

## PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (internal use only): \_\_\_\_\_

# 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: 12/6/2022

Location Address: 308 Balboa St. Hollywood, FL, 33019

Lot(s): 25 Block(s): 198 Subdivision: 4-20 B

Folio Number(s): 5142 01 02 7520

Zoning Classification: NBDD-DZ Land Use Classification: MHRES-MHRES

Existing Property Use: Single Family Sq Ft/Number of Units: 3248 sqft / 1 unit

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: 4 variances: 1)reduce parking, 5 to 4 spaces, 2)reduce front setback 25' to 20' 3)reduce rear setback 15' to 12' and 4)request elevator over run bulkhead height

Number of units/rooms: 1 unit / 3 rooms Sq Ft: 3248 sqft

Value of Improvement: \$700,000.00 Estimated Date of Completion: March 2024

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

Name of Current Property Owner: Daniel Levy

Address of Property Owner: 1180 S BEVERLY DRIVE SUITE 301 LOS ANGELES CA 90035

Telephone: 310-717-000 Fax: \_\_\_\_\_ Email Address: ddlevy@live.com

Name of Consultant/Representative/Tenant (circle one): Martin Litman

Address: 20900 NE 30th Ave #1001 Aventura, FL, 33180 Telephone: 305-401-2223

Fax: \_\_\_\_\_ Email Address: martinl@tomadesigngroup.com

Date of Purchase: 12-16-2021 Is there an option to purchase the Property? Yes ( ) No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_



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# GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign 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: [Signature] Date: 12-6-22

PRINT NAME: Daniel Levy Date: 12-6-22

Signature of Consultant/Representative: [Signature] Date: 12-6-22

PRINT NAME: Martin Litman Date: 12-6-22

Signature of Tenant: N/A Date: \_\_\_\_\_

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

### Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for VARIANCE to my property, which is hereby made by me or I am hereby authorizing MARTIN LITMAN to be my legal representative before the FEBRUARY (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

[Signature]  
Signature of Current Owner

SEE ATTACHED

DANIEL LEVY  
Print Name

Notary Public  
State of Florida

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

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1–6 below)  
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1  
2  
3  
4  
5  
6

\_\_\_\_\_  
*Signature of Document Signer No. 1*

\_\_\_\_\_  
*Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me

on this 8th day of DECEMBER, 2022,  
by \_\_\_\_\_  
Date Month Year(1) DANIEL LEVY(and (2) \_\_\_\_\_),  
Name(s) of Signer(s)proved to me on the basis of satisfactory evidence  
to be the person(s) who appeared before me.Signature [Signature]  
Signature of Notary Public

Seal

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_



# **ACTION TITLE COMPANY**

## **Ownership and Encumbrance Report**

This is to certify this company has caused to be made a search of the Public Records of file in the Office of the Clerk of the Circuit Court of **BROWARD** County, Florida, as provided by title computers available to the company, from the time of the prior title policy tendered in this transaction and said search reveals the following:

1. The last deed of record purports to vest title in:

DANIEL LEVY AND STEPHANIE LEVY, HUSBAND AND WIFE

2. The legal description of the land covered by this report is:

LOT 25, BLOCK 198, HOLLYWOOD CENTRAL BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this report appear of record:

NONE

4. Taxes:

a) Folio Number: 514201-02-7520

b) Taxes are paid for the year 2022 in the amount of \$14,305.77, gross amount is \$14,901.84.

This report is prepared for informational purposes and the responsibility hereunder is limited to the party for whom it is compiled. Acceptance of this report shall evidence agreement with the undersigned that NO TITLE INSURANCE IS TO BE ISSUED THEREON, and that in consideration of the limited charges therefore, the liability of the undersigned for any negligence, errors or omissions with respect to the content hereof is limited to the amount charged. This report undertakes only to show the records and does not attempt to pass opinion upon the validity of title shown.

**THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE OR PREPARATION FOR LITIGATION.**

Dated December 5, 2022.

ACTION TITLE COMPANY  
2699 STIRLING ROAD, SUITE C-204  
FT. LAUDERDALE, FL 33312  
(954) 962-3138

By: \_\_\_\_\_  
**Stephen J. Straley**  
Authorized Officer or Agent



# toma design group inc.

20900 N.E. 30th Ave, Suite # 1001, Aventura, FL, 33180  
T. 786-206-7290 / F. 1305 425 0327 / info@tomadesigngroup.com

December 12th, 2022

## Via Electronic Mail

City of Hollywood  
Division of Planning and Urban Design  
Department of Development Services

RE: LEVY Residence – 308 Balboa Dr. – Hollywood, FL, 33019  
Criteria Statement Letter

## **VARIANCE 1 -TO WAIVE 5 FEET OF THE REQUIRED 25 FEET FRONT YARD SETBACK**

### CRITERIA 1

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

#### Analysis:

The intent of this regulation is to ensure adequate buffering between properties. The surrounding buildings have a density greater than this application and closer to the Surf Road. Most of the surrounding homes have (2) two and (3) three stories like this application. All recent homes built in this area have successfully achieved the same or greater front setback variances. The existing adjacent homes to the West and South are much closer to road than the proposed 20'-0" setback for this application, at least at 20'-0".

### CRITERIA 2

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

#### Analysis:

The proposed design is not only compatible with the surrounding land uses but in fact, provides ample open space. The existing adjacent homes to the west and south are much closer to the road than the proposed 20'-0" setback for this application.

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## CRITERIA 3

That the requested Variance is consistent with and in furthermore of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plan adopted by the city.

Analysis:

The city's Comprehensive Plan addresses "a property owner's ability to maximize the use of their land. The proposed 20'-0" front setback is compatible with the recently completed house in the immediate area as well as adjacent. The existing adjacent homes to the west and south are much closer to the road that the proposed 20'-0" setback for this application or at least equal.

## CRITERIA 4

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

Analysis:

The primary purpose for this request is to create a dynamic, sculpted massing with well-proportioned interior spaces that is compatible with the surrounding homes. The existing adjacent homes to the west and south are much closer to the road that the proposed 20'-0" setback for this application or equal.

## CRITERIA 5

That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Analysis:

N/A

## **VARIANCE 2: TO WAIVE 3 FEET OF THE REQUIRED 15 FEET REAR YARD SETBACK**

### CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as if affects the stability and appearance of the city.

Analysis:

The intent of this regulation is to ensure adequate buffering between properties. In this case the rear façade faces south. Many of the surrounding buildings have a density far greater than this application with much less buffering / open space. The proposed 12'-0" rear setback aligns with other existing houses in the neighborhood. The majority of the rear façade is setback due to the intent to "sculpt" the rear f façade while meeting all program/ functional needs of this façade.





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#### CRITERIA 2

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

Analysis:

The proposed design is compatible with the surrounding land uses but in fact, provides more open space more than most of the new surrounding buildings. The proposed 12'-0" rear setback aligns with the other existing houses in the neighborhood.

#### CRITERIA 3

That the requested Variance is consistent with and in furthermore of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plan adopted by the city.

Analysis:

The city's Comprehensive Plan addresses "a property owner's ability to maximize the use of their land. The proposed 12'-0" rear setback aligns with other existing houses in the neighborhood.

#### CRITERIA 4

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

Analysis:

The proposed 12'-0" rear setback aligns with other existing houses in the neighborhood.

#### CRITERIA 5

That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Analysis:

N/A

**VARIANCE 3: -TO INCREASE THE HEIGHT OF ALLOWABLE PROJECTIONS FOR THE PARTIALLY COVERED DECK AND THE ELEVATOR BULKHEAD FROM THE MAXIMUM 25% TO ALLOW A MAXIMUM PROJECTION OF 29%.**

#### CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as if affects the stability and appearance of the city.

Analysis:

While the height of the proposed home meets the maximum height of 33 feet at the roof, the elevator bulkhead extends more that beyond the flat portion of the roof. The intent of this regulation is to allow for mechanical equipment (such as elevators bulkheads) to extend 25%



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above the maximum height with this zoning district. The applicant has requested a variance from this regulation to allow the elevator bulkhead on the roof.

#### CRITERIA 2

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

Analysis:

The height variance is necessary to complete the function of the elevator while proposing a dynamic design compatible with overall massing of the recently completed homes in this area of North Beach Development District with very similar elevator bulkheads. As these are found in numerous homes in this area, the variance will not be detrimental to the community and instead offers a more complete, compatible design to this area.

#### CRITERIA 3

That the requested Variance is consistent with and in furthermore of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plan adopted by the city.

Analysis:

The proposed design is consistent with the goals, objectives and policies of the adopted comprehensive plan as identified in numerous other similar 3 story buildings in this area that have similar elevator bulkheads already approved in other variances in the past.

#### CRITERIA 4

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

Analysis:

The requested variance is the minimum amount needed to allow for the elevator to function and provide access to the roof, specially noting this is a 3 story home. Maintaining a proportionate roof design complies with a number of similar 3 story buildings with roof deck and elevator bulkheads including across the street and in this immediate area of North Beach Development District.

#### CRITERIA 5

That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Analysis:

N/A



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## VARIANCE 4 - TO REDUCE THE AMOUNT OF REQUIRED PARKING SPACES FROM 5 TO 4.

### CRITERIA 1

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

Analysis:

The project still provides 4 spaces and the reduction of 1 space does not affect the stability and appearance of the city.

### CRITERIA 2

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

Analysis: This reduction is common in numerous projects in this area, the variance will not be detrimental to the community.

### CRITERIA 3

That the requested Variance is consistent with and in furthermore of the Goals, Objectives, and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plan adopted by the city.

Analysis:

The proposed reduction from 5 to 4 spaces is consistent with the goals, objectives, and policies of the adopted comprehensive plan for this area of Hollywood.

### CRITERIA 4

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

Analysis:

The requested variance is not economically based or self-imposed.

### CRITERIA 5

That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Analysis:

N/A

Thank you for your consideration and we look forward to answering any questions or requests for additional information.

Sincerely,



Martin Litman - Toma Design Group Inc.

# toma design group inc.

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T. 786-206-7290 / F. 1305 425 0327 / [info@tomadesigngroup.com](mailto:info@tomadesigngroup.com)

PROPERTY ADDRESS: 308 Balboa St.

## LEGAL DESCRIPTION

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LOT 25, BLOCK 198 OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## PROJECT INFORMATION

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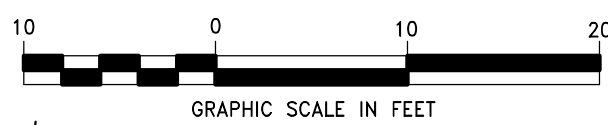
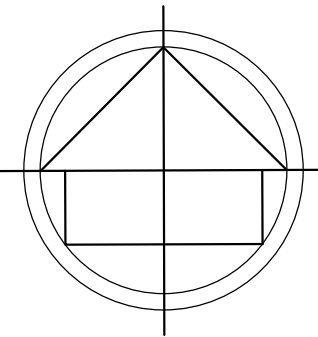
The design intent of this project is to develop a new (3) story home comparable in foot print, massing and height to the surrounding constructed homes in the immediate area of surf round and surroundings. However, we think this design is more sophisticated and has the intention of creating a residential private home type design as opposed to other examples of existing 3 story homes that convey an image of a multifamily building, that is why the design of this modern project does not have repetitive design intent on all stories of the 3-floor building, it is a play of volumes that has a sophistication not commonly seen in the area. Warm materials, modern design and an intention to search for Ocean views drive this projects aesthetic and functional design.

The total A/C square footage of the new house is 3,684 square feet split into (3) three floors with the roof to be utilized as a sun deck to take advantage of direct ocean views. The new house is located on a perpendicular street to the east surf road, where the front of this home is facing North. The design creates a dynamic structure for the neighborhood with well-proportioned interior spaces and allows for the maximum use of the property.

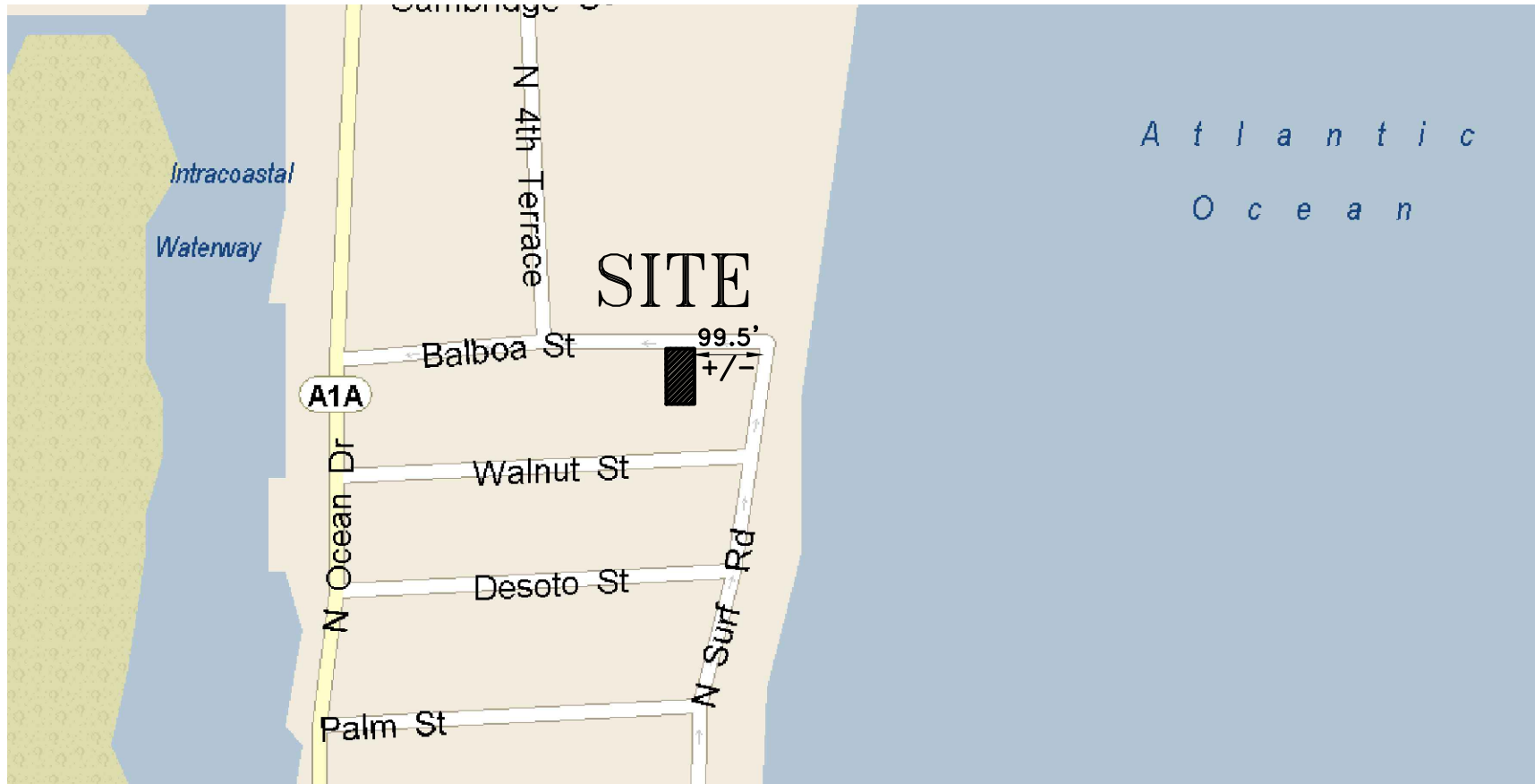




SPECIFIC PURPOSE SURVEY



LOCATION MAP (NTS)



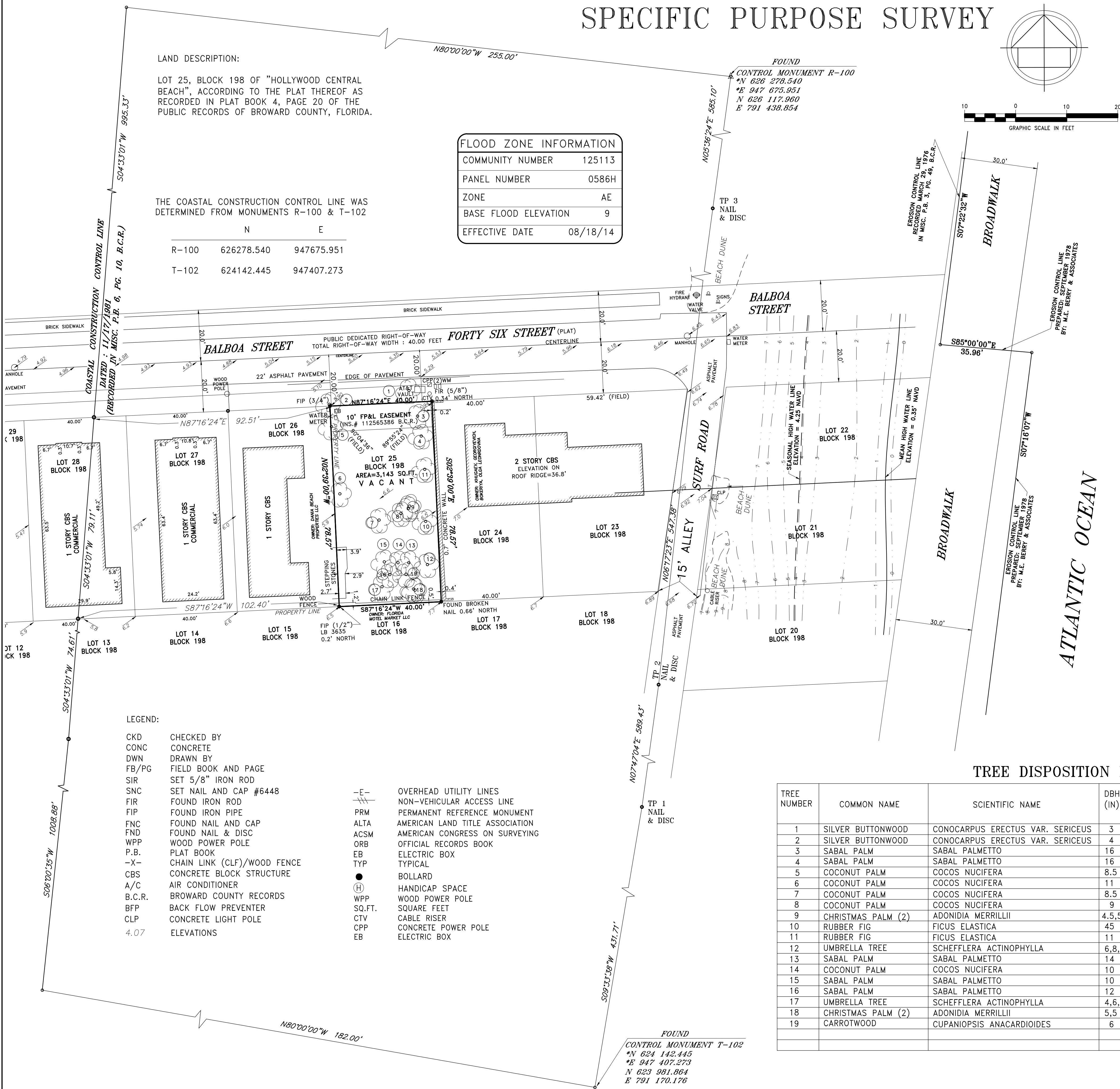
LAND DESCRIPTION:

LOT 25, BLOCK 198 OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THE COASTAL CONSTRUCTION CONTROL LINE WAS DETERMINED FROM MONUMENTS R-100 & T-102

|       | N          | E          |
|-------|------------|------------|
| R-100 | 626278.540 | 947675.951 |
| T-102 | 624142.445 | 947407.273 |

| FLOOD ZONE INFORMATION |          |
|------------------------|----------|
| COMMUNITY NUMBER       | 125113   |
| PANEL NUMBER           | 0586H    |
| ZONE                   | AE       |
| BASE FLOOD ELEVATION   | 9        |
| EFFECTIVE DATE         | 08/18/14 |



LEGEND:

CKD CHECKED BY  
CONC CONCRETE  
DWN DRAWN BY  
FB/PG FIELD BOOK AND PAGE  
SIR SET 5/8" IRON ROD  
SNC SET NAIL AND CAP #6448  
FIR FOUND IRON ROD  
FIP FOUND IRON PIPE  
FNC FOUND NAIL AND CAP  
FND FOUND NAIL & DISC  
WPP WOOD POWER POLE  
P.B. PLAT BOOK  
-X- CHAIN LINK (CLF)/WOOD FENCE  
CBS CONCRETE BLOCK STRUCTURE  
A/C AIR CONDITIONER  
B.C.R. BROWARD COUNTY RECORDS  
BFP BACK FLOW PREVENTER  
CLP CONCRETE LIGHT POLE  
4.07 ELEVATIONS

-E- OVERHEAD UTILITY LINES  
--- NON-VEHICULAR ACCESS LINE  
PRM PERMANENT REFERENCE MONUMENT  
ALTA AMERICAN LAND TITLE ASSOCIATION  
ACSM AMERICAN CONGRESS ON SURVEYING  
ORB OFFICIAL RECORDS BOOK  
EB ELECTRIC BOX  
TYP TYPICAL  
BOLLARD  
HANDICAP SPACE  
WOOD POWER POLE  
SQUARE FEET  
CABLE RISER  
CONCRETE POWER POLE  
ELECTRIC BOX

TREE DISPOSITION LIST

| TREE NUMBER | COMMON NAME        | SCIENTIFIC NAME                  | DBH (IN) | HEIGHT (FT) | CANOPY SPREAD (FT) | CONDITION | DISPOSITION | NATIVE?  |
|-------------|--------------------|----------------------------------|----------|-------------|--------------------|-----------|-------------|----------|
| 1           | SILVER BUTTWOOD    | CONOCARPUS ERECTUS VAR. SERICEUS | 3        | 10          | 12                 | FAIR      | REMOVE      | YES      |
| 2           | SILVER BUTTWOOD    | CONOCARPUS ERECTUS VAR. SERICEUS | 4        | 12          | 12                 | GOOD      | REMOVE      | YES      |
| 3           | SABAL PALM         | SABAL PALMETTO                   | 16       | 20          | 14                 | FAIR      | REMOVE      | YES      |
| 4           | SABAL PALM         | SABAL PALMETTO                   | 16       | 20          | 14                 | FAIR      | REMOVE      | YES      |
| 5           | COCONUT PALM       | COCOS NUCIFERA                   | 8.5      | 25          | 16                 | FAIR      | REMOVE      | NO       |
| 6           | COCONUT PALM       | COCOS NUCIFERA                   | 11       | 30          | 18                 | GOOD      | REMOVE      | NO       |
| 7           | COCONUT PALM       | COCOS NUCIFERA                   | 8.5      | 30          | 16                 | FAIR      | REMOVE      | NO       |
| 8           | COCONUT PALM       | COCOS NUCIFERA                   | 9        | 30          | 12                 | POOR      | REMOVE      | NO       |
| 9           | CHRISTMAS PALM (2) | ADONIDIA MERRILLII               | 4.5, 5   | 15          | 8                  | FAIR      | REMOVE      | NO       |
| 10          | RUBBER FIG         | FICUS ELASTICA                   | 45       | 16          | 20                 | POOR      | REMOVE      | NO       |
| 11          | RUBBER FIG         | FICUS ELASTICA                   | 11       | 28          | 35                 | FAIR      | REMOVE      | NO       |
| 12          | UMBRELLA TREE      | SCHEFFLERA ACTINOPHYLLA          | 6, 8, 8  | 16          | 5                  | POOR      | REMOVE      | INVASIVE |
| 13          | SABAL PALM         | SABAL PALMETTO                   | 14       | 14          | 12                 | FAIR      | REMOVE      | YES      |
| 14          | COCONUT PALM       | COCOS NUCIFERA                   | 10       | 30          | 18                 | FAIR      | REMOVE      | NO       |
| 15          | SABAL PALM         | SABAL PALMETTO                   | 10       | 15          | 10                 | POOR      | REMOVE      | YES      |
| 16          | SABAL PALM         | SABAL PALMETTO                   | 12       | 16          | 12                 | FAIR      | REMOVE      | YES      |
| 17          | UMBRELLA TREE      | SCHEFFLERA ACTINOPHYLLA          | 4, 6, 8  | 18          | 14                 | FAIR      | REMOVE      | INVASIVE |
| 18          | CHRISTMAS PALM (2) | ADONIDIA MERRILLII               | 5, 5     | 12          | 8                  | FAIR      | REMOVE      | NO       |
| 19          | CARROTWOOD         | CUPANIOPSIS ANACARDIODES         | 6        | 15          | 10                 | FAIR      | REMOVE      | INVASIVE |

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLEY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK # 1282 ELEVATION=2.65'(NGVD29), ELEVATION= 1.14'(NAVD88)
- REQUESTED HEIGHTS:  
(a) ELEVATION ON THE EAST BUILDING ROOF RIDGE : 36.79'  
(b) ELEVATION ON TOP OF COPING OF GARAGE STRUCTURE (RENAISSANCE) : 32.09'
- BEARINGS SHOWN HEREON ARE ASSUMED, THE NORTH LINE OF LOT 25, BLOCK 198 "HOLLYWOOD CENTRAL BEACH", P.B. 4, PG. 20, B.C.R. BEARS N87°16'24"E.
- ZONING : NBDD-DZ - NORTH BEACH DEVELOPMENT DISTRICT - DEVELOPMENT ZONE
- NO STRIPED PARKING
- SET BACKS REQUIREMENTS:  
MINIMUM FRONT SETBACK 25.0'  
SIDE INTERIOR YARD SETBACK: 5.0'  
REAR SETBACK: 15.0'
- THE INFORMATION FOR THE COASTAL CONSTRUCTION CONTROL LINE SHOWN HEREON IS BASED ON CONTROL MONUMENTS T-102 & R-104.
- ALL HORIZONTAL COORDINATES (PRE 79 ADJUSTMENT OF THE 27 DATUM), BEARINGS AND DISTANCES ARE BASED UPON THE MAP OF RECORD RECORDED IN MISC. BOOK 6, PAGE 10 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (RECORDED 11/17/81) UNLESS OTHERWISE SHOWN.
- STATE PLANE COORDINATES SHOWN (\*) ARE BASED ON THE HORIZONTAL CONTROL NETWORK NAD 83 (90). (NAD 83 (90) IS DEFINED AS THE NORTH AMERICAN DATUM OF 1983 WITH A SUBSEQUENT RE-ADJUSTMENT DONE IN 1990). (STATE PLANE COORDINATES ARE RELATIVE TO THE FLORIDA EAST ZONE COORDINATE SYSTEM).

I HEREBY CERTIFY THAT THE "SPECIFIC PURPOSE SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN JUNE, 2020. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: -----

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 06/16/20

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT/OWNER:

CRAIG CHASSEN

308 BALBOA STREET HOLLYWOOD,  
FLORIDA

REVISIONS

| BOUNDARY AND IMPROVEMENTS SURVEY | DATE     | FB/PG     | DWN | CKD |
|----------------------------------|----------|-----------|-----|-----|
| REVISED PER ASSUMED BEARING      | 02/28/08 | 133/16-18 | AV  | REC |
| ALTA/ACSM LAND TITLE SURVEY      | 03/20/08 | -----     | AV  | REC |
| DEP COASTAL CONSTRUCTION SURVEY  | 01/03/14 | -----     | JD  | REC |
| UPDATE SURVEY                    | 04/03/14 | DATA/COLL | JD  | REC |
| ADDED FP&L EASEMENT              | 06/16/20 | SKETCH    | JD  | REC |
|                                  | 06/26/20 | SKETCH    | JD  | REC |

REVISIONS

| ADDED TREE DISPOSITION LIST | DATE     | FB/PG | DWN | CKD |
|-----------------------------|----------|-------|-----|-----|
|                             | 07/09/20 | ----  | AM  | REC |
|                             |          |       |     |     |
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PROJECT NUMBER : 6073-08

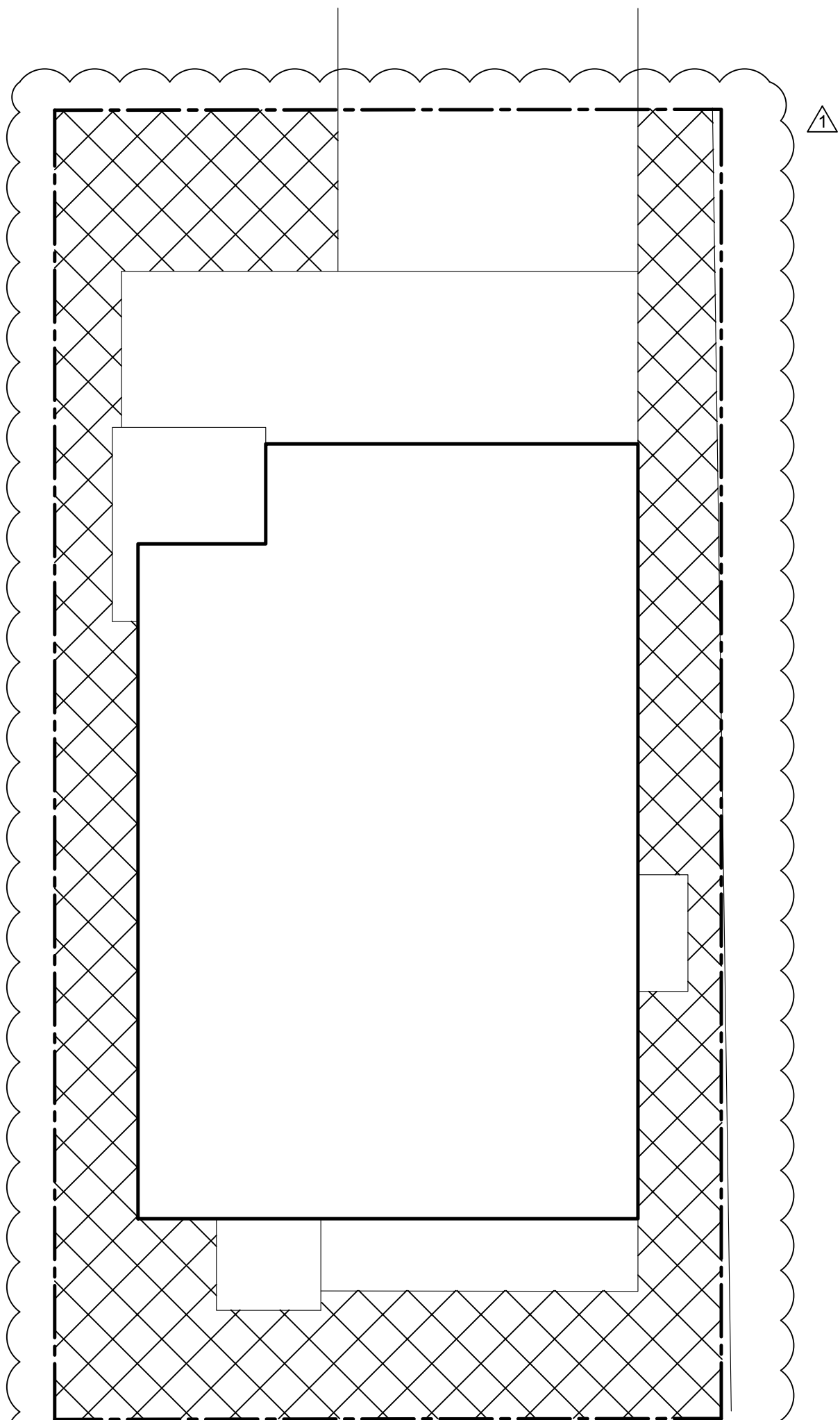
SCALE : 1" = 10'

SHEET  
1  
OF  
2  
SHEETS









**1** PVIOUS DIAGRAM  
SP-1.0 1/8" = 1'0"

(garage  
425 SF)

GROUND FLOOR  
923 S.F.

2ND FLOOR  
1,396 S.F.

3RD FLOOR  
1,365 S.F.

TOTAL FLOOR AREA 3,684 S.F.

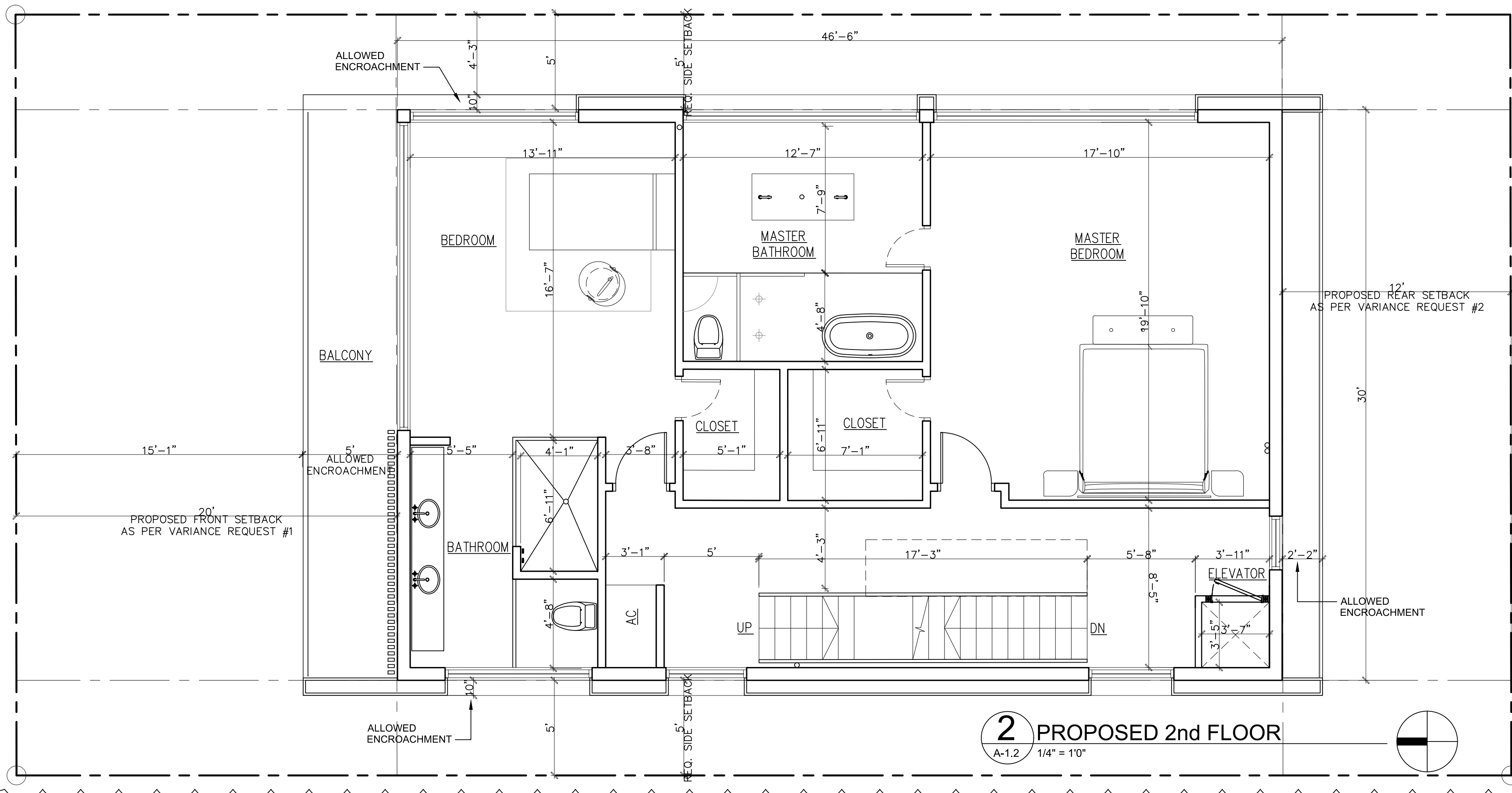
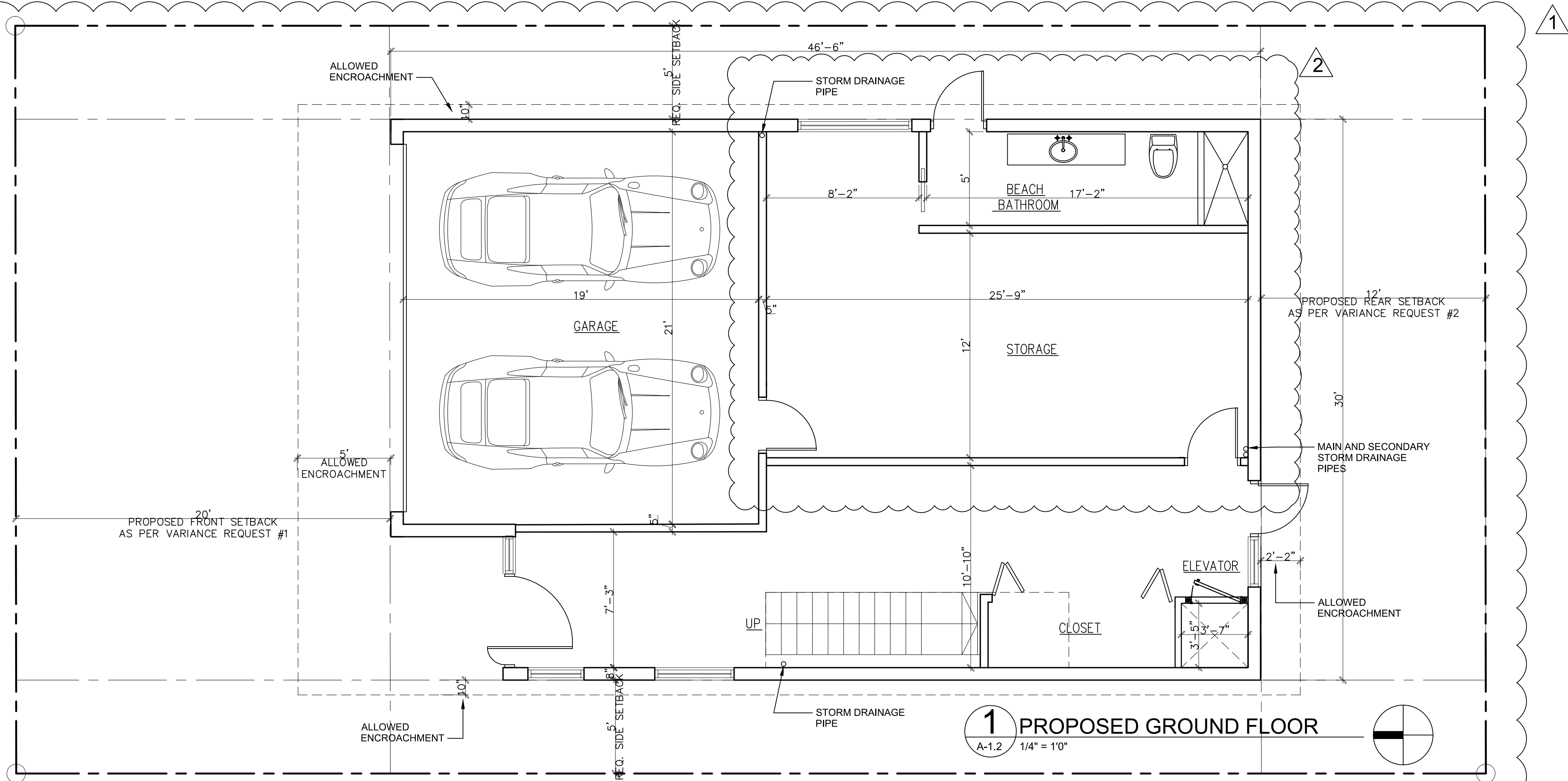
**2** FLOOR AREAS  
SP-1.0 1/8" = 1'0"

**2 FLOOR AREAS**  
SP-1.0 1/8" = 1'0"

Shear No. **SP-1.0**





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ARCHITECT  
MA • NCARB  
★  
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LEVY RESIDENCE  
308 BALBOA ST  
HOLLYWOOD, FL

PROPOSED FIRST FLOOR

TOMA DESIGN GROUP  
INC.

Tel: (305) 431-2223 Fax: (305) 466-4377  
20600 NE 30th Ave. #1001 13975 E. Palomino Drive  
Aventura, FL 33180 Southwest Ranches, FL 33330

Tel: (305) 431-2223 Fax: (305) 466-4377  
20600 NE 30th Ave. #1001 13975 E. Palomino Drive  
Aventura, FL 33180 Southwest Ranches, FL 33330

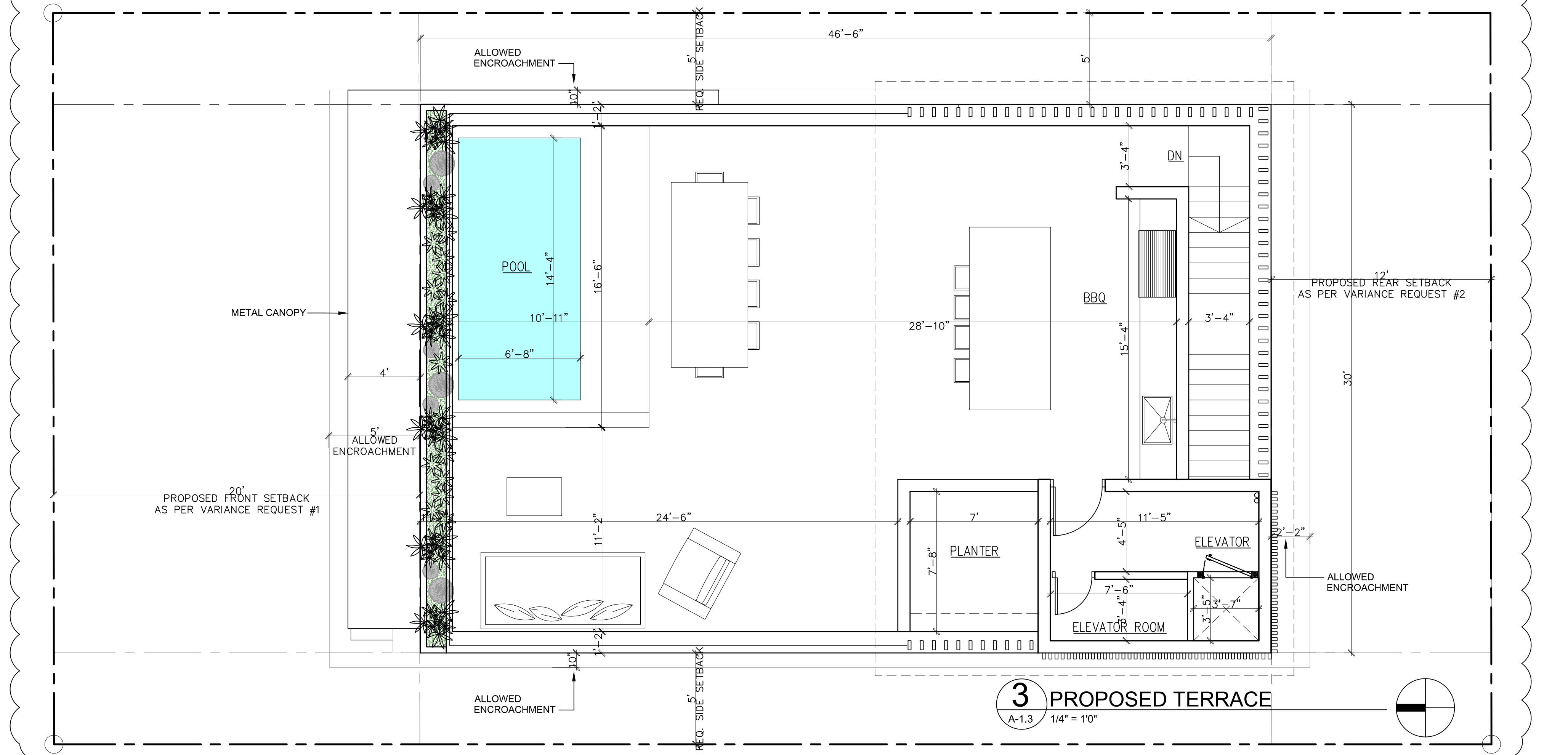
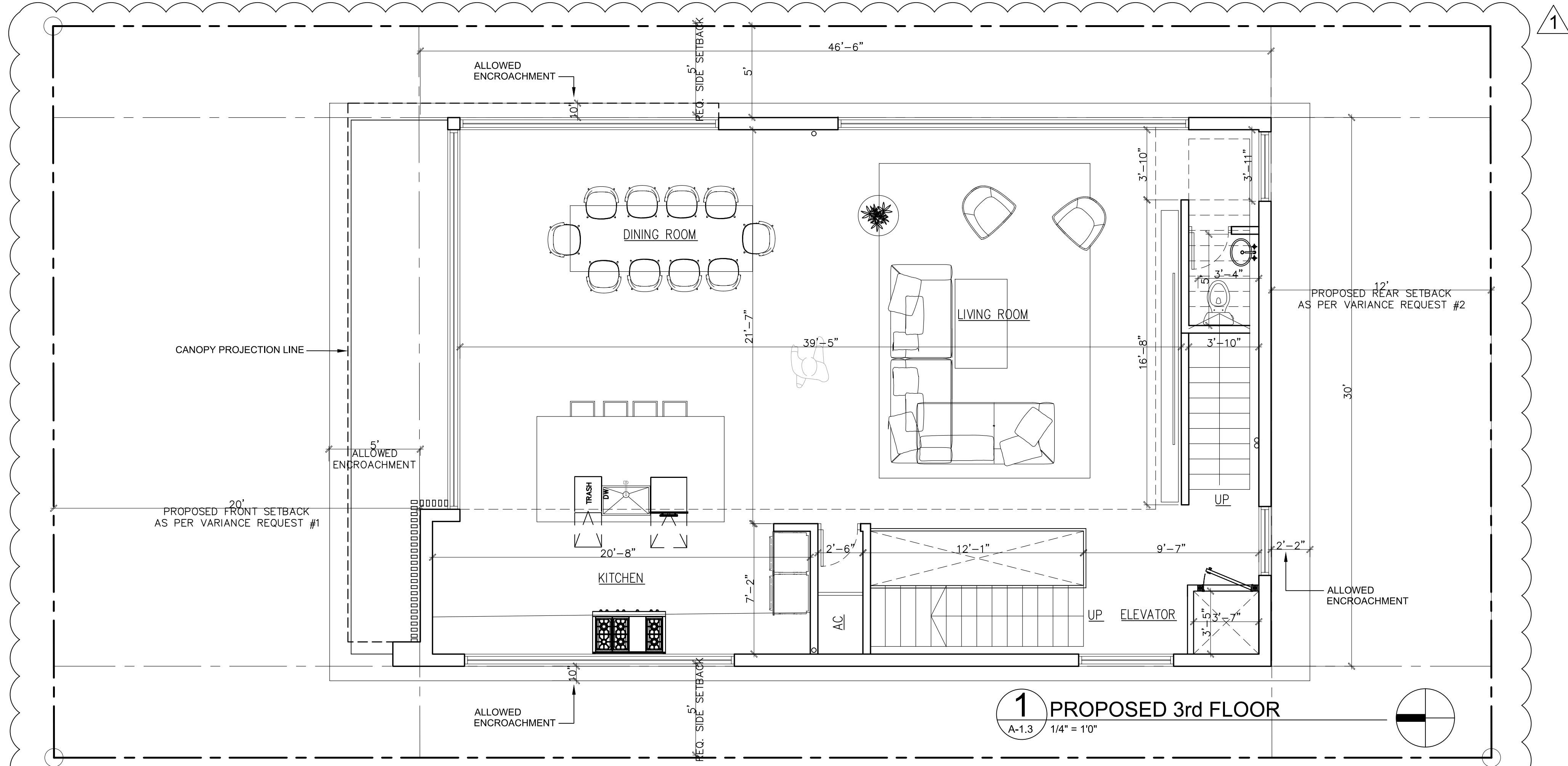
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| Date               | 12/6/22 |
| Drawn by           | M.T.    |
| Checked by         | M.L     |
| Scale:<br>AS SHOWN |         |

Sheet No. 1

**A-1.2**

CAD ID: \_\_\_\_\_





| Revisions |            |              |
|-----------|------------|--------------|
| No.       | Date       | Description  |
| 1         | 01-12-2023 | DRB COMMENTS |
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|           |            |              |

OSVALDO MARRERO  
ARCHITECT  
M. A. NARR

AR0015952  
AA2603029

LIC. IN FLORIDA DESIGNER 35866  
OSVALDO MARRERO  
FLORIDA  
REGISTERED ARCHITECT

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LEVY RESIDENCE  
308 BALBOA ST  
HOLLYWOOD, FL

PROPOSED  
SECOND/THIRD / TERRACE  
FLOOR PLANS

Project:

Sheet Title:

TOMA DESIGN GROUP  
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Tel: (954) 401-2231 Fax: (954) 496-4077  
2000 NE 30th Ave. #101 33511 E. Neptune Drive  
Fort Lauderdale, FL 33306 Southwest Ranches, FL 33306

|            |          |
|------------|----------|
| Date       | 12/6/22  |
| Drawn by   | M.T.     |
| Checked by | M.L.     |
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Sheet  
**A-1.3**

CAD IS

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ARCHITECT  
AIA • N.CARB.



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STANDARDS AS DETERMINED BY THE  
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LEVY RESIDENCE  
308 BALBOA ST  
HOLLYWOOD, FL

PROPOSED  
SECOND/ THIRD / TERRACE  
FLOOR PLANS

TOMA DESIGN GROUP  
INC.

Tel: (305) 401-2223 Fax: (305) 496-4077  
20900 NE 30th Ave. #1001 13075 E. Palomino Drive  
Aventura, FL 33180 Southwest Ranches, FL 33330

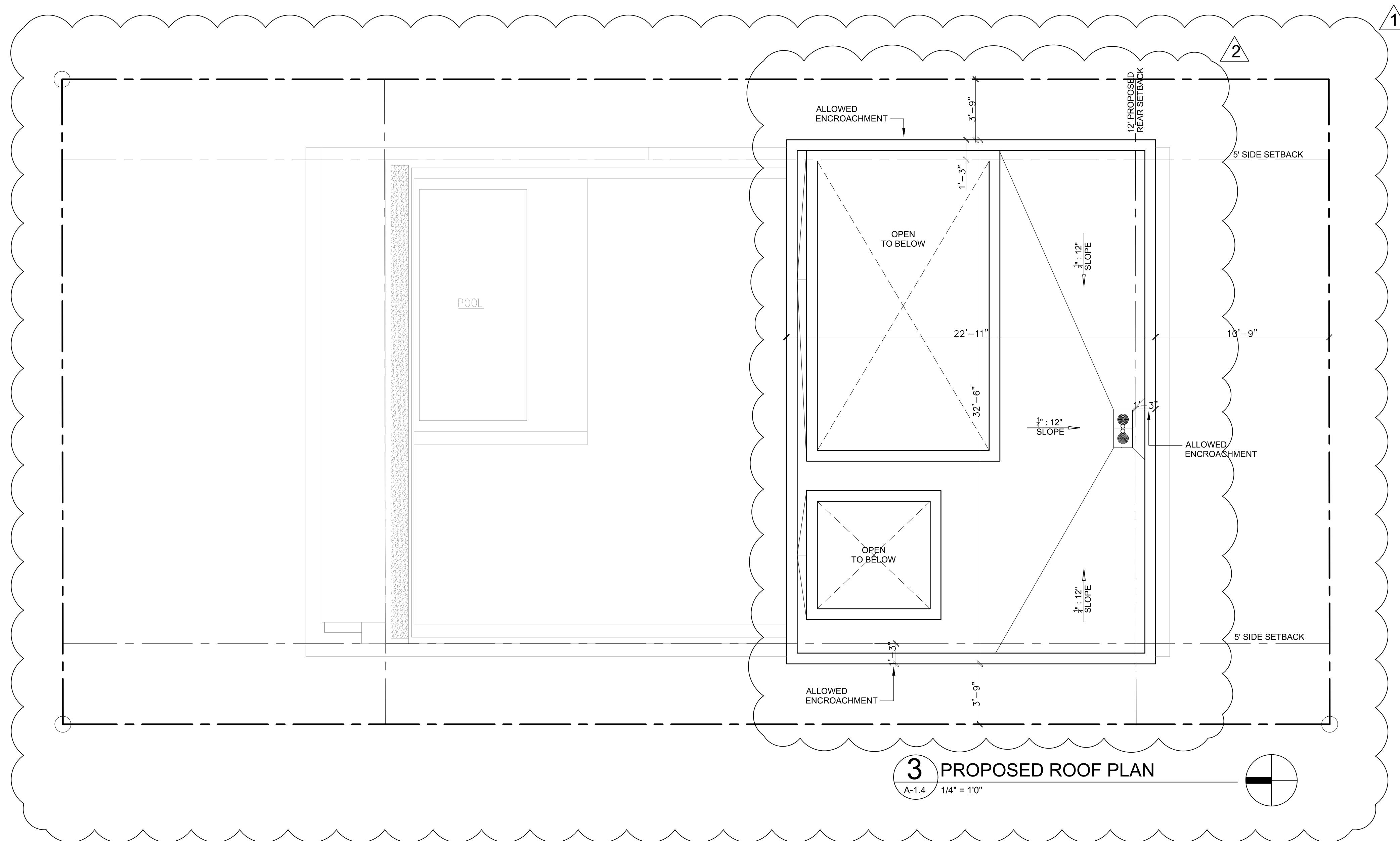
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| Date       | 12/6/20 |
| Drawn by   | M.T.    |
| Checked by | M.L     |

AS SHOWN

Sheet 11

A-1.3

CAD 1B










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ARCHITECT  
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|             |  |
|-------------|--|
| Project     | LEVY RESIDENCE<br>308 BALBOA ST<br>HOLLYWOOD, FL |
| Sheet Title | PROPOSED ELEVATIONS                              |

**TOMA DESIGN GROUP  
INC.**

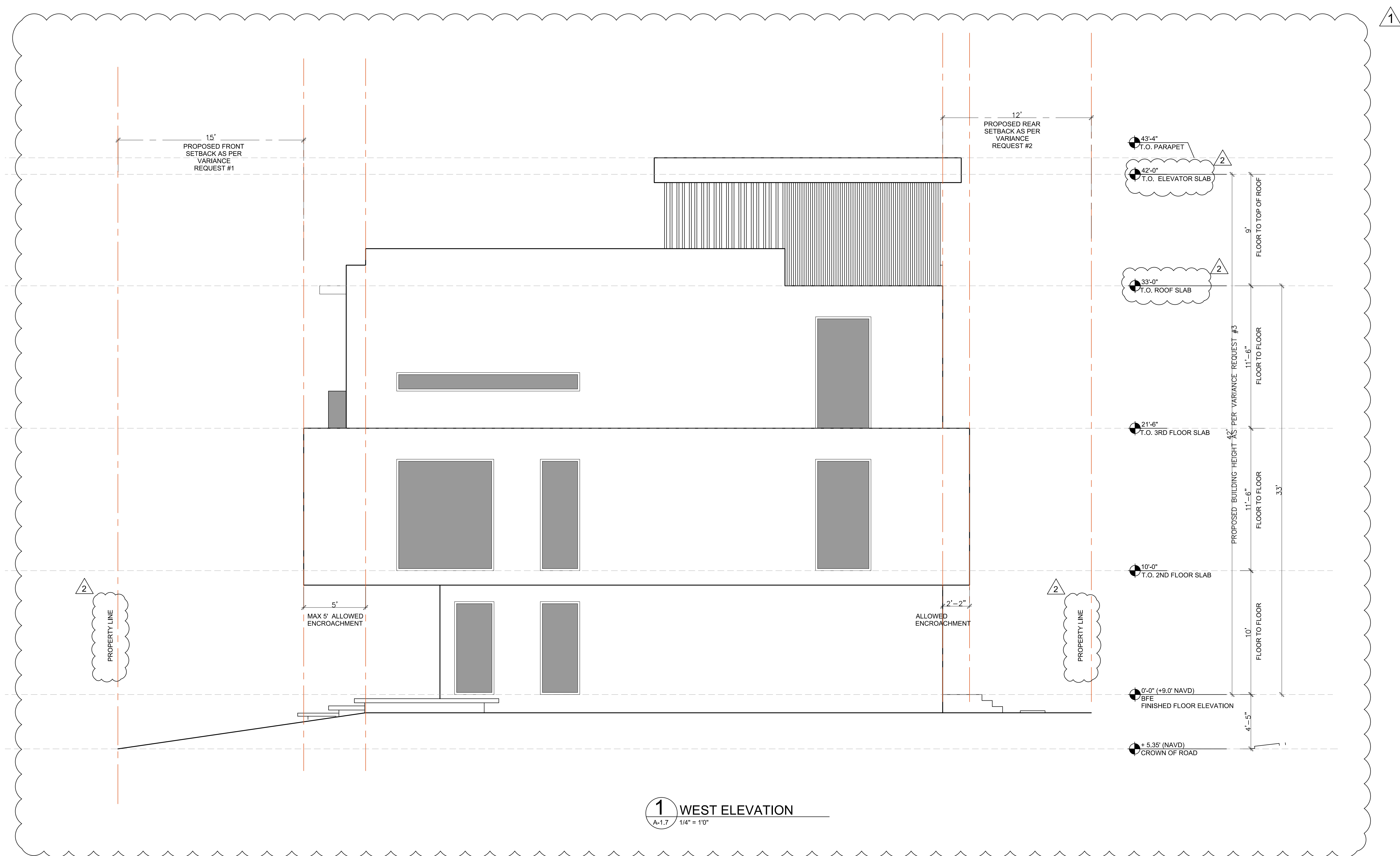
Tel: (305) 401-2223      Fax: (305) 466-4177  
20960 NE 30th Ave #1001  
Aventura, FL 33180  
Southwest Ranches, FL 33330

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| Date               | 12/6/22 |
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| Scale:<br>AS SHOWN |         |

Sheet N°:

**A-1.7.**

CAD ID:



**1 WEST ELEVATION**  
A-1.7 1/4" = 1'0"



[illegible]OSVALDO MARRERO  
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NIA • NCARB  
\*  
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LEVY RESIDENCE  
308 BALBOA ST  
HOLLYWOOD, FL

### 3D PERSPECTIVE VIEWS

TOMA DESIGN GROUP  
INC.

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20000 NE 33th Ave. #1001 13975 E. Palomino Drive  
Aventura, FL 33180 Southwest Ranches, FL 33330

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| Date               | 12/8/22 |
| Drawn by           | M.T.    |
| Checked by         | M.L.    |
| Scale:<br>AS SHOWN |         |

Sheet N:

## A-2.0

CAD ID:



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ARCHITECT  
N/A • NCARB  
\*  
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COMPLY WITH THE MINIMUM BUILDING  
CODES AND THE APPLICABLE FIRE-SAFETY  
STANDARDS AS DETERMINED BY THE  
LOCAL AUTHORITY IN ACCORDANCE WITH  
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LEVY RESIDENCE  
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### 3D PERSPECTIVE VIEWS

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10 NE 30th Ave. #1001  
Ventura, FL 33180 13875 E. Palomino Drive  
Southwest Ranches, FL 33330

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|--|---------|
|  | 12/6/22 |
|--|---------|

|  |      |
|--|------|
|  | M.T. |
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| by | ML |
|----|----|

AS SHOWN

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A 2 1

## A-2.1

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## STREET PROFILE



## CONTEXT PHOTOS

[illegible]

OSVALDO MARRERO  
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\*  
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COMPLY WITH THE MINIMUM BUILDING  
CODES AND THE APPLICABLE FIRE-SAFETY  
STANDARDS AS DETERMINED BY THE  
LOCAL AUTHORITY IN ACCORDANCE WITH  
THIS SECTION AND 633.FLORIDA  
STATUTES, CHAPTER 1 105.13.4.4 OF  
(FLORIDA BUILDING CODE 2020)

LEVY RESIDENCE  
308 BALBOA ST  
HOLLYWOOD, FL

3D STREET PROFILE &  
CONTEXT PHOTOS

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Tel: (305) 481-2223

20900 NE 30th Ave. #7001  
Aurora, IL 60011

Friedman, J. L., 1999.

(305) 466-4177

5 E. Palomino Drive  
West Ranches, FL 33330

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|            |         |
|------------|---------|
| Date       | 12/6/22 |
| Drawn by   | M.T.    |
| Checked by | M.L.    |

Scale:  
AS SHOWN

Sheet N:

**A-2.2**

CAD ID:



1. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.

3. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

5. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.

7. ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DO TO UNFORSEEN CONDITIONS OR ACCIDENTS.

9. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

11. FILER FABRIC SHALL BE INSTALL UNDER INLET GRATES AND EXTEND A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. IF MORE THAN ONE STRIP OF FABRIC IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED 1 FOOT.

13. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.

15. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.

17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.

19. FLOATING TURBIDITY BARRIERS WILL BE PLACED OFF SET FROM THE SEAWALL ADJACENT TO THE PROPERTY. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL ALSO BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.

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NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE  
CLEANED PRIOR TO ENTRANCE ONTO  
PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TIN A-A  
N.T.S.

## TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



### SILT FENCE DETAIL

NOTE: FOR SLIT FENCE APPLICATIONS AND NOTES,  
SEE SHEET 3 OF 3 FDOT INDEX No. 102.

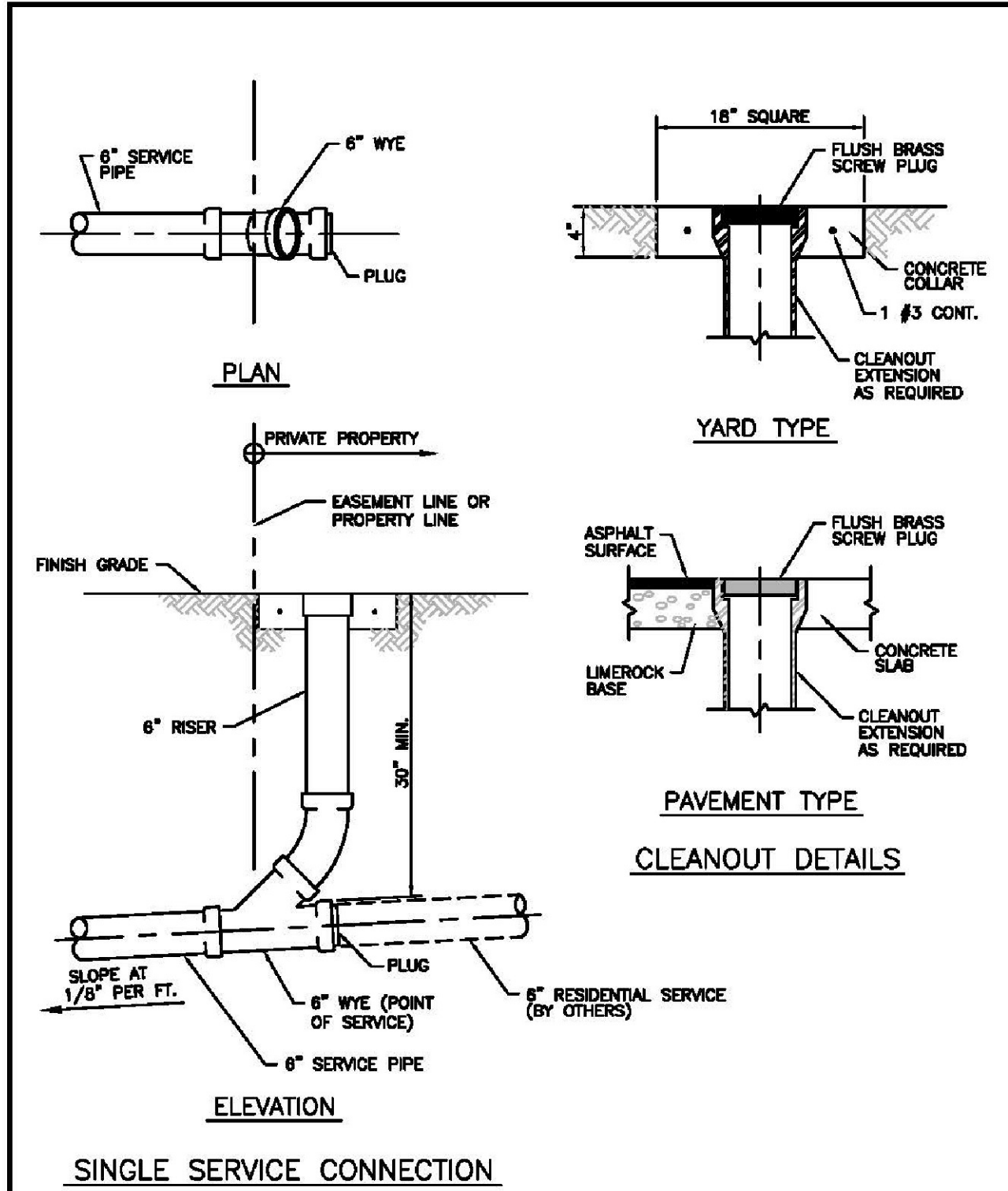


GEA PROJECT NO.: 22109  
DATE: 11-18-2022  
SCALE: AS SHOWN  
DESIGNED BY: R.B.J.  
DRAWN BY: L.B.  
CHECKED BY: R.B.J.  
APPROVED BY: R.B.J.

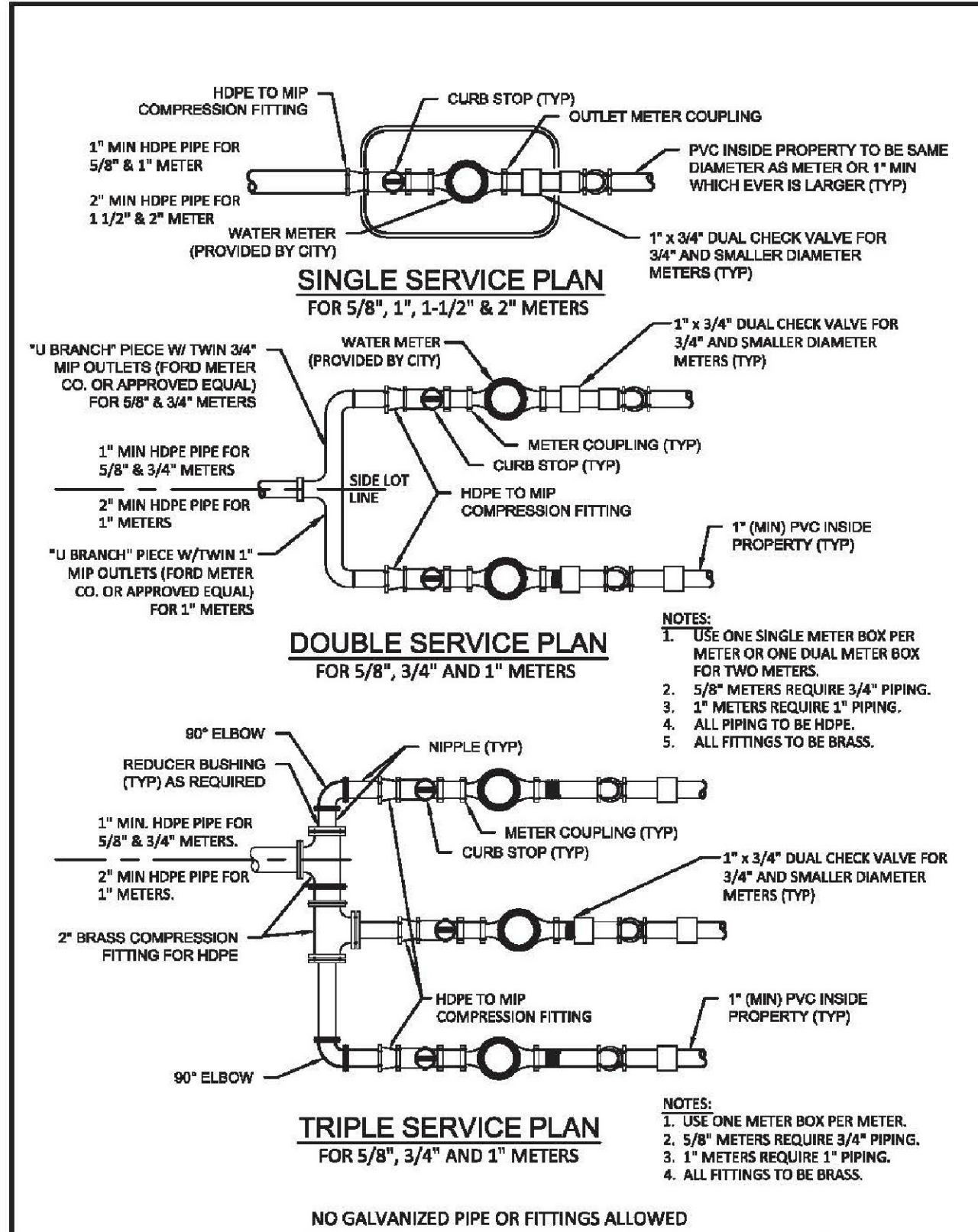
SHEET TITLE

EROSION &  
SEDIMENT  
CONTROL  
PLAN





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|--------------------|--|---------------------|
| ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL         | REVISED: 06/08/2014 |
| DRAWN: EAM         | SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE | DRAWING NO. S-12    |
| APPROVED: XXX      |  |                     |

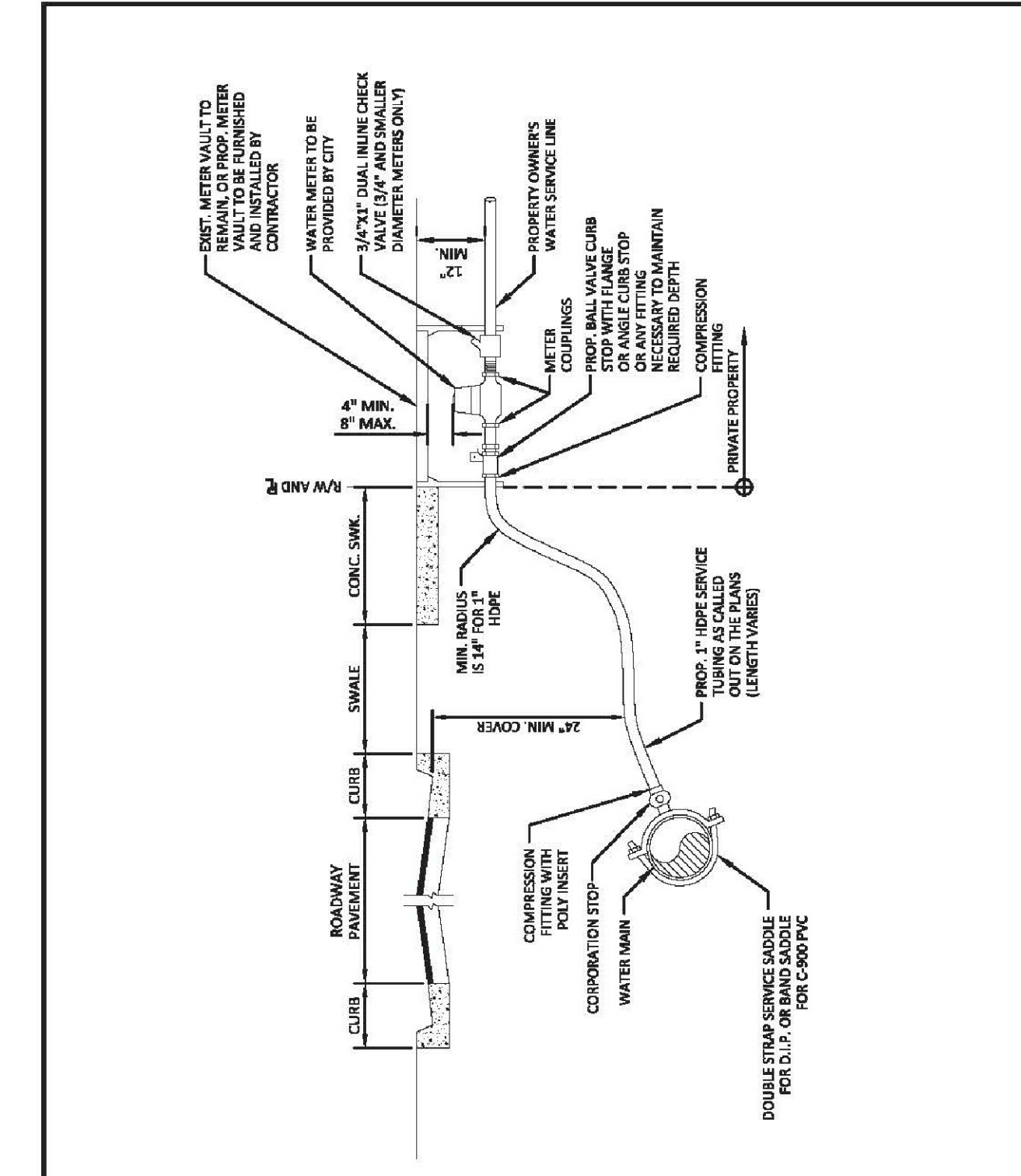


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| ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL   | REVISED: 11/06/2017 |
| DRAWN: EAM         | TYPICAL 5/8" 1" 1-1/2" AND 2" METER INSTALLATION | DRAWING NO. W-06    |
| APPROVED: XXX      |  |                     |

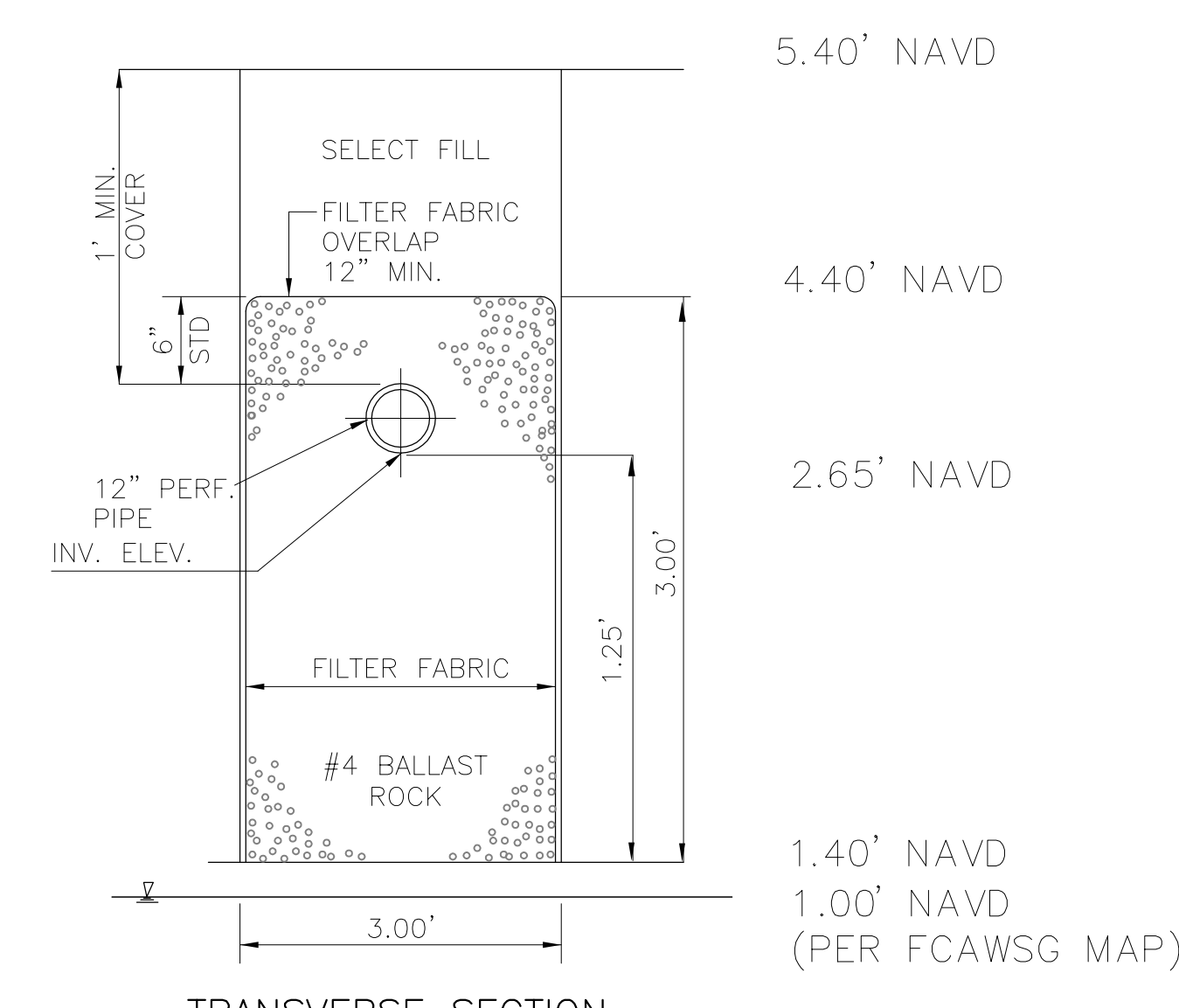
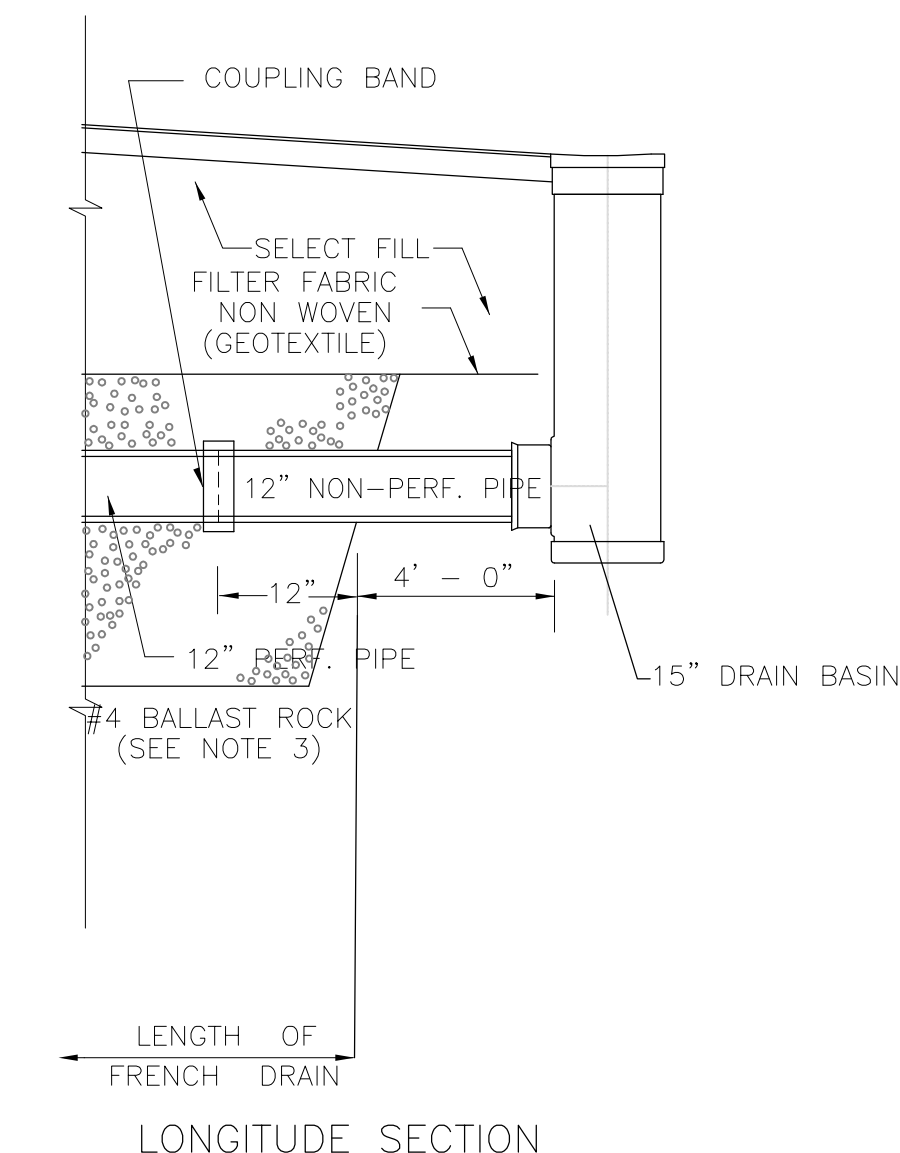
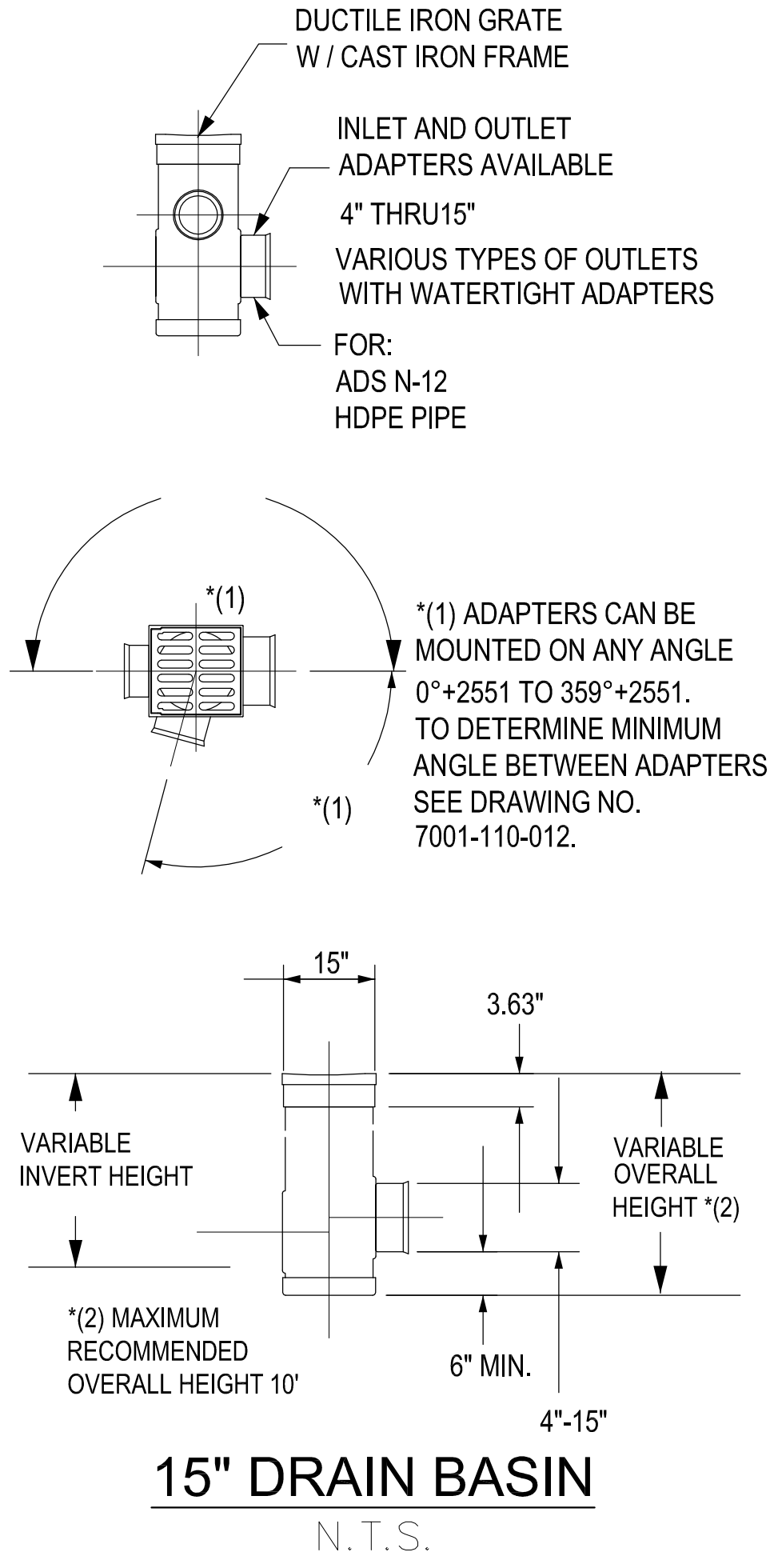
#### WATER METER SERVICE NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C301, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
3. MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL 3/4" OR SINGLE 1" DIAMETER METERS.
4. MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-1/2" OR SINGLE 2" DIAMETER METERS.
5. FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
6. APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
7. FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
8. FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY THE CONTRACTOR.
9. FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
  - a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
  - b. FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
10. THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
11. AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
12. FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

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



|                    |   |                     |
|--------------------|---|---------------------|
| ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL                  | REVISED: 11/06/2017 |
| DRAWN: EAM         | TYPICAL 1" HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS | DRAWING NO. W-08    |
| APPROVED: XXX      |   |                     |

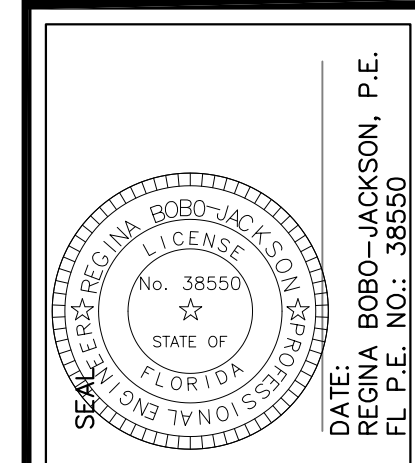


- NOTES:**
1. FILTER FABRIC PER F.D.O.T. STD. INDEX # 285 SHALL BE USED AT EACH SIDE AND ON TOP, AND AT EACH END OF FRENCH DRAIN TRENCH.
  2. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY VIBRATED OR COMPACTED IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH CAN BE COMPLETED IN ACCORDANCE WITH THE DETAIL.

#### EXFILTRATION TRENCH DETAIL

N.T.S.

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**LEVY RESIDENCE**  
**308 BALBOA STREET**  
**HOLLYWOOD, FL 33019**

| NO. | DATE | DESCRIPTION |
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|------------------------|
| GEA PROJECT NO.: 22109 |
| DATE: 11-18-2022       |
| SCALE: AS SHOWN        |
| DESIGNED BY: R.B.J.    |
| DRAWN BY: L.B.         |
| CHECKED BY: R.B.J.     |
| APPROVED BY: R.B.J.    |

|             |
|-------------|
| SHEET TITLE |
| DETAILS     |
| C3 OF 3     |



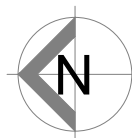




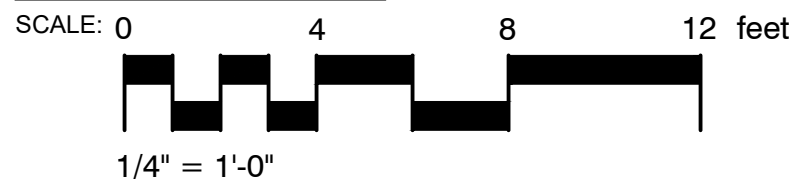




BALBOA STREET



LANDSCAPE PLAN



EXISTING TREE LEGEND



The Existing trees or palms transplanted, new location



The Existing trees and palms that remained in their original location

Tree / Palm

EXISTING TREE TO REMAIN

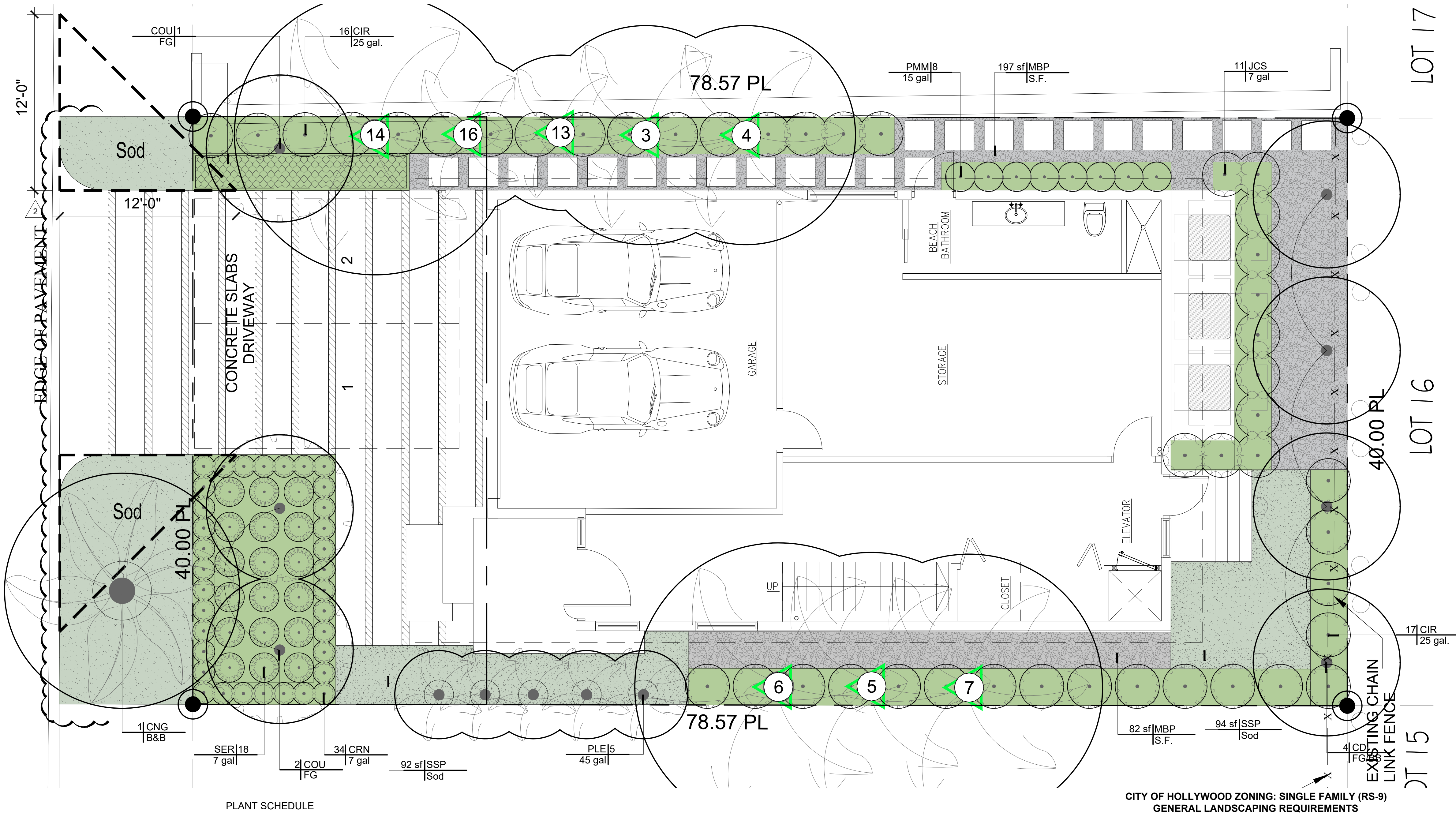
| No. | Common Name  | Scientific Name       |
|-----|--------------|-----------------------|
| 3   | Sabal palm   | <i>Sabal palmetto</i> |
| 4   | Sabal palm   | <i>Sabal palmetto</i> |
| 5   | Coconut Palm | <i>Cocos nucifera</i> |
| 6   | Coconut Palm | <i>Cocos nucifera</i> |
| 7   | Coconut Palm | <i>Cocos nucifera</i> |
| 13  | Sabal palm   | <i>Sabal palmetto</i> |
| 14  | Coconut Palm | <i>Cocos nucifera</i> |
| 16  | Sabal palm   | <i>Sabal palmetto</i> |

VISIBILITY TRIANGLE

10' x 10' Visibility Triangle:  
Will not be allowed to contain any objects (landscaping / fence) in a manner as to impair visibility between a height of 2'-6" to 10'-0" (typical throughout)

GRADING NOTE:

The contractor will take all necessary and adequate precautions to protect the existing trees to avoid any damage that may occur due to storm water runoff and / or the deposition of debris resulting from the work in relation to this procedure, in no case can place soil additional above the critical root zone of existing trees.



PLANT SCHEDULE

| TREES         | QTY    | BOTANICAL NAME                     | COMMON NAME                  | CONT    | CALIPER    | HGT          | SRD       | REMARKS  |
|---------------|--------|------------------------------------|------------------------------|---------|------------|--------------|-----------|--|
| CDI           | 4      | Coccoloba diversifolia             | Pigeon Plum                  | FG/BB   | 4"         | 16' OA       | 6"        | STD - Florida Native - Miami-Dade Landscape Manual - Very Drought Tolerant - Miami Beach Replacement Tree Category 2 |
| COU           | 3      | Coccoloba uvifera                  | Sea Grape                    | FG      | 4"         | 16' OA       | 6"        | STD - Florida Native - Miami-Dade Landscape Manual - Very Drought Tolerant   |
| PALM TREES    | QTY    | BOTANICAL NAME                     | COMMON NAME                  | CONT    | CALIPER    | HGT          | SRD       | REMARKS  |
| CNG           | 1      | Cocos nucifera 'Green Malayan'     | Coconut Palm                 | B&B     | 10"        | 14'-16" GW   | 18'       | Curved, Jamaican Certified   |
| PALMS         | QTY    | BOTANICAL NAME                     | COMMON NAME                  | CONT    | CALIPER    | HGT          | SRD       | REMARKS  |
| PLE           | 8      | Ptychosperma elegans               | Alexander Palm               | 45 gal  | 3"         | 12' - 14' OA | 8'        | Miami-Dade Landscape Manual - Single 8" CT   |
| SHRUBS        | QTY    | BOTANICAL NAME                     | COMMON NAME                  | CONT    | HGT        | SRD          | SPACING   | REMARKS  |
| CIR           | 34     | Chrysobalanus icaco                | Green Cocoplum               | 25 gal. | 3'-4'      | 2'           |           | Florida Native   |
| CRN           | 34     | Clusia rosea 'Nana'                | Dwarf Pitch Apple            | 7 gal   | 1.5"       | 2'           |           | Florida Native - Miami-Dade Landscape Manual - Drought Tolerant  |
| JCS           | 11     | Juniperus chinensis 'Spartan'      | Spartan Juniper              | 7 gal   | 4'-5'      | 3'           |           | Florida Native - Miami-Dade Landscape Manual - Drought Tolerant  |
| NFI           | 9      | Neoregelia Fireball                | Bromeliad                    | 1 gal.  | 1.5"       | 1.5'         |           |  |
| PMM           | 8      | Podocarpus macrophyllus 'Maki'     | Shrubby Yew                  | 15 gal  | 5'-6" OA   | 2'           |           |  |
| SER           | 22     | Serenoa repens                     | Saw Palmetto                 | 7 gal   | 18"-24" OA | 18"-24"      |           |  |
| SHRUB AREAS   | QTY    | BOTANICAL NAME                     | COMMON NAME                  | CONT    | HGT        | SRD          | WATER USE | REMARKS  |
| PES           | 14     | Pennisetum setaceum 'Alba'         | White Leaved Fountain Grass  | 3 gal   | 2"         | 2"           |           | Drought Tolerant - Miami-Dade Landscape Manual   |
| TFL           | 15     | Tripsacum floridanum               | Florida Gamagrass            | 3 gal   | 2"         | 2"           |           | Native - Alt: Silver Saw Palmetto  |
| GROUND COVERS | QTY    | BOTANICAL NAME                     | COMMON NAME                  | CONT    | HGT        | SRD          | DT        | REMARKS  |
| ARG           | 485    | Arachis glabrata                   | Perennial Peanut             | 1 gal   | 6" OA      | 6"           |           |  |
| MBP           | 279 sf | Mexican Black Pebbles              | Black Pebbles                | S.F.    |            |              |           |  |
| SOD/SEED      | QTY    | BOTANICAL NAME                     | COMMON NAME                  | CONT    | HGT        | SRD          | DT        | REMARKS  |
| SSP           | 186 sf | Stenotaphrum secundatum 'Palmetto' | Palmetto St. Augustine Grass | Sod     |            |              |           | Shade tolerant   |

Lot area: 3,143 S.F.

PERIMETER LANDSCAPE (STREET TREES):

One street tree (min. 12' ht x 2" DBH) per 50 L.F. of street frontage of property  
REQ.: 1 Trees  
PROV.: 1 palm

OPEN SPACE (LOT TREES):

A minimum of one tree per 1,250 s.f. of pervious area of property (1,312 s.f.)  
REQ.: 1 Trees  
PROV.: 1 Trees + ( 6 mitigation tree)

TOTAL TREES REQUIRED: 2 Trees  
TOTAL TREES PROVIDED: 7 Trees (Additional trees for mitigation)

NATIVE TREES:

A minimum of 60% of required trees shall be native species.  
REQ.: 2 Tree  
PROV.: 7 Tree

SHRUBS:

10 for each required tree  
REQ.: 20 Shrubs  
PROV.: 118 Shrubs

NATIVE SHRUBS:

A minimum of 50% of required shrubs shall be native species.  
REQ.: 10 Shrubs  
PROV.: 90 Shrubs

100% irrigation coverage will be provided by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances and the Regulations of the South Florida Water Management District or apply xeriscape principles. (See the City of Hollywood Landscape Manual).

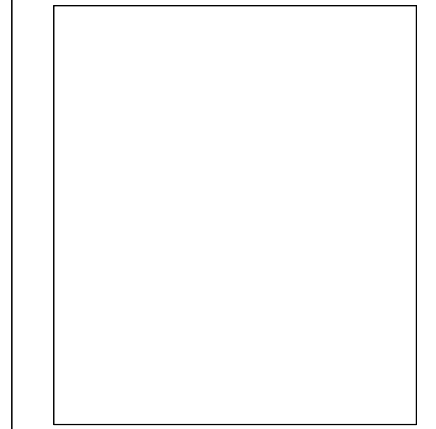
As per City of Hollywood, Green Building Practices, at least 80% of plants, trees and grasses per the South Florida Water Management District recommendations.



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Revisions

| No. | Date     | Description   |
|-----|----------|---------------|
| 1   | 01-23-23 | City Comments |
| 2   | 02-09-23 | City Comments |



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LEVY RESIDENCE  
308 BALBOA ST  
HOLLYWOOD, FL

LANDSCAPE PLAN

Project:

Sheet Title:

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Aventura, FL 33180 South Beach, FL 33580

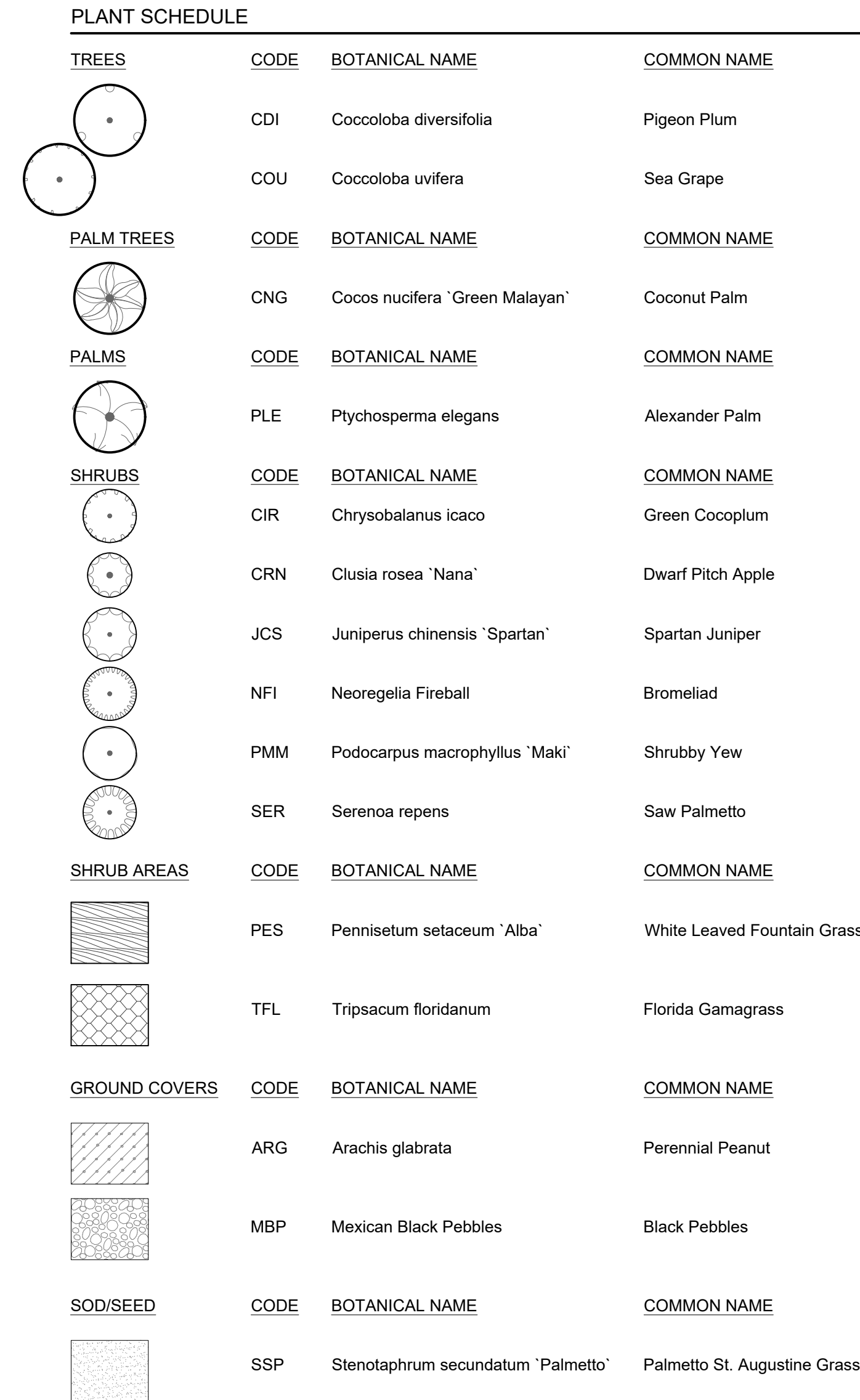
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| Checked by | M.L.     |
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LANDSCAPE IMAGES

Sheet Title:

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Aventura, FL 33180 Southwest Ranches, FL  
33330

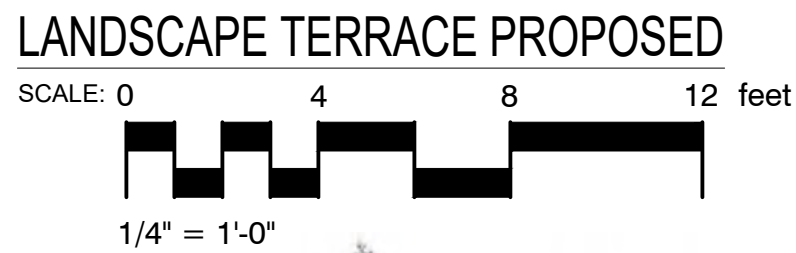
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## L-03

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DERICK LANGE (LA0867045)  
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1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence herbicide, seed, and much. Landscape Contractor to provide Landscape Architect with at least 5 days notice prior to tree installation.
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
3. All plant material to be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
5. Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
6. The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply per emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/mulch/bark shall be clean and free of construction debris, weeds, root and noxious pests and disease.
7. All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" of topsoil "as required".
8. All edge areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is improved.
9. All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled. Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots, trees with root problems will not be accepted.
10. Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviro mulch immediately after planting. In no case shall Cypress mulch be used.
11. All Trees/Palms in sod areas to be receive a 48" diameter mulched saucer at the base of the trunk respectively.
12. Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
13. All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
14. All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 5' - 0" height clearance to the base of canopy.
15. Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be performed in compliance with the latest ANSI A300 (Part 2) Standards.
16. Stake all trees and palms for approval by Landscape Architect prior to installation.
17. Any sod areas damaged by construction are to be replaced with St. Augustine 'Florham' sod.
18. All areas within limits of work not covered by walks, buildings, playground, and/or any other hardscape feature shall be sodded with St. Augustine 'Florham' sod.
19. St. Augustine 'Florham' - Contractor's responsibility to verify quantity.
20. Install rootbarrier as per manufacturer's recommendation on all large trees that are 6' or closer to any pavement or building, as shown on details page.
21. Root barrier shall be Vespro Pro. or approved equal.

## 6 GENERAL PLANTING NOTES

- Continue watering trees when needed.
- Replace dead trees as needed. If trees have died in first year notify nursery that planted trees. They should guarantee trees for at least one year.

7 ONE YEAR TREE MAINTENANCE PLAN  
SCALE: N.T.S.



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OF (FLORIDA BUILDING CODE 2020)

LEVY RESIDENCE  
308 BALBOA ST  
HOLLYWOOD, FL

LANDSCAPE DETAILS

Project:

Sheet Title:

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Aventura, FL 33180 Southwest Ranches, FL 33330

|                    |         |
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| Date               | 8/26/22 |
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| Checked by         | M.L     |
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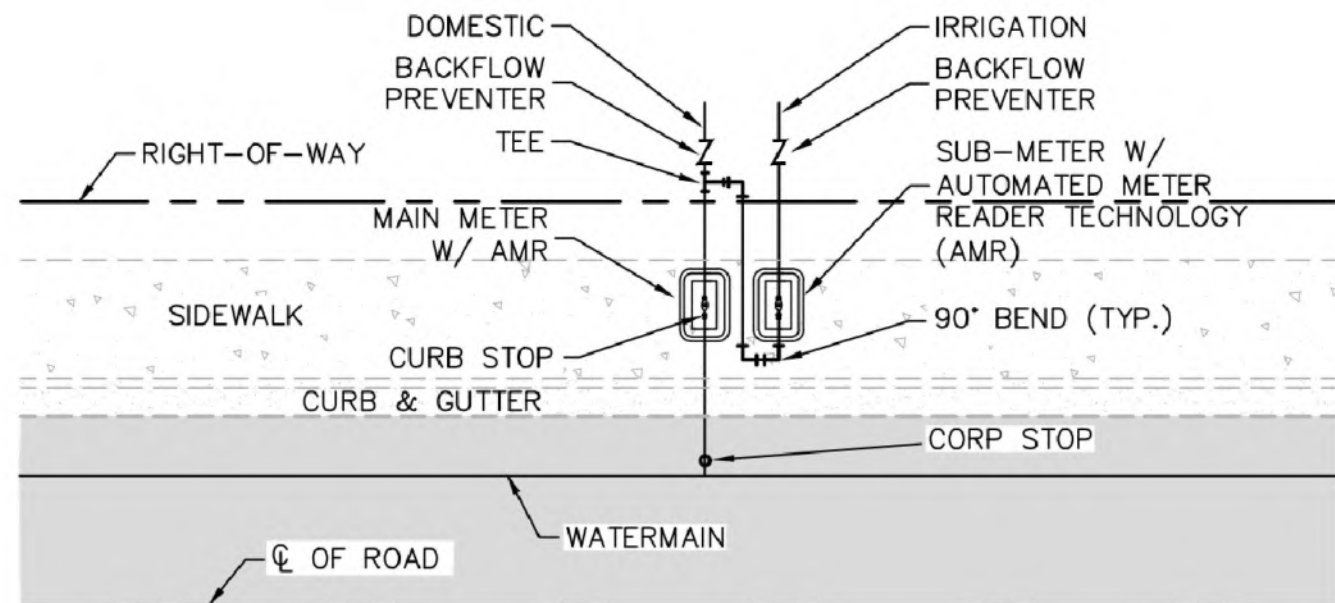


SCALE: 0                      4                      8                      12 feet

$$1/4'' = 1'-0''$$

1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
4. PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH WASH. CONSTRUCTION SPECIFICATIONS FOR DOMESTIC WATER MAINS. PIPING IS NOT ACCEPTED BY WASH.
5. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
6. SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE WS 6.4.18 SHEET 4 OF 4)

1 IRRIGATION NOTES  
SCALE: NTS




1. MUST USE RECTANGULAR BOX TO ACCOMMODATE BOTH THE SUB-METER AND SHUT-OFF VALVE.
2. MUST HAVE SHUT-OFF VALVE ON INLET SIDE BEFORE METER.
3. MUST PLACE SUB-METER BOX WITHIN 5 FEET OF MAIN METER, EASILY ACCESSIBLE TO METER READER.
4. MUST CALL METER SHOP AT 1-800-673-7681 WHEN INSTALLATION IS COMPLETED FOR FINAL INSPECTION IN ORDER TO OBTAIN FEE CREDIT.
5. SUB-METER CANNOT BE LARGER THAN THE DOMESTIC METER WATER SERVICE LINE.

② SUB-METER INSTALLATION DETAIL

SCALE: N.T.S.

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308 BALBOA ST  
HOLLYWOOD, FL

## GROUND FLOOR IRRIGATION PLAN NOTES & DETAIL

Project:

Sheet Title:

TOMA DESIGN GROUP  
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20900 NE 30th Ave. #106

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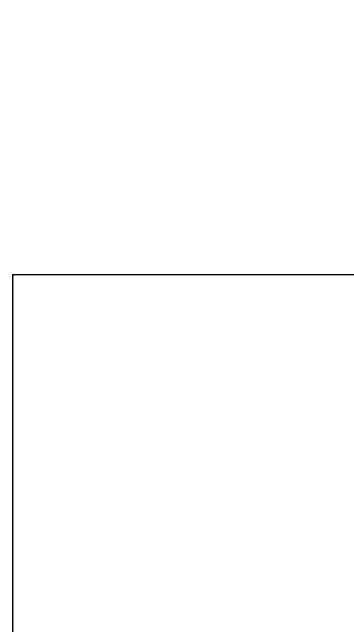
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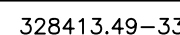
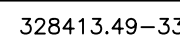
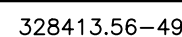


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## IRRIGATION DETAILS

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