

Historic Preservation Board

Tuesday, January 23, 2024

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: [2023_1212 Minutes Draft HPB.pdf](#)

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

Attachments: [Witness List P-23-19.pdf](#)
[Quasi-Judicial Hearing Procedures.pdf](#)

B. Applications**ITEM # 1BELOW MAY BE CONSIDERED QUASI-JUDICIAL****[1. 2024_0123](#)**

FILE NO.: 23-CM-95

APPLICANT: Henry and Rosa Leace

LOCATION: 1030 South Southlake Drive

REQUEST: Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design for a new single-family house in the Lakes Area Historic Multiple Resource Listing District.

Attachments: [2395 HPB Staff Report 2023_0123.pdf](#)
[Attachment A Application Package.pdf](#)
[Attachment B Aerial Map.pdf](#)

C. Old Business**D. New Business**

1. Phase IV East West Street coastal resiliency project (Community Redevelopment Agency)

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: 1/23/2024

To: Historic Preservation Board

Title:

**SUMMARY OF THE MINUTES
HISTORIC PRESERVATION BOARD**

CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

A. ADMINISTRATION

1. Pledge of Allegiance
2. Roll Call

The meeting of the Historic Preservation Board was called to order by Terry Cantrell on **Tuesday, December 12, 2023, at 3:07 p.m.** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Terry Cantrell
Fred Villiers-Furze
Dulce Conde

William Treece
Ari Sklar

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

Andria Wingett
Anand Balram
Carmen Diaz
Shellie Thompson
Solange Baquero-Meza

Director of Development Services
Planning Manager
Planning Administrator
Assistant Planner
Development Review Coordinator

Also Present:

Denise Manos
Kim Phan
Richard Doody

Assistant City Attorney
Assistant City Attorney
Staff Attorney

3. Approval of the Meeting Minutes.

July 11 - Approved
September 12 - Approved
November 14 - Approved

MOTION WAS MADE BY WILLIAM TREECE AND SECONDED BY ARI SKLAR TO APPROVE THE JULY 11, SEPTEMBER 12 AND NOVEMBER 14, 2023, MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Summary of City Commission actions

Andria Wingett mentioned that the Harrison property presented before the Board and found to have Historical value, was intended to go before City Commission. However, it was withdrawn, as Staff was made aware of State Statutes that are in place regarding flood zones impacting the demolition of single-family homes.

5. Additions, Deletions, Withdrawals, and Continuances

1. **FILE NO.:** 23-CM-66
APPLICANT: SF & GM Property LLC.
LOCATION: 813 Harrison Street
REQUEST: Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design to build a new house in the Lakes Area Historic Multiple Resource Listing District.

Anand Balram mentioned that, for the same reasons previously stated by Andria, in addition to the applicant wanting to revise their design for the first item, Staff would like to continue this item date and time certain to the February 13, 2024, Historic Preservation Board.

MOTION WAS MADE BY ARI SKLAR AND SECONDED BY DULCE CONDE TO CONTINUE THE ITEM DATE AND TIME CERTAIN TO THE FEBRUARY 13, 2024, HISTORIC PRESERVATION BOARD. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

6. City Attorney Announcements
Kim Phan informed the Board of Quasi-Judicial Proceedings.

B. APPLICATIONS

ITEMS # 2 AND 3 BELOW MAY BE CONSIDERED QUASI-JUDICIAL AND MAY BE SUBJECT TO THE CRR REGULATION

2. **FILE NO.:** 23-CV-82
APPLICANT: Israel and Jennifer Bryski
LOCATION: 122 N. 15th Avenue
REQUEST: Certificate of Appropriateness for Design and Variance for an addition to a single-family house 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 waived.

Carmen Diaz, Planning Administrator, made a presentation and answered questions from the Board.

Mauricio Salazar, Applicant's Architect, and Israel Briyski, the applicant, were present and answered questions from the Board.

Terry Cantrell opened the meeting to public comments. No Public Comments were made. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY FRED VILLIERS-FURZE AND SECONDED BY DULCE CONDE TO APPROVE THE VARIANCE TO KEEP THE EXISTING LOW WALL. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY WILLIAM TREECE AND SECONDED BY DULCE CONDE TO APPROVE THE VARIANCE TO KEEP THE EXISTING SETBACK FOR THE DRIVEWAY. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY ARI SKLAR AND SECONDED BY DULCE CONDE TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

- 3. FILE NO.:** 23-C-83
APPLICANT: 1935 LLC
LOCATION: 1935 Hollywood Boulevard
REQUEST: Certificate of Appropriateness for Design of the front façade of an existing building in the Historic Hollywood Business District.

Terry Cantrell read the Application.

Ari Sklar, Board Member, recused himself from the Board as he is the Architect on record for the project.

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

Shellie Thompson, Assistant Planner, made a presentation and answered questions from the Board.

Silvia Svera, the applicant, and Ari Sklar, applicant's Architect, were present and answered questions from the Board.

Terry Cantrell opened the meeting to public comments. No Public Comments were made. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY DULCE CONDE AND SECONDED BY FRED VILLIERS-FURZE TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

C. OLD BUSINESS

None.

D. NEW BUSINESS

None.

E. ADJOURNMENT

The meeting was adjourned at **3:54 P.M.**

DRAFT



City of Hollywood

Staff Summary

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

Agenda Date: 1/23/2024

Agenda Number:

To: Historic Preservation Board

Title:

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

DATE: September 6, 2023

MEMO NO.: P-23-19

TO: City Clerk

FROM: Andria Wingett, Interim Director of Development Services

SUBJECT: Witness List for Quasi-Judicial Items (Revised)

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.

Donna Biederman	Community Development Coordinator
Liliana Beltran	Housing Inspector
Raelin Storey	Assistant City Manager
Andria Wingett	Interim Director, Development Services
Azita Behmardi	Deputy Director, Development Services
Clarissa Ip	City Engineer
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
Favio Perez	Landscape Plans Examiner
Russell Long	Chief Building Official
Daniel Quintana	Assistant Building Official
Timothy Jones	Chief Structural Inspector
Rolando Rodriguez	Building Compliance Officer
Jovan Douglas	Parking Division Director
Elaine Franklin	Environmental Sustainability Coordinator
Feng Jiang	Assistant Director of Public Utilities
Alicia Vereas-Feria	Engineer, Public Utilities
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
Ryan Ostrowsky	Police Sargent
Christine Adamcik	Crime Prevention Specialist
Doreen Avitabile	Crime Prevention Specialist

Annalie Holmes	Assistant Director, Public Works
David Vazquez	Assistant Director, Parks, Recreation, and Cultural Arts
Anand Balram	Planning Manager
Cameron Palmer	Principal Planner
Carmen Diaz	Planning Administrator
Tasheema Lewis	Associate Planner
Jorge Camejo	Executive Director, CRA
Susan Goldberg	Deputy Director, CRA
Francisco Diaz-Mendez	Project Manager, CRA
Herbert Conde-Parlato	Economic Development Manager
Joseph Kroll	Director, Public Works

**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 is 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

Staff Summary

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

File Number: 1._2024_0123

Agenda Date: 1/23/2024

Agenda Number:

To: Historic Preservation Board

Title: FILE NO.: 23-CM-95
APPLICANT: Henry and Rosa Leace
LOCATION: 1030 South Southlake Drive
REQUEST: Certificate of Appropriateness for Demolition and
Certificate of Appropriateness for Design for a new single-family
house in the Lakes Area Historic Multiple Resource Listing District.

Revised

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

DATE: January 23, 2024 **FILE:** 23-CM-95

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Carmen Diaz, Planning Administrator

SUBJECT: Request a Certificate of Appropriateness for Demolition and a Certificate of Appropriateness for Design to build a new single-family home located at 1030 South Southlake Drive, within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Demolition and Design for a single-family home located at 1030 South Southlake Drive, within the Lakes Area Historic Resource Listing District.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Demolition: To be determined by the Historic Preservation Board.

Certificate of Appropriateness for Design: Approved if Certificate of Appropriateness for Demolition is granted.

BACKGROUND

The existing one-story home was constructed in 1951 based on the Broward County Property Appraiser. The house was built in a lot approximately 23,000 square feet. The lot is surrounded by the intercoastal on the north, Southlake Drive on the south, and two other lots on the west and east sides respectively. The main and only entrance to this lot is located on South Southlake Drive. The existing house is approximately 2,700 sq. ft. The proposed new house aims to introduce a more functional layout by increasing the livable space while simultaneously maintaining a unified design.

REQUEST

The Applicant requests a Certificate of Appropriateness for Demolition of the existing one-story single family home and a Certificate of Appropriateness for Design for an approximately 6,000 square feet new

~~single-family home~~ home and a Certificate of Appropriateness for Design of a new two-story single-family home. The existing house is currently below the Federal Emergency Management Agency’s Base Floor Elevation (FEMA BFE). The feasibility study provided by the Applicant concludes that the home *finish floor will be required to be raised from the 4.43’ to min. of 8.0’ NAVD ’88 to satisfy the FEMA BFE +1.0’.* Modification of this existing building to raise the floor elevation, is counterproductive causing the headers of the doors and windows as well as the window sills to become non-compliant.

The proposed project sits on a 100-foot-wide lot, centered on the site, and complies with all required setbacks. The new home has a contemporary style. It will be a two-story home of approximately 6,000 square feet, with common areas on the first level, a living and family room areas, an office, guest room and a theater/bar. On the ground floor exterior, there is a covered terrace with a BBQ area a swimming pool looking at the intracoastal. The second floor has two bedrooms, one guest room/gym, a lounge room, and three bathrooms. Required parking for the home will be provided via a driveway and two garages. The driveway is accessed from Southlake Drive. The new home meets all applicable requirements including setbacks, height, and approximately 49% green areas.

The proposed materials are compatible and consistent in quality, color, texture, finish, and dimension to other home in the historic district. The design utilized a warm palette of wood, stone, and concrete. Additionally, the proposed landscaping will enhance the ambience achieved by the home’s design, allowing for shade, visibility and framing of the property.

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:	Henry and Rosa Leace
Address/Location:	1030 South Southlake Drive
Size of Property:	23,399 sq. ft. (0.58 acres)
Present Zoning:	Single-Family Residential (RS-9) Lakes Area Multiple Resource Listing District (HMPRL0D-1)
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Single Family
Year Built:	1951 (BCPA)

ADJACENT ZONING

North:	Government Use (GU)
South:	Single-Family Residential District (RS-6)
East:	Single-Family Residential District (RS-9)
West:	Single-Family Residential District (RS-9)

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 possess 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 ~~1994~~ 1951. It is Mediterranean and it does not represent any period of significance architectural style described in the Design Guidelines. The proposed new two-story house 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

Decisions on Certificates of Appropriateness for Demolition. Based on the following criteria and other appropriate considerations, the Board must determine if the building is of historic significance. The Zoning and Land Development Regulations does not provide guidance as to how much weight should be given to each criterion. as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION 1: Association with events that have made a significant contribution to the broad patterns of our history.

CRITERION 2: Association with the lives of persons significant in our past.

CRITERION 3: Embodiment of distinctive characteristics of a type, period, or method of construction.

CRITERION 4: Possession of high artistic values.

CRITERION 5: Representation of the work of a master.

CRITERION 6: Representation of a significant and distinguishable entity whose components may lack individual distinction.

CRITERION 7: Yield, or the likelihood of yielding information important in prehistory or history.

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

CRITERION 1: The building, structure, improvement, or site is designated on either a national, state, or local level as an historic preservation district or an architectural landmark or site.

ANALYSIS: The Historic District Design Guidelines recommend *identifying, retaining and preserving buildings which are important in defining the overall historic character of a historic district or neighborhood*. The existing house was built in 1951, the Applicant and staff have found no historical merit in the study of the property. There is not a Site Master file for this property.

CRITERION 2: The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

ANALYSIS: The Applicant desires to increase the size of the existing house that will require a major renovation to the existing structure and will have challenges to overcome without the ability to meet applicable building code requirements. This will be non-feasible, as it will result in great difficulty and expense for a structure that does not exemplify any specific craftsmanship or detailing.

CRITERION 3: The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.

ANALYSIS: The Historic District Design Guidelines allow for the removal of *non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood*. As previously stated, the existing one-story home was constructed in 1951 and does not exhibit any significant architectural style as indicated by the Design Guidelines for Historic Properties and Districts.

CRITERION 4: The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.

ANALYSIS: Staff finds there is not substantial historic character that could be considered to significantly contribute to the character of the district.

CRITERION 5: Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

ANALYSIS: As previously stated, the existing home does not embody a structure steeped in architectural style or historical character that would provide an opportunity for study of local history, architecture, or design. Should the Board approve the demolition, it may request that the Hollywood Historical Society, or the owner, at the owner's expense, document and record the existing home for archival records. Such documentation may include measured drawings and high-definition photography.

CRITERION 6: There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely effect on the historic character of the Historic District.

ANALYSIS: The Applicant is proposing to demolish the existing home and construct a new home. Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighbors. The proposed home is contemporary and functional, allowing the Applicant to maximize the use of his property. The design is enhanced by a formal landscape plan which includes an array of native species. Required parking is accommodated on the front side of the property and with two car garages. As such, the proposed redevelopment of the property, if the demolition is approved, will improve the character of the area.

CRITERION 7: The Unsafe Structures Board has ordered the demolition of a structure, or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.

ANALYSIS: The Unsafe Structures Board has not ordered the demolition of this home. However, improvements, such as increasing the finished floor elevation to meet FEMA's regulatory heights, impede the owner's ability to move forward with design in manner that is financially feasible or sound. The reinvestment in the property without the freedom of design for a property that does not represent a Period of Significance or possess historic merit would be an undue burden for the Applicant. Therefore, the Applicant purports that restoring the existing home is not a feasible option and is proposing a new home to enhance the structure and property in a manner consistent with the goals of the district.

CRITERION 8: The information listed in the Historic Properties Database (a listing of historic and non-historic properties) has been considered as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued.

ANALYSIS: The Applicant states in their Criteria Statement that a determination the home has no historic merit based on their research. It is not individually designated, and a Master Site File is not available for the existing structure.

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 intent of the Applicant is to design a livable space by replacing the existing structure that maximizes the natural benefit of the location while complying with regulations including setbacks and lot coverage.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourage 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 proposed design aims to deliver a cohesive architectural style. The Applicant is proposing a design that is contemporary that offers a cohesive and well-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~~ new design as proposed demonstrates compatibility with the neighborhood and does not disrupt the relationship. The proposed house and other improvements further the compatibility of the home within the Lakes Historic District and surrounding homes.

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 design of the proposed improvements utilizes a warm palette with simplified design elements such as stucco, tile, glass, wood, and aluminum. The proposed request is consistent with other contemporary home designs within the district. Additionally, the proposed landscaping will enhance the ambience achieved by the home’s design. Allowing shade, visibility and framing of the property.

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 sensitive in design and nature to the home and adjacent properties. 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.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Map

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

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.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- Historic Preservation Board
- City Commission
- Planning and Development Board

Date of Application: 10/25/23

Location Address: 1030 S Southlake Drive

Lot(s): 22, 23 Block(s): 1-32 Subdivision: Hollywood Lakes

Folio Number(s): 514214 02 0930

Zoning Classification: _____ Land Use Classification: LRES

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

Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.

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

- Economic Roundtable
- Technical Advisory Committee
- Historic Preservation Board
- City Commission
- Planning and Development

Explanation of Request: Existing Structure Demo/New Home Construction

Number of units/rooms: 1 Sq Ft: 5,000

Value of Improvement: 1,000,000 Estimated Date of Completion: July 2025

Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: Henry & Rosa Leace

Address of Property Owner: 1254 Madison Street, Hollywood, FL 33019

Telephone: 954-495-5986 Fax: _____ Email Address: Henry@themojitobar.com

Name of Consultant/Representative/Tenant (circle one): Vivien Robotis/VR Villas

Address: 1122 Polk Street Telephone: 954-394-3926

Fax: _____ Email Address: vrobotis@yahoo.com

Date of Purchase: May 2023 Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Mark Budd, Architect

Address: 221 S Federal Hwy Suite #4

PO Box 2463, Ft Laud, FI 33301 Email Address: markt Budd@gmail.com

PLANNING DIVISION



File No. (internal use only): _____

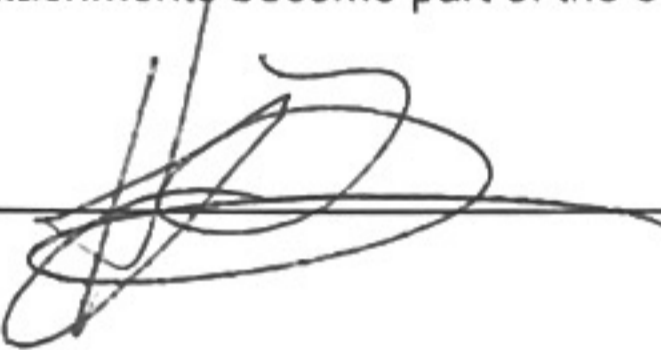
2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. 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: 10/25/23

PRINT NAME: Henry Leace _____ Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: Vivien Robotis _____ Date: _____

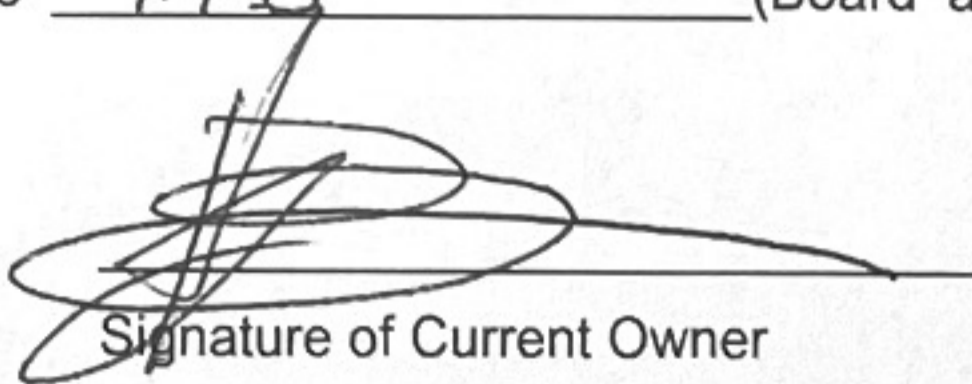
Signature of Tenant:  _____ Date: 10/25/23

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 DEMOLITION & NEW HOME to my property, which is hereby made by me or I am hereby authorizing VIVIEN ROBOTIS to be my legal representative before the HPCB (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____


Signature of Current Owner

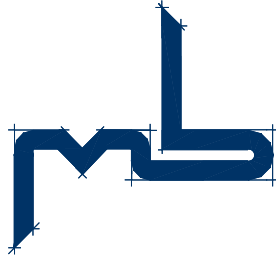
Henry Leace

Print Name

Notary Public

State of Florida

My Commission Expires: _____ (Check One) Personally known to me; OR Produced Identification _____



Mark Thomas Budd, Architect

224 Commercial Blvd., Suite #302
Lauderdale by the Sea, Florida 33308
954-798-6570

October 20, 2023

To: City of Hollywood
Historical Preservation Board

Re: Application for a Certificate of Appropriateness to the Historic Preservation Board for the

Leace Residence

1030 S. Southlake Drive
Hollywood , Florida

Legal Description:

Lots 22 & 23, less and except the South 30 thereof, Block 54, 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 Madison Street and a part of Block 77, Hollywood Lakes Section bounded on the South by the North line of Lots 22 and 23, Block 54 of said subdivision, on the East by the East line of Lot 22, Block 54, extended northerly and on the west by the west line of Lot 23, Block 54, extended northerly as shown on the plat of Hollywood Lakes section recorded in Plat Book 1, page 32, of the Public Records of Broward County, Florida, being all that parcel of land laying north of lots 22 and 23, of the public records of Broward County, Florida, being all that parcel of land lying north of lots 22 and 23, block 54, Hollywood Lakes Section extending to the South lake in said subdivision. Hollywood Lakes Section, Plat Book 1, Page 32, Broward County, Florida

To whom it may concern,

The scope of the proposed work for this project is the demolition of an existing Residence and the construction of a new two-story Single Family Residence along with site improvements which include new driveway, swimming pool and landscaping.

Please contact this office should there be any questions regarding this matter.

Sincerely,

Mark Thomas Budd,
Architect
Fla. Reg. #AR-9549

Permit # _____

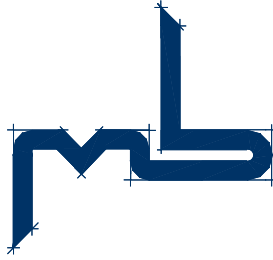
Date: 12.6.23

1030 S. SOUTHLAKE DRIVE

LOT COVERAGE INFORMATION

If you are the applicant for a building permit for a SINGLE FAMILY RESIDENCE, please be aware that the following information is needed in order to process your request for any additions or accessory structures, including pools, decks, and the like:

1. 23,999 SQUARE FEET OF YOUR LOT (length x width)
2. 5,401 SQUARE FEET OF YOUR HOUSE
3. -0- SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)
4. N/A SQUARE FEET OF THE ADDITION, AND OR...
5. 6,484 SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.
6. 11,894 TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3+ 4+ 5)...
7. 51% PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No.6 by No. 1)



Mark Thomas Budd, Architect

224 Commercial Blvd., Suite #302
Lauderdale by the Sea, Florida 33308
954-798-6570

October 20, 2023

To: City of Hollywood
Historical Preservation Board

Re: Application for a Certificate of Appropriateness to the Historic Preservation Board for the
Leace Residence
1030 S. Southlake Drive
Hollywood , Florida

To whom it may concern,

Based on the guideline criteria for design listed in 5.6.D.3 of the City of Hollywood Zoning and Land Development Regulations, the points of analysis of the proposed project are as follows:

Citywide Master Plan:

The proposed development will revitalize and promote stability of the neighborhood per Policy 2-46. The proposed development will enhance the residential neighborhood per Policy CW-15.

Consistency with the Comprehensive Plan:

The primary goal of the land use element is to enhance and improve the residential community while allowing the land owner to maximize the use of their property.

Hollywood Lakes Neighborhood Plan:

The proposed development will not impact the adjacent properties and will preserve the general Character of the Historic District by eliminating the encroachment of negative residential uses.

Integrity of Location:

The proposed residence will conform to zoning district setbacks.

Design:

The modern style design is compatible with, in size, proportion, materials, texture and colors of the surrounding area.

Setting:

The proposed development complies with the City's Zoning setback regulations.

Materials:

Materials used in the new design, which include stucco & natural stone are totally compatible with residences in the surrounding area.

Workmanship:

There is no imitation or incompatibility of style. The proposed design can blend and fit into the neighborhood.

Association:

The proposed design provides an attractive look to the property and the elevation design and massing will continue to be consistent with the surrounding buildings and district character.

It is our professional opinion that this new modern style design will adhere to the Citywide Master Plan, the Comprehensive Plan, and the Hollywood Lakes Neighborhood Plan.

Please contact this office should there be any questions regarding this matter.

Sincerely,

Mark Thomas Budd,
Architect
Fla. Reg. #AR-9549



**CITY OF HOLLYWOOD
PLANNING & ZONING DEPARTMENT**

2600 Hollywood Blvd.
Hollywood, FL 33020

RE: SFR STRUCTURAL EVALUATION

Residential Single-Family Residence
1030 S Southlake Dr.
Hollywood, FL 33019
Folio: 5142 14 02 0930

October 10, 2023
Total Pages: 45

This report is prepared for the specific scope of evaluating the current building condition for major addition/renovation scope and the impact on the existing building's structural system. The descriptions that follow are our determinations from visual field observations performed on October 4 & 5th 2023. The methodology for this investigation was primarily visual and aided by measuring the building components observed. We find that the information obtained through this method is sufficient to conclude the findings mentioned. At this time, we do not require any additional investigations such as soil testing or any destructive type of investigations in order to conclude our findings.

Although there are hidden conditions of this project that have not been explored and are not identified such as the complete attic spaces, this does not hinder the principal conclusion stated in this report.

Existing Building Construction and Descriptions:

- The building is a one-story structure with approximately 2,790 SF living area, 600 SF Garage and 105 SF Wood deck according to BCPA information.
- The building was constructed in 1951 with an apparent renovation in 1962.
- The single-family residence construction system is concrete grade beam and structural concrete slab on deep foundation piles with concrete tie columns and 8" CMU reinforced masonry walls, concrete tie beams.
- The floor slab is on grade without a crawl space or sub-floor ventilation.
- The roof system is hip style hand framed 2"x6" wood joists spaced at 16" o/c with T & G roof sheathing and tile roofing.
- The interiors and ceiling finishes are GWB/Plaster finish throughout.
- The main building finish floor elevation is 4.43' NAVD '88 according to the finish floor elevation certificate (copy provided).
- The lower finish floor level at the garage is 3.16' NAVD '88.
- The front open covered porch is under the main roof area.
- The existing original windows and doors are not considered for this report.

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INFO@MYFLORIDAENGINEERING.COM



- The exterior concrete paver driveway, rear wood deck patio, concrete sea wall or other site improvements are not considered for this report.
- Ground and grade conditions appear to be stable.
- There is a wood gazebo structure at the rear yard also.

Our inspection findings are as follows:

- The building roof shows to be stable in nature with tile roofing of approximately 28 years old (Permit B9504980).
- The existing CMU walls appear well maintained and having horizontal fine cracks at the base of the block wall to slab joint.
- The building finish floor is approximately 30" below FEMA base floor elevation of AE-7 (see finish floor elevation attached and Firmette).
- The electrical system has components that are below the flood elevation.
- Other building components such as the likely original cast iron sanitary plumbing or HVAC systems are not included in this report.

Client's continued building use considerations:

- The client desires a major renovation with an increase of size that will be determined to be FBC 7TH Edition, 2020 Alteration Level III classification and a substantial improvement condition having a construction cost greater than 50% of the current building value.
- The finish floor will be required to be raised from the 4.43' to min. of 8.0' NAVD '88 to satisfy the FEMA B.F.E. +1.0'.
- This property is also waterfront having the north property-line fronting South Southlake and is of concern for water intrusion, or other event and it is the client's desire to protect the property from any potential flood hazards.
- Maintaining any portions of this existing building are counterproductive when it is determined that the floor elevation must be raised and include: causing the headers of the doors and windows as well as the window sills to become non-compliant, slab/piles foundation will be potentially overloaded with the additional elevated floor solution, etc.
- The other existing building components, such as the electrical, plumbing and mechanical also impact the cost of the project.

Financial Considerations and concerns:

The re-construction and major renovation that would be an alternative method to a new construction according to the historical district considerations applied to this project are the basis for this financial consideration as described below.

The features of this property at this time are such that a renovation or major reconstruction will have challenges that cannot be solved. Such features include:

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- Limited grade-beams and piling capacities at the time of built as well as aging.
- Low finish floor elevation (30" below required Flood Elev.)
- Low interior ceilings/floor structure heights (8'-0")

Should these challenges be attempted to be solved, the methods used are to such extreme conditions that it may prove to be unreconcilable in nature due to the following code considerations:

- FBC and FBC Existing Building Code provisions for Alteration Level III
- FEMA Flood Elevation and flood proofing
- ASCE 07-16 wind loads and structural requirements

In addition to these items mentioned above, the age and conditions of the major structural components of the building place them past their functional and operational lifespan, therefore, a continuation of their function with a major increase in loading and higher structural load requirements prove to be an unreasonable proposition.

In conclusion, the financial costs related to the above-mentioned construction considerations are such that they are upwards of normal construction procedures and methods to the extent that much higher costs are to be expected should this path be attempted. It would be my determination that any contractor and design firm would incur greater costs in comparison to conventional new construction. Without further analysis or specific studies, further conclusions or specific conclusions are not able to be made at this time.

As a matter of clarification, it is my conclusion at this time and to the best of my knowledge and professional belief that the code requirements required for this property may not be able to be satisfied for a major renovation or rebuilding effort, in addition to the financial aspects mentioned.

Our conclusions at this time:

- Our conclusion at this time is that the current structural and building condition are not of any major concern and are not the evident and primary contributing factors to the outcome of the building improvements determination. Of the major concerns related to the building's determination is the existing finish floor elevation not being sufficient to provide the protection for the up-coming major renovation and impedes the FBC requirements for the investment for the building including increase in size, etc. that is necessary in order to obtain the full use and enjoyment of this property having 23,300 Sf lot size.
- The desired building increase in size (>200%) with the required 16" raising of the finish floor elevation is considered to be a substantial improvement condition. Compliance with alteration level III where all conditions of the buildings will be required to meet the complete FBC 7th Edition code requirements. I therefore find



that the rehabilitation efforts of this residential property is not feasible considering the above mentioned details.

- It is also considered to be a relevant statement that the insurability and property value can only be secured at this time by providing a higher finish floor that is not possible with the building that is currently in-place.
- Therefore, a new building construction project will benefit the client and achieve full use and enjoyment of this SFR property with increase in size and additional building features securing the future insurability and property value.

If after reading this report you have any questions, please contact me at your earliest convenience. I would be glad to clarify or provide any additional information as much as I am able to.

Sincerely,

VENKATESAN M. BALAKRISHNAN, P.E.
FL. REG. No: 63107

Encl.: Annex "A" - Inspection Images
Annex "B" – BCPA Info
Annex "C" – Survey and Elevation Certificate
Annex "D" – Building Permit Records

ANNEX "A"

INSPECTION IMAGES

FRONTIER ENGINEERING DEVELOPMENT, LLC
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STREET FRONT VIEW



FRONT ENTRY VIEW



FRONT COURTYARD AREA VIEW

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ENTRY AREA



REAR OF HOUSE VIEW



REAR DECK AREA



LAKEFRONT VIEW



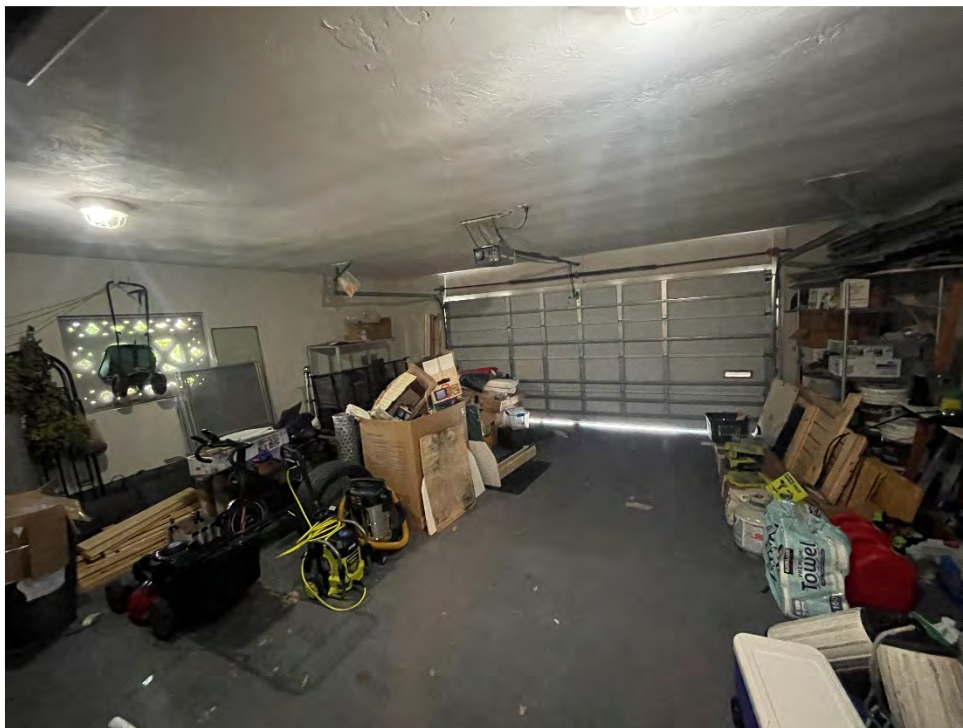
INSIDE FRONT ENTRY VIEW



KITCHEN AND DINING VIEW



LIVING TO KITCHEN AREA VIEW



GARAGE VIEW

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GARAGE TO LAUNDRY VIEW



MASTER BEDROOM



HALLWAY VIEW



BATHROOM VIEW

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ELECTRIC SERVICE AT GARAGE AREA



MEECH. EQUIP AT GRADE AND SERVICE EQUIP. VIEW



MAIN ELECT. PANEL



SUB-PANEL

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ATTIC AREA ABOVE LIVING AREA VIEW



ATTIC AREA ABOVE GARAGE VIEW



HVAC EQUIP.



HVAC AT GRADE VIEW



ANNEX "B"

BCPA Info

FRONTIER ENGINEERING DEVELOPMENT, LLC
FL C.A. No: 30629
P.O. Box 222023, HOLLYWOOD, FL 33022
OFFICE (954) 678-2030 · FAX (954) 678-2032
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Parcel ID Number	Calculation Num
514214020930	1 ▾

Use Code
01 - Single family

No. Bedrooms	No. Baths	No. Units	No. Stories	No. Buildings
3	2	1	1	1

Foundation	Exterior	Roof Type	Roof Material
PILING	C.B. STUCCO	HIP OR GABLE	TILE, BARREL

Interior	Floors	Plumbing	Electric
DRYWALL/PLASTR	WOOD, HARD	GOOD/TILE RES	GOOD RES CA

Ceiling Heights	Quality Of Construction	Current Condition of Structure	Construction Class
8' - 9'	Average	Average	Masonry

Extra Features
Paver driveway
Patios, Floors - Wood

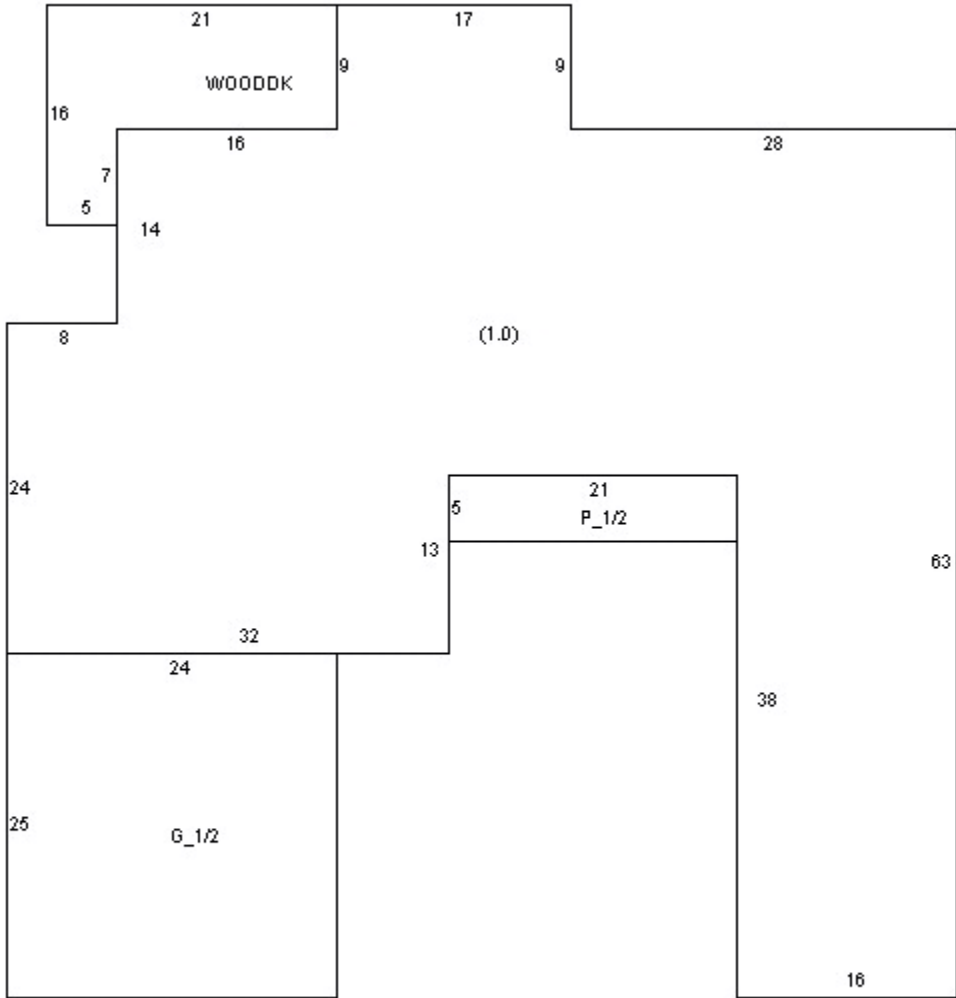
Permit No.	Permit Type	Est. Cost	Permit Date	CO Date

There may be permits for the subject property which are not listed. Please [contact](#) the city's building department or [click here](#) to search for permits associated with this property.

Sketch: 514214020930

Building: 1 of 1

Code	Description
(1.0)	One Story
G_1/2	Garage
P_1/2	Porch
WOODDK	Wood Deck



Code	Description	Area	Factor	Adj Area	Stories	Stories Under Air	Under Air Area
(1.0)	One Story	2,790	1.00	2,790	1	1	2,790
G_1/2	Garage	600	0.50	300	1	0	0
P_1/2	Porch	105	0.50	53	1	0	0
WOODDK	Wood Deck	224	0.00	0	0	0	0
Total				3,143			2,790

CU

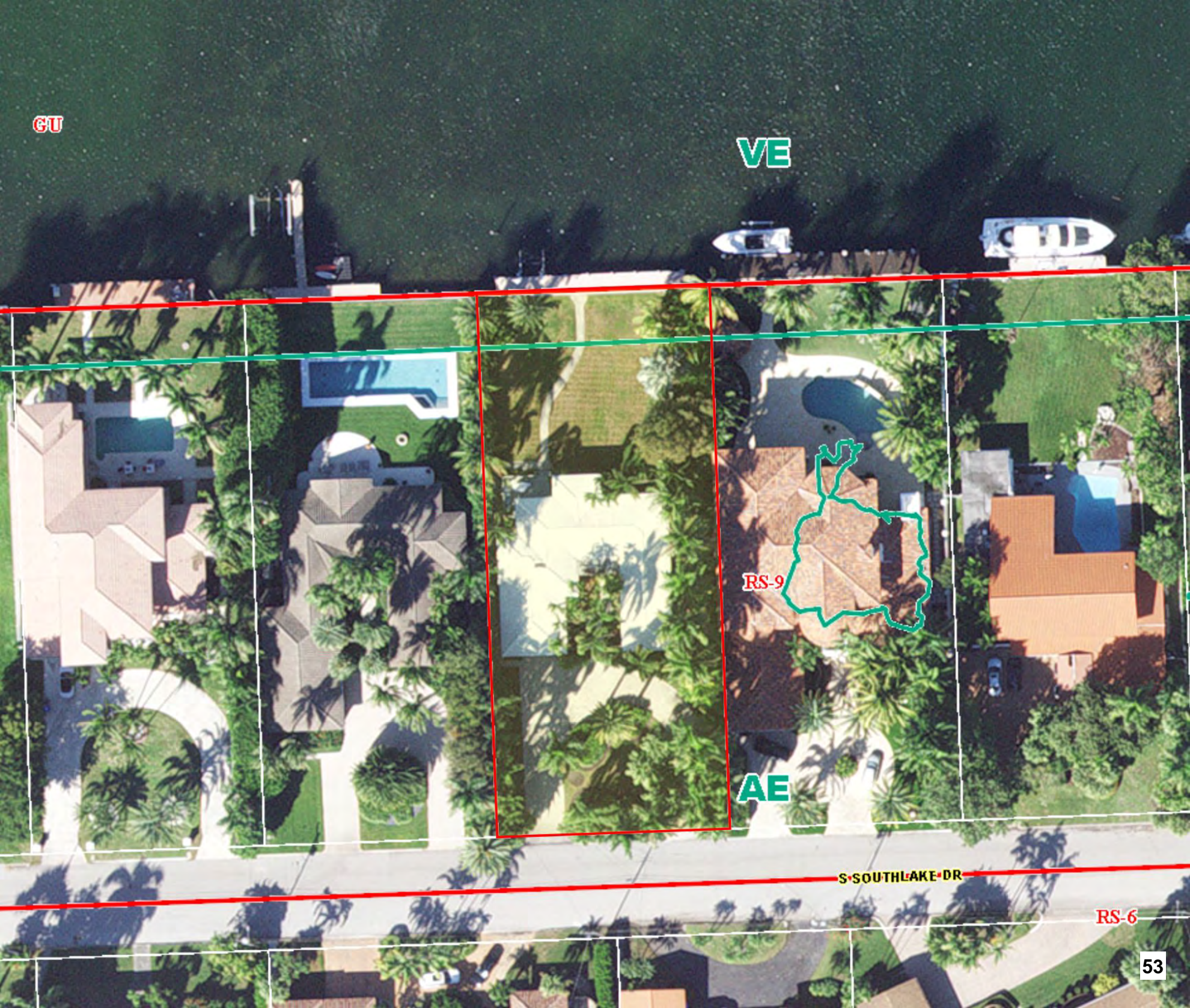
VE

RS-9

AE

S SOUTHLAKE DR

RS-6



North View



East View



S View



© All EagleView Technology Corporation

West View

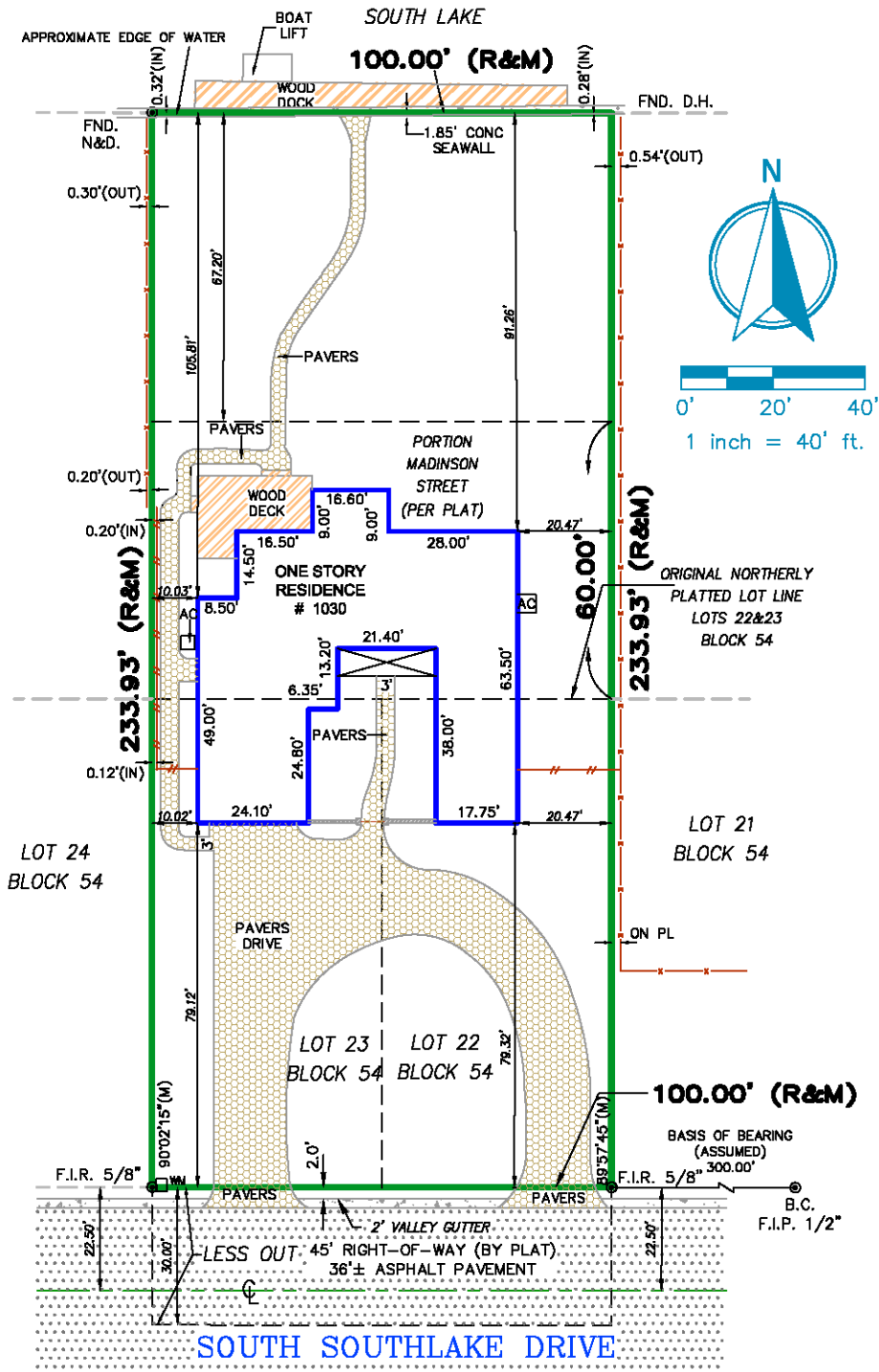




ANNEX "C"

Survey and Finish Floor Elevation Certificate

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OFFICE (954) 678-2030 · FAX (954) 678-2032
INFO@MYFLORIDAENGINEERING.COM



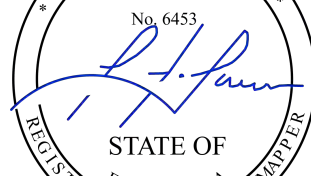
POINTS OF INTEREST:
 DRIVEWAY CROSSES LOT LINE; DOCK AND BOAT LIFT ARE LOCATED BEYOND LOT LINES.

MAP OF BOUNDARY SURVEY

Property Address:
 1030 S SOUTHLAKE DR
 HOLLYWOOD, FL 33019

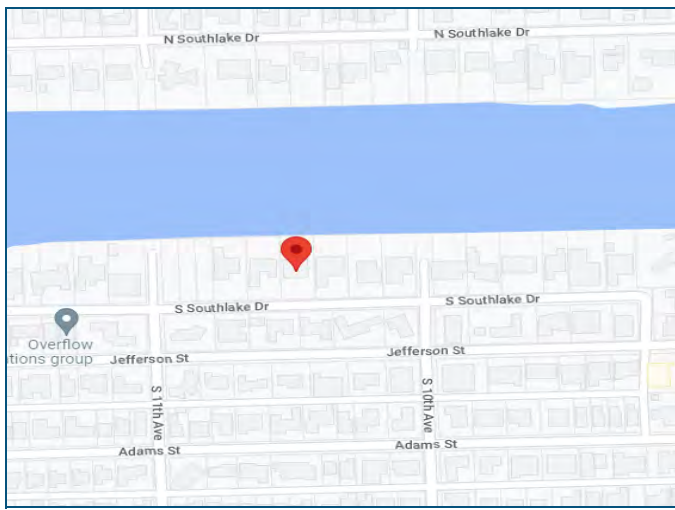
 **OnlineLand**
 SURVEYORS, INC.
 6175 NW 153rd St # 401,
 Miami Lakes, FL 33014
 www.OnlineLandSurveyors.Com

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY 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 SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

No. 6453

 STATE OF FLORIDA
 REGISTERED SURVEYOR & MAPPER

SIGNED _____ **FOR THE FIRM**
GUILLERMO A. GUERRERO
 STATE OF FLORIDA **P.S.M. No. 6453**

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.



LOCATION MAP N.T.S.



PROPERTY FRONT VIEW

CERTIFIED TO:

HENRY LEACE
 TRI COUNTY FLORIDA TITLE COMPANY
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 ATTORNEYS TITLE FUND SERVICES, LLC
 ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

FLOOD INFORMATION:

Community Number: CITY OF HOLLYWOOD 125113
Panel Number: 12011C0569H
Suffix: H
Date of Firm Index: 8/18/2014
Flood Zone: AE
Base Flood Elevation: 7.0
Date of Survey: 4/27/2023

LEGAL DESCRIPTION: Please see the last page for long Legal Description.

Surveyor's Legend

PROPERTY LINE	TREE	L.M.E. LAKE or LANDSCAPE MAINT. ESMT.	ESMT. EASEMENT
STRUCTURE	P.P. POWER POLE	R.O.E. ROOF OVERHANG EASEMENT	D.E. DRAINAGE EASEMENT
CONC. BLOCK WALL	C.B. CATCH BASIN	P.P. POOL PUMP	L.B.E. LANDSCAPE BUFFER ESMT.
CHAIN-LINK or WIRE FENCE	C.U.E. COUNTY UTILITY ESMT.	PL PLANTER OR PROPERTY LINE	L.A.E. LIMITED ACCESS EASEMENT
WOOD FENCE	I.E./E.E. INGRESS/ EGRESS ESMT.	I.D. IDENTIFICATION	TEL. TELEPHONE FACILITIES
IRON FENCE	U.E. UTILITY EASEMENT	B.C. BLOCK CORNER	U.P. UTILITY POLE
EASEMENT	FND. OR F FOUND IRON PIPE/ REBAR	B.R. BEARING REFERENCE	E.U.B. ELECTRIC UTILITY BOX
CENTER LINE	PIN AS NOTED ON PLAT	Δ CENTRAL ANGLE or DELTA	SEP. T. SEPTIC TANK
WOOD DECK	LICENSE # - BUSINESS	R RECORD OR RADIUS	D.F. DRAIN-FIELD
CONCRETE	LICENSE # - SURVEYOR	Δ RADIAL	AC AIR CONDITIONER
ASPHALT	CALCULATED POINT	N.R. NON RADIAL	CSW CONC SIDEWALK
BRICK/TILE	SET MONUMENT	TYP. TYPICAL	DRIVE DRIVEWAY
WATER	CONTROL POINT	I.R. IRON ROD	SCR. SCREENED AREA
APPROXIMATE EDGE OF WATER	CONCRETE MONUMENT	I.P. IRON PIPE	GAR. GARAGE
COVERED AREA	ELEVATION	N&D NAIL & DISK	ENCL. ENCLOSURE
	P.T. POINT OF TANGENCY	PK NAIL PARKER-KALON NAIL	N.T.S. NOT TO SCALE
	P.C. POINT OF CURVATURE	D.H. DRILL HOLE	F.F.E. FINISHED FLOOR ELEVATION
	PERMANENT REFERENCE MONUMENT	WELL	T.O.B. TOP OF BANK
	POINT OF COMPOUND CURVATURE	FIRE HYDRANT	E.O.W. EDGE OF WATER
	POINT OF REVERSE CURVATURE	M.H. MAN HOLE	E/P OR E.O.P. EDGE OF PAVEMENT
	P.O.B. POINT OF BEGINNING	O.H. OVERHEAD LINES	C.V.G. CONCRETE VALLEY GUTTER
	P.O.C. POINT OF COMMENCEMENT	TX TRANSFORMER	B.S.L. BUILDING SETBACK LINE
	P.C.P. PERMANENT CONTROL POINT	CATV CABLE TV. RISER	S.T.L. SURVEY TIE LINE
	M FIELD MEASURED	W.M. WATER METER	CENTER LINE
	P PLATTED MEASUREMENT	P/E POOL EQUIPMENT	R/W RIGHT OF WAY
	D DEED	CONC CONCRETE	P.U.E. PUBLIC UTILITY EASEMENT
	C CALCULATED	ML MONUMENT LINE	C.M.E. CANAL MAINTENANCE EASEMENT
			A.E. ANCHOR ESMT / ACCESS ESMT

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- FENCE OWNERSHIP NOT DETERMINED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- BEARINGS ARE BASE ON AN ASSUMED MERIDIAN.
- 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.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL OR ELECTRONIC SEAL.
- DIMENSIONS SHOWN ARE PER PLAT AND MEASURED IN THE FIELD UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- THE EXISTENCE OF ADDITIONAL RECORDED OR UNRECORDED INSTRUMENTS, EASEMENTS AND /OR RESOLUTIONS NOT AVAILABLE TO SURVEYOR MAY EXIST AND ARE NOT DEPICTED IN THIS SKETCH.

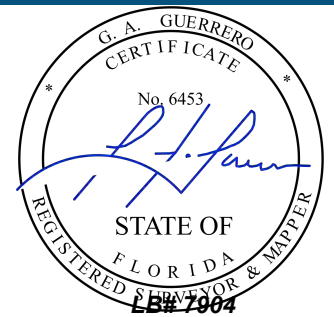
Florida Land Title Association
FLTA
 Affiliate Member

Printing to Scale:

- Select "None" from Page Scaling
- Deselect "Auto-Rotate and Center"
- Select "Choose paper source by PDF page size"

Page Handling
 Copies: 1 Collate
 Page Scaling: 1 None
 Auto-Rotate and Center
 Choose paper source by PDF page size
 Use custom paper size when needed

FIELD WORK:	4/25/2023
DRAWN BY:	C.S.
CHECKED BY:	G.A.G.
FINAL REVISION:	04/27/2023
COMPLETED:	4/27/2023
SCALE:	1" = 40'
SURVEY CODE:	O-98132



6175 NW 153rd St # 401
 Miami Lakes, FL 33014
 Phone: (305) 910-0123
 Fax: (305) 675-0999
 www.OnlineLandSurveyors.Com

LEGAL DESCRIPTION:

LOTS 22 AND 23 , TOGETHER WITH THAT PARCEL OF LAND LYING BETWEEN SAID LOTS AND THE LAKE, LESS AND EXCEPT THE SOUTH 30 FEET THEREOF, BLOCK 54, HOLLYWOOD LAKES SECTION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY 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 SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



SIGNED _____ FOR THE FIRM

GUILLERMO A. GUERRERO P.S.M. No. 6453
STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.



OnlineLand
SURVEYORS, INC.

6175 NW 153rd St # 401
Miami Lakes, FL 33014
Phone: (305) 910-0123
Fax: (305) 675-0999
LB #: 7904

www.OnlineLandSurveyors.Com

Accepted By: _____

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 HENRY LEACE					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1030 S SOUTHLAKE DR					Company NAIC Number:	
City HOLLYWOOD		State FLORIDA		ZIP Code 33019		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Folio #:5142 14 02 0930						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>						
A5. Latitude/Longitude: Lat. <u>N 26°0'26.18"</u> Long. <u>W 80°7'35.41"</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>400</u> sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>						
c) Total net area of flood openings in A9.b <u>0</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 COUNTY		B3. State FLORIDA	
B4. Map/Panel Number 12011C0569H	B5. Suffix H	B6. FIRM Index Date 8/18/2014	B7. FIRM Panel Effective/Revised Date 8/18/2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 7.0	
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: <u>N/A</u>						
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: <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

BUILDING PHOTOGRAPHS

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

ELEVATION CERTIFICATE

See Instructions for Item A6.

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. 1030 S SOUTHLAKE DR			Policy Number:
City HOLLYWOOD, FL 33019	State	ZIP Code	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

Front View

Clear Photo One



Photo Two

Photo Two Caption

Rear View

Clear Photo Two

BUILDING PHOTOGRAPHS

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

ELEVATION CERTIFICATE

Continuation Page

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. 1030 S SOUTHLAKE DR			Policy Number:
City HOLLYWOOD, FL 33019	State	ZIP Code	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

Left View

Clear Photo Three



Photo Four

Photo Four Caption

Right View

Clear Photo Four



ANNEX "D"

Building Permit Records

FRONTIER ENGINEERING DEVELOPMENT, LLC
FL C.A. No: 30629
P.O. Box 222023, HOLLYWOOD, FL 33022
OFFICE (954) 678-2030 · FAX (954) 678-2032
INFO@MYFLORIDAENGINEERING.COM

Permit Search Results

[Search](#) > Properties located at/on/near '...1030 s southlake...'

9 permits were found for
1030 S SOUTHLAKE DR

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details	59388	P0301538	GAS PIPING	11/19/2003	12/3/2003
Details	58409	P0301473	GAS PIPING	11/4/2003	11/18/2003
Details		E0002786	ELECTRICAL WORK		8/4/2000
Details		B9608164	DRIVEWAY		11/18/1996
Details		P9600615	LAWN SPRINKLER EXCL PUMP AND WELL		4/17/1996
Details		E9601259	ELECTRICAL WORK		4/17/1996
Details		B9505356	REPAIRS-STRUCTURAL		9/29/1995
Details		B9504980	RE-ROOF(COMBINATION OF TYPES)		9/13/1995
Details		M9200386	A/C - CENTRAL - REPLACEMENT		4/7/1992

Register for E-Mail Notifications

New Search	Permit	Reviews	Inspections	Contractor
----------------------------	------------------------	-------------------------	-----------------------------	----------------------------

Permit Details

Process #: 59388	Permit #: P0301538	Master Permit: P0301538
Status: Closed		
List All Subpermits		

Site Information	
Address: 1030 S SOUTHLAKE DR	Folio#: 514214020930
Sub-division: HOLLYWOOD LAKES SECTION	Value: \$1,430.00
Lot: 22 Block: 54	Sq Ft: 0

Permit Information	
Application Type: GAS PIPING	Application Date: 11/19/03
Job Name: COVINO	Permit Date: 12/03/03
Film Number: 0308259	CO/CC Date:
	Total Fees: \$54.30

Applicant / Contact Information
Name: E H WHITSON CO INC
Address: 423 S 21 AVE HOLLYWOOD, FL

Property Owner Information
Name: O'CALLAHAN,SUSAN
Address: 525 N BROADWAY SUITE 101 WHITE PLAINS NY 10603

Contractor Information
Name: E H WHITSON CO INC (Permits + Details)
Address: 423 S 21 AVE HOLLYWOOD, FL

Register for E-Mail Notifications

To receive automatic e-mail notifications about plan review and inspection updates for this process/permit number, enter your email address below. Notifications are sent within one hour of a plan review or inspection update.

E-mail notifications are not available for this permit.

[Back to the Previous Page](#)

Register for E-Mail Notifications

New Search	Permit	Reviews	Inspections	Contractor
----------------------------	------------------------	-------------------------	-----------------------------	----------------------------

Permit Details

Process #: 58409	Permit #: P0301473	Master Permit: P0301473
Status: Closed		
List All Subpermits		

Site Information	
Address: 1030 S SOUTHLAKE DR	Folio#: 514214020930
Sub-division: HOLLYWOOD LAKES SECTION	Value: \$400.00
Lot: 22 Block: 54	Sq Ft: 0

Permit Information	
Application Type: GAS PIPING	Application Date: 11/04/03
Job Name: COVING	Permit Date: 11/18/03
Film Number: 0400614	CO/CC Date:
	Total Fees: \$45.35

Applicant / Contact Information
Name: TECO PEOPLES GAS
Address: 15779 W DIXIE HWY N MIAMI BEACH, FL

Property Owner Information
Name: O'CALLAHAN,SUSAN
Address: 525 N BROADWAY SUITE 101 WHITE PLAINS NY 10603

Contractor Information
Name: TECO PEOPLES GAS (Permits + Details)
Address: 15779 W DIXIE HWY N MIAMI BEACH, FL

Register for E-Mail Notifications

To receive automatic e-mail notifications about plan review and inspection updates for this process/permit number, enter your email address below. Notifications are sent within one hour of a plan review or inspection update.

E-mail notifications are not available for this permit.

[Back to the Previous Page](#)

Register for E-Mail Notifications

New Search	Permit	Reviews	Inspections	Contractor
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Permit Details

Process #:	Permit #: E0002786	Master Permit: E0002786
Status: Closed		
List All Subpermits		

Site Information	
Address: 1030 S SOUTHLAKE DR	Folio#: 514214020930
Sub-division: HOLLYWOOD LAKES SECTION	Value: \$875.00
Lot: 22 Block: 54	Sq Ft: 0

Permit Information	
Application Type: ELECTRICAL WORK	Application Date: 00/00/00
Job Name: SPRAGUE	Permit Date: 08/04/00
Film Number: 0043573	CO/CC Date:
	Total Fees: \$35.35

Applicant / Contact Information
Name: LEWIS STEVEN CURTIS
Address: 20341 NE 30TH AVE., #108 AVENTURA, FL

Property Owner Information
Name: SPRAGUE, E S & EDITH C EST
Address:

Contractor Information
Name: LEWIS STEVEN CURTIS (Permits + Details)
Address: 20341 NE 30TH AVE., #108 AVENTURA, FL

Register for E-Mail Notifications

To receive automatic e-mail notifications about plan review and inspection updates for this process/permit number, enter your email address below. Notifications are sent within one hour of a plan review or inspection update.

E-mail notifications are not available for this permit.

[Back to the Previous Page](#)

Register for E-Mail Notifications

New Search	Permit	Reviews	Inspections	Contractor
----------------------------	------------------------	-------------------------	-----------------------------	----------------------------

Permit Details

Process #:	Permit #: B9608164	Master Permit: B9608164
Status: Closed		
List All Subpermits		

Site Information	
Address: 1030 S SOUTH LAKE DR	Folio#: 514214020930
Sub-division: HOLLYWOOD LAKES SECTION	Value: \$17,000.00
Lot: 22 Block: 54	Sq Ft: 0

Permit Information	
Application Type: DRIVEWAY	Application Date: 00/00/00
Job Name: SPRAGUE, E S & EDITH C EST	Permit Date: 11/18/96
Film Number: 9610023	CO/CC Date:
	Total Fees: \$280.95

Applicant / Contact Information
Name: MASTER BRICK PAVERS
Address: PO BOX 7195 LAKE WORTH, FL

Property Owner Information
Name: SPRAGUE, E S & EDITH C EST
Address:

Contractor Information
Name: MASTER BRICK PAVERS (Permits + Details)
Address: PO BOX 7195 LAKE WORTH, FL

Register for E-Mail Notifications

To receive automatic e-mail notifications about plan review and inspection updates for this process/permit number, enter your email address below. Notifications are sent within one hour of a plan review or inspection update.

E-mail notifications are not available for this permit.

[Back to the Previous Page](#)

Register for E-Mail Notifications

New Search	Permit	Reviews	Inspections	Contractor
----------------------------	------------------------	-------------------------	-----------------------------	----------------------------

Permit Details

Process #:	Permit #: P9600615	Master Permit: P9600615
Status: Closed		
List All Subpermits		

Site Information	
Address: 1030 S SOUTH LAKE DR	Folio#: 514214020930
Sub-division: HOLLYWOOD LAKES SECTION	Value: \$2,740.00
Lot: 22 Block: 54	Sq Ft: 0

Permit Information	
Application Type: LAWN SPRINKLER EXCL PUMP AND WELL	Application Date: 00/00/00
Job Name: SPRAGUE, E S & EDITH C	Permit Date: 04/17/96
Film Number: 9603279	CO/CC Date:
	Total Fees: \$62.15

Applicant / Contact Information
Name: BOBS WATERWORKS
Address: 7580 LINCOLN STREET HOLLYWOOD, FL

Property Owner Information
Name: SPRAGUE, E S & EDITH C
Address:

Contractor Information
Name: BOBS WATERWORKS (Permits + Details)
Address: 7580 LINCOLN STREET HOLLYWOOD, FL

Register for E-Mail Notifications

To receive automatic e-mail notifications about plan review and inspection updates for this process/permit number, enter your email address below. Notifications are sent within one hour of a plan review or inspection update.

E-mail notifications are not available for this permit.

[Back to the Previous Page](#)

Register for E-Mail Notifications

New Search	Permit	Reviews	Inspections	Contractor
----------------------------	------------------------	-------------------------	-----------------------------	----------------------------

Permit Details

Process #:	Permit #: E9601259	Master Permit: P9600615
Status: Closed		
Show Master Permit		

Site Information	
Address: 1030 S SOUTH LAKE DR	Folio#: 514214020930
Sub-division: HOLLYWOOD LAKES SECTION	Value: \$100.00
Lot: 22 Block: 54	Sq Ft: 0

Permit Information	
Application Type: ELECTRICAL WORK	Application Date: 00/00/00
Job Name: SPRAGUE, E S & EDITH C	Permit Date: 04/17/96
Film Number: 9603279	CO/CC Date:
	Total Fees: \$35.35

Applicant / Contact Information
Name: ALS ELECTRIC
Address: 4132 S.W. 52ND ST DANIA, FL

Property Owner Information
Name: SPRAGUE, E S & EDITH C
Address:

Contractor Information
Name: ALS ELECTRIC (Permits + Details)
Address: 4132 S.W. 52ND ST DANIA, FL

Register for E-Mail Notifications

To receive automatic e-mail notifications about plan review and inspection updates for this process/permit number, enter your email address below. Notifications are sent within one hour of a plan review or inspection update.

E-mail notifications are not available for this permit.

[Back to the Previous Page](#)

Register for E-Mail Notifications

New Search	Permit	Reviews	Inspections	Contractor
----------------------------	------------------------	-------------------------	-----------------------------	----------------------------

Permit Details

Process #:	Permit #: B9505356	Master Permit: B9505356
Status: Closed		
List All Subpermits		

Site Information	
Address: 1030 S SOUTH LAKE DR	Folio#: 514214020930
Sub-division: HOLLYWOOD LAKES SECTION	Value: \$9,000.00
Lot: 22 Block: 54	Sq Ft: 0

Permit Information	
Application Type: REPAIRS-STRUCTURAL	Application Date: 00/00/00
Job Name: SPRAGUE, E S & EDITH C	Permit Date: 09/29/95
Film Number: 9510880	CO/CC Date:
	Total Fees: \$158.15

Applicant / Contact Information
Name: BILL COOPER INC
Address: 3505 FIELD RD FT LAUDERDALE, FL

Property Owner Information
Name: SPRAGUE, E S & EDITH C
Address:

Contractor Information
Name: BILL COOPER INC (Permits + Details)
Address: 3505 FIELD RD FT LAUDERDALE, FL

Register for E-Mail Notifications

To receive automatic e-mail notifications about plan review and inspection updates for this process/permit number, enter your email address below. Notifications are sent within one hour of a plan review or inspection update.

E-mail notifications are not available for this permit.

[Back to the Previous Page](#)

Register for E-Mail Notifications

New Search	Permit	Reviews	Inspections	Contractor
----------------------------	------------------------	-------------------------	-----------------------------	----------------------------

Permit Details

Process #:	Permit #: M9200386	Master Permit: M9200386
Status: Closed		
List All Subpermits		

Site Information	
Address: 1030 S SOUTH LAKE DR	Folio#: 514214020930
Sub-division: HOLLYWOOD LAKES SECTION	Value: \$5,988.00
Lot: 22 Block: 54	Sq Ft: 0

Permit Information	
Application Type: A/C - CENTRAL - REPLACEMENT	Application Date: 00/00/00
Job Name: SPRAGUE, E S & EDITH C	Permit Date: 04/07/92
Film Number: F923399	CO/CC Date:
	Total Fees: \$106.92

Applicant / Contact Information
Name: E H WHITSON COMPANY
Address: 423 S 21 ST AVENUE HOLLYWOOD, FL

Property Owner Information
Name: SPRAGUE, E S & EDITH C
Address:

Contractor Information
Name: E H WHITSON COMPANY (Permits + Details)
Address: 423 S 21 ST AVENUE HOLLYWOOD, FL

Register for E-Mail Notifications

To receive automatic e-mail notifications about plan review and inspection updates for this process/permit number, enter your email address below. Notifications are sent within one hour of a plan review or inspection update.

E-mail notifications are not available for this permit.

[Back to the Previous Page](#)



1038 S. Southlake Drive



1021 S. Southlake Dive

Subject Property: 1030 S. Southlake Drive







LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE AND LYING IN THE CITY OF HOLLYWOOD, COUNTY OF BROWARD, STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 LOTS 22 AND 23, LESS AND EXCEPT THE SOUTH 50 THEREOF, BLOCK 54, HOLLYWOOD LAKES SECTION, ACCORDING TO THE MAP OR PLAN THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 52, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL THAT PARCEL OF LAND DESCRIBED AND BOUNDED AS FOLLOWS: BEING A PART OF MADISON STREET AND A PART OF BLOCK 77, HOLLYWOOD LAKES SECTION BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOTS 22 AND 23, BLOCK 54 OF SAID SUBDIVISION, ON THE NORTH BY BLOCK 76, HOLLYWOOD LAKES SECTION, OTHERWISE DESCRIBED AS SOUTH LAKE OF SAID SUBDIVISION, ON THE EAST BY THE EAST LINE OF LOT 22, BLOCK 54, EXTENDED NORTHERLY AND ON THE WEST BY THE WEST LINE OF LOT 23, BLOCK 54, EXTENDED NORTHERLY AS SHOWN ON THE PLAN OF HOLLYWOOD LAKES SECTION RECORDED IN PLAT BOOK 1, PAGE 52, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING ALL THAT PARCEL OF LAND LYING NORTH OF LOTS 22 AND 23, BLOCK 54, HOLLYWOOD LAKES SECTION EXTENDING TO THE SOUTH LAKE IN SAID SUBDIVISION!



LEACE RESIDENCE

1030 S. SOUTHLAKE DRIVE
 HOLLYWOOD, FLORIDA

DRAWING INDEX:

- COVER SHEET
- SURVEY
- A-1 SITE PLAN
- A-2 FIRST FLOOR PLAN
- A-3 SECOND FLOOR PLAN
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS
- A-6 STREET PROFILE / ELEVATIONS
- A-7 ROOF PLAN
- C-1 PRELIMINARY DRAINAGE PLAN

1030 S SOUTHLAKE DR,
 Hollywood, FL 33019

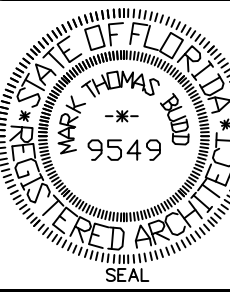


Parcel ID: 515214020930

Alert: This parcel has a historic designation which may have more restrictive development regulations. Please contact the City of Hollywood directly for more information.

Zone	RS-9
Allowed Use(s) - Primary	Residential(1), Civic(2), Educational(1)
Allowed Use(s) - Accessory	Residential(1)
Overlays	
Informational Overlays	
Lot Area - Public Records	23,389 ft ²
Lot Area - GIS	23,397 ft ²
Maximum Lot Coverage	N/A
Residential Density	N/A
Floor Area Ratio	N/A
Existing Building Area	2,790 ft ²
Maximum Building Footprint	9,230 ft ²
Minimum Open Space	0%
Maximum Building Height	35 ft
Maximum Height - Stories	2
Estimated Residential Units Allowed	Unlimited
Estimated Lodging Rooms Allowed	Unlimited
Minimum Primary Frontage Setback	25.00 ft
Minimum Secondary Frontage Setback	N/A
Minimum Side Ground Setback	N/A

LOCATION MAP - ZONING INFO



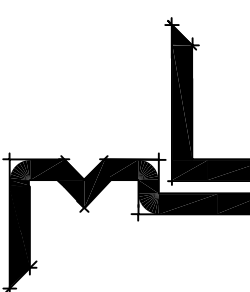
DIGITAL SIGNATURE

MARK THOMAS BUDD, ARCHITECTURE
 224 COMMERCIAL BLVD.
 LAUDERDALE BY THE SEA, FLORIDA 33308
 (954) 761-3698

FLA. REG. #AR-9549

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PROJECT:
LEACE RESIDENCE
 1030 S SOUTHLAKE DRIVE
 HOLLYWOOD, FLORIDA



DATE: 10-24-23
 REVISIONS:
 12-7-23

SHEET

CV - 1

OF 4

MAP OF BOUNDARY SURVEY

DATE OF FIELD WORK 10/12/2023

PROPERTY ADDRESS:
1030 S SOUTHLAKE DRIVE
HOLLYWOOD, FL 33019

CERTIFIED TO:
HENRY LEACE
ROSA LEACE

LEGAL DESCRIPTION (FROM BROWARD COUNTY RECORDS INSTRUMENT# 11885257):

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE AND LYING IN THE CITY OF HOLLYWOOD, COUNTY OF BROWARD, STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOTS 22 AND 23, LESS AND EXCEPT THE SOUTH 30 THEREOF, BLOCK 54, 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 MADISON STREET AND A PART OF BLOCK 77, HOLLYWOOD LAKES SECTION BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOTS 22 AND 23, BLOCK 54 OF SAID SUBDIVISION, ON THE NORTH BY BLOCK 76, HOLLYWOOD LAKES SECTION, OTHERWISE DESCRIBED AS SOUTH LAKE OF SAID SUBDIVISION, ON THE EAST BY THE EAST LINE OF LOT 22, BLOCK 54, EXTENDED NORTHERLY AND ON THE WEST BY THE WEST LINE OF LOT 23, BLOCK 54, EXTENDED NORTHERLY AS SHOWN ON THE PLAT OF HOLLYWOOD LAKES SECTION RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING ALL THAT PARCEL OF LAND LYING NORTH OF LOTS 22 AND 23, BLOCK 54, HOLLYWOOD LAKES SECTION EXTENDING TO THE SOUTH LAKE IN SAID SUBDIVISION.

NATIONAL FLOOD INSURANCE PROGRAM INFORMATION:

CITY OF HOLLYWOOD 125113
MAP/PANEL NUMBER 12011C0569H
INDEX DATE 8/18/14 PANEL EFFECTIVE DATE 8/18/14
FLOOD ZONE "AE / VE" BASE FLOOD ELEVATION "7 / 8"

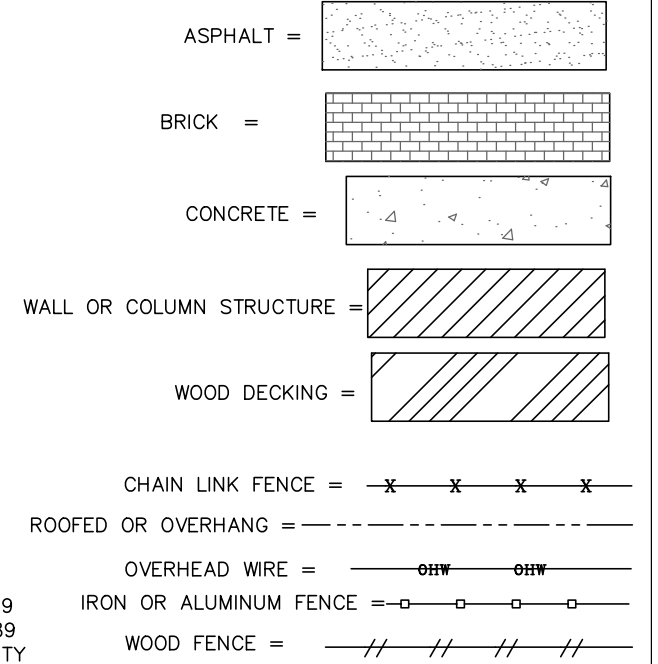
ELEVATION NOTES:

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, AND REFERENCED INTO THE FLORIDA DEPARTMENT OF TRANSPORTATION GLOBAL POSITIONING SYSTEM CONTROL NETWORK FOR A 6 MINUTE CYCLE

SPOT ELEVATION = #

LEGEND AND ABBREVIATIONS

A/C = AIR CONDITIONER
ASPH. = ASPHALT
C/L = CENTER LINE
C.N.A. = CORNER NOT ACCESSIBLE
C.O. = CLEAN OUT
(D) = DEED OR RESULT OF DEED
E.F. = END FENCE
E.H.H. = ELECTRIC HAND HOLE
EL. = ELEVATION
E.M. = ELECTRIC METER
F.C. = FENCE CORNER
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.N.D. = FOUND NAIL AND DISC
G.M. = GAS METER
G.W.H. = GAS WATER HEATER
ID? = IDENTIFICATION ILLEGIBLE
IRR. = IRRIGATION EQUIPMENT
L.P. = LIGHT POLE
M.H. = MAN HOLE
O/L = ON-LINE
(P) = PLAT
P.B. = PLAT BOOK
PG. = PAGE
PL. = PLANTER
R/W = RIGHT-OF-WAY
S.I.R. = SET 5/8" IRON ROD LB7689
S.N.D. = SET NAIL AND DISC LB7689
TELE. = TELECOMMUNICATIONS UTILITY
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
W.M. = WATER METER
W.U.P. = WOOD UTILITY POLE
W.V.R. = WATER VALVE RISER

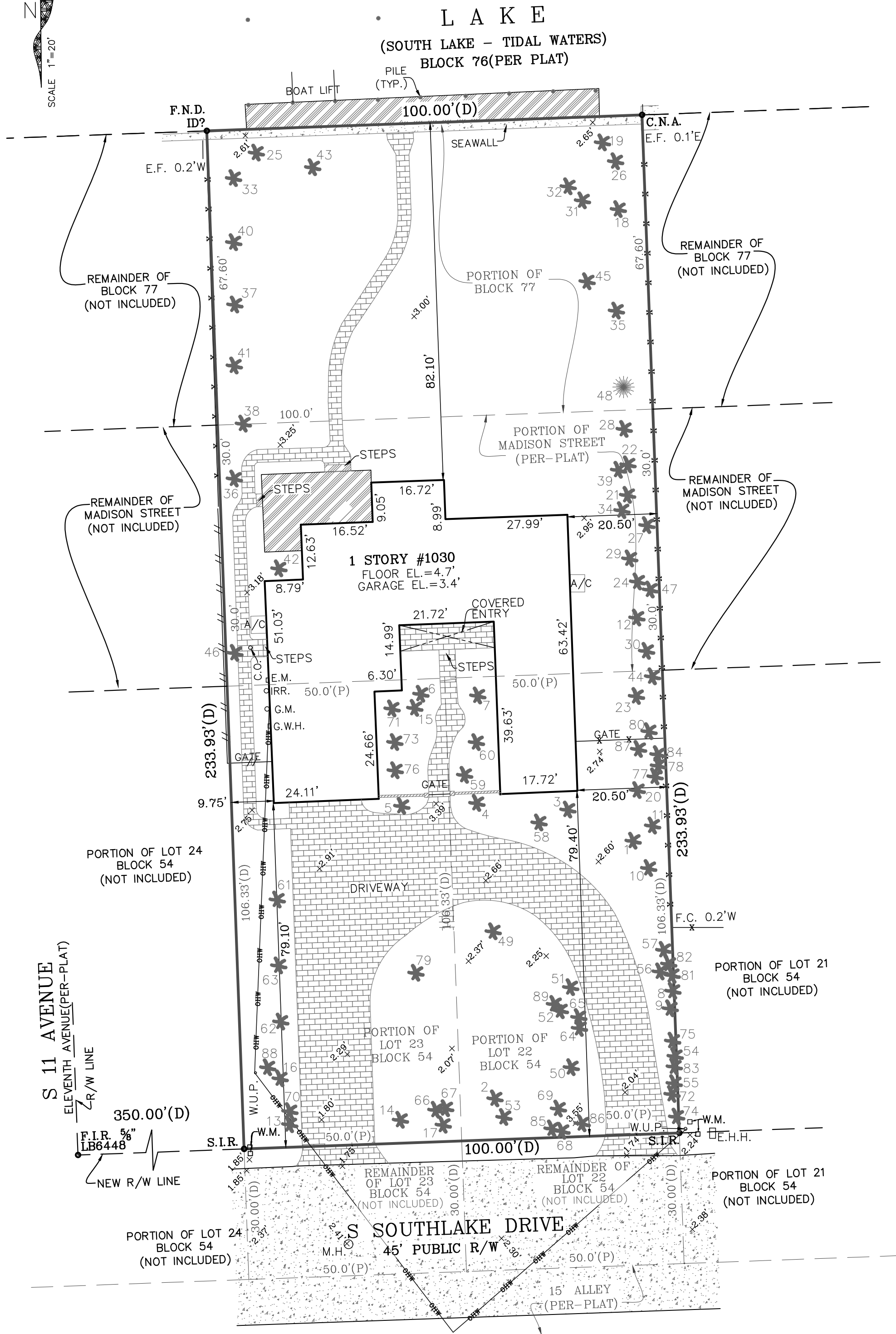


TREE NOTES:

THE TREES AND INFORMATION ABOUT SUCH TREES, ARE LABELED HEREON TO THE BEST KNOWLEDGE OF THE SURVEYOR SHOWN HEREON, THE SURVEYOR IS NOT A LANDSCAPE ARCHITECT, BOTANIST, OR ARBORIST AND INFORMATION ABOUT SUCH TREES SHOULD BE VERIFIED BY A QUALIFIED INDIVIDUAL

TREE #	WIDTH	TREE TYPE	HEIGHT
1	2'	ARECA PALM	10-15'
2	2 4"	ROBELLINI PALM	5-8'
3	2 4"	ROBELLINI PALM	8-10'
4	2 4"	ROBELLINI PALM	8-10'
5	2 4"	ROBELLINI PALM	8-10'
6	14"	ALEXANDER PALM CLUSTER	10-15'
7	4"	ALEXANDER PALM	15-20'
8	2 15"	ROYAL PALM	30-35'
9	2 10"	SAW PALMETTO	2' 10"
10	3'	ARECA PALM CLUSTER	15-20'
11	3'	ARECA PALM CLUSTER	15-20'
12	3'	ARECA PALM CLUSTER	15-20'
13	3 4"	ROBELLINI PALM	7-10'
14	3 4"	ROBELLINI PALM	10'
15	2 4"	ALEXANDER PALM	15-20'
16	3 4-6"	XMAS PALM	15-20'
17	3 4"	XMAS PALM	10-15'
18	3 4"	XMAS PALM	10-15'
19	3 4"	XMAS PALM	10-15'
20	4"	ARECA PALM CLUSTER	15-20'
21	4"	ARECA PALM CLUSTER	10-15'
22	4"	ARECA PALM CLUSTER	10-15'
23	4"	ARECA PALM CLUSTER	15-20'
24	4 4"	ALEXANDER PALM	15-20'
25	4 4"	XMAS PALM	5-10'
26	4"	ALEXANDER PALM	10-15'
27	4"	ALEXANDER PALM	25-30'
28	5'	ARECA PALM CLUSTER	20-25'
29	5'	ARECA PALM CLUSTER	15-20'
30	5 4"	ALEXANDER PALM	
31	8"	COCONUT PALM	10-15'
32	8"	COCONUT PALM	10-15'
33	8"	COCONUT PALM	15-20'
34	8"	COCONUT PALM	25-30'
35	8"	FOXTAIL PALM	15-20'
36	8"	FOXTAIL PALM	20-25'
37	10"	COCONUT PALM	20-25'
38	10"	COCONUT PALM	20-25'
39	10"	COCONUT PALM	20-25'
40	10"	FOXTAIL PALM	20-25'
41	10"	FOXTAIL PALM	20-25'
42	10"	FOXTAIL PALM	25-30'
43	14"	DATE PALM	15-20'
44	14"	ROYAL PALM	30-35'
45	14"	SILVER PALM	10-15'
46	15"	ROYAL PALM	30-35'
47	15"	ROYAL PALM	30-35'

TREE #	WIDTH	TREE TYPE	HEIGHT
48	42"	MALEUCA	30-35'
49	24"	CANARY ISLAND DATE PALM	25-30'
50	8"	CHINESE FAN PALM	10-15'
51	8"	CHINESE FAN PALM	15-20'
52	8"	CHINESE FAN PALM	15-20'
53	10"	CHINESE FAN PALM	10-15'
54	18"	ARECA PALM CLUSTER	6-10'
55	18"	ARECA PALM CLUSTER	6-10'
56	18"	ARECA PALM CLUSTER	10-15'
57	18"	ARECA PALM CLUSTER	10-15'
58	8"	FOXTAIL PALM	20-25'
59	10"	FOXTAIL PALM	25-30'
60	10"	FOXTAIL PALM	25-30'
61	10"	FOXTAIL PALM	25-30'
62	10"	FOXTAIL PALM	25-30'
63	10"	FOXTAIL PALM	25-30'
64	8"	QUEEN PALM	10-15'
65	8"	QUEEN PALM	10-15'
66	10"	QUEEN PALM	10-15'
67	10"	QUEEN PALM	10-15'
68	4"	ROBELLINI PALM	6-8'
69	4"	ROBELLINI PALM	8-10'
70	4"	ROBELLINI PALM	10'
71	4"	ALEXANDER PALM	15-20'
72	12"	ROYAL PALM	15-20'
73	4"	ALEXANDER PALM	15-20'
74	12"	ROYAL PALM	25-30'
75	12"	ROYAL PALM	30-35'
76	4"	ALEXANDER PALM	15-20'
77	12"	ROYAL PALM	30-35'
78	14"	ROYAL PALM	35-40'
79	15"	ROYAL PALM	35-40'
80	10"	SAW PALMETTO	4-8'
81	16"	ROYAL PALM	30-35'
82	16"	ROYAL PALM	30-35'
83	18"	ROYAL PALM	35-40'
84	18"	ROYAL PALM	35-40'
85	16"	ROYAL PALM	30-35'
86	16"	ROYAL PALM	30-35'
87	10"	SAW PALMETTO	4-8'
88	16"	ROYAL PALM	30-35'
89	8"	SAW PALMETTO	6-8'



NOTES:
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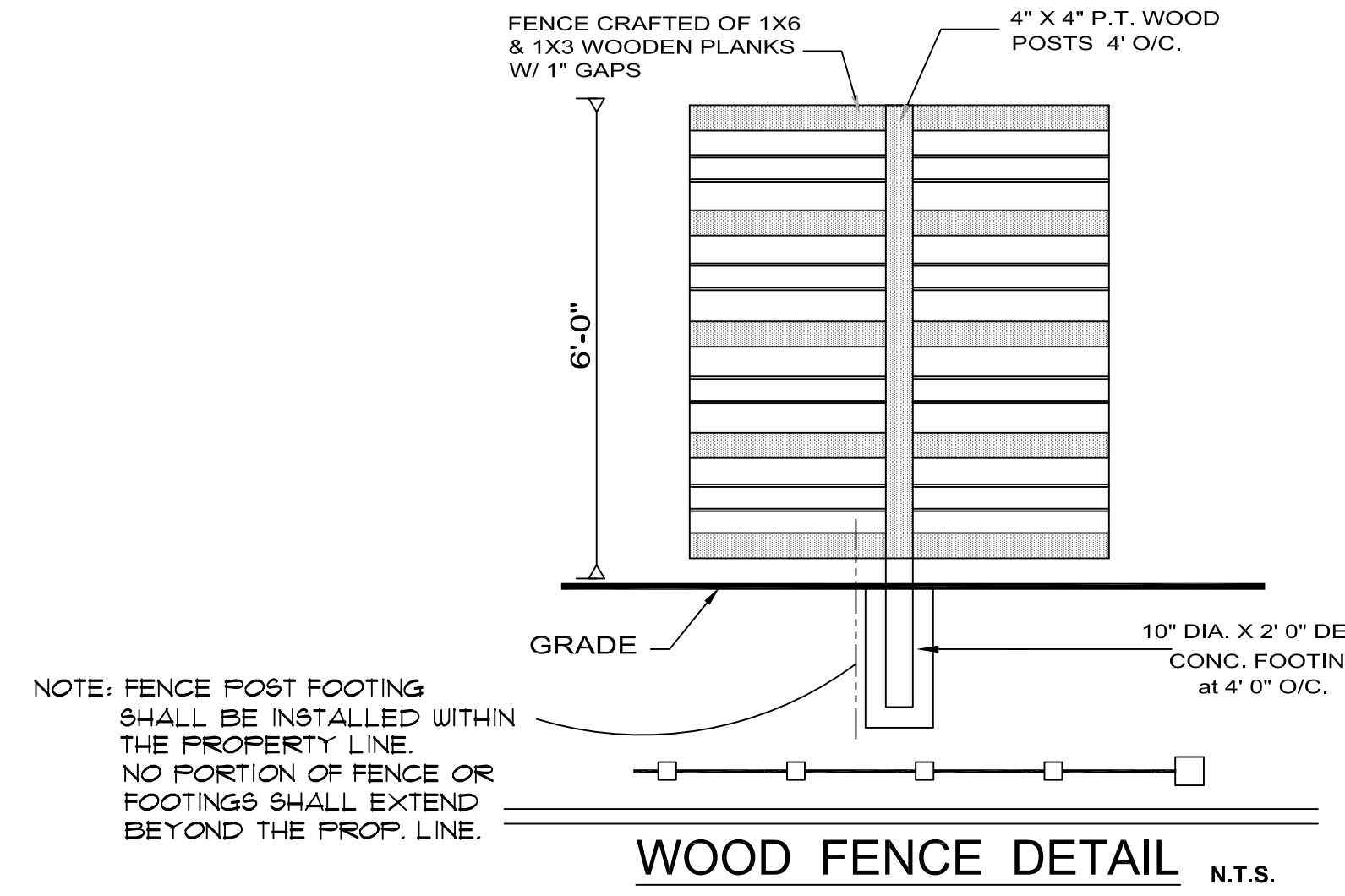
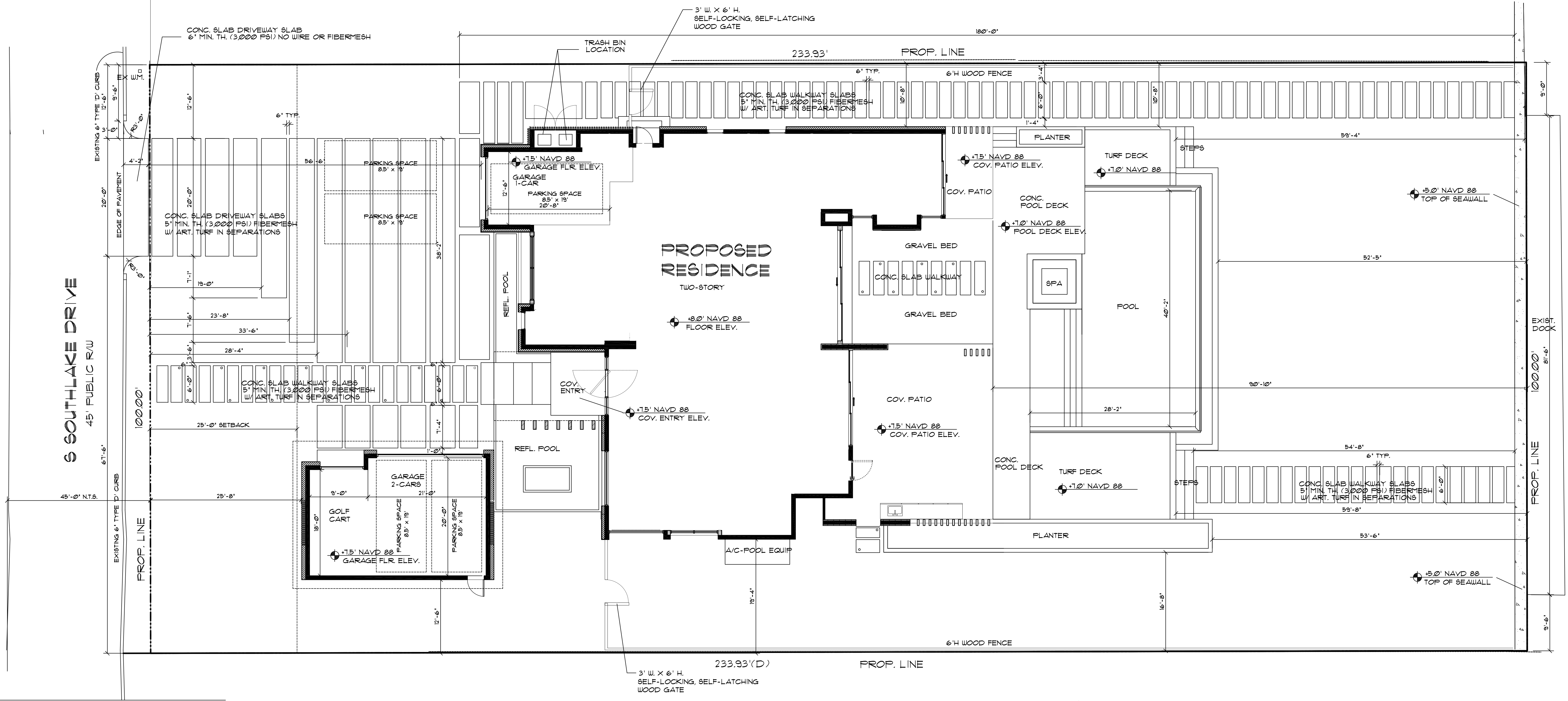
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10/12/23
HENRY A. JOHNSTON P.L.S.#6843
JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689
7777 DAVIE ROAD EXT. #3024-7 DAVIE, FL 33024
PHONE: 954-296-9516
WEB: WWW.USURVEYING.COM



S SOUTHLAKE DRIVE
45' PUBLIC R/W

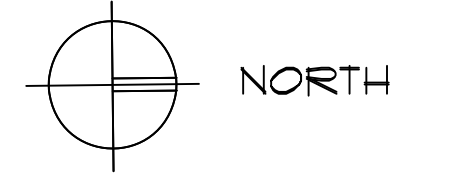


AREA CALCULATION:

TOTAL A/C FLOOR AREA=	6,180 SF
PARKING REQUIRED:	
2,000 SF	2 SPACES
4,180 SF / 500 =	8 SPACES
TOTAL REQ'D / PROVIDED:	5 SPACES

- SCOPE OF WORK:**
1. DEMOLITION OF EXISTING RESIDENCE.
 2. SITE IMPROVEMENTS AND CONSTRUCTION OF A NEW TWO-STORY RESIDENCE.

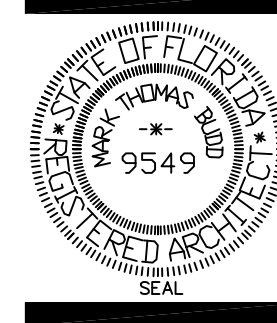
- GREEN BUILDING INITIATIVES:**
1. SALT SYSTEM TO BE INSTALLED FOR POOL TO REDUCE CHLORINE USE.
 2. ENERGY STAR APPLIANCES SHALL BE INSTALLED.
 3. DUAL FLUSH TOILETS SHALL BE INSTALLED.
 4. ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE INSTALLED WITH TIMERS & LED LIGHTING.
 5. ELECTRIC VEHICLE CHARGING STATION TO BE LOCATED @W CORNER OF BUILDING -SEE SITE PLAN



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

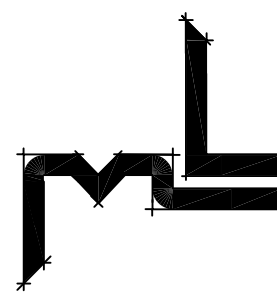
SITE INFO:

ZONE:	RS-9
SITE AREA:	23,399 SF
BUILDING FOOTPRINT:	5,401 SF
GROSS FLOOR AREA:	6,180 SF
LOT COVERAGE:	5,401 SF/23,399 SF = 23%
FAR:	6,180 SF/23,399 SF = 26%
IMPERVIOUS SITE AREA:	11,894 SF (51% OF SITE)
PERVIOUS SITE AREA:	11,505 SF (49% OF SITE), 40% MIN. REQUIRED
FRONT YARD LANDSCAPE AREA CALC.:	
FRONT YARD AREA =	2,500 SF
FRONT YARD LANDSCAPED AREA =	2,250 SF = 90% PROVIDED, 20% MIN. REQUIRED



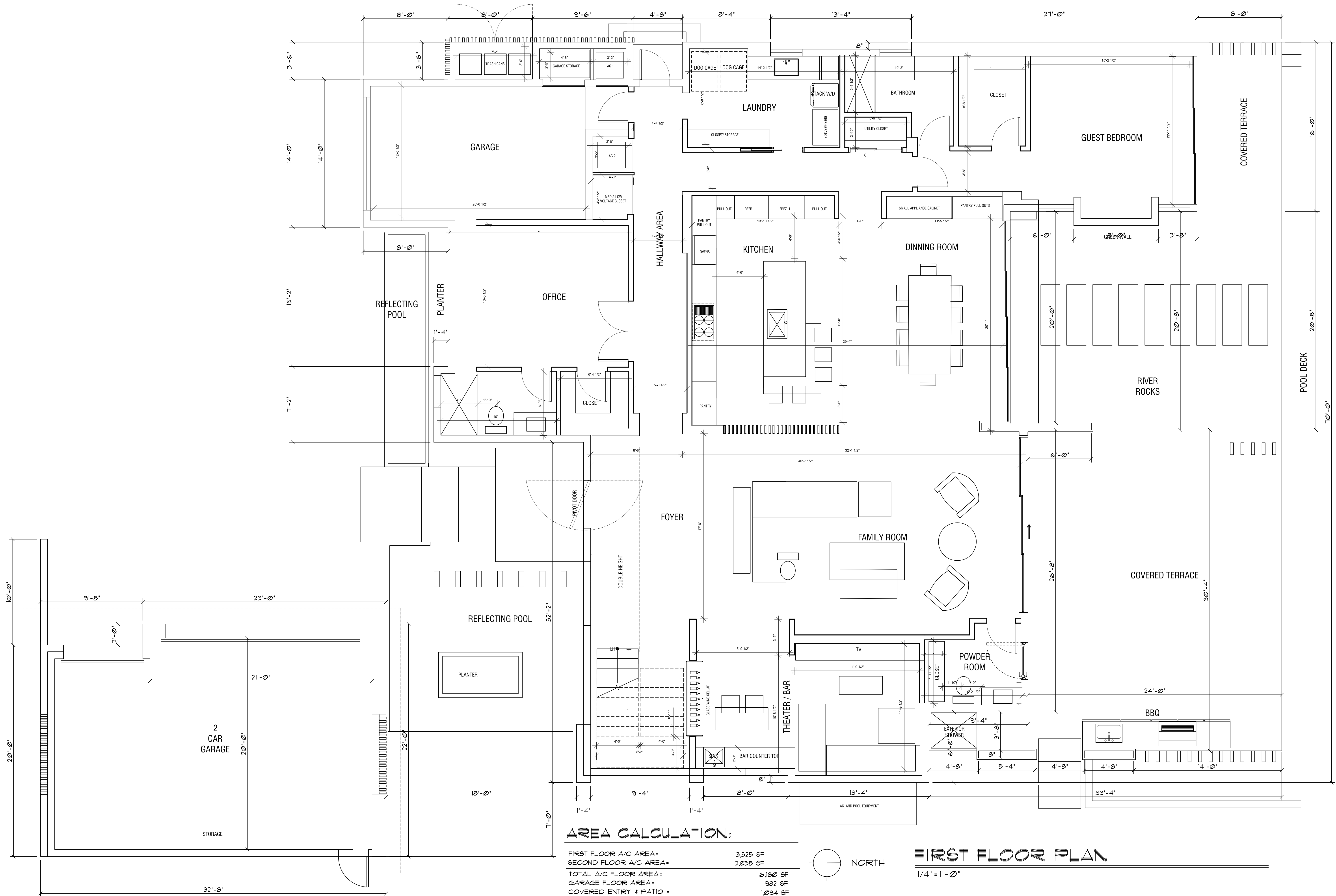
MARK THOMAS BUDD, ARCHITECTURE
224 COMMERCIAL BLDG., LAUDERDALE BY THE SEA, FLORIDA 33308
(954) 761-3698
FLA. REG. #AR-9549

PROJECT:
LEACE RESIDENCE
1030 S SOUTHLAKE DRIVE
HOLLYWOOD, FLORIDA



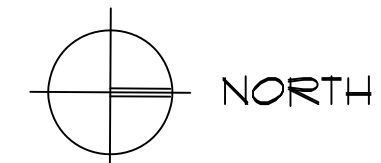
DATE: 10-24-23
REVISIONS:
11-20-23
12-1-23
12-13-23

SHEET
- 1
OF 6

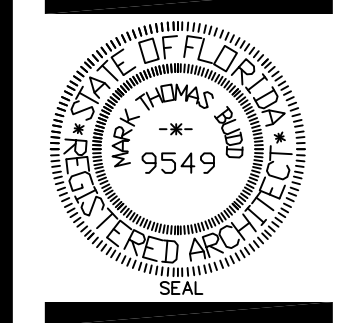


AREA CALCULATION:

FIRST FLOOR A/C AREA =	3,325 SF
SECOND FLOOR A/C AREA =	2,855 SF
TOTAL A/C FLOOR AREA =	6,180 SF
GARAGE FLOOR AREA =	982 SF
COVERED ENTRY & PATIO =	1,094 SF
COVERED BALCONY =	949 SF
TOTAL BUILDING AREA =	9,205 SF



FIRST FLOOR PLAN
1/4" = 1'-0"



DIGITAL SIGNATURE

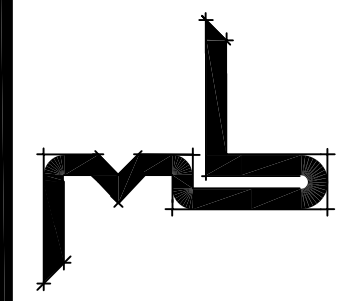
PROJECT: **LEACE RESIDENCE**
1030 S. SOUTHLAKE DRIVE
HOLLYWOOD, FLORIDA

MARK THOMAS BUDD, ARCHITECTURE
224 COMMERCIAL BLVD.
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(954) 761-3698

FLA. REC. #AR-9549

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PROJECT:



DATE: 12-1-23
REVISIONS:
12-1-23

SHEET
A - 2
OF 1

LEGEND:

- (A) STANDING SEAM METAL ROOF
- (B) STONE VENEER
- (C) IMPACT ALUMINUM DOOR OR WINDOW - DARK BRINZE FRAME
- (D) SMOOTH STUCCO
- (E) ALUM. GARAGE DOOR W/ WOOD FAUX FINISH
- (F) ALUM. 4 GLASS RAILING
- (G) WOOD FINISH ALUM. TUBES



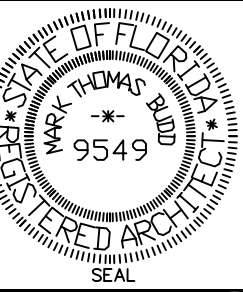
FRONT / SOUTH ELEVATION

1/4"=1'-0"



REAR / NORTH ELEVATION

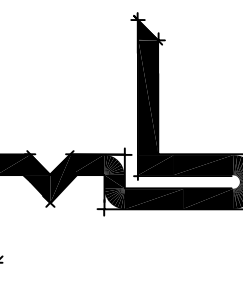
1/4"=1'-0"



DIGITAL SIGNATURE

MARK THOMAS BUDD, ARCHITECTURE
 224 COMMERCIAL BLVD.
 LAUDERDALE BY THE SEA, FLORIDA 33308
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PROJECT:
LEACE RESIDENCE
 1030 S. SOUTHLAKE DRIVE
 HOLLYWOOD, FLORIDA

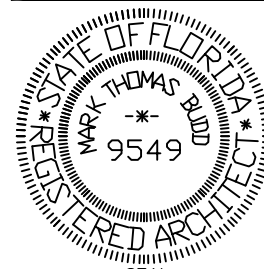


DATE: 12-24-23
 REVISIONS:
 12-1-23

SHEET

4

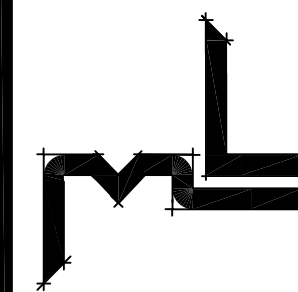
OF 1



DIGITAL SIGNATURE

MARK THOMAS BUDD, ARCHITECTURE
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PROJECT:
LEACE RESIDENCE
1030 S. SOUTHLAKE DRIVE
HOLLYWOOD, FLORIDA

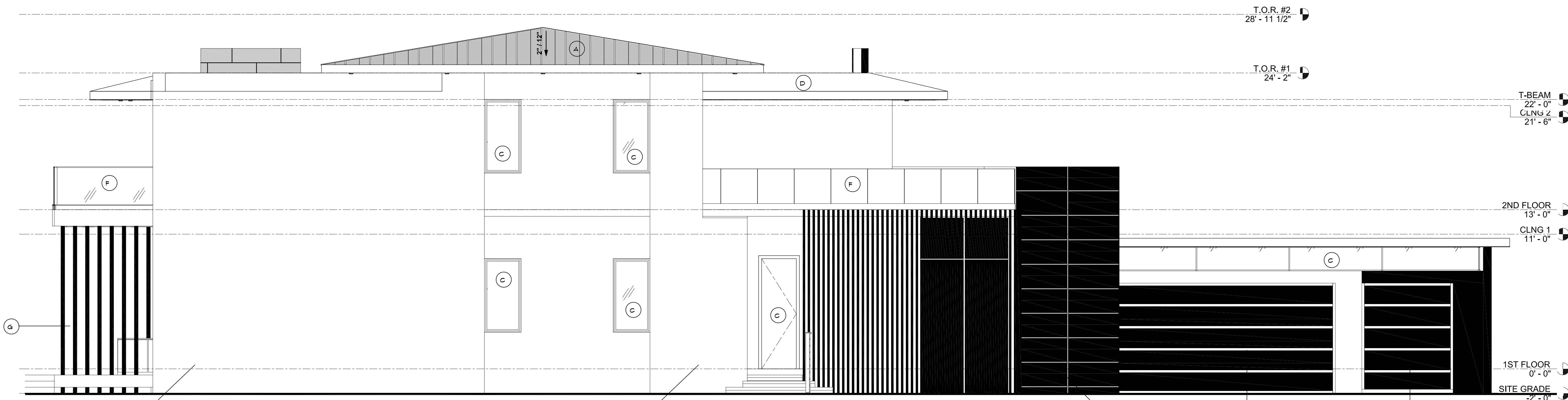


DATE: 12-24-23
REVISIONS:
12-1-23

SHEET

A - U

OF 1

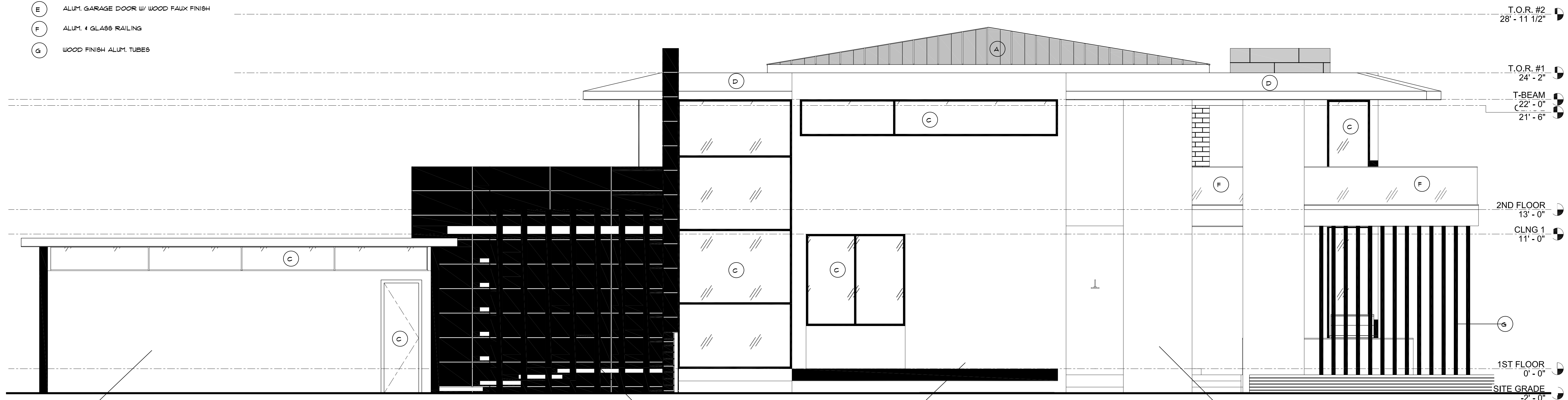


LEFT SIDE / WEST ELEVATION

1/4" = 1'-0"

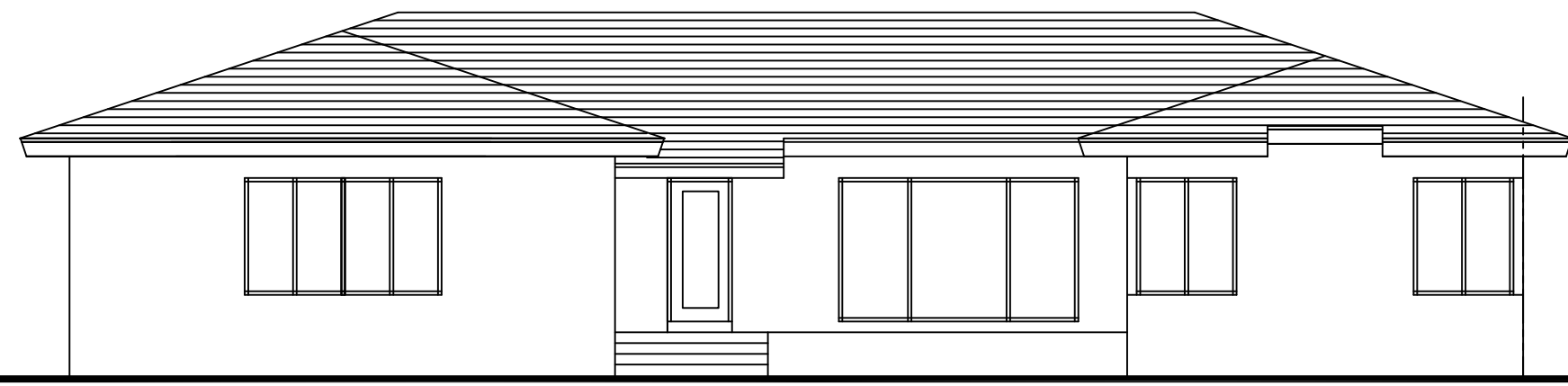
LEGEND:

- (A) STANDING SEAM METAL ROOF
- (B) STONE VENEER
- (C) IMPACT ALUMINUM DOOR OR WINDOW - DARK BRONZE FRAME
- (D) SMOOTH STUCCO
- (E) ALUM. GARAGE DOOR W/ WOOD FAUX FINISH
- (F) ALUM. 4 GLASS RAILING
- (G) WOOD FINISH ALUM. TUBES

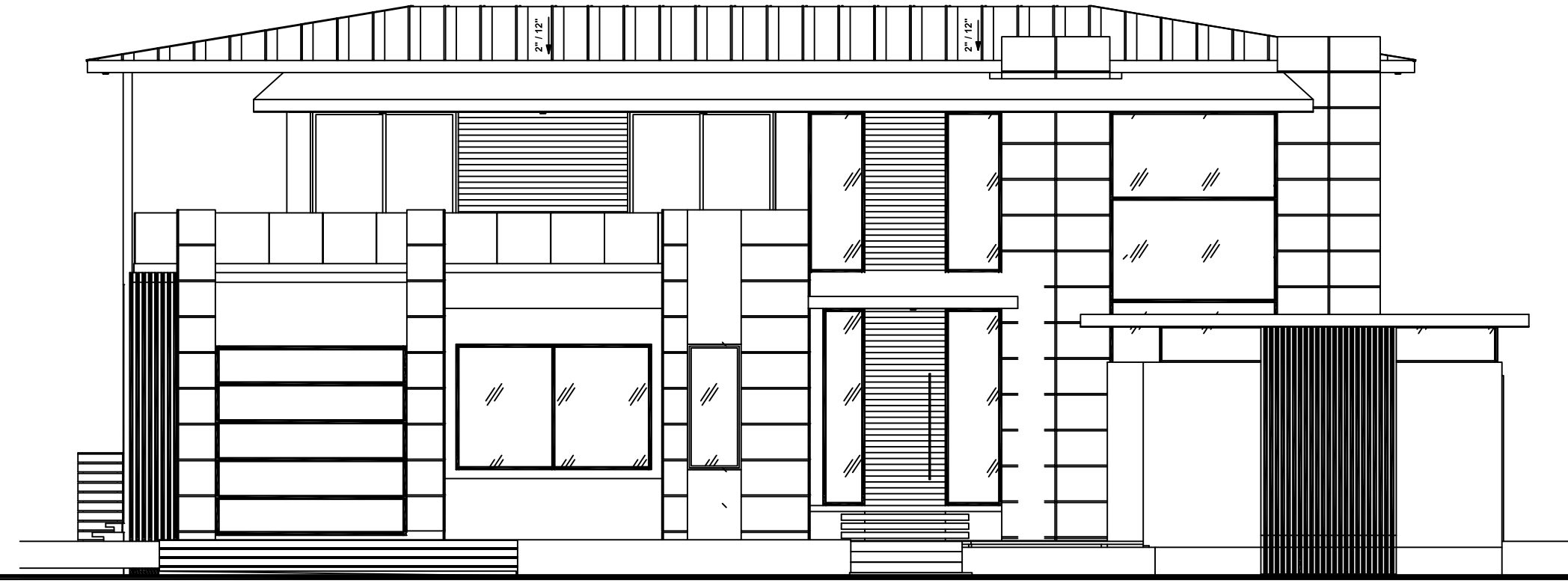


RIGHT SIDE / EAST ELEVATION

1/4" = 1'-0"



11041



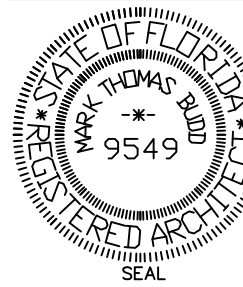
1030



1021

STREET PROFILE / ELEVATION S. SOUTHLAKE DRIVE VIEW

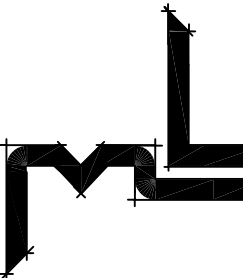
1/8" = 1'-0"



DIGITAL SIGNATURE

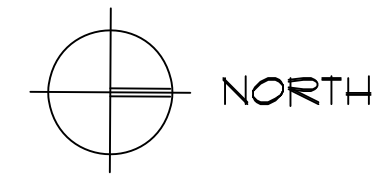
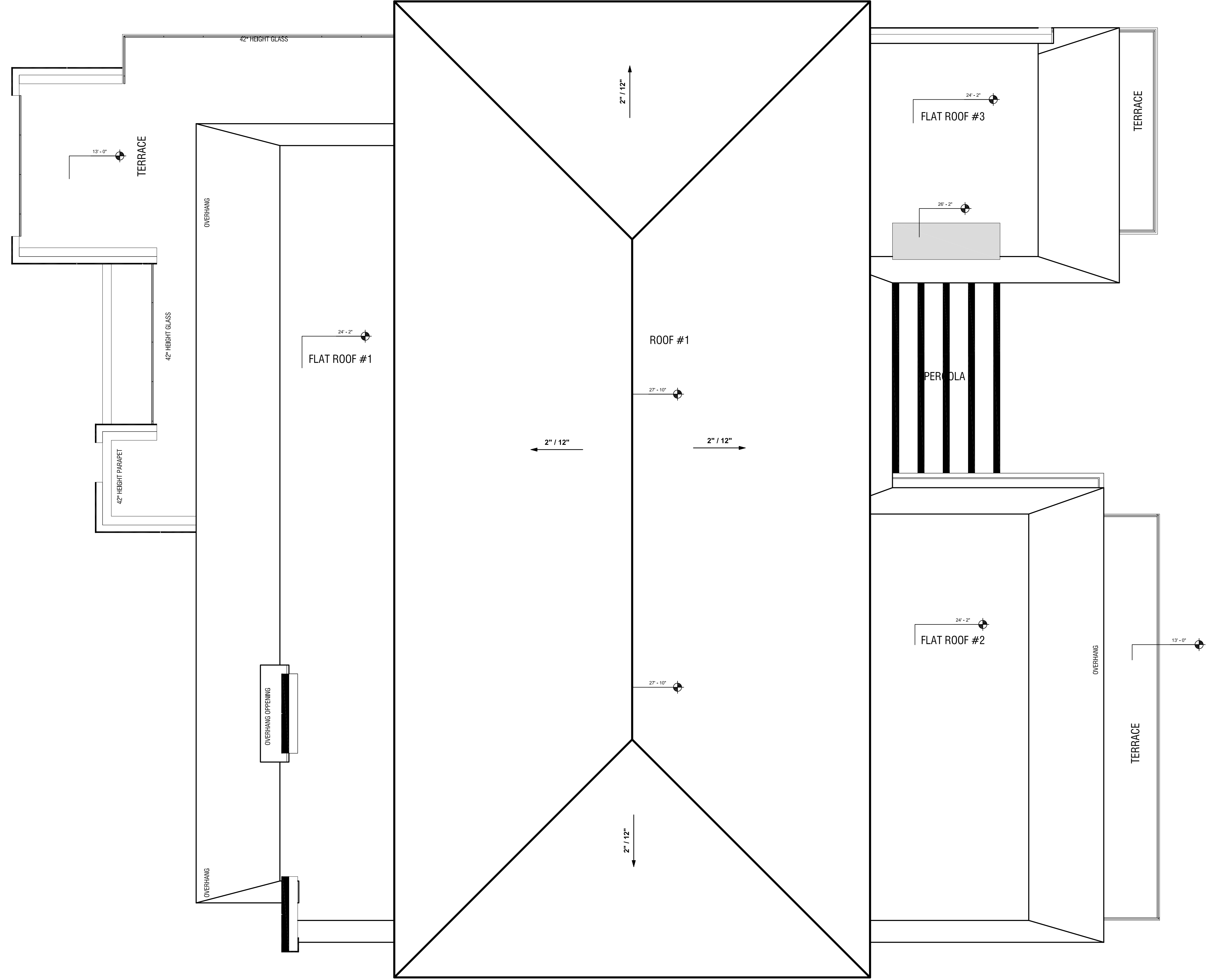
MARK THOMAS BUDD, ARCHITECTURE
224 COMMERCIAL BLVD.
LUDDELDALE BY THE SEA, FLORIDA 33508
(854) 761-9888
FLA. REG. #AR-9549
I HEREBY CERTIFY THAT THE WORK SHOWN ON THESE PLANS WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A REGISTERED ARCHITECT IN THE STATE OF FLORIDA. I AM NOT PROVIDING ARCHITECTURAL SERVICES TO ANY OTHER PARTY WITHOUT A PERMISSIVE FROM THE BOARD OF ARCHITECTS OF THE STATE OF FLORIDA. I SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THIS OFFICE IN WRITING OF ANY DISCREPANCIES PRIOR TO THE EXECUTION OF THE WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

PROJECT:
LEACE RESIDENCE
1030 S. SOUTHLAKE DRIVE
HOLLYWOOD, FLORIDA

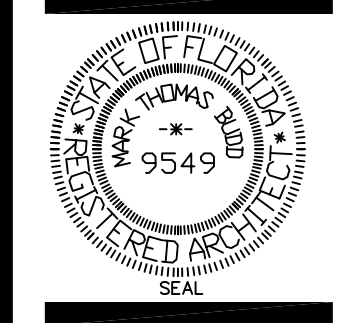


DATE: 10-24-23
REVISIONS:
12-1-23

SHEET
A - 6
OF 6



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

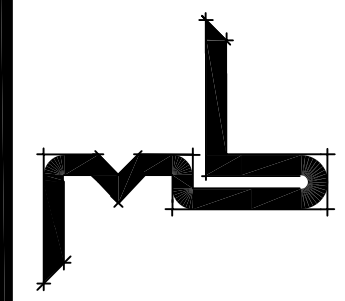


DIGITAL SIGNATURE

MARK THOMAS BUDD, ARCHITECTURE
224 COMMERCIAL BLVD.
LAUDERDALE BY THE SEA, FLORIDA 33308
(954) 761-3698
FLA. REG. #AR-9549

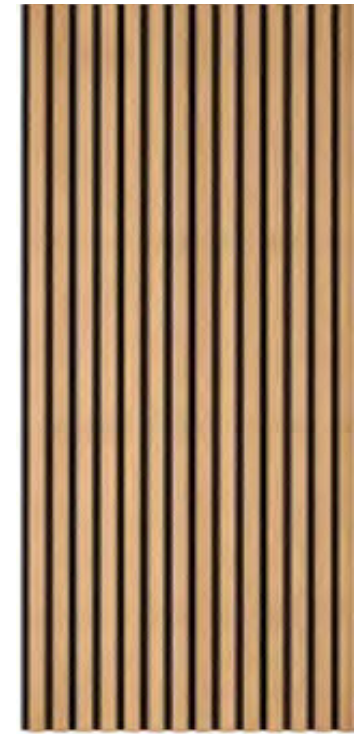
THESE DRAWINGS ARE THE PROPERTY OF MARK THOMAS BUDD ARCHITECTURE AND SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF MARK THOMAS BUDD ARCHITECTURE. THE USER SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE OFFICE IN WRITING OF ANY DISCREPANCIES PRIOR TO THE EXECUTION OF THE WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE, DO NOT SCALE DRAWINGS.

PROJECT:
LEACE RESIDENCE
1030 S. SOUTHLAKE DRIVE
HOLLYWOOD, FLORIDA



DATE: 12-24-23
REVISIONS:
12-1-23

SHEET
OF 1



Wood looking composite for accent walls and pergolas.



Concrete slabs with turf at Driveway

1030 S Southlake Dr.,
Hollywood, FL
Exterior Finish Board

- Roof: Flat roof/Tiles painted in gray
- Walls: Stucco & wood looking composite cladding
- Entry way steps: Concrete look tile
- Driveway pavers: Concrete slabs with turf
- Main Entrance Door:
- Garage Doors: Tinted mirror look hurricane proof garage doors.



Light accent color

Pediment SW 7634

Dark accent color

Less Brown SW 6040



Clear hurricane proof
tempered glass for balcony
railing

- Pergola: Composite wood
- Paint colors: Light accent color: SW7634 Pediment
Dark accent color: SW6040 Less Brown
- Balcony railing: Hurricane proof Tempered clear glass



Façade tile:
Cement
Block Gray



Black Aluminum
Window frames

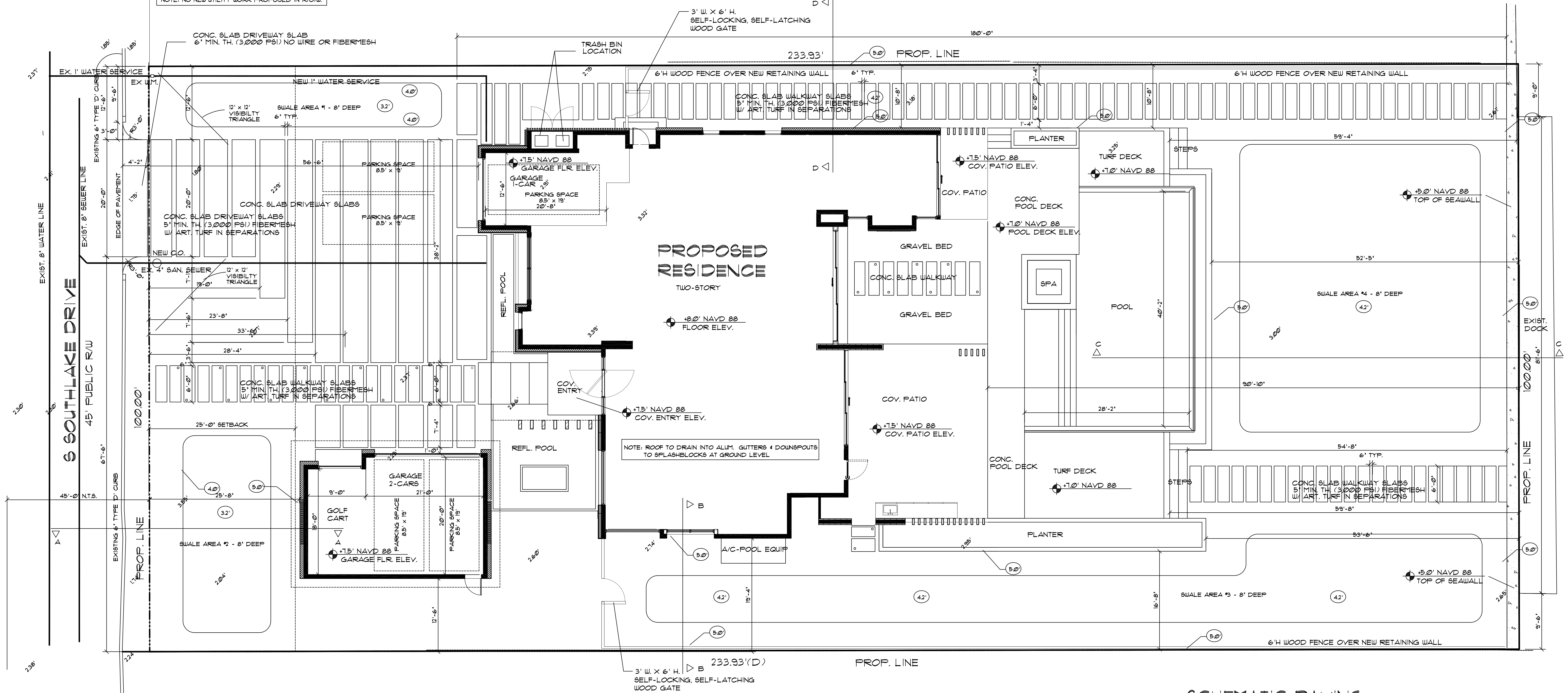


Opacity impact glass
for Garage Doors



Live plants wall at
Pool area

NOTE: NO NEW UTILITY WORK PROPOSED IN R/O/W.



SCHEMATIC PAVING, GRADING & DRAINAGE PLAN

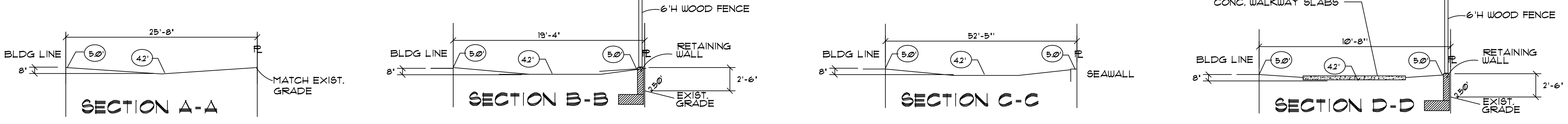
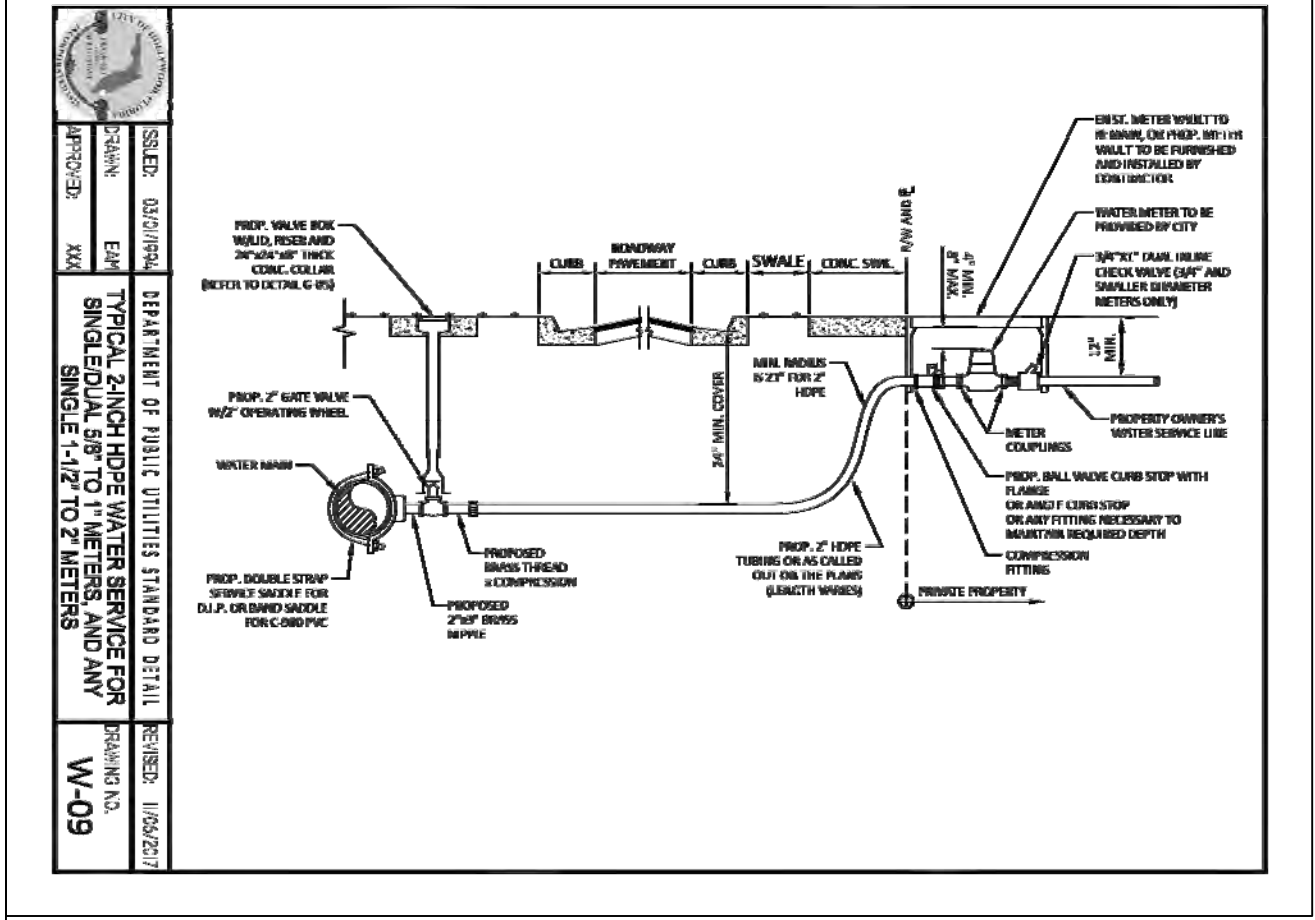
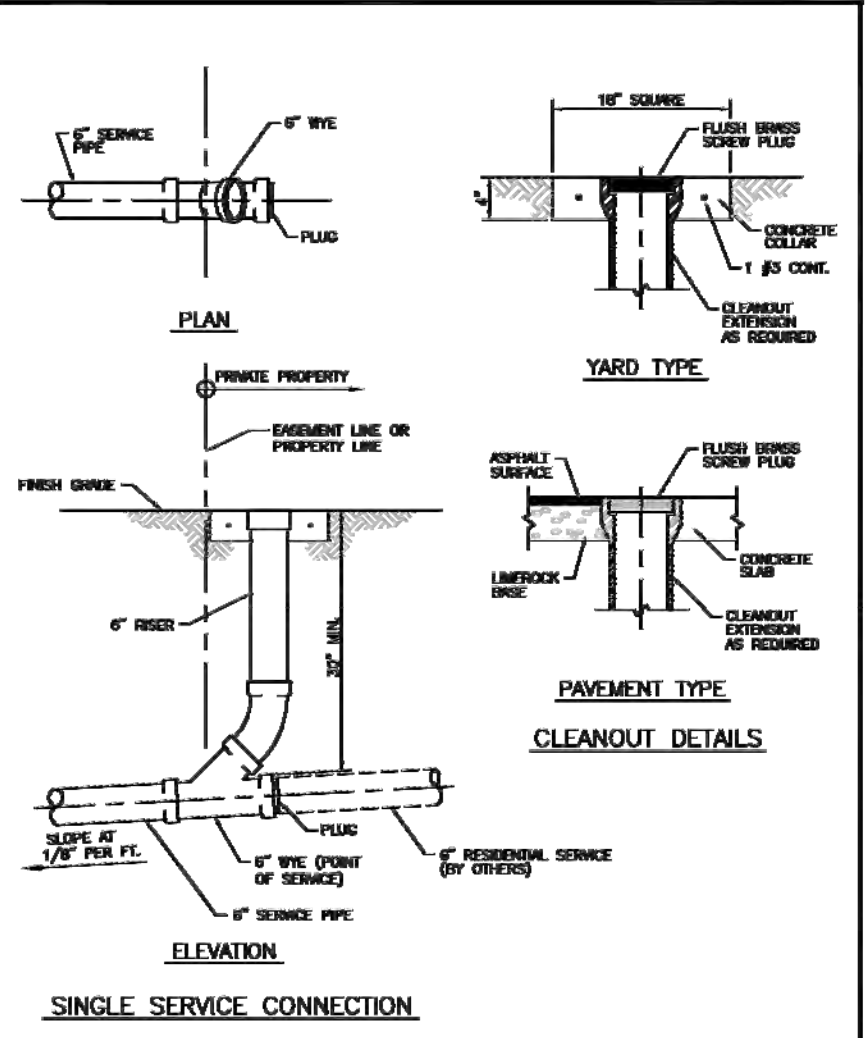
1/8" = 1'-0"

DRAINAGE CALCULATION:

SITE AREA =	23,399 SF / 0.54 ACRES
IMPERVIOUS AREA =	11,894 SF
PERVIOUS AREA =	11,505 SF
1" OVER ENTIRE SITE =	23,399 SF X 0.08' = 1,872 CF
2-1/2" OVER IMPERV. AREA =	12,152 SF X 0.20' = 2,431 CF
2,413 CF REQUIRED	
SWALE AREA #1 = 656 SF X 33' (8' DP) =	217 CF
SWALE AREA #2 = 1,050 SF X 33' (8' DP) =	347 CF
SWALE AREA #3 = 2,154 SF X 33' (8' DP) =	909 CF
SWALE AREA #4 = 3,120 SF X 33' (8' DP) =	1,030 CF
TOTAL RETAINAGE PROVIDED =	2,503 CF

SITE INFO:

ZONE:	RS-9
SITE AREA:	23,399 SF
BUILDING FOOTPRINT:	5,401 SF
GROSS FLOOR AREA:	6,180 SF
LOT COVERAGE:	5,401 SF / 23,399 SF = 23%
FAR:	6,180 SF / 23,399 SF = 26%
IMPERVIOUS SITE AREA:	11,894 SF (51% OF SITE)
PERVIOUS SITE AREA:	11,505 SF (49% OF SITE), 40% MIN. REQUIRED
FRONT YARD LANDSCAPE AREA CALC.:	
FRONT YARD AREA:	2,500 SF
FRONT YARD LANDSCAPED AREA:	2,250 SF = 90% PROVIDED, 20% MIN. REQUIRED



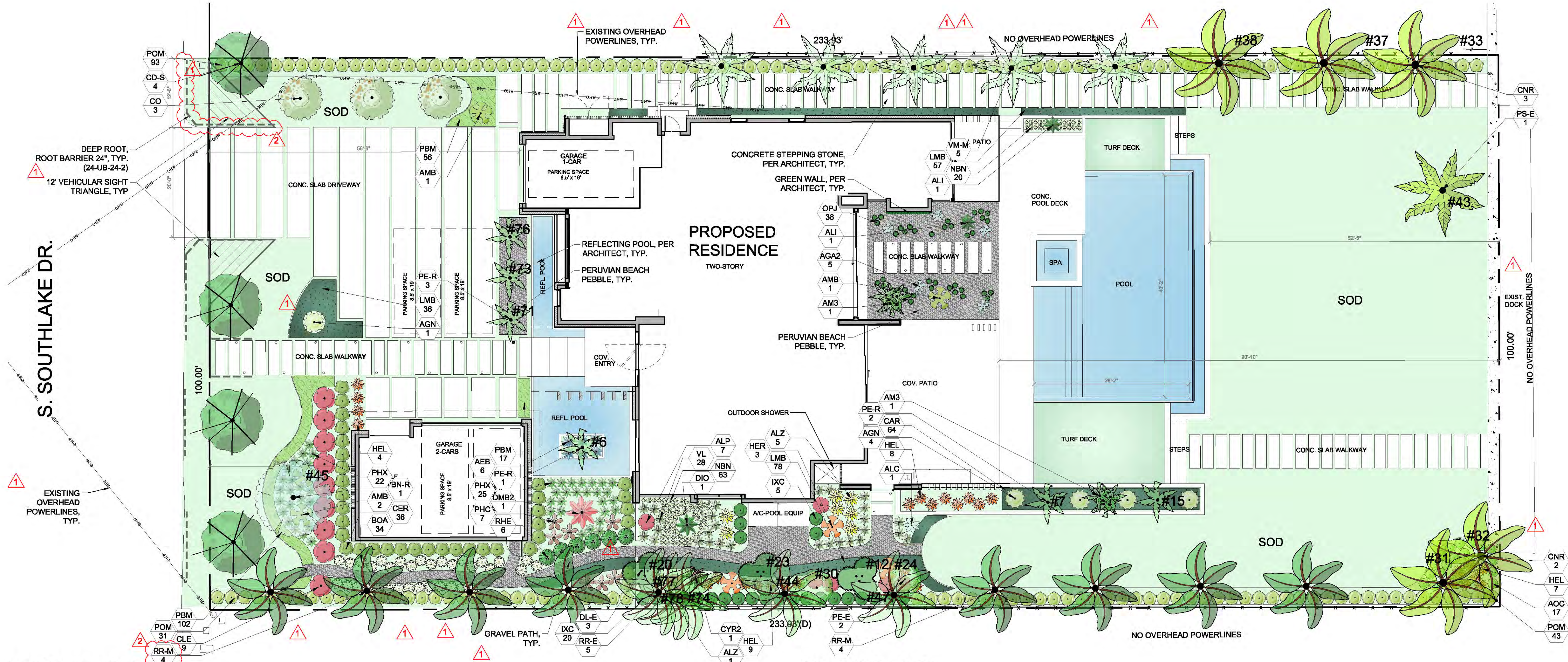
ISSUED: 03/01/2024 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISION: 03/01/2024
 DRAWN: EAC SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE DRAWING NO. S-12
 APPROVED: JJA

MARK THOMAS BUDD, ARCHITECTURE
 224 COMMERCIAL BLVD. LAUDERDALE BY THE SEA, FLORIDA 33308
 (954) 761-3698
 FLA. REG. #AR-9549
 THESE DRAWINGS ARE THE PROPERTY OF MARK THOMAS BUDD, ARCHITECTURE AND SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF MARK THOMAS BUDD, ARCHITECTURE. ANY REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF MARK THOMAS BUDD, ARCHITECTURE SHALL BE AT THE REPRODUCER'S SOLE RISK AND WITHOUT LIABILITY TO MARK THOMAS BUDD, ARCHITECTURE. THE REPRODUCER SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE OFFICE IN WRITING OF ANY DISCREPANCIES PRIOR TO THE EXECUTION OF THE WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER NOT SCALE DRAWINGS.

PROJECT: LEACE RESIDENCE
 1030 S. SOUTHLAKE DRIVE
 HOLLYWOOD, FLORIDA

DATE: 10-24-23
 REVISIONS:
 11-20-23
 12-11-23
 12-13-23
 12-20-23

SHEET 0 - 1 OF 1



Project Team

Landscape Architect:
 LANDSCAPE ARCHITECTURAL SERVICES, LLC
 Brandon White | Owner
 772-834-1357 | brandon@las-fl.com
 Paul Goulas | Owner
 772-631-8400 | paul@las-fl.com
 1708 SE Joy Haven Street
 Fort St. Lucie, FL 34983

Architect:
MARK THOMAS BUDD, ARCHITECT
 221 S. Federal Highway, Suite #4
 Ft. Lauderdale, Florida 33301
 (954) 798-6570

Leace Residence
 1030 South Southlake Drive, Hollywood, FL 33019
Landscape Plan

Landscape Data:

Single Family Districts (RS)	Required	Provided
Perimeter Landscape One 12' street tree per 50 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	2 Trees (100' / 50')	4 Trees (See Plant Schedule)
Open Space A minimum of 20% of the required front yard area shall be landscaped pervious open space. All pervious areas are to be sodded or landscaped with living plant material such as ground cover and/or shrubs. One tree per 1,250 sq. ft. (including any fraction) of front yard area.	2 Trees (2,257 SF)	3 Trees (See Plant Schedule)
Minimum Tree Sizes Shade trees: 2" DBH/ 12' height. Palm trees: 8' of GW or CT.		
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	3 Trees	7 Trees

Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.
- Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to \$350 per every 2" tree mitigation owed.
- Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.

Plant Schedule:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING
MITIGATION TREES						
RR-M	8	Roystonea regia	Royal Palm	FG, 10' GW, SGL, SP, MATCHING	Yes	
VM-M	5	Veitchia montgomeryana	Montgomery Palm	FG, 12' GW, HVY, NO SCARS, FF, SP	No	
CODE TREES						
CO	3	Cordia sebestena	Orange Geiger Tree	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	
PALM TREES						
AM3	2	Adonia merrillii	Christmas Palm Triple	FG, 8' OA, TRP, SP	No	
CYR2	1	Cyrtostachys renda	Red Sealing Wax Palm	15G, 6'-8' HT, ML, SP	No	
RHE	6	Rhapiz excelsa	Lady Palm	15G, 5' HT X 3' SPR, ML, SP	No	
RELOCATED & EXISTING TREES						
BN-R	1	Bismarckia nobilis 'Silver'	Bismark Palm	Relocated on Site	No	
CNR	5	Cocos nucifera 'Green Malayan'	Relocated Coconut Palm	Relocated on Site	No	
DL-E	3	Dypsis lutescens	Areca Palm	Existing to Remain	No	
PS-E	1	Phoenix sylvestris	Sylvester Date Palm	Existing to Remain	No	
PE-E	2	Ptychosperma elegans	Alexander Palm	Existing to Remain	No	
PE-R	6	Ptychosperma elegans	Relocated Alexander Palm	Relocated on Site	No	
RR-E	5	Roystonea regia	Existing Royal Palm	Existing to Remain	Yes	
STREET TREES						
CD-S	4	Coccoloba diversifolia	Pigeon Plum	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	
SHRUBS						
AEB	6	Aechmea spp. 'Blue Tango'	Blue Tango Bromeliad	10" POT, 2" OA, F from bullis	No	
AGN	5	Agave angustifolia	Caribbean Century Plant	15G, 3'-4' OA, SP	No	
AGA2	5	Agave attenuata	Soft Tip Agave	3G, 24" OA, SP	No	
ALI	2	Alcantarea imperialis	Imperial Bromeliad	7G, 36" OA, F, SP, AS	No	
ALC	1	Alcantarea odorata	Giant Silver Bromeliad	7G, 36" OA, F, SP, AS	No	
AMB	4	Alcassia macrorrhiza 'Borneo Giant'	Giant Elephant Ear	15G, 4'-8' HT, F, SP	No	
AOC	17	Alcassia odora 'California'	Dwarf Elephant Ear	3G, 24" OA, SP	No	
ALP	7	Alpinia purpurata	Red Ginger	15G, 6' HT x 3' SPR, F, SP	No	
ALZ	8	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	3G, 24" HT, 3PP, F	No	
BOA	34	Begonia odorata 'Alba'	Giant White Angel Begonia	3G, 24" OA, F,	No	
CLE	9	Clerodendrum paniculatum	Pagoda Flower	3G, 24" OA, F,	No	
CER	36	Conocarpus erectus	Green Buttonwood	3G, 24" OA, F,	Yes	
DIO	1	Dioon edule	Mexican Cycad	15G, 36" OA, SP	No	
DMB2	1	Dracaena marginata 'Tricolor'	Tricolor Dracaena	CG, 8' OA, STUMP, CH, SP	No	
HEL	28	Heliconia psittacorum 'Andromeda'	Parrot Beak Heliconia	3G, 24" OA, F,	No	
HER	3	Heliconia rostrata	Lobster Claw Heliconia	7G, 4' HT x 3' SPR, FTB	No	
IXC	25	Ixora coccinea 'Nora Grant'	Red Ixora	3G, 24" OA, F,	No	
NBN	63	Neoregelia x 'Bossanova'	Bossanova Bromeliad	6" POT, F	No	
OPJ	38	Ophiopogon japonicus	Mondo Grass	1G, 12" OA, F	No	
PHC	7	Philodendron 'Rojo Congo'	Red Congo Philodendron	3G, 24" OA, F, 30" OC	No	
PHX	47	Philodendron 'Xanadu'	Xanadu Philodendron	3G, 24" OA, F, 30" OC	No	
POM	167	Podocarpus macrophyllus	Podocarpus	7G, 4' HT, FTB	No	
VL	28	Vriesea ospinae 'Grubert'	Vriesea Bromeliad	9" POT, 24" OA, SP	No	
GROUND COVERS						
CAR	64	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Carissa	3G, 12" OA, F, @	No	18" o.c.
LMB	171	Liriope muscari 'Big Blue'	Big Blue Liriope	1G, 12" OA, F, SP	No	18" o.c.
PBM	175	Philodendron x 'Burla Marx'	Burla Marx Philodendron	1G, 12" OA, F,	No	12" o.c.

Revisions

Date	Init.	Description
10.26.23	DC	Initial Submittal
11.28.23	DC	Revised per Comments
12.12.23	DC	Revised per Comments

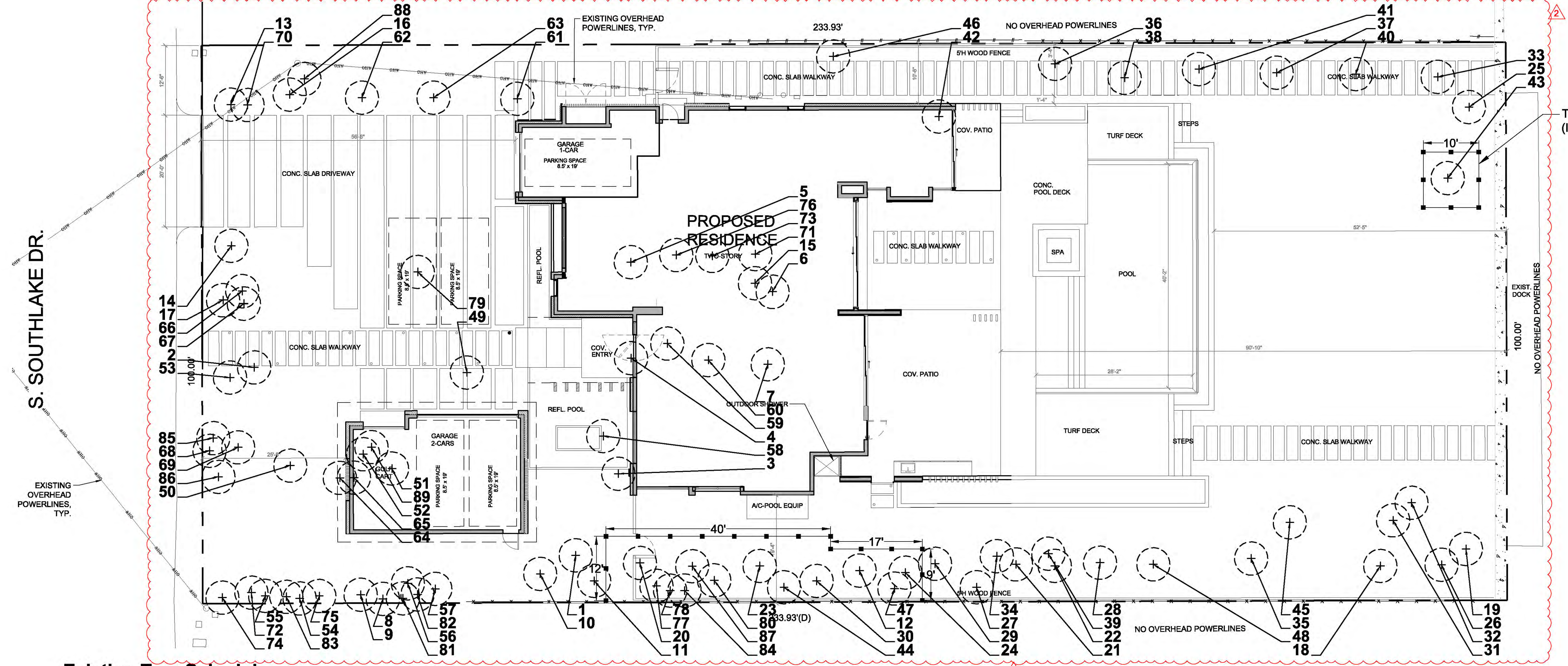


Drawn By: DC
Checked By: PG
Municipal Project:
Scale:

 SCALE: 1" = 10'

LS-1





TREE PROTECTION BARRICADE, TYP (INSTALL PER DETAIL)

Project Team
 Landscape Architect:
LS LANDSCAPE ARCHITECTURAL SERVICES, LLC
 Brandon White | Owner
 772-834-1357 | brandon@las-fl.com
 Paul Goulas | Owner
 772-631-8400 | paul@las-fl.com
 1708 SE Joy Haven Street
 Fort St. Lucie, FL 34983
 Architect:
MARK THOMAS BUDD, ARCHITECT
 221 S. Federal Highway, Suite #4
 Ft. Lauderdale, Florida 33301
 (954) 798-6570

Leace Residence
 1030 South Southlake Drive, Hollywood, FL 33019
Existing Tree Information

Existing Tree Schedule:

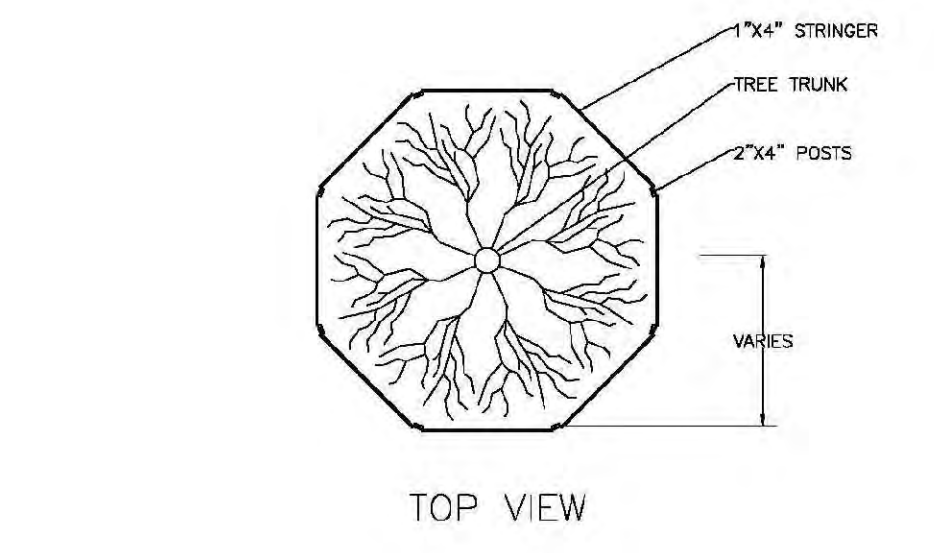
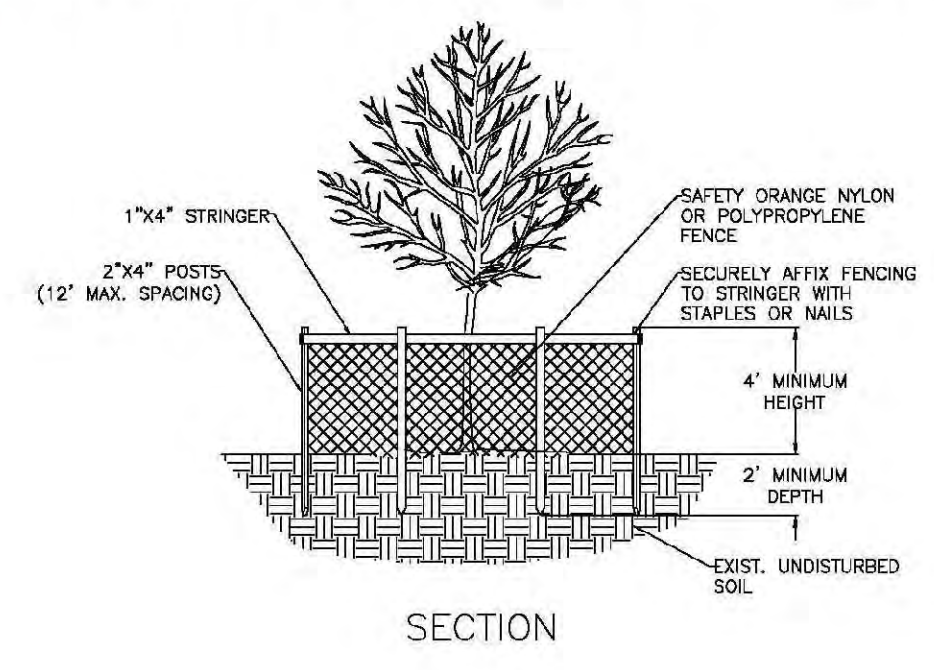
TREE ID#	BOTANICAL NAME	COMMON NAME	DBH INCHES "	HEIGHT '	DISPOSITION	TREE ID#	BOTANICAL NAME	COMMON NAME	DBH INCHES "	HEIGHT '	DISPOSITION
1	Dypsis lutescens	Areca Palm	2"	10-15'	Remove	46	Roystonea regia	Royal Palm	15"	30-35'	Remove
2	Phoenix roebelenii	Robellini Palm	8"	5-8'	Remove	47	Roystonea regia	Royal Palm	15"	30-35'	Remain
3	Phoenix roebelenii	Robellini Palm	8"	8-10'	Remove	48	Melaleuca quinquenervia	Paperbark Tree	42"	30-35'	Remove
4	Phoenix roebelenii	Robellini Palm	8"	8-10'	Remove	49	Phoenix canariensis	Canary Date Palm	24"	25-30'	Remove
5	Phoenix roebelenii	Robellini Palm	8"	8-10'	Remove	50	Livistona chinensis	Chinese Fan Palm	8"	10-15'	Remove
6	Ptychosterna Elegans	Alexander Palm Multi	14"	10-15'	Relocate	51	Livistona chinensis	Chinese Fan Palm	8"	15-20'	Remove
7	Ptychosterna Elegans	Alexander Palm	4"	15-20'	Relocate	52	Livistona chinensis	Chinese Fan Palm	8"	15-20'	Remove
8	Roystonea regia	Royal Palm	30"	30-35'	Remove	53	Livistona chinensis	Chinese Fan Palm	10"	10-15'	Remove
9	Serenoa repens	Saw Palmetto	20"	10'	Remove	54	Dypsis lutescens	Areca Palm	18"	6-10'	Remove
10	Dypsis lutescens	Areca Palm	3"	15-20'	Remove	55	Dypsis lutescens	Areca Palm	18"	6-10'	Remove
11	Dypsis lutescens	Areca Palm	3"	15-20'	Remove	56	Dypsis lutescens	Areca Palm	18"	10-15'	Remove
12	Dypsis lutescens	Areca Palm	3"	15-20'	Remain	57	Dypsis lutescens	Areca Palm	18"	10-15'	Remove
13	Phoenix roebelenii	Robellini Palm	12"	7-10'	Remove	58	Wodyetia bifurcata	Foxtail Palm	8"	20-25'	Remove
14	Phoenix roebelenii	Robellini Palm	12"	10'	Remove	59	Wodyetia bifurcata	Foxtail Palm	10"	25-30'	Remove
15	Ptychosterna Elegans	Alexander Palm	8"	15-20'	Relocate	60	Wodyetia bifurcata	Foxtail Palm	10"	25-30'	Remove
16	Adonidia merrillii	Christmas Palm	12"	15-20'	Remove	61	Wodyetia bifurcata	Foxtail Palm	10"	25-30'	Remove
17	Adonidia merrillii	Christmas Palm	12"	10-15'	Remove	62	Wodyetia bifurcata	Foxtail Palm	10"	25-30'	Remove
18	Adonidia merrillii	Christmas Palm	12"	10-15'	Remove	63	Wodyetia bifurcata	Foxtail Palm	10"	25-30'	Remove
19	Adonidia merrillii	Christmas Palm	12"	10-15'	Remove	64	Syagrus romanzoffiana	Queen Palm	8"	10-15'	Remove
20	Dypsis lutescens	Areca Palm	4"	15-20'	Remain	65	Syagrus romanzoffiana	Queen Palm	8"	10-15'	Remove
21	Dypsis lutescens	Areca Palm	4"	10-15'	Remove	66	Syagrus romanzoffiana	Queen Palm	10"	10-15'	Remove
22	Dypsis lutescens	Areca Palm	4"	10-15'	Remove	67	Syagrus romanzoffiana	Queen Palm	10"	10-15'	Remove
23	Dypsis lutescens	Areca Palm	4"	15-20'	Remain	68	Phoenix roebelenii	Robellini Palm	4"	6-8'	Remove
24	Ptychosterna Elegans	Alexander Palm	16"	15-20'	Remain	69	Phoenix roebelenii	Robellini Palm	4"	8-10'	Remove
25	Adonidia merrillii	Christmas Palm	16"	15-20'	Remove	70	Phoenix roebelenii	Robellini Palm	4"	10'	Remove
26	Ptychosterna Elegans	Alexander Palm	4"	10-15'	Remove	71	Ptychosterna Elegans	Alexander Palm	4"	15-20'	Relocate
27	Ptychosterna Elegans	Alexander Palm	4"	25-30'	Remove	72	Roystonea regia	Royal Palm	12"	15-20'	Remove
28	Dypsis lutescens	Areca Palm	5"	20-25'	Remove	73	Ptychosterna Elegans	Alexander Palm	4"	15-20'	Relocate
29	Dypsis lutescens	Areca Palm	5"	15-20'	Remove	74	Roystonea regia	Royal Palm	12"	25-30'	Remove
30	Ptychosterna Elegans	Alexander Palm	20"	-	Remain	75	Roystonea regia	Royal Palm	12"	30-35'	Remove
31	Cocos nucifera	Coconut Palm	8"	10-15'	Relocate	76	Ptychosterna Elegans	Alexander Palm	4"	15-20'	Relocate
32	Cocos nucifera	Coconut Palm	8"	10-15'	Relocate	77	Roystonea regia	Royal Palm	12"	30-35'	Remain
33	Cocos nucifera	Coconut Palm	8"	15-20'	Relocate	78	Roystonea regia	Royal Palm	14"	35-40'	Remain
34	Cocos nucifera	Coconut Palm	8"	25-30'	Remove	79	Roystonea regia	Royal Palm	15"	35-40'	Remove
35	Wodyetia bifurcata	Foxtail Palm	8"	15-20'	Remove	80	Serenoa repens	Saw Palmetto	10"	4-8'	Remove
36	Wodyetia bifurcata	Foxtail Palm	8"	20-25'	Remove	81	Roystonea regia	Royal Palm	16"	30-35'	Remove
37	Cocos nucifera	Coconut Palm	10"	20-25'	Relocate	82	Roystonea regia	Royal Palm	16"	30-35'	Remove
38	Cocos nucifera	Coconut Palm	10"	20-25'	Relocate	83	Roystonea regia	Royal Palm	18"	35-40'	Remove
39	Cocos nucifera	Coconut Palm	10"	20-25'	Remove	84	Roystonea regia	Royal Palm	18"	35-40'	Remain
40	Wodyetia bifurcata	Foxtail Palm	10"	20-25'	Remove	85	Roystonea regia	Royal Palm	16"	30-35'	Remove
41	Wodyetia bifurcata	Foxtail Palm	10"	20-25'	Remove	86	Roystonea regia	Royal Palm	16"	30-35'	Remove
42	Wodyetia bifurcata	Foxtail Palm	10"	25-30'	Remove	87	Serenoa repens	Saw Palmetto	10"	4-8'	Remove
43	Phoenix sylvestris	Sylvester Date Palm	14"	15-20'	Remain	88	Roystonea regia	Royal Palm	16"	30-35'	Remove
44	Roystonea regia	Royal Palm	14"	30-35'	Remain	89	Serenoa repens	Saw Palmetto	8"	6-8'	Remove
45	Bismarckia nobilis	Bismarck Palm	14"	10-15'	Relocate						

Denotes tree exempt from mitigation, invasive exotic.

Landscape Tree Mitigation Data:

A total of (65) Palm Trees to be removed. (13) Palms (1:1) and (3) Trees (1:3) planted onsite to satisfy replacement of (22) Palms. Remaining mitigation to be satisfied through a Payment Contribution to the City Tree Fund. \$350 owed per 2" DBH / Palm. (43) x (\$350) = **Total Payment Owed: \$15,050.**

*Note: All replacement trees minimum of twelve (12) feet in height when planted on private property and twelve (12) feet when planted on swales and commercial properties. Palms minimum 8' clear trunk.



TREE PROTECTION BARRICADE

- 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.
 3. SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
 4. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 5. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.



Revisions

Date	Init.	Description
10.26.23	DC	Initial Submittal
11.28.23	DC	Revised per Comments
12.12.23	DC	Revised per Comments



Drawn By: DC
 Checked By: PG
 Municipal Project:
 Scale:
 NORTH
 SCALE: 1" = 10'
 0 5' 10' 20'
LS-2



Orange Geiger



Christmas Palm Triple



Red Sealing Wax Palm



Alexander Palm



Lady Palm



Bismark Palm



Coconut Palm



Areca Palm



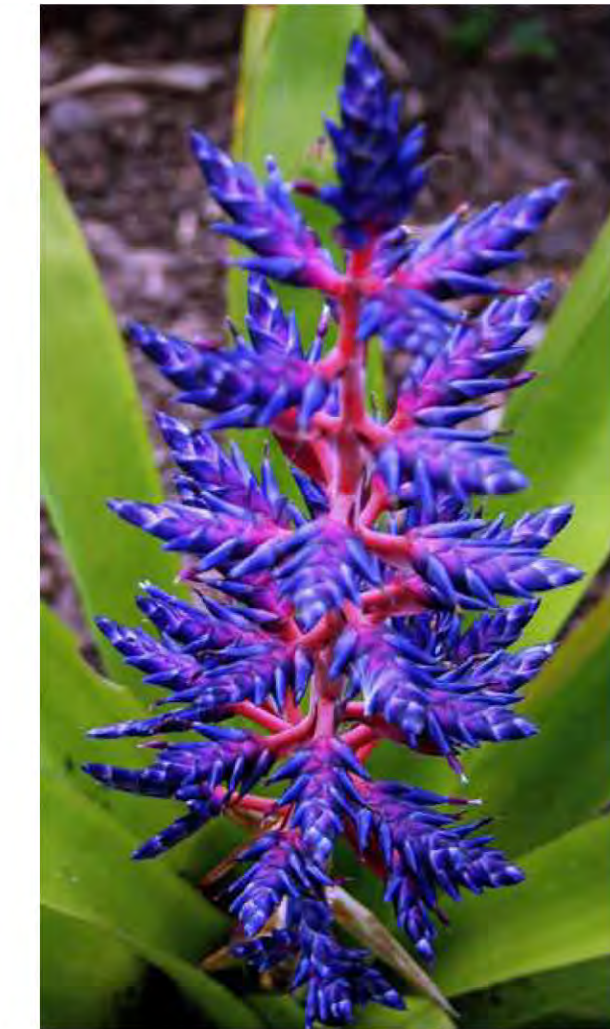
Sylvester Date Palm



Royal Palm



Pigeon Plum



Blue Tango Bromeliad



Caribbean Century Plant



Imperial Bromeliad



Giant Silver Bromeliad



Giant Elephant Ear



Dwarf Elephant Ear

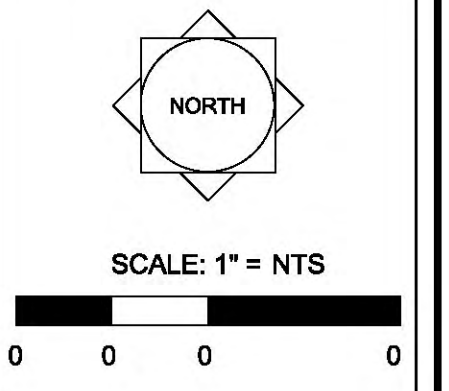
Project Team
 Landscape Architect:
 LANDSCAPE ARCHITECTURAL SERVICES, LLC
 Brandon White | Owner
 772-834-1357 | brandon@las-fl.com
 Paul Goulas | Owner
 772-631-8400 | paul@las-fl.com
 1708 SE Joy Haven Street
 Fort St. Lucie, FL 34983
 Architect:
MARK THOMAS BUDD, ARCHITECT
 221 S. Federal Highway, Suite #4
 Ft. Lauderdale, Florida 33301
 (954) 798-6570

Leace Residence
 1030 South Southlake Drive, Hollywood, FL 33019
Plant Photos

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12.12.23	DC	Revised per Comments



Drawn By: DC
 Checked By: PG
 Municipal Project:
 Scale:



LS-3



Red Ginger



Variegated Shell Ginger



Giant White Angel Begonia



Pagoda Flower



Small-Leaf Clusia



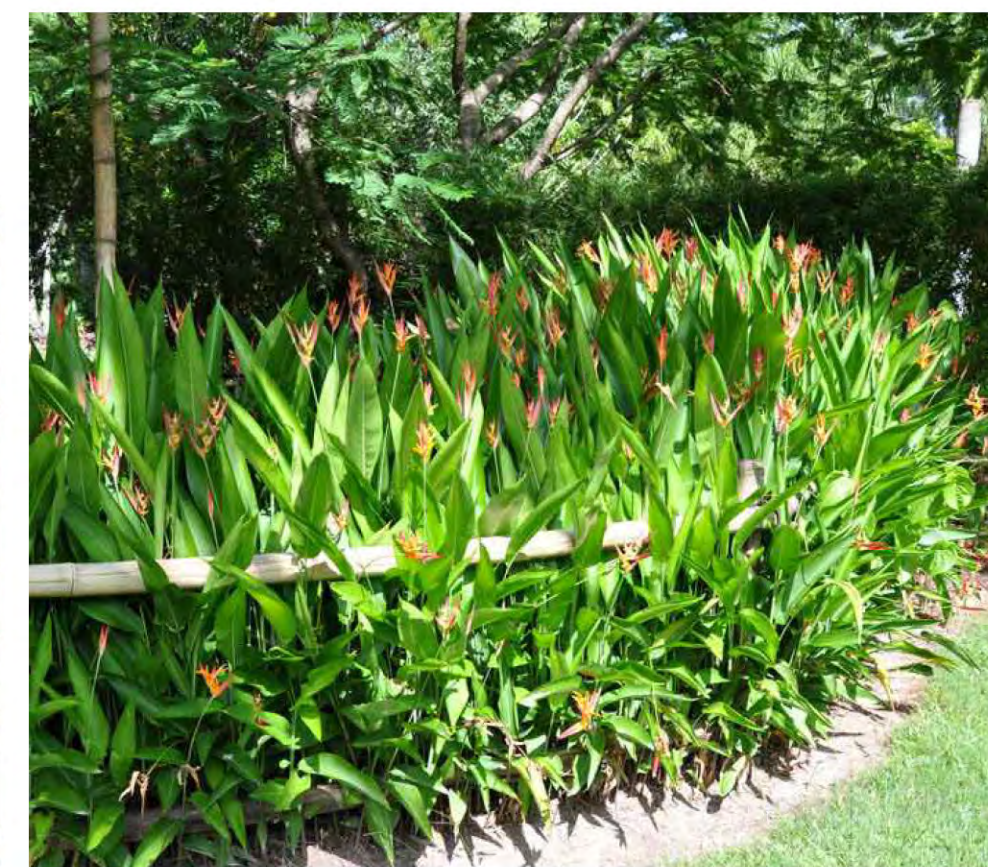
Green Buttonwood



Mexican Cycad



Tricolor Dracaena



Parrot Beak Heliconia



Lobster Claw Heliconia



Red Ixora



Bossa Nova Bromeliad



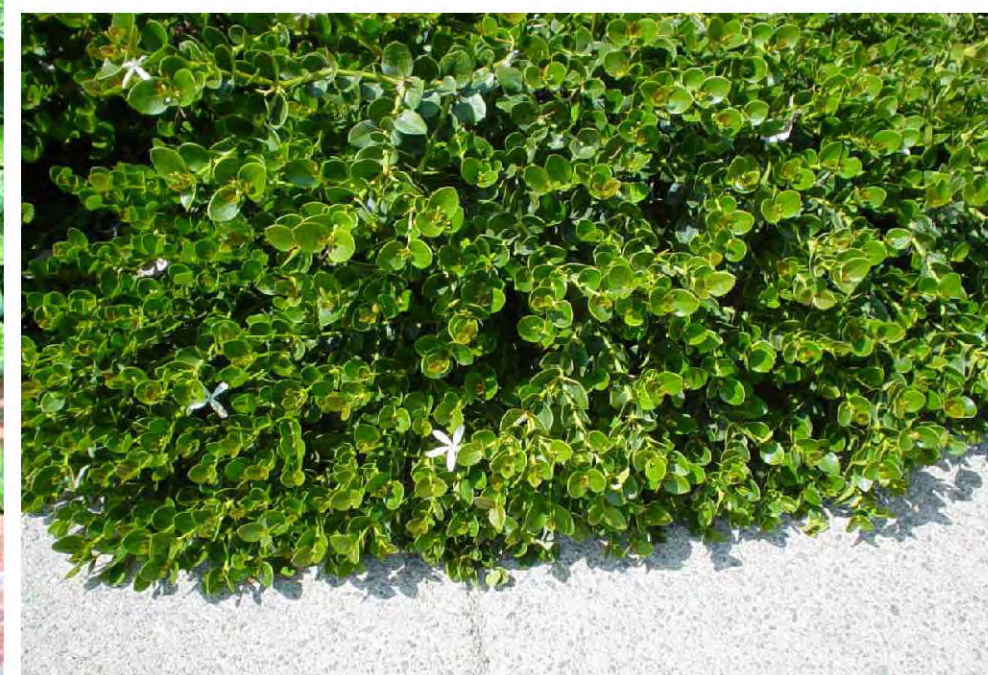
Red Congo Philodendron



Xanadu Philodendron



Vriesea Bromeliad



Emerald Blanket Carissa



Big Blue Liriope



Burle Marx Philodendron

Project Team

Landscape Architect:

LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC

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REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC

Checked By: PG

Municipal Project:

Scale:

NORTH

SCALE: 1" = NTS

0 0 0 0

LS-4

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

- 1.01 SCOPE:**
 A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
- 1.02 AGENCY STANDARDS:**
 A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
- 1.03 SITE EXAMINATION:**
 A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.
- 1.04 ERRORS AND OMISSIONS:**
 A. The plant list as a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.
 B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.
 C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.
- 1.05 EXECUTION OF THE WORK:**
 A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
 B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the Superintendent) shall be immediately replaced.
 C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

- 1.06 PROTECTION OF PUBLIC AND PROPERTY:**
 A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.
- 1.07 CHANGES AND EXTRAS:**
 A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.
- 1.08 GUARANTEE:**
 A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.
- B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

- 2.02 INSPECTION**
 A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.
- 2.03 PROTECTION OF PLANT MATERIALS:**
 A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
 B. Plants with broken, damaged or insufficient rootballs will be rejected.
 C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
 D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

- 2.04 STORAGE:**
 A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
 B. No plant material shall be stored longer than seventy-two (72) hours unless approved by the Landscape Architect and/or Owner.
 C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
 D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.
- 2.05 PROTECTION DURING PLANTING:**
 A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.
 B. 6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
 C. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.
 D. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

- 2.06 PLANTING SOIL:**
 A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.
 B. FERTILIZER:
 A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.
 B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

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- 2.08 MULCH:**
 A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress fiber mulch shall be prohibited.
 B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered, or as required by local jurisdiction. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks

- 2.09 CARE AND MAINTENANCE:**
 A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
 B. The Owner agrees to execute the instructions for such care and maintenance.
- 1.10 SAFETY:**
 A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.
 B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

- 1.11 CONTRACTOR QUALIFICATION:**
 A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
 1. A financial statement showing assets and liabilities of the company current to date.
 2. A listing of not less than (3) completed projects of similar scope and nature.
 3. Permanent name and address of place of business.
 4. The number of regular employees of the organization and length of time the organization has been in business under the present name.
- 1.12 INSURANCE AND BONDING:**
 A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

- 1.13 PERMITS AND CERTIFICATES:**
 A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.
- PART 2: MATERIALS**
- 2.01 PLANT MATERIALS:**
 A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.
 B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.
 C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.
 D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.
 E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
 F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

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 A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.
 B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
- 2.07 FERTILIZER:**
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 A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress fiber mulch shall be prohibited.
 B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered, or as required by local jurisdiction. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks

- 2.09 CARE AND MAINTENANCE:**
 A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
 B. The Owner agrees to execute the instructions for such care and maintenance.
- 1.10 SAFETY:**
 A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.
 B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

- 3.05 GUYING:**
 A. All trees over six (6') feet in height shall, immediately after setting or proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.
 B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.
 C. Stake & Brace all trees larger than 12" dbh. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.
 D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
 E. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
 F. See General Notes of Landscape Plan for water sources.

- 3.06 WATER:**
 A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
 B. See General Notes of Landscape Plan for water sources.
- 3.07 SOD:**
 A. The Landscape Contractor shall sod all areas indicated on the drawings.
 B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
 C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.
 D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
 E. 6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
 F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.
 G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.
 H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

- 3.08 SEEDING:**
 A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
 B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
 C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
 D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

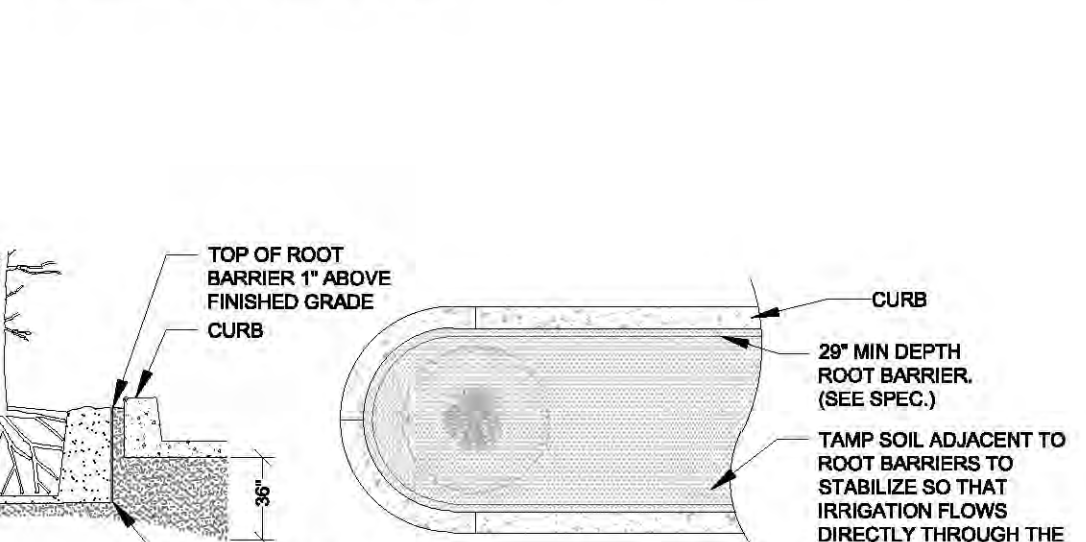
- 3.09 CLEANING UP:**
 A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "room clean" when completed with his work.
 B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
 C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lightning, or hurricane force winds, until final acceptance.
 D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
 E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

- 3.10 MAINTENANCE:**
 A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.
 B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
 C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lightning, or hurricane force winds, until final acceptance.
 D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
 E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE:**
 A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
 B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
 C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
 D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

- PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER:**
 A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
 B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
 C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
 D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
 E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

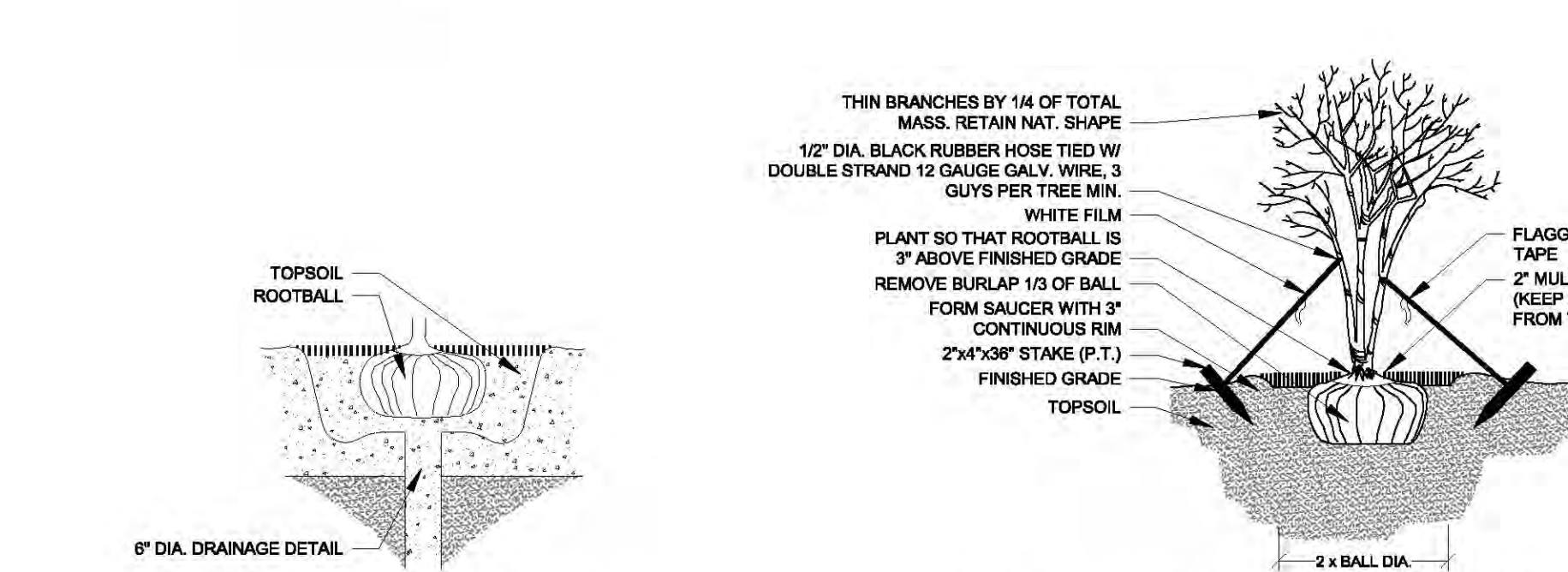


SPECIAL APPLICATIONS ROOT BARRIER DETAIL

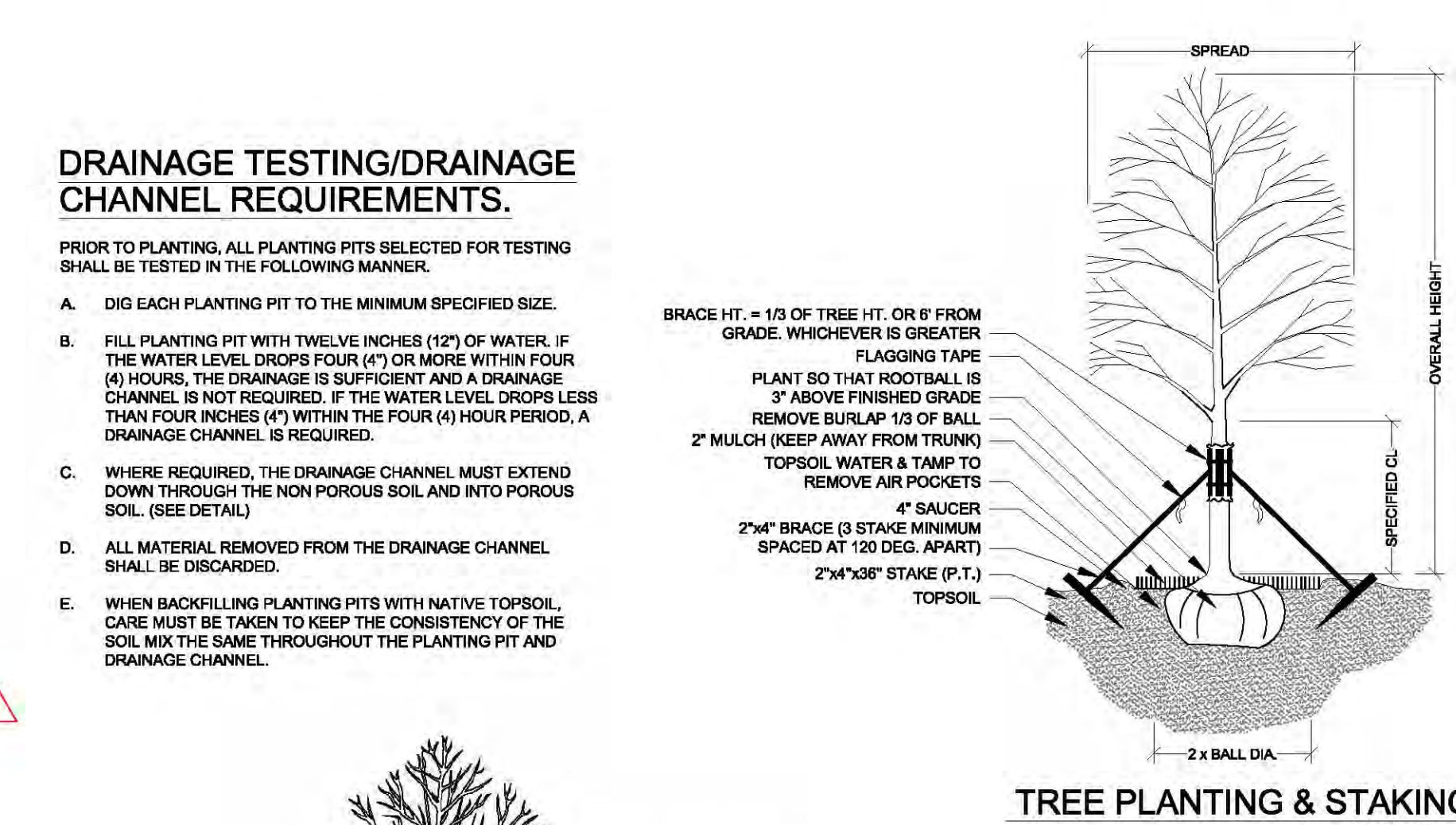
- NOTES:
 1- ROOT BARRIER SHALL BE "DEEPROOT UB-24 OR APPROVED EQUIVAL.
 2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



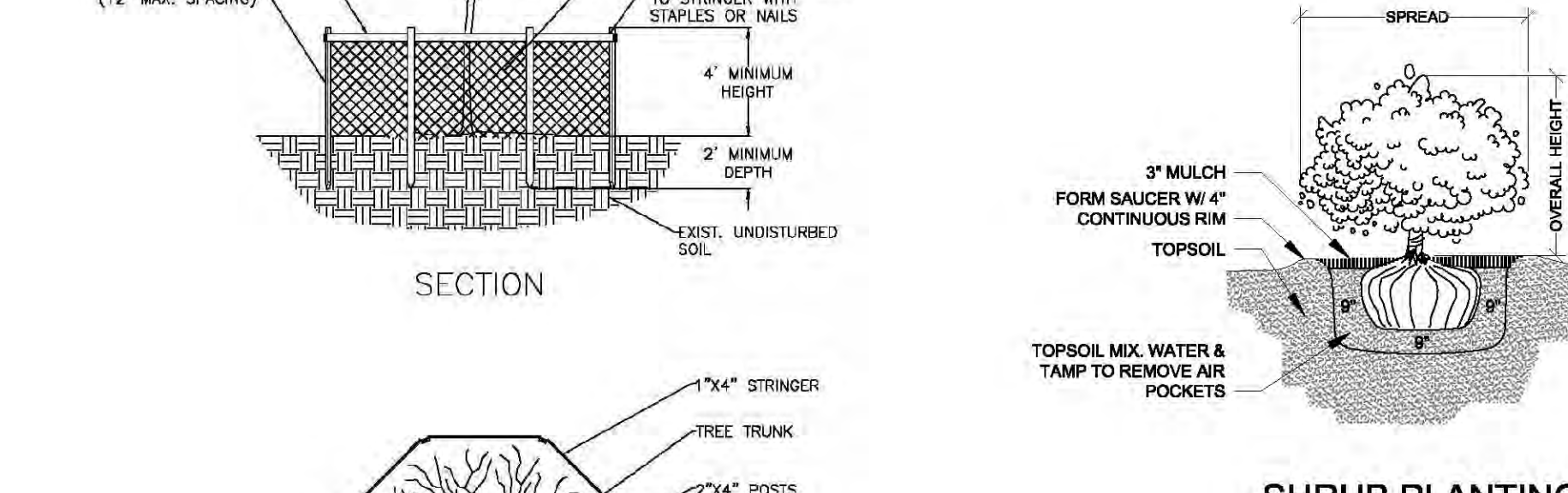
PALM PLANTING - ANGLE STAKE
 NOT TO SCALE



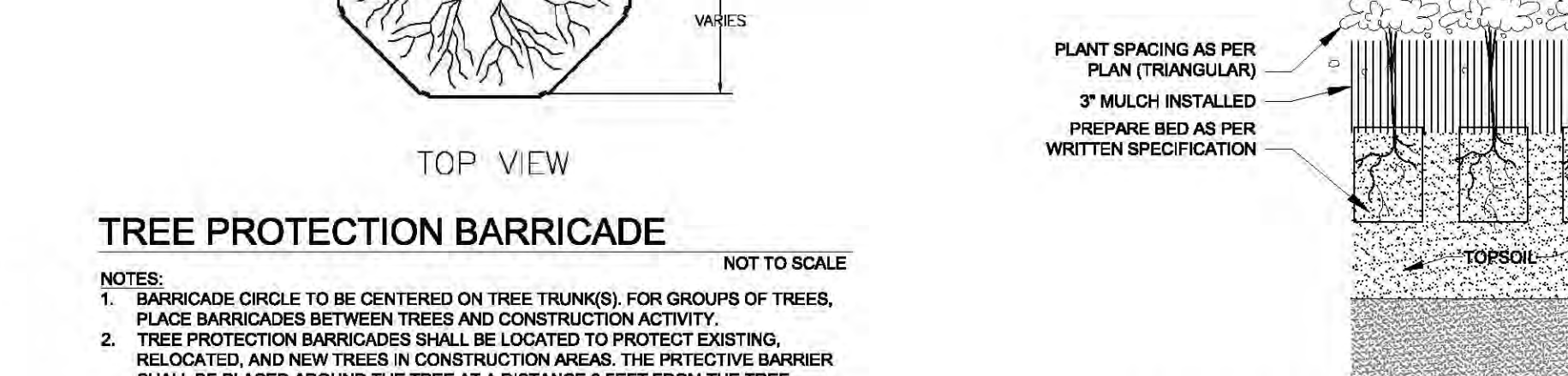
MULTI-TRUNK PLANTING & GUYING
 NOT TO SCALE



TREE PLANTING & STAKING
 NOT TO SCALE



SHRUB PLANTING
 NOT TO SCALE



TREE PROTECTION BARRICADE

- 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 BARRICADE 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 8 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.
 3. SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
 4. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 5. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

Project Team

Landscape Architect:
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 Paul Goulas | Owner
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 (954) 798-6570

Leace Residence
 1030 South Southlake Drive, Hollywood, FL 33019
Details & Specifications

Revisions		
Date	Init.	Description
10.26.23	DC	Initial Submittal
11.28.23	DC	Revised per Comments
12.12.23	DC	Revised per Comments

PAUL GOULAS, RLA
 FLORIDA REG. # LA666807

Drawn By: DC
Checked By: PG
Municipal Project:
Scale:

SCALE: 1" = NTS

LS-5

ATTACHMENT B
Aerial Map

1030 S. Southlake Drive

Aerial Map

