

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

NOTE:

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

**CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES**

APPLICATION TYPE:

- ☐ Technical Advisory Committee
☐ City Commission

☒ Variance/Special Exception Requested

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

PROPERTY INFORMATION

Location Address: 321 Hayes Street #1-8, Hollywood FL 33019

Lot(s): 7,8 and 9 Block(s): 4 Subdivision: HwdBch1stAdd

Folio Number(s): 5142-12-01-0830

BRT-25-C

Zoning Classification: _____ Land Use Classification: GBUS

Existing Property Use: APARTMENT Sq Ft/Number of Units: 3,401 / 8 UNITS

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

Has this property been presented to the City before? If yes, check all that apply and provide

File/Resolution/Ordinance No.: NO

DEVELOPMENT PROPOSAL

Explanation of Request: Variance for the extension of an existing setbacks.

Special Exception for non-conforming use.

Phased Project: Yes / No ☒ Number of Phases: N/A

Project	Proposal	
Units/rooms (# of units)	7	(Area: 4,070.5 S.F.)
Proposed Non-Residential Uses	0	S.F.
Open Space (% and SQ.FT.)	27%	(Area: 2,610 S.F.)
Parking (# of spaces)	8	(Area: 2,581 S.F.)
Height (# of stories)	2	(25 FT.)
Gross Floor Area (SQ. FT)	4,070.5	

Name of Current Property Owner: 88 Real Estate Investment Corp

Address of Property Owner: 20315 NE 15 Ct, Miami FL, 33179

Telephone: (954) 559-6634 **Email Address:** laurishua@gmail.com

Applicant SENGA Architecture LLC

☐ Consultant ☒ Representative ☐ Tenant (check one)

Address: 3434 McKinley Street

Telephone: (954) 613-8371

Email Address: fitzmurphy@sengaarchitecture.com

Email Address #2: _____

Date of Purchase: 11/08/2002 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

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

E-mail Address: cutroplanning@yahoo.com

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (Internal use only): _____

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: 01.04.2024

PRINT NAME: Lauris Hua - 88 Real Estate Investment Corp

Date: 01.04.2024

Signature of Consultant/Representative: _____

Date: 01.04.2024

PRINT NAME: Fitz Murphy, AIA - SENG Architecture LLC

Date: 01.04.2024

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 Variance and Special Exception to my property, which is hereby made by me or I am hereby authorizing SENG Architecture LLC to be my legal representative before the Planning and Development (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 7 day of January 2024

[Signature]
Notary Public

State of Florida

My Commission Expires: 4/12/2024 (Check One) ☒ Personally known to me; OR ☐ Produced Identification



[Signature]
Signature of Current Owner

LAURIS HUA
Print Name

321 HAYES ADDITION

LEGAL DESCRIPTION

LOTS 7, 8 AND 9, BLOCK 4, HOLLYOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROJECT INFORMATION

SETBACK VARIANCE AND SPECIAL EXCEPTION FOR THE EXTENSION OF A LEGAL NON-CONFORMING GARDEN APARTMENT UNIT 7

VARIANCE REQUEST

VARIANCE TO THE SIDE AND REAR SETBACK TO REDUCE THE SETBACK FROM 5'-0" TO 2'-10" ON THE EAST SIDE AND TO REDUCE THE NORTH (REAR) SETBACK FROM 5'-0" TO 3'-4".

SPECIAL EXCEPTION REQUEST

EXPANSION OF A LAWFUL NONCONFORMING USE WITHIN A BUILDING TO UTILIZE ADDITIONAL FLOOR AREA WITHIN SUCH BUILDING NOT OTHERWISE PERMITTED

PROPERTY SUMMARY

Tax Year: 2024	Property Use: 08-05 Multi-family 5 - 9 units	Deputy Appraiser: Commercial Department
Property ID: 514212010830	Millage Code: 0513	Appraisers Number: 954-357-6835
Property Owner(s): 88 REAL ESTATE INVESTMENT CORP	Adj. Bldg. S.F: 3415	Email: commercialtrim@bcpa.net
Mailing Address: 20315 NE 15 CT MIAMI, FL 33179	Bldg Under Air S.F:	Zoning : BRT-25-C - BEACH RESORT COMMERCIAL DISTRICT
Physical Address: 321 HAYES STREET # 1-8 HOLLYWOOD, 33019	Effective Year: 1981	Abbr. Legal Des.: HOLLYWOOD BEACH FIRST ADD 1-31 B LOT 7 TO 9 BLK 4
	Year Built: 1940	
	Units/Beds/Baths: 8 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2024	\$447,320	\$1,544,360	0	\$1,991,680	\$1,479,180	
2023	\$447,320	\$1,121,700	0	\$1,569,020	\$1,344,710	\$31,538.90
2022	\$447,320	\$947,550	0	\$1,394,870	\$1,222,470	\$28,005.30

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,991,680	\$1,991,680	\$1,991,680	\$1,991,680
Portability	0	0	0	0
Assessed / SOH	\$1,479,180	\$1,479,180	\$1,479,180	\$1,479,180
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,479,180	\$1,991,680	\$1,479,180	\$1,479,180

SALES HISTORY FOR THIS PARCEL					LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin		Unit Price	Units	Type
11/08/2002	Warranty Deed	\$625,000	34153 / 677		\$45.07	9,925 SqFt	Square Foot
10/29/2002	Quit Claim Deed	\$52,600	34153 / 675				
01/23/1996	Warranty Deed	\$260,000	24459 / 271				
10/01/1984	Warranty Deed	\$208,333	12100 / 748				
10/01/1976	Warranty Deed	\$105,000					

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514212010210	12/28/2023	Warranty Deed	Qualified Sale	\$3,400,000	119314217	1510 N OCEAN DR HOLLYWOOD, FL 33019
514212010140	10/06/2023	Multi Warranty Deed	Excluded Sale	\$2,842,000	119168564	1900 N OCEAN DR HOLLYWOOD, FL 33019
514212010150	10/06/2023	Multi Warranty Deed	Excluded Sale	\$2,842,000	119168564	N OCEAN DR HOLLYWOOD, FL 33019
514212011810	08/23/2023	Warranty Deed	Qualified Sale	\$1,300,000	119069926	338 ROOSEVELT ST #1-4 HOLLYWOOD, FL 33019
514212010070	07/26/2023	Warranty Deed	Qualified Sale	\$3,000,000	119029950	2118 N OCEAN DR #1-4 HOLLYWOOD, FL 33019

SPECIAL ASSESSMENTS										SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc		Dania Elementary: A Olsen Middle: I South Broward High: B
HIwd Fire Rescue (05)										
Residential (R)										
8										

ELECTED OFFICIALS

Property Appraiser Marty Kiar	County Comm. District 6	County Comm. Name Beam Furr	US House Rep. District 25	US House Rep. Name Debbie Wasserman Schultz
Florida House Rep. District 101	Florida House Rep. Name Hillary Cassel	Florida Senator District 37	Florida Senator Name Jason W. B. Pizzo	School Board Member Daniel P. Foganholi

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THIS INSTRUMENT PREPARED BY AND RETURN TO
Ross H. Manella, Esquire
Ross H. Manella, P.A.
2237 N Commerce Parkway, Suite 3
Weston, FL 33326

Property Appraisers Parcel Identification (Folio) Numbers
11212-01-08300
Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 8th day of November, A.D. 2002 by **MAX POWARCZUK**, a married man, herein called the grantor, to **88 REAL ESTATE INVESTMENT CORP.**, a Florida corporation whose post office address is **321 Hayes Street, Hollywood, Florida 33020**, hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Broward County, State of Florida, viz:

Lots 7, 8, & 9 of Block 4, HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record, taxes for the year 2002 and thereafter.

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, and 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, 2001.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name


MAX POWARCZUK L.S.

4404 S.E. Henderson Street, Portland, Oregon 97206

STATE OF FLORIDA
COUNTY OF Broward

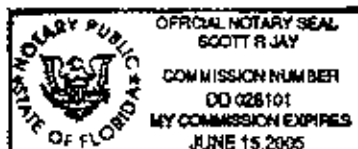
The foregoing instrument was acknowledged before me this 8th day of November, 2002 by **MAX POWARCZUK** who is personally known to me or has produced his Florida driver license as identification.

SEAL

My Commission Expires:


Notary Signature

Printed Notary Signature



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321 HAYES
321 HAYES STREET, HOLLYWOOD FL, 33021

April 9th, 2024

VARIANCE CRITERIA STATEMENT

a. 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.

The existing structure was originally constructed with a non-conforming setback at the rear and at the rear and side setbacks. The second floor addition is located in the rear of the property, which will not affect the stability and appearance of the neighborhood.

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

The variance request continues an existing condition on the property. Due the location of the requested variance for the vertical extension of a nonconforming setback, the request will have minimal impact to the community.

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.

The requested variance will allow the Applicant to enhance the property and structure. This would promote the Master Plan policy and other plans by encouraging the rehabilitation initiatives that will revitalize and promote stability of neighborhoods.

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

The requested variance is not self-imposed as the non-conforming setback is an existing condition of the home. Maintaining the existing setback allows for the property to maintain its massing, scale and character, which is essential to the sustainability of the neighborhood.

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.

Not applicable.

321 HAYES
321 HAYES STREET, HOLLYWOOD FL, 33021

January 17th 2024

SPECIAL EXCEPTION CRITERIA STATEMENT

The Expansion of lawful non conforming use to occupy a greater area than otherwise permitted.

(1) The approval of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant.

In order maintain the existing, non-conforming use of the property, the property owner is requesting modification to the structure that with will allow the property owner, to enjoy the volumetric benefits of the zoning district, increasing the height and the area of the building, while maintaining the historic site plan, building footprints and architectural characteristics. The proposal also reduces the intensity of non conforming use by reducing the number of residential units from 8 units to 7 units.

(2) The approval will not, under any circumstances of the particular case, be detrimental to the health, safety and general welfare of persons working or residing within the vicinity.

The volumetric expansion of the legal non-conforming use will not adversely affect the health, life safety and general welfare of persons working and residing within the vicinity as the residential use is an existing use. To the contrary, an approval will result in the reduction in the intensity of the existing non-conforming residential use. This will result in a betterment in the health, safety and general welfare of the persons working or residing within the vicinity, as it results in a reduction of other non-conformities on the property.

(3) The approval will not be detrimental or injurious to property and improvements in the vicinity or to the general welfare of the city.

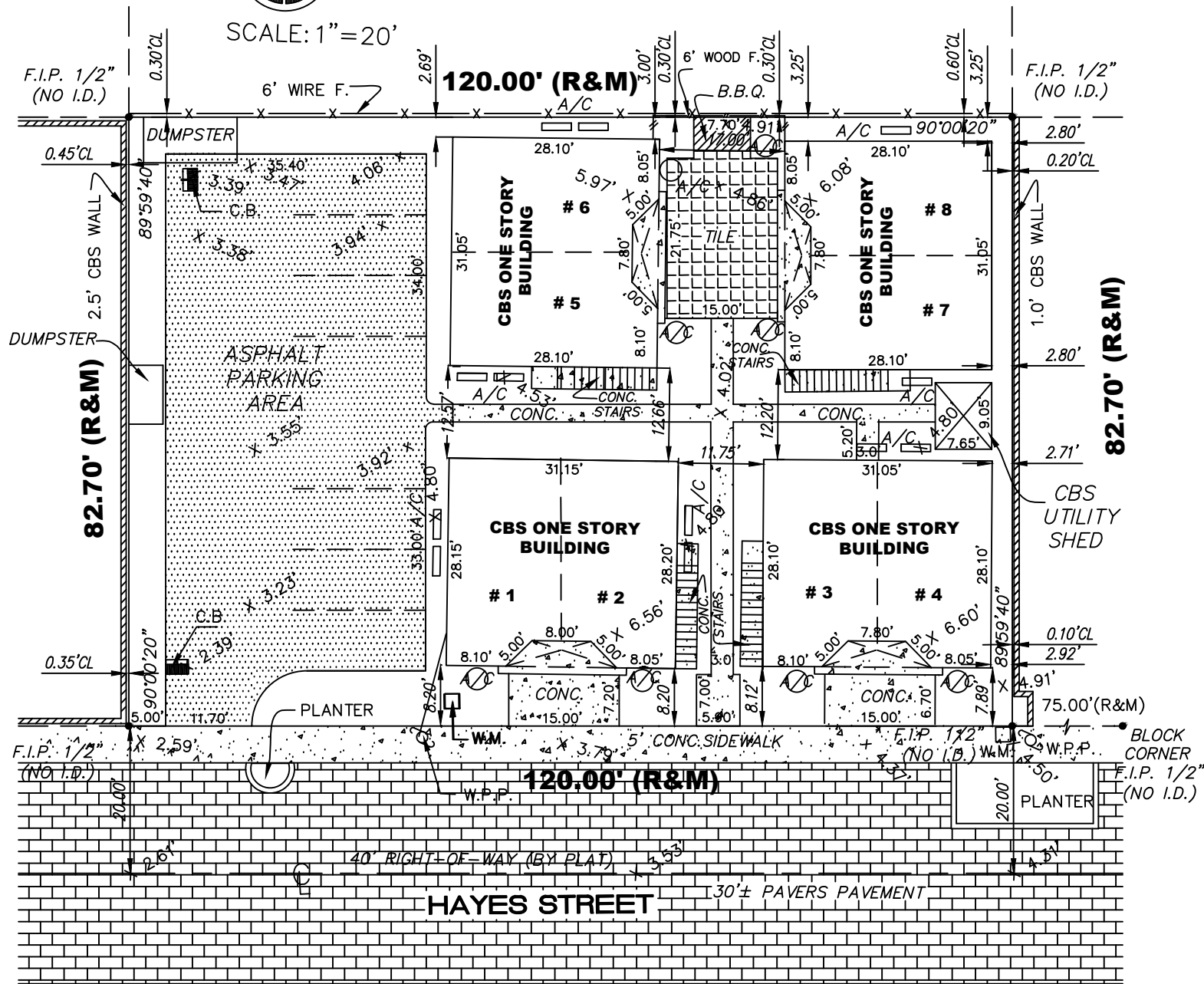
The volumetric expansion of the legal non-conforming use will not be detrimental or injurious to property and improvements in the vicinity or to the general welfare of the city. To the contrary, an approval will result in the reduction in the intensity of the existing non-conforming residential use. This will facilitate improvements in the vicinity or to the general welfare of the city, as the reduction in the intensity of the non-conforming use will facilitate the Cities comprehensive plan.

(4) The approval will, to the maximum extent possible, bring the use or building and the site upon which it is located into compliance with city regulations.

While we are requesting a volumetric expansion of a non-forming use, the proposal will result in the reduction in the intensity of the existing non-conforming residential use. This will inherently bring the property closer into compliance with City regulations.



SCALE: 1"=20'



BOUNDARY SURVEY

LEGEND & ABBREVIATIONS:

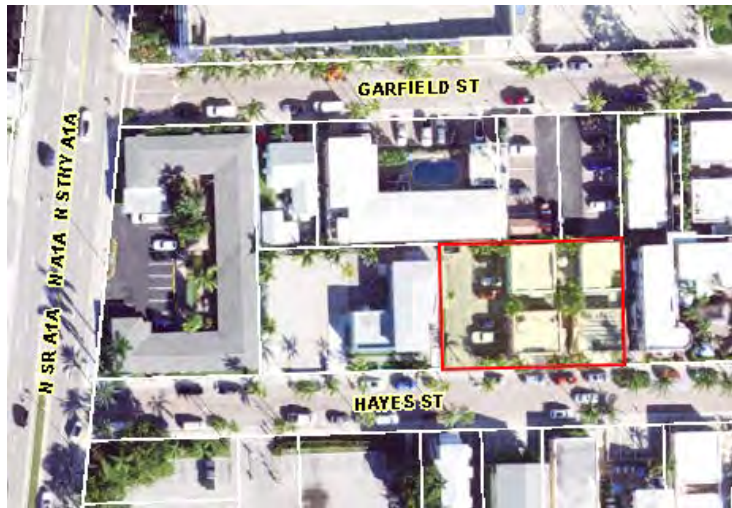
	= CONCRETE	B.C. = BLOCK CORNER	J.E. = UTILITY EASEMENT
	= CONC. BLOCK WALL	P. = PROPERTY LINE	A.E. = ANCHOR EASEMENT
	= WOOD DECK	C. = CENTER LINE	D.E. = DRAINAGE EASEMENT
	= COVERED AREA	M. = MONUMENT LINE	ENCR. = ENCROACHMENT
	= ASPHALT	C.A.C. = CALCULATED	F.F. ELEV. = FINISHED FLOOR ELEVATION
	= CHAIN LINK FENCE (CLF)	M. = FIELD MEASURED	N.T.S. = NOT TO SCALE
	= WOOD FENCE (WF)	P. = PER PLAT	D.B. = PLAT BOOK
	= IRON FENCE (IF)	TYP. = TYPICAL	D.R.B. = OFFICIAL RECORD BOOK
A = ARC DISTANCE		P.R.M. = PERMANENT REFERENCE MONUMENT	M.H. = MAN HOLE
L = LENGTH		P.C.P. = PERMANENT CONTROL POINT	C.B.S. = CONCRETE BLOCK STRUCTURE
Δ = CENTRAL ANGLE / DELTA		FD. NAIL = FOUND NAIL	BLDG = BUILDING
R = RADIUS		FD. D/H = FOUND DRILL HOLE	D.H.L. = OVERHEAD UTILITY LINES
T = TANGENT		FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER	TEL. = TELEPHONE FACILITIES
P.T. = POINT OF TANGENCY		C.M. = CONCRETE MONUMENT	
P.C. = POINT OF CURVATURE		W.M. = WATER METER	
P.C.C. = POINT OF COMPOUND CURVE		R/W = RIGHT OF WAY	
C.B. = CATCH BASIN			
CATV = CABLE UTILITY BOX			

P.R.C. = POINT OF REVERSE CURVE	ELEV. = ELEVATION
CH = CHORD	SEC. = SECTION
CH. BRG. = CHORD BEARING	TWS. = TOWNSHIP
B.M. = BENCH MARK	RG. = RANGE
B.R. = BEARING REFERENCE	SWK = SIDEWALK
P.O.A. = POINT OF COMMENCEMENT	
P.O.B. = POINT OF BEGINNING	
T.B.M. = TEMPORARY BENCH MARK	
P.O.B. = POINT OF BEGINNING	
T.B.M. = TEMPORARY BENCH MARK	
FD. I.R. = FOUND IRON REBAR	
FD. P.K.NAIL = FOUND PARKER-KALON NAIL	
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER	
A/C = AIR CONDITIONER PAD	
TX = TRANSFORMER	
P.P. = POWER POLE	
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT	
E. = EXISTING ELEVATION	

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

LOCATION MAP
NOT TO SCALE



PROPERTY ADDRESS: 321 HAYES ST. #1-8, HOLLYWOOD, FL. 33019

LEGAL DESCRIPTION: LOTS 7, 8 AND 9, BLOCK 4, HOLLYOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11) ELEVATIONS BASED OFF OF BM# 3943 LOC# 12-51-42 ELEV. 7.59' NAVD

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 1 PG: 31

SINCE 1987

BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059

555 NORTH SHORE DRIVE

MIAMI BEACH, FL 33141

(305) 865-1200

Email: blancosurveyorsinc@yahoo.com

Fax: (305) 865-7810

FLOOD ZONE: AE

PANEL: 0588

DATE:

01/31/23

SCALE:

1" = 20'

SUFFIX: H

FEMA DATE: 08/18/14

BASE: 7'

COMMUNITY # 125113

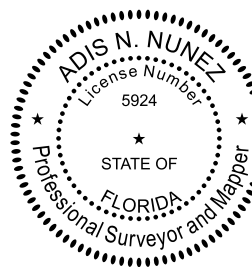
DWN. BY:

R.BELLO

JOB No.

23-125

SURVEYOR'S SEAL



ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION					FOR INSURANCE COMPANY USE	
A1. Building Owner's Name 88 REAL ESTATE INVESTMENT CORP					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 321 HAYES ST. #7-8					Company NAIC Number:	
City HOLLYWOOD		State Florida		ZIP Code 33019		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) HOLLYWOOD BEACH FIRST ADD 1-31 B LOT 7 TO 9 BLK 4						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>						
A5. Latitude/Longitude Lat. <u>26°01'17.43" N</u> Long. <u>80°06'57.17" W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983						
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.						
A7. Building Diagram Number <u>1B</u>						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>						
c) Total net area of flood openings in A8.b <u>N/A</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage <u>N/A</u> sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>						
c) Total net area of flood openings in A9.b <u>N/A</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number CITY OF HOLLYWOOD 125113			B2. County Name BROWARD		B3. State Florida	
B4. Map/Panel Number 12011C0588	B5. Suffix H	B6. FIRM Index Date 08-18-2014	B7. FIRM Panel Effective/ Revised Date 08-18-2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 7'	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 321 HAYES ST. #7-8			Policy Number:
City HOLLYWOOD	State Florida	ZIP Code 33019	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO.
Complete Items C2 a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: _____ Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	6.1	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	4.8	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	4.2	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	4.8	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☐ No ☐ Check here if attachments.

Certifier's Name ADIS N. NUNEZ	License Number 5924		
Title REGISTERED LAND SURVEYOR			
Company Name BLANCO SURVEYORS INC.			
Address 555 N SHORE DR.			
City MIAMI BEACH	State Florida		ZIP Code 33141
Signature	Date 01-31-2023	Telephone (305) 865-1200	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner

Comments (including type of equipment and location, per C2(e), if applicable)
LATITUDE AND LONGITUDE OBTAINED USING A GARMIN DEVICE. C2(E) A/C ELEVATION
CROWN OF THE ROAD ELEVATION ON CENTERLINE ON CENTER OF ROAD: 4.31' NAVD
BM# 3943 ELEV. 12-51-42 LOC# 7.59' NAVD

ELEVATION CERTIFICATE

OMB No. 1680-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 321 HAYES ST. #7-8			Policy Number:
City HOLLYWOOD	State Florida	ZIP Code 33019	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 321 HAYES ST. #7-8			Policy Number:
City HOLLYWOOD	State Florida	ZIP Code 33019	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____
- G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
321 HAYES ST. #7-8

City
HOLLYWOOD

State
Florida

ZIP Code
33019

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

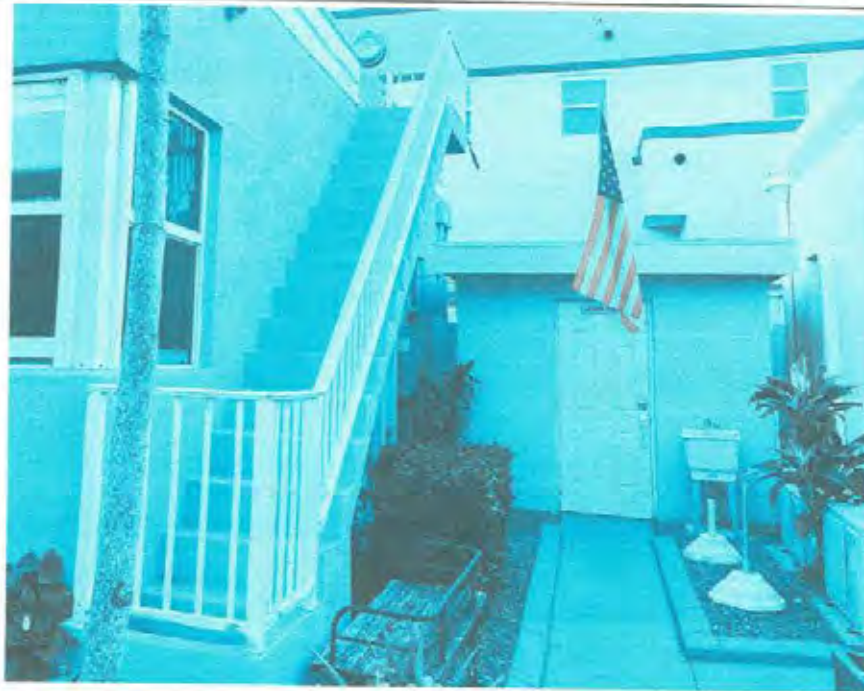


Photo One

Photo One Caption

Clear Photo One



Photo Two

Photo Two Caption

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
321 HAYES ST. #7-8

City
HOLLYWOOD

State
Florida

ZIP Code
33019

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption

Clear Photo Three



Photo Four

Photo Four Caption

Clear Photo Four

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C

B

A

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2203 FMM
PROJECT NO. DRAWN BY CHECKED BY

ARCHITECT



3434 MCKINLEY STREET | HOLLYWOOD, FL 33021
T. 954.631.8371
HTTP: //WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

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FITZ MANNINGHAM MURPHY, AIA
AR101069
ON 4/29/24.

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FITZ MANNINGHAM MURPHY
REGISTERED ARCHITECT
101069

LOCATION MAP



SCOPE OF WORK :

SETBACK VARIANCE AND SPECIAL EXCEPTION FOR THE EXTENSION OF A LEGAL NON-CONFORMING
GARDEN APARTMENT UNIT 7

APPLICABLE CODE:

2023 FLORIDA BUILDING CODE
CITY OF HOLLYWOOD CODE OF ORDINANCES
CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS

SHEET INDEX:

ID	NAME	PDB 01.22.24	CORR 01 02.14.24	CORR 02 03.18.24	CORR 03 04.02.24	CORR 03 04.23.24
GENERAL AND SITE INFORMATION						
A000	COVER SHEET	X		R	R	
A001	SITE PLAN	X		R	U	
A002	RENDERED SITE PLAN	X	R		R	U
A003	EXISTING SITE IMAGES	X		U	U	
A004	SITE CONTEXT	X		U	U	
EXISTING AND DEMOLITION						
EX100	EXISTING AND DEMO PLANS	X		U	U	
LANDSCAPE						
L100	TREE DISPOSITION PLAN		X	U	U	
L200	PLANTING PLAN		X	U	U	
ARCHITECTURE						
A100	FLOOR PLAN	X		U	U	
A200	ELEVATIONS	X		R	R	
A600	MASSING STUDY	X		R	R	
A601	RAMP STUDY	X		R	U	
A602	STREET VIEW	X		R	U	
A603	REAR VIEW					X

X = NEW
R = REVISED
U = RESUBMITTED UNREVISED

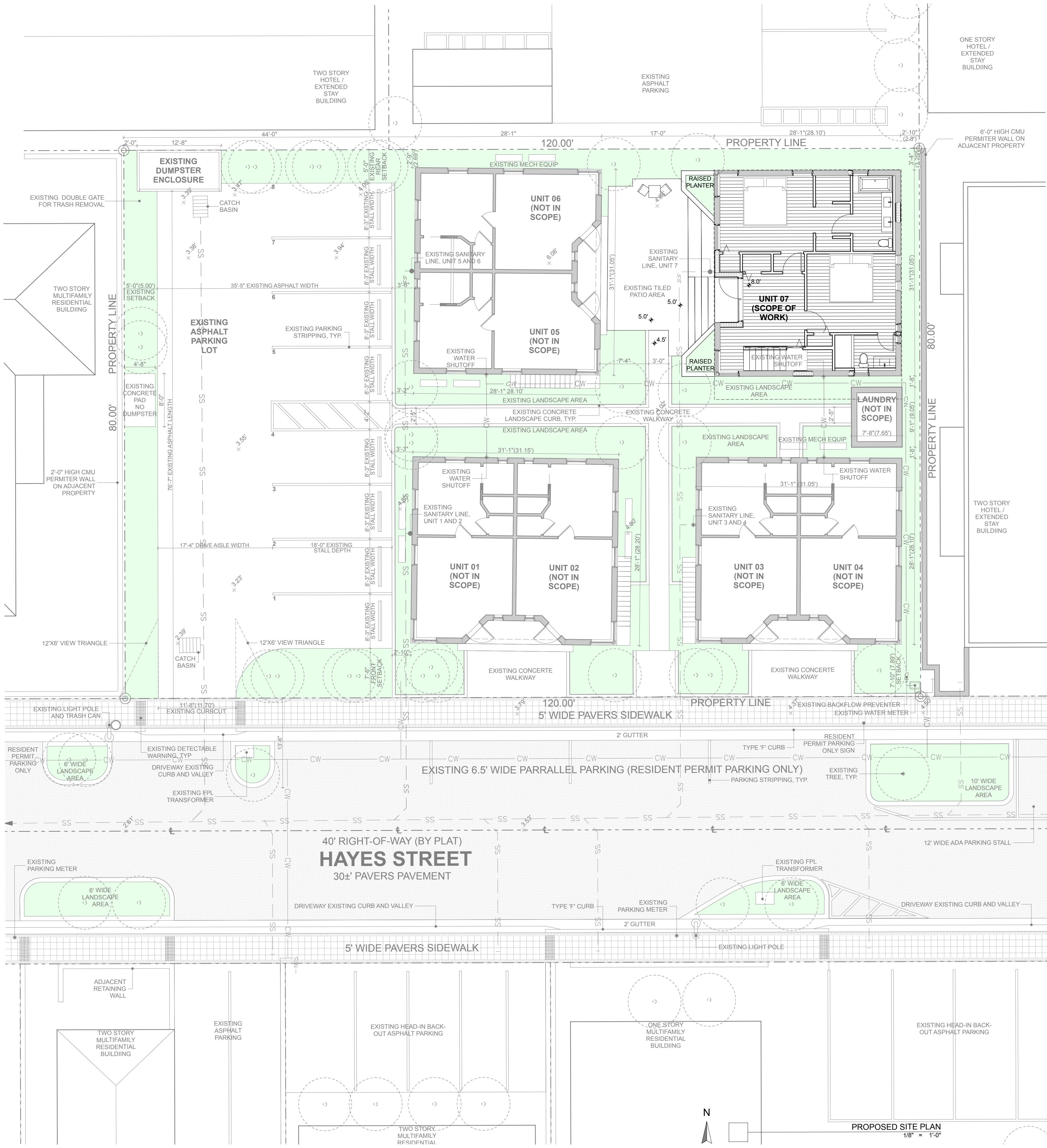
SUBMITTAL: CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD

DATE: Monday, April 29, 2024

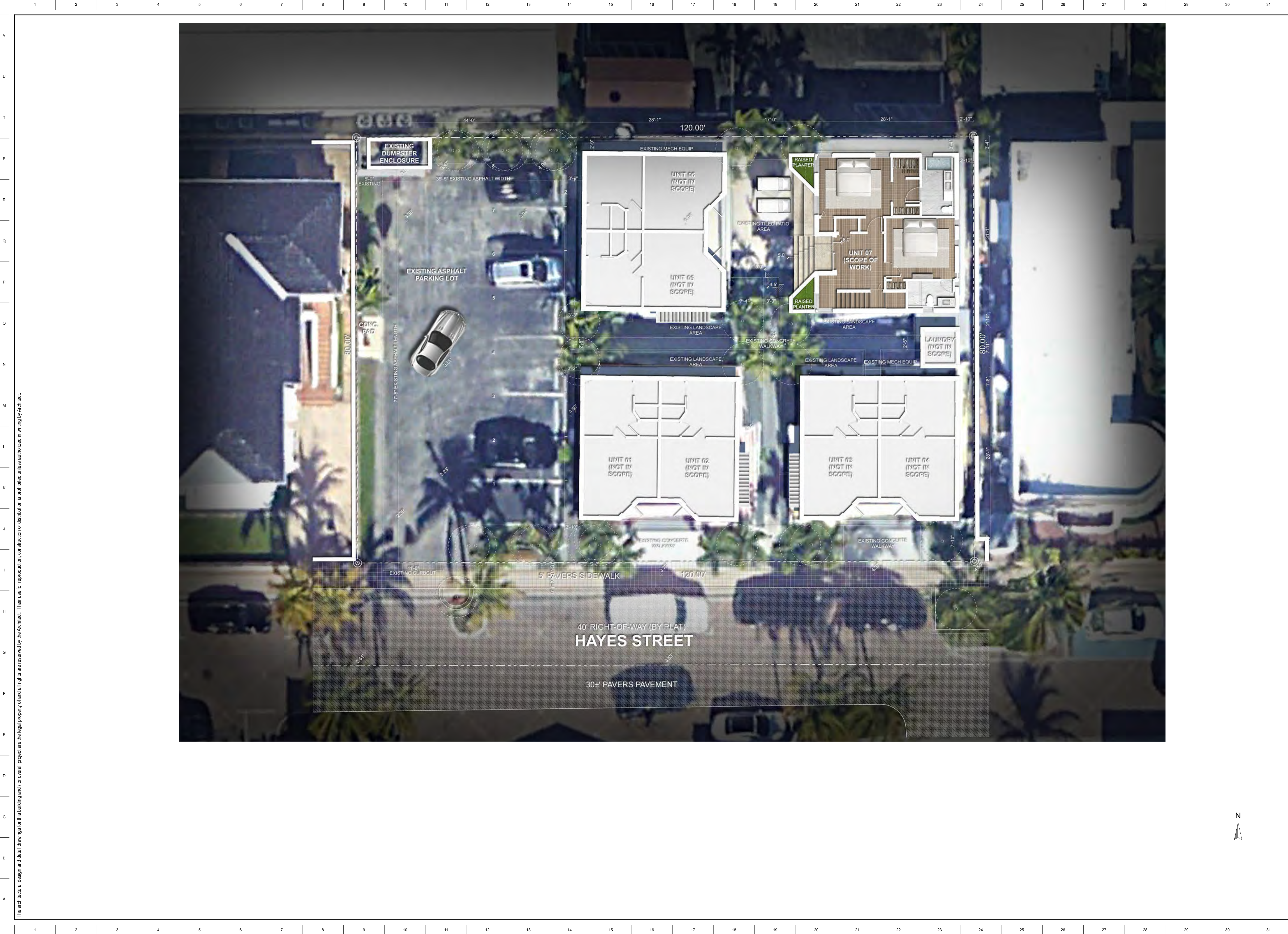
COVER SHEET

A000

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SITE INFORMATION			
ADDRESS	321 HAYES STREET, UNIT 7 & 8, HOLLYWOOD FL		
LEGAL DESCRIPTION	LOT 7.8 AND 9, BLOCK 9, OF "HOLLYWOOD BEACH FIRST ADDITION SUBDIVISION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA		
LAND USE	GENERAL BUSINESS (GBUS)		
ZONING	BEACH RESORT COMMERCIAL DISTRICT (BRT-25-C)		
GROSS LOT AREA	12,000 SF (0.275 ACRES)		
NET LOT AREA	9,600 SF (0.220 ACRES)		
ZONING DATA			
	REQUIRED/ALLOWED	EXISTING	PROPOSED
DENSITY	0	8	7
STORIES	5 MAXIMUM	1	2
HEIGHT	50'-0" MAX.	10'-0"	24'-0"
OPEN SPACE	0 SF	2581 SF	2,581 SF
FLOOR AREA PER UNIT TYPE			
UNIT 01-06	N/A	416.5 SF	416.5 SF
UNIT 07	N/A	416.5 SF	1,530 SF
UNIT 08	N/A	416.5 SF	N/A
TOTAL	N/A	3,332 SF	4029 SF
AVERAGE	N/A	416.5 SF	575.6 SF
BEDROOM/BATHROOM COUNT			
UNIT 01-06	N/A	1/1	1/1
UNIT 07	N/A	1/1	2/2.5
UNIT 08	N/A	1/1	N/A
SETBACKS			
SOUTH (FRONT)	10'-0"	7'-8"	7'-8"
WEST SIDE	5'-0"	43'-4"	43'-4"
EAST SIDE	5'-0"	2'-10"	2'-10"
NORTH (REAR)	5'-0"	3'-4"	3'-4"
PARKING			
1 SP PER UNIT	7	8	8
GREEN BUILDING PRACTICES			
1. RECYCLING. A DEDICATED STORAGE AREA FOR A GARBAGE BIN AND A RECYCLE BIN, SIZED TO FIT BOTH, MUST BE SHOWN ON THE PLANS. DEDICATED STORAGE AREA SHALL BE VERIFIED BY PLANS EXAMINER. PLANS FOR KITCHEN MUST INCLUDE PULL-OUT RECYCLE AND GARBAGE BINS BUILT INTO CABINETS. PULL-OUT BINS BUILT INTO CABINETS SHALL BE VERIFIED BY PLANS EXAMINER AT PERMIT REVIEW AN BY BUILDING INSPECTOR AT FINAL INSPECTION.			
2. ENERGY EFFICIENT (LOW E) WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC (NATIONAL PENETRATION RATING COUNCIL).			
3. ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.			
4. PROGRAMMABLE THERMOSTATS.			
5. DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC). PLANS SHALL INDICATE DUAL FLUSH TOILET. SYSTEM MUST BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.			
SITE PLAN NOTES			
1. ALL SIGNAGE SHALL FOLLOW THE ZONING AND LAND DEVELOPMENT REGULATIONS.			
2. A SEPARATE PERMIT SHALL BE REQUIRED FOR EACH SIGN.			
3. ALL ELECTRICALLY ILLUMINATED SIGNS SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT INSPECTION.			
4. ALL NEW EXTERIOR WALKWAY AND SIDEWALK SURFACES TO BE ADA COMPLIANT. ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.			
5. ALL EXISTING MATERIAL NOTED ON SITE PLAN ARE TO REMAIN			
6. ANY DAMAGES TO ELEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY, I.E. PAVERS, PLANTING, CURBING, CONCRETE BANDS, ETC. AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT WILL BE REQUIRED TO BE REPLACED OR RESTORED.			
LIGHTING			
0.5 MAX LUMENS AT ALL PROPERTY LINES			
VARIANCE			
VARIANCE TO THE SIDE AND REAR SETBACK TO REDUCE THE SETBACK FROM 5'-0" TO 2'-10" ON THE EAST SIDE AND TO REDUCE THE NORTH (REAR) SETBACK FROM 5'-0" TO 3'-4".			
SPECIAL EXCEPTION			
EXPANSION OF A LAWFUL NONCONFORMING USE WITHIN A BUILDING TO UTILIZE ADDITIONAL FLOOR AREA WITHIN SUCH BUILDING NOT OTHERWISE PERMITTED			



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321 HAYES ADDITION

321 HAYES STREET UNIT 7 & 8 HOLLYWOOD FLORIDA 33019 USA

ARCHITECT

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AR101069
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REGISTERED ARCHITECT
AR101069

SUBMITTAL & REVISIONS
01 CORRECTIONS
02 CORRECTIONS

2203
PROJECT NO.

4/2/24
DATE

FMM
DRAWN / CHECKED

RENDERED
SITE PLAN

A002

V
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339 HAYES STREET



313 HAYES STREET



2024_0408_321 HAYES STREET PROFILE

CONTEXT ELEVATION

ARCHITECT

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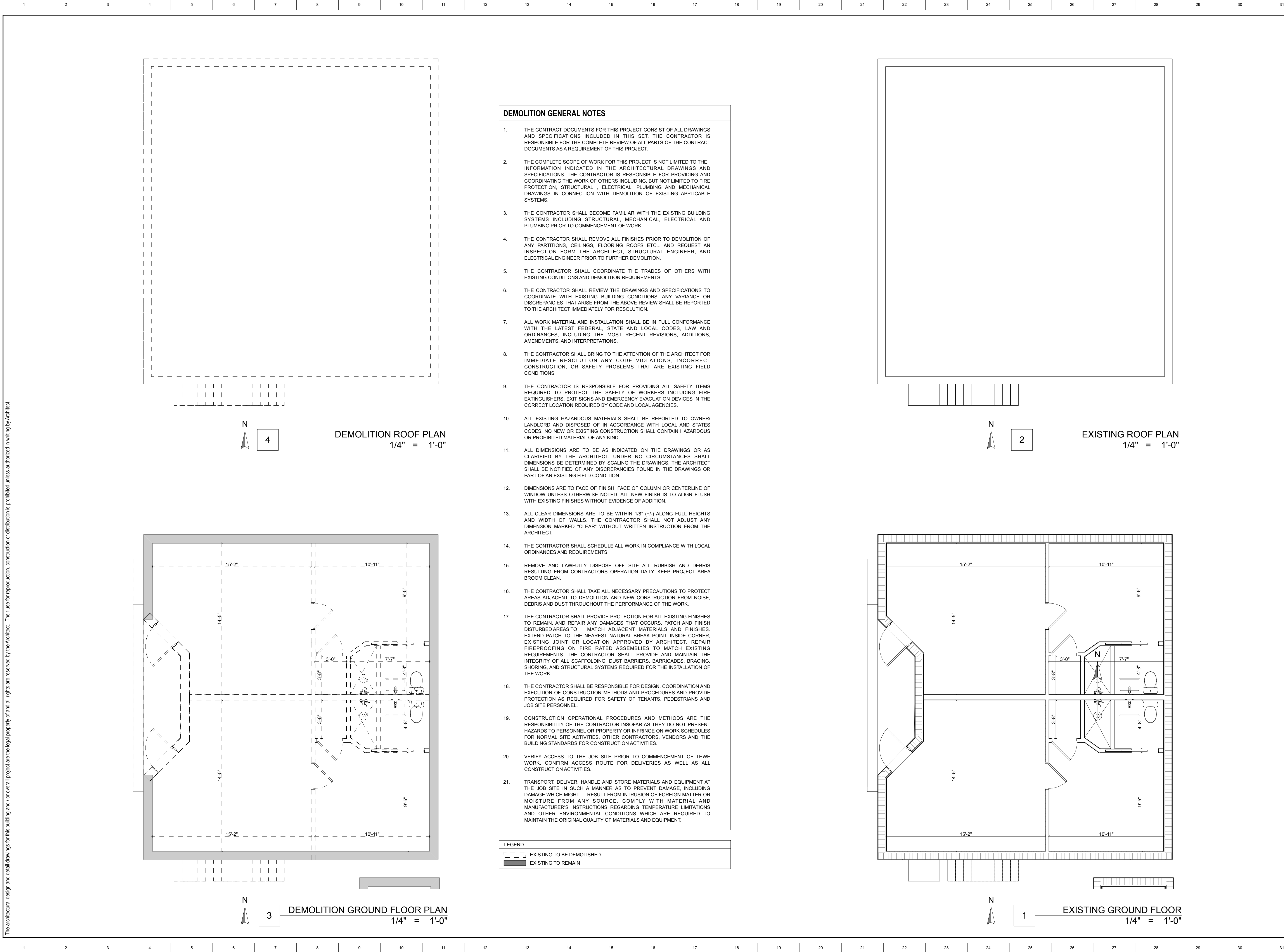
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2203
PROJECT NO.
4/8/24
DATE
FMM
DRAWN / CHECKED

SITE CONTEXT





NOTES

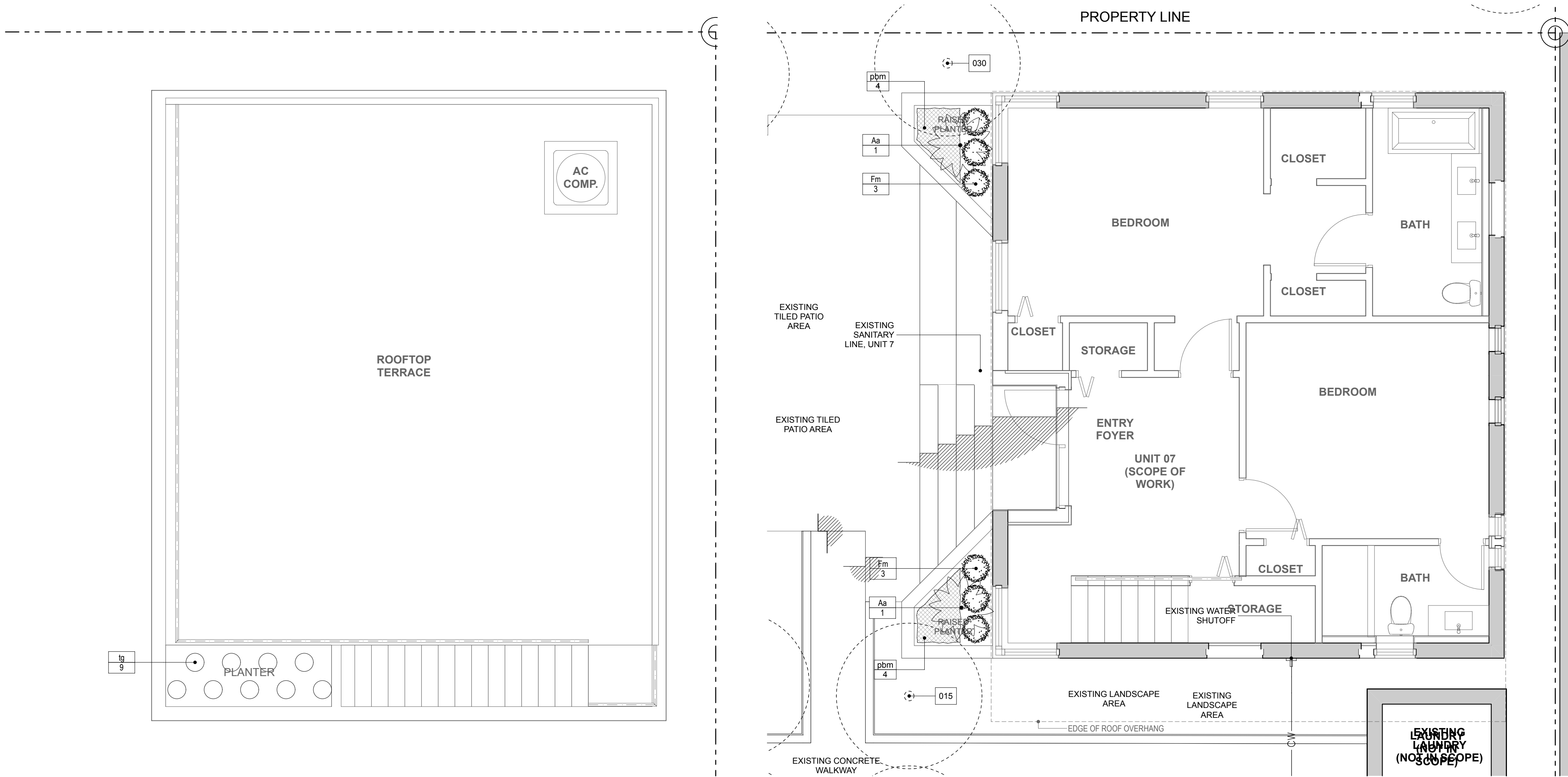
NO PERSON AND NO AGENT OR REPRESENTATIVE THEREOF, DIRECTLY OR INDIRECTLY, SHALL CUT DOWN, DESTROY, MOVE OR EFFECTIVELY DESTROY THROUGH DAMAGING ANY TREE SITUATED ON ANY REAL PROPERTY AS DESCRIBED PER SECTION 4 OF HOLLYWOOD LANDSCAPE MANUAL, WITHOUT FIRST OBTAINING APPROVAL AND A TREE REMOVAL PERMIT.

TREE PROTECTION FENCING SHALL BE PROVIDED AROUND THE CRITICAL ROOT ZONE OF THE TREE, INCLUDING WITHIN ADJACENT PROPERTY AS NEEDED. SEE PLAN FOR FENCE LAYOUT. SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION.

TREE MITIGATION CHART		
	# OF TREES	TOTAL DBH (INCHES)
TOTAL TO BE MITIGATED	0	0



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2

ROOF PLANTING PLAN
1/4" = 1'-0"



1

GROUND FLOOR PLANTING PLAN
1/4" = 1'-0"

NOTES:

MIN. ROOT SPREAD TO BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK". PRUNE ALL DAMAGED, DISEASED, OR WEAK LIMBS AND ROOTS. CLEANLY PRUNE ALL DAMAGED ROOT ENDS. DO NOT ALLOW ROOTS TO DRY OUT DURING INSTALLATION. SOAK ROOTS IN WATER OVERNIGHT BEFORE PLANTING.

PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY

REMOVE BURLAP FROM TOP OR ROOT BALL

MULCH LAYER TO COVER ENTIRE PLANT BED. WET DOWN TO STABILIZE, SEE SPECS

FINISH GRADE

TOP OF ROOT BALL AT FIN. GRADE

BACKFILL MIXTURE SEE SPECS

UNDISTURBED SOIL

5

GROUNDCOVER DETAIL

4

SHRUB DETAIL

3

VEHICULAR USE AREA
1/16" = 1'-0"

LANDSCAPE DATA

REFER TO ARCHITECTURE FOR SITE, BUILDING, AND ZONING INFORMATION.

	REQUIRED	EXISTING	PROPOSED	
OPEN SPACE LANDSCAPE	0 (0%)	2,581 SF	2,581 SF	
TREE AND PALM REQUIREMENTS				
STREET PERIMETER / OPEN SPACE	N/A	2	0	2
TOTAL REQ. MAXIMUM PALMS	N/A	28	0	28
VEHICULAR USE AREA	N/A	2590	0	2590
PAVED AREA	25%	696.5 (26.8%)	0	696.5
LANDSCAPED AREA				

SHRUBS AND ACCENTS SCHEDULE

SYM	ABBV	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPR	SP	N	D
✱	Aa	2	Agave americana	American agave	7 gal					
○	lg	9	Thunbergia grandiflora	Sky vine	7 gal trellis			24" O.C.		

GROUND COVER SCHEDULE

SYM	ABBV	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SP	REMARKS	N
■	pbm	923	Philodendron 'Burle Marx'	Philodendron	3 gal	18" o.c.		

LANDSCAPE NOTES

- ALL LANDSCAPING SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL INSPECTION.
- NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITH THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION.
- WHERE REQUIRED FOR SCREENING PURPOSES, HEDGE SHALL BE PLANTED AT EQUIPMENT HEIGHT FOR VISUAL SCREENING.
- PROVIDE 100% IRRIGATION COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

PLANTING NOTES

PLANTING SPECIFICATIONS

- The Contractor is responsible for maintaining, all planting areas (including watering, weeding, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by the Owner and/or Landscape Architect.
- All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".
- All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.
- All trees must be guyed or staked as shown in the details.
- Installation - All plant material shall be installed in a sound, workman-like manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
- There shall be no chains or cables used on trees or palms. Handle with two inch (2") minimum width nylon straps or equal.
- Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions.
- Contractor to request final acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the Owner and the Architect shall declare the project substantially complete.
- Contractor to replace rejected plant material within one (1) week of written notice.
- Plant Material which is not installed at the direction of the landscape architect or owner will become the property of the contractor unless it becomes relocated on site. The Contractor shall provide the owner a credit for any plant material not installed on the site.
- Sod shall be strongly rooted, free from weed, fungus, insects and disease. Contractor shall sod all areas as indicated on the plans or as directed.

SOIL PREPARATION AND SOIL MIX

- All shrub beds shall be provided with a minimum 30" depth of approved planting soil if existing soil is not acceptable to the Landscape Architect. Shrub beds shall be excavated to 30" depth and soil replaced as specified. Acceptable soil composition shall be 70% sand, 30% organic content with an overall pH range between 6.5 and 7.5.
- Contractor to ensure total weed eradication from all areas to be planted and protect existing plants to remain.
- Before replacing topsoil, rake subsoil surface clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material.
- Scarify subsoil to a depth of six inches (6").
- Planting Soil Mixtures:
All plant material on grade with the exception of palms and beach material, shall be planted with the following soil mix:
Planting Soil Mixture A:
a.) Weed free soil and consist of
70% clean silica sand,
30% everglades muck, and
b.) There must be a slight acidic reaction to the soil with no excess calcium or carbonate.
c.) Soil shall be delivered in a loose friable condition.

All palms + beach material on grade shall be planted with the following:

- Planting Soil Mixture B:**
a.) 80% clean silica sand
b.) 20% everglades muck

All elevated planting areas on structure shall be planted with the following unless otherwise approved by LA

- Planting Soil Mixture C:**
Mix specifically designed to meet project requirements based on climatic region and plant requirements.
a.) 50% Coarse Salite, 5/16" Expanded aggregate
b.) 25% Clean Silica Sand
c.) 10% Pine fines
d.) 15% Compost

- Topsoli shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil. It shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous matter. Spread topsoli mixture to minimum depth of three inches (3") throughout all lawn areas.
- Remove all rocks and other objects over one inch (1") in diameter.
- Smooth all soil mixture to five inches (5") below top of surrounding pavement edges. This allows room for 3" of mulch and 2" clear space below top of pavement.
- Smooth topsoli mixture to two inches (2") below finish grade in areas to be sodded.
- The topsoli pH shall be in the range of pH 6.5 to 7.5. Topsoli shall not be extremely acid or alkaline, nor contain toxic substances which may be harmful to plant growth. If necessary, the Contractor shall apply the appropriate soil amendments adjusting soil pH to assure a pH range of 6.5 to 7.5.
- Finish grade all topsoli areas to a smooth, even surface, assuring positive drainage away from the structures and eliminate any low areas which may collect water.
- Contractor shall assure percolation and drainage of all planting pits prior to planting. Contractor will be responsible for all plants lost due to the lack of percolation.
- Contractor to remove debris and excess material daily from job site. Contractor shall remove all staking of trees and palms after twelve (12) months of substantial completion.

MULCH

- Contractor shall mulch all plant material throughout to a three inch (3") depth of loose, weed free, sterilized 100% Flormulch (melaleuca mulch). Do not place mulch directly on top of shade tree root balls.
- Any other mulch must be submitted for approval.

ARCHITECT

3434 MONKEY STREET | HOLLYWOOD, FL 33021
1 954 431 8371
HTTP://WWW.SENGAARCHITECTURE.COM
SENGA ARCHITECTURE LLC

321 HAYES STREET UNIT 7 & 8 HOLLYWOOD FLORIDA 33019 USA
321 HAYES
ADDITION

ARCHITECT

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01 CORRECTIONS

2203

PROJECT NO.

4/2/24

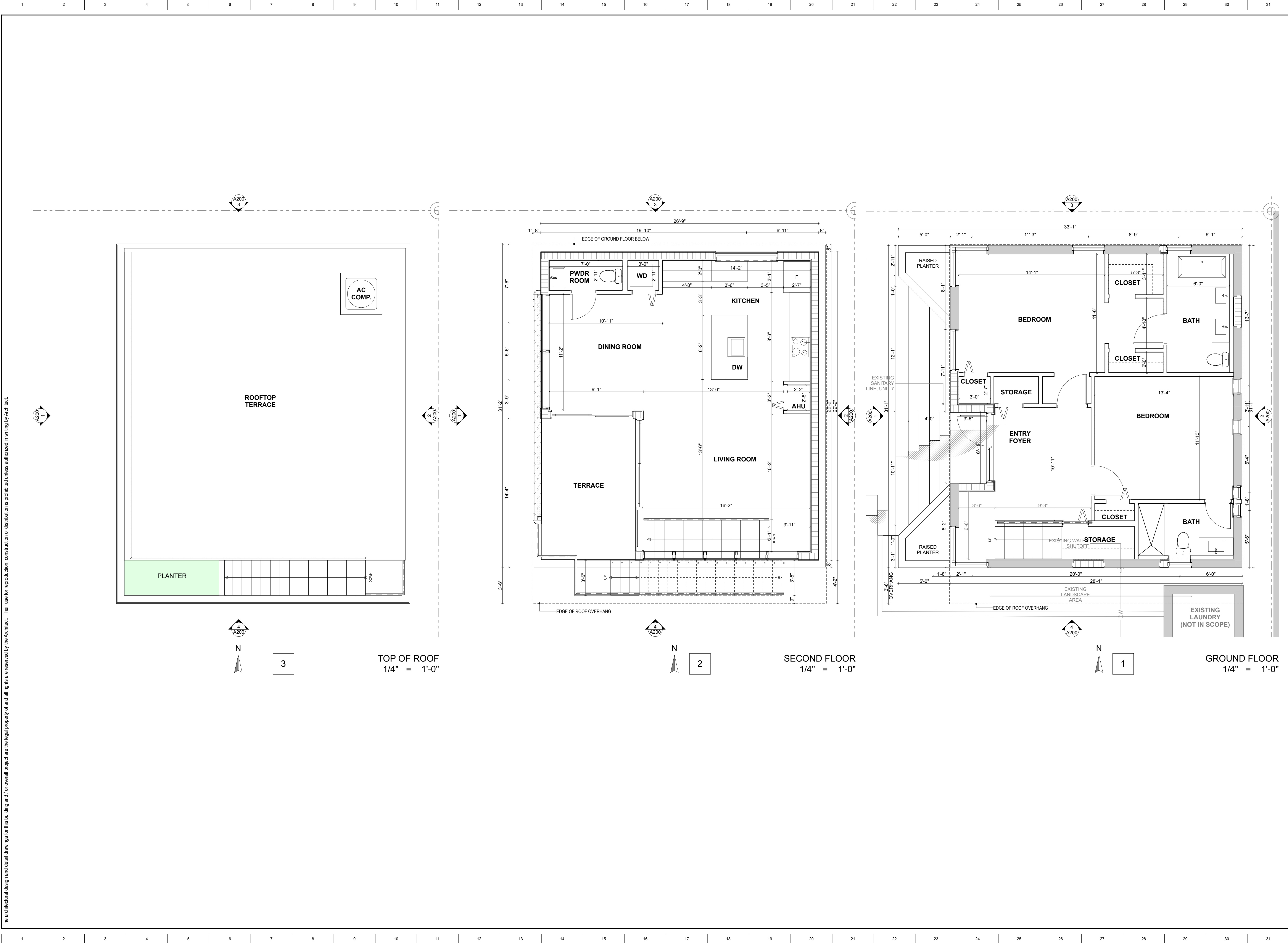
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PLANTING PLAN

L200



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RAMP STUDY

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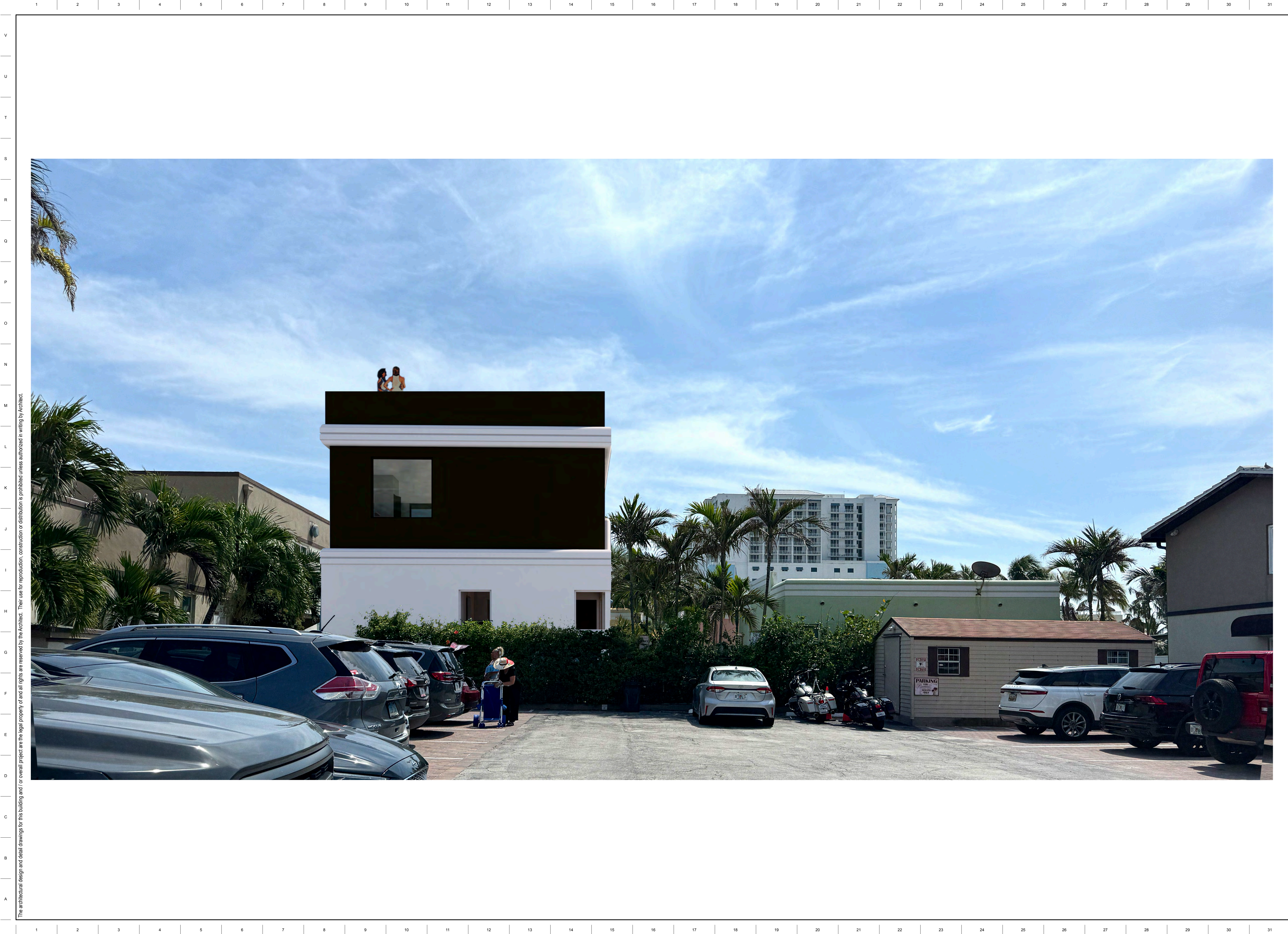
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STREET VIEW

A602



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REAR VIEW

A603