

# ATTACHMENT A

## Application Package

# PLANNING DIVISION



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

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

## GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

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

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

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



### APPLICATION TYPE (CHECK ONE):

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

Date of Application: 10-30-2018

Location Address: 2243-47 Polk St, Hollywood, FL 33020  
Lot(s): 6 Block(s): 8 Subdivision: Hollywood Little Ranches

Folio Number(s): 514216 013470

Zoning Classification: DA-2 Land Use Classification: RAC

Existing Property Use: 9 Unit Multifamily Sq Ft/Number of Units: 900; 1,500; 575

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: Variance of building setbacks, rear and side interior (from 20' to 10' rear, and from 15' to about 6' side interior)

Number of units/rooms: 9 Sq Ft: 900; 1,500; 575

Value of Improvement: \$1,250,000 Estimated Date of Completion: 3/2019

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

Name of Current Property Owner: 2243-47 POLK STREET, LLC

Address of Property Owner: 5100 McKinley St, Hollywood, FL 33021

Telephone: 954-629-8838 Fax: \_\_\_\_\_ Email Address: pa42p2@aol.com

Name of Consultant/Representative/Tenant (circle one): PATRICK AGUDELO

Address: 5100 McKinley St, Hollywood Telephone: 954-629-8838

Fax: \_\_\_\_\_ Email Address: pa42p2@aol.com

Date of Purchase: 9/2009 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



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

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

## GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Consultant/Representative: \_\_\_\_\_ Date: 11-28-18

PRINT NAME: PATRICIA AGUDELO Date: 11-28-18

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 SETBACK VARIANCES to my property, which is hereby made by me or I am hereby authorizing \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 28<sup>th</sup> day of November, 2018

Notary Public

State of Florida

My Commission Expires: 03/06/22 (Check One) ☐ Personally known to me; OR ☒ Produced Identification FL Driver license



Samuel Camacho  
Commission # GG 192677  
Expires: March 6, 2022  
Bonded thru Aaron Notary

Signature of Current Owner

Print Name

## Legal Description

Real property is legally described as Lot 6, Block 8, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida, and identified by Folio No: 11216-01-34700.

## Site and Project Description

Site is located at 2243-47 Polk Street, City of Hollywood, FL 33020, and it is currently improved with three (3) structures. The front building consists of a single-family residence physically known as 2243 Polk Street, built in 1956, containing approximately 1,524 square feet of gross living area. The second structure is a 2-story building located behind the SFH, physically known as 2247 Polk Street, Units 1-6, built in 1973, consisting of six (6) 2-bedroom/2-bath units, each of approximately 900 square feet of gross living area for a total of 5,400 square feet of gross living area. The building is also comprised of a laundry room and utility/meter room; adjusted building area is approximately 5,905 square feet. The third structure consists of a duplex built in 1956 along with the home located at the front of the site; it is located on the northwest corner of the site next to the 2-story building and behind the SFH; it is comprised of two (2) 1-bedroom/1-bath units for a total of approximately 1,071 square feet of gross living area; it is physically known as 2247 Polk Street, Units 7 and 8. Improvements also include an 8-space parking lot that services the 2-story building as well as the Duplex; there is also a 2-car circular driveway for the use of the SFH. The three (3) buildings total 9 units, which are used as long-term rentals.

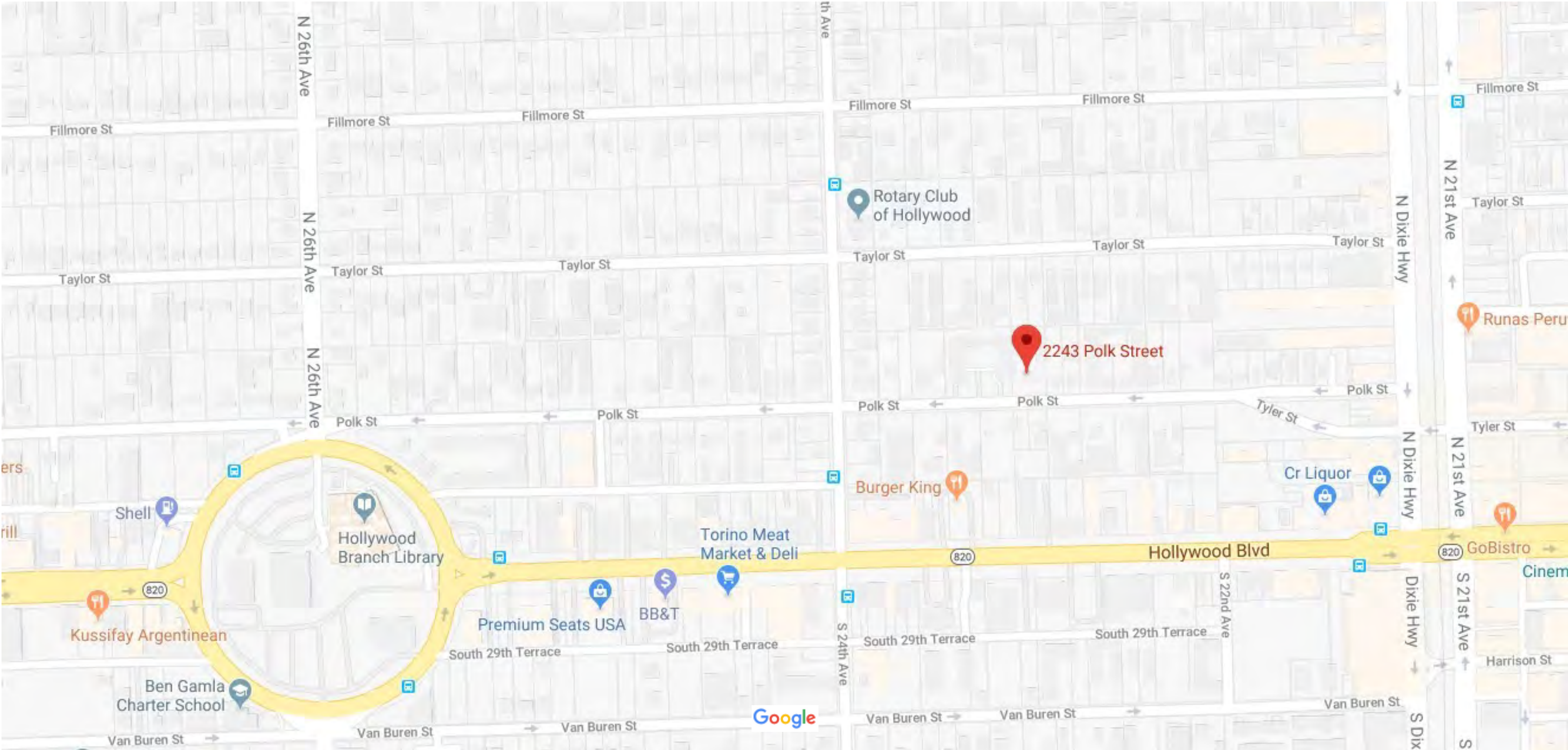
The request herein made is for a Variance of the building setbacks, rear and side interior (from 20 feet to 10 feet on the rear and from 15 feet to about 6 feet on the side interior), now applicable to the portion of the site improved with the Duplex. This Variance is necessary in order to keep these improvements as originally built. An approval of non-conforming setbacks is herein sought in order to legalize the previously made conversion of an approximately half of the structure of the Duplex, allegedly used as a garage, into a 1-bedroom/1-bath living unit (garage presumably converted more than 20 years before my acquisition in June 2009). Legalization of that portion of the improvements into a living unit is necessary in order to obtain a Certificate of Use for a 9-unit multifamily real property.

In addition to legalizing the 9<sup>th</sup> unit, which entails remodeling it completely in order to comply with the applicable building code, the site will also be improved with: (a) additional parking with a second catch basin, (b) resurfacing the existing parking lot, for a total of 16 parking spaces and a handicap space, (c) a drainage system with a lift **station that will connect to the City's sewer system**, (d) a brand-new roof for the 2-story building, (e) fences, and (f) new landscape, for a total budget expected to range between \$125,000 to \$150,000.



2243-47 Polk Street, Hollywood, FL 33020

COVER SHEET





Site Address	2243-2247 POLK STREET #1-10, HOLLYWOOD FL 33020	ID #	5142 16 01 3470
Property Owner	2243-47 POLK STREET LLC	Millage	0513
Mailing Address	5100 MCKINLEY ST HOLLYWOOD FL 33021	Use	03
Abbr Legal Description	HOLLYWOOD LITTLE RANCHES 1-26 B LOT 6 BLK 8		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$184,640	\$411,770	\$596,410	\$564,360	
2018	\$184,640	\$411,770	\$596,410	\$513,060	
2017	\$184,640	\$342,290	\$526,930	\$466,420	\$12,528.02

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$596,410	\$596,410	\$596,410	\$596,410
Portability	0	0	0	0
Assessed/SOH	\$564,360	\$596,410	\$564,360	\$564,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$564,360	\$596,410	\$564,360	\$564,360

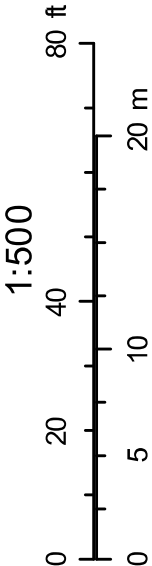
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/10/2009	WD-Q	\$500,000	46308 / 1621	\$9.00	20,515	SF
12/10/2008	SWD-D	\$297,100	45912 / 1844			
3/22/2005	WD	\$800,000	39306 / 1138			
10/22/1999	WD	\$355,000	29993 / 987			
11/1/1993	WD	\$365,000	21642 / 372	Adj. Bldg. S.F. (Card, Sketch)		7651
				Units		10
				Eff./Act. Year Built: 1957/1956		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
10								





October 30, 2018



## 2247 POLK STREET -UNITS 7 & 8 (DUPLEX) VARIANCE JUSTIFICATION

This proposal letter is to request and substantiate the grant of a Variance for a two-single family dwelling ("the duplex") at 2243-47 Polk St -Units 7 & 8 in the City of Hollywood. The Variance requested is relatively minor. Further, if granted, this Variance will not bring detriment to the community where it's located.

Therefore, in this request, 2243-47 POLK STREET LLC ("Petitioner") is the owner of a 20,500 square foot parcel located at 2243-47 Polk St, which is situated almost at the center of Polk St between Dixie Highway and 24<sup>th</sup> Avenue, and identified by folio #514216013470 ("the Property ") in the City of Hollywood ("City"). The property is designated as a Medium Intensity Multifamily ("DH-2") under the Recreational Activity Center of the City's Land Use Map, and is zoned RM-18.

The Property is it is currently improved with three (3) structures. The front building consists of a single-family residence physically known as 2243 Polk Street, built in 1956, containing approximately 1,524 square feet of gross living area.

The second structure is a 2-story building located behind the SFH, physically know as 2247 Polk Street, Units 1-6, built in 1973, consisting of six (6) 2-bedroom/2-bath units, each of approximately 900 square feet of gross living area for a total of 5,400 square feet of gross living area. The building is also comprised of a laundry room and utility/meter room; adjusted building area is approximately 5,905 square feet.

The third structure consists of a duplex built in 1956 along with the home located at the front of the site; it is located on the northwest corner of the site next to the 2-story building and behind the SFH; it is comprised of two (2) 1-bedroom/1-bath units for a total of approximately 1,071 square feet of gross living area; it is physically known as 2247 Polk Street, Units 7 and 8.

Improvements also include an 8-space parking lot that services the 2-story building as well as the Duplex; there is also a 2-car circular driveway for the use of the SFH.

The three (3) buildings total 9 units, which are used as long-term rentals.

As indicated above, the building in question, the duplex, was constructed in 1956 which the same setbacks (rear and side interior) as it continues to exist today; that is, with a rear setback of ten feet (10') and a side interior setback of a little shy of six feet (precisely 5.9').



However, the City's Land Development Code ("Code") has been amended over the years and the DH-2 zoning district, which applies to the Property, now requires a minimum rear setback of twenty feet (20') and side interior setback of ten (10').

As such, the Petitioner respectfully requests the following:

Variance from RAC City's Code to allow the existing setbacks to be the minimum rear and side interior, in lieu of the twenty feet (20') in the rear and ten feet (10') as the side interior setback, both as required under the current Code.

In order to collaborate with this variance, the Petitioner will demonstrate the following:

- (a) the variance maintains its original purpose of the subject regulations, as it changes the stability and appearance of the City;
- (b) the variance is completely compatible with the surrounding residences and land uses and is will not bring any harm to the community
- (c) the variance is persistent with the Goals, Objectives and Policies of the adoptive Comprehensive Plan, the applicable Neighborhood Plan and all other similar plans adopted by the city; and
- (d) the need for the variance is not economically based or self-imposed; or
- (e) the variance is fundamental to comply with State or Federal Law and is the minimum variance necessary to comply with the applicable law.
- (a) the variance maintains its original purpose of the subject regulations, as it changes the stability and appearance of the City;

The variance maintains the basic intent and purpose of the subject regulations, as it affects the stability and appearance of the City. The purpose of the recently RAC Zoning Designation is to allow a high intensity, high density multi-use area designed as appropriate for growth by the local government or jurisdiction. Subject real property is now located within the newly DH-2 zoning district, which allows for a medium intensity, medium density multifamily use.

Therefore, the request herein made for a Variance of the duplex setbacks, rear and side interior (from 20 feet to 10 feet on the rear and from 10 feet to about 6 feet on the side interior), now applicable to the portion of the site improved with the Duplex under the RAC Designation, will allow to keep these improvements as originally built and its use as initially intended. Furthermore, an approval of non-conforming

setbacks is herein sought will facilitate the legalization of the conversion previously made of an approximately half of the duplex into a use other than as a garage, as allegedly proposed when initially built. The alleged garage was converted into a 1-bedroom/1-bath living unit (garage presumably converted more than 20 years before my acquisition in June 2009). Legalization of that portion of the improvements into a conforming livable unit is necessary in order to obtain a Certificate of Use for a 9-unit multifamily real property.

(b) the variance is completely compatible with the surrounding multifamily properties and land uses and is will not bring any harm to the community

It is crucial to notice that the variance is otherwise compatible with the surrounding land uses. The surrounding land uses include multifamily use to the east, west, north and south of the Property.

In addition to legalizing the 9<sup>th</sup> unit, which entails remodeling it completely in order to comply with the applicable building code, the site will also be improved with: (a) additional parking with a second catch basin, (b) resurfacing the existing parking lot, for a total of 16 parking spaces and a handicap space, (c) a drainage system with a lift station that will connect to the City's sewer system, (d) a brand-new roof for the 2-story building, (e) fences, and (f) new landscape, for a total budget expected to range between \$125,000 to \$150,000.

(c) the variance is persistent with the Goals, Objectives and Policies of the adoptive Comprehensive Plan, the applicable Neighborhood Plan and all other similar plans adopted by the city

The purpose of the recently RAC Zoning Designation is to allow a high intensity, high density multi-use area designed as appropriate for growth by the local government or jurisdiction. Subject real property is now located within the newly DH-2 zoning district, which allows for a medium intensity, medium density multifamily use.

The approval of this request will allow Petitioner the ability to maximize the use of its land under the Recreational Activity Center Designation. The proposed rear and side interior setbacks as existing will allow the duplex to remain in place as previously improved. The variance is also consistent with the permitted uses and allowable medium density as stated in the City's Comprehensive Plan for the mixed-use development under the "medium intensity medium density" DH-2 use designation. As such, the variance is consistent with and in furtherance of the Goals, Objectives and Policies of the City's adopted Comprehensive Plan.



(d) the need for the variance is not economically based or self-imposed

The need for the variance is not economically based or self-imposed. As previously noted above, the duplex was constructed in 1956 which the same setbacks (rear and side interior) as it continues to exist today, with a rear setback of ten feet (10') and a side interior setback of a little shy of six feet (precisely 5.9').

It is unknown to the Petitioner when the building was improved with a two (2) 1-bedroom/1-bath units for a total of approximately 1,071 square feet of gross living area; it is physically known as 2247 Polk Street, Units 7 and 8.

It is important to acknowledge the fact that the Petitioner was not involved in any of these prior transactions and is only seeking to legalize the conversion of unit 7 into a conforming unit.

In conclusion, without the variance, the duplex will not be legally conforming and Petitioner would not be able to make use of unit 7 for any purpose, despite newly re-zoning district of DH-2 under the RAC Designation. As such, the variance is not economically based or self-imposed.

(e) the variance is fundamental to comply with State or Federal Law and is the minimum variance necessary to comply with the applicable law.









SMILE  
YOU'RE ON CAMERA  
TOW ZONE  
UNAUTHORIZED  
VEHICLES WILL  
BE TOWED AWAY  
AT OWNERS EXPENSE

243




















CORONET HILLS  
2303



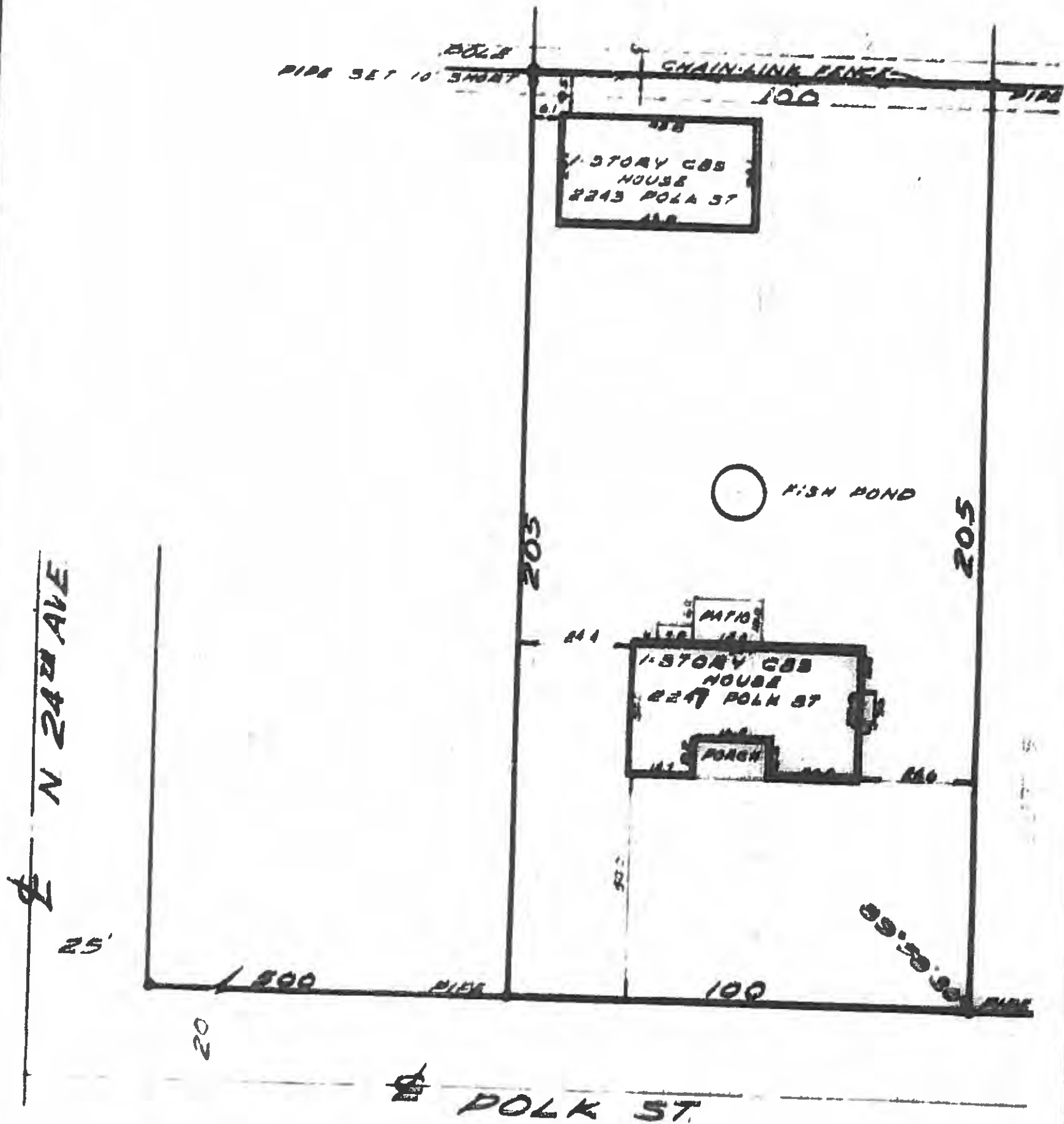


**SURVEY FOR: VIRGINIA GARDEN APT. CORP.**  
**2247- POLK ST HOLLYWOOD**

**DESCRIPTION**  
 Lot 6, Block 8, "HOLLYWOOD LITTLE RANCHES AMENDED",  
 according to plat thereof recorded in Plat Book 1, page 26,  
 of the public records of Broward County, Florida.



**SCALE:**  
 1"=50'



**TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:**

I, MAURICE E. BERRY II, hereby certify that I have made a recent survey of the above described property as indicated, and that there are no above-ground encroachments except as shown. I further certify that the survey represented hereon meets the requirements of the Florida Land Title Association and that this plat is true and correct.

Dated at Hollywood, Broward County, Florida, this 31 day of AUGUST, A.D. 1972

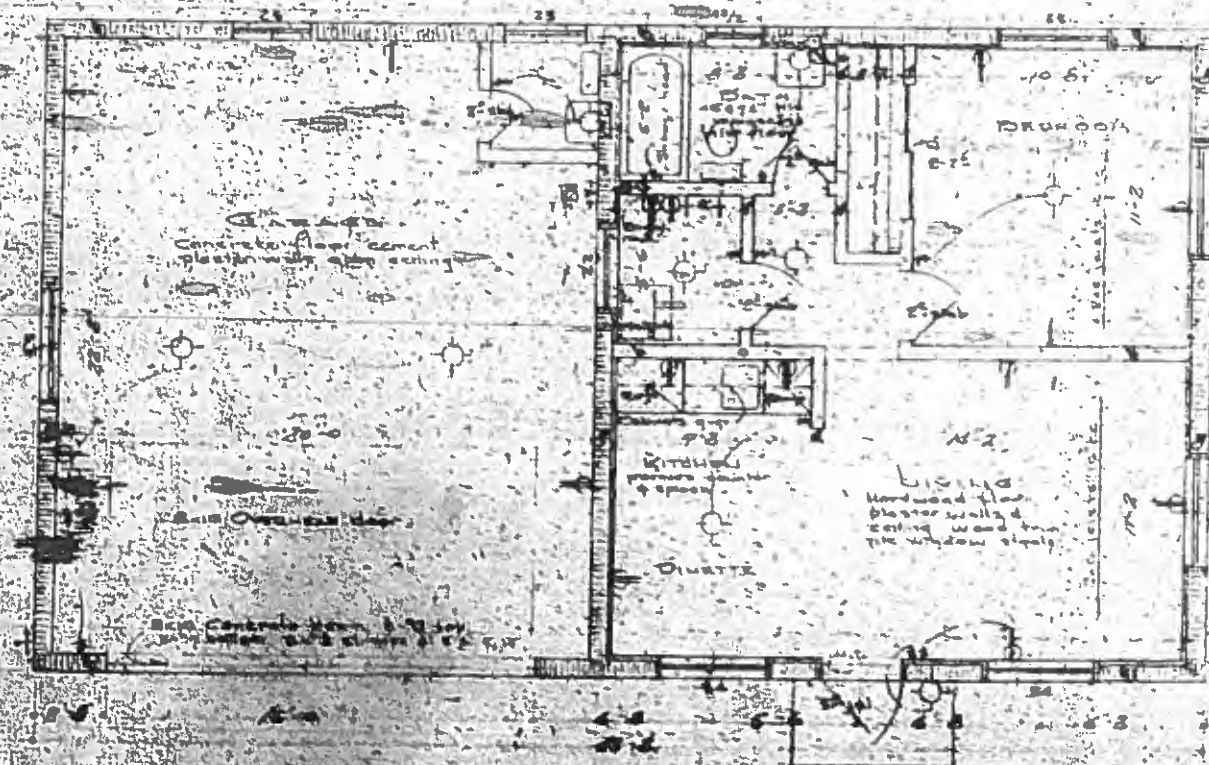
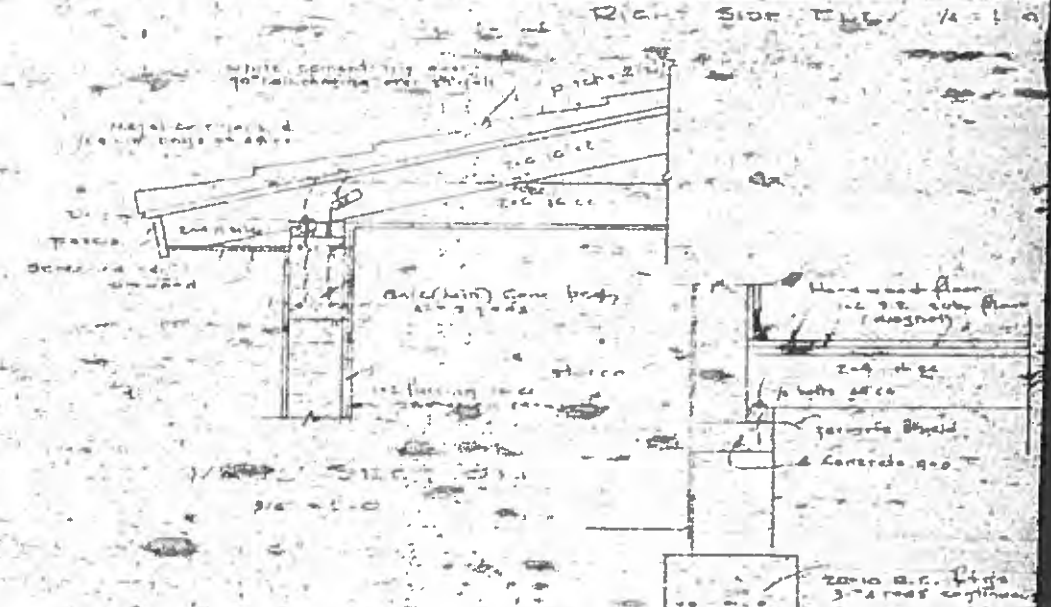
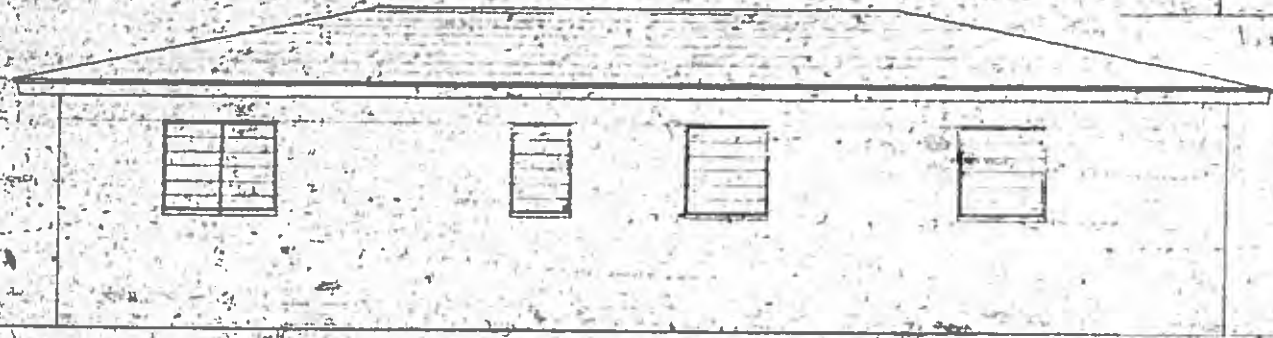
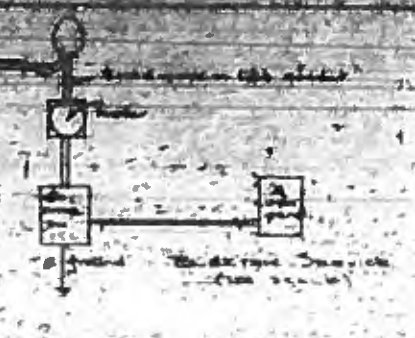
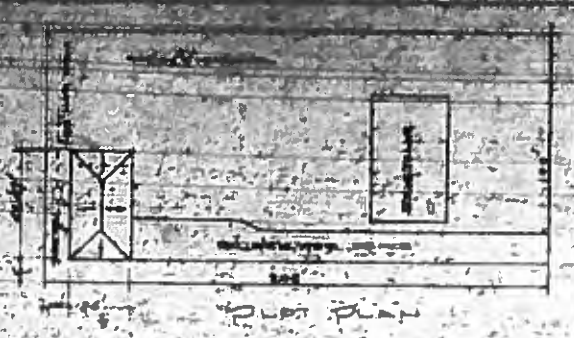
**M. E. BERRY & ASSOCIATES**  
 REGISTERED LAND SURVEYORS

2812 HOLLYWOOD BOULEVARD  
 HOLLYWOOD, FLORIDA

P. O. BOX 648  
 PHONE 622-6222

*Maurice E. Berry II*  
**MAURICE E. BERRY II**  
 Registered Land Surveyor No. 1102  
 STATE OF FLORIDA

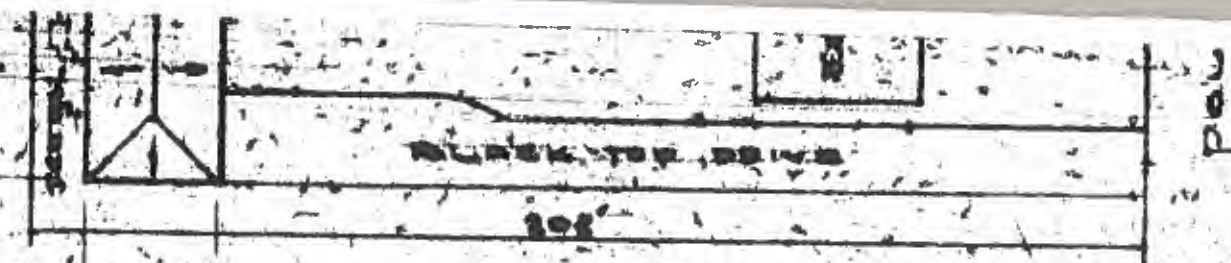




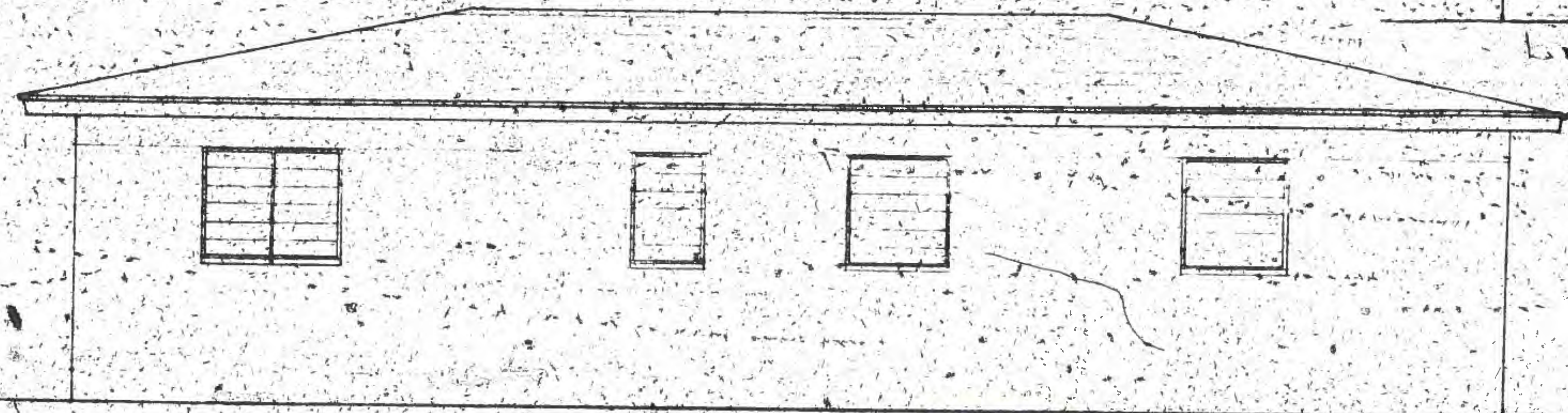
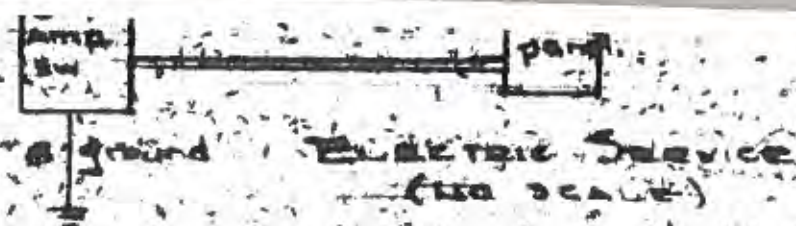
GUEST HOUSE & GARAGE  
 FOR MRS. J. F. MAGGITT  
 1415 N. 10th St.  
 HOLLYWOOD, CALIF.  
 1935  
 Drawn by  
 JAMES A. YOUNG  
 11

PERMIT SEE





PLOT PLAN

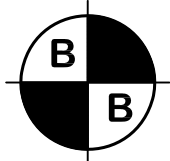


SIDE ELEVATION, 1/4" = 1'-0"



FRONT ELEVATION, 1/4" = 1'-0"





B & B LAND SURVEYORS, INC.

11633 S.W. 58th Street  
Cooper City, Florida 33330  
Phone (954) 680-4061  
Licensed Business #6601

LEGAL DESCRIPTION:

LOT 6, BLOCK 8 OF "HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:

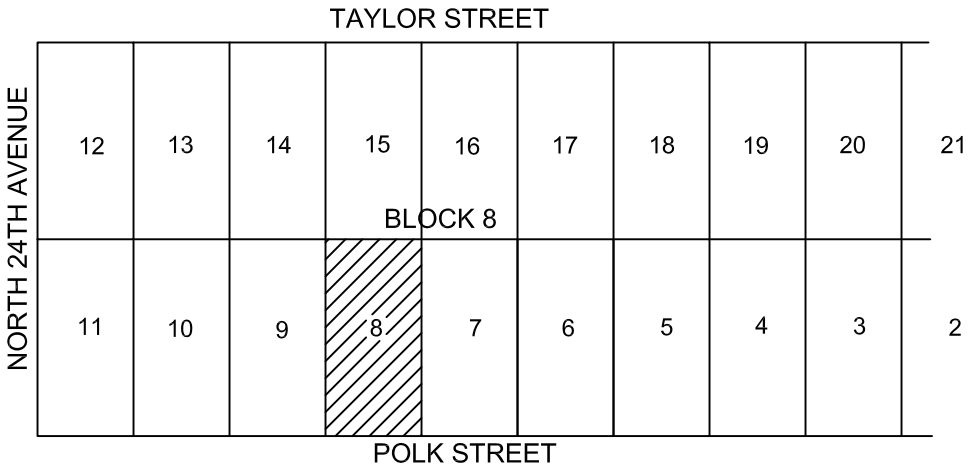
2243-2247 POLK STREET  
HOLLYWOOD, FLORIDA 33020

CERTIFIED TO:

1. 2243-47 POLK STREET LLC

ABBREVIATION LEGEND:

- A.G. - AVERAGE GRADE  
C - CENTER LINE  
R/W - RIGHT OF WAY  
(M) - MEASURED  
(P) - PLAT  
(R) - RECORD  
P - PROPERTY LINE  
CONC. - CONCRETE  
N.T.S. - NOT TO SCALE  
L.B. - LICENSED BUSINESS  
FND. - FOUND  
CLF - CHAIN LINK FENCE  
WM - WATER METER  
C.B.S. - CONCRETE BLOCK STRUCTURE  
WD - WOOD  
PP - POWER POLE  
OHL - OVERHEAD LINE  
(E) - ELECTRIC METER  
B/W - BACK OF WALK  
BRG - BEARING  
RLS - REGISTERED LAND SURVEYOR  
E/P - EDGE OF PAVEMENT  
E/W - EDGE OF WATER  
C.P. - COVERED PORCH  
P.C. - POINT OF CURVATURE  
MDCR - MIAMI-DADE COUNTY RECORDS  
L - ARC LENGTH  
Δ - DELTA  
T - TANGENT  
R - RADIUS  
A/C - AIR CONDITIONING  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
BCR - BROWARD COUNTY RECORDS  
O/S - OFFSET  
A/K/A - AS KNOWN AS  
FPL - FLORIDA POWER & LIGHT  
CATV - CABLE TV BOX  
CLR - CLEAR  
FF - FINISHED FLOOR  
LFF - LOWEST FINISHED FLOOR  
LP - LIGHT POLE  
MH - MANHOLE  
SS - SANITARY SEWER  
C/O - CLEAN OUT  
CB - CATCH BASIN  
FH - FIRE HYDRANT  
(R) - RECORD  
3.68' - DENOTES ELEVATION  
INV - INVERT



LOCATION SKETCH  
N.T.S.

SURVEY NOTES:

1. NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. THIS SURVEY WAS PERFORMED FOR PERMIT PURPOSES ONLY.  
B & B LAND SURVEYORS, INC. WILL NOT BE HELD LIABLE FOR ANY CONSEQUENCES DUE TO THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE.
3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF ONLY THE PARTIES CERTIFIED TO HEREIN, RIGHTS OR LIABILITY TO ANY THIRD PARTIES CANNOT BE TRANSFERRED OR ASSIGNED.
4. EASEMENTS SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED
5. SEPTIC TANK AND DRAINFIELD LOCATION WERE PROVIDED BY CLIENT.
6. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH THE RECORD VALUES UNLESS SHOWN OTHERWISE.
7. OBSTRUCTED OR INACCESSIBLE CORNERS ARE WITNESSED BY IMPROVEMENTS.
8. NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED.  
THIS SURVEY WAS NOT ABSTRACTED BY THE UNDERSIGNED FOR OWNERSHIP, EASEMENTS (RECORDED AND/OR UNRECORDED), RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.

FLOOD INSURANCE NOTES:

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION
125113	0569	H	8/18/14	X	~

Lowest Finished SEE Garage Floor Elevation ~ Lowest Adjacent Grade 10.1'

SURVEYOR'S NOTES:

Legal Description provided by client.  
This survey was not abstracted by the undersigned for ownership, easements, reservations, and/or rights-of-way of record.  
Underground locations and/or underground encroachments, if any, are not shown unless otherwise indicated.  
Elevations are relative to North American Vertical Datum of 1988, and shown thus: 10.1', and are based on CITY benchmarks.  
Bearings based on: PLAT ANGLES MEASURED IN FIELD.  
BENCHMARK: BOX CUT @ PI OF CONC. SIDEWALK N.W. CORNER POLK & N. 24 AVE  
Elevation: 10.409'

DRAWN BY: EMB CHECKED BY: GB FIELD BK. PGS.

REVISIONS: 01/31/18 ADDITIONAL SS INFO.

(BOUNDARY SURVEY WAS NOT UPDATED)

SCALE: 1"=20'

FILE NO. 16-043SEPTIC

THIS BOUNDARY SURVEY IS FOR PERMIT PURPOSES ONLY.

I CERTIFY THE ACCURACY AND COMPLETENESS OF THIS SURVEY FOR THE PURPOSE INTENDED.

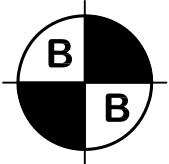
Dated this 5TH day of MAY 20 16 A.D.

Gary L. Bogumill  
Gary L. Bogumill

Professional Land Surveyor & Mapper  
State of Florida Registration No. 5376

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.





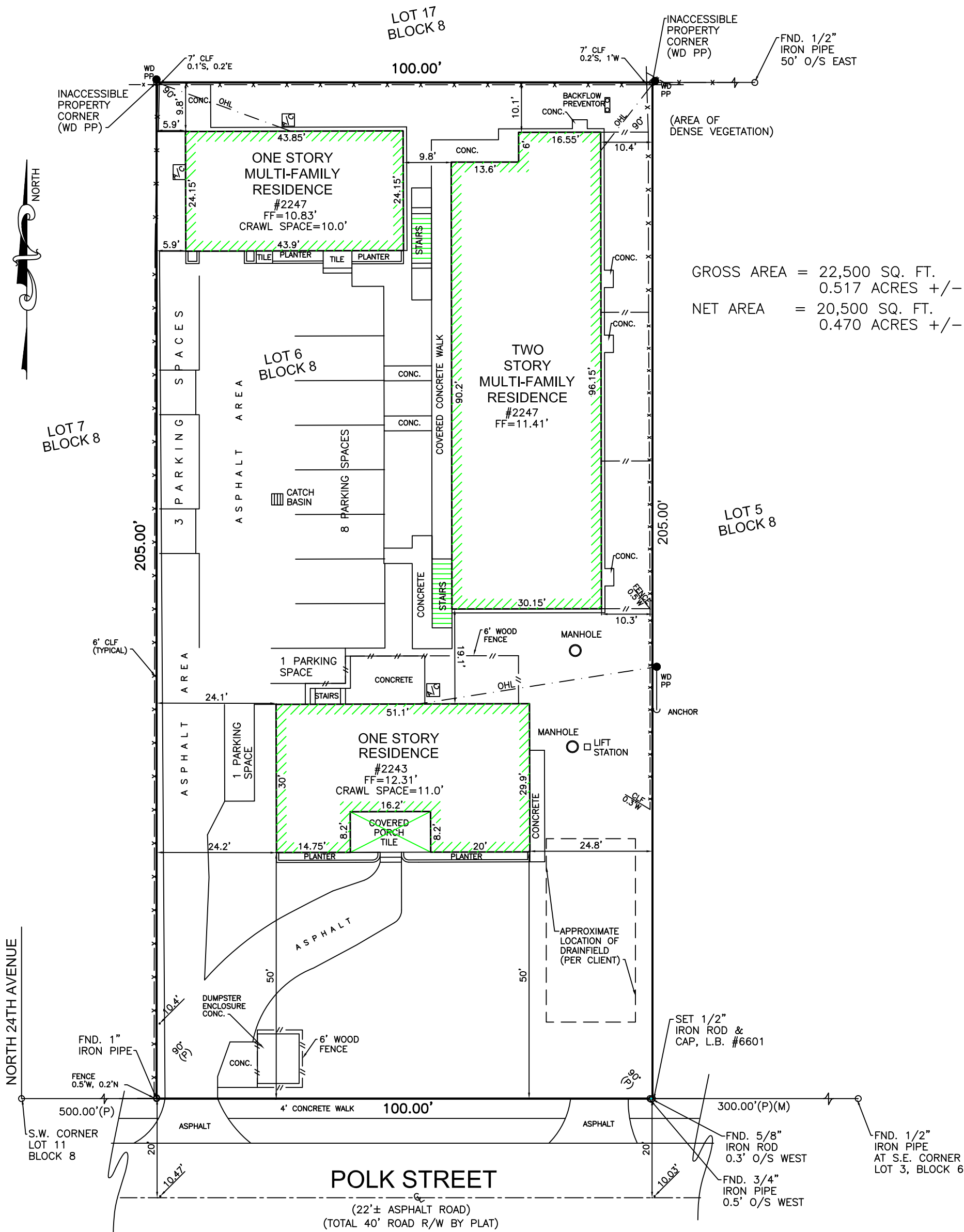
B & B LAND SURVEYORS, INC.

11633 S.W. 58th Street  
Cooper City, Florida 33330  
Phone (954) 680-4061  
Licensed Business #6601

PROPERTY ADDRESS:  
2243-2247 POLK STREET  
HOLLYWOOD, FLORIDA 33020

PAGE 2 OF 2

- NOTE:
- 1. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988
  - 2. SEPTIC TANK AND DRAINFIELD LOCATION WERE PROVIDED BY CLIENT.



SCALE: 1"=20'

FILE NO. 16-043

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008  
Expiration Date: July 31, 2015

## SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name **2243-47 POLK STREET LLC**

### FOR INSURANCE COMPANY USE

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

**2243-47 POLK STREET (NORTHWEST BUILDING)**

Company NAIC Number:

City **HOLLYWOOD**

State **FL**

ZIP Code **33020**

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
**LOT 6, BLOCK 8 OF "HOLLYWOOD LITTLE RANCHES" (1-26 BCR)**

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) **RESIDENTIAL**

A5. Latitude/Longitude: Lat. **26°00'46.36"** Long. **-80°09'09.96"**

Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number **8**

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) **640** sq ft  
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade **5**  
c) Total net area of flood openings in A8.b **979** sq in  
d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

- a) Square footage of attached garage **N/A** sq ft  
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade **0**  
c) Total net area of flood openings in A9.b **0** sq in  
d) Engineered flood openings? ☐ Yes ☒ No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number  
**CITY OF HOLLYWOOD 125113**

B2. County Name  
**BROWARD**

B3. State  
**FLORIDA**

B4. Map/Panel Number  
**12011C0569**

B5. Suffix  
**H**

B6. FIRM Index Date  
**8/18/14**

B7. FIRM Panel Effective/Revised Date  
**8/18/14**

B8. Flood Zone(s)  
**X**

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)  
**N/A**

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No  
Designation Date: **N/A** ☐ CBRS ☐ OPA

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

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

Benchmark Utilized: **SEE PAGE 2**

Vertical Datum: **NAVD 1988**

Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: \_\_\_\_\_

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

Check the measurement used.

- |  |             |  |
|--|-------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)  | <b>10.0</b> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor  | <b>10.8</b> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)  | <b>N/A</b>  | <input type="checkbox"/> feet <input type="checkbox"/> meters            |
| d) Attached garage (top of slab)   | <b>N/A</b>  | <input type="checkbox"/> feet <input type="checkbox"/> meters            |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | <b>10.4</b> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)   | <b>10.2</b> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)  | <b>10.4</b> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                               | <b>10.2</b> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

☒ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No  
☒ Check here if attachments.

Certifier's Name **GARY BOGUMILL**

License Number **5376**

Title **SURVEYOR**

Company Name **B & B LAND SURVEYORS, INC.**

Address **11633 S.W. 58<sup>TH</sup> STREET**

City **COOPER CITY**

State **FL** ZIP Code **33330**

Signature **Gary Bogumill**

Date **05/05/16**

Telephone **954-680-4061**

**Gary T. Bogumill**  
**5376 5/5/16**



**ELEVATION CERTIFICATE, page 2**

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>		<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2243-47 POLK STREET (NORTHWEST BUILDING)		Policy Number:
City HOLLYWOOD	State FL ZIP Code 33020	Company NAIC Number:

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

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

Comments C2e DENOTES A/C SLAB

ALL ELEVATIONS INCLUDING THE BENCHMARK WERE CONVERTED TO NAVD 1988

CITY OF HOLLYWOOD BENCHMARK-BOX CUT AT PI OF CONC. SIDEWALK N.W. CORNER POLK ST & N. 24<sup>TH</sup> AVENUE ELEV= 10.409' (NAVD88)Signature *Dan T. Bozwell*

Date 05/05/16

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

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

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

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

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

Property Owner's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

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

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

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

G7. This permit has been issued for: ☐ New Construction ☐ Substantial ImprovementG8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_ ☐ feet ☐ meters Datum \_\_\_\_\_G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_ ☐ feet ☐ meters Datum \_\_\_\_\_G10. Community's design flood elevation: \_\_\_\_\_ ☐ feet ☐ meters Datum \_\_\_\_\_

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

☐ Check here if attachments.

**Building Photographs**

See Instructions for Item A6.

**IMPORTANT: In these spaces, copy the corresponding information from Section A.**Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
2243-47 POLK STREET (NORTHWEST BUILDING)

City HOLLYWOOD,

State FL

ZIP Code 33020

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

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

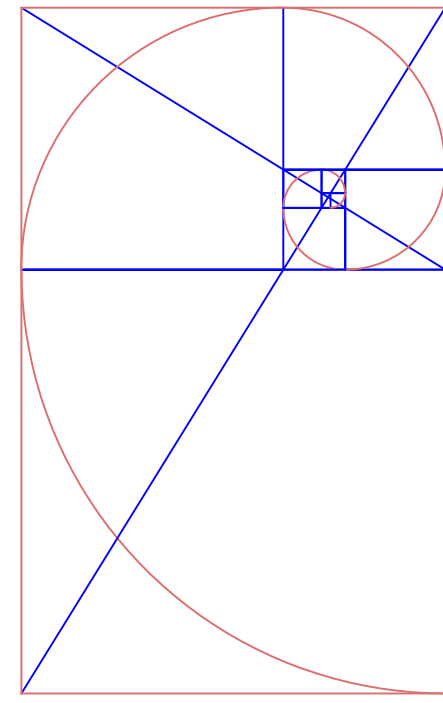
FRONT VIEW 05/05/16 (NORTHWEST BUILDING)



REAR VIEW 05/05/16 (NORTHWEST BUILDING)



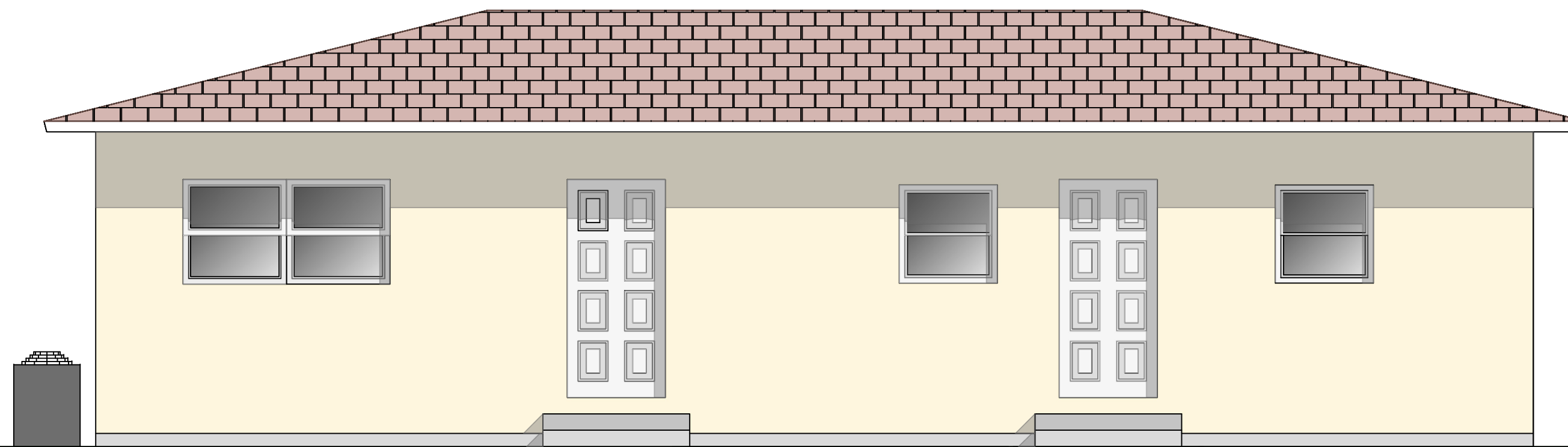




**P.A. Architect, INC**

ARCHITECTURAL • PLANNING • DESIGN

5450 GRIFFIN ROAD, SUITE B  
DAVIE, FLORIDA 33314  
Tel: (954) 584-6880 Fax: (954) 581-2631  
e-mail: paguirre@pa-architect.com  
FLORIDA LICENSE AA-26001926



## PROPOSED INTERIOR RENOVATION

2243 - 2247 POLK STREET, HOLLYWOOD, FL

### SITE PLAN PACKAGE SHEET INDEX

#### LANDSCAPE:

LS-1 ————— LANDSCAPE PLAN

#### ARCHITECTURAL:

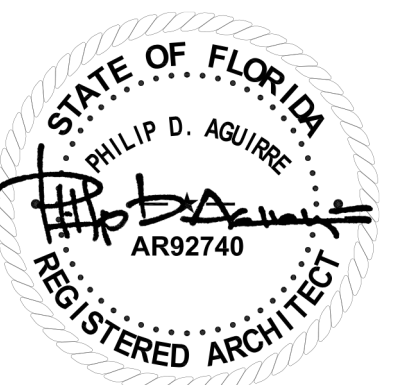
SP-1 ————— SITE PLAN

A-1 ————— FLOOR PLAN

A-2 ————— ELEVATIONS

#### CIVIL:

P/G-1 ————— PAVING, GRADING PLAN





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NO.	DATE	DESCRIPTION
1	3-14-18	REV. AS PER BLDG. DEPT.
2	1-3-19	REV. AS PER BLDG. DEPT.

**P.A. Architect, INC.**  
ARCHITECTURAL PLANNING & DESIGN  
5450 GRIFFIN ROAD, SUITE B2 33114  
DAVIE, FLORIDA  
TEL: (954) 584-6880 FAX: (954) 581-2631  
e-mail: paguirre@pa-architect.com  
FLORIDA LICENSE AA-26001926

**PROPOSED INTERIOR RENOVATION**  
**PATRICIA AGUDELO**  
2243-2247 POLK STREET  
HOLLYWOOD FLORIDA 33020

**CLIENT**  
**PATRICIA AGUDELO**

**DESIGNED BY:**  
**PHILIP D. AGUIRRE**

**DRWN:** **START DATE**  
**V.A.** **3-27-18**

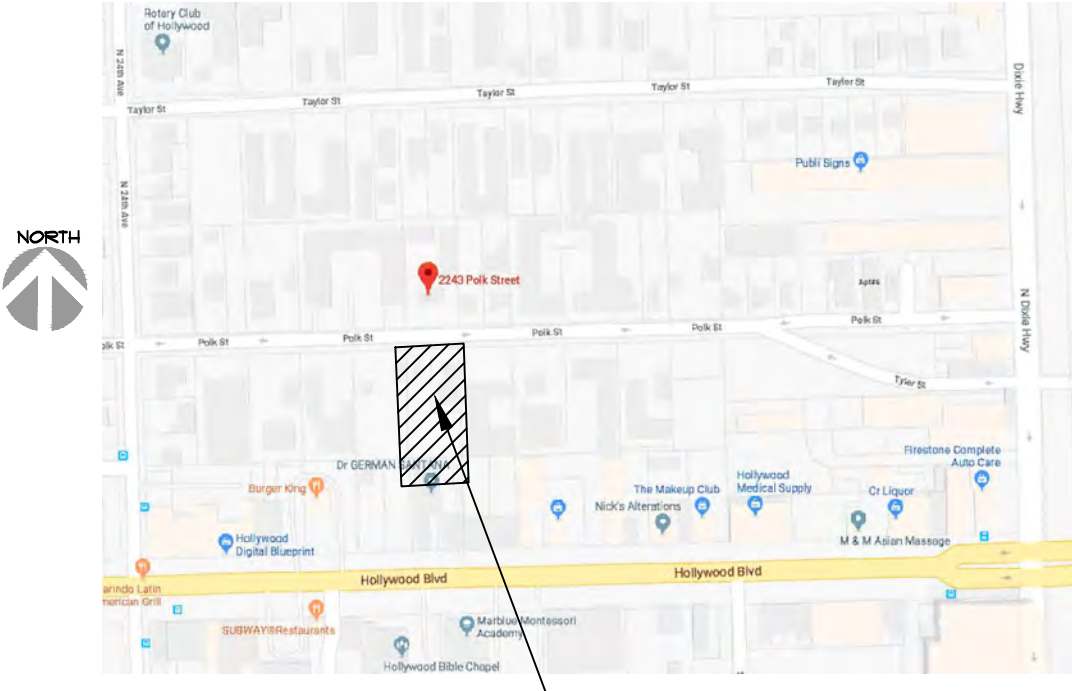
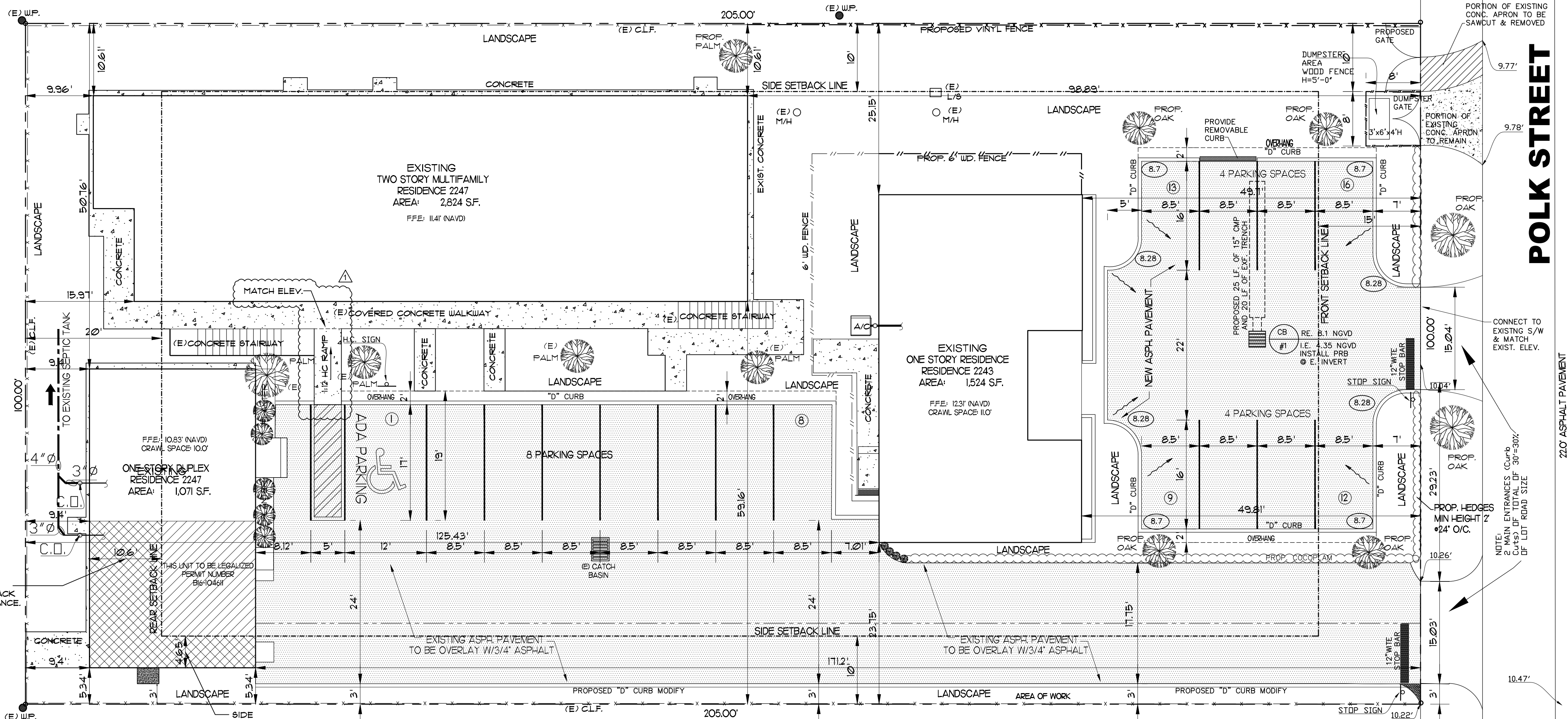
**CHKD:** **ISSUE DATE**  
**P.D.A.** **3-27-18**

**STATE OF FLORIDA**  
**PHILIP D. AGUIRRE**  
ARCHITECT  
EXPIRATION DATE: 09/27/20  
P.D.A. 092740  
P.D.A. 092740  
EXPIRATION DATE: 09/27/20

**ACAD DWG** **PROJ NO.**  
**SER./VER./R** **2018-**  
**RICOTTA**

**SHEET**  
**LS-1**

NOTE:  
SEPTIC TANK SYSTEMS APPROVED IN PERMIT NO. O1371, DATED DEC. 6/1972



LOCATION MAP  
THIS PROJECT  
SCALE: N.T.S.

LEGEND	
PROPERTY LINE	---
SETBACK LINE	---
CHAIN LINK FENCE	x x x x x
EASEMENT LINE	---
WOOD FENCE	---
EXISTING BLDG.	---
C - CENTER LINE	---
ASPH. - ASPHALT	---
PVMT - PAVEMENT	---
U.E. - UTILITY EASEMENT	---
BCR - BROWARD COUNTY RECORDS	---
CBS - CONCRETE BLOCK STRUCTURE	---
CONC. - CONCRETE	---
ROW - RIGHT-OF-WAY	---
EXISTING	---
NEW	---

AREA CALCULATION	
LAND AREA	20,500 SF
EXISTING ONE STORY I-DUPLEX AREA	1,071 SF
EXISTING TWO STORY 6-APT AREA	2,824 SF
EXISTING I-STORY HOUSE AREA	1,524 SF
TOTAL BLDG AREA	5,419 SF
ASPH. PAVEMENT AREA	7,140 SF
EXISTING CONC. AREA	1,224 SF
TOTAL IMPERVIOUS AREA	13,783 SF (67.0%)
TOTAL PERVIOUS AREA (GREEN)	6,717 SF (33.0%)

NOTE:  
SITE PLAN IMPROVEMENTS FOR ADDITIONAL  
PARKING UNDER PERMIT NO. B16-104478

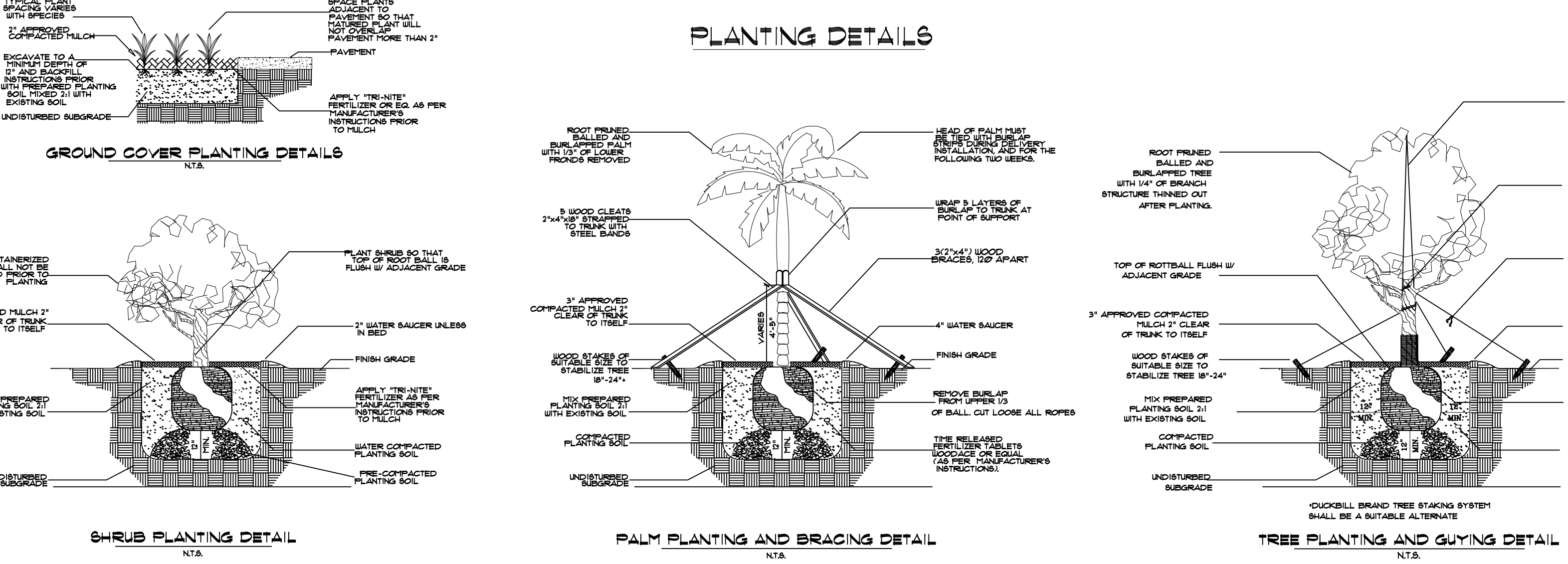
**LANDSCAPE GENERAL NOTES:**

- Quality:** All plant material shall be Florida #1 or better according to Florida "Nursery Grades and Standards", latest edition. Plants shall have a habit of growth that is deemed normal to the species and shall be sound healthy, vigorous, and free from insect pests, plant diseases, and injuries. All plants shall equal or exceed the measurement specified. They shall be measured before pruning, with branches in normal position. Any necessary pruning shall be done at time of planting.
- Specimen plants:** Because of the nature of the material, specific specimen may not be gradable, consult this office for approval, if all other requirements are met. Specimen will have a particular growth habit and shape that will enhance the appearance and purpose of design of their specified location.
- Quantities:** Plant quantities shown on plan are part of the contract documents and are presumed accurate. However, contractor shall adjust quantities to reflect layouts as indicated on drawings. It is the contractor's responsibility to verify plant lists and visit site to adjust said quantities.
- Collected plants:** Any collected plants shall conform to all requirements applicable to that particular plant and must have been grown under climatic conditions similar to those on the project site.
- Balled and burlapped plants:** plants available in bb conditions shall be adequately balled and securely burlapped, with a firm natural ball of soil of sufficient depth to accommodate all important roots, see suggested schedule. BB stock shall be adequately moistened about the roots before digging so as to be in transport conditions without serious drying out. Transplant BB plants immediately. When not immediately planted, the plants shall be placed in shade, the ball sprayed with water and moist earth or mulch banded around the ball. Do not drop the plant. Water plant thoroughly at planting and at least weekly during dry periods. Do not water (except at planting) when 1" or more water has fallen within previous few days. Remove synthetic burlap completely and top third of natural burlap. In addition, for palm transplanting tips consult UF-IFAS circ. 1047.
- Container grown plants:** plants grown in containers, pots, boxes, or cans, shall remain in their containers and kept moist in the shade until planted. At planting, root-bound balls shall be cut at bottom and a few major whirling roots spread out; the bulk of the ball shall remain virtually intact otherwise, water the plant immediately.
- Options:** any plant may be furnished container grown instead of balled and burlapped and vice-versa if all of the requirements are met.
- Substitutions:** Should the plant specified not be available at site specified, contractor shall contact this office for substitution approval.
- Installation:** All plant material shall be installed in strict accordance with sound nursery practices and shall include maintenance and watering for all work outlined on the plans and specifications until final acceptance.
- Pruning:** Pruning at planting shall focus on removing dead, diseased, discolored, rubbing or broken branches. Pruning for form and structure should be performed a year (or one growing season) min. after planting and is separate from this contract. See UF-IFAS Circ. 853. Properly discard infested material.
- Watering:** Initially, water the plant to develop uniform coverage and deep water penetration. Avoid erosion, heavy puddling, and exposure of root systems.
- Staking and guying:** The American Arborist Association does not condone rigid tree bracing. Loose guying allowing for movement is preferred. However, the contractor shall remain responsible for rectifying fallen trees.
- Sodding:** Subsoil surface shall be smooth, even, and lightly raked, 1" of topsoil min. shall be applied wherever possible and always above hard fill or very sandy subsoil. Granular lawn fertilizer shall be applied after raking and before sodding per mfr's recommended rates or per lab. analysis recommendation. Sod shall be installed in a brick pattern offsetting joints. Sod pieces shall be tightly joined but not overlapping. Sod edges shall be cleanly cut. Top of sod shall be flush or slightly lower than adjacent pavement. Sod shall be laid quickly after arrival to site and within 5 days after harvest from the sod farm. Sod shall be thoroughly watered after installation and every other day until final acceptance of work, or until the sprinkler system is fully functional.
- Utilities:** the location and existence of utilities (overhead or underground) shall be thoroughly investigated and verified by the landscape contractor before work begins. The contractor shall exercise care in digging and work so as not to damage existing utilities cable, wires, pipes, etc. The contractor shall be responsible for the immediate repair of any damage caused by his work.
- Minimum Dimensions**
  - Hedge shall have a 4' min. mulched planting bed.
  - Trees shall have a 6' minimum diam. mulched planting bed;
  - Trees shall be planted a minimum of 10' away from light poles and fire hydrant, and 8' from underground electrical, water, and sewer lines. Contact this office for any discrepancy.
- Irrigation:** All landscape areas shall be provided with an underground nut-free sprinkler irrigation system with a coverage of 100% and an overlap of 100%. Install drain valve at all low points of each circuit (zone). Grade the system for thorough draining. Install pipes in fine sand with no rock touching any piping. Install system after trees and before shrubbery or sod. Install check valve on city water supply, and a timer/zone controller with a rain switch.

**MATERIAL SPECIFICATIONS:**

- Soil:** Top soil is required to be used in planters and wherever possible. It shall be reasonably fertile, friable natural surface soil, free as much as possible from sticks, roots, stones, and other extraneous, natural or synthetic material detrimental or injurious to plants. It shall be made from 70 to 80% sand and 20-30% clean Florida muck. The use of topsoil is mandatory in areas of heavy fill, hard rock pan, or other compacted subsoil. Top soil shall be mixed partially with the subsoil to avoid caking and enhance water absorption by the subsoil.
- Peat moss:** It shall be brown, acid reaction about 4-5 pH, natural, shredded or granulated, low in content of woody material and free of mineral matter harmful to plants. Do not use in already acid soils.
- Granular amendments:** in heavy soils and planters, use Perlite, Vermiculite, "Rice" rock (1/8"), or rough sand to improve aeration and drainage.
- Cow Manure:** It shall be commercial cow manure, FULLY decomposed, free from trash of all kinds, weed free, as commonly sold in bags by garden supplies stores and nurseries. It shall contain about 2% Nitrogen, 1% Phosphorus, 6% Potash.
- Commercial Fertilizers:**
  - For Shrubs, It shall be uniform in composition and free flowing. All fertilizers shall conform to applicable local and other laws; with a 20% min. organic source. Each fertilizer container shall bear the manufacturer's statement of analysis and shall contain at least the following:
    - For acid loving plants (Lorax, Palms, etc.):
      - 4% Nitrogen 1 1/2 unit of manganese
      - 8% Phosphorus 1/2 unit of Chelated Iron
      - 8% Potassium 1/2 unit of Sulfur
    - For general trees and shrubs:
      - 6% Nitrogen 1 1/2 unit of manganese
      - 8% Phosphorus 1/2 unit of Chelated Iron
      - 6% Potassium 1/2 unit of Sulfur
  - For Trees: Slow release fertilizer tablets of similar analysis as above shall be placed at the edge of the planting hole at the rate of one per every 4" feet of tree or as recommended by Mfr. Tablets must be readily accessible for inspection.
  - In addition, a minor element supplement (Micromax or sq) is required if fertilizer supplied does not contain any. Apply at about 1 cup per cu yd of soil.
- Planting mixtures:**
  - For acid loving plants:
    - To 2 parts of good top soil, 2 part of back fill and 1 part of peat moss, add 12 lb. of Acid Fertilizer, and one 25 lb. bag of cow manure per cubic yard thoroughly mixed.
    - For all plants except ferns, bromeliads, and acid loving plants in alkaline soils:
      - To 3-4 parts of good top soil, 3-4 part of back fill and 1 part of peat moss, add 12 lb. of tree and shrub Fertilizer, and one 25 lb. bag of cow manure per cubic yard thoroughly mixed.
  - Mulch:** Can be gravel where indicated, or shredded tree material everywhere else. Use shredded Eucalyptus or cypress bark, 3" in thickness, free of foreign material, uniform in texture, and low in bark content.
  - Sod:** Sod shall be St Augustine "Floramax" grade A except where otherwise noted.
  - Herbicides:** No herbicides bearing the label: POST-EMERGENT RESIDUAL shall be used. Any herbicide used must be in accordance with its label.
  - Gravel:** It shall be free of foreign matter and installed over a fine mesh over smooth raked soil bed, free of sticks, protruding rocks, and other matters. Gravel shall be according to the specified grade.
  - Material for staking and bracing:**
    - Stakes
      - For bracing large specimens, shall be of no less than nominal 2"x4" stock of sound lumber, in length sufficient to provide sufficient stability to position planting tree trunk, or 2" min. diam. Pipes 24" in length or other systems with equal function capabilities.
      - For guy wires on smaller plant material, it shall be of reinforcing steel w/ a min. diam. of 1/2" and a min. length of 24".
      - For guying small trees, shall have a diam. of no less than 1mm (18Ga) of steel, and shall have a 12" square red or yellow plastic tag midway of its length or as otherwise required by applicable codes.
      - To encase guy wires around trunk of plant, it shall be new or used reinforced rubber at least 1/2" in diam. All hoses and wires shall attach to the same limb at about the same point. Loop diam. to be at least 2x trunk diam.
    - Anchors
    - Wire
    - Hose

**PLANTING DETAILS**





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REVISIONS	
NO.	DESCRIPTION
1	7-26-18
2	8-1-18
3	8-1-18
4	8-1-18
5	8-1-18
6	8-1-18
7	8-1-18
8	8-1-18
9	8-1-18
10	8-1-18

**P.A. Architect, Inc.**  
ARCHITECTURAL PLANNING & DESIGN  
5450 GRIFFIN ROAD, SUITE B2  
DAVIE, FLORIDA 33314  
TEL: (954) 584-6880 FAX: (954) 581-2631  
e-mail: pagu@pa-architect.com  
FLORIDA LICENSE AA-26001926

**PROPOSED INTERIOR RENOVATION**  
**PATRICIA AGUDELO**  
**2243-2247 POLK STREET**  
**HOLLYWOOD FLORIDA 33020**

**CLIENT**  
**PATRICIA AGUDELO**

**DESIGNED BY:**  
**PHILIP D. AGUIRRE**

**DRWN:** **START DATE**  
**V.A.** **3-27-18**

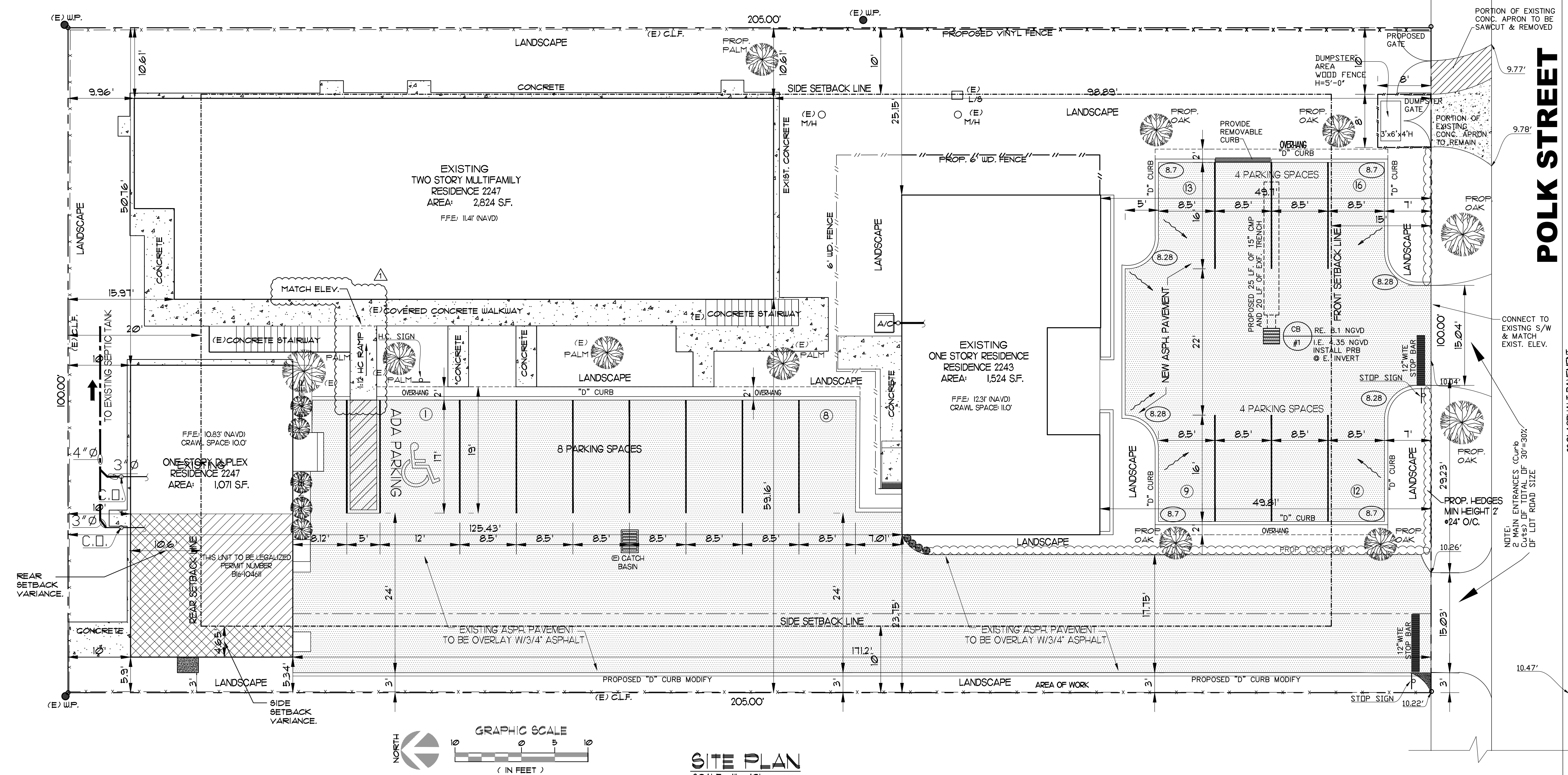
**CHKD:** **ISSUE DATE**  
**P.D.A.** **3-27-18**

**STATE OF FLORIDA**  
**PHILIP D. AGUIRRE**  
**DAVE** **AR92740**  
**PHILIP D. AGUIRRE** **SEA**  
**FLA 00092740**  
**REGISTERED ARCHITECT**

**ACAD DWG** **PROJ NO.**  
**SER/VER: R** **2018-**  
**RICOTTA**

**SHEET**  
**SP-1**

NOTE:  
SEPTIC TANK SYSTEMS APPROVED IN PERMIT NO. 01371, DATED DEC. 6/1972



FEMA DATA	
FLOOD ZONE	= X
BASE FLOOD ELEVATION	= N/A

REQUIRED PARKING CALCULATIONS	
TOTAL 9 UNITS	MIN PARKING REQ: 1 / UNIT = 9
	MAX PARKING REQ: 2.5 / UNIT = 22.5
	MIN GUEST PARKING REQ: 1 / 10 PARK=1
	MAX GUEST PARKING REQ: 1 / 5 PARK = 5
TOTAL PARKING PROVIDED: 16 SPACES	

AREA CALCULATION	
LAND AREA	= 20,500 SF
EXISTING ONE STORY DUPLEX AREA	= 1,071 SF
EXISTING TWO STORY BLDG AREA	= 2,824 SF
EXISTING HOUSE AREA	= 1,524 SF
TOTAL BLDG AREA = 5,419 SF	
ASPH. PAVEMENT AREA	= 7,535 SF
EXISTING CONC. AREA	= 1,224 SF

REQUIRED	
TOTAL IMPERVIOUS AREA	= 14,178 SF (69.0%)
TOTAL PERVIOUS AREA (GREEN)	= 6,322 SF (31.0%)

EXISTING	
TOTAL IMPERVIOUS AREA	= 7,757 SF (38.0%)
TOTAL PERVIOUS AREA (GREEN)	= 12,743 SF (62.0%)

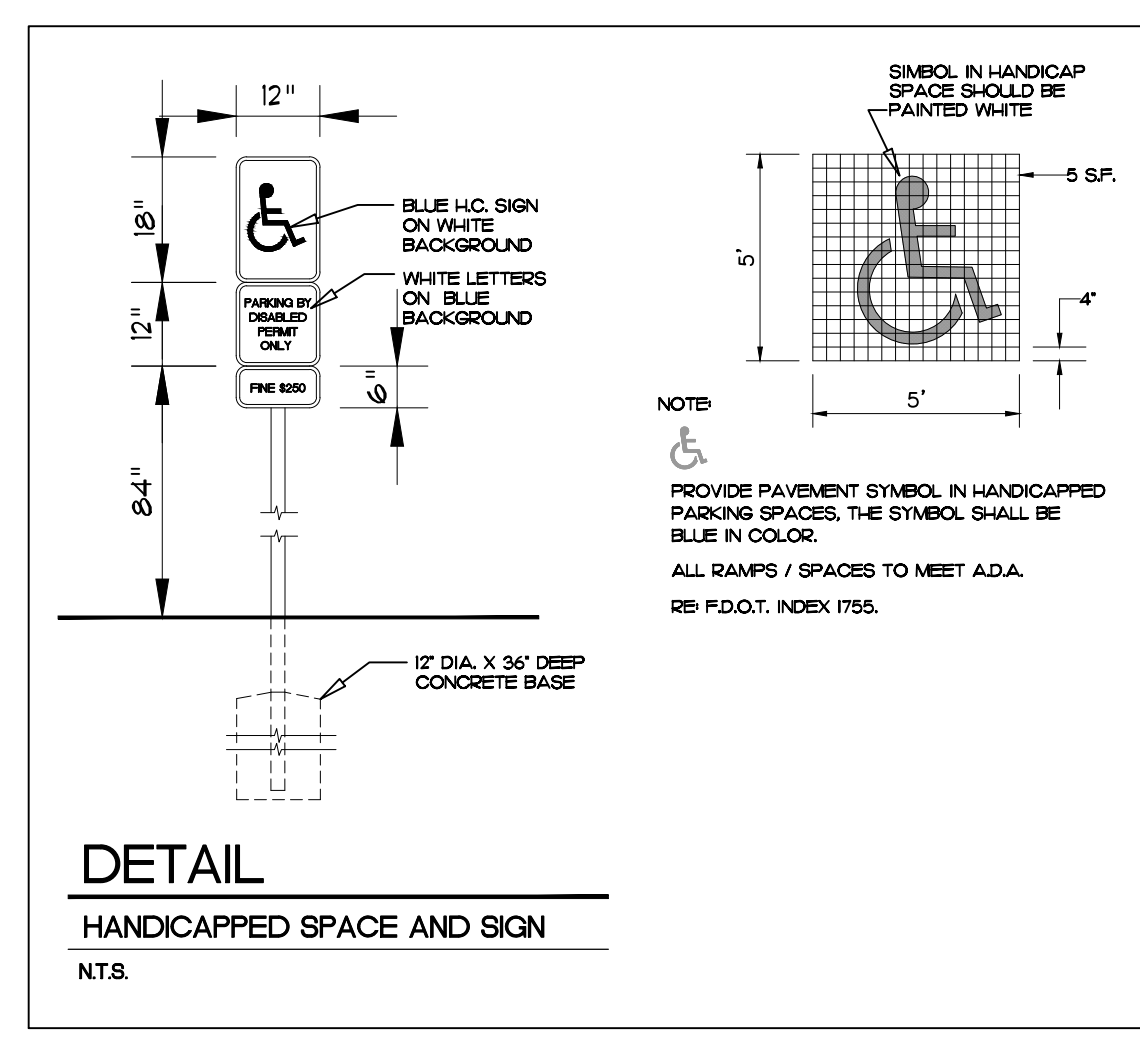
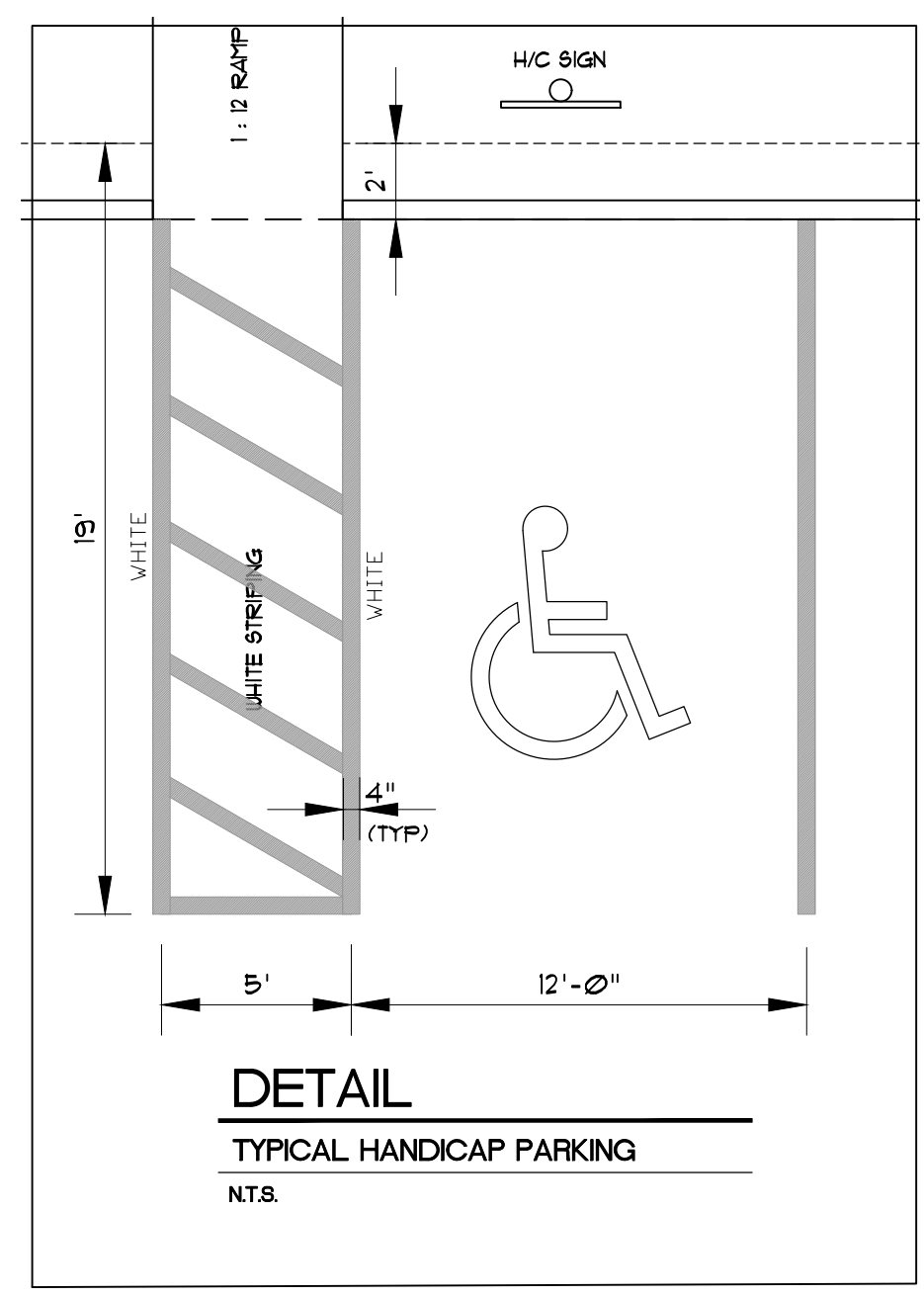
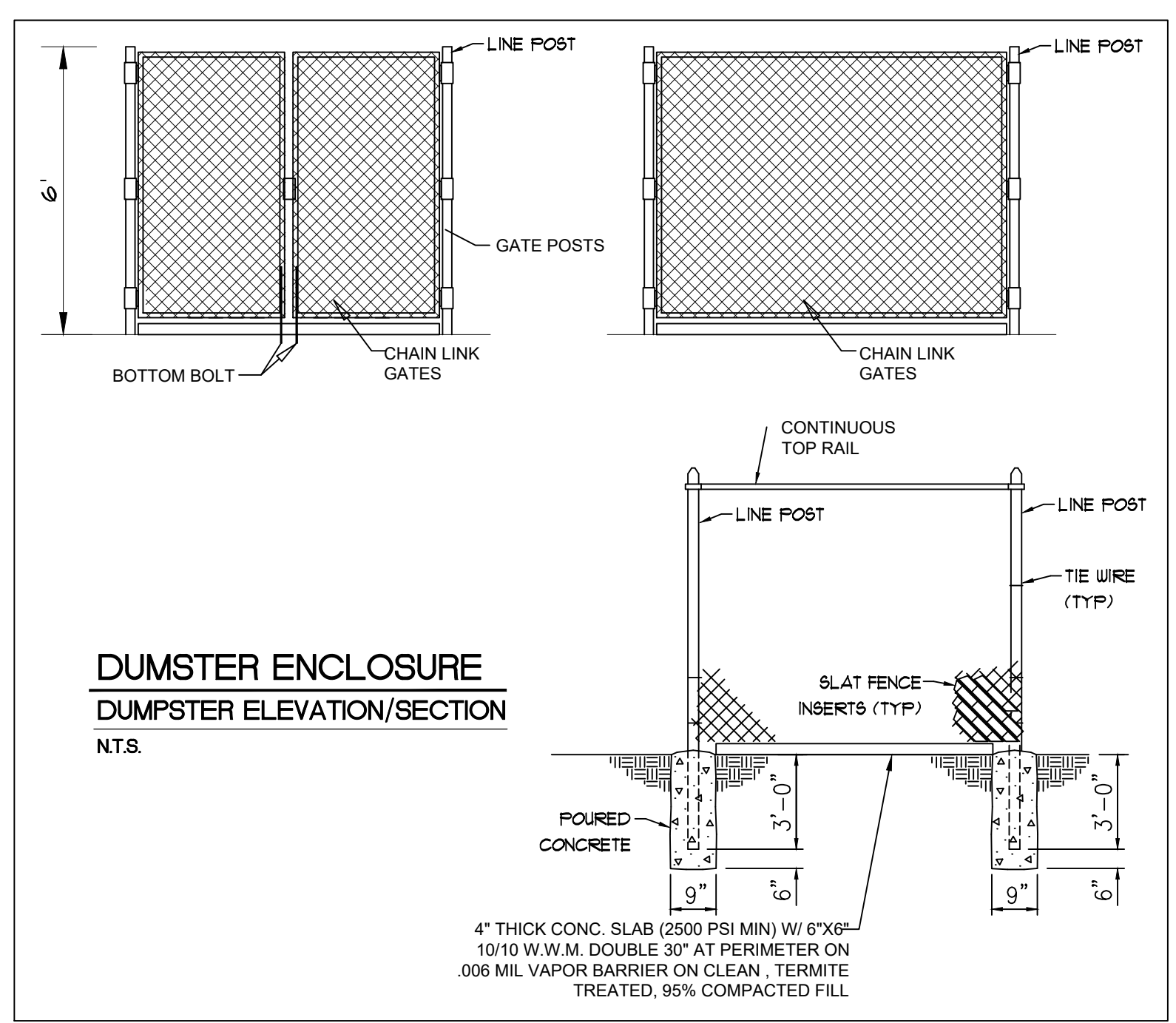
AREAS BREAKDOWN		
UNITS	Area/SF	Average/SF
1-Story SF Res (S) -2243 Polk St	1,524	1,524
2-Story MF RES (NE) -2247 Polk St (1 to 7)	5,400	900
Apt 1	900	
Apt 2	900	
Apt 3	900	
Apt 4	900	
Apt 5	900	
Apt 6	900	
1-Story Duplex (NW)	1,071	535
Apt 7	484	
Apt 8	587	
Total Gross Living Area (9 units)	7,995	888

NOTE:  
SITE PLAN IMPROVEMENTS FOR ADDITIONAL  
PARKING UNDER PERMIT NO. B16-104478

LEGAL DESCRIPTION  
LOT 6, BLOCK 8 OF "HOLLYWOOD LITTLE RANCHES",  
ACCORDING TO THE PLAT THEREOF, AS RECORDED  
IN PLAT BOOK 1, PAGE 2607 OF THE PUBLIC RECORDS  
OF BROWARD COUNTY, FLORIDA.

ZONING LEGEND		
ZONING DESIGNATION: DH-2		
LAND USE: RAC		
DESCRIPTION	REQUIRED	PROVIDED
F.A.R.	1.75	.26
	MAX HEIGHT	ACTUAL HEIGHT
1 STORY SF RES (S)	4 STORIES (45')	1 STORIES (14')
2 STORY MF RES (NE)	4 STORIES (45')	2 STORIES (22')
1 STORY DUPLEX (NW)	4 STORIES (45')	1 STORIES (13')

MIN SET BACK	MIN SB REQUIRED	SB PROVIDED
1 STORY SF RES (S)		
SB FRONT (S)	15'	49.81'
SB REAR (N)	20'	125.43'
SB SIDE (E)	10'	25.15'
SB SIDE (W)	10'	23.75'
2 STORY MF RES (NE)		
SB FRONT (S)	15'	98.89'
SB REAR (N)	20'	9.96'
SB SIDE (E)	10'	10.61'
SB SIDE (W)	10'	59.16'
1 SORY DUPLEX (NW)		
SB FRONT (S)	15'	171.2'
SB REAR (N)	20'	9.4'
SB SIDE (E)	10'	50.76'
SB SIDE (W)	10'	5.34'



**LEGEND**  
PROPERTY LINE  
SETBACK LINE  
CHAIN LINK FENCE  
EASEMENT LINE  
WOOD FENCE  
EXISTING BLDG.  
C = CENTER LINE  
ASPH. = ASPHALT  
PVMT = PAVEMENT  
UE. = UTILITY EASEMENT  
BCR = BROWARD COUNTY RECORDS  
CBS = CONCRETE BLOCK STRUCTURE  
CONC. = CONCRETE  
ROW = RIGHT-OF-WAY  
EXISTING  
NEW



[illegible]

PROPOSED INTERIOR RENOVATION  
PATRICIA AGUDELO  
2243-2247 POLK STREET  
HOLLYWOOD  
FLORIDA 33020

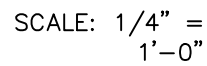
DESIGNED BY:  
PHILIP D. AGUIRRE

CHKD : P.D.A.	ISSUE DATE 3-27-18
------------------	-----------------------

ACAD DWG SERVER_ / R RICOTTA	PROJ NO. 2018-
------------------------------------	-------------------

SHEET  
A-1

CODE VIOLATION: V16-05363  
PROVIDE CONSTRUCTION DOCUMENTATION TO LEGALIZE AN  
AFTER-THE-FACT CONVERSION OF A GARAGE INTO A LIVING AREA.  
APARTMENT #8, AS FOLLOWS:  
- NEW CBS WALL AFTER REMOVED GARAGE DOOR  
- PROPOSED 2-NEW WINDOWS AND DOOR ON NEW CBS WALL  
- PROPOSED NEW BATH  
- PROPOSED NEW BEDROOM  
- PROPOSED NEW KITCHEN  
- PROPOSED MECHANICAL WORK FOR NEW A/C  
- PROPOSED ELECTRICAL WORK  
- PROPOSED NEW PLUMBING WORK  
- RAISE UP FIN. FL. OF APART. #8 TO MATCH EXISTING FIN. FL. OF EXIST.  
APART. #7



The diagram shows two columns of measurements. The first column is labeled 'WIDTH' and contains '2' and '8'. The second column is labeled 'HEIGHT' and contains '6' and '8'. Below the 'WIDTH' column, 'FEET' is connected to '2' and 'INCHES' is connected to '8'. Below the 'HEIGHT' column, 'INCHES' is connected to '6' and 'FEET' is connected to '8'.

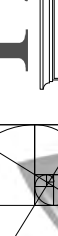
[illegible]

1. ALL CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE, 6th EDITION (2017) BUILDING, THE FLORIDA BUILDING CODE, 6TH EDITION (2017) RESIDENTIAL AND ALL OTHER APPLICABLE GOVERNING CODES AND REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF THE PROJECT. ANY DISCREPANCIES WHICH MAY ALTER THE INTENT OF THE ARCHITECTURAL OR ENGINEERING DOCUMENTS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING, FOR APPROVAL OR MODIFICATION.
3. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE, THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF THE SYSTEMS AS INTENDED BY THE DESIGN TO RESULT IN COMPLETE AND WORKABLE SYSTEMS IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND REGULATIONS.
4. ALL DIMENSIONS ARE NOMINAL TO THE FACE OF STUDS, CONCRETE BLOCK, OR EDGE OF CONC. SLAB UNLESS NOTED OTHERWISE.  
WRITING DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. VERIFY ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCING CONSTRUCTION.
5. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES BUILDING.
6. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND/OR INSTALLATION.
7. ALL CEILING HEIGHTS AT GROUND FLOOR ARE REFERENCED TO GROUND FINISH FLOOR ELEVATION, AND ALL CEILING HEIGHTS AT 2nd FLOOR ARE REFERENCED TO SECOND FINISH FLOOR ELEVATION.
8. NUMBERS OF ADDRESS SHALL BE PLACED VISIBLE AND LEGIBLE FROM THE STREET FRONTING PROPERTY AND SHALL BE 3" MIN IN HEIGHT.
9. ALL WINDOWS AND DOORS SHALL BE IMPACT TINTED GLASS UNLESS OTHERWISE NOTED.
10. ALL EGRESS WINDOWS WILL HAVE CLEAR OPENING MIN. OF 20" WIDE X 24" HIGH W/5' 7 SQ.FT. MIN. AREA. EGRESS WINDOWS SHALL HAVE OPERATING MECHANISM NO. HIGHER THAN 54" ABOVE FINISH FLOOR AND OPENING SHALL HAVE A SILL HEIGHT NOT MORE THAN 44 INCHES (118 MM) ABOVE FINISH FLOOR.
11. ALL PLUMBING FIXTURES SHALL COMPLY WITH TABLE P604.4 OF FBC THE MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS.
12. BATHROOM FLOOR AND BASE BOARD TO BE OF IMPERVIOUS MATERIAL.
13. TUB AND SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 70 INCHES (1778 MM) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
14. PROVIDE 2X4 WOOD BLOCKING BETWEEN THE STUDS IN AREAS TO HAVE EQUIPMENT LIKE GRAB RAILS, BARS, VANES AND/OR CABINETS FOR MOUNTING THESE ITEMS.
15. ALL GLASS DOORS AND ENCLOSURES OF SHOWERS AND OR BATH TUBS SHALL BE CAT II SAFETY GLASS.
16. ALL ATTIC OPENINGS SHALL BE FRAMED WITH 1" X 2" WOOD FRAMING.
17. ALL FRAMED WALLS WITHIN GARAGES PERIMETERS TO HAVE R-11 INSULATION.
18. ALL INTERIOR WALLS IN BATHROOMS TO BE MOLD RESISTANT.
19. ALL INTERIOR WALLS OF A/C UNITS CLOSETS TO BE MOLD PROOF.
20. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE BEST PRACTICES OF THE CONSTRUCTION TRADES IN A PROFESSIONAL AND WORKMANLIKE MANNER. ANY WORK NOT CONFORMING WITH THESE STANDARDS MAY BE REJECTED BY THE ARCHITECT AND REDONE BY THE CONTRACTOR AT THE OWNERS RISK.
21. ALL MATERIALS AND LABOR TO HAVE A ONE YEAR WARRANTY FROM DATE OF COMPLETION.
22. ALL WOOD MEMBERS IN DIRECT CONTACT WITH CONCRETE AND MASONRY SHALL BE PRESSURE TREATED.
23. PROVIDE 60 SQ. INCH VENT BLOCKS PER CAR IN ALL GARAGES.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS FROM THE SITE.



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PHILIP D. AGUIRRE WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND ARCHITECT, Inc. BE NOTIFIED IN WRITING OF ANY DISCREPANCIES FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.

[illegible]

**PA. Architect, INC.**  
ARCHITECTURAL PLANNING DESIGN

5450 GRIFFIN ROAD, SUITE B2  
DAVIE, FLORIDA 33314  
TEL (954) 584-6880 FAX: (954) 581-2631  
e-mail : [paguirre@pa-architect.com](mailto:paguirre@pa-architect.com)  
FLORIDA LICENSE AA-26001926

PROPOSED INTERIOR RENOVATION  
PATRICIA AGUDELO  
2243-2247 POLK STREET  
HOLLYWOOD FLORIDA 33020

CLIENT  
PATRICIA AGUDELO

DESIGNED BY:  
PHILIP D. AGUIRRE

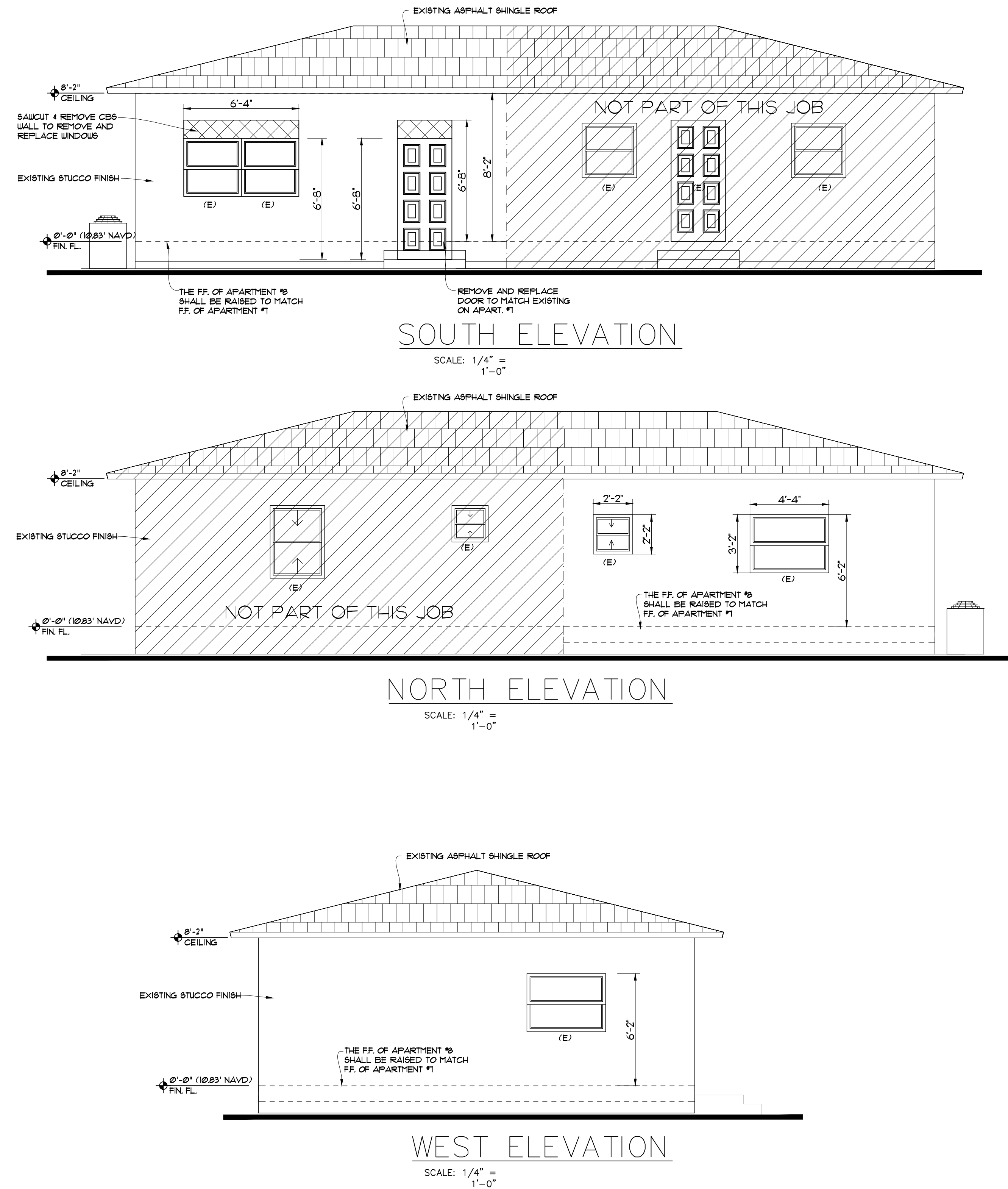
DRWN:	START DATE
V.A.	3-27-18

CHKD : P.D.A.	ISSUE DATE 3-27-18
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STATE OF FLORIDA  
SIGN & SEAL  
PHILIP D. AGUIRRE  
AR92740  
OCT-29-2018  
PHILIP D. AGUIRRE, P.E.  
AR92740  
STRUCTURAL ARCHITECT

CAD DWG SERVER/ R RICOTTA	PROJ NO. 2018-
---------------------------------	-------------------

SHEET  
A-2



[illegible]

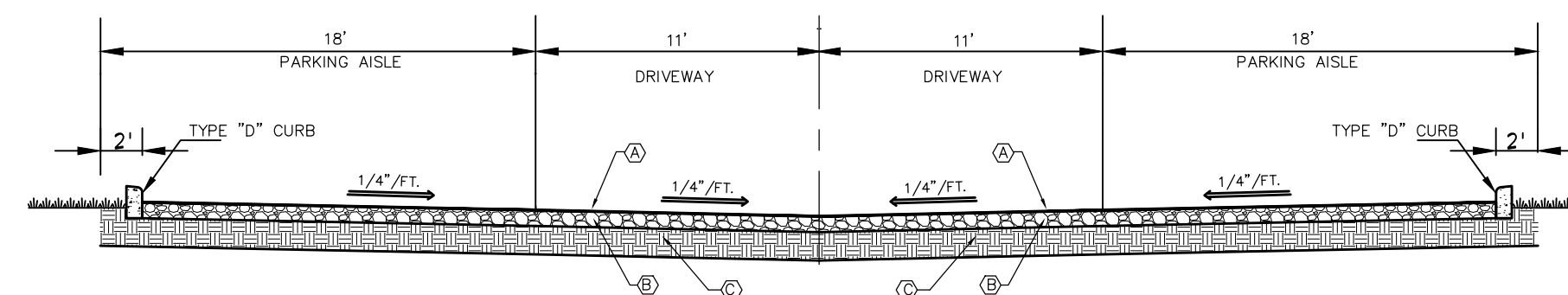
**GRAPHIC SCALE**

( IN FEET )

1 INCH = 10 FT.

A horizontal scale bar with alternating black and white segments. It is marked with '0', '5', and '10' at the top. Below the bar, the text '( IN FEET )' and '1 INCH = 10 FT.' are printed. To the left of the scale bar is a north arrow pointing upwards, labeled 'NORTH' on its left side.

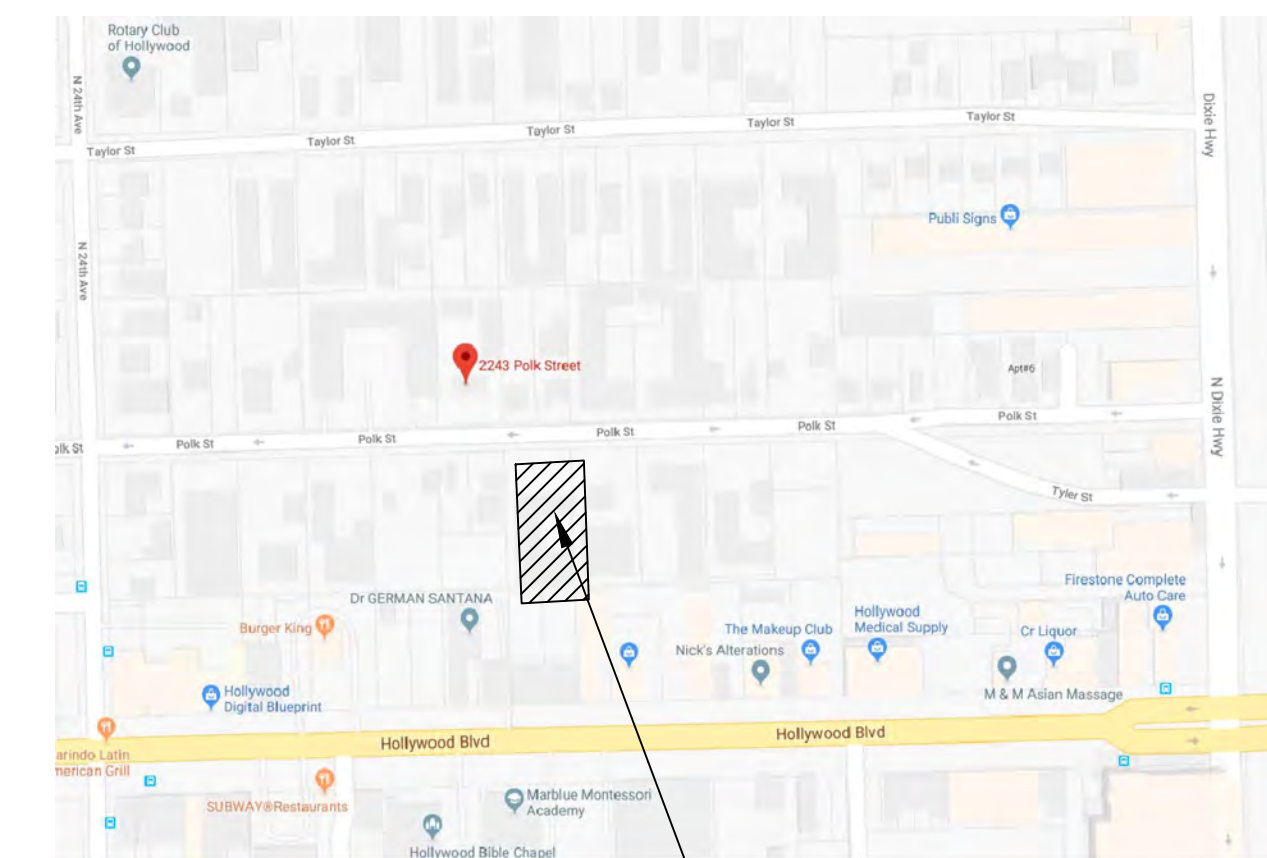
SCALE : 1" = 10'



PAVEMENT SPECIFICATIONS

- (A) 1 1/2" ASPHALT CONCRETE PAVEMENT TYPE S-III
- (B) 8" PRIMED LIMEROCK OR CRASHED CONCRETE BASE COMPACTED TO A MINIMUM 98% OF MAX. DRY DENSITY (AASHTO T-180)
- (C) 12" SUBGRADE COMPACTED TO A MINIMUM 100% OF MAX. DRY DENSITY AS PER AASHTO T-99. STABILIZE AS REQUIRED TO MIN. LBR 40.

DRIVEWAY  
N.T.S.



THIS PROJECT  
LOCATION MAP  
SCALE: N.T.S.



LEGAL DESCRIPTION  
LOT 6, BLOCK 8 OF "HOLLYWOOD LITTLE RANCHES",  
ACCORDING TO THE PLAT THEREOF, AS RECORDED  
IN PLAT BOOK 1, PAGE 260F OF THE PUBLIC RECORDS  
OF BROWARD COUNTY, FLORIDA.

TOTAL PARKING REQUIRED: 14  
TOTAL PROVIDE: (INCLUDED H/C 1 PARKING) 14

FLOOD_ZONE	= X
BASE_FLOOD_ELEVATION	= N/A
ZONING_DESIGNATION	= ND-2
LAND_USE	= MULTIFAMILY

PROPERTY LINE \_\_\_\_\_

SETBACK LINE \_\_\_\_\_

CHAIN LINK FENCE \_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_

EASEMENT LINE \_\_\_\_\_

WOOD FENCE \_\_\_\_\_

EXISTING BLDG. \_\_\_\_\_

C - CENTER LINE \_\_\_\_\_

ASPH. - ASPHALT \_\_\_\_\_

PVMT- PAVEMENT \_\_\_\_\_

U.E. - UTILITY EASEMENT \_\_\_\_\_

BCR - BROWARD COUNTY RECORDS \_\_\_\_\_

CBS - CONCRETE BLOCK STRUCTURE \_\_\_\_\_

CONC. - CONCRETE \_\_\_\_\_

ROW - RIGHT-OF-WAY \_\_\_\_\_

(E) EXISTING

(N) NEW

[illegible]

**P.A. Architect, INC.**  
ARCHITECTURAL • PLANNING • DESIGN  
5450 GRIFFIN ROAD, SUITE B202  
DAVIE, FLORIDA 33314  
TEL: (954) 584-6880 FAX: (954) 581-2631  
e-mail : [paguirre@pa-architect.com](mailto:paguirre@pa-architect.com)  
FLORIDA LICENSE AA-26001926

PROPOSED INTERIOR RENOVATION  
PATRICIA AGUDELO  
22243-2247 POLK STREET  
HOLLYWOOD  
FLORIDA 33020

CLIENT  
PATRICIA AGUDELO

DESIGNED BY:  
PHILIP D. AGUIRRE

DRWN: YA.	START DATE 3-27-18
--------------	-----------------------

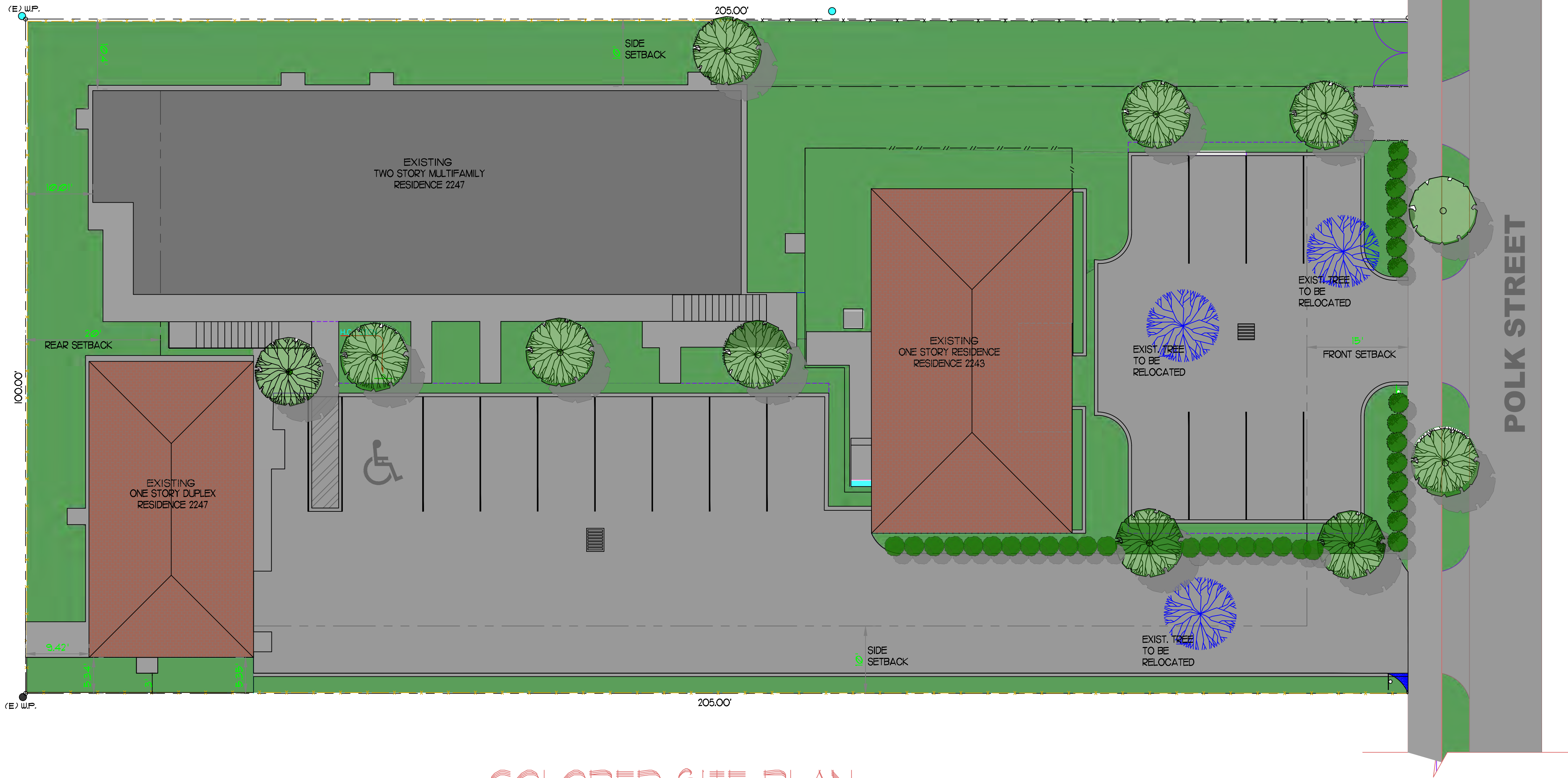
CHKD : P.D.A.	ISSUE DATE 3-27-18
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STATE OF FLORIDA  
SIGN & SEAL  
PHILIP D. AGUIRRE  
AR92740  
DATE:  
PHILIP D. AGUIRRE, R.A.  
FL-AR-92740  
NOTARY PUBLIC

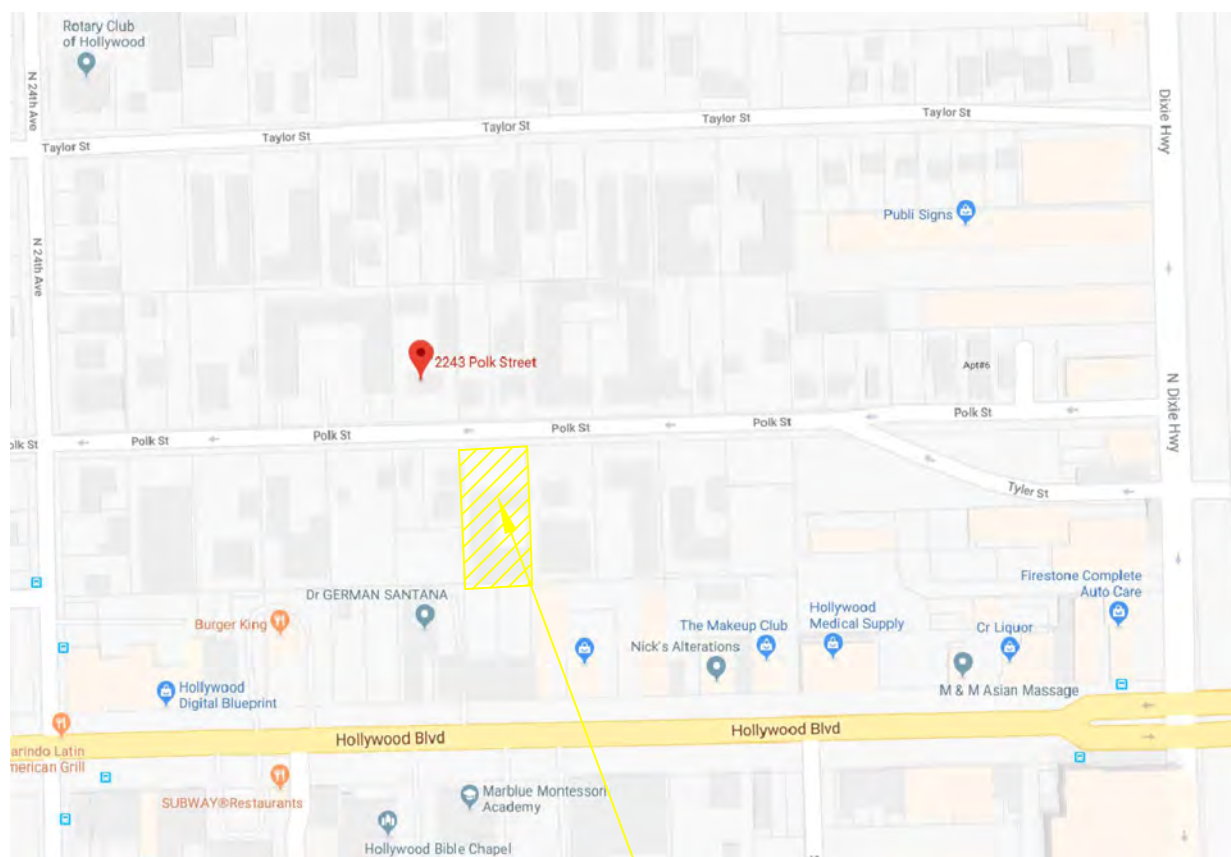
ACAD DWG SERVER/ R RICOTTA	PROJ NO. 2018-
----------------------------------	-------------------

SHEET  
**PG-1**





COLORED SITE PLAN  
SCALE : 1" = 10'



THIS PROJECT  
LOCATION MAP  
SCALE: N.T.S.  
NORTH

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REVISIONS	
NO.	DESCRIPTION

**P.A. Architect, INC.**  
P.A. ARCHITECT, INC.  
5450 GRIFFIN ROAD, SUITE B2  
DAVIE, FLORIDA 33314  
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e-mail : paguirre@pa-architect.com  
FLORIDA LICENSE AA-26001926

**AFTER-THE-FACT RENOVATION**  
**PATRICIA AGUDELO**  
**2243-2247 POLK STREET**  
**HOLLYWOOD FLORIDA 33020**

CLIENT  
PATRICIA AGUDELO

DESIGNED BY:  
PHILIP D. AGUIRRE

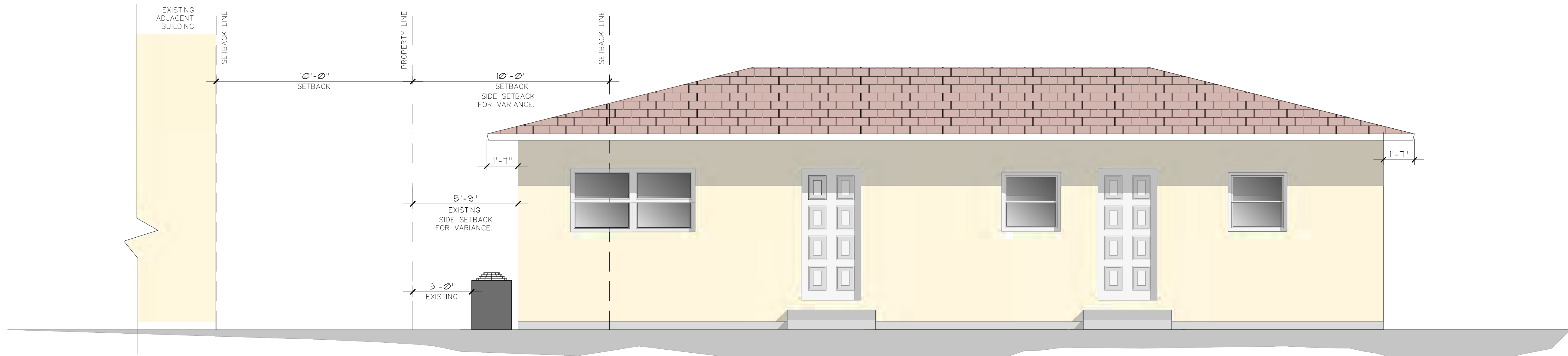
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CHKD: P.D.A. ISSUE DATE: 2-7-18

STATE OF FLORIDA  
PHILIP D. AGUIRRE, R.A.  
AR92740

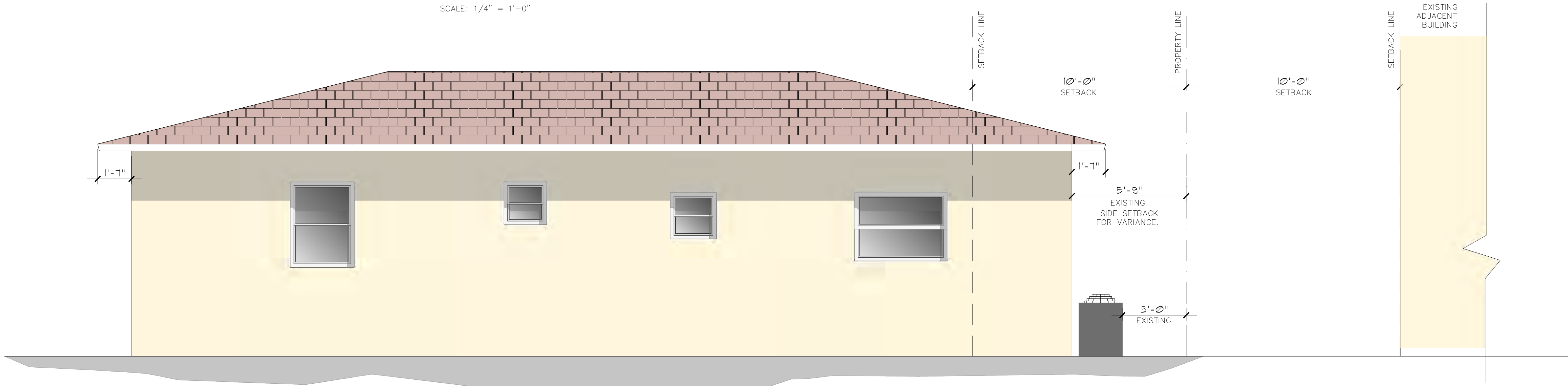
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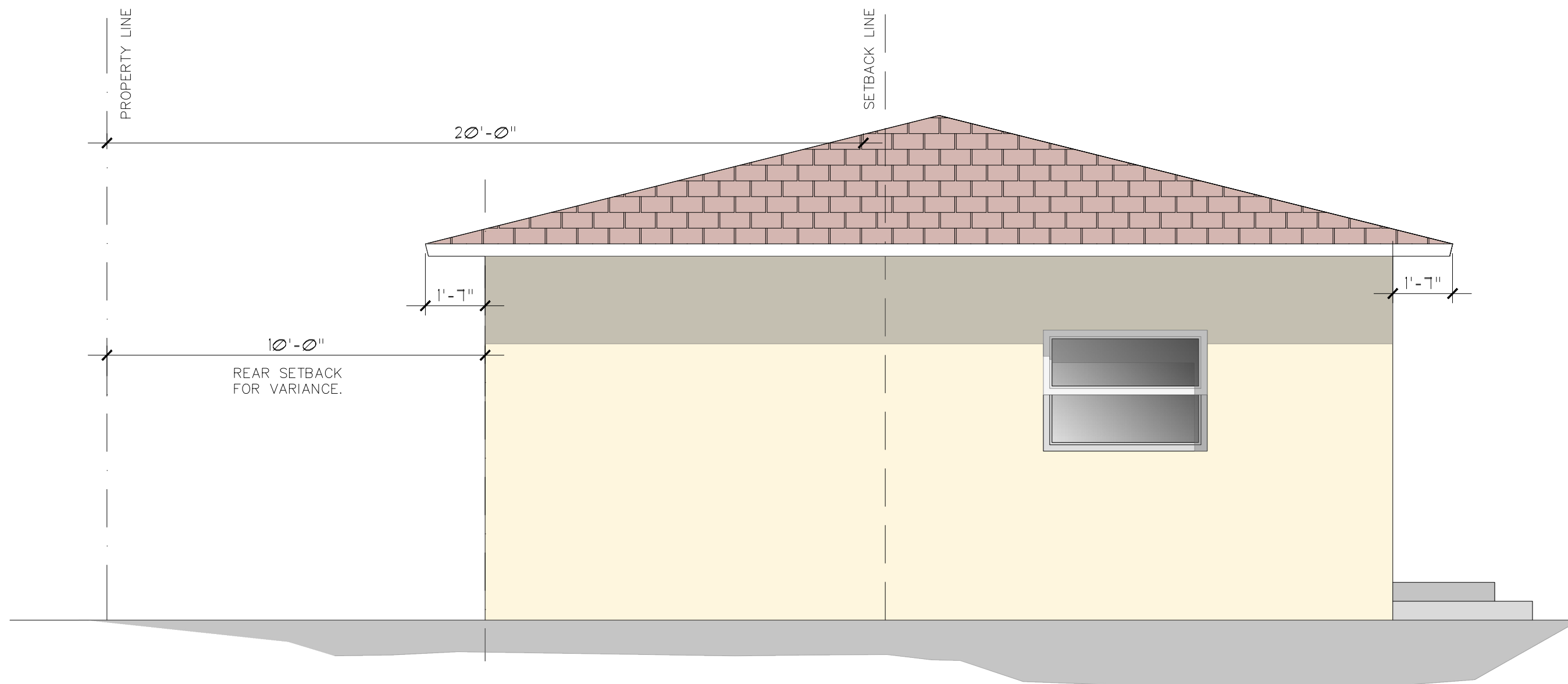
SOUTH ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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

REQUESTED SETBACK VARIANCES:

Setbacks	Existing	Req'd
Rear (North) Side Interior (West )	10' 5.9'	20' 10'

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REVISIONS	
NO.	DESCRIPTION

**P.A. architect, inc.**  
ARCHITECTURAL • PLANNING • DESIGN  
5450 GRIFFIN ROAD, SUITE B2  
DAVIE, FLORIDA 33314  
TEL: (954) 584-6880 FAX: (954) 581-2631  
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**AFTER-THE-FACT RENOVATION**  
**PATRICIA AGUDELO**  
2243-2247 POLK STREET  
HOLLYWOOD FLORIDA 33020

**CLIENT**  
PATRICIA AGUDELO

**DESIGNED BY:**  
PHILIP D. AGUIRRE

**DRWN:** VA **START DATE:** 2-7-18

**CHKD :** P.D.A. **ISSUE DATE:** 2-7-18

**ACAD DWG:** SERVER/A AGUDELO **PROJ NO.:** 2018-

**SHEET**  
**CEV-1**