address/Location: 828 South Southlake Drive
Size of Property: 7,814 sq. ft. (0.18 acres)
Present Zoning: Single-Family Residential (RS-6)
Present Land Use: Low Residential (LRES)
Present Use of Land: Single Family
Year Built: 1960 (BCPA)

ADJACENT ZONING

North: Single-Family Residential District (RS-6)
South: Single-Family Residential District (RS-9)
East: Single-Family Residential District (RS-6)
West: Single-Family Residential District (RS-6)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property*.

The proposed design is consistent with the scale and massing of the adjacent neighborhood, while allowing the Applicant to maximize the living area of their property.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood. The proposed new house and improvements are sensitive to the character of the Historic Lakes Section through its design which possesses similar characteristics to existing structures in the surrounding neighborhood.

Policy 2.46: *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

Policy CW.15: *Place a priority on protecting, preserving, and enhancing residential neighborhoods.*

The CWMP also states *the single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements*. The project has minimal impact on the current streetscape.

CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

The Hollywood Lakes Neighborhood Plan seeks to maintain and preserve the character and integrity of the existing residential community by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses.

The existing one-story home was constructed in 1960. It is a ranch style home dating back to the Post War Modern era between 1946 and 1960 that is described in the City of Hollywood's design guidelines for the Historic District. The applicant proposes exterior and interior renovations, as well as a second story addition that is consistent with the architectural features described in the Design Guidelines for Historic Properties and Districts and enforced by the Historic Preservation Board. Therefore, it will not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

Analysis of criteria and findings for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The property is located in the Hollywood Lakes District on the southern side of South Lake close to the Intracoastal Waterway, built in 1960 as a One-Story Single family home sits alongside its respective residential zoning; also it sits on a 62’-5” wide lot like its neighboring properties within its zoning designation of RS-6. The second-floor expansion respects the original footprint and maintains the building’s orientation within the streetscape, preserving the home’s historic relationship to its site.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The existing building was built in 1960 and through the years, it was repaired and renovated, but its original design hasn’t been altered that much, especially on the front facade. The new 2nd floor addition and the exterior renovation proposed refreshes the curb appeal alongside S Southlake Dr with a Mid-Century/Modern style to bring the historic essence of its surroundings and embrace the new without forgetting the old, also interact harmoniously in scale and positioning, creating a cohesive spatial relationship. These volumes invite an abundance of natural light while also highlighting the richness of the surrounding contextual environment.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: The setting of the existing single-family home is representative of most of the homes in the Historic District Section, sitting on the south side of Southlake Drive with direct access to South Lake Drive and the Intracoastal Waterway. However, the new proposed design will seamlessly help transition into an adequate structure relevant to the historic district. The addition does not disrupt the visual cohesion of the historic neighborhood. It maintains compatibility with neighboring properties in terms of scale, rhythm, and spatial relationship. Landscaping and site elements will be preserved or enhanced to support the historic context.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: The proposed building's materials and colors are intended to be neutral and cohesive. The proposed palette of white, beige and dark gray stone, complemented by clear glass. Features such as light natural wood ceilings and vertical elements, and clear glass railings throughout will create a striking contrast, highlighting its modern and sophisticated design.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The workmanship of the proposed new construction is guaranteed through compliance with all State and Local regulations. Proper barricading will be provided during the demolition of the existing structure and new construction work. All practices will meet or exceed requirements of the Florida Building Code 2023, 8th edition and the State of Florida Department of Environmental Protection.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: The home will continue to reflect its historic identity as a single-family residence within the district. The addition supports continued residential use and ensures the long-term viability of the property while respecting its heritage and contribution to the district's character. The Architectural style does not break the visual harmony and the historic character of the house, and also preserves the appearance of the neighborhood.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Map

ATTACHMENT A
Application Package

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

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):

☐ Technical Advisory Committee ☐ Art in Public Places Committee ☑ Variance
☐ Planning and Development Board ☒ Historic Preservation Board ☐ Special Exception
☐ City Commission ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 828 S SOUTHLAKE DR, HOLLYWOOD, FL. 33019
Lot(s): 32 W 1/2, 33 less W12.5 Block(s): 78 Subdivision: Hollywood Lakes
Folio Number(s): 5142 1402 5110

Zoning Classification: RS-6 Land Use Classification: RESIDENTIAL
Existing Property Use: SINGLE FAMILY HOME Sq Ft/Number of Units: 2,341 SQ.FT.
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 al that apply and provide File Number(s) and Resolution(s): ____________________

DEVELOPMENT PROPOSAL

Explanation of Request: NEW 2ND FLOOR ADDITION. INTERIOR AND EXTERIOR RENOVATIONS.

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

Project	Proposal
Units/rooms (# of units)	# UNITS: 1 #Rooms 4
Proposed Non-Residential Uses	N/A S.F.)
Open Space (% and SQ.FT.)	Required %: 60 (Area: 3,178 (49.2) S.F.)
Parking (# of spaces)	PARK. SPACES: (# 3)
Height (# of stories)	(# STORIES) 2 (26.79 FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (2,679 FT.)

Name of Current Property Owner: MIKE ARISS
Address of Property Owner: 828 S SOUTH LAKE DR, HOLLYWOOD FL 33019
Telephone: 305 4941120 Email Address: mikeariss333@gmail.com

Applicant GONZALO MUÑOZ Consultant ☐ Representative ☒ Tenant ☐
Address: 1108 KANE CONCOURSE #212 BAY HARBOR Telephone: 786 3899535
Email Address: gmunoz@sixsidesinc.com
Email Address #2: scorria@sixsidesinc.com
Date of Purchase: 04/29/24 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: ____________________

CITY OF Hollywood
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: ________

PRINT NAME: MIKE ARISS Date: 30-DEC-2024

Signature of Consultant/Representative: ____________________ Date: ________

PRINT NAME: GONZALO MUÑOZ Date: 12.31.24

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 2ND FLOOR ADDITION to my property, which is hereby made by me or I am hereby authorizing GONZALO MUÑOZ 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 31ST day of DECEMBER, 2024

SUSANA CORRIA ARIAS
Notary Public
State of Florida
My Commission Expires: ________ (Check One) ☒ Personally known to me; OR ☐ Produced Identification ________

SUSANA CORRIA-ARIAS
Notary Public
State of Florida
Comm# HH531274
Expires 7/8/2028

FLORIDA NOTARY ASSOCIATION SINCE 1957

____
Signature of Current Owner

MIKE ARISS
Print Name

PROJECT INFORMATION

OWNER: Mike Ariss

ADDRESS: 828 S Southlake Drive, Hollywood, Fl 33019

SUBDIVISION: HOLLYWOOD LAKES

FOLIO NO: 5142 1402 5110

LEGAL DESCRIPTION: Hollywood Lakes Section 1-32 B Lot 32 W1/2,33 Less W 12.5 BLK 78

YEAR BUILT: 1960

PROPERTY USE: Single Family Home

ZONING: RS-6

#AA26002922
SIX SIDES ARCHITECTURE, INC.
1102 KANE CONCOURSE, SUITE #212
BAY HARBOUR ISLAND FL 33154
Ph. 786.389.9535

CRITERIA OF APPROPRIATENESS FOR DESIGN

To: City of Hollywood
Historic Preservation Board
2600 Hollywood Boulevard
Hollywood, Florida 33020

Date: July 8th, 2025

Project: Second floor addition and Renovations for:
Mike Ariss
828 S SOUTHLAKE DR
Hollywood, Florida 33019

INTEGRITY OF LOCATION

The property is located in the Hollywood Lakes District on the southern side of South Lake close to the Intracoastal Waterway, built in 1960 as a One-Story Single family home sits alongside its respective residential zoning; also it sits on a 62'-5" wide lot like its neighboring properties within its zoning designation of RS-6. The second-floor expansion respects the original footprint and maintains the building's orientation within the streetscape, preserving the home's historic relationship to its site.

DESIGN

The existing building was built in 1960 and through the years, it was repaired and renovated, but its original design hasn't been altered that much, specially on the front facade. The new 2nd floor addition and the exterior renovation proposed refreshes the curb appeal alongside S Southlake Dr with a Mid-Century/Modern style to bring the historic essence of its surroundings and embrace the new without forgetting the old, also interact harmoniously in scale and positioning, creating a cohesive spatial relationship. These volumes are inviting an abundance of natural light while also highlighting the richness of the surrounding contextual environment.

SETTING

The setting of the existing single-family home is typical to most of the homes in the Historic District Section, sitting on the south side of the S Southlake Dr. with directly access to the South Lake and The Intracoastal Waterway.
However, the new proposed design will seamlessly help transition into an adequate structure relevant to the historic district. The addition will not disrupt the visual cohesion of the historic neighborhood. It maintains compatibility with neighboring properties in terms of scale, rhythm,

SIX SIDES
architecture

#AA26002922
SIX SIDES ARCHITECTURE, INC.
1102 KANE CONCOURSE, SUITE #212
BAY HARBOUR ISLAND FL 33154
Ph. 786.389.9535

and spatial relationship. Landscaping and site elements will be preserved or enhanced to support the historic context.

MATERIALS

The proposed building's materials and colors are intended to be neutral and cohesive. We are proposing a palette of white, beige and dark gray stone, complemented by clear glass. Features such as light natural wood ceilings and vertical elements, and clear glass railings throughout will create a striking contrast, highlighting its modern and sophisticated design.

ASSOCIATION

The home will continue to reflect its historic identity as a single-family residence within the district. The addition supports continued residential use and ensures the long-term viability of the property while respecting its heritage and contribution to the district's character

WORKMANSHIP

The proposed renovation and second-floor addition will maintain and highlight the quality of craftsmanship that characterizes the original structure. Existing features that reflect the home's mid-century workmanship — such as the clean lines, overhangs, and masonry details — will be preserved and carefully integrated into the new construction. New construction elements, including wood ceilings, trim, and exterior finishes, will be executed with high-quality materials and skilled techniques to ensure that the level of craftsmanship is consistent with the original period and style. Where repairs are necessary, methods and details will replicate or complement the original work to honor the home's historic integrity.

We are committed to ensuring the renovation and a second-floor addition enhances the home while preserving its historic significance. We respectfully request the Board's approval for the Certificate of Appropriateness for Design.

Sincerely,

____

Daniel Gomez (AOR)
Sixsides Architecture, Inc.
#AA26002922

HISTORIC PRESERVATION BOARD

NEW 2ND FLOOR ADDITION

828 S SOUTHLAKE DRIVE
HOLLYWOOD, FL 33019

PROJECT:
NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

HISTORIC PRESERVATION BOARD

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL. Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com

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COVER

241119SSMA

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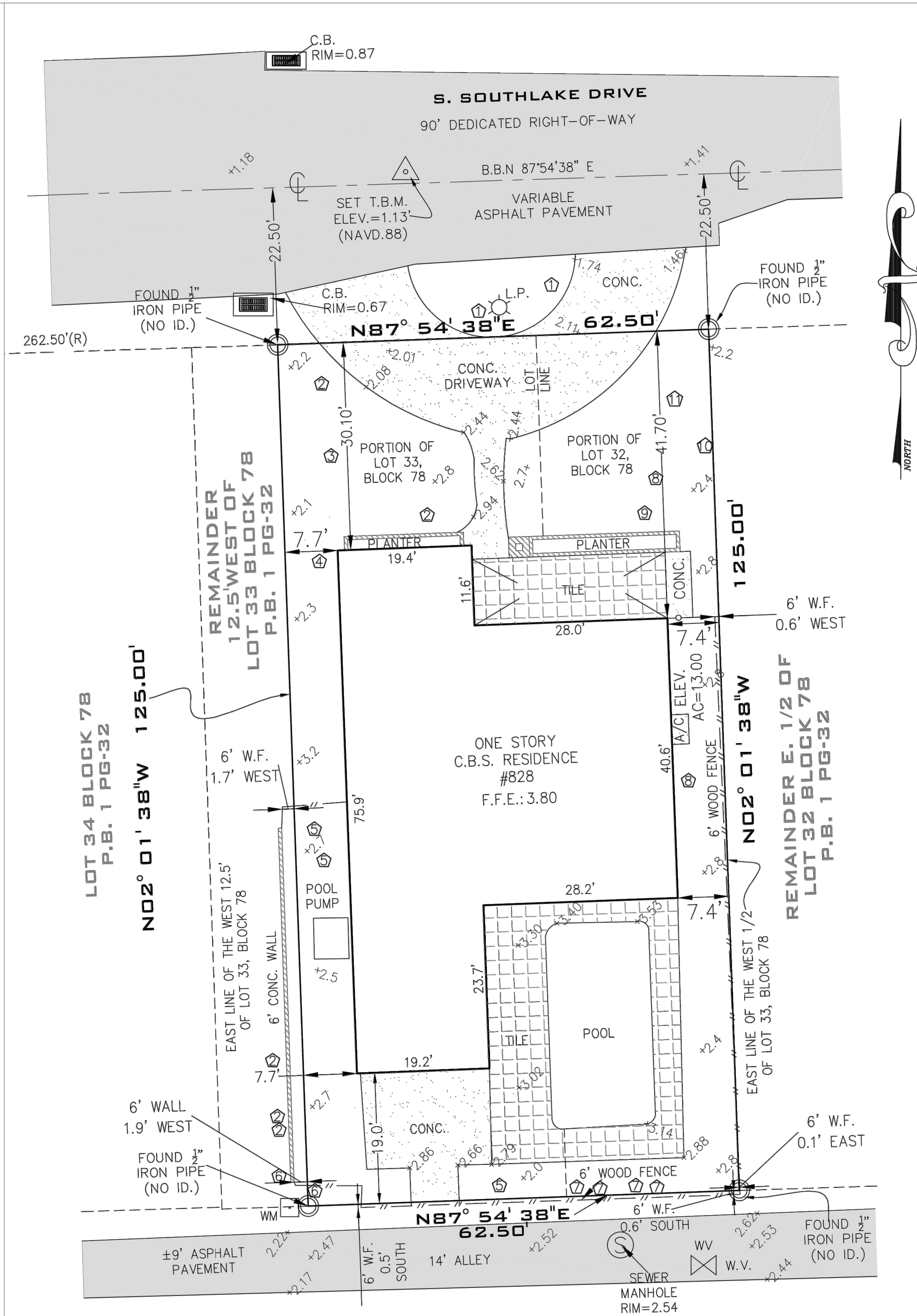
A-001



PROJECT DATA:

2ND FLOOR ADDITION FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR
HOLLYWOOD, FL. 33019

PROPERTY ADDRESS & FOLIO NUMBER:

828 S SOUTHLAKE DR
HOLLYWOOD, FL. 33019

FOLIO NO: 5142 1402 5110

PROPERTY OWNER:

MIKE ARISS

828 S SOUTHLAKE DR
HOLLYWOOD, FL. 33019

FULL LEGAL DESCRIPTION:

HOLLYWOOD LAKES SECTION 1-32 B; LOT 32 W1/2, 33 LESS W 12.5; BLK 78.

LOCATION MAP:

SCOPE OF WORK:

THIS SCOPE OF WORK IS INTENDED TO PROVIDE A GENERAL DESCRIPTION OF THE WORK PROPOSED. THE PROJECT ENCOMPASSES A SECOND FLOOR ADDITION FOR AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE; EXTERIOR AND INTERIOR RENOVATIONS; SEE PLANS.

INDEX:

PROJECT:
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GENERAL INFO / INDEX

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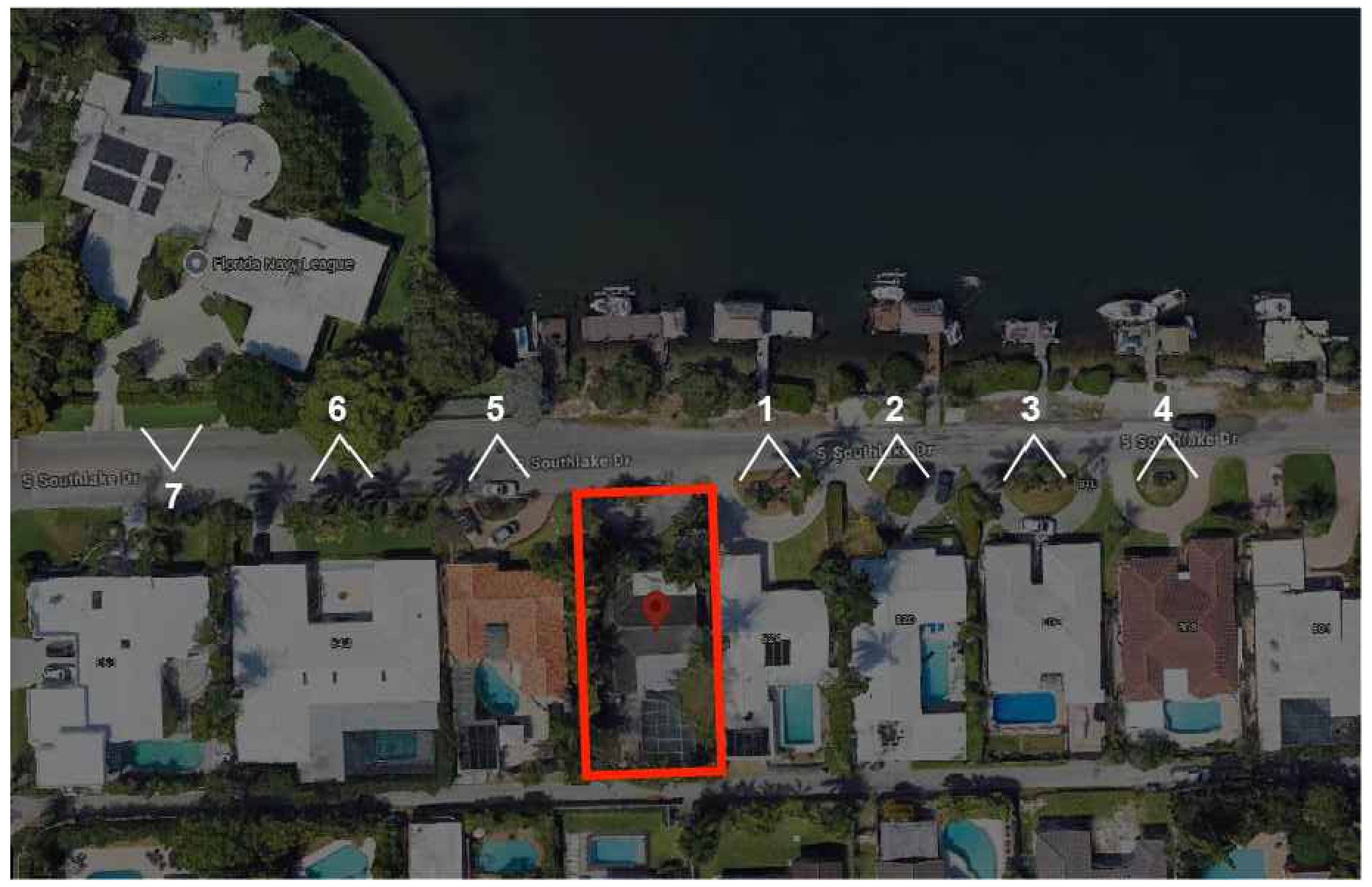
A-002

KEY MAP



1- 824 S SOUTHLAKE DR

2- 820 S SOUTHLAKE DR

3- 812 S SOUTHLAKE DR

4- 808 S SOUTHLAKE DR

5- 832 S SOUTHLAKE DR

6- 840 S SOUTHLAKE DR

7- 858 S SOUTHLAKE DR

8- 845 S SOUTHLAKE DR

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ADJACENT PROPERTIES

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A-003

EXISTING SUBJECT PROPERTY






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SUBJECT SITE PICTURES

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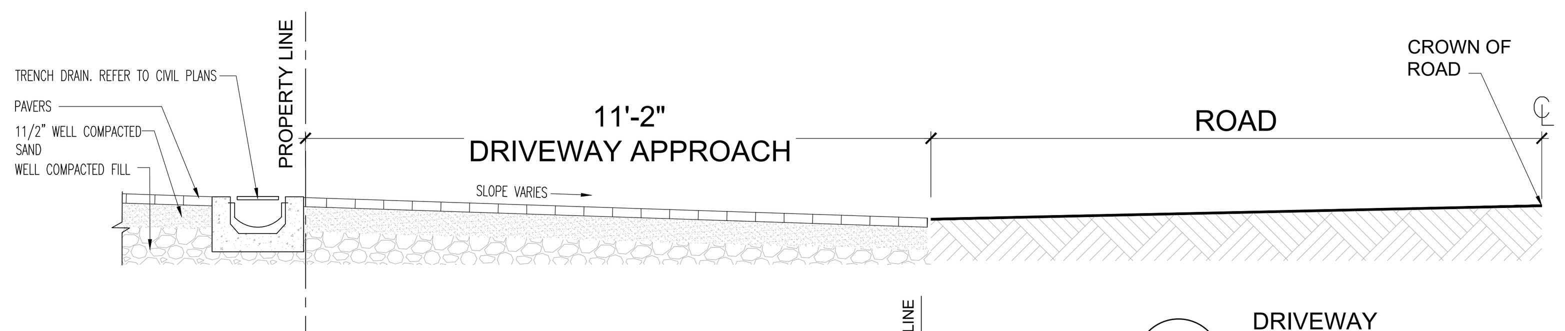
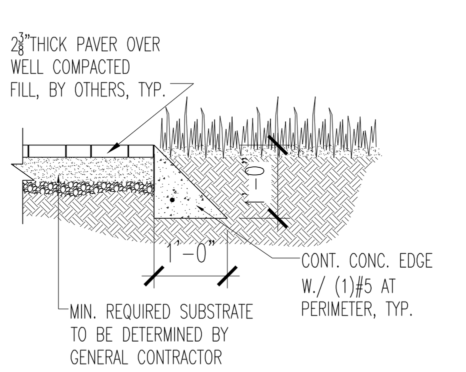
A-004

ZONING, SITE AND AREA LEGEND:

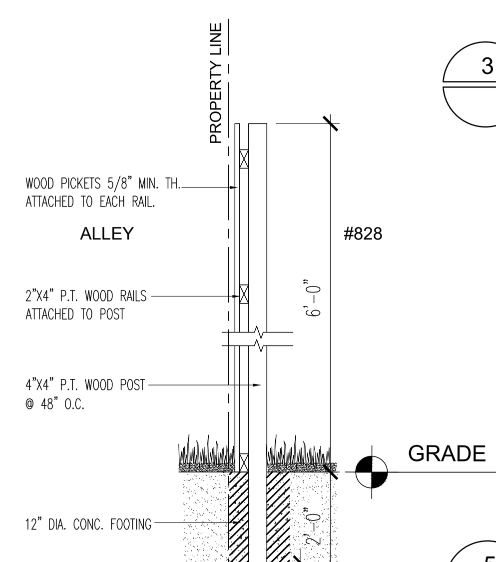
ZONING CLASSIFICATION			
	RS-6		
LAND USE			
	SINGLE FAMILY RESIDENTIAL		
LOT DATA		REQUIRED	PROVIDED
	LOT AREA:	6,000 SQ. FT. MIN.	7,814 SQ. FT.
	LOT WIDTH:	60 FT. MIN.	62.50 FT.
	LOT DEPTH:	N/A	125.00 FT.
	LOT COVERAGE:	40% MIN. (3,125 SQ.FT.)	33.5% (2,625 SQ.FT.)
BUILDING SETBACKS & DATA		REQUIRED	PROVIDED
BUILDING SETBACKS			
	FRONT (NORTH):	25 FT.	29.7 FT (EXISTING)
	REAR (SOUTH):	15 FT / 15% LOT DEPTH	19 FT. (EXISTING)
	SIDE (EAST):	7.5 FT / 25% LOT WIDTH	7.4 FT. (EXISTING) NON-CONFORMING
	SIDE (WEST):	7.5 FT / 25% LOT WIDTH	7.7 FT (EXISTING) NON-CONFORMING
BUILDING DATA			
	FLOOR AREA (EXISTING)		2,341 SQ. FT.
	PROPOSED FIRST FLOOR AREA		1,939 SQ. FT.
	PROPOSED SECOND FLOOR AREA		740 SQ. FT.
	TOTAL AREA:		2,679 SQ. FT.
BUILDING HEIGHT		REQUIRED	PROVIDED
	HEIGHT	30 FT. MAX.	16.5 FT
PARKING		REQUIRED	PROVIDED
	2 SPACES PER 2,000SF OR LESS; 1 SPACE PER ADDITIONAL 500 SF	3	3
LANDSCAPE		REQUIRED	PROVIDED
	PERVIOUS AREA (FRONT YARD 1,562 SQ.FT.)	20% (312 SQ.FT.)	50.7% (792 SQ. FT.)
	PERVIOUS AREA (BACK YARD 3,117 SQ.FT.)	20% MIN. (623 SQ. FT.)	64.8% (2,021 SQ. FT.)
	IMPERVIOUS AREA BUILDING FOOTPRINT, PARKING, SIDEWALKS, DRIVEWAY, POOL DECK)	60% (4,688 SQ.FT.)	59.3% (4,636 SQ.FT.)
	PERVIOUS AREA (LANDSCAPE, POOL)	40% (3,125 SQ.FT.)	40.6% (3,178 SQ.FT.)



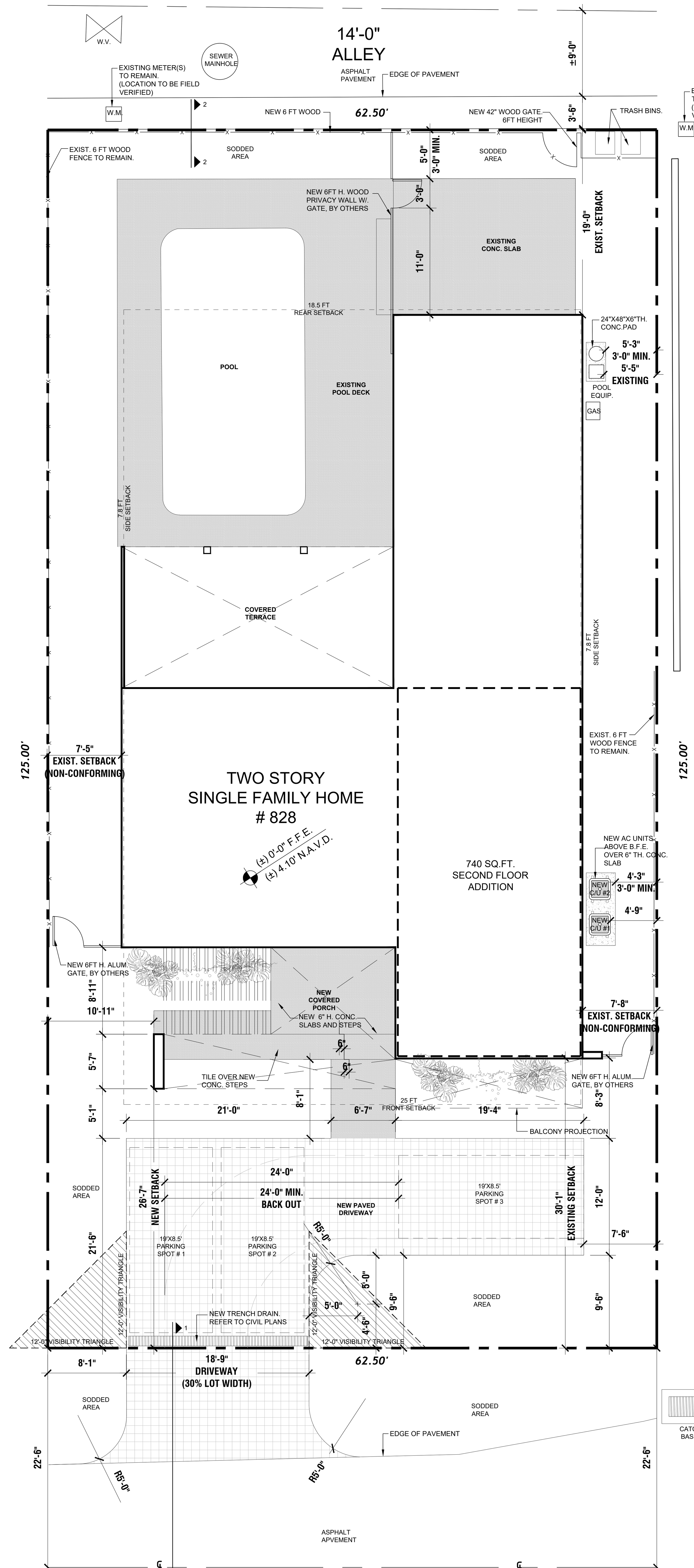
3 DRIVEWAY CROSS SECTION 1-1
Scale: 3/8" = 1'-0"



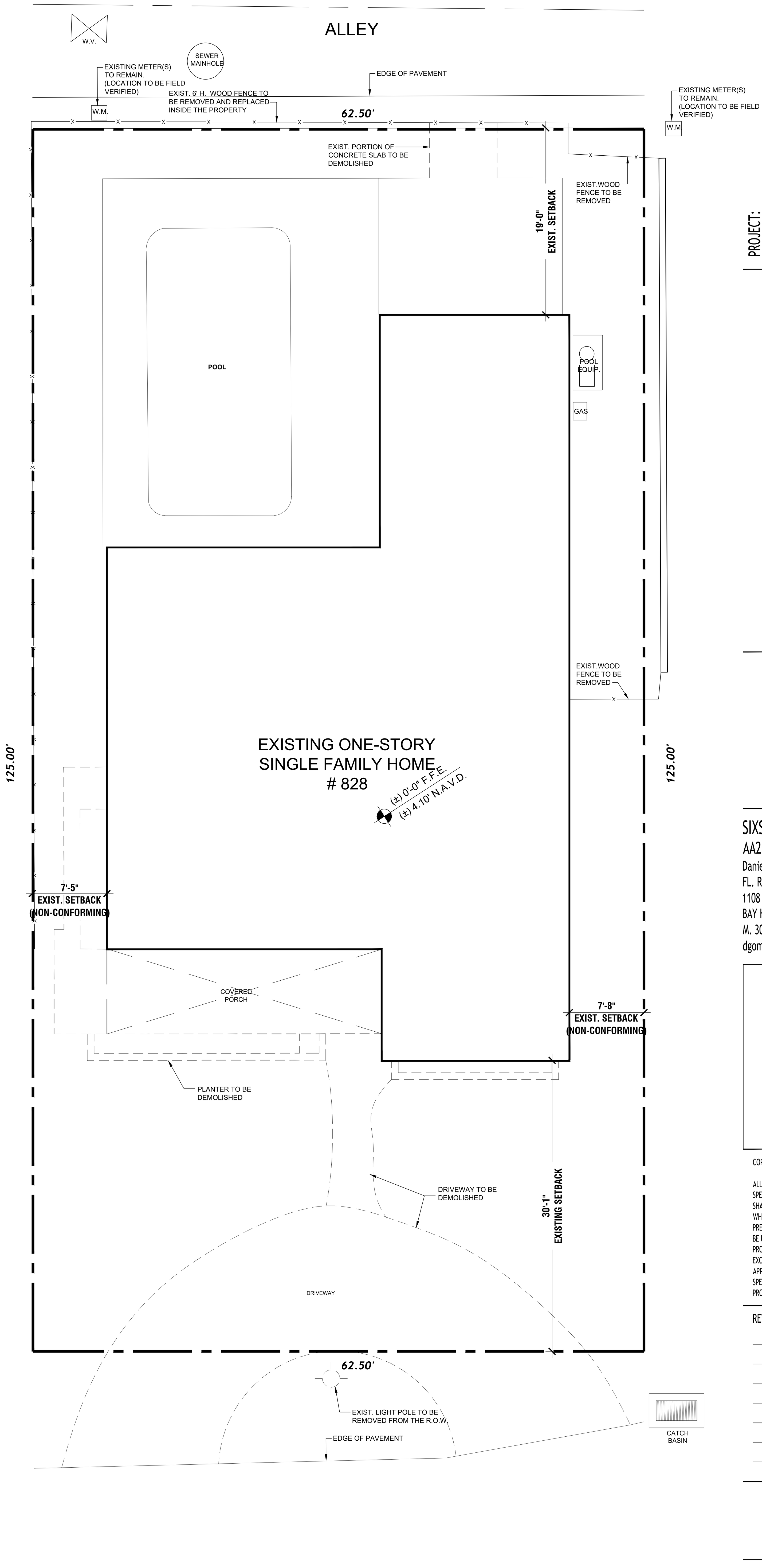
4 TYPICAL PAVER DETAIL
Scale: 1/2" = 1'-0"



5 FENCE CROSS SECTION 2-2
Scale: 3/8" = 1'-0"



2 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"



1 EXISTING SITE PLAN
Scale: 1/8" = 1'-0"

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SITE PLANS

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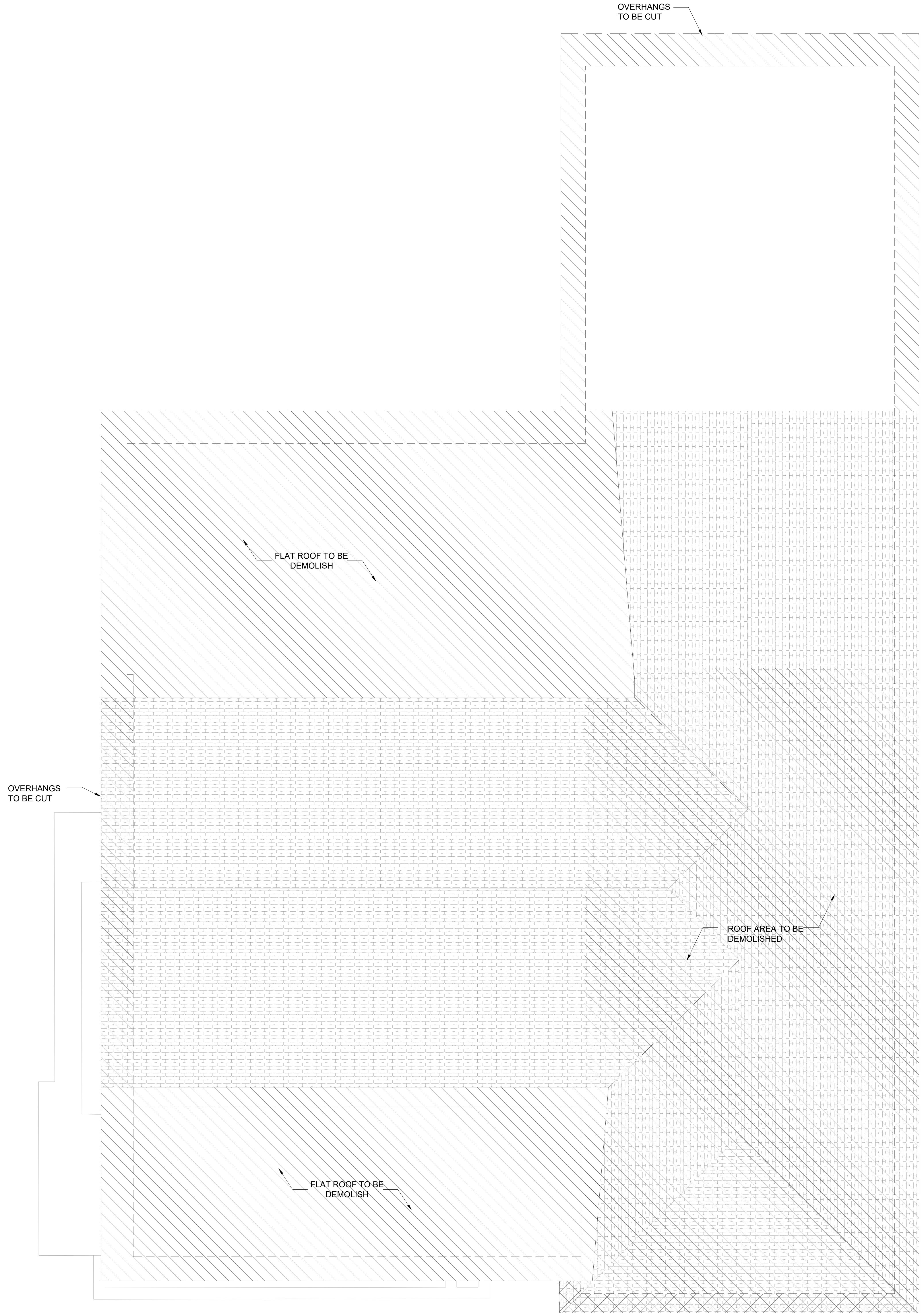
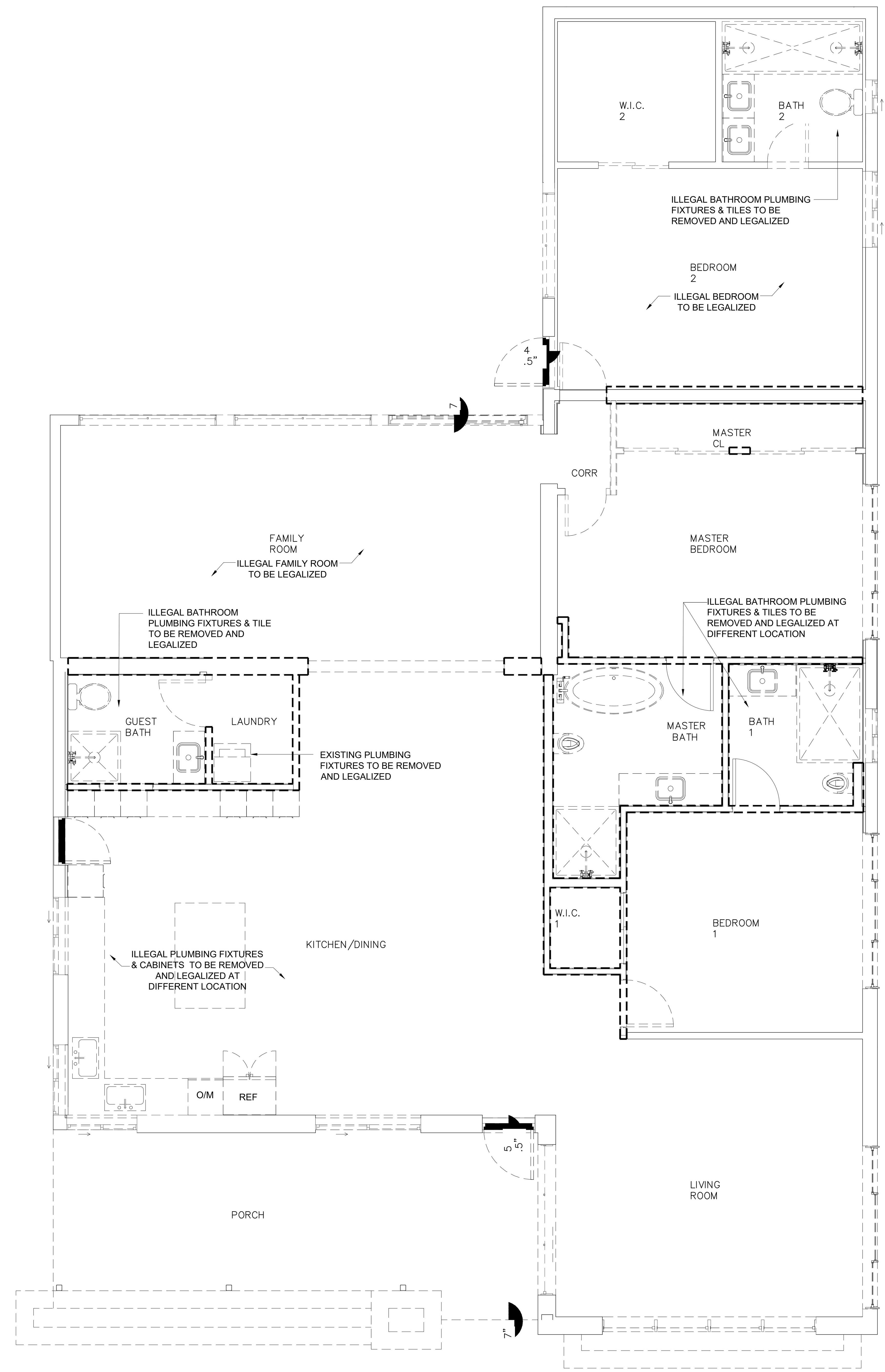


2 DEMO
ROOF PLAN
Scale: 1/4" = 1'-0"



1 DEMO
FLOOR PLAN
Scale: 1/4" = 1'-0"

N

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DEMO PLANS

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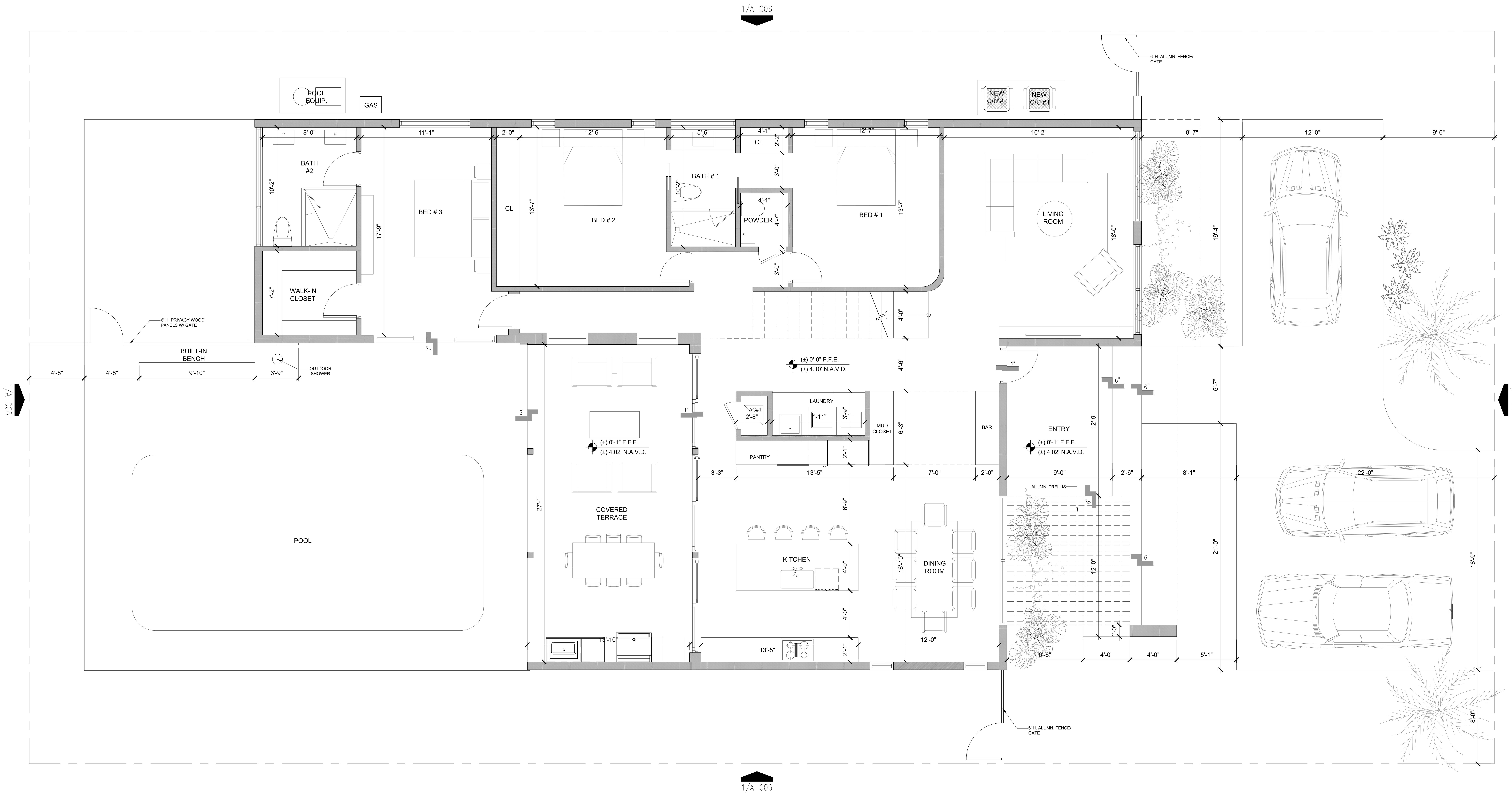

1 NEW 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"

N

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FIRST FLOOR PLAN

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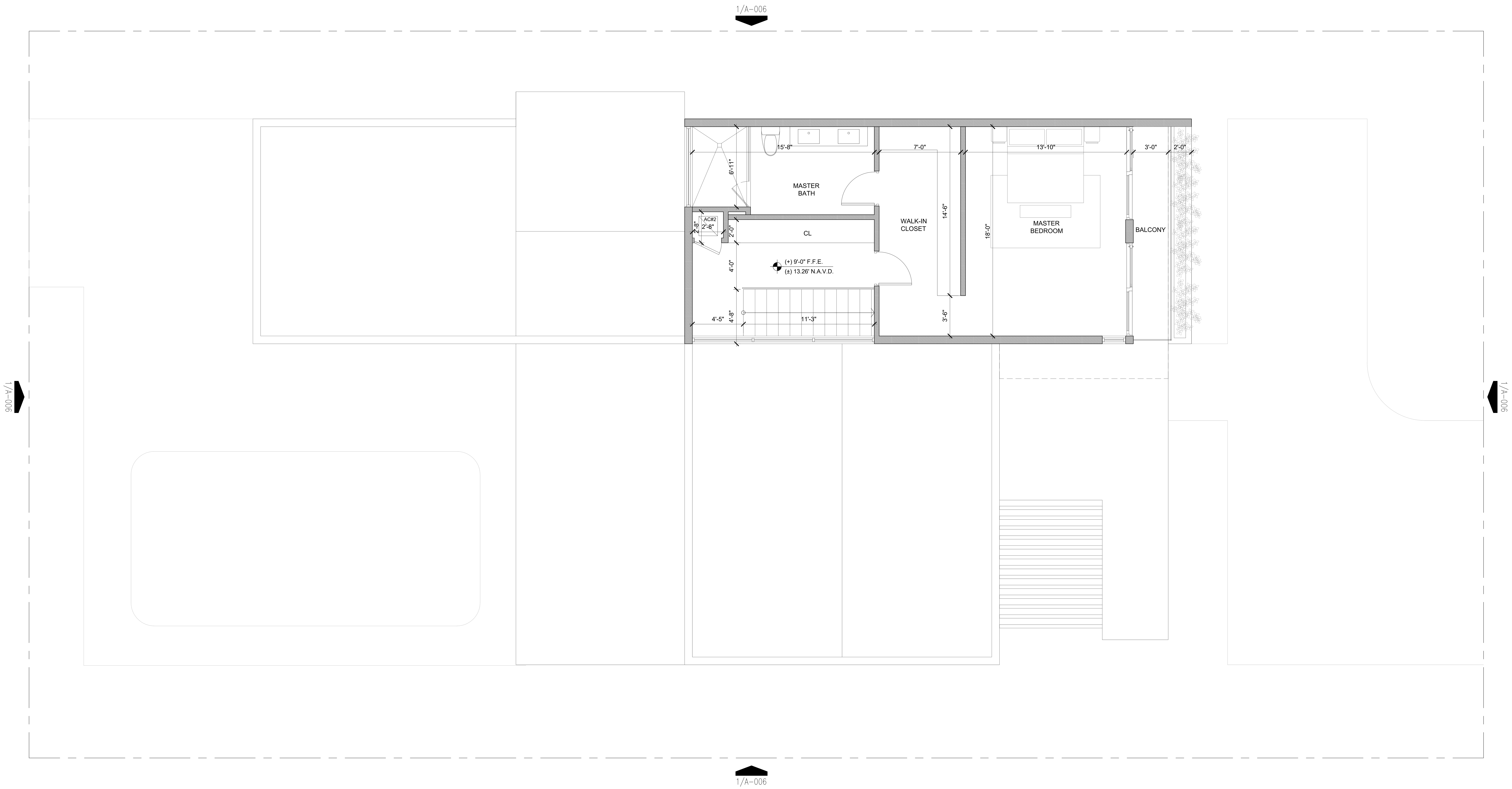
A-008



1 NEW 2ND FLOOR PLAN
Scale: 1/4" = 1'-0"

PROJECT:

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REVISED:

SECOND FLOOR PLAN

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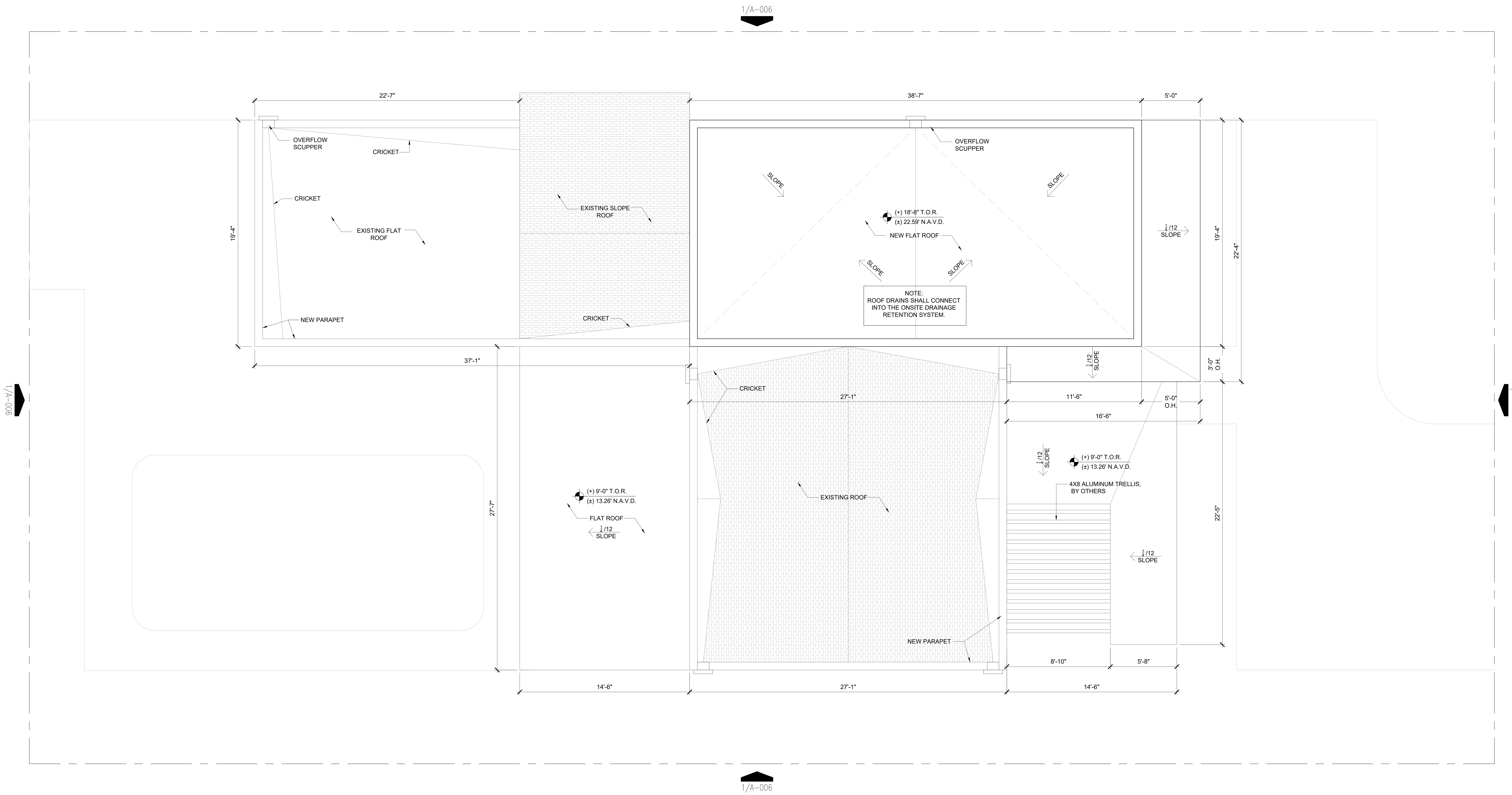
A-009



1 NEW ROOF PLAN
Scale: 1/4" = 1'-0"

N

PROJECT:

NEW 2ND FLOOR ADDITION
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ROOF PLAN

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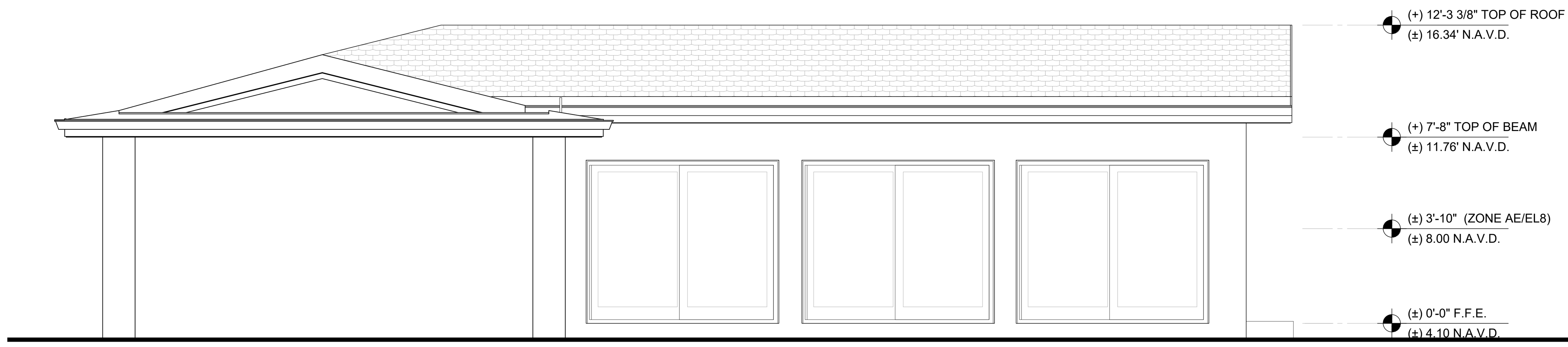
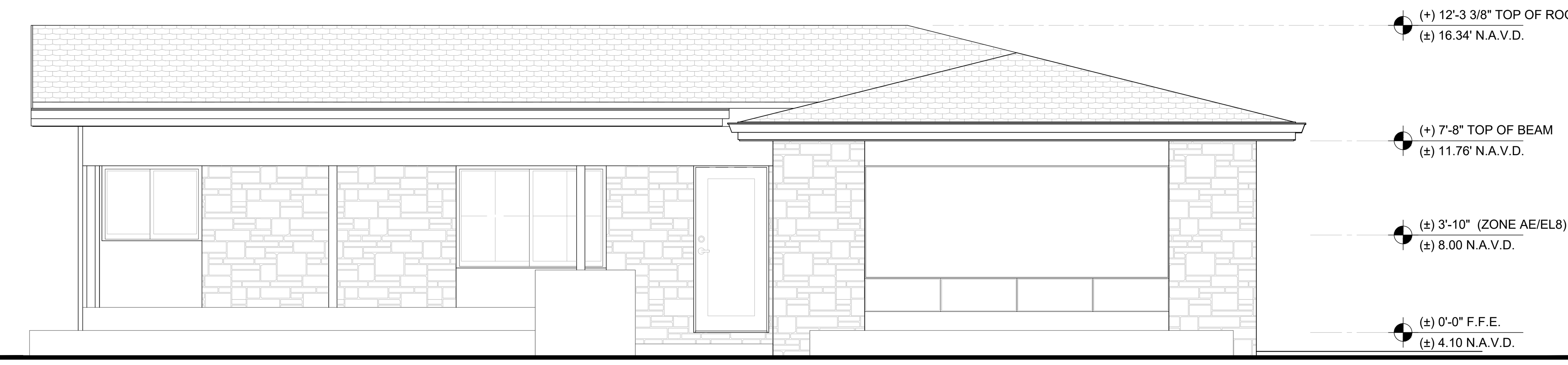
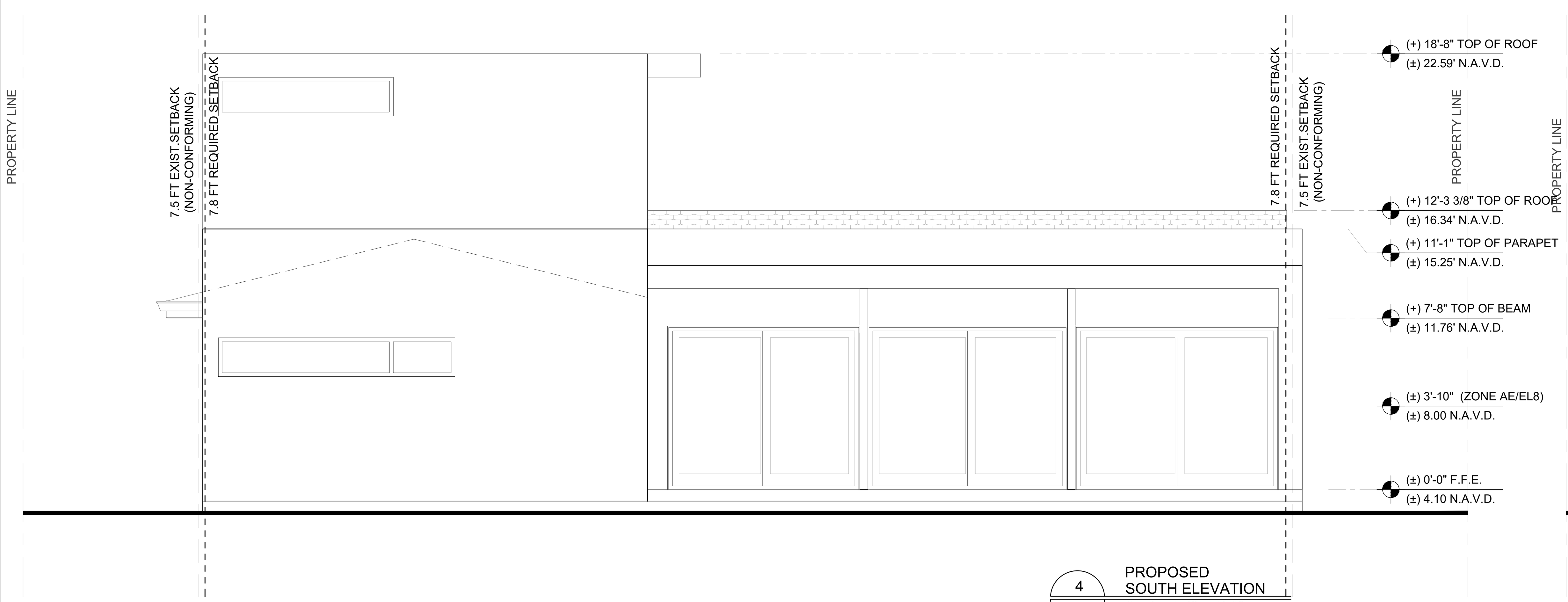


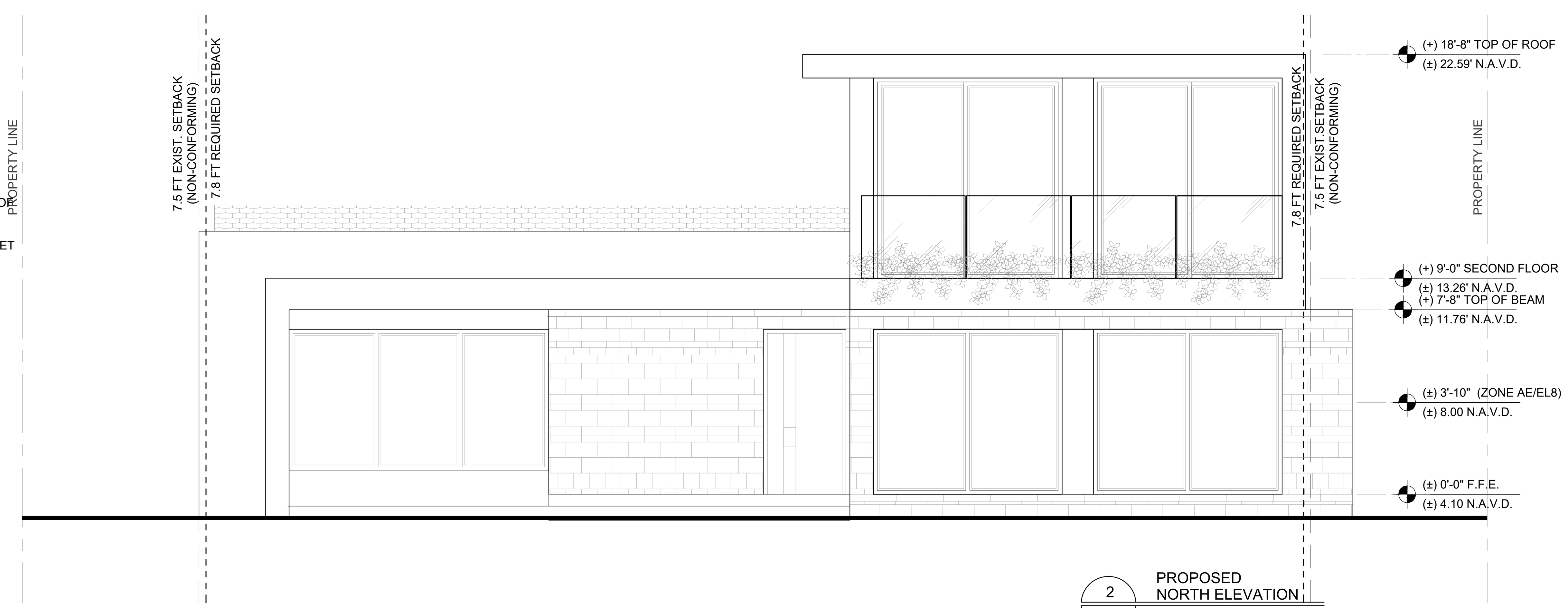
3 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"



1 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"



4 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"

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ELEVATIONS

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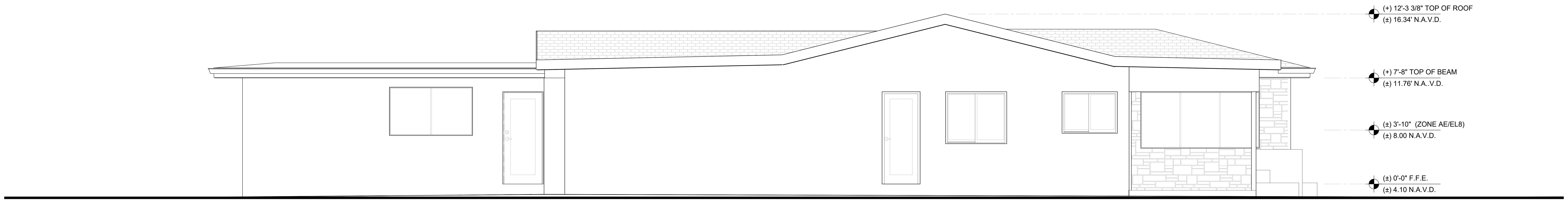
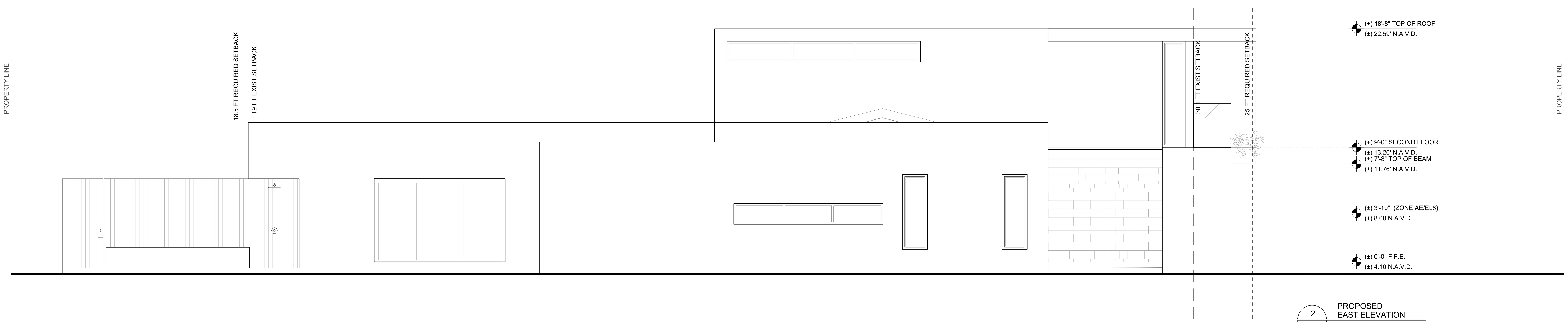


1 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"

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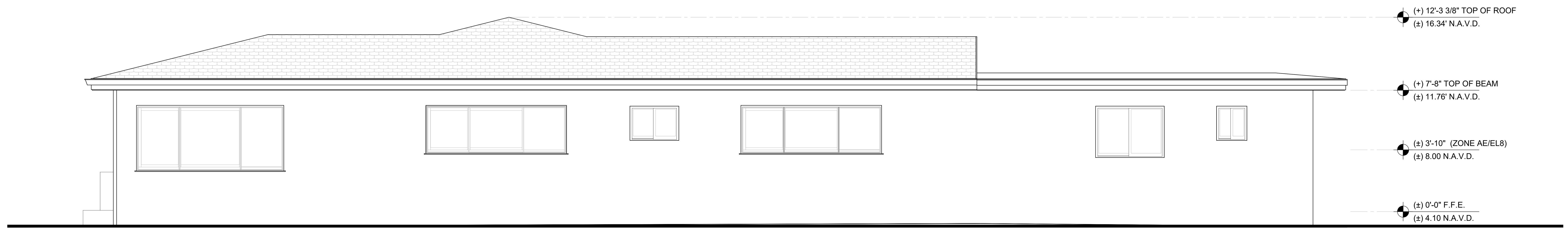

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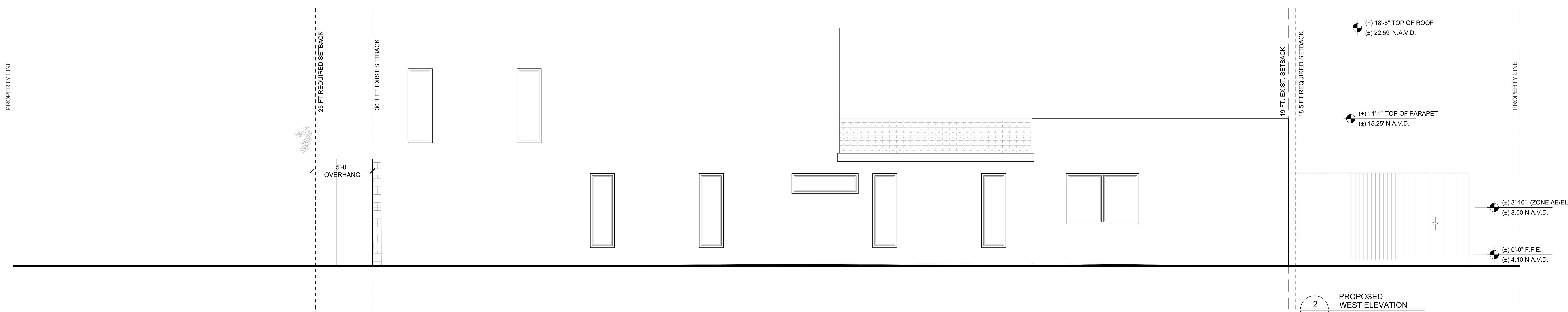

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ELEVATIONS

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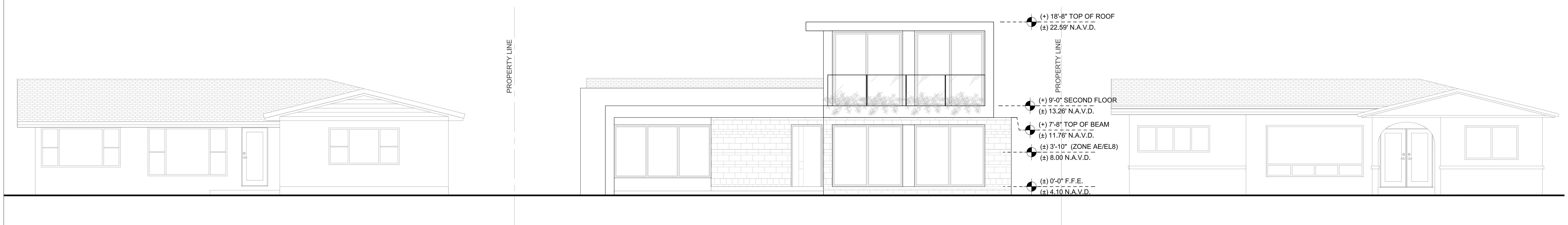

S SOUTHLAKE DR

2 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"

824 S SOUTHLAKE DR

832 S SOUTHLAKE DR

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REVISED:

STREET ELEVATION

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08/12/2025

A-014

RENDERINGS

NORTH VIEW

WEST VIEW

SOUTH VIEW

EAST VIEW

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RENDERINGS

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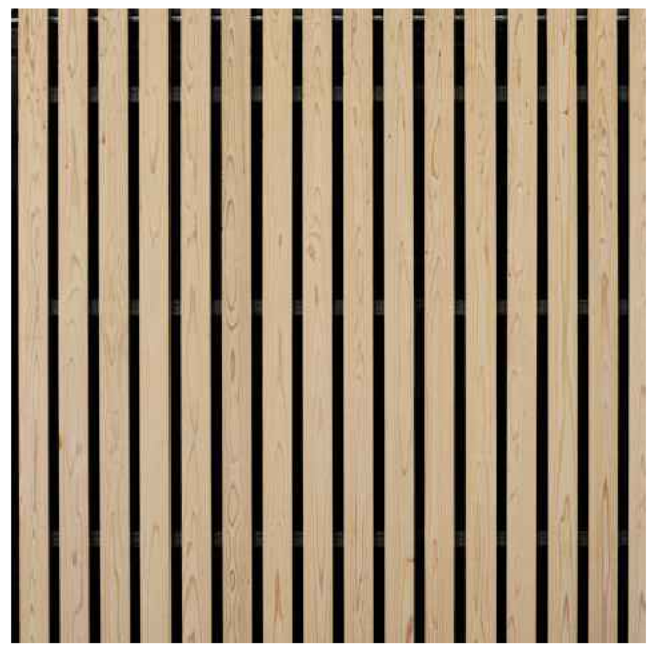
MATERIAL BOARD / EXTERIORS

_WHITE SMOOTH STUCCO FACADE

_EXTERIOR WOOD CEILING

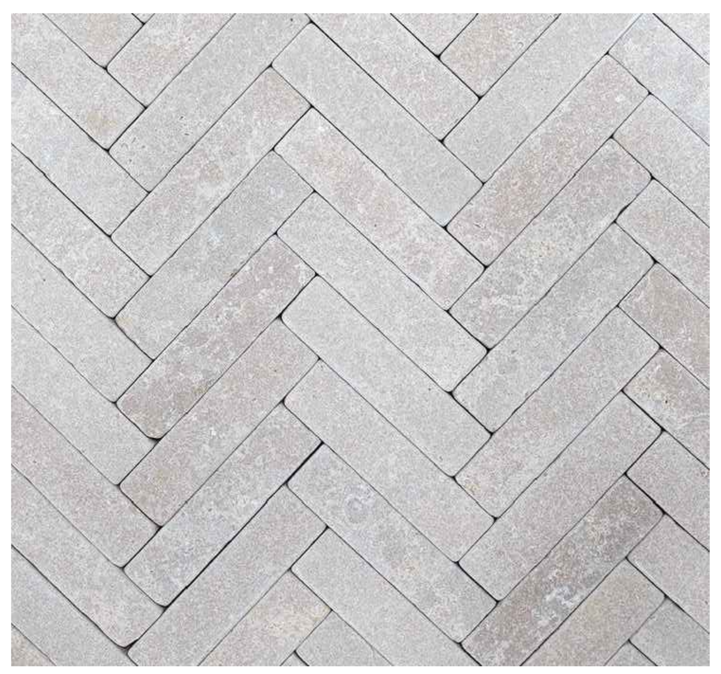


_EXTERIOR SIDING

_EXTERIOR ALUMINUM TRELLIS

_CONCRETE FLAT ROOF TILE (GREY)

_DRIVEWAY STONE PAVER



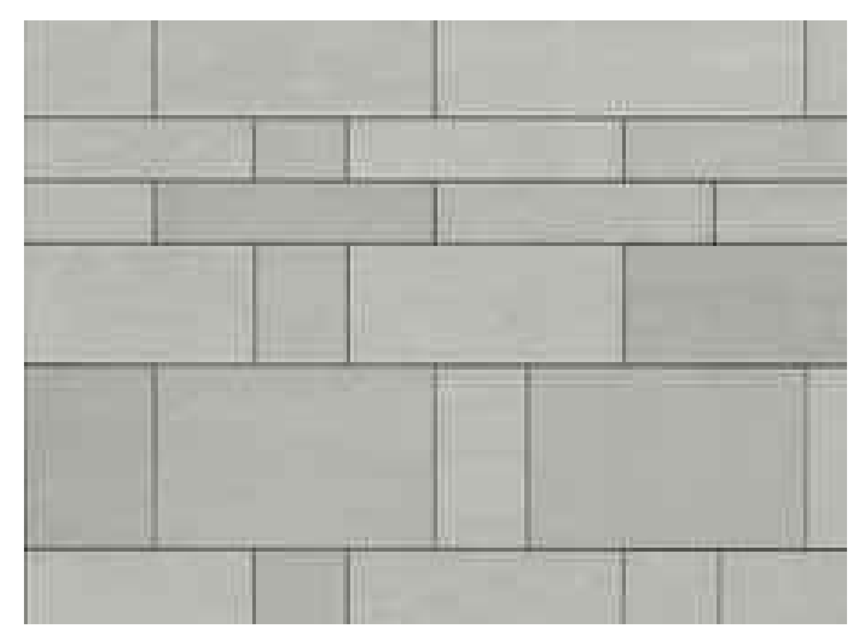
_EXTERIOR TILE (GREY PORCELAIN)

_SLIDING GLASS DOORS/WINDOWS (BRONZE)

_BUILT-IN PLANTER / GLASS RAILING

_FLOATING ENTRY STEPS (GREY PORCELAIN)

_EXTERIOR WALL COVERING (GREY STONE)



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COLOR PALETTE

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08/12/2025

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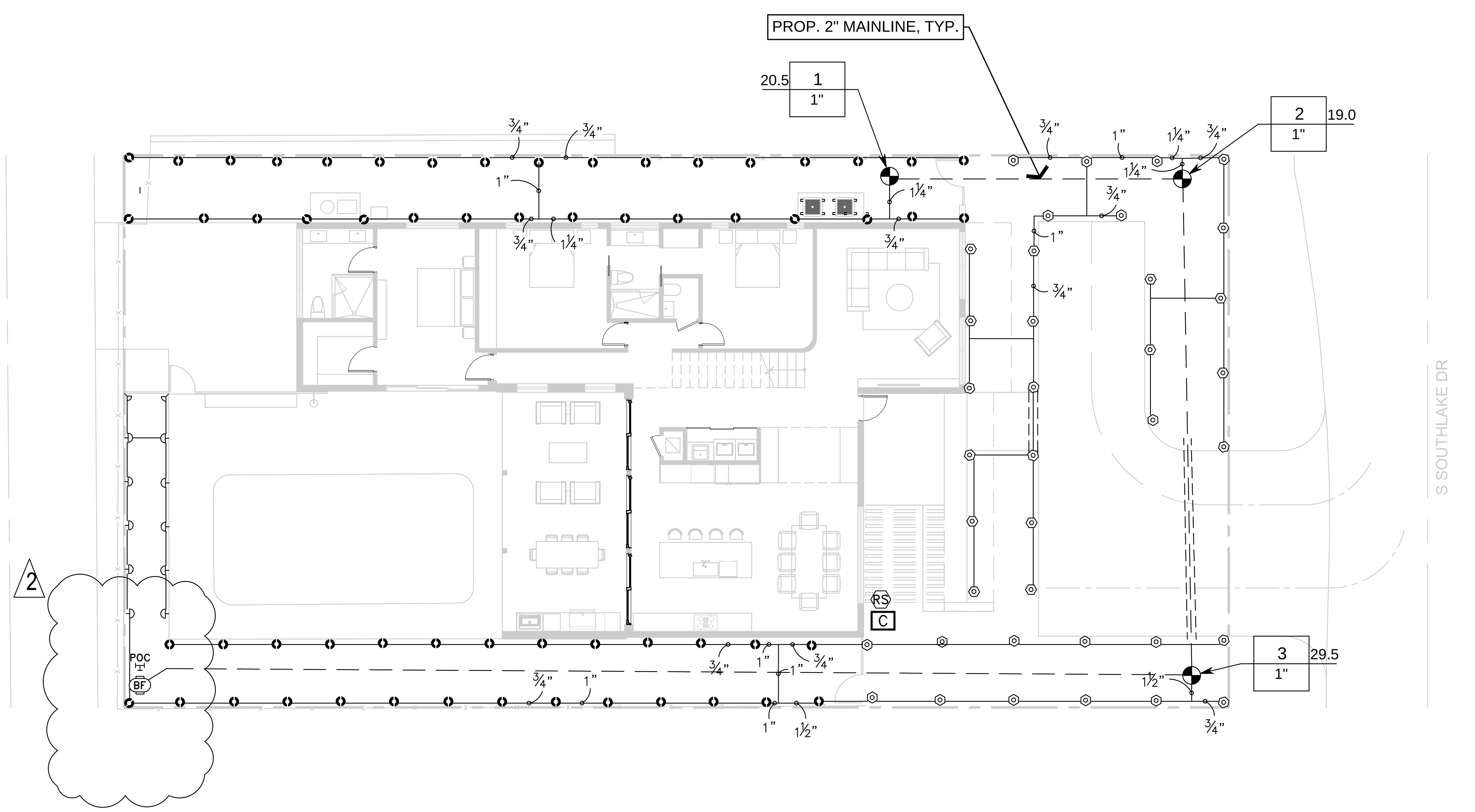


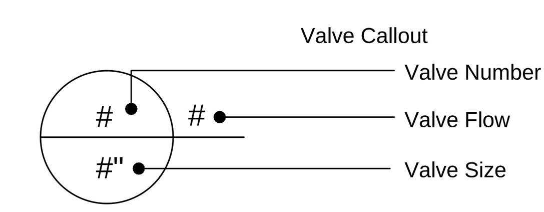
SCALE 1" : 10'

NORTH

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q H F	HUNTER PROS-06 5` RADIUS SHRUB SPRAY, 6" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	12	30
4 6 8 10 12 15 17	HUNTER PROS-06 ADJUSTABLE ARC SHRUB SPRAY, 6" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	97	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	3	
BF	FEBCO 765 1" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12" ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1	
C	HUNTER XC-800 (2) 8 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, OUTDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.	1	
RS	HUNTER MINI-CLIK RAIN SENSOR, MOUNT AS NOTED	1	
POC	POINT OF CONNECTION 2" POTABLE WATER SOURCE	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	712.9 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	203.0 LF	
	PIPE SLEEVE: PVC CLASS 200 SDR 21	29.9 LF	

2

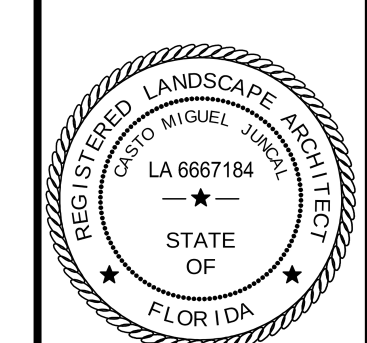


VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
1	HUNTER ICV-G	1"	SHRUB SPRAY	20.5
2	HUNTER ICV-G	1"	SHRUB SPRAY	19.03
3	HUNTER ICV-G	1"	SHRUB SPRAY	29.49

NO.	DATE	REVISIONS	DES.	DWN.
1	6.13.25	PLANS UPDATED PER CITY COMMENTS		

NEW RESIDENCE
828 S. SOUTHLAKE DRIVE, HOLLYWOOD, FLORIDA-33019
IRRIGATION PLAN



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MJ	MJ	MJ
DES.	DWN.	CHK.

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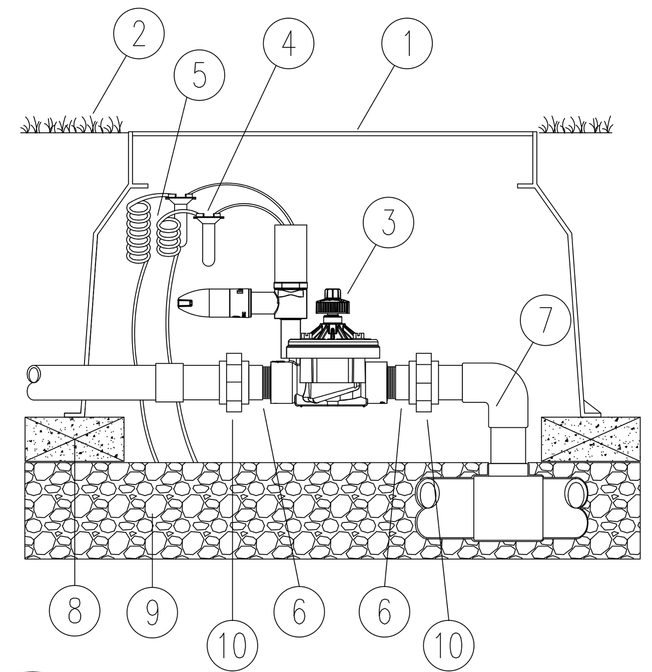
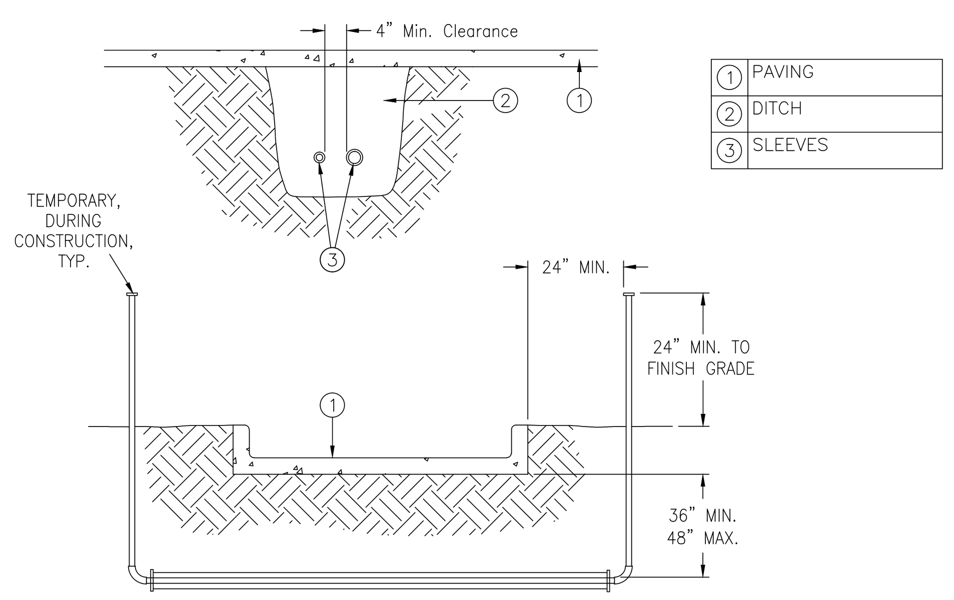
12/11/24 SHEET 1 OF 3

IRRIGATION DETAILS



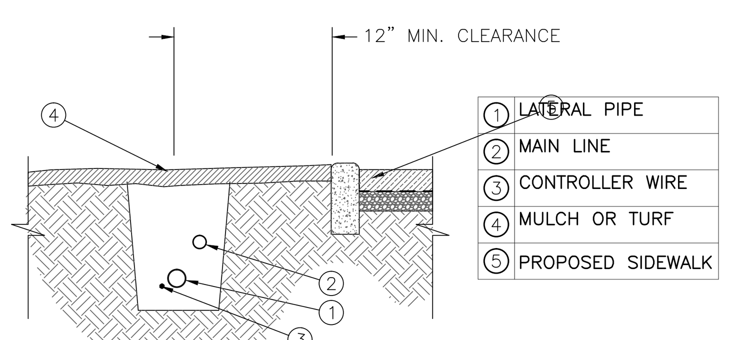
1. STANDARD VALVE BOX
2. FINISH GRADE
3. REMOTE CONTROL VALVE MODEL ICV-101G ACCU-SYNC-XX WITH FILTER SENTRY
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL
10. PVC SLIP UNIONS

1 HUNTER ICV VALVE

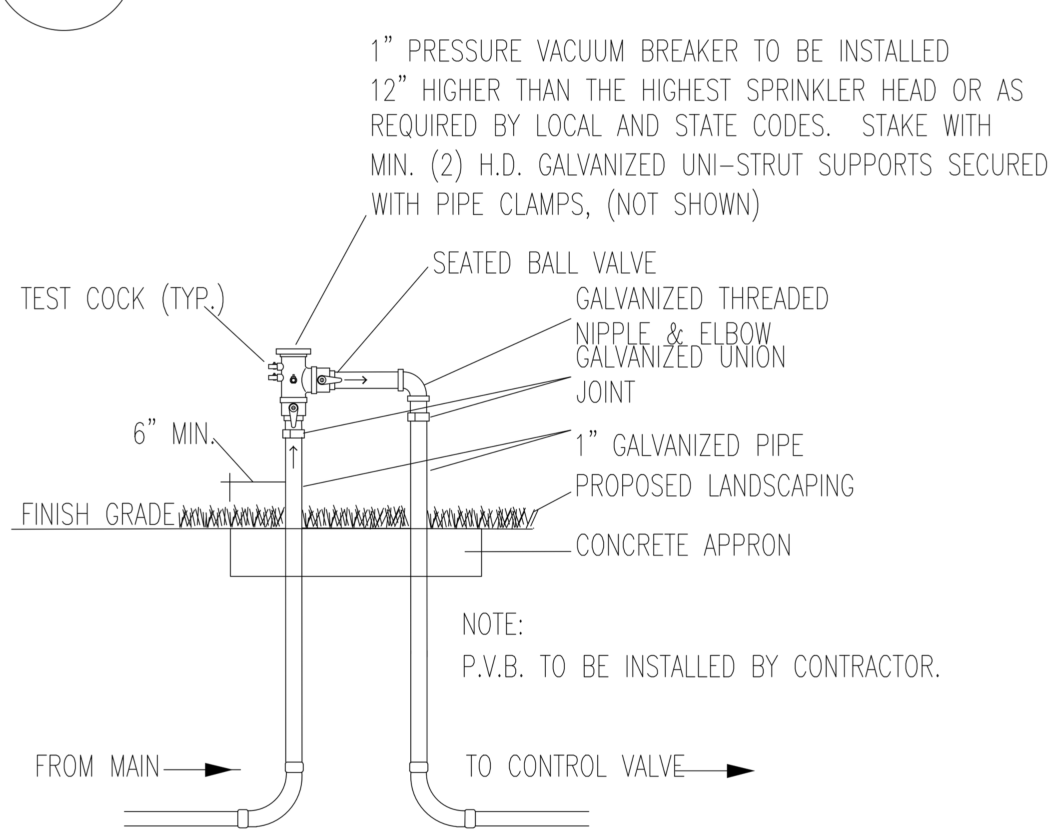


NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCH 80 PVC PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. MECHANICALLY TAMP TO 95% PROCTOR.

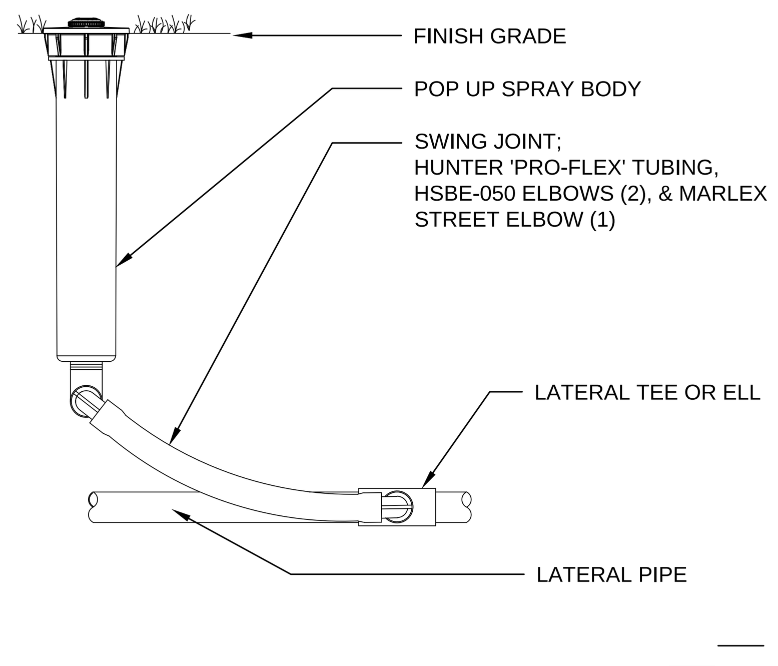
2 SLEEVING



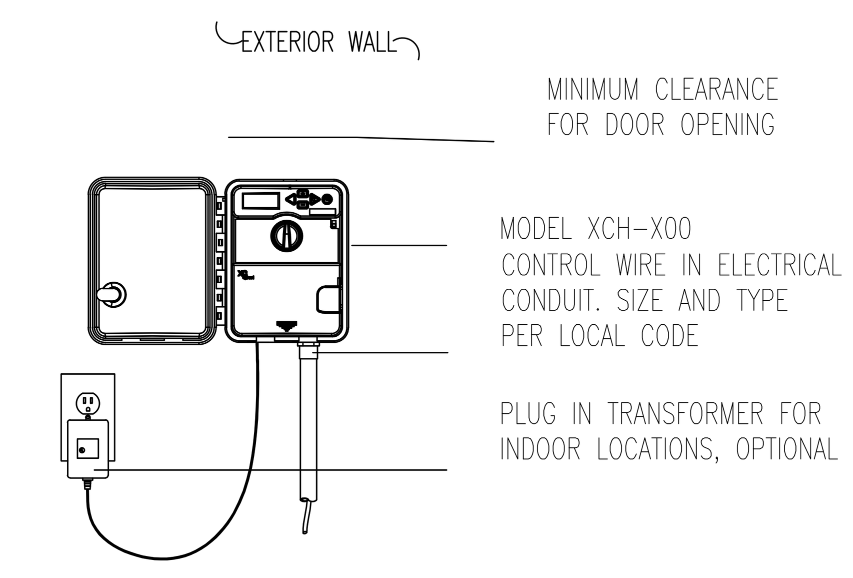
3 MAINLINE AND LATERAL PIPE



4 BACKFLOW PREVENTER



5 6" POP-UP SPRAY HEAD



NOTE
SPECIFY 4, 6, 8, 10 OR 12 STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL.

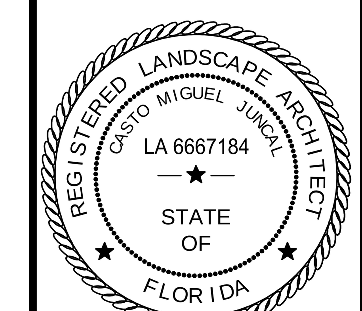
6 IRRIGATION CONTROLLER

IRRIGATION NOTES

1. CONTRACTOR TO VERIFY THE LOCATION OF WATER SOURCE
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING IRRIGATION SERVICE TO AREAS OUTSIDE OF THE CONSTRUCTION SITE THAT WOULD RESULT IN THE DISRUPTION OF SERVICE DURING CONSTRUCTION. THE CONTRACTOR WILL RESTORE/REPAIR ALL DAMAGED IRRIGATION LOCATED WITHIN THE CONSTRUCTION SITE OR ANY AREAS BEING USED BY THE CONTRACTOR, SUCH AS STAGING AREAS AND PARKING AREAS. IF ANY SOD/LANDSCAPING DIES INSIDE OR OUTSIDE THE CONSTRUCTION FENCE AS A RESULT OF IRRIGATION FAILURE DUE TO CONSTRUCTION, THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR RESTORING THE AREAS EXACTLY AS THEY WERE PREVIOUS TO CONSTRUCTION.
3. THE PROPOSED VALVES AND IRRIGATION HEADS ARE CONNECTED TO THE EXISTING IRRIGATION SYSTEM.
4. IRRIGATION SYSTEMS SHALL BE DESIGNED TO MEET THE NEEDS OF THE PLANTS IN THE LANDSCAPE.
5. THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIAL TO INSTALL A FULLY OPERATIONAL IRRIGATION SYSTEM.
6. ALL SPRINKLER HEADS SHALL BE INSTALLED WITH SWING .
7. IRRIGATION SLEEVES ARE REQUIRED UNDER HARDSCAPE AREAS SUCH AS PAVED AREAS, DRIVEWAYS, RETAINING WALLS, AND ALL OTHER HARD-WEARING MATERIALS SUCH AS STONE, CONCRETE SIDEWALKS, ROAD, ETC. ALL IRRIGATION SLEEVE PIPE SHALL BE SCHEDULE 40 PVC. SLEEVES SHALL BE 2 PIPE SIZES LARGER THAN THE RUNNING PIPE AND SHALL EXTEND 24" OUTWARD FROM EDGE OF ASPHALT/ROADWAY OR CONCRETESLAB. SLEEVES UNDER PAVED AREAS SHALL BE INSTALLED TO A MINIMUM DEPTH OF 24".
8. VALVES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.
9. IRRIGATION MAIN PIPE SHALL BE SCHEDULE 40 PVC.
   LATERALS: CLASS 200
   SLEEVES: SCHEDULE 40
10. TOP OF VALVE BOXES AND SPRINKLER HEADS SHALL BE INSTALLED AT FINISH GRADE LEVEL.
11. MAINS SHALL BE @ 18" BELOW FINISH GRADE AND LATERALS BETWEEN 6" AND 12" (DEPENDING OF THE PIPE SIZE) BELOW FINISH GRADE.ALL IRRIGATION TRENCHES TO BE BACK FILLED WITH 100% SAND TO PREVENT PIPE RUPTURES.
12. ZONE CONTROLLING VALVES WILL BE ADJUSTED AND CONNECTED TO THE EXISTING CONTROLLER.
13. WHEN FEASIBLE, IRRIGATION SYSTEMS SHALL BE DESIGNED TO SEPARATELY SERVE TURF AND NON-TURF AREAS.
14. THE DESIGN SHALL CONSIDER SOIL, SLOPE, AND OTHER SITE CHARACTERISTICS IN ORDER TO MINIMIZE WATER WASTE, INCLUDING OVERSPRAY, WATERING OF IMPERVIOUS SURFACES AND OTHER NON-VEGETATED AREAS, AND OFF-SITE RUNOFF.
15. RAIN SWITCHES OR OTHER APPROVED DEVICES, SUCH AS SOIL MOISTURE SENSORS, TO PREVENT UNNECESSARY IRRIGATION SHALL BE INCORPORATED.
16. A RECOMMENDED SEASONAL OPERATING SCHEDULE AND AVERAGE PRECIPITATION RATES FOR EACH IRRIGATION ZONE FOR BOTH ESTABLISHMENT AND MAINTENANCE CONDITIONS SHALL BE PROVIDED.
17. SPRINKLER LOCATIONS SHALL BE COORDINATED WITH EXISTING AND PROPOSED PLANTING MATERIAL, SITE LIGHTING, UTILITIES, ETC. TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW.
18. BEFORE ANY CONSTRUCTION START, A TEST OF THE IRRIGATION SYSTEM MUST BE CONDUCTED. THE CONTRACTOR, PROJECT MANAGER AND IRRIGATION TECHNICIAN MUST BE THERE TO SEE IF THERE ARE ANY INFRACTIONS THAT HAVE TO BE ADDRESSED.
19. TESTING FOR PRESSURE AND LEAKAGE SHALL BE ACCOMPLISHED UPON THE COMPLETION OF EACH SECTION OF ZONED PIPING. ALL RISERS SHALL BE INSTALLED PRIOR TO TESTING AND SHALL BE SUITABLE PLUGGED AND BLOCKED. THE CONTRACTOR SHALL ALLOW ALL SOLVENT-WELDED JOINTS TO CURE ACCORDING TO MANUFACTURER'S DIRECTION PRIOR TO PRESSURE TESTING. THE CONTRACTOR MAY NOT BACKFILL JOINTS BEFORE TESTING. IN THE EVENT OF AN UNSATISFACTORY TEST, THE CONTRACTOR WILL UNCOVER THE SECTIONS FOR LOCATION OF LEAKS AND MAKE THE REQUIRED REPAIRS.
20. ALL LINES SHALL BE FLUSHED AND ALL OUTLETS SHALL BE CAPPED AND PLUGGED BEFORE TESTING. PRESSURE TESTING (100 PSI FOR A MINIMUM OF ONE HOUR) SHALL BE CONDUCTED IN THE PRESENCE OF THE PROJECT MANAGER. TEST SHALL PASS WHEN THERE IS NO DETECTABLE CHANGE IN PRESSURE AT THE END OF ONE HOUR PERIOD. THE TESTING COST SHALL BE PAID FOR BY THE CONTRACTOR.
21. BACKFILL SHALL BE CAREFULLY PLACED TO AVOID PIPE DISLOCATION. BACKFILL MATERIAL SHALL BE FREE OF ROCKS, STUMPS, ROOTS, STONES, AND OTHER DEBRIS THAT COULD DAMAGE IRRIGATION SYSTEM COMPONENTS.
22. POP-UP ROTORS SHALL BE RAIN BIRD 5004 AND SPRAY HEADS SHALL BE RAIN BIRD 18006 SERIES. ROTORS FOR ATHLETIC FIELDS SHALL BE FALCON 6504 HIGH-SPEED #12 NOZZLE.
23. SIX INCH POP-UP SPRAYHEADS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH. TWELVE INCH POP-UP TYPE SPRAYHEADS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUNDCOVERS. BUBBLERS SHALL BE INSTALLED AT ROYAL PALMS AND LARGE TREES.
24. THE CONTRACTOR SHALL FULLY WARRANT THE IRRIGATION SYSTEM FOR A PERIOD OF ONE (1) YEAR AFTER FINAL ACCEPTANCE. THE CONTRACTOR WILL RECEIVE A WRITTEN CONFIRMATION FROM THE LANDSCAPE ARCHITECT, AFTER ACCEPTANCE, WHICH WILL STATE THE DURATION OF WARRANTY PERIOD FROM BEGINNING TO END.

NO.	DATE	REVISIONS	DES. DWN.

NEW RESIDENCE
828 S. SOUTHLAKE DRIVE, HOLLYWOOD, FLORIDA-33019
IRRIGATION NOTES AND DETAILS



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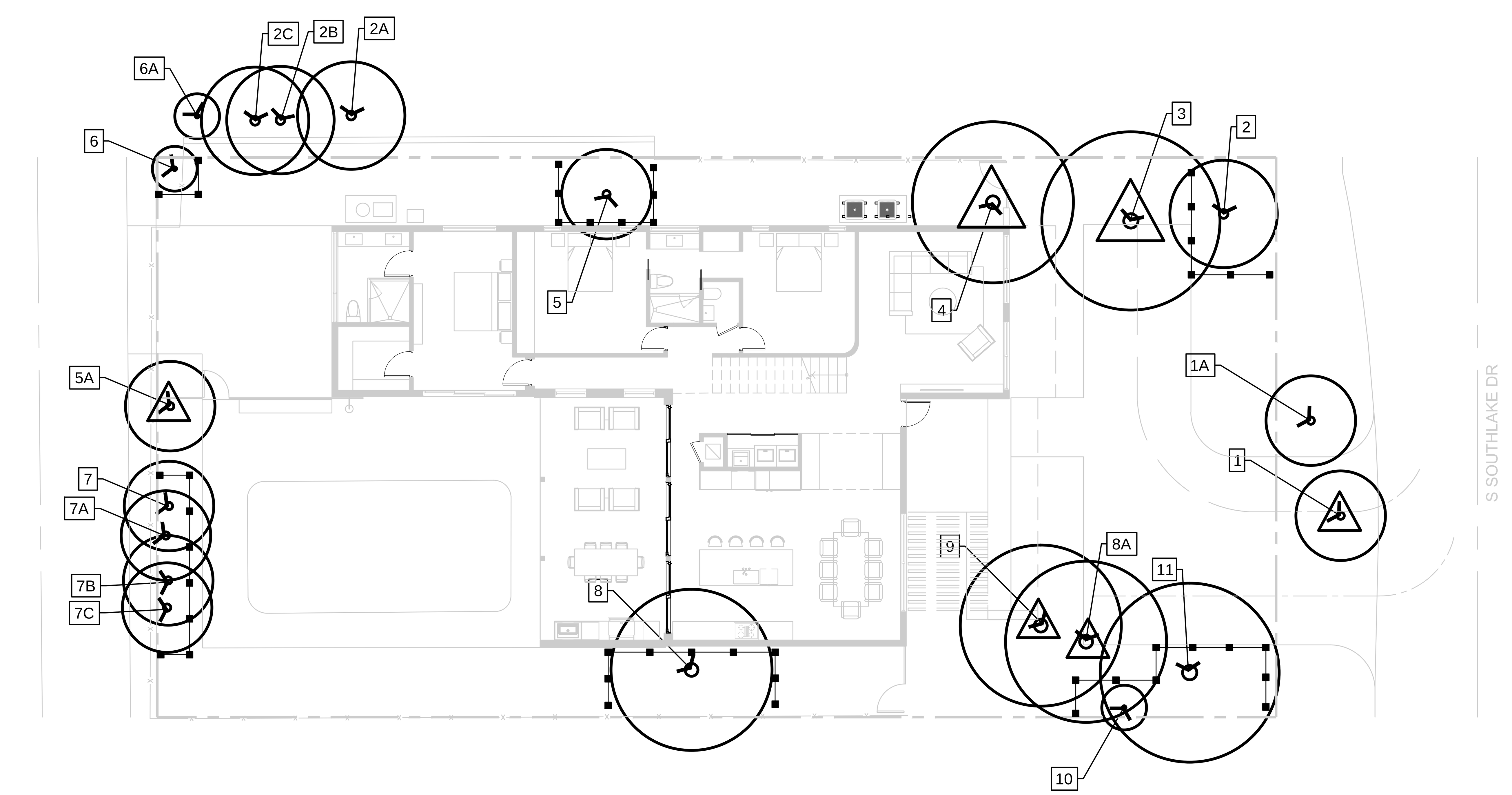
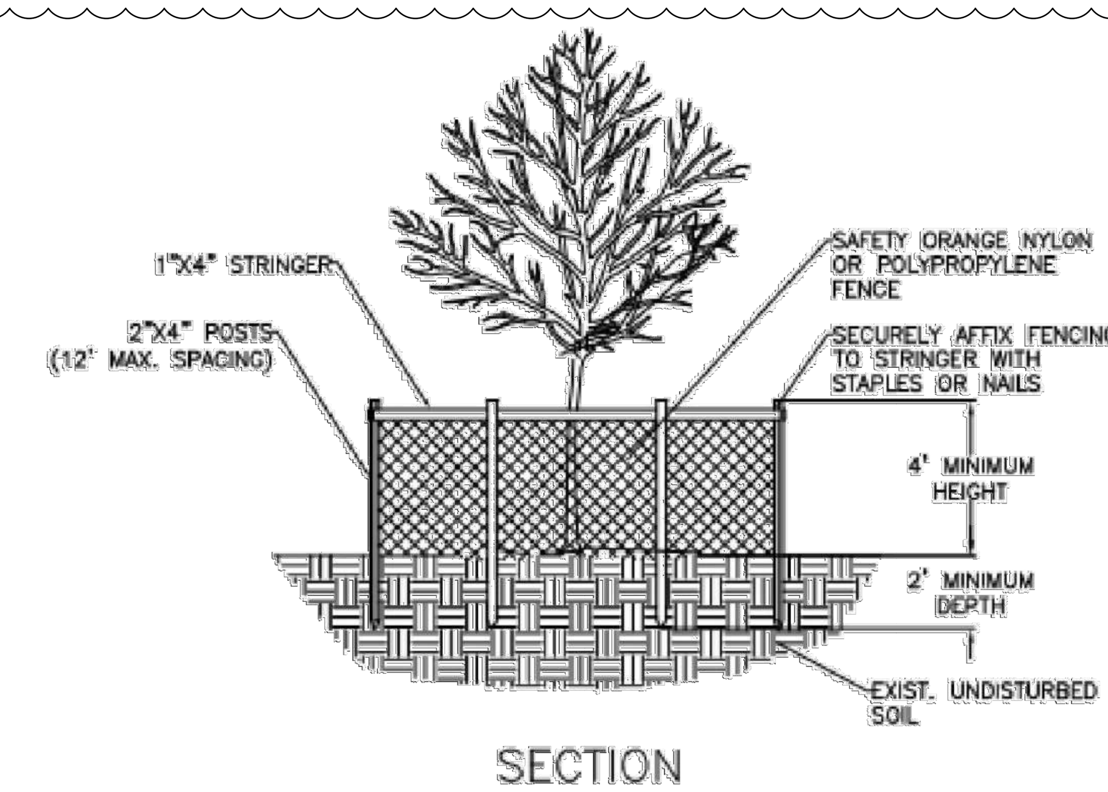
12/11/24 SHEET 1 OF 3



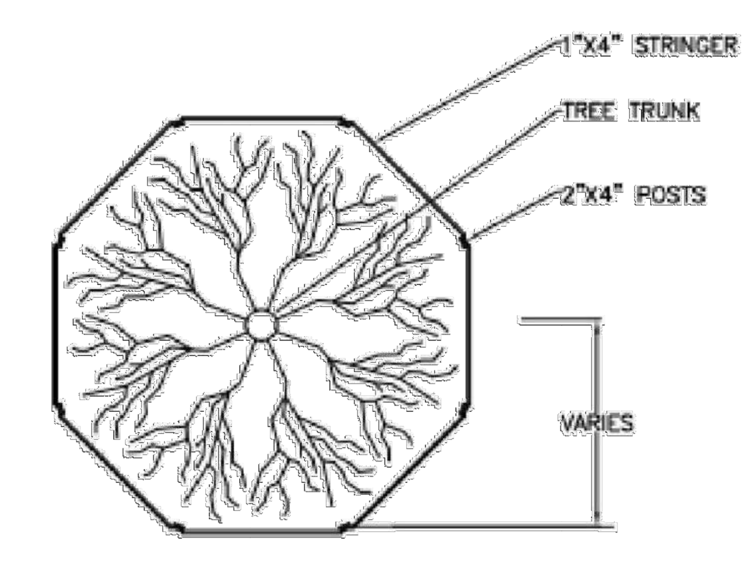
Tree Disposition Chart

No.	Botanical Name	Common Name	D.B.H./ft.	Height/ft	Spread/ft	Condition	Remarks	Disposition	T.P.Z. / ft. radius
1	Cycas revoluta	Sago Palm	1	14	10	*Fair*		~~*Relocate*~~	3
1A	Livistona chinensis	Chinese Fan Palm	1	14	10	*Fair*		*Remain*	5
2	Washingtonia robusta	Washinton Palm	1.8	24	12	*Fair*		~~*Remain*~~	5
2A	Roystonea regia	Royal Palm	1.8	24	12	*Fair*		*Remain*	5
2B	Roystonea regia	Royal Palm	1.8	24	12	*Fair*		*Remain*	5
2C	Roystonea regia	Royal Palm	1.8	24	12	*Fair*		*Remain*	5
3	Bambusa spp.	Bamboo	2.3	22	20	*Fair*		*Relocate*	8
4	Roystonea regia	Royal Palm	2	30	18	*Fair*		*Relocate*	5
5	Roystonea regia	Royal Palm	2	24	10	*Fair*		*Remain*	5
6	Roystonea regia	Royal Palm	0.8	12	5	*Fair*		*Remain*	5
6A	Roystonea regia	Royal Palm	0.8	12	5	*Fair*		*Remain*	5
7	Roystonea regia	Royal Palm	1.6	18	10	*Fair*		*Remain*	5
7A	Roystonea regia	Royal Palm	1.6	18	10	*Fair*		*Remain*	5
7B	Roystonea regia	Royal Palm	1.6	18	10	*Fair*		*Remain*	5
7C	Roystonea regia	Royal Palm	1.6	18	10	*Fair*		*Remain*	5
8	Roystonea regia	Royal Palm	2.4	35	18	*Fair*		*Remain*	5
8A	Bismarkia nobilis	Bismark Palm	2.4	35	18	*Fair*		*Relocate*	5
9	Roystonea regia	Royal Palm	2	24	18	*Fair*		*Relocate*	5
10	Vietchia merrillii	Christmas Palm	0.8	12	5	*Fair*		*Remain*	3
11	Phoenix canariensis	Canary Island Date Palm	2.5	12	20	*Fair*		*Remain*	5

1



SECTION



TOP VIEW

NOTES:
1. BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.
2. TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.

TREE PROTECTION BARRIER DETAIL BY CITY OF HOLLYWOOD
https://www.hollywoodfl.org/DocumentCenter/View/21607/43-L-08-TREE-PROTECTION-DETAIL

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO RELOCATE
- TREE PROTECTION FENCE
- TPZ AREA

1

NORTH

SCALE 1" : 10'

NO.	DATE	REVISIONS	DES.	DWN.
1	4-22-25	CITY COMMENTS		
2	6-13-25	CITY COMMENTS		

NEW RESIDENCE
828 S. SOUTHLAKE DRIVE, HOLLYWOOD, FLORIDA-33019
TREE DISPOSITION PLAN

REGISTERED LANDSCAPE ARCHITECT
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DES.	DWN.	CHK.
MJ	MJ	MJ

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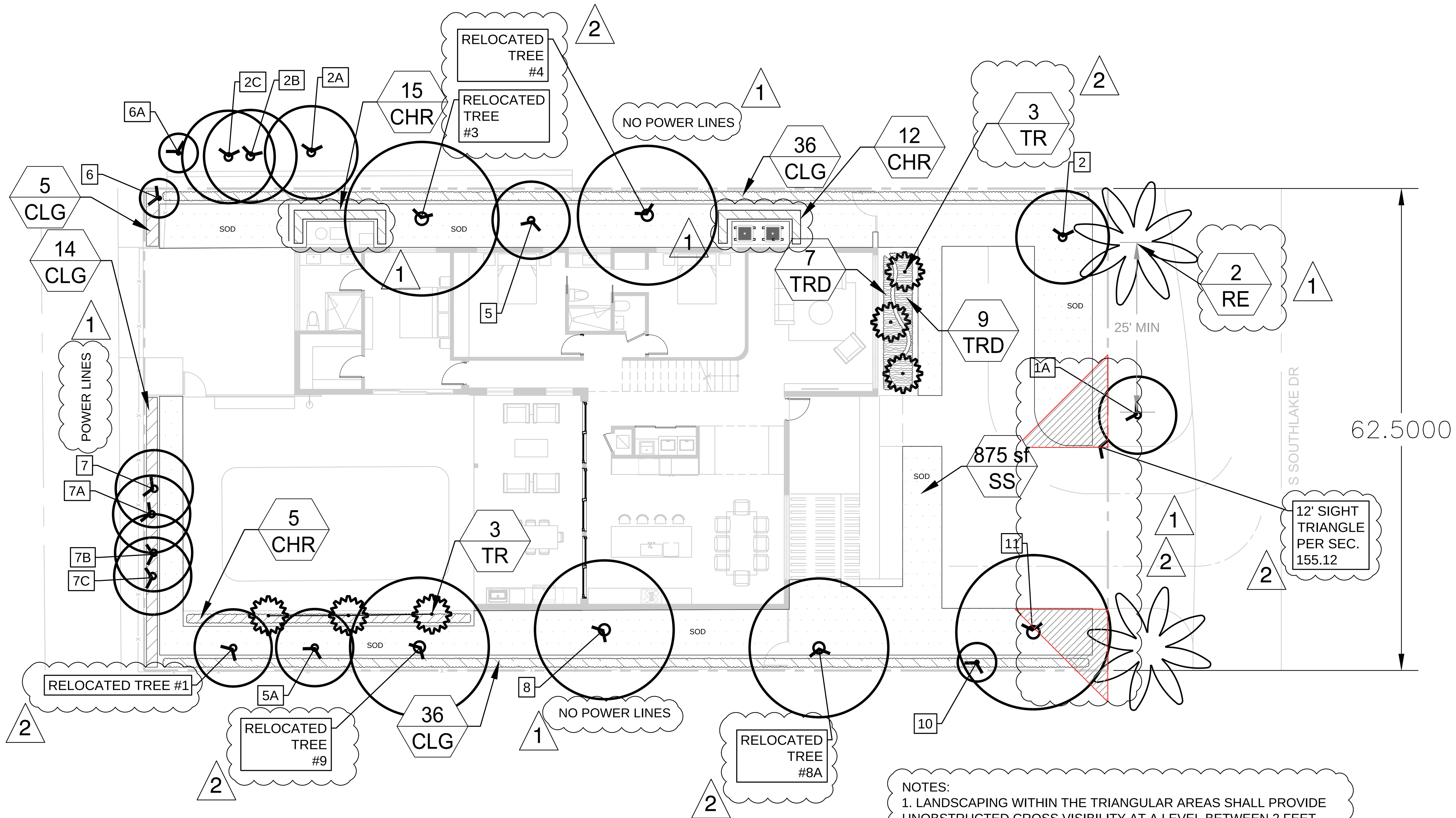
12/11/24

SHEET 1 OF 3



SCALE 1" : 10'

NORTH

NOTES:
1. LANDSCAPING WITHIN THE TRIANGULAR AREAS SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL BETWEEN 2 FEET AND 6.5 FEET.
2. ALL LANDSCAPING SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL INSPECTION.
3. CONTRACTOR TO PROVIDE SCREENING HEDGE FOR ANY ADDITIONAL EQUIPMENT NOT SHOWN ON PLAN.

NOTE: NEW AND RELOCATED TREES/PALMS SHALL BE AT LEAST 5' AWAY FROM PROPERTY LINES

PLANT_SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	REMARKS	ROOT DEPTH
TREES							
	RE	2	ROYSTONEA ELATA ROYAL PALM	8' GRAY WOOD	YES		
	ET	37	EXIST. TREE	.		.	
PALMS							
	TR	6	THRINAX RADIATA FLORIDA THATCH PALM	8` HT	YES		

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	SPACING	REMARKS	SPACING
SHRUB AREAS								
	CHR	32	CHRYSOBALANUS ICACO `RED TIP` RED TIP COCOPLUM NATIVE SHRUB	48" HT. X 24" SPR.	YES	24" O.C.		36" o.c.
	CLG	91	CLUSIA GUTTIFERA SMALL LEAF CLUSIA	36" HT. X 30" SPRD.	YES	30" OC		24" o.c.
	TRD	16	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	3G, 12 IN HT X 18 IN SPRD	YES	36" O.C.	N**	24" o.c.
GROUND COVERS								
	SS	1,748 SF	STENOTAPHRUM SECUNDATUM ST. AUGUSTINE GRASS	SOD				

LANDSCAPE REQUIREMENTS TABLE
CITY OF HOLLYWOOD LANDSCAPE REQUIREMENTS, CHAPTER 9.4. Minimum Landscape Requirements for Single Family Residential.

828 S. SOUTHLAKE DRIVE, HOLLYWOOD, FLORIDA-33019

B 311 LOT AREA 7,813 SF ACRES 0.179

Required Trees	Required	Provided
SQUARE FEET OF REQUIRED OPEN SPECIES AND INDICATED ON THE SITE PLAN LOT AREA + 7,813 SF X 25 % = 1,953 SF	1,953	1,994
SQUARE FEET OF PARKING LOT OPEN SPACES ARE REQUIRED BY CODE, AS INDICATED IN THE SITE PLAN NUMBER OF PARKING SPACES 30 X 10 S.F PER PARKING SPACE:	N/A	N/A
TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED A+B	1,953	1,994
LAWN AREA CALCULATION		
SQUARE FEET OF LANDSCAPED OPEN SPECIES REQUIRED BY CITY OF HOLLYWOOD MAXIMUM LAWN AREA (SOD) PERMITTED = 25 % X 26,605 SF	1,953	1,994
TREES		
NUMBER OF TREES REQUIRED PER NET LOT ACRE, LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS = 3 TREES X 0.16 NET LOT ACRES – NUMBER OF EXISTING TREES =	4	(4) EXIST.TREE
% PALMS ALLOWED: NUMBER OF TREES PROVIDED X 50% =	2	2
% NATIVES REQUIRED: NUMBER OF TREES PROVIDED X 60% =	1	1
% DROUGHT TOLERANT AND LOW MAINTENANCE: NUMBER OF TREES PROVIDED X 20% =	1	1
STREET TREES (MAXIMUM AVERAGE SPACING OF 50' O.C.):62.50 LINEAR FEET ALONG STREET / 50 =	2	3
SHRUBS		
NUMBER OF SHRUBS REQUIRED: NUMBER OF TREES REQUIRED X 10 =	60	61
% NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS PROVIDED X 50% =	18	18
% DROUGHT TOLERANT AND LOW MAINTENANCE REQUIRED: A.NUMBER OF SHRUBS PROVIDED X 20%=	12	12

NO.	DATE	REVISIONS	DES.	DWN.
1	4-22-25	CITY COMMENTS		
2	6-13-25	CITY COMMENTS		

NEW RESIDENCE
828 S. SOUTHLAKE DRIVE, HOLLYWOOD, FLORIDA-33019
LANDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT CASTO MIGUEL JUNCAL LA 6667184 STATE OF FLORIDA

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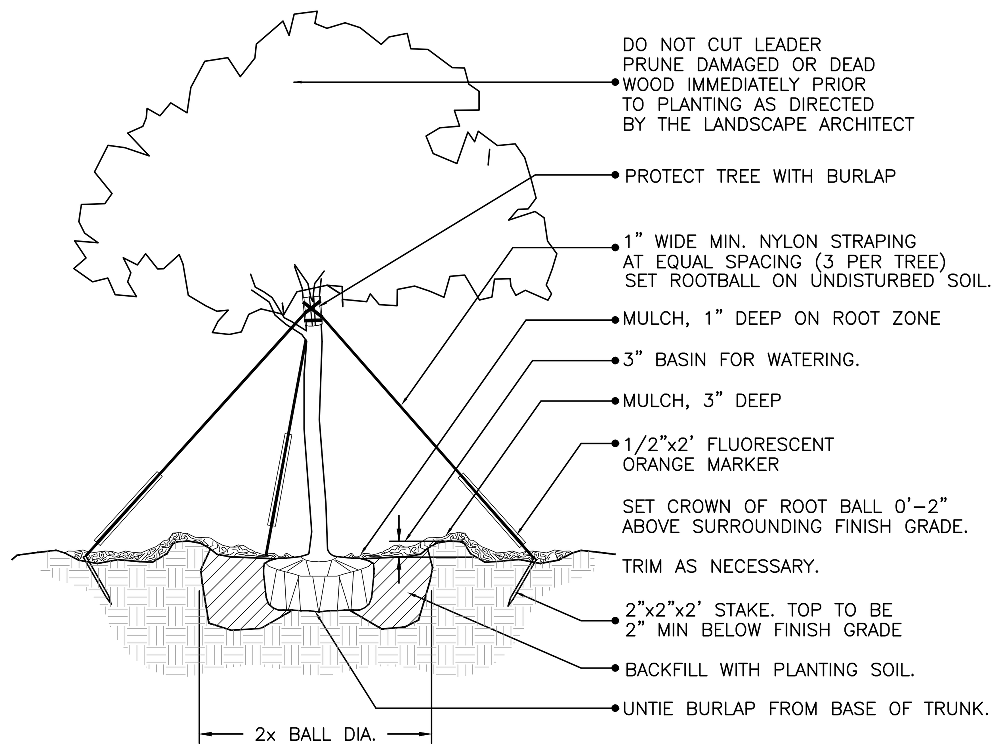
12/11/24 SHEET 2 OF 3



(2" cal. and over)
LARGE TREE PLANTING DETAIL
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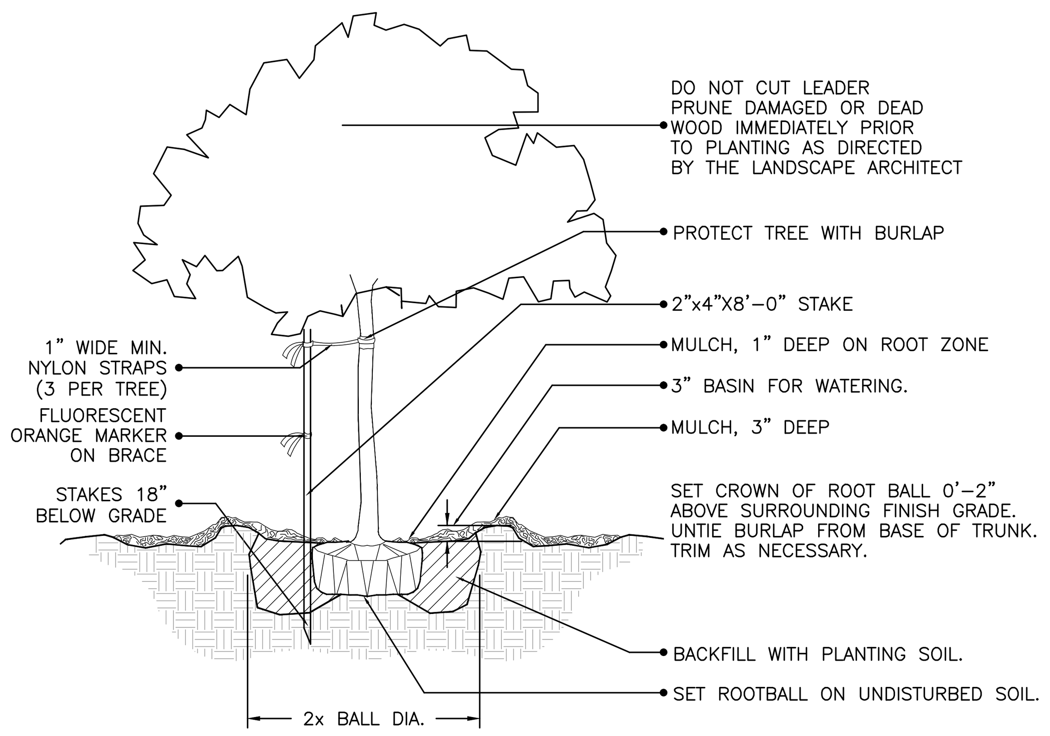

(2" cal. and under)
SMALL TREE PLANTING DETAIL
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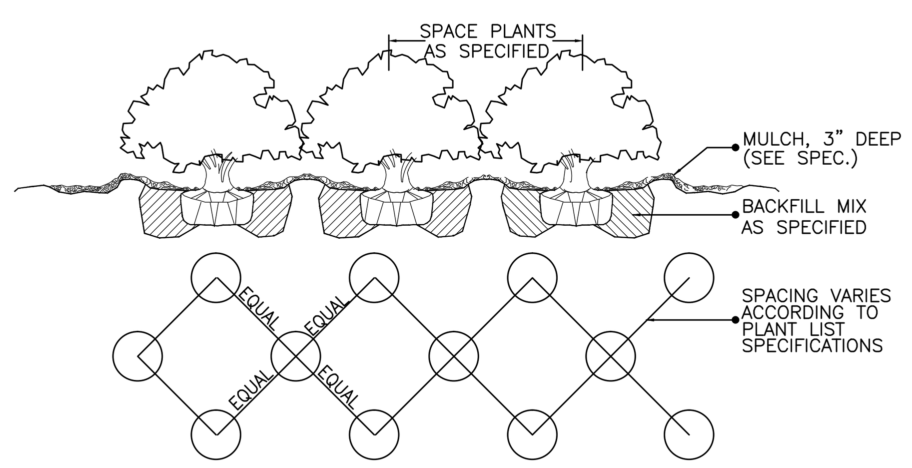
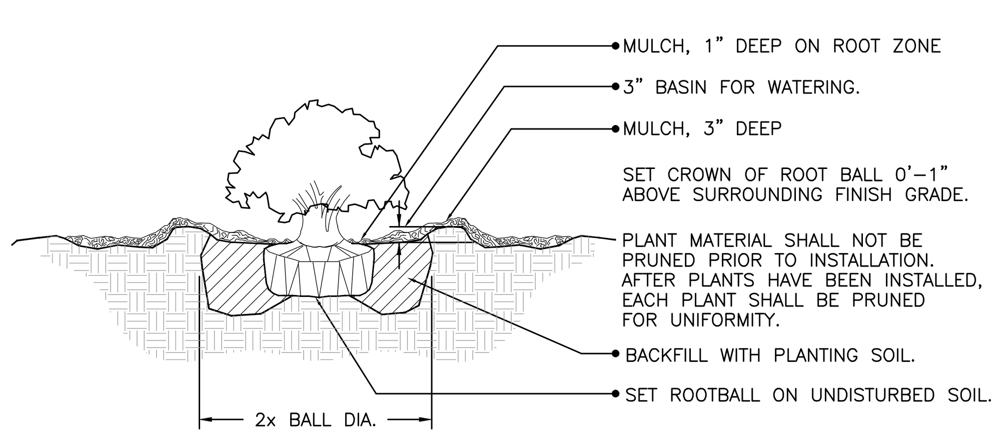


SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

LANDSCAPE NOTES

1. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

2. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE OF THE SIZES AS SPECIFIED IN THE PLANT LIST.

3. QUANTITIES LISTED ON THE THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS.

4. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.

5. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED EUCALYPTUS OR FLORIMULCH GRADE 'B' OR BETTER.

6. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.

7. SOD: ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY.

8. PLANTING SOIL: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS.

9. PLANTING SOIL TO BE A WEED-FREE MIXTURE OF 50% SAND, 40% MUCK, AND 10% CANADIAN PEAT. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS.

10. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

11. CONTRACTOR TO NOTIFY "SUNSHINE" AT 1-800-638-4097 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.

13. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.

14. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS (SEE NOTE 8).

15. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.

16. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.

17. FERTILIZER FOR GRASS AREAS SHALL BE NPK 16-4-8 @ 12.5 LBS/1000 S.F. OR 545 LBS/ACRE. NITROGEN 50% SLOW RELEASE FORM & FERTILIZER TO INCLUDE SECONDARY MICRONUTRIENTS.

18. SUBSTITUTIONS AND CHANGES: ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND GOVERNING MUNICIPALITY.

19. WATERING: ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND AS NEEDED THEREAFTER FOR A PERIOD OF 2 MONTHS.

20. ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

21. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS. THE OWNER MAY, AT ITS DISCRETION, ADD OR DELETE FROM THE MATERIALS UTILIZING THE UNIT PRICE BREAKDOWN SUBMITTED.

22. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED.

23. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

24. ROOT-PRUNE ALL TREES A MINIMUM OF (8) WEEKS PRIOR TO PLANTING.

25. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND 100% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE SHALL BE INSTALLED TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.

26. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS (SEE PLAN) SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.

27. NO CANOPY TREES SHALL BE PLANTED WITHIN 12 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 6 FEET OF A LIGHT POLE.

28. GROUND COVER PLANTINGS SHALL PROVIDE NOT LESS THAN 50 PERCENT COVERAGE IMMEDIATELY UPON PLANTING AND 100 PERCENT COVERAGE WITHIN 6 MONTHS AFTER PLANTING.

29. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.

30. IN ALL PEDESTRIAN AREAS, ALL TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8 FOOT CLEAR TRUNK.

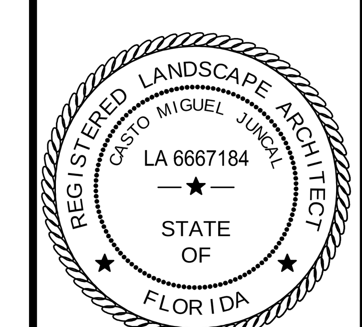
31. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 10' FROM ANY FIRE HYDRANT.

32. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS 'ESTABLISHED.' THIS IS TO BE DONE SIX MONTHS FOR SHADE TREES AND ONE YEAR FOR PALMS.

33. NO IRRIGATION IS PROPOSED ON THIS SITE ONLY HOSE BIBS WILL USE FOR IRRIGATION PURPOSES

NO.	DATE	REVISIONS	DES.	DWN.
1	4-22-25	CITY COMMENTS		

NEW RESIDENCE
828 S. SOUTHLAKE DRIVE, HOLLYWOOD, FLORIDA-33019
LANDSCAPE NOTES & DETAILS



Casto Miguel Juncal
Registered Landscape Architect
LA6667184
20449 SW 93rd Ave.
Cutler Bay, Fl 33189
ph: 786-877-2034
JuncalDesignStudio@gmail.com

DES.	DWN.	CHK.
MJ	MJ	MJ

L-3

12/11/24 SHEET 3 OF 3

1 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

N

PROJECT:
NEW 2ND FLOOR ADDITION
FOR A SINGLE FAMILY HOME:
MIKE ARISS
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

HISTORIC PRESERVATION BOARD

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL. Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com

SIX SIDES
architecture

REVISED:

COLORED SITE PLAN

241119SSMA

08/12/2025

A-006

GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE CONSTRUCTION. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSD), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES,UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO,THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES,HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY ECSD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSD IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
10. THE CONTRACTOR SHALL NOTIFY ECSD IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING/ STORAGE AREA. CONTRACTOR SHALL SECURE STAGING STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
13. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVERNIGHT.
14. CONTRACTOR SHALL CLEAN/ SWEEP AT LEAST ONCE A DAY OR AS REQUIRED BY THE ENGINEER.
15. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN/ ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
17. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
18. ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSD UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSD FIELD ENGINEER.
20. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES, THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
22. MAIL BOXES, FENCES, OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITIONS.
23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM ECSD FIELD ENGINEER.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
26. IT IS INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION, ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS/ REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSD.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTOR OPERATIONS AND/ OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PART OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS, OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN/ VEHICULAR TRAFFIC.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
32. ALL GRASS AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.
40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION, CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770.

Always call 811 two full business days before you dig

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41. ALL CONNECTIONS TO EXISTING MAINS SHALL BE RESPONSIBILITY OF THE CONTRACTOR, WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
42. A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSD SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID
    A. PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND, AND HORIZONTAL PIPE DEFLECTION WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
    B. THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION
    C. THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
    D. PROFILE WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISH GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN, THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND, AND VERTICAL PIPE DEFLECTION.
    E. THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.
    F. ALL CAD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD " SURVEY/ AS-BUILT CAD DRAWING STANDARDS"

WATER SYSTEM NOTES

1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
2. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN,OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
3. AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
4. NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
5. POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
6. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
7. FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
8. GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HAND WHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
9. VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
10. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
15. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
16. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
17. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
18. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
19. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
21. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
22. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

SEWER NOTES

1. THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
2. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. LEAKAGE TESTS AND ALIGNMENT (LAMPING) TESTS SHALL BE PERFORMED ON ALL NEW SEWER LINES UP TO THE CONNECTION POINT WITH THE EXISTING SEWER SYSTEM. THESE TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
4. LAMPING TESTS SHALL BE PERFORMED ON GRAVITY SEWERS FROM MANHOLE TO MANHOLE UP TO AND INCLUDING THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
5. LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEGMENTS OF A GRAVITY SEWER SYSTEM, INCLUDING SERVICE LATERALS AND MANHOLES, FOR A CONTINUOUS PERIOD OF NO LESS THAN 2 HOURS. AT THE END OF THE TEST, THE TOTAL MEASURED LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM, WITH ZERO ALLOWABLE LEAKAGE FOR LATERALS AND MANHOLES. AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET ON THE SECTION BEING TESTED.
6. FORCE MAINS SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH RULE 62-555.330 (FAC). THE PRESSURE TEST SHALL CONSIST OF HOLDING A TEST PRESSURE OF 150 PSI ON THE PIPELINE FOR A CONTINUOUS PERIOD OF 2 HOURS THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:

    $L = S \times D \times P / 148{,}000$

    WHERE:
    L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
    D = PIPE DIAMETER IN INCHES
    S = LENGTH OF LINES IN LINEAL FEET
    P = AVERAGE TEST PRESSURE IN PSI
7. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTYFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
8. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.
9. ALL CATCH BASINS WILL BE COVERED DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ALL CATCH BASINS WILL BE CLEANED AND BE FREE OF DEBRIS.
10. ANY DAMAGE TO THE RIGHT OF WAY MUST BE REPAIRED BY THE CONTRACTOR.
11. APPROACH MUST HAVE 5FT RADIUS.

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

ALEJANDRO BOSCH
LICENSE
No 87326
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

4/22/2025

..\CDE Logo.png
+1 (786) 439-9837
www.civildesignengineering.com

PROJECT NAME
NEW 2nd FLOOR ADDITION
FOR A SINGLE-FAMILY HOME
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

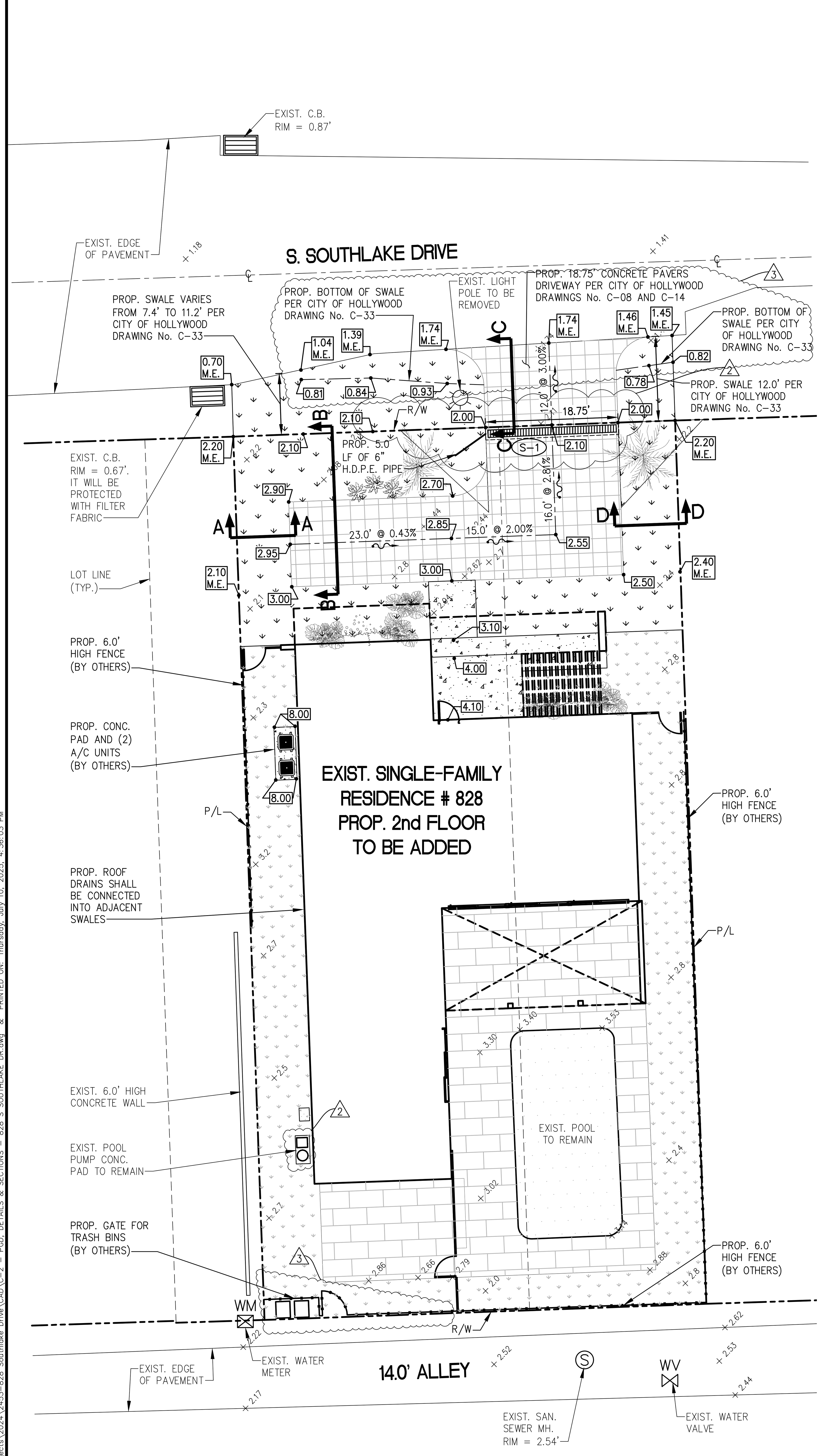
SHEET TITLE
GENERAL NOTES
AND
SPECIFICATIONS

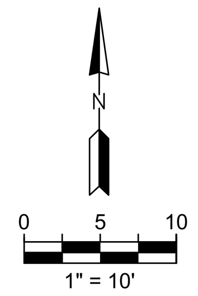
B.E.S PROJ. No.:
DATE: DECEMBER, 2024
DRAWN BY:
DESIGNED BY:
CHECKED BY:

REVISIONS

date	description	no.

SHEET
C-1





LEGEND:

- PROPOSED CONCRETE AREA
- PROPOSED CONCRETE PAVER AREA
- EXISTING CONCRETE AREA
- PROPOSED GREEN AREA
- EXISTING GREEN AREA
- EXISTING PAVER AREA
- × 2.94 EXISTING ELEVATION
- 3.00 PROPOSED ELEVATION
- PROPOSED RUNOFF FLOW

GENERAL NOTES:

1. EXISTING TOPOGRAPHIC AND TREE LOCATION INFORMATION HAS BEEN OBTAINED FROM MAP BOUNDARY SURVEY PREPARED BY COUSINS SURVEYORS AND ASSOCIATES INC ON 11/10/2020.
2. ELEVATIONS SHOWN ON DRAWINGS ARE IN FEET BASED ON NAVD88
3. THE CONTRACTOR SHALL NOTIFY IMMEDIATELY WHEN A CONFLICT BETWEEN THE DRAWING AND ACTUAL CONDITIONS ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR THE CONSTRUCTION OF THE WORK TO PERFORM SUCH TESTS, STUDIES, AND SURVEYS AS HE DEEMS NECESSARY TO SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS EXISTING AT THE SITE.
5. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES TO PERMIT THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE FOR CONSTRUCTION BY CALLING SUNSHINE STATE ONE CALL 811
6. CONTRACTOR SHALL HAVE A SET OF PLANS WITH CURRENT FIELD CHANGES MARKED THERE-ON AND SHALL DELIVER THESE PLANS TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
7. NO CONSTRUCTION ACTIVITY SHALL TAKE COMMENCE PRIOR TO OBTAINING ALL THE REQUIRED PERMITS AND APPROVALS FOR THIS PROJECT. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND COMPLY WITH APPROVED PLANS/ ALL DIMENSIONS AND ELEVATIONS SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENT OF ALL PERMITTING AGENCIES.
8. PROPOSED BERM IS REQUIRED TO BE CONSTRUCTED OF SUITABLE FILL MATERIAL, NO MUCK OR OPEN GRADED SILICA, COMPACTED TO 92% DENSITY, AND SODDED OR STABILIZED IN AN APPROVED METHOD TO PREVENT EROSION.

PAVING AND DRAINAGE NOTES:

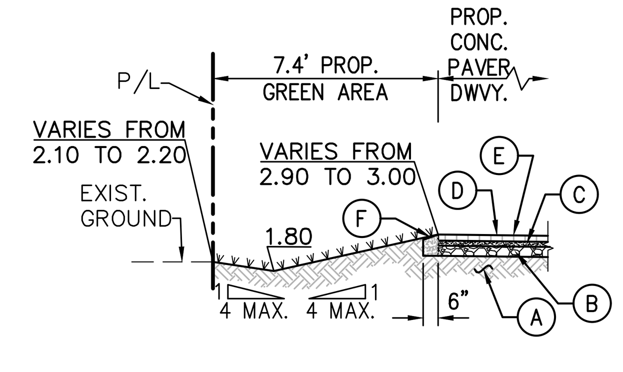
1. PAVER DRIVEWAY REQUIRE A MINIMUM OF 2 3/8" PAVERS PLACED OVER A 1 ½" SAND BASE AND COMPACTED SUBBASE. IN ADDITION TO A MINIMUM 6" EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND PERIMETER TO INTERLOCK PAVERS.
2. THE FULL DEPTH OF ALL EXISTING ORGANIC AND DETERIUS MATERIALS WITHIN THE RIGHT-OF-WAY AND UTILITY DRAINAGE EASEMENT SHALL BE REMOVED. NO MATERIAL OF FDOT CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED.
3. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLON PER SQUARE YARD. PRIME AND TACK COAT FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTION 300-1 THROUGH 300-7 OF FDOT STANDARDS SPECIFICATIONS.
4. PROCTORS SHALL BE PERFORMED ON ALL MATERIAL, SUBGRADE, AND BASE AND ANY SUBSEQUENT CHANGE IN MATERIALS. LIMEROCK BEARING RATIOS, SIEVES ANALYSIS, AND DENSITIES REQUIRED BY THE CONTRACTOR DOCUMENTS SHALL BE SUBMITTED TO THE CITY AND THE ENGINEER OF RECORD. THE CONTRACTOR SHALL PAY FOR ALL REQUIRED TESTING. TEST RESULTS SHALL BE SIGNED AND SEALED BY THE LABORATORY PROFESSIONAL ENGINEER REGISTER IN THE STATE OF FLORIDA.
5. AS-BUILT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO ENGINEERING OF RECORD TO SHOW FINISH GRADE OF THE SUBGRADE AND ENTIRE SITE ELEVATIONS.
6. ALL FILL IMPORTED/ BORROW MATERIAL SHALL BE CLEAN SANDY SOIL FREE OF ROCKS, CONCRETE AND ORGANIC MATERIAL AND SHALL MEET THE FDOT STANDARDS FOR BORROWED FILL.

REFER TO SITE PLAN BY ARCHITECT FOR SITE DIMENSIONS AND CONSTRUCTION LAYOUT

Sunshine811
Always call 811 before you dig.

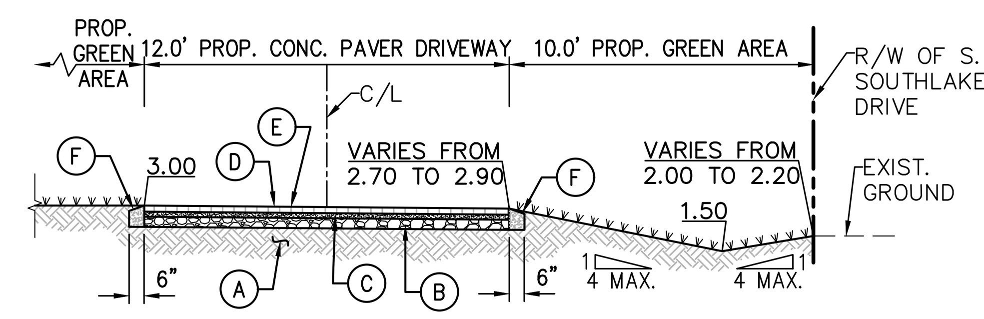
DRAINAGE STRUCTURE SCHEDULE

STRUCTURE No.	STRUCTURE TYPE	FRAME AND GRATE	RIM ELEVATION	BOTTOM ELEVATION	PIPE INVERT ELEVATION
S-1	ZURN Z882 (12" WIDE REVEAL TRENCH DRAIN)	DUCTILE IRON SLOTTED GRATE	2.10	–	1.58



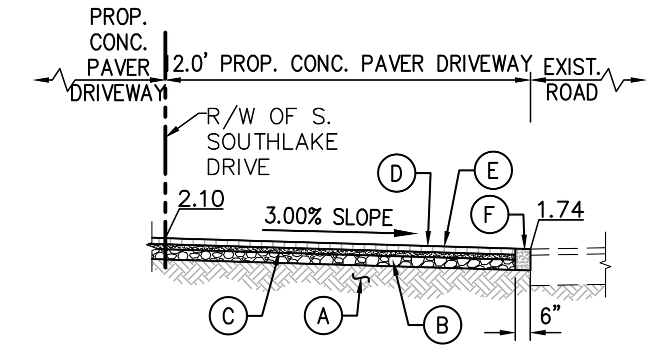
TYPICAL SECTION "A-A"

SCALE: N.T.S.



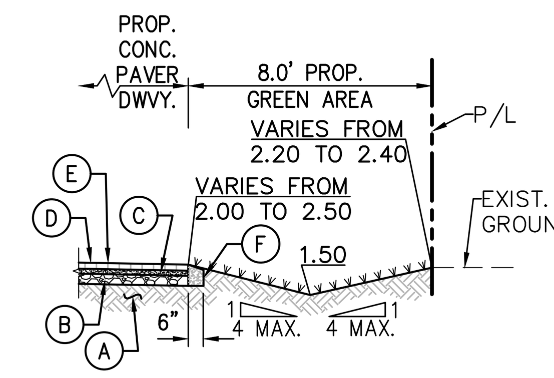
TYPICAL SECTION "B-B"

SCALE: N.T.S.



TYPICAL SECTION "C-C"

SCALE: N.T.S.

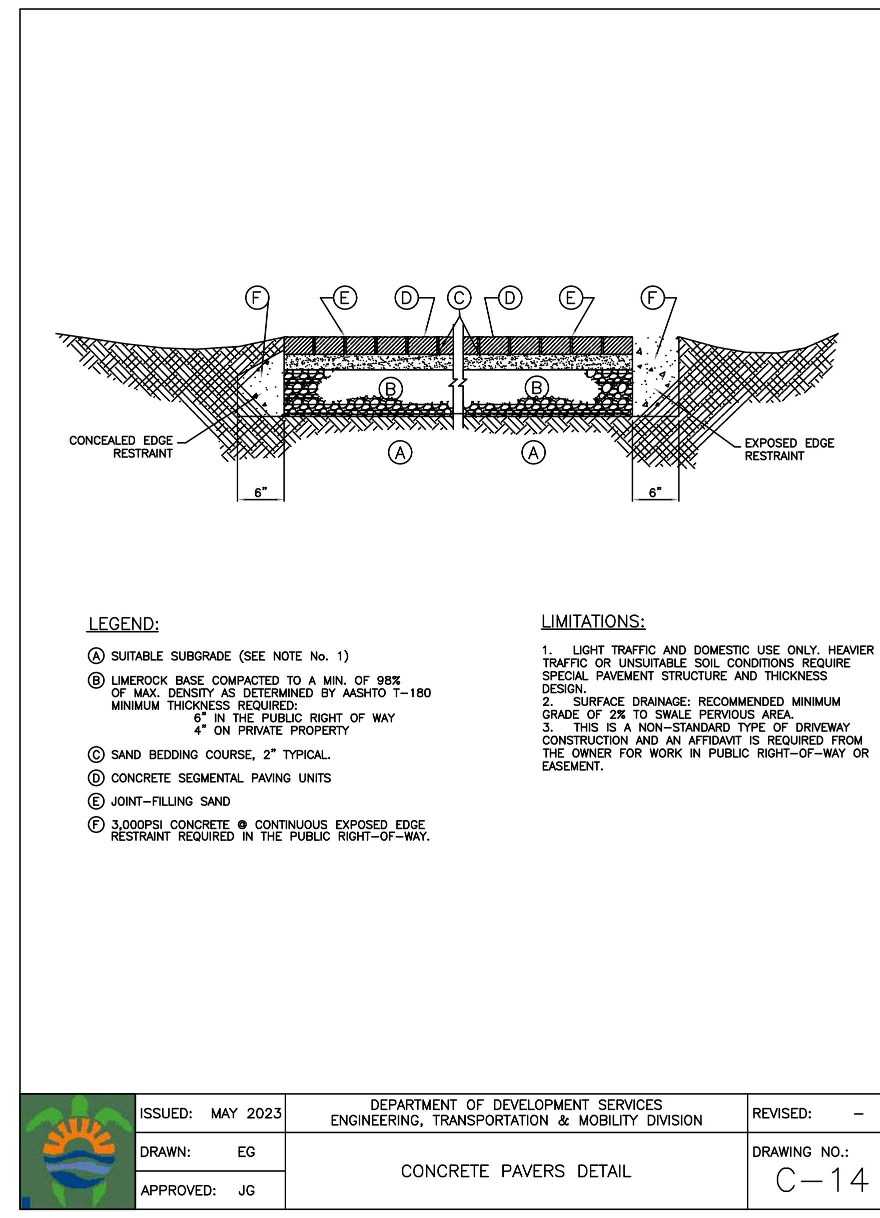


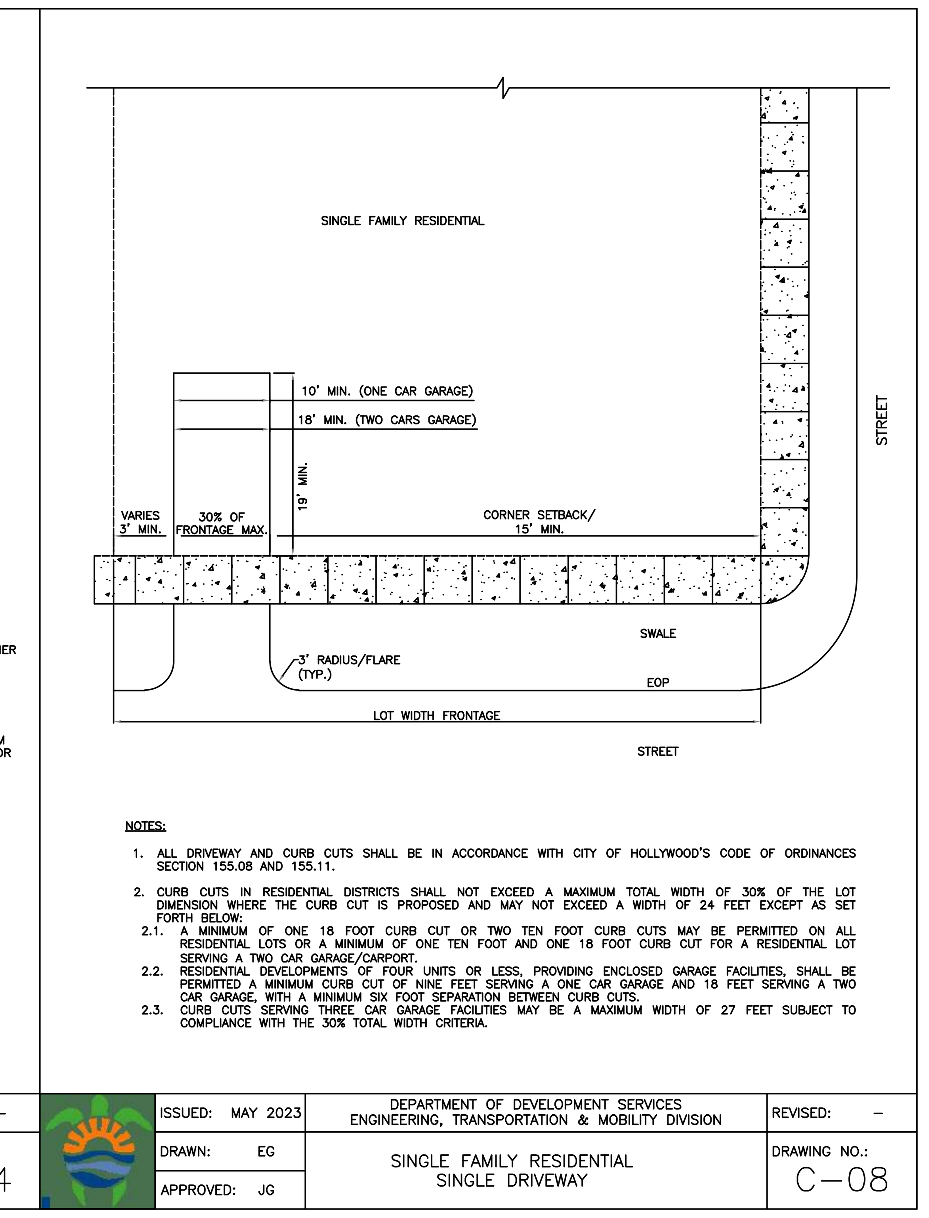
TYPICAL SECTION "D-D"

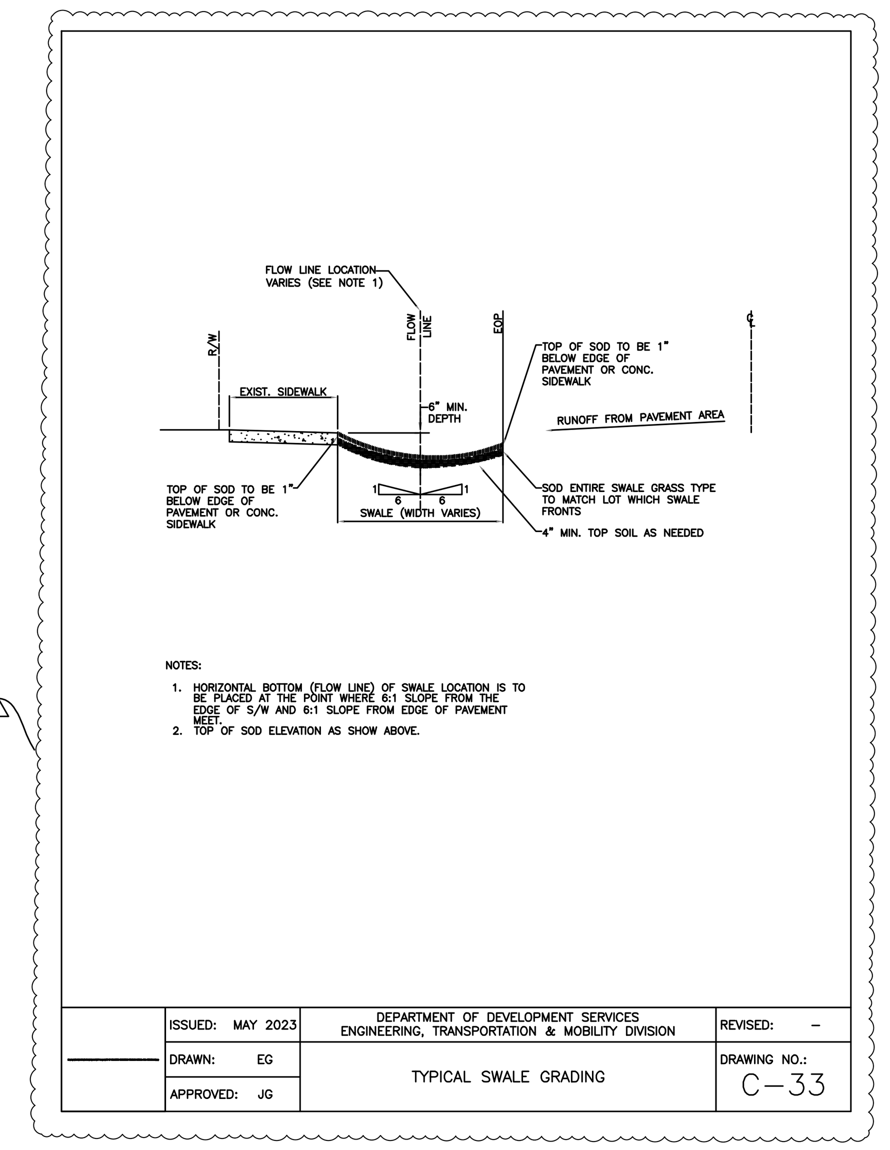
SCALE: N.T.S.

TYPICAL SECTIONS LEGEND:

- (A) SUBGRADE
- (B) 8" LIMEROCK BASE COURSE COMPACTED TO MIN. 98% OF MAX. DENSITY AS DETERMINED BY AASHTO T-180. MINIMUM THICKNESS REQUIRED: 6" IN THE PUBLIC RIGHT OF WAY, 4" ON PRIVATE PROPERTY.
- (C) 2" SAND BEDDING COURSE.
- (D) CONCRETE SEGMENTAL PAVING UNITS
- (E) JOINT-FILLING SAND
- (F) 3,000 PSI CONCRETE CONCEALED/EXPOSED EDGE RESTRAINT







DRAINAGE CALCULATIONS

TOTAL AREA= 0.179 Ac =7,811 SF

EXISTING CONDITIONS AREA BREAKDOWN

BUILDING AREA= 0.060 Ac =2,636 SF
IMPERVIOUS AREA= 0.053 Ac = 2,324 SF
PERVIOUS AREA=0.065 Ac= 2,851 SF

PROPOSED CONDITIONS AREA BREAKDOWN

BUILDING AREA= 0.051 Ac =2,220 SF
IMPERVIOUS AREA= 0.0645 Ac = 2,813 SF
PERVIOUS AREA=0.063 Ac= 2,764 SF

DIFFERENCE OF IMPERVIOUS AREA BETWEEN EXISTING AND PROPOSED CONDITIONS = 73 SF

WATER QUALITY CALCULATIONS FOR INCREASE OF IMPERVIOUS AREA

1. THE AMOUNT OF 2.5 INCHES TIMES THE IMPERVIOUS AREA

2.5*(73)/(12*43560)=0.00034 Ac-FT
=15.20 CUBIC FT

THE INCREASE OF IMPERVIOUS AREA AND WATER QUALITY REQUIREMENTS IS MINIMUM AND CAN STILL BE MAINTAINED WITHIN THE ADJACENT RESHAPED SWALES SYSTEM.

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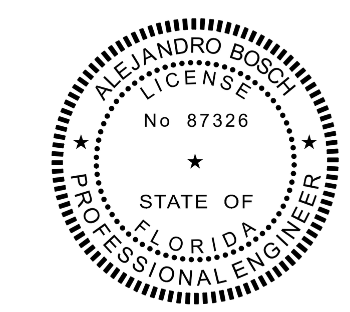

7/11/2025

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PROJECT NAME
NEW 2nd FLOOR ADDITION FOR A SINGLE-FAMILY HOME
828 S SOUTHLAKE DR, HOLLYWOOD, FL 33019

SHEET TITLE
PAVING, GRADING AND DRAINAGE PLAN AND DETAILS AND TYPICAL SECTION

B.E.S PROJ. No.:
DATE: DECEMBER, 2024
DRAWN BY:
DESIGNED BY:
CHECKED BY:

REVISIONS

date	description	no.
5/29/2025		2
7/11/2025		3

SHEET
C-2

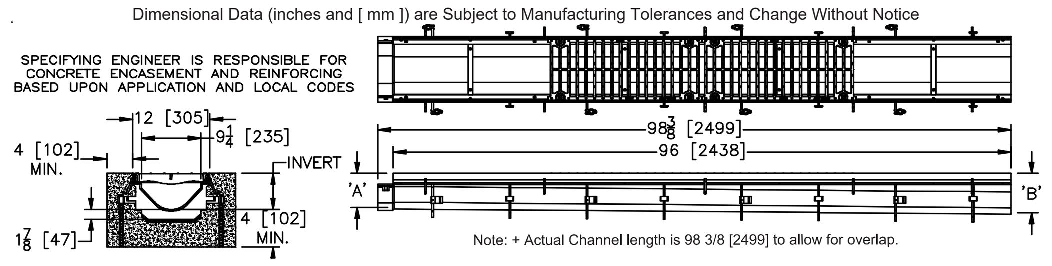
LOCATED IN: E:\For My Company\Projects\2024\2453-828 Southlake Drive\CAD\C-2 – PGD, DETAILS & SECTIONS – 828 S SOUTHLAKE DR.dwg & PRINTED ON: Thursday, July 10, 2025, 4:36:03 PM

ZURN Z882
12 [305] WIDE REVEAL TRENCH DRAIN
SYSTEM WITH STEEL FRAME

SPECIFICATION SHEET
TAG_______

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice

SPECIFYING ENGINEER IS RESPONSIBLE FOR CONCRETE ENCASEMENT AND REINFORCING BASED UPON APPLICATION AND LOCAL CODES



Note: + Actual Channel length is 98 3/8 [2499] to allow for overlap.

ENGINEERING SPECIFICATION:Zurn Z882
Channels shall be 96" [2438mm] long, 12" [305mm] wide reveal and have a 9-1/4" [235mm] throat. Modular channel sections shall be made of 0% water absorbent High Density Polyethylene (HDPE). Shall have a positive mechanical connection between channel sections that will not separate during the installation and shall mechanically lock into the concrete surround every 12" [305mm]. Channels shall weigh less than 5.05 lbs. [2.29kg] per linear foot, have a smooth, 3" [76mm] radiused self cleaning bottom with a Manning's coefficient of 0.009 and 1.04% or neutral 0% built in slope. Channels shall have rebar clips standard to secure trench in its final location. Shall be provided with standard DGC grates that lock down to frame. Zurn 12" [305mm] wide reveal ductile iron slotted grate conforming to ASTM specification A536-84, Grade 80-55-06. Ductile iron grate is rated class C per the DIN EN1433 top load classifications. Supplied in 24" [608mm] nominal lengths with 13/16" [21mm] wide slots, and 1-1/2" [38mm] bearing depth. Grate has an open area of 80.8 sq. in per ft. [171,027 sq. mm per meter]. The 1/4" [6mm] thick heavy-duty carbon steel frame assembly conforms to ASTM specification A36 with 10 - 4" [102mm] long concrete anchors per 96" [2438mm]. Grate lockdown bars are to be integral to the frame. The frame is supplied with a powder coated finish. All welds must be performed by a certified welder per ASTM standard AWS D1.1. Frames Shall be produced in the U.S.A.

PREFIX OPTIONS (Check/specify appropriate options)
___Z Eight-foot High Density Polyethylene (HDPE) Channel, Heavy-Duty Frame with Anchor Studs.*

SUFFIX OPTIONS (Check/specify appropriate options)

Outlet Adapters Add/Each
___-E1 Closed End Cap
___-E4 4 [102] No-Hub End Outlet
___-E6 6 [152] No-Hub End Outlet
___-E8 8 [203] No-Hub End Outlet
___-U4 4 [102] No-Hub Bottom Outlet
___-U6 6 [152] No-Hub Bottom Outlet
___-U8 8 [203] No-Hub Bottom Outlet

Trench No.	'A' Shallow Inv.	'B' Deep Inv.	Flow (cfs)	Flow (gpm)	Flow (lps)
8201	6.25[159]	7.25[184]	1.241	557	35
8202	7.25[184]	8.25[210]	1.725	774	49
8203	8.25[210]	9.25[235]	2.226	999	63
8203N	9.25[235]	9.25[235]	-	-	-
8204	9.25[235]	10.25[260]	2.745	1232	78
8205	10.25[260]	11.25[286]	3.271	1468	93
8206	11.25[286]	12.25[311]	3.808	1709	108
8206N	12.25[311]	12.25[311]	-	-	-
8207	12.25[311]	13.25[337]	4.347	1951	123
8208	13.25[337]	14.25[362]	4.893	2196	139
8209	14.25[362]	15.25[387]	5.443	2443	155
8209N	15.25[387]	15.25[387]	-	-	-
8210	15.25[387]	16.25[413]	5.996	2691	170
8211	16.25[413]	17.25[438]	6.551	2940	186
8212	17.25[438]	18.25[464]	7.106	3189	202

Grate Options (Load Classifications are per DIN EN1433)
___-BDC Black Acid Resistant Epoxy Coated Ductile Grate - Class C
___-BDE Black Acid Resistant Epoxy Coated Ductile Grate - Class E
___-BDF Black Acid Resistant Epoxy Coated Ductile Grate - Class F
___-DC Ductile Iron Solid Cover - Class E
___-DGC Ductile Iron Slotted Grate - Class C *
___-DGE Ductile Iron Slotted Grate - Class E
___-DGF Ductile Iron Slotted Grate - Class F
___-GDC Galvanized Ductile Slotted Grate - Class C
___-GDE Galvanized Ductile Slotted Grate - Class E
___-GDF Galvanized Ductile Slotted Grate - Class F
___-GHPDGalvanized Heel-Proof Ductile Grate - Class B
___-GHPDEGalvanized Heel-Proof Ductile Slotted Grate - Class E
___-HPD Heel-Proof Ductile Slotted Grate - Class B
___-HPDE Heel-Proof Ductile Slotted Grate - Class E
___-HPDE Heel-Proof Ductile Slotted Grate - Class E
___-RFGCReinforced Slotted Galvanized Grate - Class C
___-RPGCReinforced Perforated Galvanized Grate - Class C
___-RPGRCReinforced Perforated Galvanized Reverse Punch Grate - Class C
___-RFSC Reinforced Slotted Stainless Steel Grate - Class C
___-RPSC Reinforced Perforated Stainless Steel Grate - Class C
___-RPSRCReinforced Perforated Stainless Steel Reverse Punch Grate - Class C

Miscellaneous Options
___-CBF Black Acid Resistant Coated Top Frame
___-JC Joint Connector
___-SW Sidewall Extensions - 11 [279] High
___-SW2 Double Sidewall Extensions - 22 [559] High
___-VP Vandal-Proof Lockdown

MADE in the U.S.A.
___-ADA-USA Meets Americans with Disabilities Act Requirements - Class C
___-BG Galvanized Steel Bar Grate - Class D
___-DGC-USA Ductile Iron Slotted Grate - Class C
___-DGE-USA Ductile Iron Slotted Grate - Class E
___-FG Fabricated Galvanized Steel Slotted Grate - Class A
___-FS Fabricated Stainless Steel Slotted Grate - Class A
___-GADA-USAGalvanized Ductile ADA Slotted Grate - Class C
___-GDC-USA Galvanized Ductile Slotted Grate - Class C
___-GDE-USA Galvanized Ductile Slotted Grate - Class E
___-GHPDE-USAGalvanized Ductile Slotted Grate - Class E
___-HPDE-USA Heel-Proof Ductile Slotted Grate - Class E
___-GG Fiberglass Grate - Class A
___-PG Perforated Galvanized Steel Grate - Class A
___-PS Perforated Stainless Steel Grate - Class A
___-SBG-L Stainless Steel Bar Grate - Class C

Miscellaneous Options
___-DB Bottom Dome Strainer

* Regularly furnished unless otherwise specified.

Zurn Industries, LLC|Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA U.S.A. 16502 · Ph. 855-663-9876, Fax 814-454-7929
In Canada|Zurn Industries Limited
3544 Nashua Drive, Mississauga, Ontario L4V 1L2 · Ph. 905-405-8272, Fax 905-405-1292
www.zurn.com

Rev. G
Date: 12/15/17
C.N. No. 139333
Prod. | Dwg. No. Z882

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ALEJANDRO BOSCH
LICENSE
No 87326
STATE OF FLORIDA
PROFESSIONAL ENGINEER

5/28/2025

Civil Design Engineering LLC
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PROJECT NAME
NEW 2nd FLOOR ADDITION
FOR A SINGLE-FAMILY HOME
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

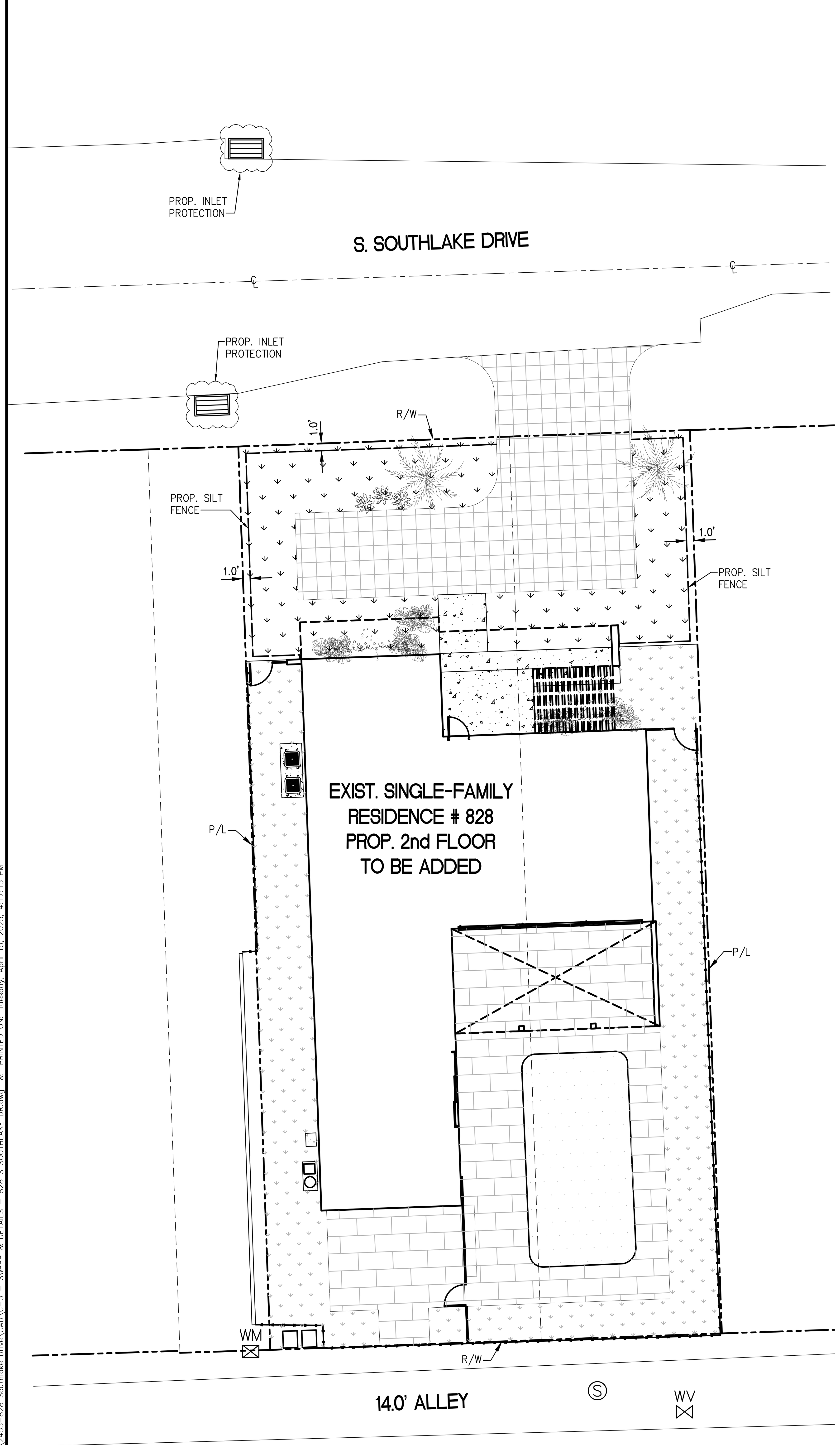
SHEET TITLE
DRAINAGE DETAILS 2

B.E.S PROJ. No.: ____________
DATE: DECEMBER, 2024
DRAWN BY: ____________
DESIGNED BY: ____________
CHECKED BY: ____________

REVISIONS
date	description	no.

SHEET
C-2A

LOCATED IN: E:\For My Company\Projects\2024\2453-828 Southlake Drive\CAD\C-2 -- PGD, DETAILS & SECTIONS -- 828 S SOUTHLAKE DR.dwg & PRINTED ON: Tuesday, May 27, 2025, 11:29:36 AM



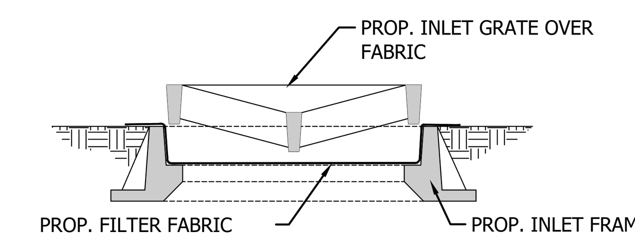
TEMPORARY EROSION CONTROL LEGEND

PROPOSED SILT FENCE, FDOT TYPE III

PROPOSED FILTER FABRIC INLET PROTECTION

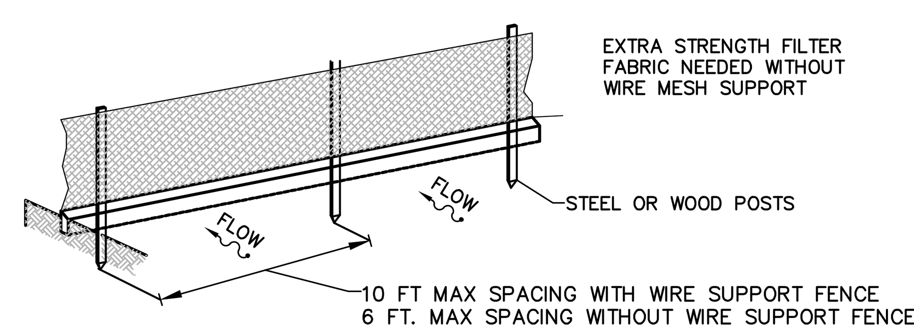
GENERAL NOTES:

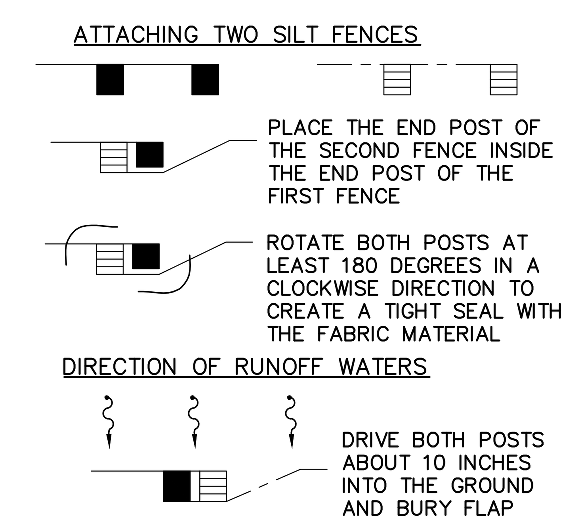
1. TEMPORARY EROSION AND TURBIDITY CONTROL SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION, AND PERMANENT CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF ANY CONSTRUCTION ACTIVITY.
2. SYNTHETIC BALES AND SILT FENCES SHALL BE INSTALLED AND MANTAINED AT ALL LOCATIONS AS INDICATED ON PLANS. SYNTHETIC BALES AND SILT FENCES SHALL REMAIN IN PLACE IN ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE, STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
3. SYNTHETIC BALES SHALL BE TRENCHED 3" TO 4" AND ANCHORED WITH 2 – 1" X 2" (OR 1" DIAM.) X 4" WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALANT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER.
4. ADJACENT BALES SHALL BE BUTTED FIRMLY TOGETHER. UNAVOIDABLE GAPS SHALL BE PLUGGED WITH HAY OR STRAW TO PREVENT SILT FROM PASSING.
5. SILT FENCES SHALL BE INSTALLED AS INDICATED ON PLANS.
6. SYNTHETIC BALES AND/OR FILTER FABRIC SHALL BE INSTALLED AT ALL NEW INLETS DURING CONSTRUCTION.
7. SYNTHETIC BALES AND/OR FILTER FABRIC SHALL BE INSTALLED AT EXISTING INLETS LOCATED IN SWALE AREA
8. SILT FENCES SHALL BE PROVIDED ON EXIST INLETS LOCATED IN C&G, OR VALLEY GUTTER
9. FOR ADDITIONAL STRENGTH FILTER FABRIC MATERIAL CAN BE ATTACHED TO A 6" (MAX.) MESH WIRE SCREEN WHICH HAS BEEN FASTENED TO THE POSTS.
10. THE FABRIC MATERIAL AND THE WIRE MESH SHALL NOT EXTEND MORE THAN 36" (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
11. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND REMOVE SEDIMENT WHEN NECESSARY.
12. REMOVE SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED
13. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY

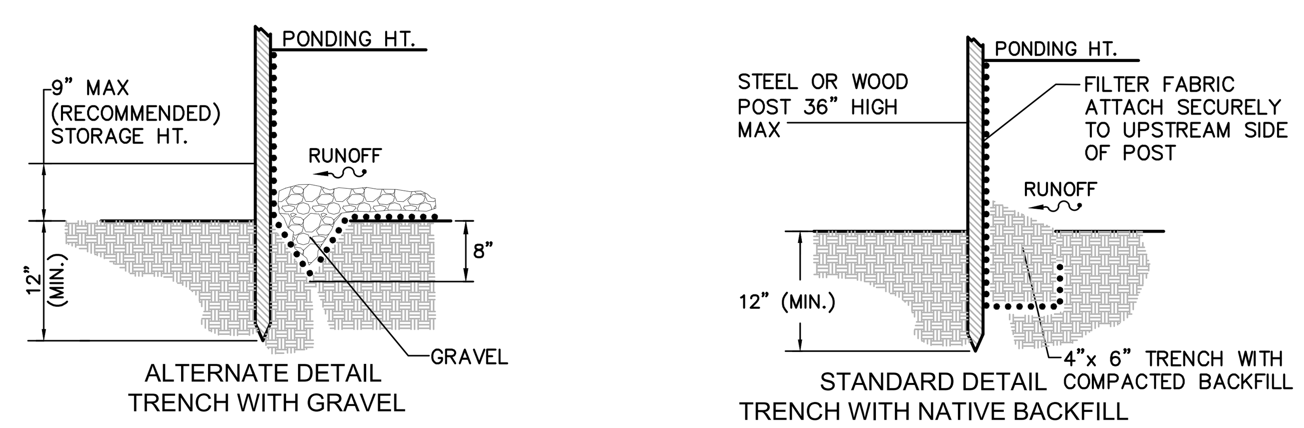


FILTER FABRIC DETAIL "A"

N.T.S.







TEMPORARY EROSION AND TURBIDITY CONTROL DETAILS

N.T.S.

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ALEJANDRO BOSCH LICENSE No 87326 STATE OF FLORIDA PROFESSIONAL ENGINEER

4/22/2025

Civil Design Engineering LLC
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www.civildesignengineering.com

PROJECT NAME
NEW 2nd FLOOR ADDITION FOR A SINGLE-FAMILY HOME
828 S SOUTHLAKE DR,
HOLLYWOOD, FL 33019

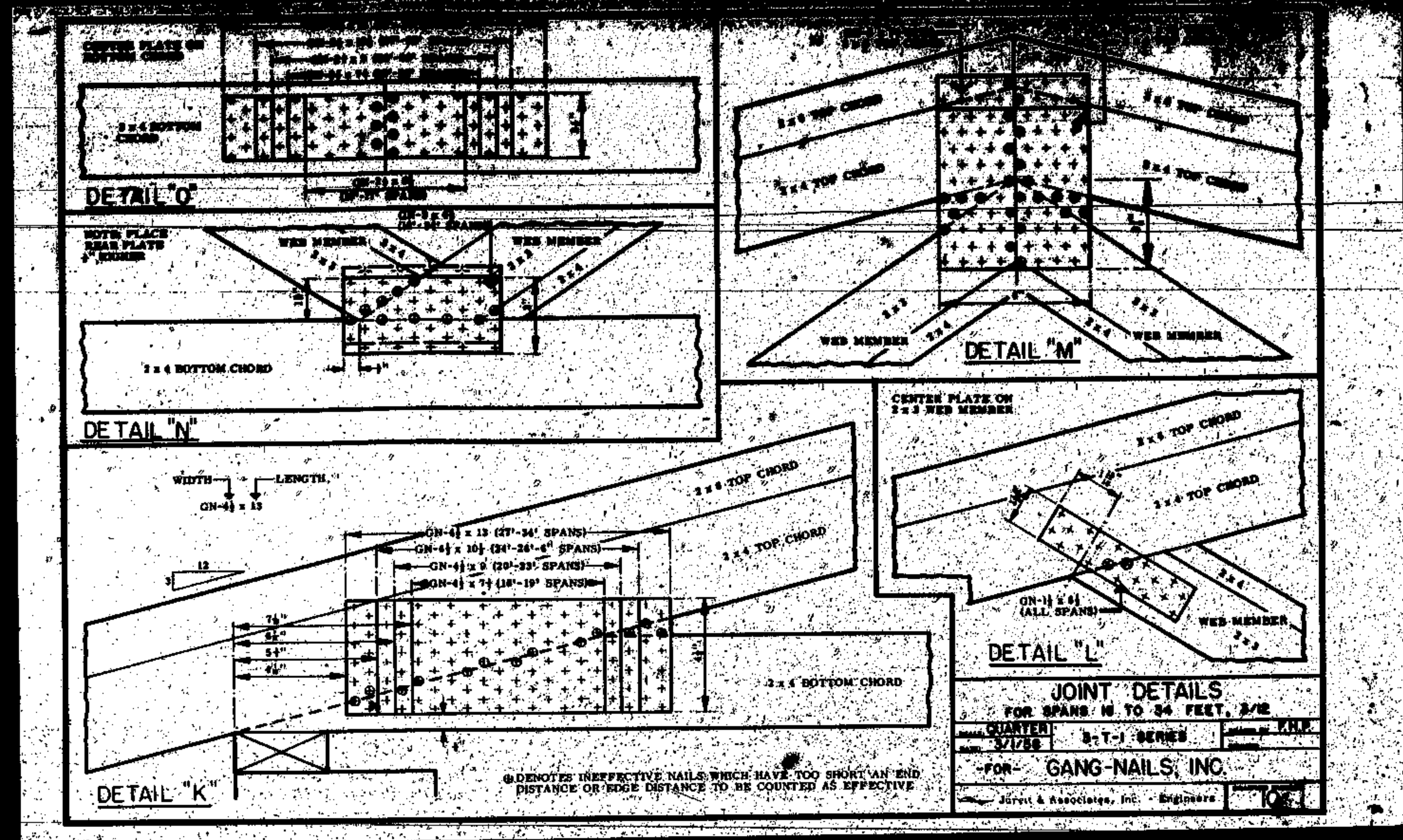
SHEET TITLE
STORMWATER POLLUTION PREVENTION PLAN AND DETAILS

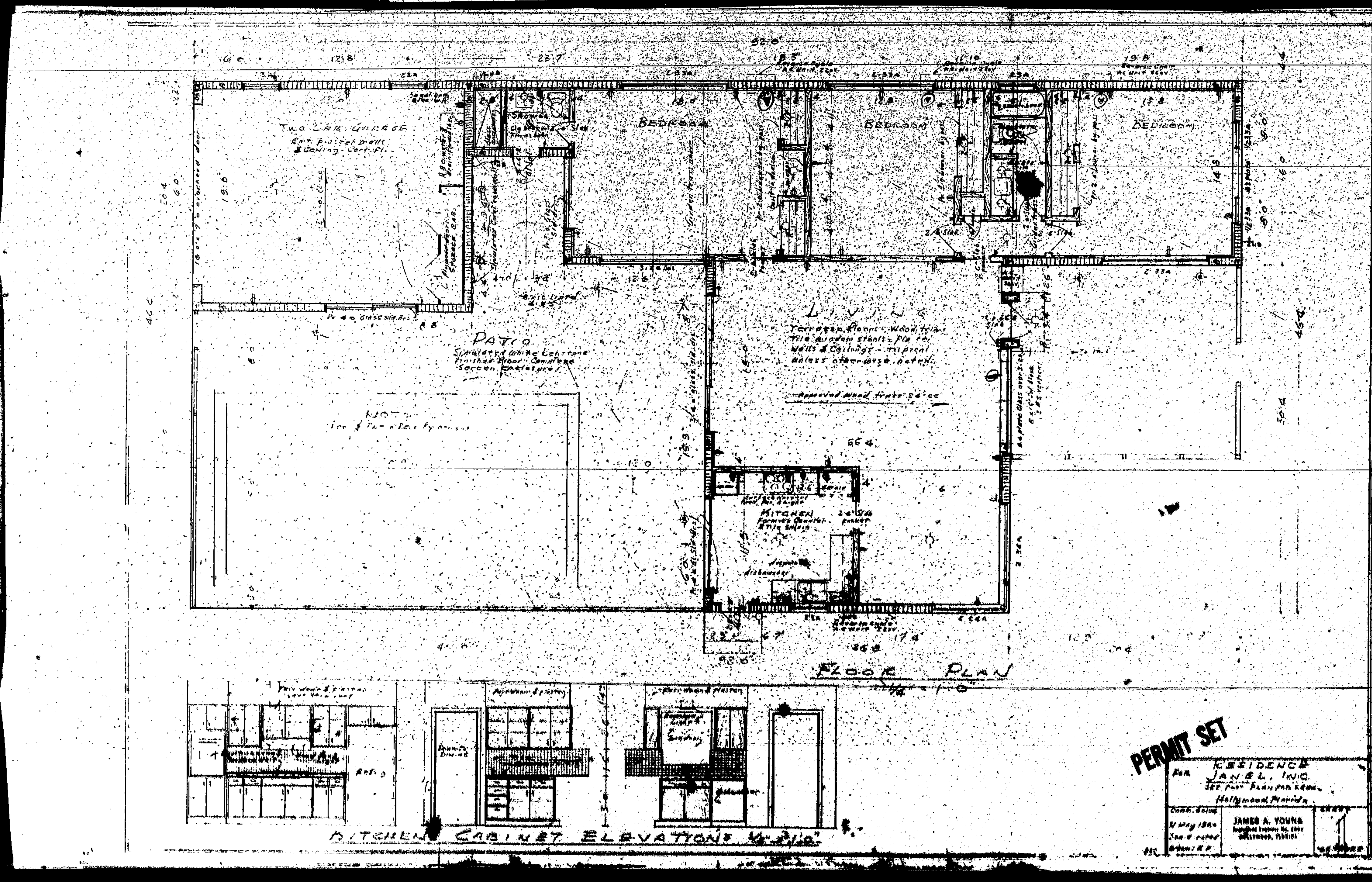
B.E.S PROJ. No.:
DATE: DECEMBER, 2024
DRAWN BY:
DESIGNED BY:
CHECKED BY:

REVISIONS

date	description	no.

SHEET
C-3

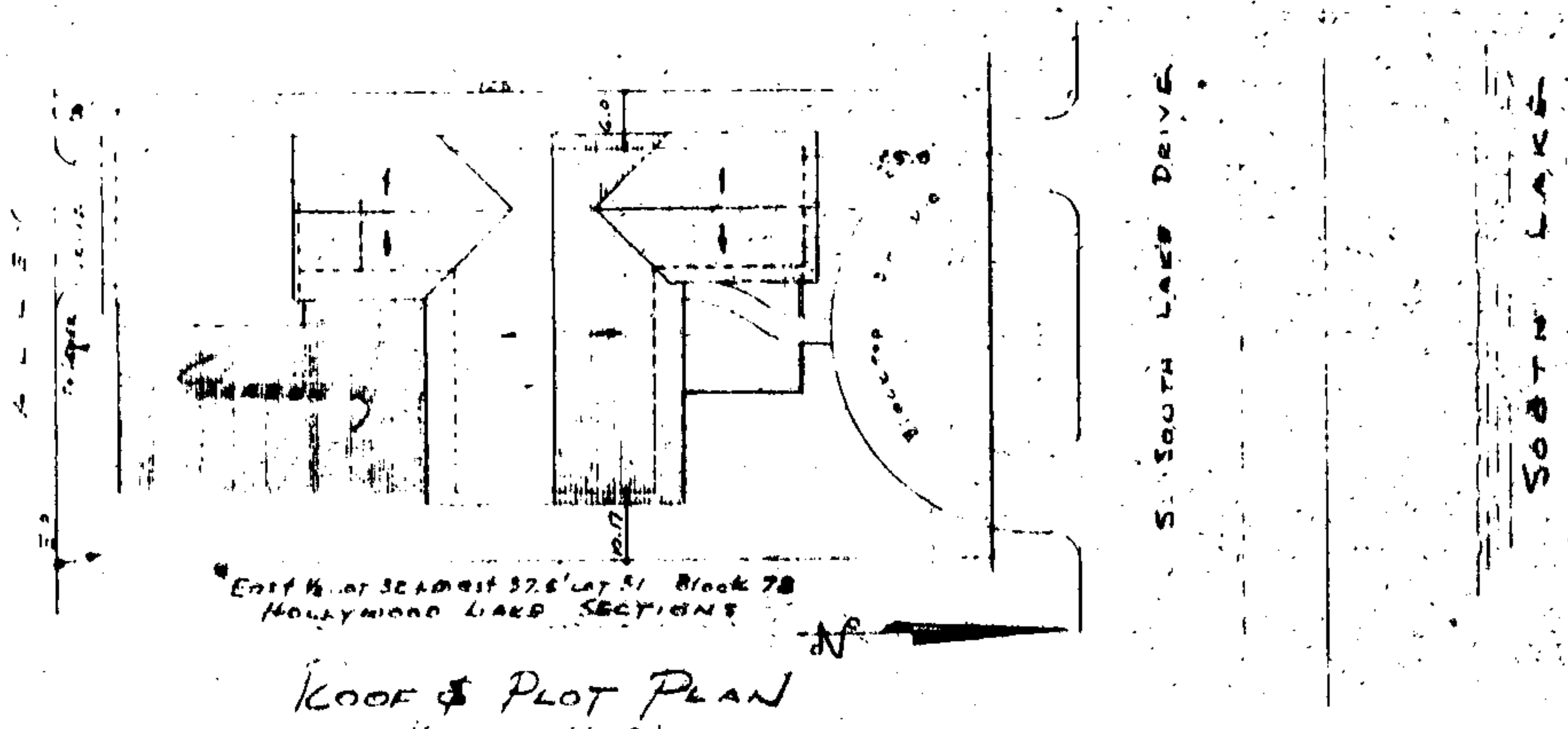

DETAIL "O"
2 x 4 BOTTOM CHORD
DETAIL "N"
WEB MEMBER
2 x 4 BOTTOM CHORD
2 x 4 TOP CHORD
DETAIL "M"
WEB MEMBER
CENTER PLATE ON 2 x 3 WEB MEMBER
DETAIL "L"
WIDTH
LENGTH
DETAIL "K"
JOINT DETAILS
FOR SPANS 16 TO 34 FEET, 3/12
GANG-NAILS, INC.
DENOTES INEFFECTIVE NAILS WHICH HAVE TOO SHORT AN END DISTANCE OR EDGE DISTANCE TO BE COUNTED AS EFFECTIVE


Two Car Garage
Bedroom
Bedroom
Bedroom
Living
Patio
Kitchen
Floor Plan
Kitchen Cabinet Elevations
PERMIT SET
Residence
Jangl, Inc.
Hollywood, Florida
JAMES A. YOUNG

GRADE BEAM SCHEDULE

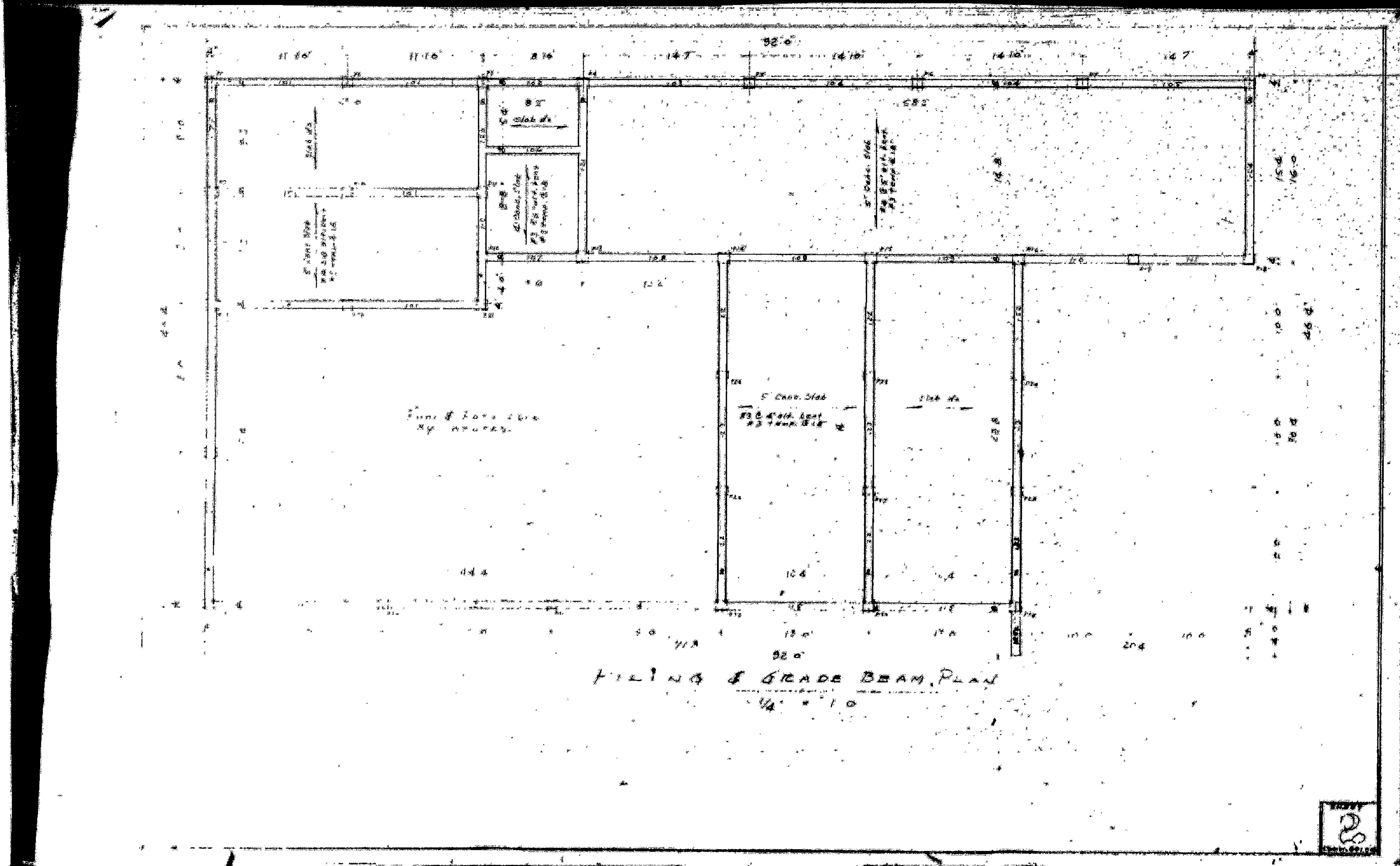
BEAM			SIZE		BEAM BARS			STIRRUPS			NOTES
No.	Mark	Span	b	d	Straight	Bent	Top	No.	#	Spacing	
6	101	E	8	20	1 - #7	1 - #8		16	#2	Cont @ 8	Low: to Support garage slab
1	102	E	8	22	2 - #6		1 - #7	4	"		Extend top bar 36" into B 103
1	103	C	8	24	1 - #7	1 - #8		8	"		
2	104	C	8	24	1 - #7	1 - #8		8	"		
1	105	E	8	24	1 - #7	1 - #8		8	"		
1	106	S	8	16	1 - #6	1 - #7		6	"		Low: to receive Slab
1	107	E	8	16	1 - #6	1 - #7		6	"		Low: to receive Slab
1	108	C	8	24	1 - #7	1 - #7		8	"		
2	109	C	8	24	1 - #7	1 - #7		8	"		
1	110	C	8	24	1 - #7	1 - #7		6	"		
1	111	E	8	24	1 - #7	1 - #7		6	"		
1	112	E	8	18	1 - #7	1 - #7		6	"		Low: to Support pool deck
1	113	[illegible]	8	18	1 - #7	1 - #7		6	"		do
1	114	C	8	18	1 - #7	1 - #7		6	"		do
2	115	[illegible]	8	24	1 - #7	1 - #7		6	"		
2	116	[illegible]	8	18	1 - #6	1 - #7		6	"		Low: To support pool deck
2	117	E	8	20	1 - #7	1 - #8		14	"		Low: To Support garage slab
1	118	E	8	24	2 - #6		2 - #6	2	"		
1	119	[illegible]	8	24	2 - #6		2 - #6	2	"		
1	120	E	8	24	2 #7		2 - #7	14	"		
1	121	S	8	24	1 #7	1 - #8		21	"		
5	122	E	8	22	1 - #7	1 - #7		6	"		
4	123	[illegible]	8	22	1 - #7	1 - #7		6	"		
1	124	[illegible]	8	22	1 #7	1 - #8		6	"		Extend top bar 30 into B122
1	125 [illegible]		8	22	1 - #6		2 - #6	4	"		

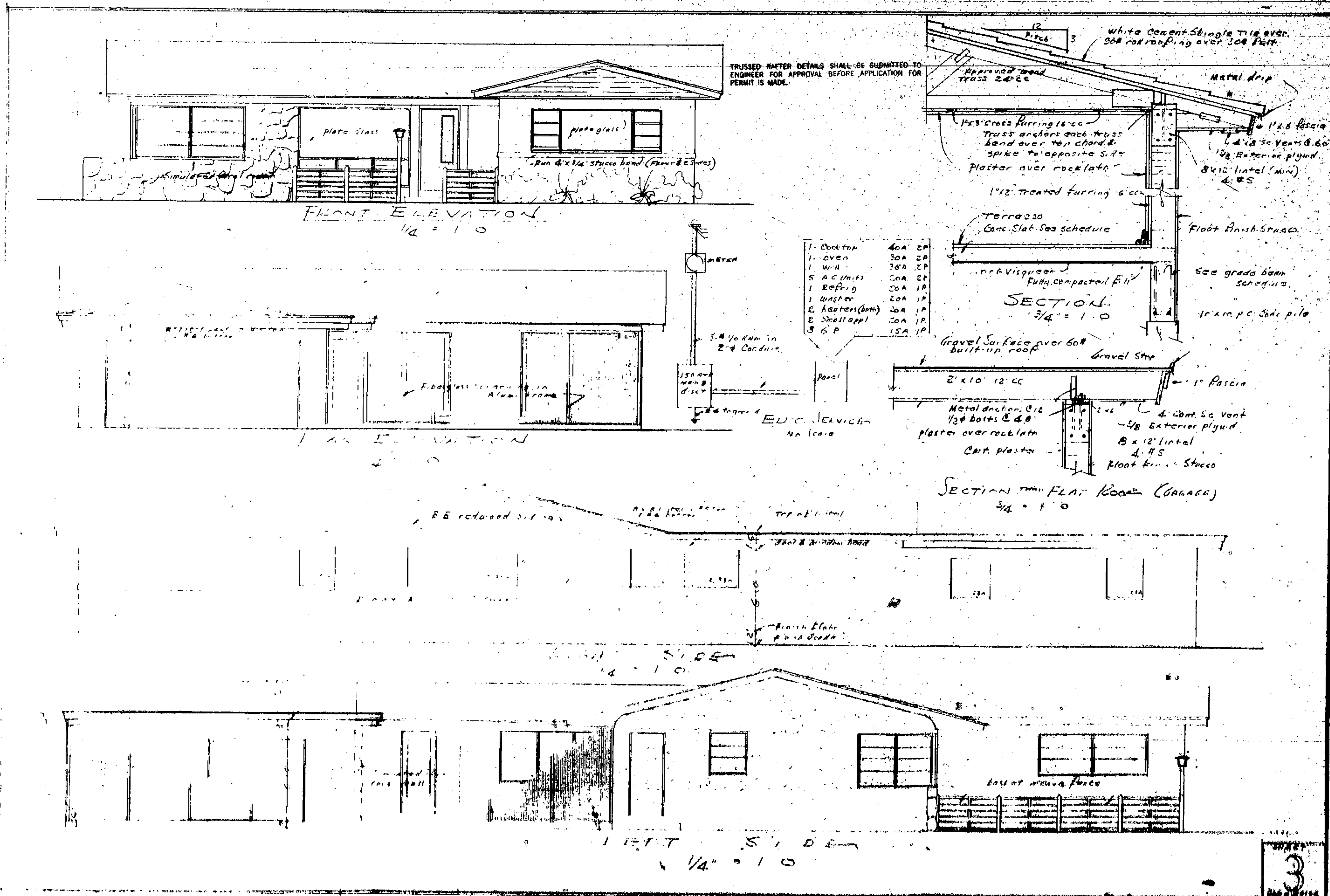
All concrete shall be certified 2500 psi.
All reinforcing shall be accurately fabricated and set in conformance with all recommendations of the American Concrete Institute.
All piles shall be 10x10 precast concrete driven plumb and square to a safe bearing value of 20 000 lbs each within two inches of positions indicated.



ROOF & PLOT PLAN
1/16 = 1'0

SHEET
2A


92'-0"
PILING & GRADE BEAM PLAN
1/4" = 1'0"



TRUSSED RAFTER DETAILS SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL BEFORE APPLICATION FOR PERMIT IS MADE.
plate glass
plate glass
Simulated coral rock
Run 4"x3/4" stucco band (Front & E Sides)
FRONT ELEVATION
1/4" = 1'0"
Fiberglass screen in Alum. frame
meter
3-#4/0 RHW in 2" Conduit
150 Amp main & disc't
Panel
ELEC. SERVICE
No Scale
1 - Cook top 40A 2P
1 - oven 30A 2P
1 W.H. 30A 2P
5 A C Units 20A 2P
1 Refrig 20A 1P
1 washer 20A 1P
2 heaters (bath) 20A 1P
2 Small appl 20A 1P
3 G P 15A 1P
12
Pitch
3
White Cement Shingle Tile over 90# roll roofing over 30# felt
Approved wood truss 24" cc
Metal drip
1"x3" Cross furring 16" cc
Truss anchors each truss bend over top chord & spike to opposite side
1"x6 fascia
4"x12" sc vents @ 6.0"
5/8 Exterior plywd.
Plaster over rock lath
8"x12" lintel (min) 4 #5
1"x2" Treated furring 16" cc
Terrazzo
Conc. Slab See schedule
Float finish Stucco
Visqueen
Fully compacted fill
See grade beam schedule
SECTION
3/4" = 1'0"
Gravel Surface over 60# built-up roof
Gravel Stop
2"x10" 12" cc
1" fascia
Metal anchors @ 12
1/2" bolts @ 4'0"
plaster over rock lath
Cem. plaster
4" Cont. sc vent
5/8 Exterior plywd
8 x 12" lintel 4 #5
Float finish Stucco
SECTION thru FLAT ROOF (GARAGE)
3/4" = 1'0"
Top of lintel
Finish Floor
Finish Grade
SIDE
1/4" = 1'0"
base of above fence
LEFT SIDE
1/4" = 1'0"
SHEET
3

Carlos J. Maradiaga
Georgina Cabrera
Property Owners Data Researches Services
3802 SW 79th Ave, #117
Miami, FL 33155
Pho: (305) 262-8965 ● Pho: (305) 207-1412
E-mail: DataResearchAssociates@gmail.com
Date: December 26, 2024

Number of Owners: __30__ (including Subject)

COVER LETTER & CERTIFICATION

TO: City Of Hollywood
2600 Hollywood Blvd
Hollywood, FL 33020-4807

RE: Property Owners within a 500 FOOT RADIUS of:
828 S SOUTHLAKE DR
HOLLYWOOD, FL 33019-1943
PID # 5142-14-02-5110

Legal Description: As Describe in Exhibit "A"
HOLLYWOOD LAKES SECTION 1-32 B LOT 32 W1/2,33 LESS W 12.5 BLK 78

I hereby certify that I have prepared the attached ownership list, map, and mailing labels which are a complete and accurate representation of all the real estate property and property owners who live (or own) real estate property within a 500 foot radius of the external boundaries of the subject property listed above. All of which reflects the latest ad-valorem tax records on file in the Broward County Tax Assessor's Office.

Sincerely, Georgina Cabrera

500 FOOT RADIUS MAP

APPROXIMATE SCALE = 1' = 500'

PROPERTY ADDRESS:
828 S SOUTHLAKE DR
HOLLYWOOD, FL 33019-1943
PID # 5142-14-02-5110

LEGAL DESCRIPTION:
HOLLYWOOD LAKES SECTION 1-32 B LOT 32 W1/2,33 LESS W 12.5
BLK 78

Property Owner Name	Property Address	Property City	Property Zip Code
Investment AGJJFH LP	10000 Rue Du Plein-Air	Mirabel Qc, J7J 1S5 CANADA	
William Pender & Helen M. Durkan	901 Adams St	Hollywood, FL	33019-1906
Randy Wade & Mary Mchugh	900 Adams St	Hollywood, FL	33019-1907
Tucker Pierre & Sherri Verret	805 Washington St	Hollywood, FL	33019-1919
Raul Cabrera & Anita Funtek	825 Washington St	Hollywood, FL	33019-1919
Petr Mikes & Eva Mikesova	821 Washington St	Hollywood, FL	33019-1919
Samuel Marlin & Sara Marlin	817 Washington St	Hollywood, FL	33019-1919
Erez Khteeb	801 Washington St	Hollywood, FL	33019-1919
Kirk Opsal	845 Washington St	Hollywood, FL	33019-1919
Goce Markovski & Violeta Markovski	841 Washington St	Hollywood, FL	33019-1919
Margot Luque	837 Washington St	Hollywood, FL	33019-1919
Naomi Lerner & Lerner Naomi	838 Washington St	Hollywood, FL	33019-1920
Christopher D. Dacek & Mary Jane Dacek	901 Washington St	Hollywood, FL	33019-1921
Frederick Heidemann	720 S Southlake Dr	Hollywood, FL	33019-1941
Doris Edelman - Doris Edelman Tr	712 S Southlake Dr	Hollywood, FL	33019-1941
Michele Towbin	832 S Southlake Dr	Hollywood, FL	33019-1943
David Hazan & Mushka Greenwald	858 S Southlake Dr	Hollywood, FL	33019-1943
Tzill Kashani	840 S Southlake Dr	Hollywood, FL	33019-1943
Charles L. & J. A. Geanuracos	800 S Southlake Dr	Hollywood, FL	33019-1943
Cynthia Klar & Eric H. Newman	804 S Southlake Dr	Hollywood, FL	33019-1943
Ghazi Atallah	808 S Southlake Dr	Hollywood, FL	33019-1943
Michael J. & Tonya Quarequio - Quarequio Fam Tr	812 S Southlake Dr	Hollywood, FL	33019-1943
Shareena & Gerard Quinn	820 S Southlake Dr	Hollywood, FL	33019-1943
Shawn L. Fanshier - Shawn L. Fanshier Rev Liv Tr	824 S Southlake Dr	Hollywood, FL	33019-1943
Mike Ariss	828 S Southlake Dr	Hollywood, FL	33019-1943
David E. M. & Lynn L. Drucker	845 S Southlake Dr	Hollywood, FL	33019-1944
Osher Khteeb	3725 S Ocean Dr # Ph07	Hollywood, FL	33019-2926
City Of Hollywood	2600 Hollywood Blvd # 206	Hollywood, FL	33020-4807
Alaa Y. Alsafadi	1430 Polk St	Hollywood, FL	33020-5245
Vitali Stesik	4568 Bedford Ave	Brooklyn, NY	11235-2527

Investment AGJJFH LP
10000 Rue Du Plein-Air
Mirabel Qc, J7J 1S5
CANADA

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1430 Polk St
Hollywood, FL 33020-5245

Vitali Stesik
4568 Bedford Ave
Brooklyn, NY 11235-2527

Parcel ID	Legal Description	Owner Name 1	Owner Address 1
5142-14-02-1460	HOLLYWOOD LAKES SECTION 1-32 B LOT 13,14 W1/2 BLK 57	OSHER KHTEEB	3725 S OCEAN DR # PH07
5142-14-02-1470	HOLLYWOOD LAKES SECTION 1-32 B LOT 14 E1/2 & 15 BLK 57	CHRISTOPHER D DACEK	901 WASHINGTON ST
5142-14-02-1480	HOLLYWOOD LAKES SECTION 1-32 B LOT 16,17,18 E 40 BLK 57	RANDY WADE	900 ADAMS ST
5142-14-02-1630	HOLLYWOOD LAKES SECTION 1-32 B LOT 13 TO 15 BLK 58	WILLIAM PENDER & HELEN M DURKAN	901 ADAMS ST
5142-14-02-4910	HOLLYWOOD LAKES SECTION 1-32 B THAT PT BLK 77 E OF 13 AVE LESS PAR 6 AS IN PB 17/23-A & LESS PT IN OR 2088/759 & LESS PT ADJ TO LOTS 13 TO 18 BLK 59	CITY OF HOLLYWOOD	2600 HOLLYWOOD BLVD # 206
5142-14-02-4911	HOLLYWOOD LAKES SECTION 1-32 B THAT PT BLK 77 AS DESC IN OR 2088/759	DAVID E M & LYNN L DRUCKER	845 S SOUTHLAKE DR
5142-14-02-4930	HOLLYWOOD LAKES SECTION 1-32 B LOT 1,2 BLK 78	KIRK OPSAL	845 WASHINGTON ST
5142-14-02-4931	HOLLYWOOD LAKES SECTION 1-32 B LOT 3,4 W1/2 BLK 78	GOCE MARKOVSKI	841 WASHINGTON ST
5142-14-02-4932	HOLLYWOOD LAKES SECTION 1-32 B LOT 4 E1/2,5 BLK 78	MARGOT LUQUE	837 WASHINGTON ST
5142-14-02-4940	HOLLYWOOD LAKES SECTION 1-32 B LOT 6,7 W 14 BLK 78	VITALI STESIK	4568 BEDFORD AVE
5142-14-02-4941	HOLLYWOOD LAKES SECTION 1-32 B LOT 7 E 36,8 W 40 BLK 78	RAUL CABRERA	825 WASHINGTON ST
5142-14-02-4950	HOLLYWOOD LAKES SECTION 1-32 B LOT 8 E 10,9,10 W 16 BLK 78	PETR MIKES	821 WASHINGTON ST
5142-14-02-4960	HOLLYWOOD LAKES SECTION 1-32 B LOT 10 LESS W 16,11 W 42 BLK 78	SAMUEL A MARLIN	817 WASHINGTON ST
5142-14-02-4961	HOLLYWOOD LAKES SECTION 1-32 B LOT 11 E 8,12,13 W 18 BLK 78	ALAA Y ALSAFADI	1430 POLK ST
5142-14-02-4962	HOLLYWOOD LAKES SECTION 1-32 B LOT 13 E 32,14 W 44 BLK 78	TUCKER PIERRE & SHERRI VERRET	805 WASHINGTON ST
5142-14-02-4970	HOLLYWOOD LAKES SECTION 1-32 B LOT 14 E 6,15,16 W 24.3 BLK 78	EREZ KHTEEB	801 WASHINGTON ST
5142-14-02-5030	HOLLYWOOD LAKES SECTION 1-32 B LOT 23 BLK 78	DORIS EDELMAN	712 S SOUTHLAKE DR
5142-14-02-5040	HOLLYWOOD LAKES SECTION 1-32 B LOT 24 BLK 78	FREDERICK HEIDEMANN	720 S SOUTHLAKE DR
5142-14-02-5050	HOLLYWOOD LAKES SECTION 1-32 B LOT 25,26 E 12 1/2 BLK 78	CHARLES L & J A GEANURACOS	800 S SOUTHLAKE DR
5142-14-02-5060	HOLLYWOOD LAKES SECTION 1-32 B LOT 26 LESS E 12 1/2,27 E1/2 BLK 78	CYNTHIA KLAR & ERIC H NEWMAN	804 S SOUTHLAKE DR
5142-14-02-5070	HOLLYWOOD LAKES SECTION 1-32 B LOT 27 W1/2,LOT 28 E 37.50, BLK 78	GHAZI ATALLAH	808 S SOUTHLAKE DR
5142-14-02-5080	HOLLYWOOD LAKES SECTION 1-32 B LOT 28 W 12.50,LOT 29,BLK 78	MICHAEL J & TONYA R QUAREQUIO	812 S SOUTHLAKE DR
5142-14-02-5090	HOLLYWOOD LAKES SECTION 1-32 B LOT 30,31 E 12.5 BLK 78	SHAREENA & GERARD QUINN	820 S SOUTHLAKE DR
5142-14-02-5100	HOLLYWOOD LAKES SECTION 1-32 B LOT 31 W 37.5,32 E1/2 BLK 78	SHAWN L FANSHIER	824 S SOUTHLAKE DR
5142-14-02-5110	HOLLYWOOD LAKES SECTION 1-32 B LOT 32 W1/2,33 LESS W 12.5 BLK 78	MIKE ARISS	828 S SOUTHLAKE DR
5142-14-02-5120	HOLLYWOOD LAKES SECTION 1-32 B LOT 33 W 12.5,34 BLK 78	MICHELE TOWBIN	832 S SOUTHLAKE DR
5142-14-02-5140	HOLLYWOOD LAKES SECTION 1-32 B LOT 35,36 BLK 78	TZILL KASHANI	840 S SOUTHLAKE DR
5142-14-02-5160	HOLLYWOOD LAKES SECTION 1-32 B LOT 37,38 BLK 78	DAVID HAZAN	858 S SOUTHLAKE DR
5142-23-10-0431	HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 11 E 18.87,12 LESS E 38.87 BLK 5	ELAINE T BUCCI	
5142-23-10-0440	HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 12 E 38.87,13 W 62 BLK 5	DAN BERGER	
5142-23-10-0450	HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 13 E 28,14 LESS E 18 BLK 5	AHMAD M AMER	
5142-23-10-0460	HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 14 E 18,15 W 82 BLK 5	NAOMI LERNER	838 WASHINGTON ST
5142-23-10-0470	HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 15 E 8,16 W 86 BLK 5	ANTONINO & STEPHANIE DE FILIPPO	
5142-23-10-0480	HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 16 E 4,17 BLK 5	820 WASHINGTON LLC	
5142-23-10-0500	HOLLYWOOD GOLF ESTATES SEC TWO 56-8 B LOT 18 BLK 5	INVESTMENT AGJJFH L P	10000 RUE DU PLEIN-AIR

ATTACHMENT B

Aerial Map

828 S Southlake Drive

Aerial Map