

# ATTACHMENT A

## Application Package

# 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: \_\_\_\_\_

Location Address: 1401 Surf Road Hollywood, FL  
Lot(s): 3 & 4 Block(s): 3 Subdivision: Atlantic Shores North Beach  
Folio Number(s): 54224020110  
Zoning Classification: Rm-25-SUB Land Use Classification: Med-High Res.  
Existing Property Use: Residential Sq Ft/Number of Units: \_\_\_\_\_  
Is the request the result of a violation notice? ( ) Yes ( ☒ ) No If yes, attach a copy of violation.  
Has this property been presented to the City before? If yes, check 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: Review by Planning & Development Board for Variance for Front Set Back.

Number of units/rooms: N/A Sq Ft: N/A  
Value of Improvement: 45,000 Estimated Date of Completion: June 2018  
Will Project be Phased? ( ) Yes ( ☒ ) No If Phased, Estimated Completion of Each Phase \_\_\_\_\_

Name of Current Property Owner: Luis Stabinski  
Address of Property Owner: 1401 S. Surf Road Hollywood FL 33019  
Telephone: 305-588-9200 Fax: \_\_\_\_\_ Email Address: lstabinski@aol.com  
Name of Consultant/Representative/Tenant (circle one): Joseph B. Kauler  
Address: 2417 Hollywood Blvd Hollywood Telephone: 954-950-5746  
Fax: 954-950-2841 Email Address: Joseph@kaulerarchitects.com  
Date of Purchase: 4/1/91 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: \_\_\_\_\_

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

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



# 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](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: \_\_\_\_\_

Date: 6/14/17

PRINT NAME: LUIS STABINSKI

Date: 6/14/17

Signature of Consultant/Representative: \_\_\_\_\_

Date: 6-14-17

PRINT NAME: JOSEPH B. KAUFER

Date: 6-14-17

Signature of Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

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

Date: \_\_\_\_\_

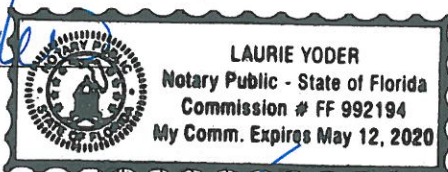
### Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Planning & Development Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kauffer to be my legal representative before the Planning & Development (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 14th day of June 2017.

Notary Public  
State of Florida

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



Signature of Current Owner

LUIS STABINSKI  
Print Name

# STABINSKI RESIDENCE

1401 S SURF ROAD  
HOLLYWOOD FLORIDA

## PROJECT INFO:

3 CAR GARAGE ADDITION TO EXISTING  
SINGLE FAMILY RESIDENCE

## LAND DESCRIPTION:

LOTS 3 AND 4, BLOCK 3, OF "ATLANTIC SHORES NORTH BEACH SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH : THE SOUTH 1/2 OF JEFFERSON COURT, AS SHOWN ON SAID PLAT LYING NORTH OF AND ADJACENT TO SAID LOT 4 AND BOUNDED ON THE EAST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 4 TO THE INTERSECTION OF THE CENTERLINE OF SAID JEFFERSON COURT AND BOUNDED ON THE WEST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4 TO THE INTERSECTION OF THE CENTERLINE OF SAID JEFFERSON COURT.





1401 S. SURF RD  
(SITE)



1500 S. SURF RD.  
(WEST OF SITE).

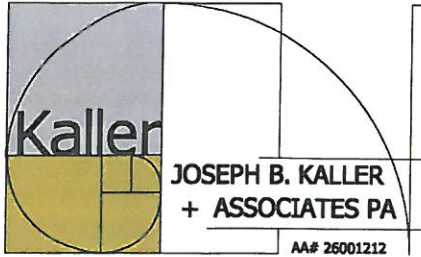




(NORTH OF SITE)



1451 S. SURF RD.  
(SOUTH OF SITE)



## architecture - interiors - planning

VARIANCE CRITERIA STATEMENT  
STABINSKI RESIDENCE  
GARAGE ADDITION  
1401 S. SURF RD.  
HOLLYWOOD, FL 33019  
August 25, 2017

The Variances being requested are as follows:

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

The variance being requested is for the setback from South Surf Road. The required setback from South Surf is 25'-0" and the proposed 3 car garage is located 14'-8" from the Surf Road property line.

The request maintains the basic intent and purpose of the subject regulations and fits within the range of the setbacks of the adjacent properties along the east side of Surf Road.

The proposed garage is a single-story structure that does not appear imposing along the street. The residence itself is 5'-2" from the Surf Road property line, therefore the proposed garage would be setback more than the house itself. The garage would not look out of place driving south along Surf Road and would not fit right into the existing built environment.

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

The existing surrounding community is made up of small scale multi-family residential buildings. The heights of the surrounding buildings vary from single-story to three stories, especially the buildings on the east side of Surf Road. These buildings sit relatively close to Surf Road because the lot depths are just 80'-0" and the widths 40'-0".

The proposed garage is sited in a way that fits into the existing community seamlessly and would not at all be detrimental.

- C. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from



time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City; and

The Neighborhood Plan and Comprehensive Plan both support a lower scale type of structure in the RM-25-SCB Zoning District. The setbacks and heights in these plans promotes a walkable environment with public beach access and promotes a connection between neighbors. The garage will not go against the intent of the City's Comprehensive Plan and will not be intrusive or negatively impact the Community's Development goals.

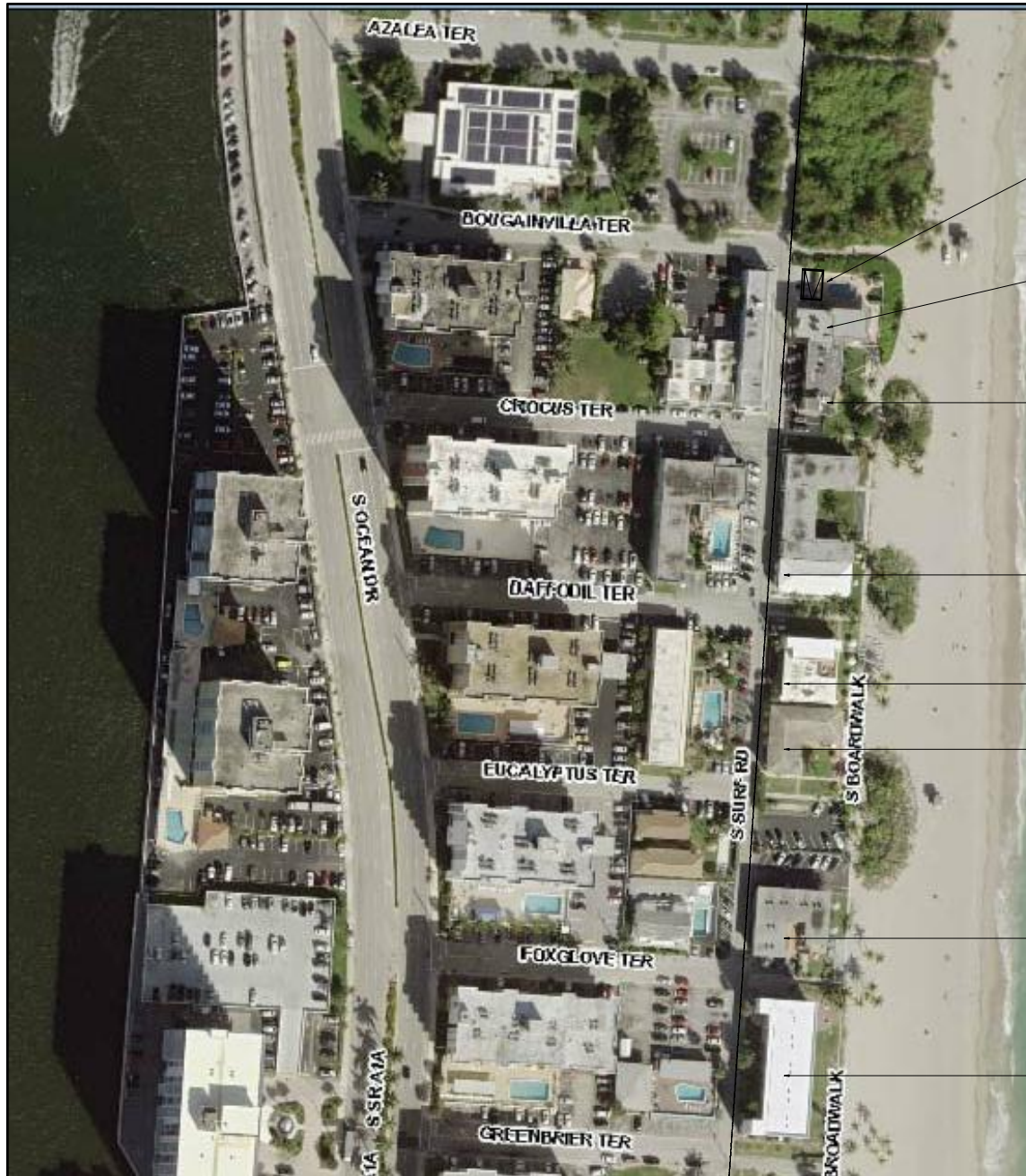
- D. That the need for the requested Variance is not economically based or self-imposed; or

The variance request is not economically based or self-imposed. The existing single-family residence has only open on grade parking and as a result the salt air has reeked havoc on the Owner's cars and other modes of transportation like bicycles. It is out of necessity that they are proposing to add an enclosed garage that will provide some protection to their possessions. The siting of the garage is so as to cause the least amount of disturbance to the existing site, pool, and pool deck and to provide a seamless connection between the garage and the residence.

- 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:

No State or Federal Laws are being affected by this variance request.

## SURF ROAD SETBACKS ADJACENT LOTS



PROPOSED 3 CAR GARAGE  
14'-8"

EXIST. SINGLE FAMILY RESIDENCE  
5'-2"

20'-0"

9'-6"

20'-0"

15'-0"

11'-0"

8'-0"



Douglas Mann, P.E., D.CE.  
*Sr. Coastal Engineer*  
*Coastal Restoration Team*

APTIM  
2481 NW Boca Raton Blvd  
Boca Raton FL 33431  
Tel: +1 561 361 3148  
Fax: +1 561 391 9116  
Douglas.Mann@aptim.com

December 13, 2017

Luis Stabinski  
Stab Properties of Broward, LLC.  
1401 South Surf Road  
Hollywood Florida 33019

**Subject: 1401/1451 South Surf Road Hollywood (Crocus and Bougainvilla Towers) Storm Recession**

Dear Mr. Stabinski:

This letter summarizes the results of our storm recession and wave impact analyses for the 100-year return period storm event. These calculations should be forwarded to your structural engineer for the pile foundation design of your proposed development.

A. Storm Recession

Utilizing FDEP's storm recession model, CCCLr, and site specific topography of the dune and upland areas, we estimate the 100 year return period storm recession to occur as indicated in the attached figure. Due to the general low elevations of this section of Hollywood, the entire island will be overtopped by storm surge during the peak of the storm. At the seaward edge of the condominium structure (site plan dated March 24, 2017), the bottom elevation of the structural system (including grade beams, pile caps, etc.) should be above +16.7 feet NAVD, or the top elevation of the structural system below +2.4 feet NAVD. This will allow the storm surge plus the wave action to propagate through or under the structure. All construction between 2.4 Feet NAVD and 16.7 feet NAVD should be frangible (excluding shear walls, piles, and or columns).

B. Loads on Piles

To assist your structural engineer with the foundation design, dynamic horizontal wave loads (without load factors) were estimated based on storm recession results from APTIM's analysis above.

1. Circular Piles

- a. 12-inch 2500 lbs
- b. 14-inch 2900 lbs

2. Square Piles





- a. 12-inch 2800 lbs
- b. 14-inch 3300 lbs

All resultant loads act at +13.9 feet NAVD.

If you have any questions please call me.

Very truly yours

A handwritten signature in blue ink, appearing to read 'Douglas W. Mann', written over a circular professional engineer seal.

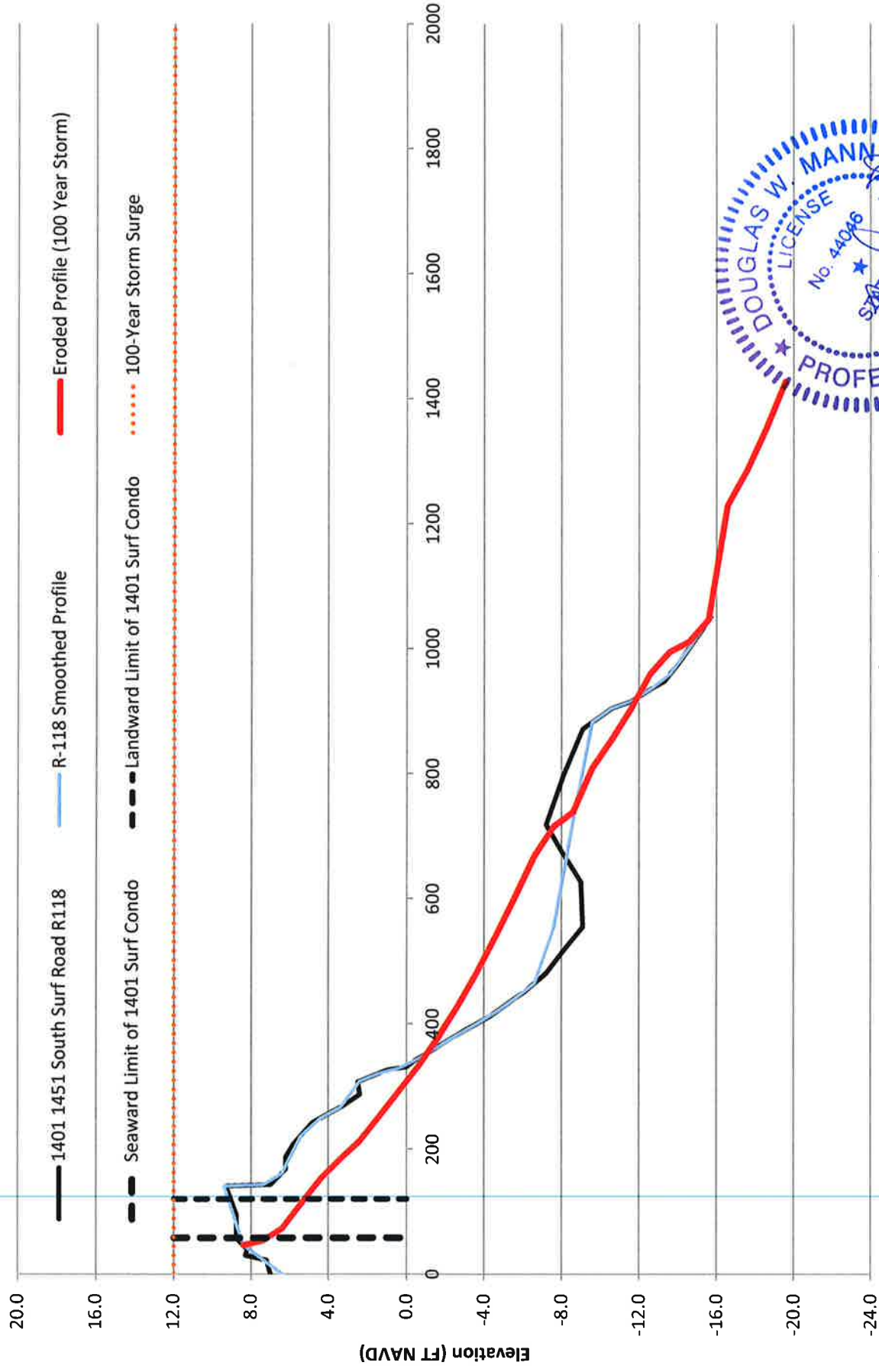


Douglas W. Mann, P.E., D.CE.  
Sr. Coastal Engineer  
Aptim Environmental & Infrastructure, Inc.

enclosure

cc. Giovanni Munoz, Kaller Architects

# Storm Recession Analysis (FDEP Monument R-118)



## Elevators

Elevators attached to or beneath an elevated V zone structure must comply with building, fire, electrical, and mechanical code requirements. Like access stairs, elevators are excluded from the NFIP breakaway requirement, but must meet the NFIP flood damage-resistant material requirements. Elevator equipment below the BFE will result in higher flood insurance premiums.

Flood loads acting on the elevator components and any non-breakaway shaft walls must be accounted for in the design of the elevated structure and its foundation system; therefore, it is advantageous to minimize the size of residential elevators. Additional details can be found in Technical Bulletin 4, *Elevator Installation for Buildings Located in Special Flood Hazard Areas*, Technical Bulletin 2, *Requirements for Flood Damage-Resistant Materials for Buildings Located in Special Flood Hazard Areas*, and in *Flood Resistant Design and Construction* (ASCE 24). ASCE 24 is referenced by model building codes and has been determined by FEMA to be consistent with the NFIP regulations.

## Enclosed Areas

Use of enclosed areas is restricted to parking of vehicles, building access, and storage. Enclosed areas, including foyers, must be constructed of flood damage-resistant materials and not be finished. Enclosed areas must not be used for habitable or recreational purposes.

The NFIP regulations state that the area beneath the elevated portion of a V zone structure may be enclosed only with open lattice, insect screening or non-supporting breakaway walls (see Technical Bulletin 9, *Design and Construction Guidance for Breakaway Walls Below Coastal Buildings*). Guidance on lattice has been developed and incorporated into FEMA documents, including the *Flood Insurance Manual*. The guidance states the following as being acceptable lattice:

- Wooden or plastic lattice, with at least 40 percent of its area open, and made of material no thicker than ½ inch.
- Wooden or plastic slats or shutters, with at least 40 percent of their area open, and made of material no thicker than 1 inch.

Figures 4 and 5 show examples of compliant slats, which typically are installed flat against the foundation pilings (Figure 4) or angled like louvers between the pilings (Figure 5).

The NFIP does not limit the size of enclosures under elevated structures. However, higher NFIP flood insurance premiums will be assessed for V zone structures with enclosed areas that are 300 square feet or more in size (including stairwells and elevator enclosures), even if enclosed by compliant breakaway walls.

The NFIP does not require flood openings in V zone enclosures; however, some communities may have such a requirement.

## Equipment

In general, mechanical, electrical, and plumbing equipment and fixtures are required to be elevated at or above the BFE. There are some exceptions for elevator equipment that cannot be elevated, but these exceptions are very specific and are outlined in Technical Bulletin 4, *Elevator Installation for Buildings Located in Special Flood Hazard Areas* and ASCE 24.



# GARAGE ADDITION TO STABINSKI RESIDENCE

1401 S. SURF ROAD      HOLLYWOOD      FLORIDA



P.A.C.O. - JUNE 12, 2017  
P AND D - FEBRUARY 8, 2018

## PROJECT TEAM

**ARCHITECT**  
JOSEPH B. KALLER AND ASSOCIATES, P.A.  
CONTACT: MR. JOSEPH B. KALLER  
ADDRESS: 2417 HOLLYWOOD BLVD.  
HOLLYWOOD, FL 33020  
PHONE: (954) 926-5146  
FAX: (954) 926-2841  
EMAIL: joseph@kallerarchitects.com

**OWNER**  
LUIS AND BELL STABINSKI  
CONTACT: LUIS STABINSKI  
ADDRESS: 1401 S SURF ROAD  
HOLLYWOOD, FL 33019  
TEL: (954) 364-1431  
EMAIL: lstabinski@aol.com

**SURVEYOR**  
COUSINS SURVEYORS AND ASSOCIATES, INC.  
CONTACT: RICHARD COUSINS  
ADDRESS: 3921 SW 4TH AVENUE, SUITE 1011  
DAVIE, FL 33314  
PHONE: (954) 680-9885  
EMAIL: RECsurvey@aol.com

## PROJECT DATA

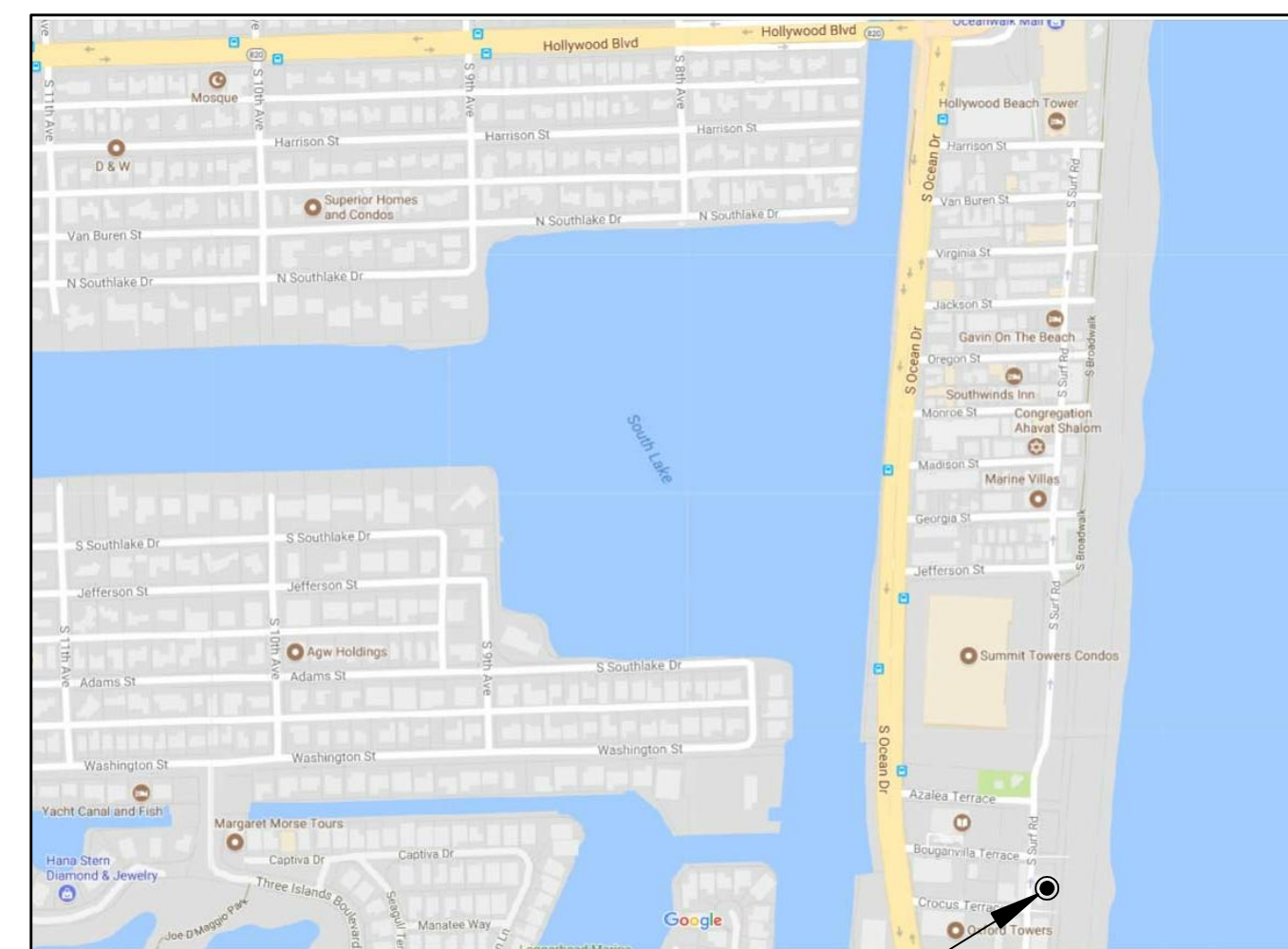
**CODES:**  
FLORIDA BUILDING CODE, 5TH EDITION 2014  
5TH EDITION FLORIDA FIRE PREVENTION CODE, 2016 BROWARD FIRE AMENDMENTS  
FLORIDA ADMINISTRATIVE CODE 63A-40

**JURISDICTION:**  
CITY OF HOLLYWOOD  
BROWARD COUNTY  
STATE OF FLORIDA

## DRAWING INDEX

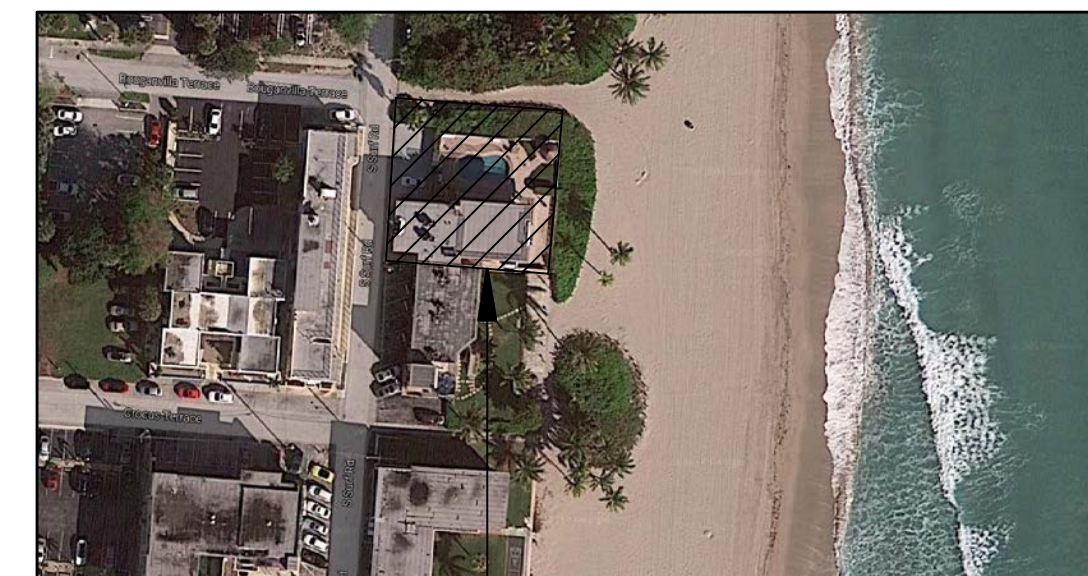
- T-1 COVER SHEET
- SURVEY**
- SP-1 EXISTING AND PROPOSED SITE PLAN AND SITE DATA
- A-1 PROPOSED GARAGE FLOOR PLAN  
A-2 EXISTING AND PROPOSED WEST ELEVATION  
A-3 EXISTING AND PROPOSED NORTH ELEVATION  
A-4 EXISTING AND PROPOSED EAST ELEVATION  
A-5 PROPOSED NORTH ELEVATION - RESIDENCE AND SOUTH ELEVATION - GARAGE  
A-6 CONTEXTUAL STREET ELEVATIONS

## LOCATION MAP

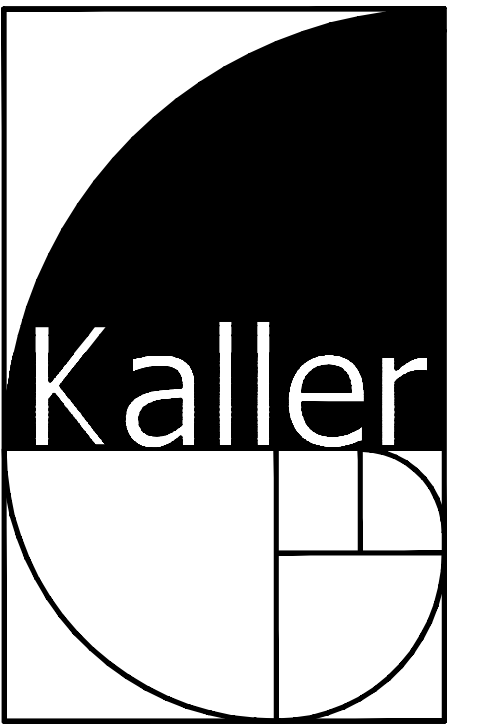


SITE

## AERIAL



SITE



JOSEPH B. KALLER  
+  
ASSOCIATES PA  
A.P. 26002322  
2417 Hollywood Blvd., Hollywood, Florida 33020  
(954) 926-5146 phone - (954) 926-2841 fax  
kaller@hollywoodfl.net

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0007239

PROJECT TITLE

GARAGE ADDITION TO  
STABINSKI RESIDENCE  
1401 S SURF ROAD  
HOLLYWOOD FL 33019

SHEET TITLE

TITLE PAGE  
P AND D

## REVISIONS

No.	DATE	DESCRIPTION
1	9-28-17	PLANNING DEPT.
2		

This drawing, as an instrument of service, is not valid except the property of the architect and shall not be reproduced, published or used in any way without the permission of the architect.

PROJECT No.: 15154  
DATE: 7-11-17  
DRAWN BY: TMS  
CHECKED BY: JBK

SHEET

# T-1

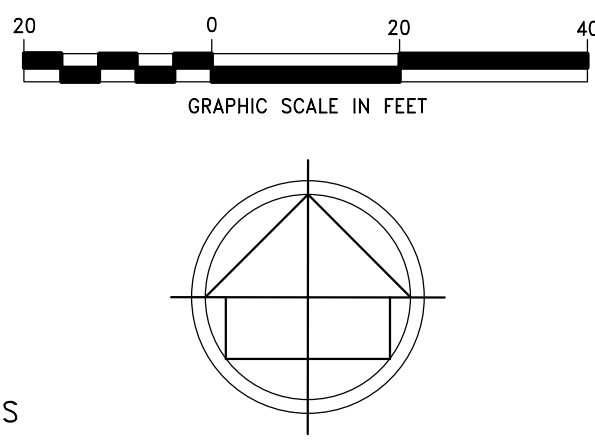
1 OF 1



LEGEND:

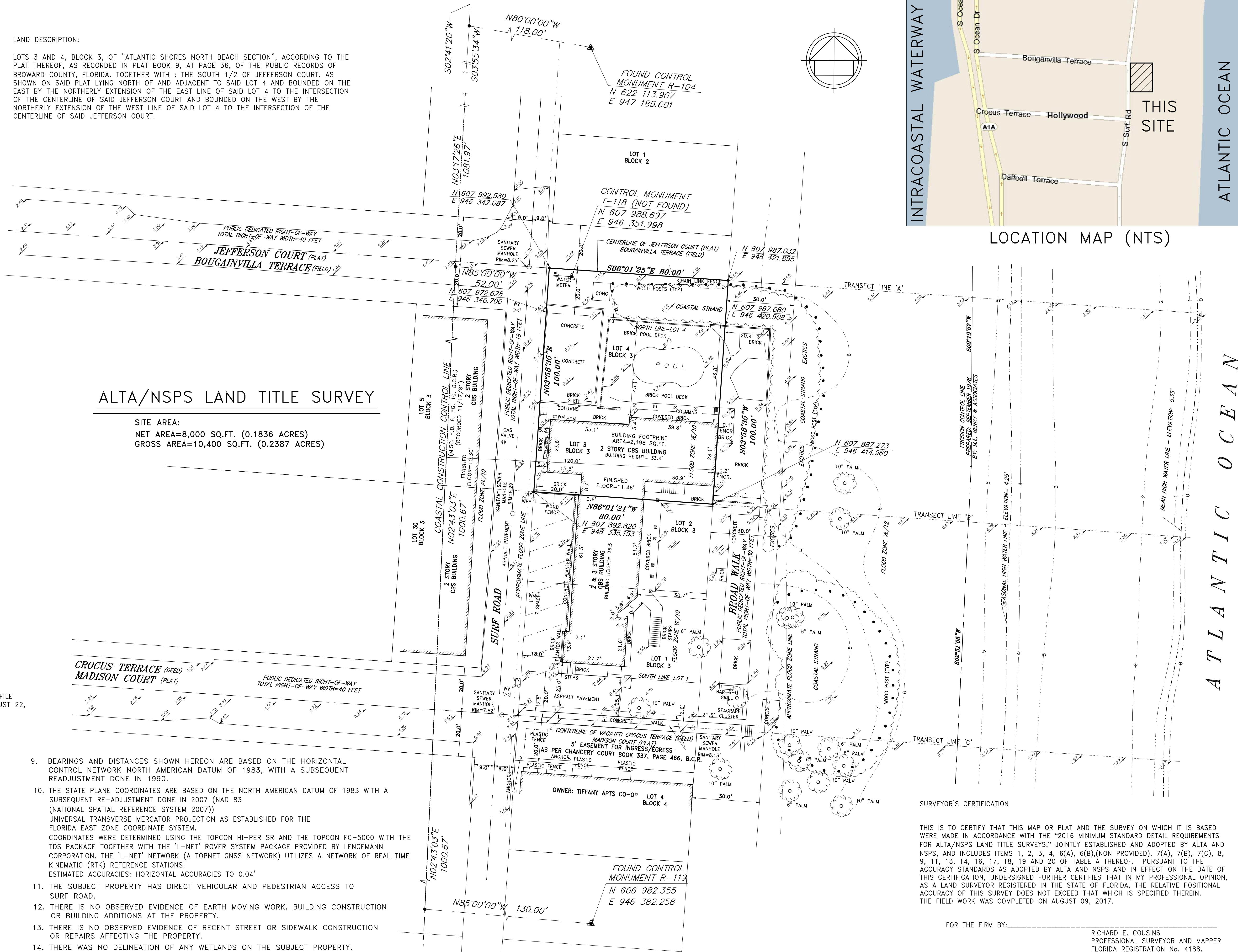
CKD  
CONC  
DWN  
FB/PG  
SNC  
FIR  
FIP  
FNC  
FND  
P.B.  
B.C.R.  
WPP  
-X-  
ELEV  
CBS  
-E-  
A/C  
6.06  
BLDG  
ORB  
ALTA  
NSPS  
WV  
SQ.FT.  
GM

CHECKED BY  
CONCRETE  
DRAWN BY  
FIELD BOOK AND PAGE  
SET NAIL AND CAP #6448  
FOUND IRON ROD  
FOUND IRON PIPE  
FOUND NAIL AND CAP  
FOUND NAIL & DISC  
PLAT BOOK  
BROWARD COUNTY RECORDS  
WOOD POWER POLE  
CHAIN LINK/ WOOD FENCE  
ELEVATION  
CONCRETE BLOCK STRUCTURE  
OVERHEAD UTILITY WIRES  
AIR CONDITIONER  
ELEVATION  
BUILDING  
OFFICIAL RECORDS BOOK  
AMERICAN LAND TITLE ASSOCIATION  
NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS  
WATER VALVE  
SQUARE FEET  
GAS METER



LAND DESCRIPTION:

LOTS 3 AND 4, BLOCK 3, OF "ATLANTIC SHORES NORTH BEACH SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH THE SOUTH 1/2 OF JEFFERSON COURT, AS SHOWN ON SAID PLAT LYING NORTH OF AND ADJACENT TO SAID LOT 4 AND BOUNDED ON THE EAST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 4 TO THE INTERSECTION OF THE CENTERLINE OF SAID JEFFERSON COURT AND BOUNDED ON THE WEST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4 TO THE INTERSECTION OF THE CENTERLINE OF SAID JEFFERSON COURT.



ALTA/NSPS LAND TITLE SURVEY

SITE AREA:  
NET AREA=8,000 SQ.FT. (0.1836 ACRES)  
GROSS AREA=10,400 SQ.FT. (0.2387 ACRES)

SEE SKETCH FOR  
FLOOD ZONE LINE DEPICTION

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0588 H
ZONE	VE
BASE FLOOD ELEV	10
EFFECTIVE DATE	08/18/14

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC, FUND FILE NUMBER: 492932. EFFECTIVE DATES: FROM APRIL 26, 1929 AT 11:00 PM TO AUGUST 22, 2017 AT 11:00 PM

EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THE LANDS:

PLAT BOOK 9, PAGE 36, B.C.R. (AFFECTS/PLOTTED)  
ORB. 32599, PG. 1510, B.C.R. (AFFECTS/NOT PLOTTABLE)

- THIS SURVEY WAS DONE SOLEY TO SHOW BOUNDARY INFORMATION 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 ARE NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK #3956 ELEVATION =7.65' (NAVD88)
- THE COASTAL CONSTRUCTION CONTROL LINE WAS DETERMINED FROM MONUMENTS R-104 & R-119

	N(*)	E(*)
R-104	622 113.907	947 185.601
R-119	606 982.355	946 382.258

(COORDINATES SHOWN HEREON ARE BASED ON THE NAD 1983 WITH A SUBSEQUENT READJUSTMENT DONE IN 2007.)

- BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE HORIZONTAL CONTROL NETWORK NORTH AMERICAN DATUM OF 1983, WITH A SUBSEQUENT READJUSTMENT DONE IN 1990.
- THE STATE PLANE COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 WITH A SUBSEQUENT RE-ADJUSTMENT DONE IN 2007 (NAD 83 (NATIONAL SPATIAL REFERENCE SYSTEM 2007))
- UNIVERSAL TRANSVERSE MERCATOR PROJECTION AS ESTABLISHED FOR THE FLORIDA EAST ZONE COORDINATE SYSTEM.
- COORDINATES WERE DETERMINED USING THE TOPCON HI-PER SR AND THE TOPCON FC-5000 WITH THE TDS PACKAGE TOGETHER WITH THE "L-NET" ROVER SYSTEM PACKAGE PROVIDED BY LENGEMANN CORPORATION. THE "L-NET" NETWORK (A TOPNET GNSS NETWORK) UTILIZES A NETWORK OF REAL TIME KINEMATIC (RTK) REFERENCE STATIONS.
- ESTIMATED ACCURACIES: HORIZONTAL ACCURACIES TO 0.04'
- THE SUBJECT PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO SURF ROAD.
- THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE WAS NO DELINEATION OF ANY WETLANDS ON THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B),(NON PROVIDED), 7(A), 7(B), 7(C), 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON AUGUST 09, 2017.

FOR THE FIRM BY: \_\_\_\_\_

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

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 :

LUIS STABINSKI

1401 S SURF ROAD  
HOLLYWOOD, FLORIDA 33060

ALTA/NSPS LAND TITLE SURVEY

REVISIONS

DATE	FB/PG	DWN	CKD
07/25/17	----	AM	REC
08/02/17	----	AM	REC
08/09/17	----	AM	REC

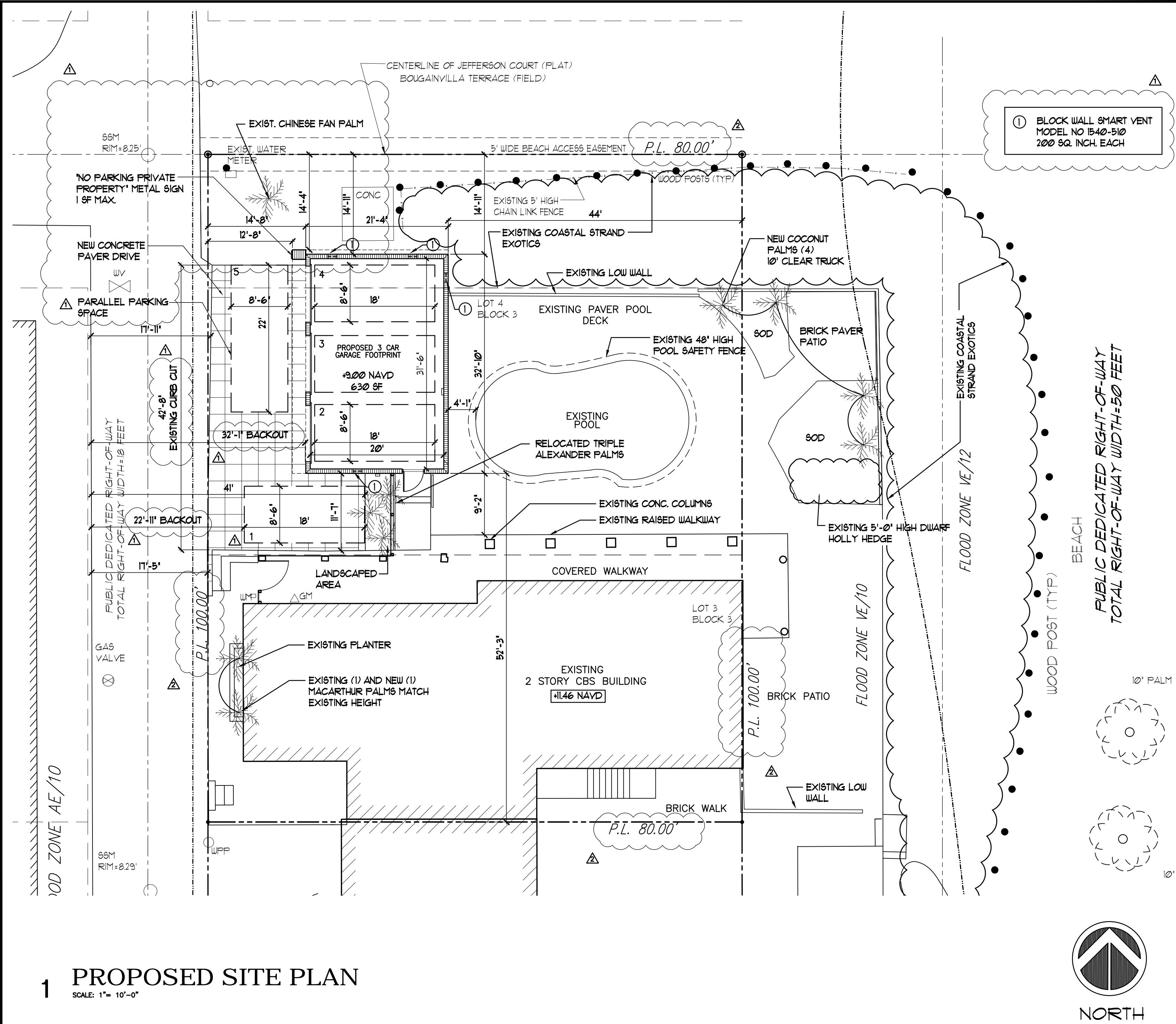
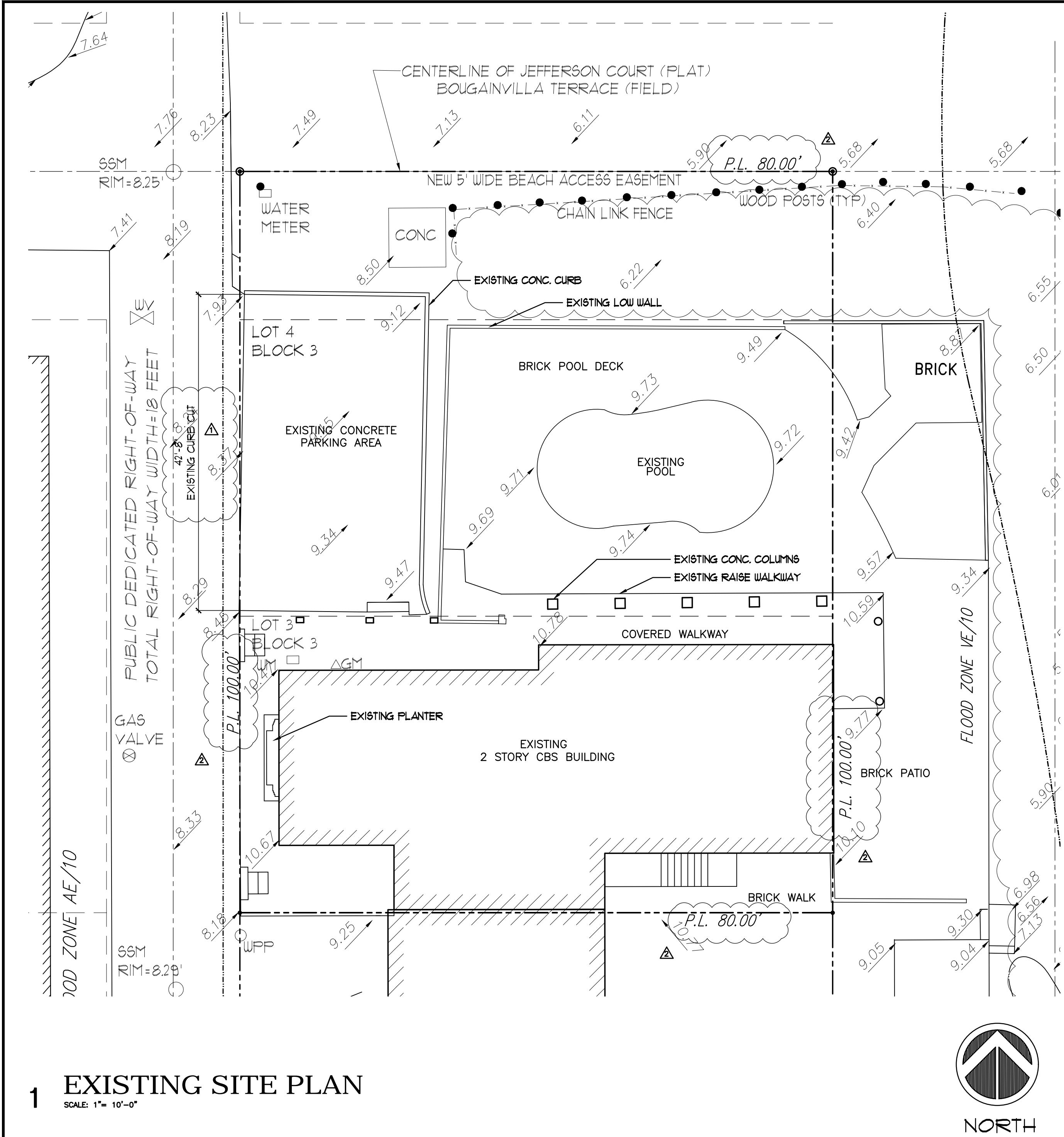
PROJECT NUMBER : 8407-17

SCALE : 1" = 20'

SHEET

1  
OF  
1  
SHEET





PROPERTY ADDRESS  
1401 S SURF ROAD  
HOLLYWOOD, FL 33019

SITE INFORMATION/ BUILDING SUMMARY  
SITE INFORMATION:

1)- ZONING: SOUTH CENTRAL BEACH RESIDENTIAL MULTI-FAMILY (RM-25-SCB)  
LAND USE DESIGNATION: RESIDENTIAL MULTI-FAMILY

2)- NET LOT AREA: 8,000 S.F. (0.1836 ACRES)  
3)- GROSS LOT AREA: 10,400 S.F. (0.2387 ACRES)

4)- PARKING  
REQUIRED: 5 SPACES  
PROVIDED: 5 SPACES

5)- SETBACKS (garage only)  
REQUIRED: BASE  
(a) OCEAN FRONT: 15'-0"  
(b) SURF ROAD: 25'-0"  
(c) INTERIOR: 10'-0"  
PROVIDED: BASE  
44'-0"  
14'-8"  
52'-3" SOUTH  
14'-11" NORTH

BUILDING SUMMARY:

1)- BUILDING HEIGHT: ALLOWED: 50'-0"  
PROVIDED: 2 STORIES: 20'-10" (existing residence)  
1 STORY 10'-0" (proposed garage)

2)- BUILDING AREAS:  
EXISTING RESIDENCE: 3964 S.F.  
PROPOSED GARAGE: 700 S.F.  
TOTAL: 4664 S.F.

VARIANCE BOX:

SETBACKS (garage only) REQUIRED: 25'-0"  
PROVIDED: 14'-8"

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE RM-25-SCB ZONING DISTRICT.

FEMA NOTE:  
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

SITE LIGHTING NOTE:  
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS. EXTERNAL LIGHTS TO BE SHIELDED TO PREVENT LIGHT POLLUTION TO ADJACENT SITES AND UP INTO THE NIGHT SKY.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

UNITY OF TITLE:  
A UNITY OF TITLE, IN A FORM ACCEPTABLE TO THE CITY OF HOLLYWOOD CITY ATTORNEY'S OFFICE, SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, BY THE CITY, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

NOTE:  
ENCLOSED AREAS THAT ARE IN THE V ZONE SHALL BE LIMITED TO BUILDING ACCESS AREAS, GARAGES AND STORAGE, AND MUST BE CONSTRUCTED OF FLOOD DAMAGE RESISTANT MATERIALS AND NOT BE FINISHED. ENCLOSED AREAS MUST NOT BE USED FOR HABITABLE OR RECREATIONAL PURPOSES.

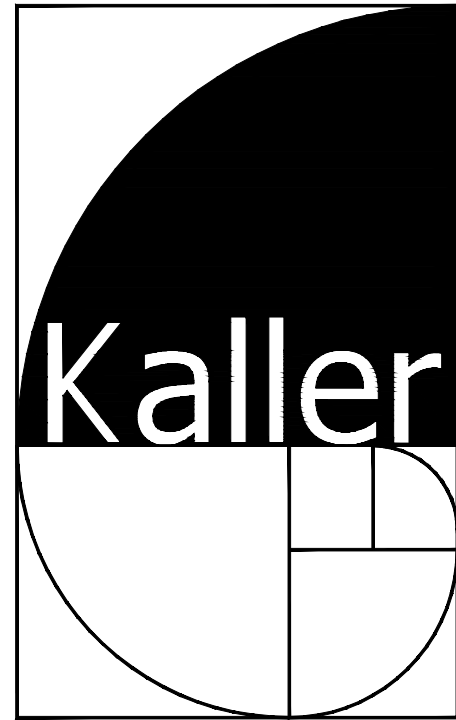
NOTE:  
ENCLOSED AREAS THAT ARE 300 SF OR MORE IN SIZE SHALL BE ENCLOSED BY COMPLIANT BREAKAWAY WALLS.

ALL FIRST FLOOR WALLS TO BE OF FRANGIBLE DESIGN (EXCLUDING SHEAR WALLS)

BOTTOM ELEVATION OF HORIZONTAL STRUCTURAL MEMBERS TO BE AT +6.1' NAVD MIN.

NOTE:  
Flood Vents are to be installed 12" above adjacent grade.

NOTE:  
AS PER FEMA ELEVATION CERTIFICATE SECTION A9. PROVIDE 1 SQ. INCH PER 1 SQ. FT. OF GARAGE AREA IN FLOOD OPENINGS IN THE WALL AND/OR GARAGE DOOR.



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SEAL

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PROJECT TITLE  
GARAGE ADDITION TO STABINSKI RESIDENCE  
1401 S SURF ROAD  
HOLLYWOOD FL 33019

SHEET TITLE  
EXISTING AND PROPOSED SITE PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	9-28-17	PLANNING DEPT.
2	2-12-18	ENGINEERING DEPT.

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PROJECT No.: 15154  
DATE: 7-11-17  
DRAWN BY: TMS  
CHECKED BY: JBK

SHEET

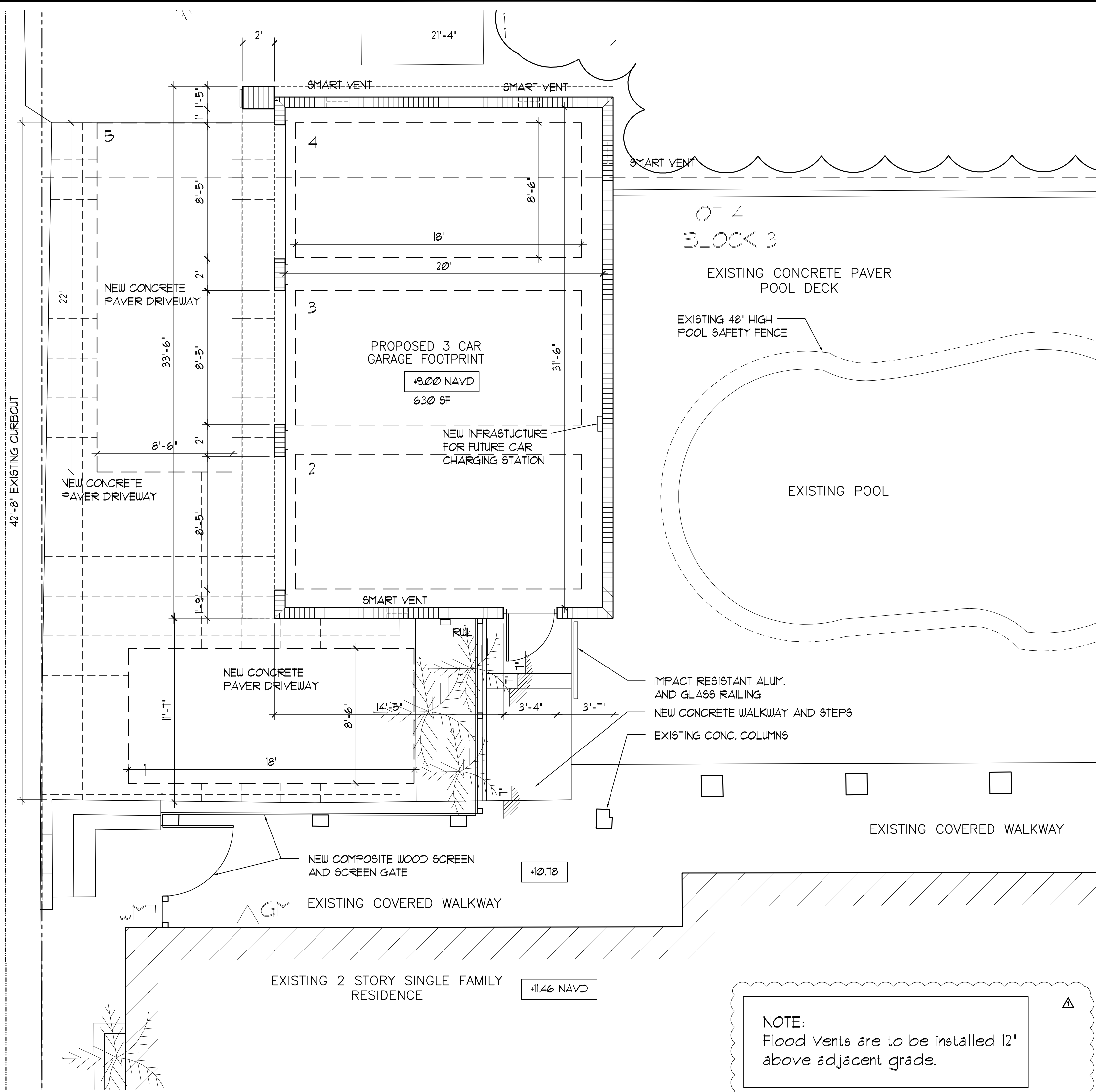
SP-1

1 OF 1



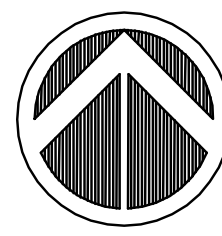
1 **PROPOSED GARAGE FLOOR PLAN**

SCALE: 1/4" = 10'-0"



NOTE:  
Flood Vents are to be installed 12"  
above adjacent grade.

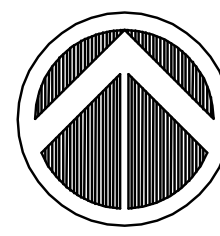
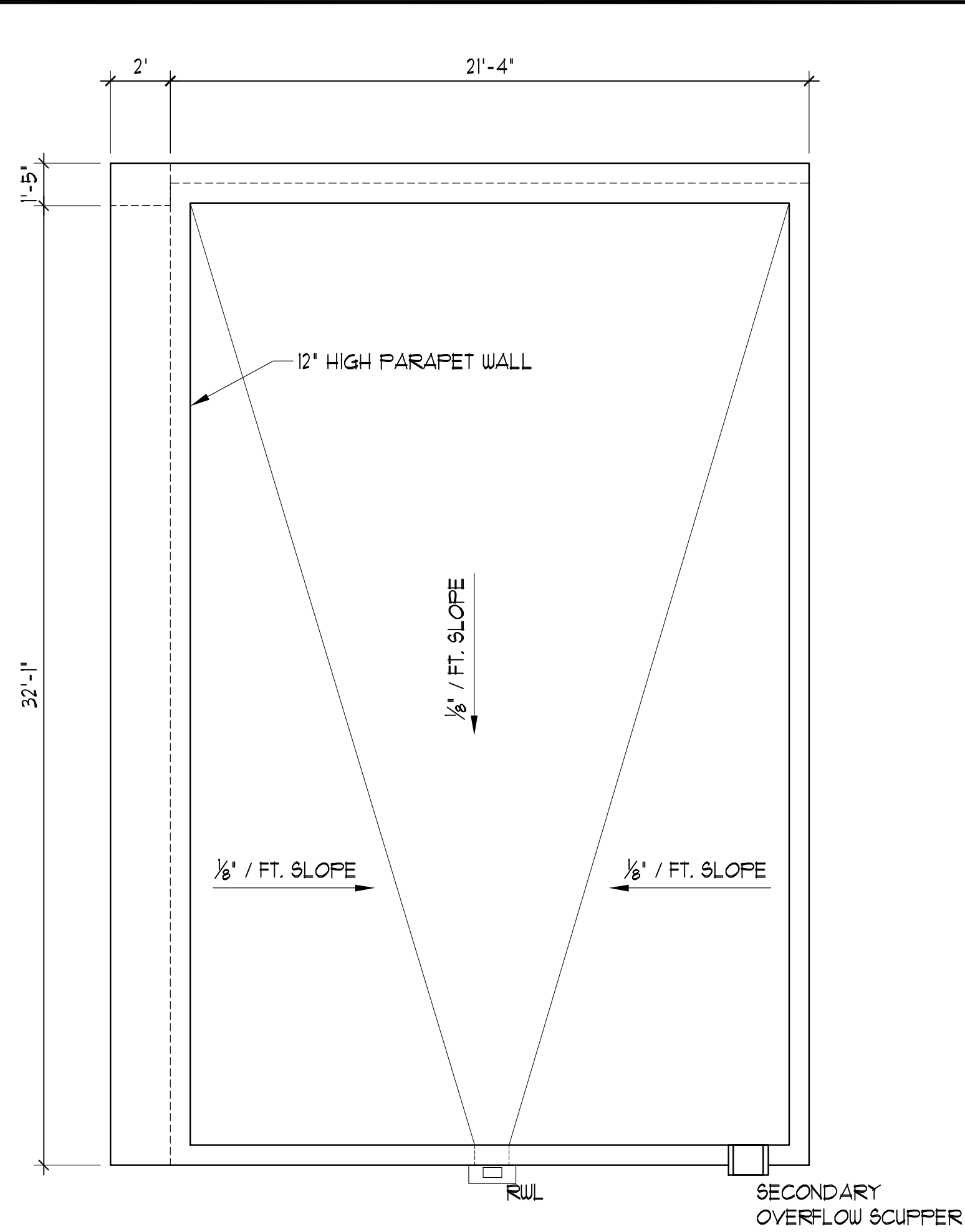
NOTE:  
AS PER FEMA ELEVATION CERTIFICATE  
SECTION A9, PROVIDE 1 SQ. INCH PER  
1 SQ. FT. OF GARAGE AREA IN FLOOD  
OPENINGS IN THE WALL AND/OR  
GARAGE DOOR.



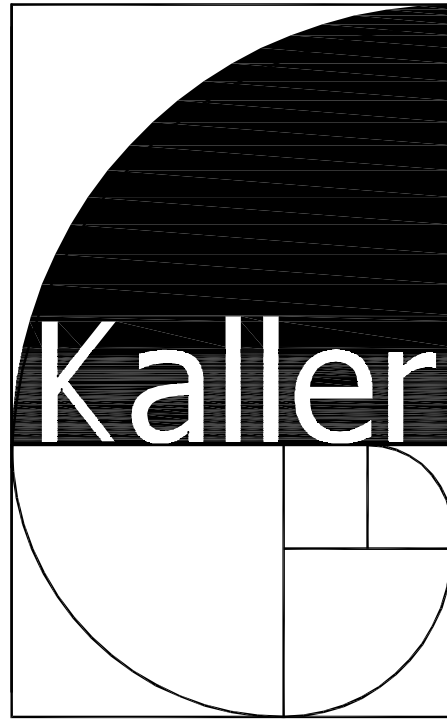
NORTH

1 **PROPOSED ROOF PLAN**

SCALE: 1/4" = 10'-0"



NORTH



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HOLLYWOOD FL 33019

SHEET TITLE

PROPOSED FLOOR  
AND ROOF PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	9-28-17	PLANNING DEPT.
2		

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SHEET

A-1



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SHEET TITLE

EXISTING AND  
PROPOSED ELEVATIONS

REVISIONS

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1	9-28-17	PLANNING DEPT
2		

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SHEET

A-2

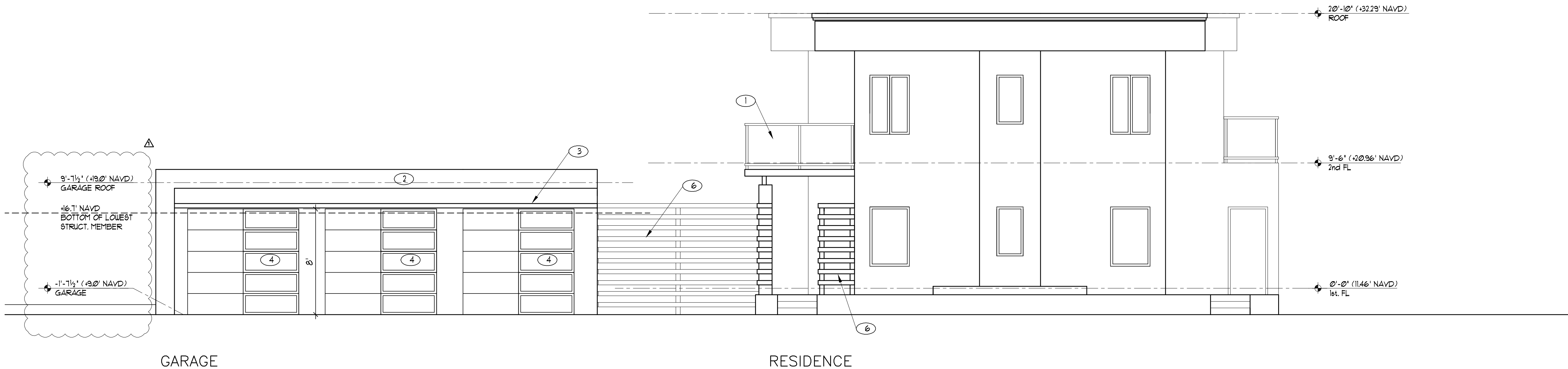
1 OF 1



RESIDENCE

1 EXISTING WEST ELEVATION

SCALE: 1/4"= 10'-0"



GARAGE

RESIDENCE

1 PROPOSED WEST ELEVATION

SCALE: 1/4"= 10'-0"

1. 42" MIN. HIG POWDER COATED ALUMINUM AND GLASS IMPACT RESISTANT RAILING TO REPLACE EXISTING.
2. SMOOTH STUCCO WALL FINISH
3. 4" WIDE COMPOSITE WOOD HORIZONTAL CLADDING
4. IMPACT RESISTANT GLASS AND STEEL GARAGE DOORS
5. IMPACT RESISTANT PAINTED HOLLOW METAL DOOR
6. COMPOSITE WOOD SCREEN WITH HORIZONTAL PICKETS

ALL EXISTING IMPACT RESISTANT WINDOWS  
AND DOORS ARE TO TO REMAIN.

1 EXISTING NORTH ELEVATION

SCALE: 1/4"= 10'-0"



RESIDENCE

1 PROPOSED NORTH ELEVATION

SCALE: 1/4"= 10'-0"



RESIDENCE

GARAGE

ALL EXISTING IMPACT RESISTANT WINDOWS AND DOORS ARE TO TO REMAIN.

- 1. 42" MIN. HIG POWDER COATED ALUMNUM AND GLASS IMPACT RESISTANT RAILING TO REPLACE EXISTING.
- 2. SMOOTH STUCCO WALL FINISH
- 3. 4" WIDE COMPOSITE WOOD HORIZONTAL CLADDING
- 4. IMPACT RESISTANT GLASS AND STEEL GARAGE DOORS
- 5. IMPACT RESISTANT PAINTED HOLLOW METAL DOOR
- 6. COMPOSITE WOOD SCREEN WITH HORIZONTAL PICKETS



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SHEET TITLE

EXISTING AND  
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REVISIONS		
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SHEET

A-3





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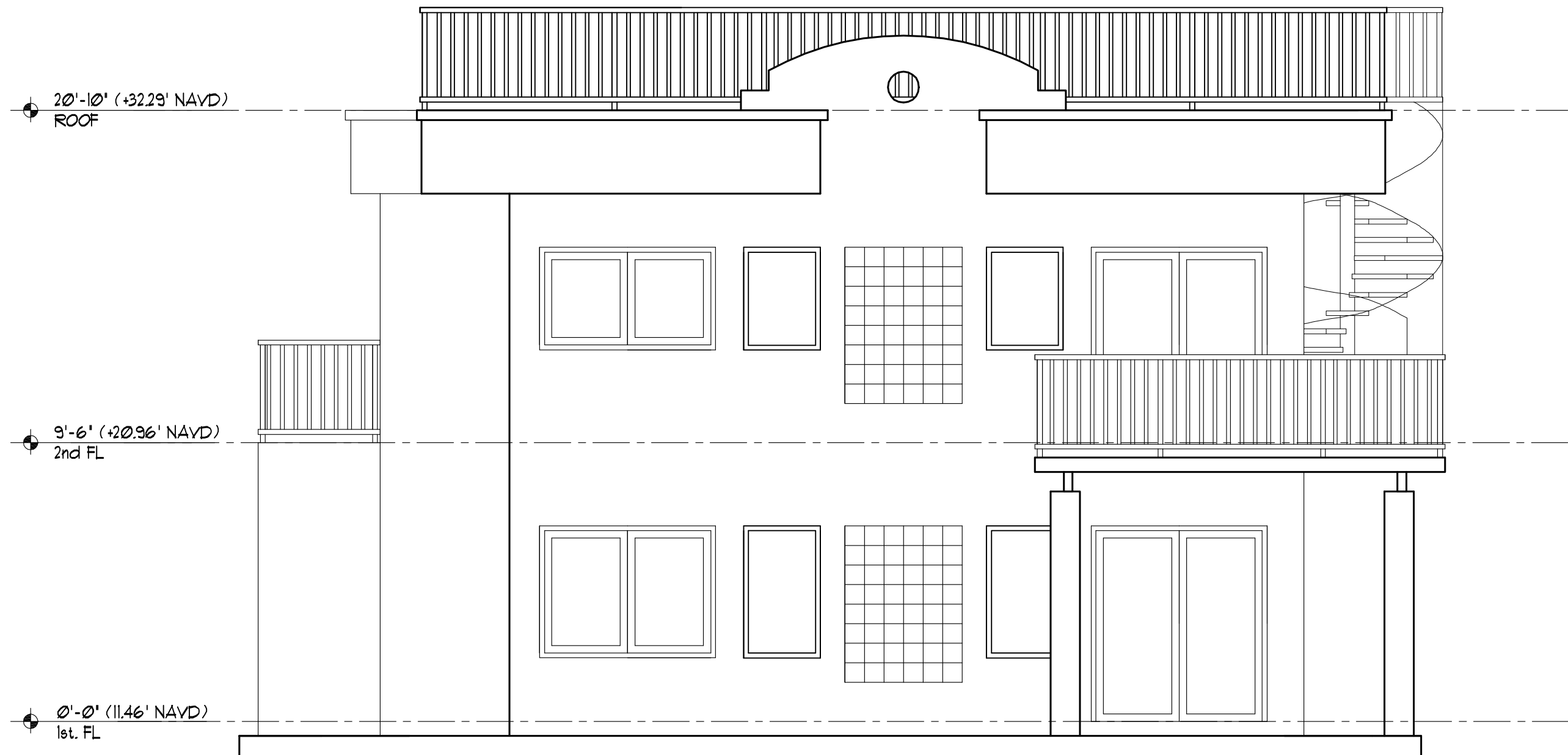
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SHEET

A-4

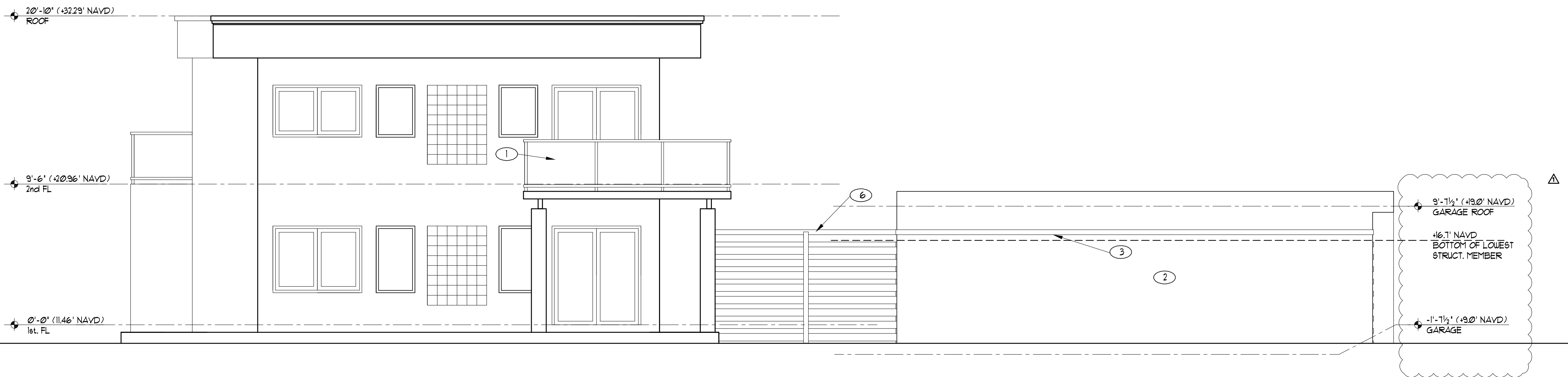
1 OF 1



RESIDENCE

## 1 EXISTING EAST ELEVATION

SCALE: 1/4"= 10'-0"



RESIDENCE

GARAGE

ALL EXISTING IMPACT RESISTANT WINDOWS  
AND DOORS ARE TO TO REMAIN.

1. 42" MIN. HIGH POWDER COATED ALUMINUM AND GLASS IMPACT RESISTANT RAILING TO REPLACE EXISTING.
2. SMOOTH STUCCO WALL FINISH
3. 4" WIDE COMPOSITE WOOD HORIZONTAL CLADDING
4. IMPACT RESISTANT GLASS AND STEEL GARAGE DOORS
5. IMPACT RESISTANT PAINTED HOLLOW METAL DOOR
6. COMPOSITE WOOD SCREEN WITH HORIZONTAL PICKETS

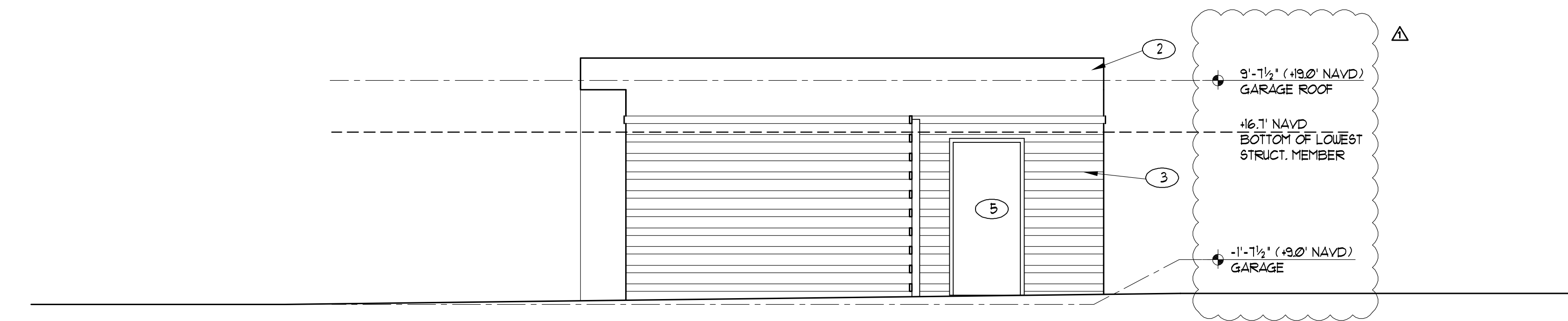
## 1 PROPOSED EAST ELEVATION

SCALE: 1/4"= 10'-0"



RESIDENCE

1 **PROPOSED NORTH ELEVATION - RESIDENCE**  
SCALE: 1/4"= 10'-0"



GARAGE

1 **PROPOSED SOUTH ELEVATION - GARAGE**  
SCALE: 1/4"= 10'-0"

ALL EXISTING IMPACT RESISTANT WINDOWS  
AND DOORS ARE TO TO REMAIN.

1. 42" MIN. HIG POWDER COATED ALUMNUM AND GLASS IMPACT RESISTANT RAILING TO REPLACE EXISTING.
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SHEET TITLE

EXISTING AND  
PROPOSED ELEVATIONS

REVISIONS

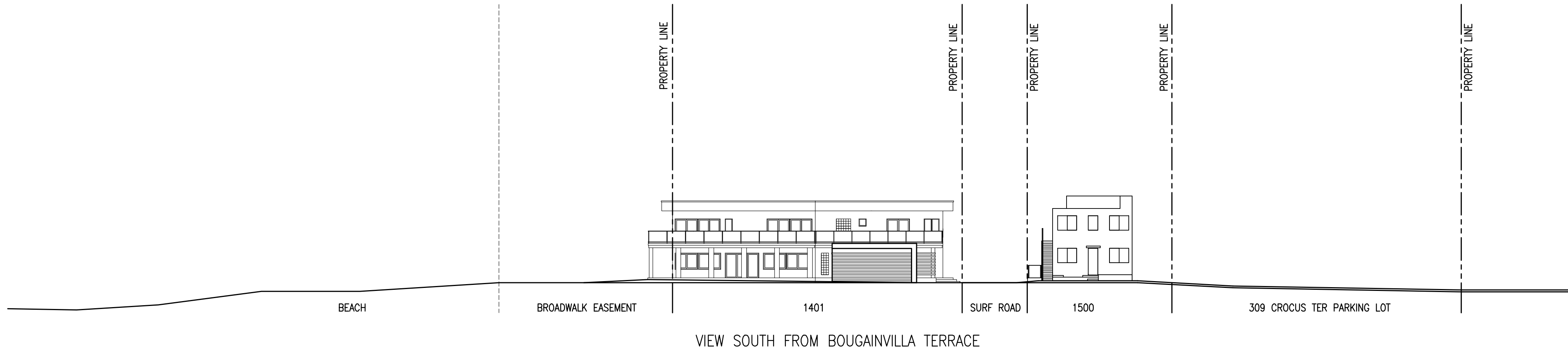
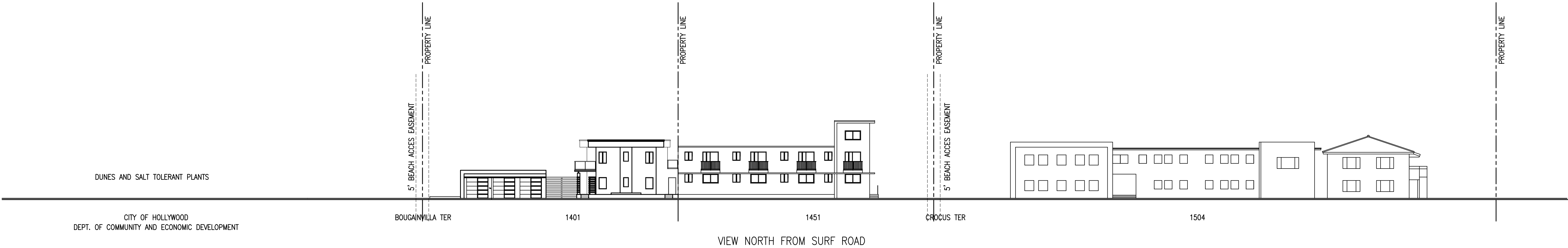
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2		

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SHEET

A-5



# 1 CONTEXTUAL STREET ELEVATIONS

SCALE: 1"= 20'-0"



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**SHEET TITLE**  
CONTEXTUAL STREET  
ELEVATIONS

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SHEET

A-6



SURF ROAD

5' WIDE BEACH ACCESS EASEMENT

PROPOSED  
GARAGE

EXISTING 2 STORY RESIDENCE

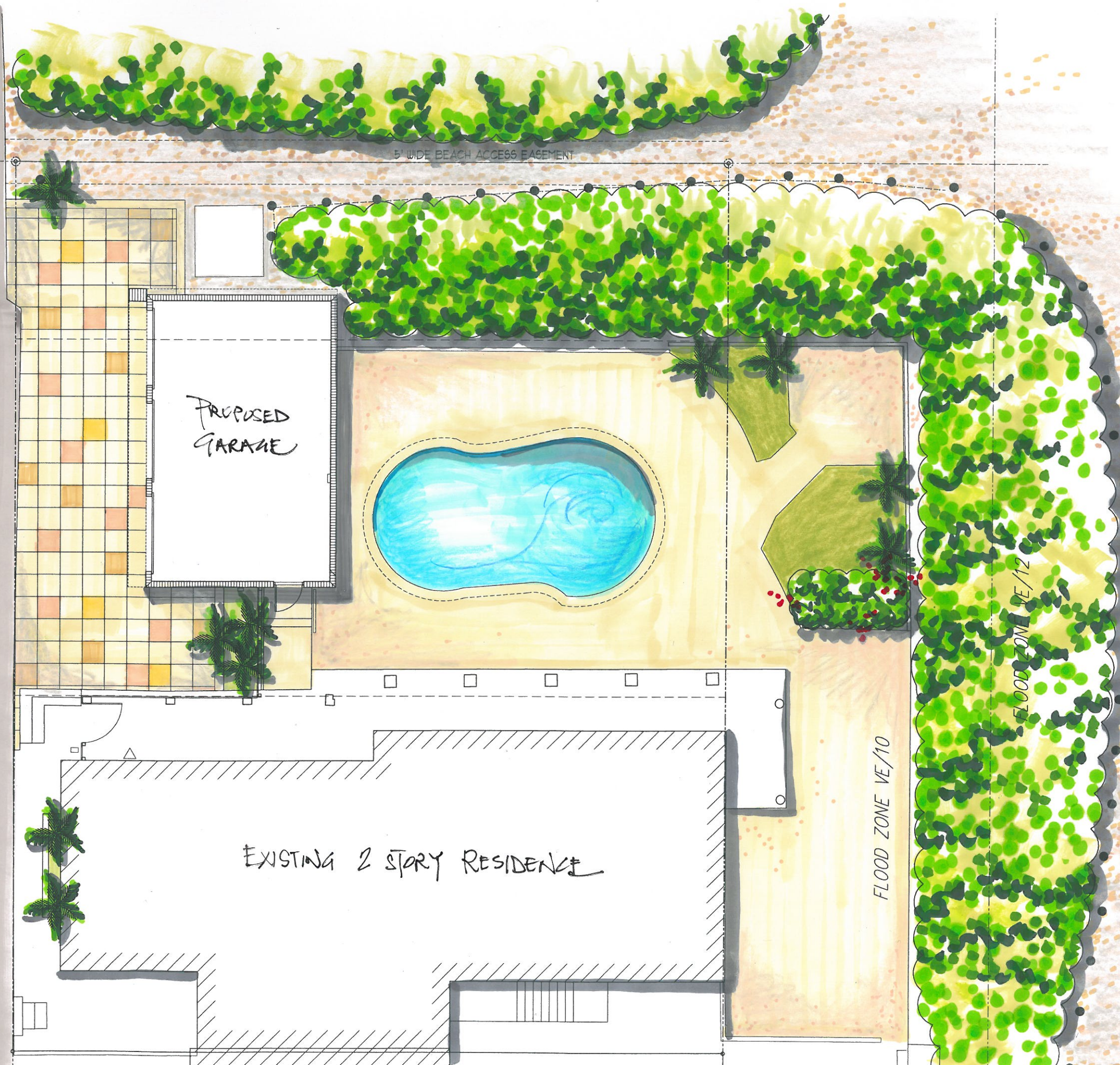
FLOOD ZONE VE/10

FLOOD ZONE VE/12

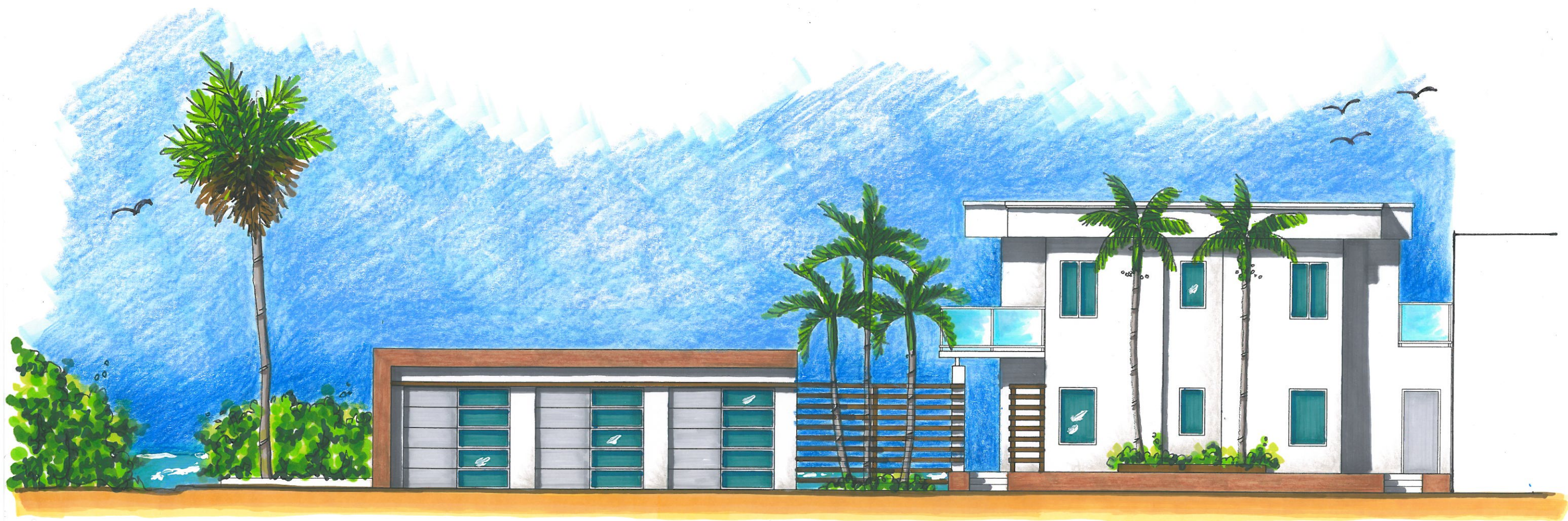
BEACH

10' PALM

401 J. SURF







1401 S. SURF