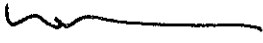



**CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING**

DATE: December 14, 2017 **FILE NO.:** P-18-02

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager 

FROM: Alexandra Carcamo, Principal Planner 

SUBJECT: Continued item from the October 19, 2017 meeting (17-DP-07).

EXPLANATION:

The Applicant requested a continuance to redesign aspects of the project as some concerns regarding the location of the landscape open space on the roof were raised by the Board. During this time the Applicant has addressed the comments. The current submittal (Attachment I) includes a revised Cover Sheet, Site Plan, Detail Plan, Roof Plan, and Landscape Plan. As suggested by the Board, the redesign did trigger a Variance to reduce the landscape open space from the required 40 percent to 36 percent; attached is the Applicant's narrative regarding the Variance. As recommended by the Board during discussion at the meeting, Staff is recommending approval.

REQUEST

Variance to reduce the required 40 percent landscape open space to allow 36 percent of landscape open space.

RECOMMENDATION

Variance: Approval.

ATTACHMENTS:

Attachment I:
Revised Application Package

Attachment II:
Planning and Development Board Staff Report and Backup; October 19, 2017.

ATTACHMENT I

Revised Application Package



November 16, 2017

Ms. Leslie Del Monte, Planning Manager
Department of Planning and Development Services
2900 Hollywood Boulevard
Hollywood FL 33020

RE: Criteria Statement & Variance Application for
1604 Cleveland St. Cleveland Homes LLC

Dear Ms. Del Monte,

Our firm is the architect for the developer of the property. It is our hope that the City and the Planning and Development Board will support the variance being requested as part of this application. We strongly believe this variance will enhance the Subject Property and provide stability and revitalization to this multi-family portion of Cleveland Street, and the adjoining neighborhood!

The Subject Property consists of .38 acres / 16,809 sq. ft. The property is located on 1604-1606 Cleveland St.

The property is designated RM-12 (Multiple Family Residential District). The subject Property is surrounded by multiple and single Residential development.

This property has a small 2 unit building without any parking or landscaping with the majority of the land vacant. The new proposal is to create six beautiful townhomes. However due to all the requirements and the property being on a²³¹⁰ Hollywood Blvd. corner the proposal is short approx. 600 sf of landscaping or 3.37% of the requirement. Therefore, the following minor variance is being requested.

Reduction of 566 sq. ft. of required landscaping. However, in its place we are providing approx. 1,900 sq. ft. of permeable pavers to compensate for the green area, this is nearly three times the requirement!

ARCHITECTURE
Commercial
& Residential

Interior
Architecture
& Design

Urban
Renovation

Architectural
Design of
Children's
Environments

Development
Consulting

Hollywood

Florida 33020

Tel: 954.925.9292

Fax: 954.925.6292

email:
mail@sklarchitect.com

WEBSITE:
www.sklarchitect.com

AA 0002849

IB 0000894

NCARB CERTIFIED



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

NOV 16 2017



This request meets the following variance criteria:

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

Response: This minor variance to reduce the green area 3.37% is required in order to allow for the new residential building to maintain the overall design concept of the townhomes & provide the required parking. In order to achieve an urban type of development, it is necessary to request this minor reduction. The development maintains the basic goal of the requirements. The approval of the variances, as stated above, will seek to contribute to the stability and appearance of Cleveland & 16th St. The proposed design will promote a cohesive development that promotes pedestrian activity, and a healthy community.

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

Response: The variance that is being requested will not be detrimental to the community. On the contrary, the approval of the requested variance will allow the Subject Property to become developed, and lead the revitalization of the area. This will be a new community for families, with landscaped areas with native species, proper site grading and drainage to ensure that the property does not flood during heavy rainstorm events, enough parking for habitants and visitors, and proper lighting. These enhancements will help to stabilize the neighborhood and provide the needed items for all the residents in the area. It is our goal to be good neighbors to those residents living adjacent to and near the Subject Property. We feel that the redevelopment of the site will improve the overall look of the neighborhood and hope that our plans for the area will encourage others to improve and purchase property in the neighborhood.

- C. That the requested Variance is consistent with and in furtherance of Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City;

Response: The herein request has been carefully reviewed with the planning staff to ensure that the subject project is consistent with and in furtherance of Goals, Objectives and Policies of the adopted Comprehensive Plan.

- D. That the need for the requested Variance is not economically based on self-imposed;


NOV 16 2017



Response: The variance being requested as part of this application is not economically based or self-imposed. In fact, the variance being requested as part of this application will help to improve the current conditions of the property by providing new housing, promote pedestrian activity and modern architecture in order to achieve a more urban type of development.

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

Response: The site will be compliant with all laws, and be modified to comply with the most recent Florida Building Code and City of Hollywood requirements. The granting of the proposed variances is consistent with the intent of the City's Comprehensive Plan and Zoning district regulation. The variance application serves to provide a mechanism to allow for the development of a new multifamily area that will take the lead in the revitalization of the area. By granting the approval of the variance, the site can be developed in a manner that reflects the City's vision for Cleveland and 16th Streets. The development plan for the Subject Property drastically improves the appearance of the existing neighborhood.

The new building will be painted using an approved color within the City's Color Palette and new landscaping will be added to the site. The parking, access, and drainage for the property will be properly designed and calculated. The landscape palette has been designed to enhance the existing architecture and will be installed in accordance with the City's landscaping design and installation standards.

In closing, we believe that our plans demonstrate commitment to the neighborhood, Cleveland & 16th St. and the City of Hollywood. We have worked hard to provide a plan that meets the City's criteria for variance requests and feel the variance represented in the application reflect similar approvals that have been granted by the City.

Thank you for your time and consideration,

Sincerely,

Ari L. Sklar, AIA, NCARB
President

NOV 16 2017

NEW TOWNHOUSES FOR:
CLEVELAND HOMES LLC.

1604-1606 CLEVELAND ST.
HOLLYWOOD, FL 33020

PRELIMINARY TAC MEETING:
03/20/2017
FINAL TAC MEETING:
04/24/2017
PDB MEETING:
10/19/2017

PERMIT #:

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-9292
www.sklararchitecture.com
AA 0000894
IB 0000894
NCARB CERTIFIED
SEAL
ARI L. SKLAR
LICENSE #ARI1478

PROJECT TEAM

ARCHITECT OF RECORD:
SKLARchitecture

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklararchitecture.com
TEL - (954) 925-9292
FAX - (954) 925-9292

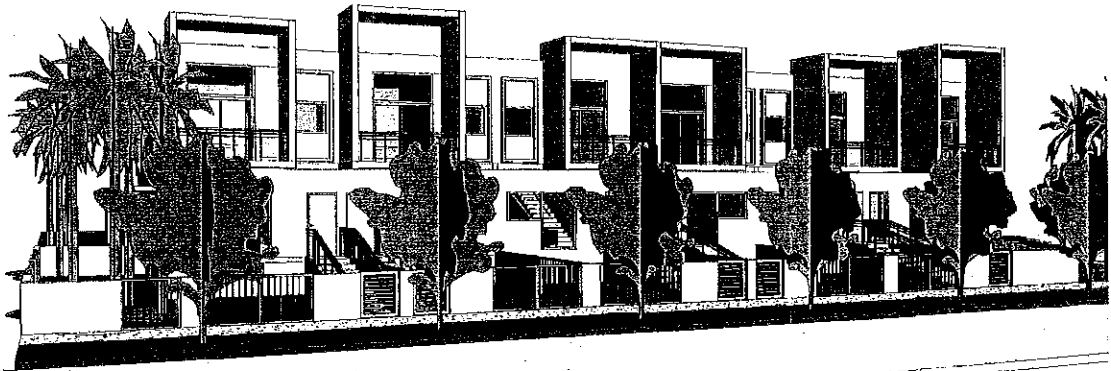
AA 0000894
IB 0000894
NCARB CERTIFIED



LANDSCAPE:

Joaquin Cortada
Cortada Landscape Design
305.321.4380

PROJECT RENDERING



DRAWING INDEX

ARCHITECTURAL	LANDSCAPE
A0.0 COVER	LN-1 COVER SHEET / NOTES / INDEX
A0.6 RENDERINGS	L-1 LANDSCAPE PLAN GROUND LEVEL
A0.7 STREET PROFILE	L-2 LANDSCAPE PLAN ROOF TOP
A1.0 PROPOSED SITE PLAN	LD-1 LANDSCAPE DETAILS
A1.1 SITE PLAN DETAILS	TD-1 TREE DISPOSITION PLAN
A1.2 SITE PLAN COLOR	TD-2 TREE DISPOSITION SCHEDULE/DETAILS
A2.0 1ST & 2ND FLOOR PLANS	IRR-1 IRRIGATION PLAN GROUND LEVEL
A2.1 ROOF PLAN	IRR-2 IRRIGATION PLAN ROOF TOP
A4.0 BUILDING ELEVATIONS	IRR-3 IRRIGATION DETAILS
A5.0 TYPICAL UNIT SECTIONS	PHOTOMETRIC
A6.0 ENLARGED UNITS	PH 1.0 PHOTOMETRIC PLAN
A7.0 3D VIEWS	SURVEY
C-1 PAVING, GRADING & DRAINAGE	
C-2 WATER & SEWER	
C-3 NOTES & DETAILS	

CODE ANALYSIS / PROJECT DATA

SITE DATA

LEGAL DESCRIPTION: LOT 5 TO 7, BLOCK 2 SUBDIVISION POINSETTA PARK ACCORDING TO THE PLAT THEREOF AS RECORDED UN PLAT BOOK 8 AT PAGE 35 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.		
ID # 5142 10 20 0160		
GENERAL ZONING:	REQ'D/ALLOWED (MF) RM-12	PROVIDED/REQUESTED 12 UNITS/ACRE
LAND USE:	MULTIFAMILY	MULTIFAMILY
NET:	16,809 SF	16,809 SF = 0.38 AC
GROSS - W/ PORTION R.O.W.	23,126 SF	23,126 = 0.53 ACRES
DENSITY CALCULATIONS	+12 UNITS X 0.33 ACRES = 4.36 +6 TOWNHOUSES ALLOWED	PROVIDED UNITS 6 TOWNHOUSES
OPEN SPACE:	MIN 40% PERVIOUS AREA 16,809 X 0.40 = 6,723.6 SF	6,188 SF (36.83%)* 3.37% (666 SF) SHORT ON PERVIOUS AREA
MAX HEIGHT (ft.):	3 STORIES 35'-0" FT	2 STORIES 24'-0" FT
MIN UNIT SIZE FOR TOWN HOUSE:	800 SF MIN.	1,695 MIN SF.
SETBACKS REQUIREMENTS:		
FRONT (N 16TH AVE):	20' FOR STRUCTURES. 5' AT GRADE	20'-0"
SIDE:	20% OF LOT WIDTH. 140' X 2 = 28' (THE SUM)	15' (NORTH SIDE) 15' (SOUTH SIDE) 28' BOTH SIDES
SIDE STREET (CLEVELAND ST.):	15' FOR STRUCTURES. 5' AT GRADE	15'-0"
REAR:	2 STORIES OR HIGHER. 15% OF THE LOT DEPTH 120' X 0.15 = 18'	35'-0"
TOWN-HOUSE UNIT BREAKDOWN		
UNIT	NUMBER OF DWELLING UNITS	50 FT RANGE PER UNIT (AC)
TYPICAL	6 UNITS - 3 BDR, 2.5 BATH, 2 STORY	1,695 SQ FT
		990 SQ FT
GRAND TOTAL	6 UNITS	5,940 SQ FT
		10,170 SQ FT
PARKING CALCULATION:		
TOWNHOUSE	2 PARKING PER UNIT	3 PARKING X 6 UNITS = 18 PARKING
PLUS 1 GUEST PARKING PER 5 UNITS	4 UNITS = 13 GUEST PARKING	REO. 13 PARKING
	TOTAL = 31 PARKING SPACES	PROV. 13 PARKING
* VARIANCE REQUEST FOR 3.37% (666 SF) OF PERVIOUS AREA.		
* TRADE-OFF OF 1,900 SF PERMEABLE PAVERS ON PARKING AREA.		

SCOPE OF WORK

SIX NEW TWO-STORY TOWNHOUSES APPROXIMATELY
10,800 SQ. FT.

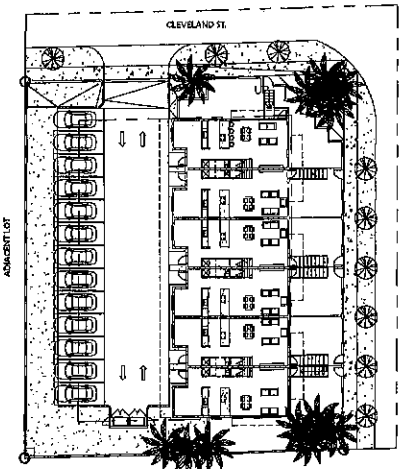
LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

LOT 5 TO 7, BLOCK 2 SUBDIVISION POINSETTA PARK
ACCORDING TO THE PLAT THEREOF AS RECORDED UN
PLAT BOOK 8 AT PAGE 35 OF THE PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA.

ID # 5142 10 20 0160

KEY PLAN



N SCALE: N.T.S.

LOCATION MAP



N SCALE: N.T.S.

NEW TOWNHOUSE FOR
CLEVELAND HOMES LLC.
1604-1606 CLEVELAND ST.
HOLLYWOOD, FL 33020

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 04-17-17

DRAWN BY:
MLV
CHECKED BY:
ARI SKLAR

COVER

A0.0

PROJECT #: 16-017

DATE: 04-17-17

SITE DATA

LEGAL DESCRIPTION:

LOT 5 TO 7, BLOCK 2 SUBDIVISION POINSETTA PARK ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 8 AT PAGE 35 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

GENERAL	REQ'D/ALLOWED	PROVIDED/REQUESTED
ID # 5142 10 20 0160		

ZONING:	(M) RM-12	73 UNITS/ACRE
LAND USE:	MULTIFAMILY	MULTIFAMILY
NET :	16,809 SF	16,809 SF= 0.38 AC
GROSS - W/ PORTION R.O.W.	23,126 SF	23126= 0.53 ACRES
DENSITY CALCULATIONS	=12 UNITS X 0.53 ACRES=6.36 =6 TOWNHOUSES ALLOWED	PROVIDED UNITS 6 TOWNHOUSES
OPEN SPACE:	MIN 40% PERVIOUS AREA 16,809 X 0.40 = 6,723.6 SF	<u>6,158 SF (36.63%)</u> * 3.37% (566 SF) SHORT ON PERVIOUS AREA
MAX HEIGHT (ft.):	3 STORIES 35'-0" FT	2 STORIES 24'-0" FT
MIN UNIT SIZE FOR TOWN HOUSE:	800 SF MIN.	1,695 MIN SF.

SETBACKS REQUIREMENTS

FRONT (N 16TH AVE):	20' FOR STRUCTURES. 5' AT GRADE.	20'-0"
SIDE:	20% OF LOT WIDTH. 140" X.2 = 28" (THE SUM)	15' (NORTH SIDE) <u>13' (SOUTH SIDE)</u> 28' BOTH SIDES
SIDE STREET (CLEVELAND ST.):	15' FOR STRUCTURES. 5' AT GRADE.	15'-0"
REAR:	2 STORIES OR HIGHER. 15% OF THE LOT DEPTH 120' X 0.15 = 18'	55'-0"

TOWNHOUSE UNIT BREAKDOWN

UNIT	NUMBER OF DWELLING UNITS	SQ.FT RANGE PER UNIT (AC)	TOTAL S.F. FOOTPRINT BUILDING (GROSS)	TOTAL S.F. BUILDING (AC)
TYPICAL	6 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	1,695 SQ FT	990 SQ FT	10,170 SQ FT
GRAND TOTAL	6 UNITS		5,940 SQ FT	10,170 SQ FT

PARKING CALCULATIONS				
TOWNHOME	CARPORTS/UNITS	# PARKING	STG	REQD
1	1	1	1	1

2 PARKING PER UNIT PLUS 1 GUEST PARKING PER 5 UNITS	2 PARKING X 6 UNITS = 12 PARKING 6 UNITS/5 = 1.2 GUEST PARKING TOTAL = 13 PARKING SPACES	REQ. 13 PKNG	PROV. 13 PARKING
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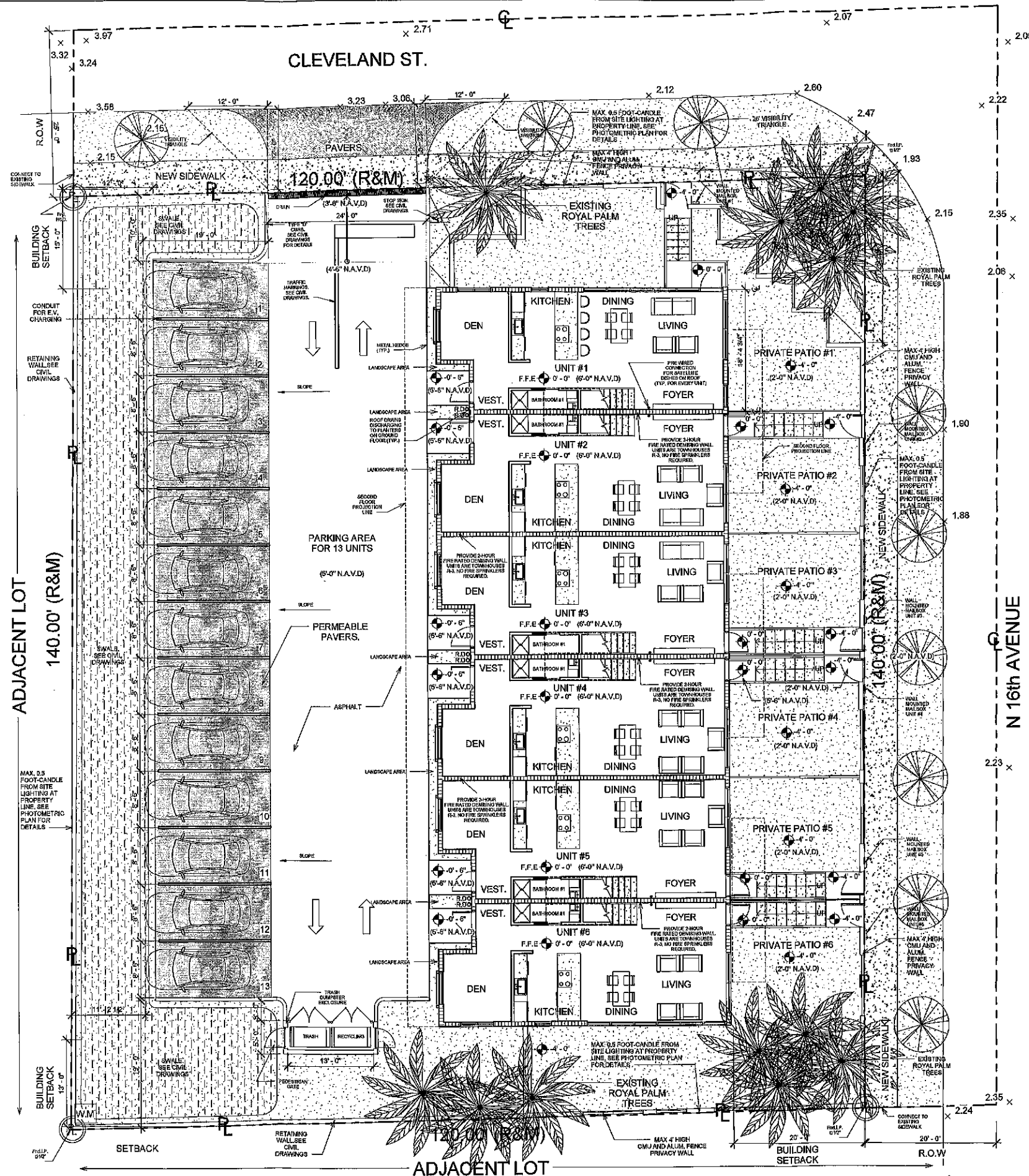
* VARIANCE REQUEST FOR 3.37% (\$66 SF) OF PVIOUS AREA.

★ TRADE-OFF OF 1,900 SF PERMEABLE PAVERS ON PARKING AREA.

RESIDENTIAL GREEN BUILDING PRACTICES

I. RADIANT BARRIER - ENERGY STAR QUALIFIED - APPLIED TO ATTIC INSULATION.

2. ENERGY STAR APPROVED ROOFING MATERIALS.
3. PROGRAMMABLE THERMOSTATS.
4. OCCUPANCY / VACANCY SENSORS.
5. DUAL FLUSH TOILETS (LESS THAN 1 GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS, PER USGBC).
6. AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS.
7. LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAN RUN ON A TIMER.
8. ENERGY PERFORMANCE AT LEAST 10% MORE EFFICIENT THAN STANDARD ESTABLISHED BY ASHRAE (LATEST EDITION).
9. INSULATED HOT WATER PIPES. ALL HOT WATER PIPES SHALL HAVE A MINIMUM OF 1/2" INSULATION, INCLUDING BURIED PIPES.
10. MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT.
11. TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER. DOCUMENTATION OF ENERGY SAVINGS MUST BE PROVIDED.



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

2310 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
TEL - (954) 925-9232
FAX - (954) 925-6292
www.SKLARebate.com
AA 0000849
IN 0000894
NCARB CERTIFIED

SEAL
ARIEL SKLAR
LICENSE #AR147

REVISION

NEW TOWN-HOUSE FOR
CLEVELAND HOMES LLC.
604-606 CLEVELAND ST.
HOLLYWOOD, FL 33020

- ☐ REVIEW SET
☐ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☐ DRY RUN PERMIT SET
☐ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET

SUBMITTAL DATE 04-17-17

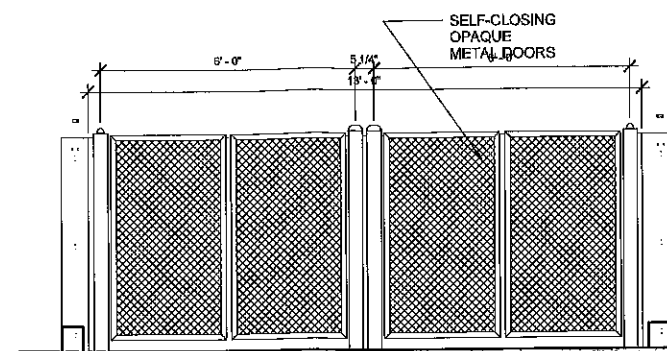
DRAWN BY:
M.V.
CHECKED BY:
ARI SKLAR

PROPOSED SITE PLAN

A1.0

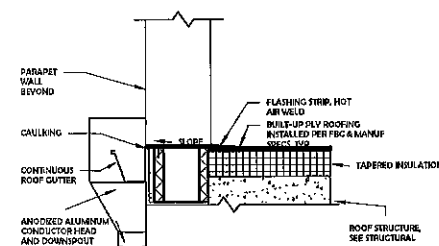
PROJECT # 16-017

DATE: 04-17-17



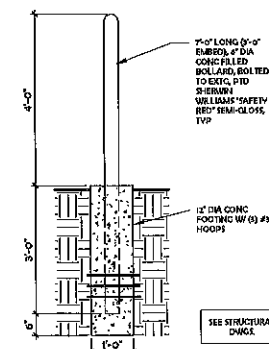
1 DUMPSTER FRONT ELEVATION

1 CUBIC INCH OF STORAGE FOR EACH SQFT OF PROPERTY AREA.



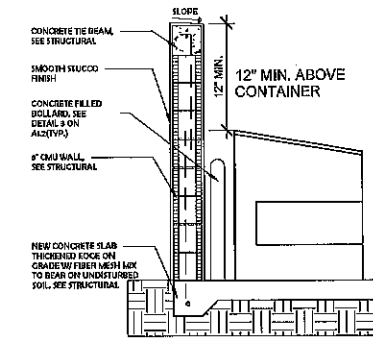
4 GUTTER & DRAINAGE DETAIL

1" = 1'-0"



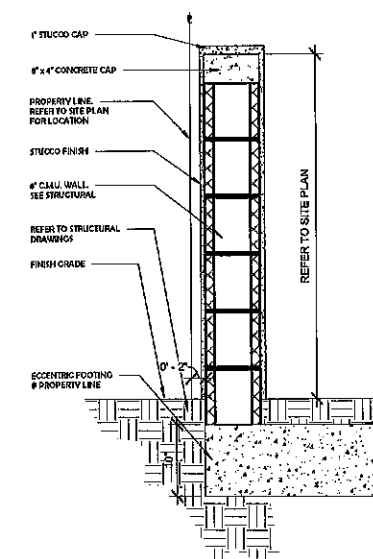
2 BOLLARD DETAIL

1/2" = 1'-0"



5 DUMPSTER WALL DETAIL

1/2" = 1'-0"



6 WALL SECTION AT PROPERTY LINE

1" = 1'-0"

NEW TOWNHOUSE FOR
CLEVELAND HOMES LLC
1604-1606 CLEVELAND ST.
HOLLYWOOD, FL 33020

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 04-17-17

DRAWN BY:

M.V.

CHECKED BY:

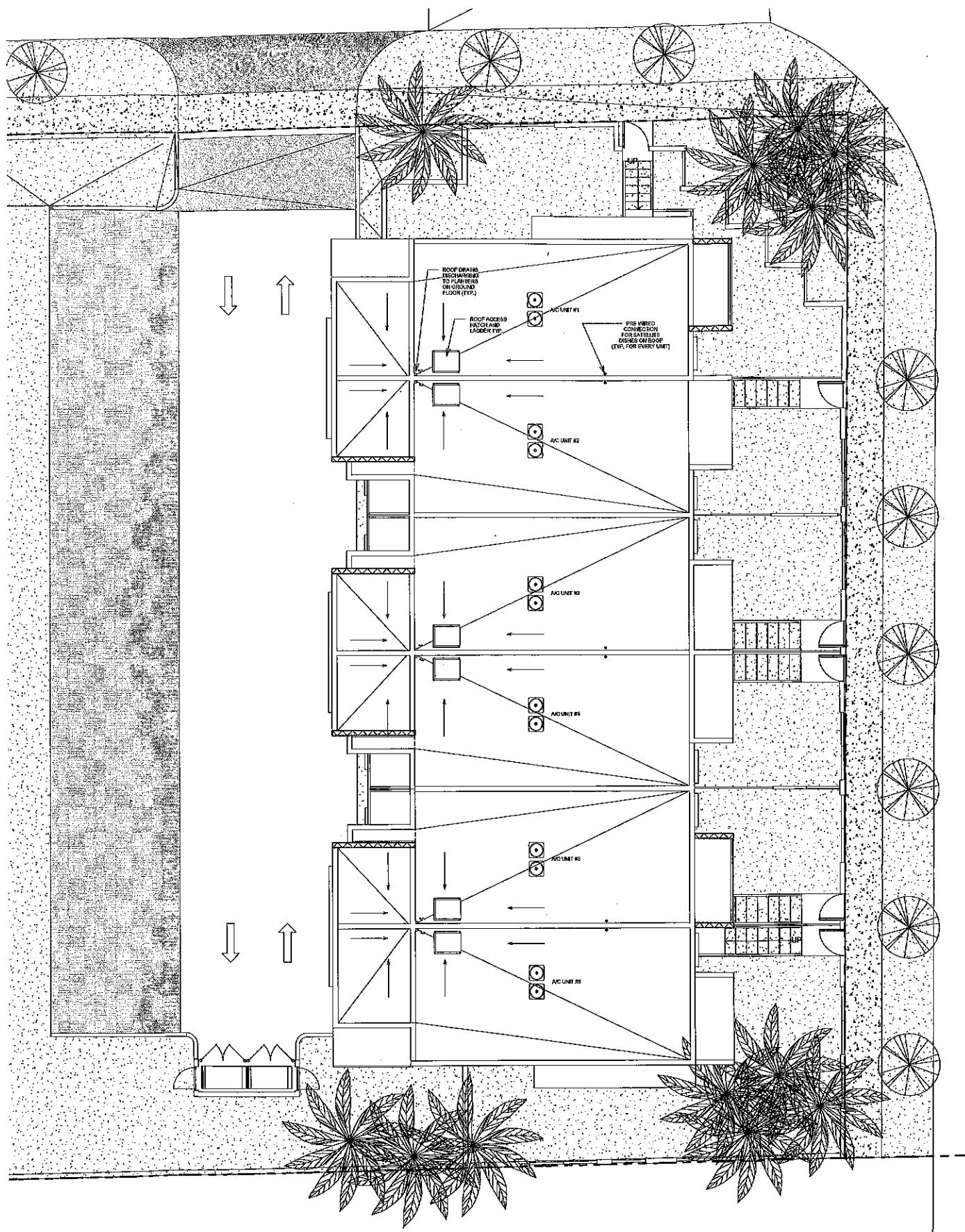
ARI SKLAR

SITE PLAN DETAILS

A1.1

PROJECT #: 16-012

DATE: 04-17-17



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

SKLARchitecture
2300 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL: (954) 735-0515
FAX: (954) 735-4292
www.sklararchitecture.com
AIA 00000000
IB 00000000
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #ARI1473

REVISIONS

NEW TOWNHOUSE FOR
CLEVELAND HOMES LLC
1604-1606 CLEVELAND ST.
HOLLYWOOD, FL 33020

- ☐ REVIEW SET
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- ☐ NOT FOR CONSTRUCTION
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- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 04-17-17

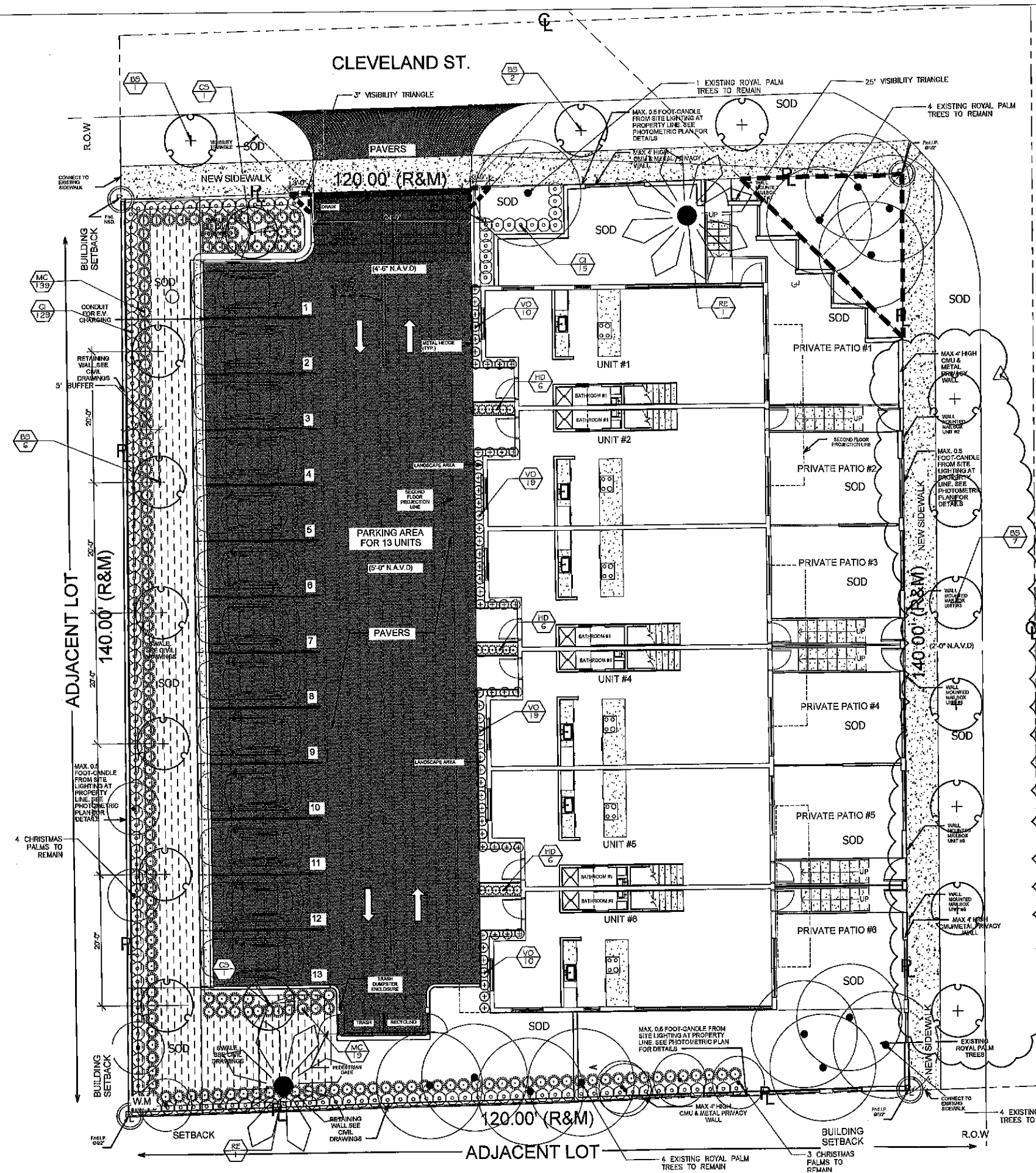
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M.V.
CHECKED BY:
ARI SKLAR

ROOF PLAN

A2.1

PROJECT #: 16-017

DATE: 04-17-17



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	DBH	SIZE
+	BS	16	Bursera altamaha / Gumbo Limbo	B & B	2" cal	12' HT, 6' Spr
+	CS	2	Conocarpus erectus 'Sericeus' / Silver Buttonwood	B & B	2" cal	12' HT, 6' Spr
+	RE	2	Royaltonia elata / Florida Royal Palm	Transplanted	18" cal	50' HT, 15' SPR

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HGT	SPED
○	CI	144	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	3 gal	24" HT, 24" O.C.	
○	HD	18	Hellanthus debilis / Cucumberleaf Santalizer	1 gal	12" HT X 12" SPR, 12" O.C.	
○	MG	150	Muhlenbergia capillaris / Pink Muhly	3 gal	24" HT, 24" O.C.	
○	VO	50	Viburnum coccineum / Walter's Viburnum	3 gal	24" HT, 24" O.C.	

SPECIFIED SIZES ARE MINIMUM REQUIREMENTS FOR MATERIAL. CONTAINER SIZE IS REFERENCE ONLY.
SOD - ST. AUGUSTINE FLORATAM - VERIFY SQUARE FOOTAGE IN FIELD FOR FULL COVERAGE OF PROPERTY.
MISC MATERIALS: MULCH. QUANTITY BY CONTRACTOR TO PROVIDE COVERAGE PER PLANT NOTES AND DETAILS.

LANDSCAPE CODES FOR CITY OF HOLLYWOOD

ZONE: RM-12 DISTRICT

ITEM	AREA
TOTAL LOT AREA	16,800 S.F.
BUILDING FOOTPRINT	10,125 S.F.
VIA DRIVEWAY / PARKING AREA	3,287 S.F.
TOTAL PERVIOUS AREA REQUIRED (LANDSCAPE CODES)	3,388 S.F.
TOTAL PERVIOUS AREA PROVIDED	3,388 S.F.

LANDSCAPE CODE CALCULATIONS

REQUIREMENT	REQUIRED	EXISTING / RELOCATED	NEW	TOTAL PROVIDED
PERMETER LANDSCAPE & BUFFERS				
1 STREET TREE / SIDEWALK FEET OF STREET FRONTAGE	31 TREES	3	3	3
1 TREE / 20 L.F. OF RELOC. BUFFER AREA	31 TREES	3	3	3
WHEN ADJUTING ON ACROSS ALLEY FROM RESIDENTIAL ZONING DISTRICT A PERMETER LANDSCAPE BUFFER MUST BE INCLUDED WITHIN THE REQUIRED BUFFER AREA				
1 TREE / 20 L.F. OF RELOC. BUFFER AREA	6 TREES	1	6	7
INTERIOR LANDSCAPE FOR V.I.A.				
TERMINAL ISLAND AT THE END OF EACH ROW OF PARKING SPACES. EACH ISLAND SHALL CONTAIN 100 S.F. MAX. OF PERVIOUS AREA.	2 TREES	0	2	2
1 TREE PER ISLAND				
LOBS WITH A WIDTH OF MORE THAN 50 FT; 20% OF TOTAL SQUARE FOOTAGE OF V.I.A. SHALL BE LANDSCAPED	211.87 SF			211.87 SF
OPEN SPACE:				
ALL PERVIOUS AREAS MUST BE LANDSCAPED WITH GRASS, GROUND COVER AND/OR SHRUBS				YES
A MINIMUM OF 1 TREE PER 1,000 S.F. OF PERVIOUS AREA OF PROPERTY	7 TREES	13	0	13
DESIGN REVIEW:				
ALL LANDSCAPE PROJECTS INCLUDING DECKS AND PATIOS THAT CONTAIN 100 S.F. OR MORE SHALL COMPLY WITH DESIGN REVIEW GUIDELINES FOR LANDSCAPING	Yes			Yes
IRRIGATION:				
PROVIDE 100% IRRIGATION COVERAGE OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT	Yes			Yes
TOTAL	24 TREES	12	16	35 TREES

NATIVE SETBACK REQUIREMENT

60% Native Trees: 1646
TOTAL PROPOSED TREES = 946 NATIVE TREES PROVIDED

50% SHRUBS
456 TOTAL PROPOSED SHRUBS
456 PROPOSED NATIVE SHRUBS
100% NATIVE SHRUBS PROVIDED

SPECIES LIST
24 TREES = 16 NATIVE & 8 SPECIES
Maximum 50% Palms to 100% Requirement
12 Trees / 12 Palms = 60% Palms

TOTAL NATIVE TREES: 21 TREES
Specimen Palms: 15 Existing Royal Palms
Non-specimen Palms: 7 Existing Adonidia Palms + 2 trees @ 21' ratio

LANDSCAPE PLAN
GROUND LEVEL

NORTH

0 8 16 24 32 feet
1/8" = 1'-0"

Cortada
LANDSCAPING DESIGN

TEL: (305) 321.4350
design@landscapingmiami.com
91 NW 154 ST
MIAMI FL 33169

PROJECT TEAM:
LANDSTONE DESIGN INC
TEL: (818) 856.9566
info@landstonedesign.com

CLEVELAND HOMES LLC
1604-1606 CLEVELAND ST
HOLLYWOOD, FL 33020

SEAL

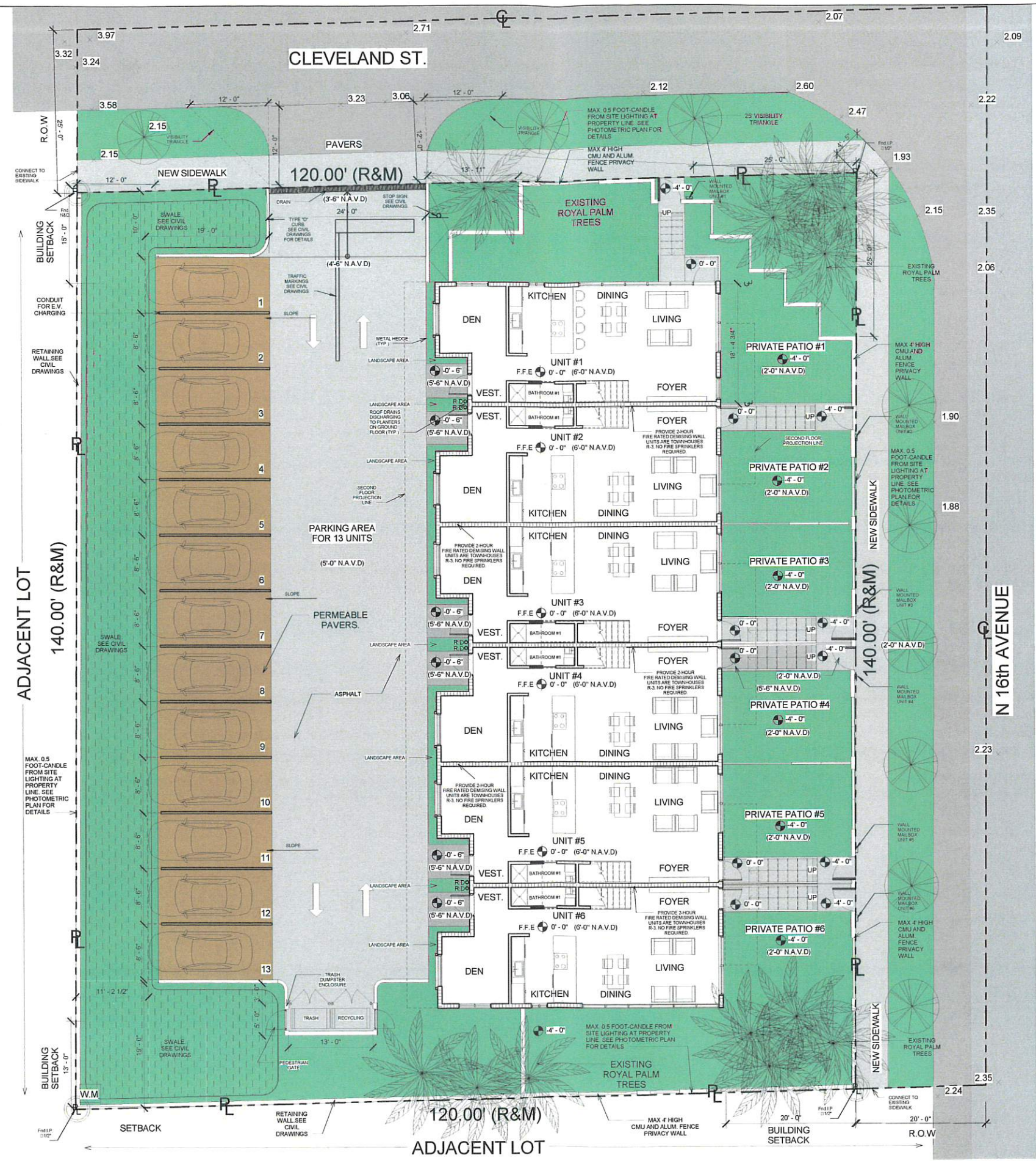
DERICK LANGEL, P.L.A., ISA
FLORIDA REG. NO. LA6667045

SCALE: INDICATED
DRAWN BY:
CHECKED BY:

DATE	DESCRIPTION
03-09-17	
11-17-2017	CITY COMMENTS

PROJECT NO.

SHEET NO. L-1



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

NEW TOWNHOUSE FOR
CLEVELAND HOMES LLC.
1604-1606 CLEVELAND ST.
HOLLYWOOD, FL 33020

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 04-17-17

DRAWN BY:
M.V.
CHECKED BY:
ARI SKLAR

SITE PLAN COLOR

A1.2

PROJECT #: 16-017

DATE: 04-17-17