

ATTACHMENT A

Application Package

PLANNING DIVISION



File No. (internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



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: FEB 19, 2019

Location Address: 2821 PALMER DRIVE, HOLLYWOOD FL
Lot(s): 8 Block(s): 35 Subdivision: HOLLYWOOD HILLS N.

Folio Number(s): 514 206 070 540

Zoning Classification: RS-7 Land Use Classification: OSR

Existing Property Use: SINGLE FAM. RES. Sq Ft/Number of Units: 5288 S.F. / 1

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): NO

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

Explanation of Request: TO ALLOW A 7.5' SIDE YARD SETBACK ON ADDITIONS AT THE REAR OF RESIDENCE.

Number of units/rooms: 1 Sq Ft: 944 S.F. ADDITIONS

Value of Improvement: \$ 152,000 Estimated Date of Completion: OCT 2019

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

Name of Current Property Owner: GARY AND BETH HOPEN

Address of Property Owner: 2821 PALMER DRIVE HOLLYWOOD FL

Telephone: 954 240-1840 Fax: 954 989-2780 Email Address: GARYH15@AOL.COM

Name of Consultant/Representative/Tenant (circle one): MIGUEL F. SANCHEZ

Address: 901 S. FEDERAL HWY, FT. LAUD Telephone: 954 463-3096

Fax: 954 463-3101 Email Address: MSANCHEZ@AOL.COM

Date of Purchase: 12/9/92 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: Beth Hopen Date: 2/19/19

PRINT NAME: BETH HOPEN Date: 2/19/19

Signature of Consultant/Representative: Miguel Date: 2/19/19

PRINT NAME: MIGUEL F. SANCHEZ, ARCHITECT Date: 2/19/19

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 VARIANCE 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 19th day of Feb

Notary Public
State of Florida

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



Beth Hopen
Signature of Current Owner

Beth Hopen
Print Name

February 18, 2019

City of Hollywood
Planning and Development Board
Variance Criteria

Re: Gary and Beth Hopen
2821 Palmer Drive
Hollywood, Florida

Applicants' residence was built prior to the implementation of the current side yard setback requirements, which state:

The sum of the side yard setbacks shall be at least 25% of the lot width, but not to exceed 50 ft. with no side yard less than 7.5 ft.; except, platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback (only applies to one story additions and new construction of one story buildings). Any construction in excess of one story must meet the 25% rule with a minimum 7.5 ft. setback.

In the City of Hollywood

The current side yard requirements adversely affect Applicants' ability to expand their residence, which has become a necessity in order to care for Mrs. Hopen's parents.

Mrs. Hopen's parents are both in need of 24/7 care, and it is the family's desire for them to be taken care of at home as is traditional in their family.

The current side yard requirements allow a minimum setback of 7.5 feet, but the sum of the side yards must be 25 feet Which is 25% of the 100 ft. wide lot.

The existing residence is now rendered "existing non-conforming", since it was built with totally different side yard setback requirements and the sum of the existing side yard setbacks is 20 feet. A variance is now necessary in order to expand the residence.

Applicants are requesting a variance to allow a side yard setback of 7.5', which is the minimum allowed by the Code requirements.

There are numerous existing residences in the neighborhood with a 7.5' side yard setback. The Applicants' request will only affect the rear portion of the property. The front 60 feet of the property will not be affected by this variance. This request is compatible with the surrounding land uses and will not be detrimental to the community.

Applicants' request for a variance is not economically based or self-imposed but rather necessary because of the City's zoning side yard setback requirement changes.

The requested variance is necessary in order for Applicants to use their property as it was originally intended.

Thank you for your consideration.



FRONT OF SUBJECT
PROPERTY



HOUSE ON RIGHT OF
SUBJECT PROPERTY



FRONT OF HOUSE LEFT
OF SUBJECT PROPERTY

RECORD & RETURN TO:
PETER M. HODKIN, P.A.
2200 W. Commercial Blvd., Ste. 302
Ft. Lauderdale, FL 33309
Will Call:
Tri-County Ctrs. Courter

92556848

Stamps \$ 2681.00 Tax \$ _____
Documentary Intangible
RECEIVED in Broward County as required by
law.
by Eugene D. Remy
Deputy Clerk

02 DEC 30 P 2:33

WARRANTY DEED

THIS WARRANTY DEED made and executed the 4 day of December, 1992, by ROBERT I. GOLDBERG and PATRICIA S. ETKIN, his wife, whose address is 2880 Paddock Road, Ft. Lauderdale, Florida 33331, hereinafter called the grantor, to GARY HOPEN and BETH HOPEN, his wife, whose address is 2821 Palmer Drive, Hollywood, Florida 33021, hereinafter called the grantee: (SS# [REDACTED] & [REDACTED]).

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

That the grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in BROWARD County, Florida, viz:

Lot 8, Block 35 of HOLLYWOOD HILLS NORTH SECTION
ONE, according to the Plat thereof, as recorded in Plat Book 66,
Page 20, of the Public Records of Broward County, Florida.

Property Folio # 11206-07-05400

SUBJECT TO zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions and other matters appearing on the plat, and/or common to the subdivision; utility easements of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1992.

BK20225PG0169

BK20225PG0170

This Instrument Prepared by and Return to:
STEPHEN J. STRALEY, ESQ.
STRALEY | OTTO
2699 STIRLING ROAD, SUITE C-207
FT. LAUDERDALE, FL 33312

Property Appraiser's Parcel Identification (Folio) Numbers:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made and executed the 30th day of August, 2018 by TODD SCHOENWETTER, MANAGER OF FIRST EAGLE MANAGEMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY having its principal place of business at 20201 E. COUNTRY CLUB DRIVE, #2106, AVENTURA, FLORIDA 33180, herein called the Grantor, to GARY HOPEN AND BETH HOPEN, HIS WIFE, whose principal place of business is: 2821 PALMER DRIVE, HOLLYWOOD, FLORIDA 33021, hereinafter called the Grantees: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remiss, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, namely;

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

TO HAVE AND TO HOLD, the same in fee simple forever.

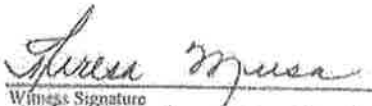
AND, the grantor hereby covenants with said grantees that except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

AND, the subject property is free and clear of Mortgages and encumbrances.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

FIRST EAGLE MANAGEMENT LLC, A FLORIDA
LIMITED LIABILITY COMPANY


Witness Signature

TERESA MUSA
Printed Witness Signature


Witness Signature

David R. Otto
Printed Witness Signature

By: 
TODD SCHOENWETTER, MANAGER

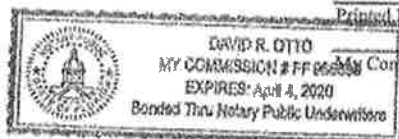
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 30th day of August, 2018, by TODD SCHOENWETTER, MANAGER OF FIRST EAGLE MANAGEMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, he is personally known to me or has produced FL Driver's License as identification.

SEAL

Notary Signature

Printed Notary Name



THIS INSTRUMENT PREPARED BY:

Stephen J. Straley, Esq.
Straley | Otto
2699 Stirling Road, Suite C-207
Fort Lauderdale, Florida 33312

AFTER RECORDING, RETURN TO :

Stephen J. Straley, Esq.
Straley | Otto
2699 Stirling Road, Suite C-207
Fort Lauderdale, Florida 33312

GRANT OF EASEMENT

THIS GRANT OF EASEMENT ("Easement") is given by GARY HOPEN AND BETH HOPEN, HIS WIFE ("Grantor"), whose address is 2821 Palmer Drive, Hollywood, Florida 33021, to FIRST EAGLE MANAGEMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY ("Grantee") whose address is 20201 E. Country Club Drive, #2106, Aventura, Florida 33180.

RECITALS

WHEREAS, Grantor is the owner of certain real property more particularly described upon Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Grantor desires to grant a perpetual, easement over, across and through the Easement Area in order to provide for the Grantee to have access to, and ingress and egress over the described premises, to maintain and repair the designated premises as may become necessary from time to time; and

WHEREAS, Grantor has the legal right and ability to grant the easements described herein.

NOW THEREFORE, and in consideration of the mutual covenants, benefits and agreements of the parties hereto and the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties do hereby agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by reference.
2. Grantor hereby grants and conveys to Grantee, its successors and assigns ("Grantee"), a perpetual easement for ingress and egress and access over, across and through the Easement Area, attached hereto as Exhibit A, for the purpose of providing Grantee with access to the Easement Area to use, maintain and repair same as may become necessary from time to time. Grantee, and its successors and assigns agree to maintain the Easement Area in order to keep it in a condition similar to its present golf

course condition including, without limitation, cutting grass and weeding. Nothing shall be planted or erected in Easement Area other than grass.

3. To restore the Easement Area, including any part of Grantor's adjoining Premises that may have been interfered with by Grantee, to or near the same condition as existed at the time of each entry for the exercise of the rights herein granted.

4. This Easement shall continue in perpetuity and shall only be terminated upon recordation in the Public Records of Broward County, Florida, of a written termination document executed by Grantor, Grantee, or their successors or assigns. Notwithstanding the foregoing, in the event the Grantee sells or conveys the Club at Emerald Hills golf club/course to a non-golf club/course user, such as a developer, this Easement shall not be affected unless and until the Easement Area is used for any purpose other than a golf course or green area, in which case, this Easement shall be terminated and have no further force and effect.

5. Grantee shall indemnify, defend and save harmless Grantor from all losses, costs, damages, expenses and liabilities, including, without limitation, reasonable attorneys fees, which Grantor may incur arising out of or related to: (a) claims of injury to or death of persons, or damage to property, occurring or resulting directly or indirectly from use or occupancy of the Easement Area; or (b) any breach or default hereunder on Grantee's part; (c) any work done in or to the Easement Area; or (d) any act, omission or negligence on the part of Grantee and/or its agents, contractors, employees, invitees or visitors, or any person claiming through or under Grantee.

6. Grantor shall indemnify, defend and save harmless Grantee from all losses, costs, damages, expenses and liabilities, including, without limitation, reasonable attorneys fees, which Grantee may incur arising out of or related to: (a) claims of injury to or death of persons, or damage to property, occurring or resulting directly or indirectly from Grantor or its invitee's use or occupancy of the Easement Area; or (b) any breach or default hereunder on Grantor's part; (c) any work done by Grantor in or to the Easement Area; or (d) any act, omission or negligence on the part of Grantor and/or its agents, contractors, employees, invitees or visitors, or any person claiming through or under Grantor.

7. Grantee shall at all times have in full force and effect liability insurance in an amount reasonably sufficient as a prudent property owner would with respect to the Easement Area which the parties agree at this time is \$500,000. Grantor may request and receive a copy of same no more than once annually.

8. The provisions of this Easement shall be binding upon Grantor, its successors and assigns. The Easement granted herein shall run with the land and shall inure to the benefit of any and all owners and occupants of the property, its agents, employees, contractors, subcontractors, customers, invitees, licensees, lessees, sublessees, assigns, and successors.

9. This document embodies the whole agreement of the parties as to the easement and maintenance obligations set forth herein. There are no promises, terms, conditions, or allegations by either party other than those contained herein, and this document shall supersede all previous communications, representations, and/or agreements, whether written or verbal between the parties hereto.

10. If any term, provision, covenant or condition of this Easement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions of this Easement shall continue in full force and effect unless the rights and obligations of the parties have been materially altered or abridged by such invalidation, voiding or unenforceability.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Easement on the dates set forth below.

Witnesses:
(as to both)

Oscar Castellon
Witness Signature
Oscar Castellon
Print Name

Pablo Martinez
Witness Signature
Pablo Martinez
Print Name

GRANTOR:

[Signature]
Gary Hopen

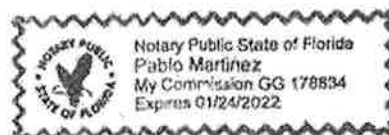
Beth Hopen
Beth Hopen
Date Signed: 8/31/18

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 31 day of August, 2018 by Gary Hopen and Beth Hopen, his wife who are personally known to me or have produced _____ as identification.

[Signature]
Notary Signature

My Commission Expires: 1/24/2022



Witnesses:

Teresa M. MUSA
Witness Signature

TERESA MUSA
Print Name

[Signature]
Witness Signature

David R. Otto
Print Name

GRANTEE:

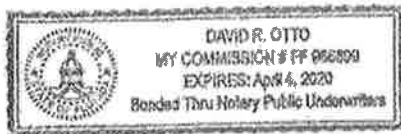
First Eagle Management LLC, a
Florida Limited Liability Company

[Signature]
By: Todd Schoenwetter, Manager

Date Signed: 8-30-18

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 30th day of August, 2018
by TODD SCHOENWETTER, MANAGER OF FIRST EAGLE MANAGEMENT LLC,
A FLORIDA LIMITED LIABILITY COMPANY who is personally known to me or has
produced FL Driver's Licence as identification.



[Signature]
Notary Signature

Exhibit "A"

Legal Description

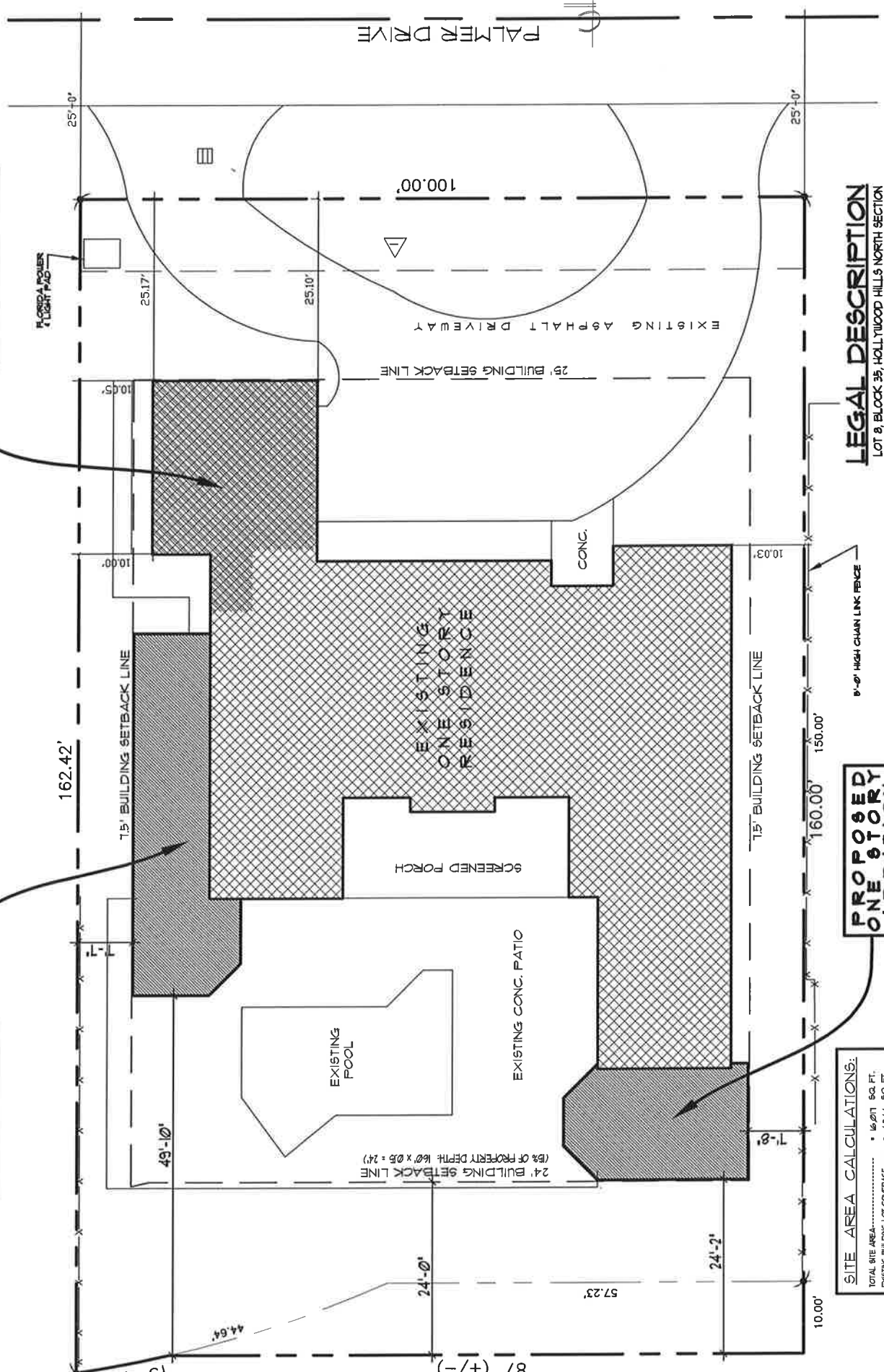
A portion of Block 61A, HOLLYWOOD HILLS NORTH SECTION ONE, according to the Plat thereof, as recorded in Plat Book 66, Page 20, of the Public Records of Broward County, Florida, more fully described as follows:

Beginning at the Northeast corner of Lot 8, Block 35 of said HOLLYWOOD HILLS NORTH SECTION ONE; thence South $19^{\circ}24'40''$ West, on the East line of said Lot 8, a distance of 57.23 feet to a point on a curve; thence Southerly on said East line and on said curve to the right, whose radius point bears South $86^{\circ}29'30''$ West, with a radius of 190.00 feet, a central angle of $09^{\circ}44'46''$, an arc distance of 32.32 feet; thence North $19^{\circ}24'40''$ East, on a line 10.00 feet East of and parallel with the Southerly extension of the most Northerly, East line of said Lot 8 and on a line 10.00 feet East of and parallel with the most Northerly, East line of said Lot 8, a distance of 87.92 feet; thence North $70^{\circ}35'20''$ West, on the Easterly extension of the North line of said Lot 8, a distance of 10.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida, and containing 711 square feet or 0.0163 acres more or less.

PROPOSED
ONE STORY
ADDITION

GARAGE
TO BE
REMODELED



SITE AREA CALCULATIONS:

TOTAL SITE AREA.....	16,071 SQ. FT.
EXISTING BUILDING LOT COVERAGE.....	4,344 SQ. FT.
NEW BUILDING LOT COVERAGE.....	944 SQ. FT.
TOTAL LOT COVERAGE.....	5,288 SQ. FT.
EXISTING POOL, PATIO, DRIVE SLABS AND WALKWAYS TO REMAIN.....	4,302 SQ. FT.
TOTAL PERVIOUS AREA.....	10,133 SQ. FT.
PERVIOUS RATIO.....	63.64 %
TOTAL LOT COVERAGE (TOTAL AREA OF STRUCTURE).....	5,288 SQ. FT.
LOT COVERAGE RATIO.....	33.61 %

PROPOSED
ONE STORY
ADDITION

9'-0" HIGH CHAIN LINK FENCE

LEGAL DESCRIPTION
LOT 8, BLOCK 35, HOLLYWOOD HILLS NORTH SECTION
ONE, AND A PORTION OF BLOCK 61A ADJACENT TO LOT
8, BLOCK 35, HOLLYWOOD HILLS NORTH SECTION ONE
(PLAT BOOK 66, PG. 10, BCR)

PROJECT INFORMATION
TWO ONE-STORY ADDITIONS TO EXISTING ONE STORY
SINGLE FAMILY RESIDENCE PER PLANS AS SUBMITTED
FOR BUILDING PERMIT.

SITE PLAN

NOT TO SCALE





McLAUGHLIN ENGINEERING COMPANY

LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

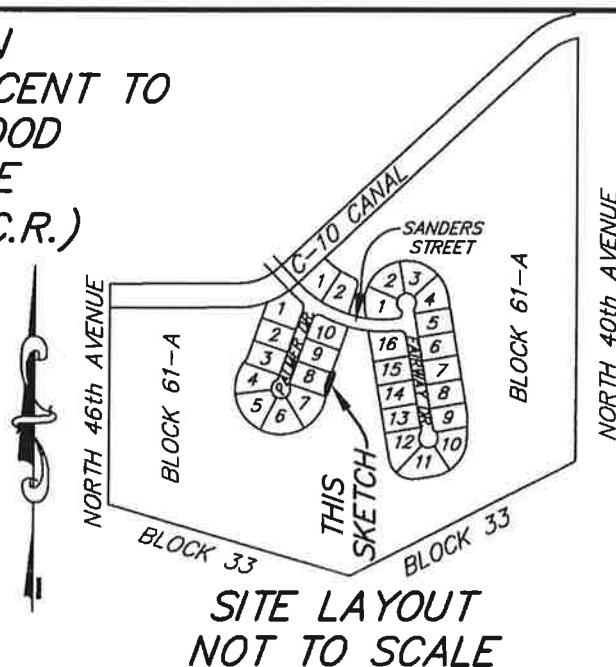
SKETCH AND DESCRIPTION A PORTION OF BLOCK 61A ADJACENT TO LOT 8, BLOCK 35, HOLLYWOOD HILLS NORTH SECTION ONE (PLAT BOOK 66, PG. 20, B.C.R.) SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION:

A portion of Block 61A, HOLLYWOOD HILLS NORTH SECTION ONE, according to the plat thereof, as recorded in Plat Book 66, Page 20, of the public records of Broward county, Florida, more fully described as follows:

Beginning at the Northeast corner of Lot 8, Block 35 of said HOLLYWOOD HILLS NORTH SECTION ONE; thence South 19°24'40" West, on the East line of said Lot 8, a distance of 57.23 feet to a point on a curve; thence Southerly on said East line and on said curve to the right, whose radius point bears South 86°29'30" West, with a radius of 190.00 feet, a central angle of 09°44'46", an arc distance of 32.32 feet; thence North 19°24'40" East, on a line 10.00 feet East of and parallel with the Southerly extension of the most Northerly, East line of said Lot 8 and on a line 10.00 feet East of and parallel with the most Northerly, East line of said Lot 8, a distance of 87.92 feet; thence North 70°35'20" West, on the Easterly extension of the North line of said Lot 8, a distance of 10.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida and containing 711 square feet or 0.0163 acres more or less.



CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
18th day of July, 2018.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat and assume the East line, of Lot 7, as South 19°24'40" West.

McLAUGHLIN ENGINEERING COMPANY

Jerald A. McLaughlin
JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-3545

CHECKED BY: _____

C: JMMjr/2018/V3545



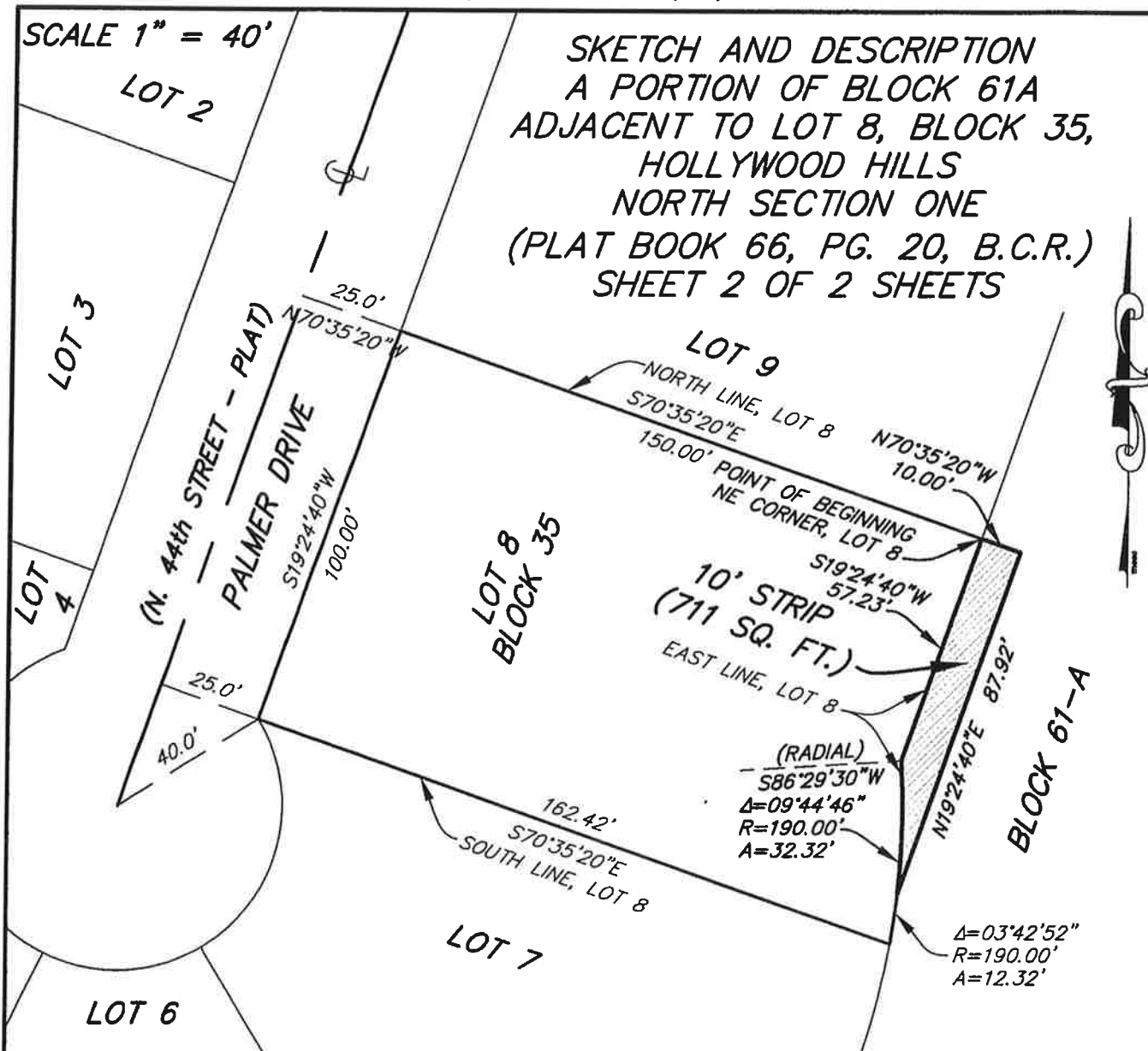
McLAUGHLIN ENGINEERING COMPANY

LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 40'

SKETCH AND DESCRIPTION A PORTION OF BLOCK 61A ADJACENT TO LOT 8, BLOCK 35, HOLLYWOOD HILLS NORTH SECTION ONE (PLAT BOOK 66, PG. 20, B.C.R.) SHEET 2 OF 2 SHEETS



LEGAL DESCRIPTION:

A portion of Block 61-A, HOLLYWOOD HILLS NORTH SECTION ONE, according to the plat thereof, as recorded in Plat Book 66, Page 20, of the public records of Broward county, Florida, more fully described on Sheet 1 of 2 Sheets.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat and assume the East line, of Lot 7, as South 19°24'40" West.

CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
18th day of July, 2018.

McLAUGHLIN ENGINEERING COMPANY

[Signature]
JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

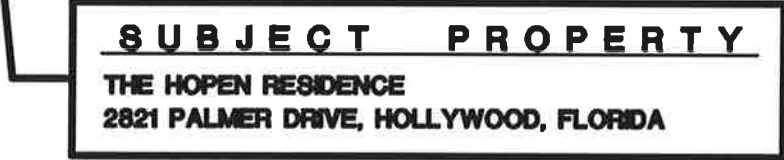
FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-3545

CHECKED BY: _____

C: \JMMjr/2018/V3545



1

JOB NUMBER: 17-12-97

HOLLYWOOD, FLORIDA



REVISIONS	
DATE	
11-27-18	
2-15-19	△ BUILDING DEPT. COMMENTS / PARKING

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)

1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611
FAX: (954) 763-7615

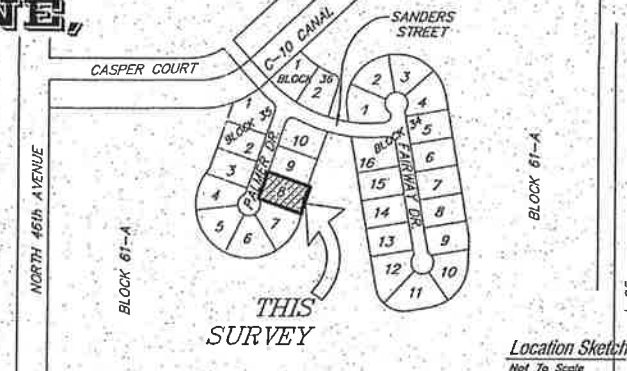


GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

RECORD LAND SURVEY

**Lot 8, Block 35 & A PORTION OF BLOCK 61-A,
HOLLYWOOD HILLS NORTH SECTION ONE,
P.B. 66, PAGE 20, B.C.R.**



Legal Description

Lot 8, Block 35, HOLLYWOOD HILLS NORTH SECTION ONE, according to the plat thereof, as recorded in Plat Book 66, Page 20, of the public records of Miami-Dade County, Florida.

TOGETHER WITH:

A portion of Block 61A, HOLLYWOOD HILLS NORTH SECTION ONE, according to the plat thereof, as recorded in Plat Book 66, Page 20, of the public records of Broward County, Florida, more fully described as follows:

Beginning at the Northeast corner of Lot 8, Block 35 of said HOLLYWOOD HILLS NORTH SECTION ONE; thence South 19°24'40" West, on the East line of said Lot 8, a distance of 57.23 feet to a point on a curve, thence Southerly on said East line and on said curve to the right, whose radius point bears South 86°29'30" West, with a radius of 190.00 feet, a central angle of 09°44'46", an arc distance of 32.32 feet; thence North 19°24'40" East, on a line 10.00 feet East of and parallel with the Southerly extension of the most Northerly East line of said Lot 8 and on a line 10.00 feet East of and parallel with the most Northerly East line of said Lot 8, a distance of 87.92 feet; thence North 70°35'20" West, on the Easterly extension of the North line of said Lot 8, a distance of 10.00 feet to the Point of Beginning.

All said lands situate, lying and being in the City of Hollywood, Broward County, Florida, and containing 16,015 square feet or 0.3677 acres, more or less.

LEGEND

A = CENTRAL ANGLE (DELTA)	ELEV. OR EL. = ELEVATION
R = RADIUS	O/S = OFFSET
A OR L = ARC LENGTH	A/C = AIR CONDITIONING
CH.BG. = CHORD BEARING	C/L = CENTERLINE OF RIGHT-OF-WAY
CH. = CHORD	H/A = HIDE AND LESS
CU = CURVE	F.P.L. = FLORIDA POWER AND LIGHT CO.
TAN. = TANGENT	S.B.T. = SOUTHERN BELL TELEPHONE
T.B. = TANGENT BEARING	B.C.R. = BROWARD COUNTY RECORDS
P.O.C. = POINT OF COMMENCEMENT	M.D.C.R. = MIAMI DADE COUNTY RECORDS
P.O.B. = POINT OF BEGINNING	P.B.C.R. = PALM BEACH COUNTY RECORDS
W/M. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP	O.R.B. = OFFICIAL RECORDS BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT	P.B. = PLAT BOOK
CONC. = CONCRETE	PK. = PACE
C.B.S. = CONCRETE BLOCK AND STUCCO	P.C. = POINT OF CURVE
I.C.V. = IRRIGATION CONTROL VALVE	R/W = RIGHT-OF-WAY
DI. = DIAMETER	C.O. = CLEAN OUT
W.M. = WATER METER	C.L.F. = CHAIN LINK FENCE
W.V. = WATER VALVE	C.L.P. = CONCRETE LIGHT POLE
W.L.P. = WOOD STREET LIGHT POLE	N/A = NET FACE OF BULKHEAD
W.F.P. = WOOD POWER POLE	O.U. = OVERHEAD UTILITY LINES
B.F.P. = BACK FLOW PREVENTOR	W/M. = WITH WITNESS CAP
ELEC. = ELECTRIC	CO. = COMPANY
SE. = SEWER VALVE	NO. = NUMBER
FEET	INVT. = INVERT
LB. = LICENSE BUSINESS	MEAS. = MEASURE
FL. = FIRE HYDRANT	MISC. = MISCELLANEOUS
D.B.H. = DIAMETER AT BREST HEIGHT	P.C.D. = POLLUTION CONTROL DEVICE
NAVD83 = NORTH AMERICA VERTICAL DATUM (1983)	NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 10th day of August, 2018.



NOTES:

- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground improvements if any not located.
- Boundary survey information does not infer Title or Ownership.
- Reference Bench Mark: Broward County Engineering Department, Benchmark # 1895, Elevation = 11.067 (NGVD29) converted to 9.477 (NAVD83).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: \triangle , Elev. = 4.78
- This property lies in Flood Zones "AH", Elev.=5.0 & "X", 0.2% Annual Chance of Flood Hazard Per Flood Insurance Rate Map Nos. 12011C0562 H & 12011C0566 H Dated: August 18, 2014, Community Panel No. 125113.
- Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- Bearings shown hereon refer to record plat (66/20) and assume the East R/W line, of N. 44th Ave, as South 19°24'40" West.
- Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

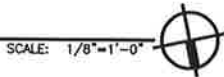
"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"

FIELD BOOK NO. EFB, LB# 379/4
JOB ORDER NO. V-3545

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FILE NO.: 18-2-039

CHECKED BY:
DRAWN BY: RDR



TOTAL SITE AREA-----	= 16,017	SQ. FT.
EXISTING BUILDING LOT COVERAGE-----	= 4,344	SQ. FT.
NEW BUILDING LOT COVERAGE-----	= 944	SQ. FT.
TOTAL LOT COVERAGE-----	= 5,288	SQ. FT.
EXISTING POOL, PATIOS, DRIVE, SLABS AND WALKWAYS TO REHAB-----	= 4,302	SQ. FT.
TOTAL IMPERVIOUS AREA-----	= 10,193	SQ. FT.
IMPERVIOUS RATIO-----	63.68	%
TOTAL LOT COVERAGE (TOTAL AREA OF STRUCTURE)-----	= 5,288	SQ. FT.
LOT COVERAGE RATIO-----	= 33.01	%

AS-1

OF: 1

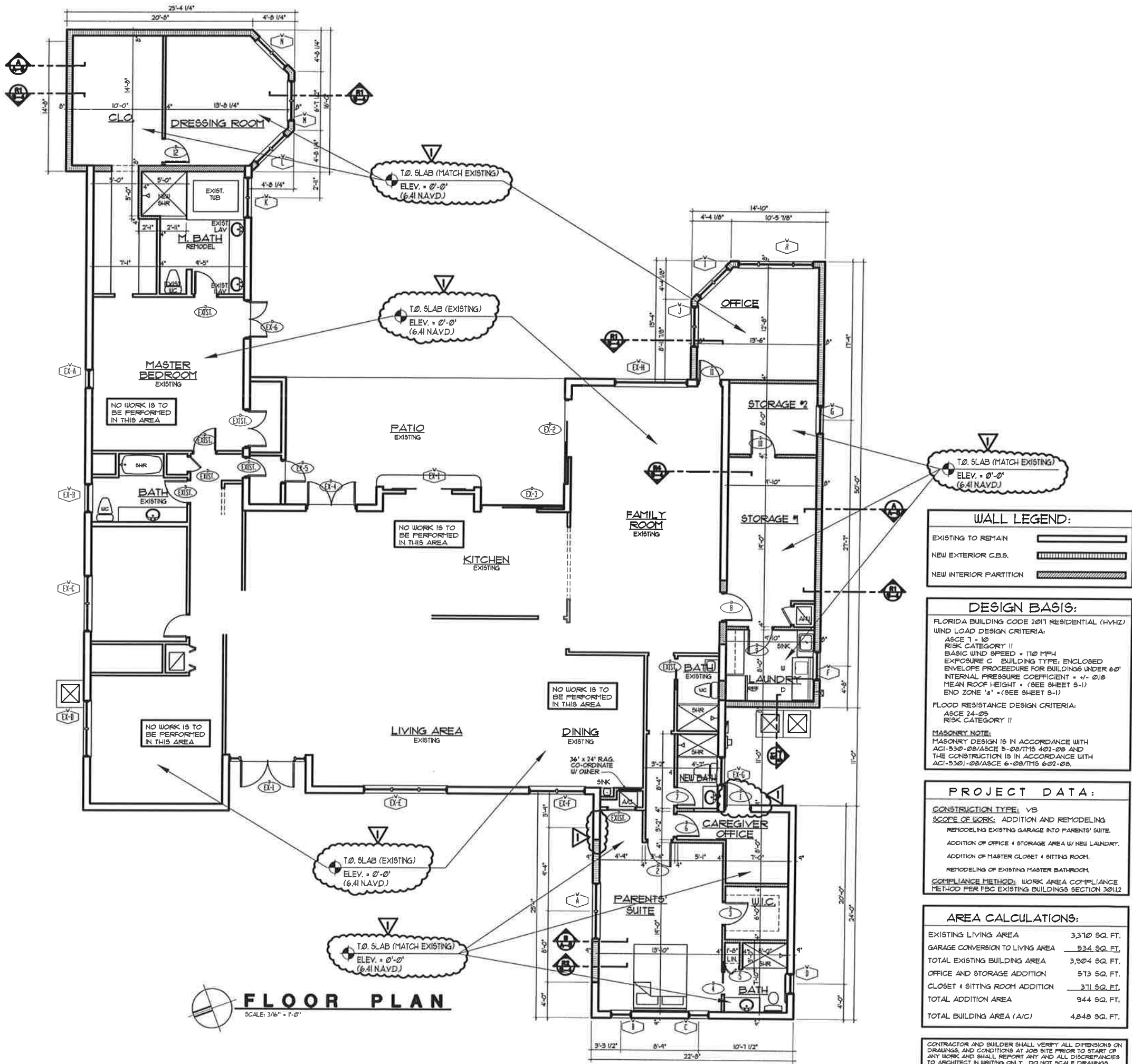
MS ARCHITECTS, INC.
ARCHITECTS, PLANNERS
MIGUEL F. SANCHEZ
LIC. # AR 7456, AM C007695
901 S. FEDERAL HWY., SUITE 200
FORT LAUDERDALE, FLORIDA 33316
(954) 463-3096
JOB NUMBER: 17-12-97

**ADDITION TO RESIDENCE
FOR
MR. & MRS. HOPEN**

2821 PALMER DRIVE,
HOLLYWOOD, FLORIDA



DATE	REVISIONS
11-21-16	
1-18-19	△ BUILDING DEPT. COMMENTS / PARKING



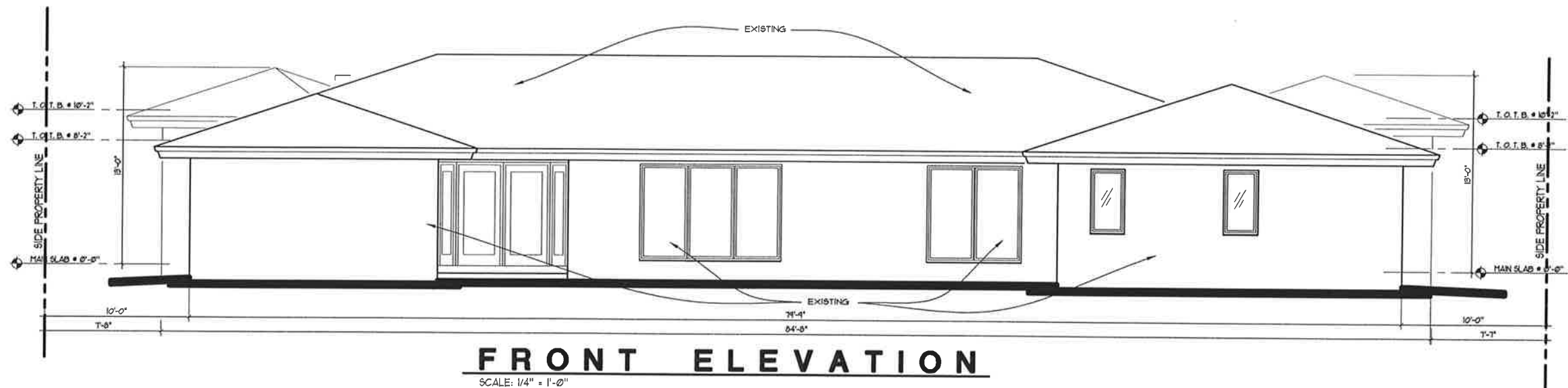
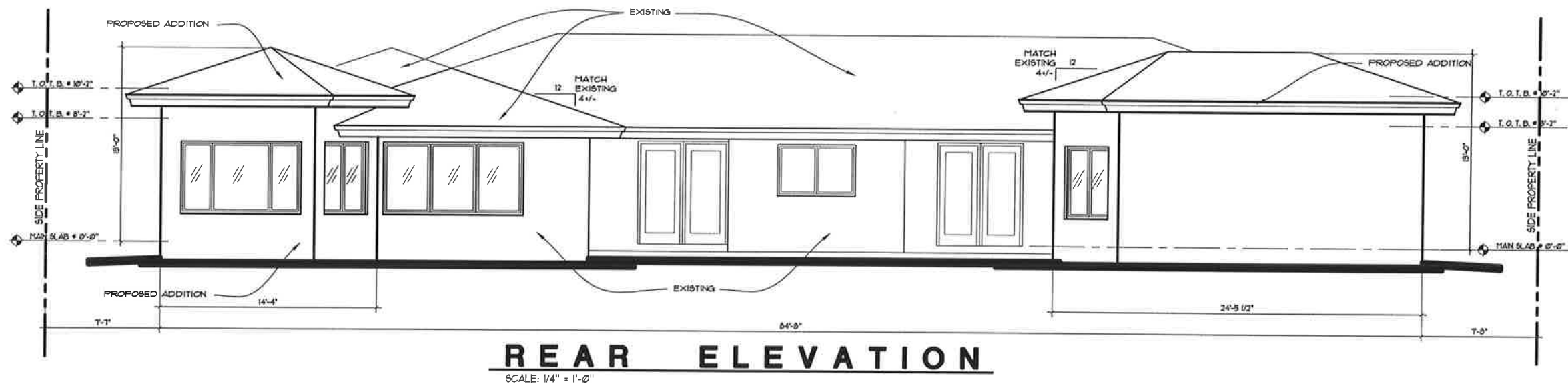
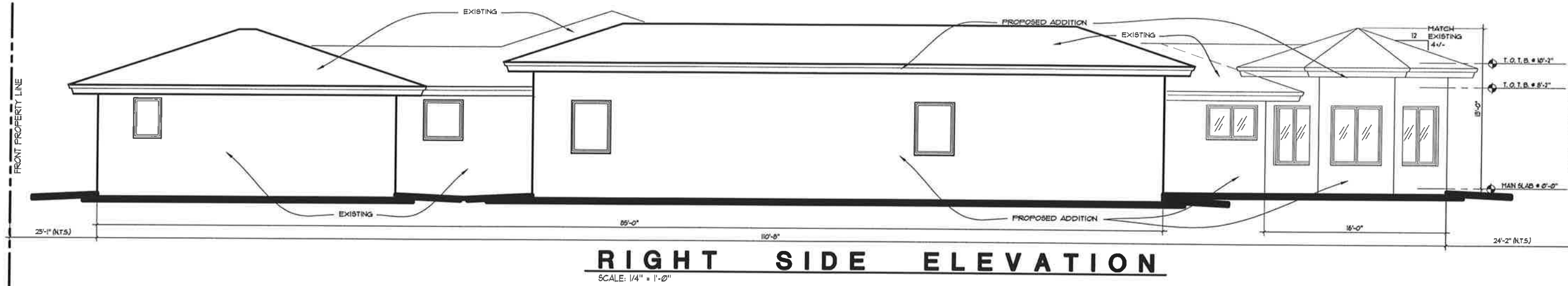
REVISIONS	
DATE	DESCRIPTION
11-21-16	2-15-19
	BUILDING DEPT. COMMENTS

MS ARCHITECTS, INC.
ARCHITECTS, PLANNERS
MIGUEL F. SANCHEZ
LIC. # AR 7456, A/C 0001695
901 S. FEDERAL HWY., SUITE 200
FORT LAUDERDALE, FLORIDA 33318
(954) 463-3096
JOB NUMBER: 17-12-97

ADDITION TO RESIDENCE FOR MR. & MRS. HOPEN
2821 PALMER DRIVE, HOLLYWOOD, FLORIDA

A-1
SHEET:
OF: 5

Z:\A_RESIDENCE_addn\HOPEN_addn & remodel\Construction drawings\A-12.3.4.5.dwg, 2/18/2019 2:14:38 PM, Canon 2525
DATE SCALE: 1/4"



REVISIONS	
DATE	11-27-19



ADDITION TO RESIDENCE

FOR
MR. & MRS. HOPEN

2821 PALMER DRIVE,
HOLLYWOOD, FLORIDA

MS ARCHITECTS, INC.
ARCHITECTS, PLANNERS

MIGUEL F. SANCHEZ
LIC. # AR 7456, AR 0001695
901 S. FEDERAL HWY., SUITE 200
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(954) 463-3086

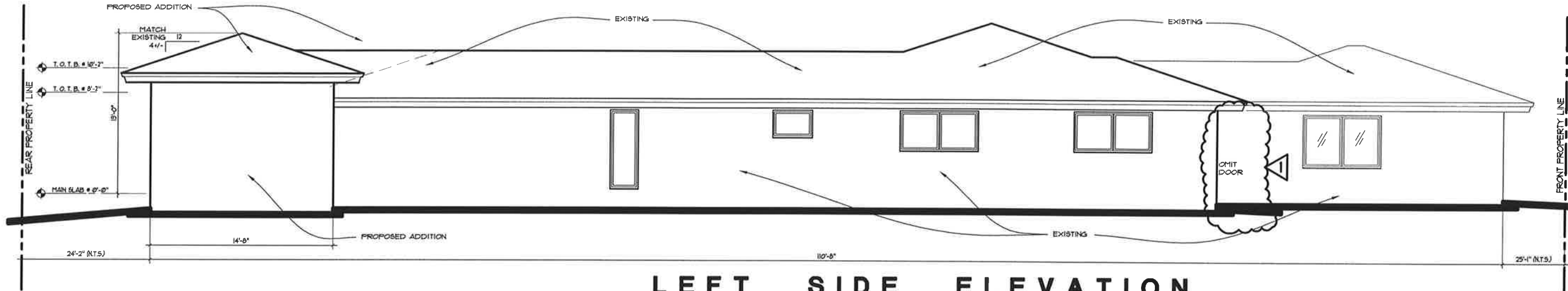
JOB NUMBER: 17-12-97



A-2

SHEET:

OF: 5



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ROOM FINISH SCHEDULE						
ROOM NAME	FLOOR	BASE	CEILING	HEIGHT (FINISHED)	WALLS	REMARKS
PARENTS' SUITE	TILE	WOOD	GYP. BOARD	8'-0"	GYP. BOARD	-
PARENTS' W.I.C.	TILE	WOOD	GYP. BOARD	8'-0"	GYP. BOARD	-
PARENTS' BATH	TILE	WOOD	GYP. BOARD	8'-0"	GYP. BOARD	MR. GYP. BOARD AT WET AREAS, DENSHEILD IN SHOWER W/ NEW SHOWER PAN
NEW HALLWAY	TILE	WOOD	GYP. BOARD	8'-0"	GYP. BOARD	-
CARETAKER'S OFFICE	TILE	WOOD	GYP. BOARD	8'-0"	GYP. BOARD	-
CARETAKER'S BATH	TILE	WOOD	GYP. BOARD	8'-0"	GYP. BOARD	MR. GYP. BOARD AT WET AREAS, DENSHEILD IN SHOWER W/ NEW SHOWER PAN
LAUNDRY	TILE	WOOD	GYP. BOARD	10'-0"	GYP. BOARD	-
STORAGE #1	TILE	WOOD	GYP. BOARD	10'-0"	GYP. BOARD	-
STORAGE #2	TILE	WOOD	GYP. BOARD	10'-0"	GYP. BOARD	-
OFFICE	TILE	WOOD	GYP. BOARD	10'-0"	GYP. BOARD	-
MASTER B. R. HALL	TILE	WOOD	GYP. BOARD	8'-0"	GYP. BOARD	-
REMODEL MASTER BATH	TILE	WOOD	GYP. BOARD	8'-0"	GYP. BOARD	MR. GYP. BOARD AT WET AREAS, DENSHEILD IN SHOWER W/ NEW SHOWER PAN
NEW MASTER CLOSET	TILE	WOOD	GYP. BOARD	10'-0"	GYP. BOARD	-
NEW SITTING ROOM	TILE	WOOD	GYP. BOARD	10'-0"	GYP. BOARD	-
FINISH NOTE: GENERAL CONTRACTOR TO CO-ORDINATE SELECTION AND INSTALLATION OF ALL FINISHES, MATERIALS AND FIXTURES WITH OWNER. REPAIR ALL EXISTING FINISHES AS NEEDED.						

DOOR SCHEDULE										
NUMBER	SIZE (W x H)	MASONRY OPENING	T.O.M.O.	TYPE	FRAME	THRESHOLD	FIRE LABEL	WIND PRESSURE (D.F.S.F.)	STORM PROTECTION	REMARKS
1	3'-0" x 6'-8"	3'-4" x 6'-10"	6'-10"	HOLLOW CORE MTL.	METAL	ALUMINUM	-	-	-	EXISTING TO REMAIN
2	2'-8" x 6'-8"	-	-	HOLLOW CORE WD.	WOOD	-	-	-	-	-
3	2'-6" x 6'-8"	-	-	HOLLOW CORE WD.	WOOD	-	-	-	-	-
4	2'-6" x 6'-8"	-	-	POCKET	WOOD	-	-	-	-	-
5	1'-6" x 6'-8"	-	-	BI-FOLD	-	-	-	-	-	-
6	2'-6" x 6'-8"	-	-	HOLLOW CORE WD.	WOOD	-	-	-	-	-
7	2'-0" x 6'-8"	-	-	HOLLOW CORE WD.	WOOD	-	-	-	-	-
8	3'-0" x 6'-8"	-	-	HOLLOW CORE WD.	WOOD	-	-	-	-	-
9	2'-8" x 6'-8"	-	-	HOLLOW CORE WD.	WOOD	-	-	-	-	-
10	2'-8" x 6'-8"	-	-	HOLLOW CORE WD.	WOOD	-	-	-	-	-
11	2'-4" x 6'-8"	-	-	HOLLOW CORE WD.	WOOD	-	-	-	-	-
12	2'-8" x 6'-8"	-	-	HOLLOW CORE WD.	WOOD	-	-	-	-	-
EX-1	(2) 3'-0" x 6'-8" W/ (2) 14" SIDELITES	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
EX-2	6'-0" x 6'-8"	-	-	SLIDING GLASS	-	-	-	-	-	EXISTING TO REMAIN
EX-3	6'-0" x 6'-8"	-	-	SLIDING GLASS	-	-	-	-	-	EXISTING TO REMAIN
EX-4	(2) 2'-8" x 6'-8"	-	-	FRENCH	-	-	-	-	-	EXISTING TO REMAIN
EX-5	2'-4" x 6'-8"	-	-	B.C.	-	-	-	-	-	EXISTING TO REMAIN
EX-6	(2) 2'-0" x 6'-8"	-	-	FRENCH	-	-	-	-	-	EXISTING TO REMAIN
NOTE: DOORS, TRIM, FINISH AND HARDWARE TO MATCH EXISTING (VERIFY WITH OWNER). G.C. TO VERIFY SIZE OF EXISTING MASONRY OPENINGS AS NEEDED.										

WINDOW SCHEDULE

a' = 6'-0" h = 15'-0"
MANUFACTURER: LAWSON

NO.	SIZE	TYPE	FRAME	GLASS	MASONRY OPENING			WIND PRESSURE		STORM PROTECTION	REMARKS
					SIZE	T.O.M.O.	SILL	(D.F.S.F.)	(P.S.F.)		
A	14' x 50 5/8'	HORIZONTAL ROLLER	ALUMINIUM	TINT	14 3/4' x 51 3/8'	6'-10"	2'-6 5/8'	4 + 37.8	- 41.0	IMPACT	
B	26 1/2' x 50 5/8'	CASEMENT	ALUMINIUM	TINT	21 1/4' x 51 3/8'	6'-10"	2'-6 5/8'	4 + 37.8	- 41.0	IMPACT	
C	26 1/2' x 50 5/8'	CASEMENT	ALUMINIUM	TINT	21 1/4' x 51 3/8'	6'-10"	2'-6 5/8'	4 + 37.8	- 41.0	IMPACT	
D	26 1/2' x 38 3/8'	SINGLE HUNG	ALUMINIUM	TINT	21 1/4' x 39 1/8'	6'-10"	3'-6 7/8'	5 + 37.8	- 50.6	IMPACT	
E	NOT USED										
F	31' x 50 5/8'	HORIZONTAL ROLLER	ALUMINIUM	TINT	31 3/4' x 51 3/8'	6'-10"	2'-6 5/8'	4 + 37.8	- 41.0	IMPACT	
G	31' x 50 5/8'	HORIZONTAL ROLLER	ALUMINIUM	TINT	31 3/4' x 51 3/8'	6'-10"	2'-6 5/8'	4 + 37.8	- 41.0	IMPACT	
H	26 1/2' x 63' 7/8' x 63' 7/8' / 26 1/2' x 63' (XXX)	FIXED	ALUMINIUM	TINT	100" x 63 3/4'	6'-10"	1'-6 1/4'	5 + 34.4	- 43.8	IMPACT	
I	53 1/8' x 63'	FIXED	ALUMINIUM	TINT	53 1/8' x 63 3/4'	6'-10"	1'-6 1/4'	5 + 36.1	- 47.2	IMPACT	
J	53 1/8' x 63'	FIXED	ALUMINIUM	TINT	53 1/8' x 63 3/4'	6'-10"	1'-6 1/4'	5 + 36.1	- 47.2	IMPACT	
K	53 1/8' x 38 3/8'	HORIZONTAL ROLLER	ALUMINIUM	TINT	53 1/8' x 39 1/8'	6'-10"	3'-6 7/8'	4 + 37.8	- 41.0	IMPACT	
L	53 1/8' x 63'	FIXED	ALUMINIUM	TINT	53 1/8' x 63 3/4'	6'-10"	1'-6 1/4'	4 + 36.1	- 39.3	IMPACT	
M	53 1/8' x 63'	FIXED	ALUMINIUM	TINT	53 1/8' x 63 3/4'	6'-10"	1'-6 1/4'	5 + 36.1	- 47.2	IMPACT	
N	53 1/8' x 63'	FIXED	ALUMINIUM	TINT	53 1/8' x 63 3/4'	6'-10"	1'-6 1/4'	5 + 36.1	- 47.2	IMPACT	
EX-A	26" x 14"	-	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
EX-B	36" x 26"	-	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
EX-C	14" x 38"	-	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
EX-D	14" x 38"	-	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
EX-E	11" x 14"	-	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
EX-F	14 1/2" x 14"	-	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
EX-G	37" x 38"	-	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
EX-H	37" x 63 1/8"	-	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
EX-I	60" x 45 1/2"	-	-	-	-	-	-	-	-	-	EXISTING TO REMAIN

NOTE: G.C. TO VERIFY SIZE OF EXISTING MASONRY OPENINGS AS NEEDED.

NOTES FOR EXTERIOR DOORS AND WINDOWS:

- STORM PROTECTION:
IMPACT WINDOWS & EXTERIOR DOORS SHALL MEET THE WIND PRESSURES AS STATED IN SCHEDULES, AND SHALL MEET THE IMPACT REQUIREMENTS OF F. B. C. CONTRACTOR SHALL PROVIDE N. O. A. AS REQUIRED.
- DESIGN WIND PRESSURES ARE IDENTIFIED ON DOOR AND WINDOW SCHEDULES IN POUNDS PER SQUARE FOOT.
- CONTRACTOR TO VERIFY ROUGH OPENING SIZES AS REQUIRED BY WINDOW & DOOR MFR'S ATTACHMENT AND BUCK REQUIREMENTS FOR TYPE OF CONSTRUCTION USED.
- OWNER TO SELECT WINDOWS, DOORS, HARDWARE, TRIM AND FINISHES.
- CONTRACTOR WINDOW & EXTERIOR DOOR SUPPLIER TO CO-ORDINATE GLAZING REQUIREMENTS WITH ENERGY CALCULATIONS. SHGC SHALL BE 0.25 OR BETTER AND U-FACTOR SHALL BE 0.15 OR BETTER (UNLESS NOTED OTHERWISE IN ENERGY CALC.) WITH NFRC LABEL AFFIXED TO WINDOW / DOOR.
- CONTRACTOR AND WINDOW / DOOR SUPPLIER SHALL BE RESPONSIBLE FOR OBTAINING ALL PRODUCT SHOP DRAWINGS AND N.O.A.'S AS REQUIRED BY ARCHITECT AND BUILDING DEPARTMENT. ALL RELEVANT ITEMS SHALL BE CLEARLY IDENTIFIED AND PRESENTED AS REQUIRED BY BUILDING OFFICIAL.

REVISIONS		DATE	BY	REVISION
		11-21-16		BUILDING DEPT. COMMENTS & OWNER REVS
		2-15-19		

Seal of the State of Florida, Department of Transportation. The seal is circular with a rope-like border. Inside the border, the text "STATE OF FLORIDA" is at the top and "REGISTERED PROFESSIONAL ENGINEER" is at the bottom. In the center, there is a palm tree and the signature "F. SANCHEZ" with the date "19/1/18" below it.

ADDITION TO RESIDENCE
FOR
MR. & MRS. HOPEN
2821 PALMER DRIVE,
HOLLYWOOD, FLORIDA

MS ARCHITECTS, INC.
ARCHITECTS, PLANNERS
MIGUEL F. SANCHEZ
LIC. # AR 7456, M. 0001695
901 S. FEDERAL HWY., SUITE 200
FORT LAUDERDALE, FLORIDA 33316
(954) 463-3096
JOB NUMBER: 17-12-97

A-3
SHEET:
OF: 5