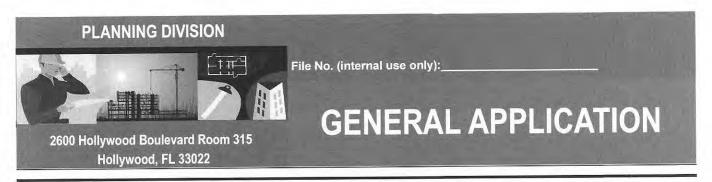
### ATTACHMENT A

### **Application Package**

PLANNING DI PLANNING DI Control of the second secon	File No. (internal use only): GENERAL APPLICATION GENERAL APPLICATION
	APPLICATION TYPE (CHECK ONE):
High wood FLORIDA	<ul> <li>Technical Advisory Committee</li> <li>City Commission</li> <li>Date of Application: 2/29/2019</li> <li>Historic Preservation Board</li> <li>Planning and Development Board</li> </ul>
Tel: (954) 921-3471 Fax: (954) 921-3347	Location Address: <u>1358 Van Buren Street</u> , Hollywood, Florida 33019 Lot(s): <u>29 &amp; 30</u> Folio Number(s): <u>514214011280</u> Block(s): <u>514214011280</u>
This application must be completed <u>in full</u> and submitted with all documents to be placed on a Board or Committee's agenda.	Zoning Classification: <u>RS-6</u> Existing Property Use: <u>LRES</u> Sq Ft/Number of Units: <u>2,377 S.F. / 1 Unit</u> 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 al that apply and provide File Number(s) and Resolution(s):
The applicant is responsible for obtaining the appropriate checklist for each type of application.	Economic Roundtable       Technical Advisory Committee       Historic Preservation Board         City Commission       Planning and Development         Explanation of Request:       Certificate of Appropriateness for Design & Variance
Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.	Number of units/rooms:       4 Bedrooms / 1 Unit       Sq Ft:       3,258 S.F.         Value of Improvement:
At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).	Name of Current Property Owner:       Delmay , Todd & Jeffrey         Address of Property Owner:       1358 Van Buren Street         Telephone:       954 744-8396         Fax:          Description       Architect
Documents and forms can be accessed on the City's website at	Name of Consultant/Representative/Tenant (circle one):       Dean Kotzen Architect         Address:       5000 North 31st Court, Hollywood FL 33021       Telephone:       954 894-6624         Fax:        Email Address:       Dean@DKArchitect.net
http://www.hollywoodfl.org/Do cumentCenter/Home/View/21	Date of Purchase: $2/28/2017$ 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:



#### 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 <a href="http://www.hollywoodfl.org">www.hollywoodfl.org</a>. 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: 2/15/19
PRINT NAME: Todd Delmay	Date: 2/15/19
Signature of Consultant/Representative:	Date: 1.15.19
PRINT NAME: DEAN KOTZEN ARMITECT	Date: 2.15.19
Signature of Tenant:	Date:
	Date:

#### Current Owner Power of Attorney

Sworn to and subscribed before me this 15th day of February

Notary Public State of Florida My Commission Expires:

(Check One) Personally known to me; OR \_\_\_\_ Produced Identification

Notary Public State of Florida Karen Bernstein My Commission GG 212154 Expires 05/05/2022

Signature of Current Owner

Todd	Delman	7
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### Permit Search Results

Search > Properties located at/on/near '...1358 van buren...'

#### 11 permits were found for 1358 VAN BUREN ST

View	Process #	<u>Permit #</u>	Description	<u>Appl.</u> Date	Permit Date
Details		B10-101282	REROOF - FLAT	3/25/2010	4/1/2010
Details	80615	B0406218	WINDOW REPLACEMENT	11/9/2004	11/16/2004
Details	67917	P0400728	WATER SERVICE	4/5/2004	6/4/2004
Details	52849	B0303970	DECK - WITHOUT ROOF	6/23/2003	7/21/2003
Details	52848	P0300907	PLUMBING WORK	6/23/2003	7/21/2003
<u>Details</u>	52847	E0301727	ELECTRICAL WORK	6/23/2003	7/21/2003
Details	51467	B0303969	POOL - RESIDENTIAL	6/23/2003	7/21/2003
Details	49333	E0301146	SERVICE CHANGE	5/9/2003	5/9/2003
Details	39509	B0205593	STORM SHUTTERS	10/1/2002	10/3/2002
Details	34194	B0203322	FENCE-CHAIN LINK &/OR WOOD	6/10/2002	6/10/2002
<u>Details</u>		B9906243	RE-ROOF (METAL, TILE, WOOD, SHINGLE, SHAKE)		10/6/1999

DEPARTMENT OF DE	EVELOPMENT ADMINISTRAT	ION
Letter of T	ransmittal	
To: City of Hollywood 2600 Hollywood Blvd. Hollywood, FL 33022-4807 Phone: (954) 921-3300 ● Fax: (954) 921-303	Date: <u>U</u> OO Process Number: <u>3</u> 37 Project/Reference:	4194
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From: Jennifer & Peter Schott	PLANS SUBMIT	FD: (check 🗐)
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Addres: 1358 Van Buren St.	sheet #	sheet #
Hellywood, PL	□ Structural	Zoning
Contact:		sheet #
Phone: (15)4.922.7176 Fax: ()		Engineering sheet #
WE ARE SUBMITTING TO YOU (check of )		<del></del>
Via D hand delivery D Postal delivery D special delivery D fax copy	Mechanical sheet #	RCC sheet #
initial (original) sets of plans	Plumbing	Drainage
<ul> <li>corrected (non-permitted) plans</li> <li>revised (permitted) plans</li> </ul>	sheet #	sheet #
shop drawings: I structural steel	🗇 Water	Sewer
wood trusses	sheet #	sheet #
<ul> <li>glass/glazing</li> <li>product approvals</li> <li>fire protection</li> </ul>		
□ spot survey		
□ final survey	Special Instructions:	
energy (insulation) certification		
special inspector letter		
soil report		
inspection reports		
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O other	[ _ ]	

17-65 (Rev 03/99)

### CITY OF HOLLYWOOD, FLORIDA PERMIT APPLICATION

HOLLYWO

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#### NOTE: AN INCOMPLETE APPLICATION MAY DELAY THE TIMELY ISSUANCE OF YOUR PERMIT; PLEASE ENTER N/A IF A SECTION IS NOT APPLICABLE.

DATE June 7, 2002	TAX FOLIO #			ORPORATED IS
DESCRIPTION: LOT BI	-OCK	SUBDIVISION		
JOBNAME / Jennifer & Pe.	ter Schott	PHONE # _	X 954.922.	7176
JOB ADDRESS 1358 Van B	wen st.	/ SUITE HC	OLLYWOOD, FL ZIP	33019
2				\$2,400,00
	SQ. FT	EST	IMATED VALUE: \$	3,000.00
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Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Hollywood, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, BOILERS, TANKS, AIR CONDITIONERS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

WARNING TO OWNERS ACTING AS THEIR OWN CONTRACTOR: FLORIDA STATUTE 489.115 REQUIRES CONSTRUCTON TO BE DONE BY A LICENSED CONTRACTOR. 489.103(7) F.S. ALLOWS OWNERS OF CERTAIN TYPES OF RESIDENTIAL AND COMMERCIAL PROPERTY, TO OBTAIN PERMITS FOR REPAIRS OR IMPROVEMENTS TO THEIR OWN PROPERTY. IN ORDER TO QUALIFY UNDER THIS EXEMPTION YOU MUST BE BOTH THE OWNER AND THE OCCUPANT. YOU MUST PROVIDE DIRECT ON SITE SUPERVISION. YOU MAY NOT HIRE AN UNLICENSED PERSON TO ACT AS YOUR CONTRACTOR OR TO SUPERVISE PEOPLE WORKING ON YOUR BUILDING. ANY PERSON WORKING ON YOUR BUILDING WHO IS NOT LICENSED MUST BE EMPLOYED BY YOU, WHICH MEANS THAT YOU MUST DEDUCT F.I.C.A. AND WITHHOLDING TAX AND PROVIDE WORKERS' COMPENSATION FOR THAT EMPLOYEE, ALL AS PRESCRIBED BY LAW. IF YOU SELL OR LEASE A BUILDING YOU HAVE BUILT OR SUBSTANTIALLY IMPROVED YOURSELF WITHIN 1 YEAR AFTER THE CONSTRUCTION IS COMPLETED, THE LAW WILL PRESUME THAT YOU BUILT OR SUBSTANTIALLY IMPROVED IT FOR SALE OR LEASE, WHICH IS A VIOLATION OF 489.103(7) F.S. BE FURTHER ADVISED THAT, IN ACCORDANCE WITH FLORIDA ATTORNEY GENERALS' OPINION AGO 91-5, A CORPORATION CANNOT QUALIFY FOR AN OWNER/BUILDER EXEMPTION UNDER 489.103(7) F.S. UNLESS THEY POSSESS THE APPROPRIATE LICENSE. SEE SEPARATE DISCLOSURE STATEMENT FOR COMPLETE DETAILS.

EFFECTIVE DATE OF BUILDING CODE: Master Permit Applications received prior to March 1, 2002 and related sub permits received thereafter, are subject to the South Florida Building Code, Broward Edition. Master Permit Applications received after March 1, 2002, including related sub permits are subject to the Florida Building Code, 2001 edition.

SIGNATURE Christin & ACHAR	SIGNATURE
Owner or Agent	Prime Contractor (Owner/Builder)
DATE 06-09-02	DATE
L652.110.103.795 DAN	
NOTARY as to Owner or Agent	NOTARY as to Contractor
My Commission Expires	My Commission Expires

Within 15 working days after plans and/or specifications are submitted and accepted for a building permit, the applicant will be notify in writing that a permit is ready for issuance or that additional information is required. Not more that 60 days after the date of such notification, where such additional information has not been submitted or the permit has not been purchased, the application and/or the permit shall become null and void. Where an application has become null and void, an applicant may again apply as set forth in Section 104.6 of the Florida Building Code. However, such application shall be processed as though there had been no previous application. **Florida Building Code, Section 104.6.1.6** 

	OFFICE USE ONLY
FINISHED FLOOR ELEVATION	DISCLOSURE STATEMENT ATTACHED TO PERMIT CARD
MASTER PERMIT #	MASTER PROCESS #
PROCESS FEE PAID \$	APPLICATION APPROVED BY
	Permit Officer

### CITY OF HOLLYWOOD IMPORTANT FENCE ZONING REQUIREMENTS



- 1<sup>2</sup><sup>∞</sup> A⊯vertical posts, horizontal rails, or support systems must face to the inside of the property.
- 2. The exterior of the fence that faces away from the property must have a continuing finished surface.
- 3. When the fence is located in the front yard and each side is visible from the street, then the fence shall be double sided (finished on both sides).
- 4. Fences that enclose pools must have self-closing and self-latching gates.
- 5. All properties that front both on a street and an ally or another street to the rear of the property must display permanent, attached Street Address Numbers, not less then 3 inches in height, on both the front of the property and at the rear of the property, on all newly installed fences.
- 6. All construction debris must be removed prior to Final Inspection.
- 7. Fences may not exceed 4 feet in height in the front yard setback area or 6 feet in the side and rear yards. Exception: when next to a non-residential zoned property the fence may be 8 feet in height.
- 8. At a street corner, the maximum fence height allowed is 2 feet, measured 25 feet along the intersection of property lines. At an alley intersection, the maximum height is 2 feet, measured 6 feet along the intersecting property lines.



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© ∢

CITY OF HOLLYW000 BUILDING DIVISION **CITY OF HOLLYWOOD** 

### REQUIREMENTS FOR WOOD AND CHAINLINK FENCES

NOOD FENCES UP TO 6' IN HEIGHT ABOVE GRADE SHALL BE CONSTRUCTED TO MEET THE MINIMUM SPECIFICATIONS IN CODE SECTION 32328.2 AND 2328.3 OF THE FLORIDA BUILDING CODE.

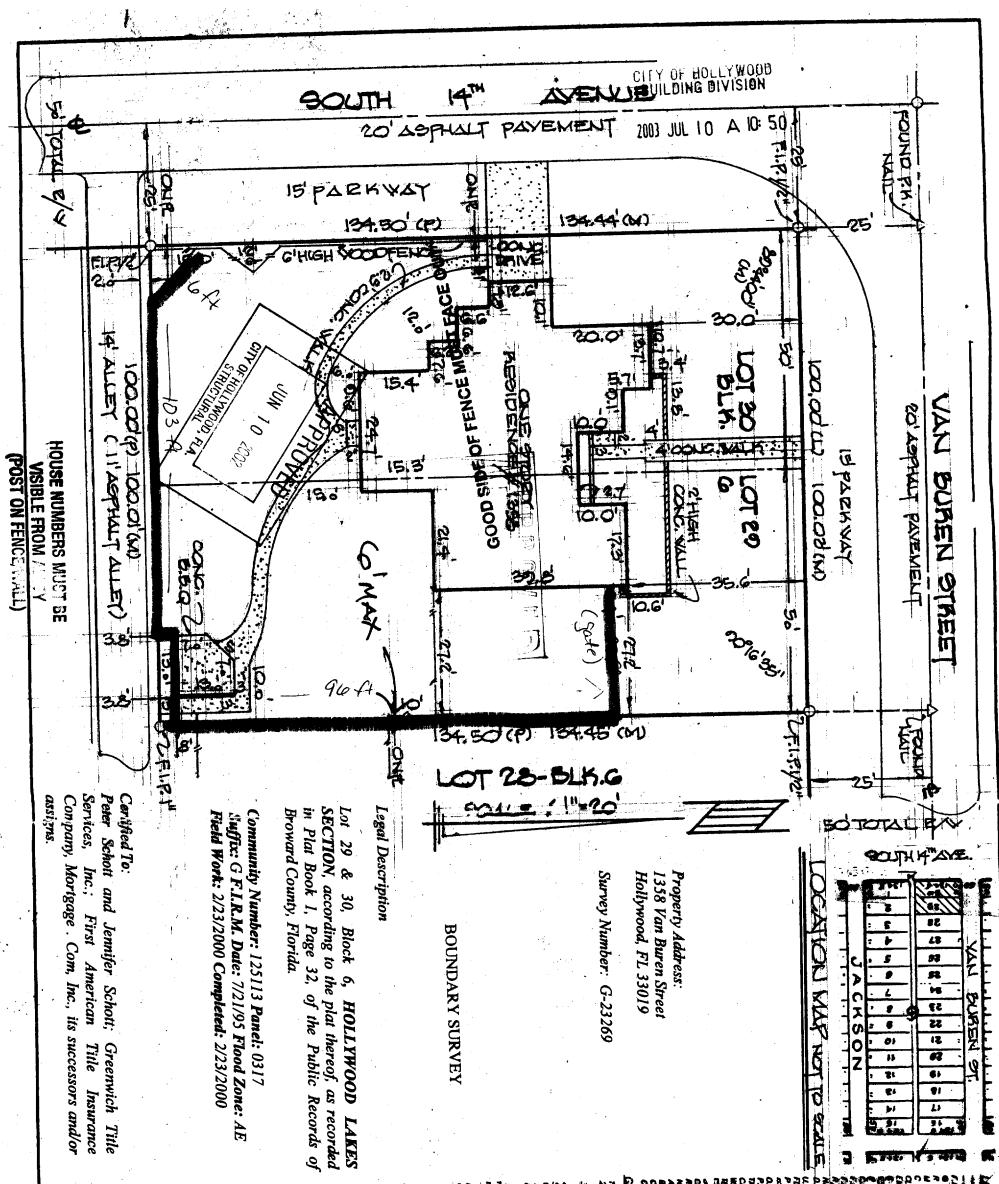
- ALL FENCE POSTS SHALL BE MINIMUM NOMINAL 4" X 4" SPACED A MAXIMUM OF 4' ON CENTER FOR 6FT. HIGH FENCES, EMBEDDED 2' INTO A CONCRETE FOOTING 10" IN DIAMETER AND 2' DEEP. POST LUMBER MUST BE NO.2 GRADE OR BETTER AND BE DECAY AND TERMITE RESISTANT.
- 2. FENCES NOT EXCEEDING 5FT. IN HEIGHT INSTALLED AS ABOVE MAY HAVE POST SPACED 5FT. ON CENTER AND 4FT. FENCES IN HEIGHT MAY HAVE POST SPACED AT 6FT. ON CENTER.

NOTE: SOME PRE-MADE FENCE PANELS, THAT ARE LOCALLY AVAILABLE MUST COMPLY WITH POST SPACING UNLESS OTHER SPECIFICATIONS ARE DETAILED IN A PRODUCT APPROVAL FORMAT.

- 3. CONTACT COMMUNITY PLANNING (921-3477) FOR ALLOWABLE HEIGHT AND LOCATION.
- 4. FENCES SHOULD NOT BE CONSTRUCTED ON A PROPERTY LINE IN ANY MANNER THAT WOULD ENCROACH ABOVE GROUND OR BELOW GROUND ON TO AN ADJOINING PROPERTY.
- B. CHAIN LINK FENCES MUST BE CONSTRUCTED TO COMPLY WITH CODE SECTION 2224.1 AND 2224.2 OF THE FLORIDA BUILDING CODE. (SEE REVERSE SIDE FOR SPECIFICATIONS)

NOTE: ANY METHOD OF CONSTRUCTION NOT SPECIFIED HEREIN MUST BE BUILT PER PLANS PREPARED BY AN ARCHITECT OR ENGINEER OR PER "DADE COUNTY PRODUCT APPROVAL NOTICE OF ACCEPTANCE".

FENCE.2002 2-25-2002



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8500 S.W. 92 Street Suite 204 Minned, Florida 33156 (1965) 271-1965 Fax (1965) 271-4079 1968 Nucl: Mange Rand, Suite 292 West Palm Beach, Florida 31409 (561) 648-4868 Fax (561) 648-4576 345 Aulia Avenue, Suite 3 Ovieda, Florida 32765 (187) Value Boulevard (187) Value Boulevard Nashville, Fransuce 37217 (615) 366-8432 Fax (615) 366-8477 (615) 366-8432 Fax (615) 366-8477	ANY BLANEY & A TRUE AND COMMECT UNDER BY DIMECTION. STATE OF FLORIDA LAND SLANEYOR MO. JHI LAND SLANEYOR MO. JHE D LAND SLANEYOR MO. JHE COMPANY COMPANY AND JHE COMPANY COMPANY AND JHE COMPANY OTHER NAME AND COMPANY CONSENT ANY OTHER USE WINDOW THE INSTERN CONSENT	Y OTHERS E NOT ABSTRACTED FOR EASEMENTS ANCES NOT SHOWN ON THE PLAT. DTINOS. FOLMONTON'S OR OTHER ED. THE ENMOSSED SURVEYOR'S SEAL. INCATED. NOTHER AND ALCONNERS UNLESS OTHERWISE NOTHER AS B.R.	CENTRAL ANGLE/DELTA DESCRIPTION OR DEED DIRAL HOLE DIRAL HOLE TOWN DIRACTOR TANDE DIRAC

February 27, 2019

City of Hollywood 2600 Hollywood Blvd., Room 315 Hollywood, FL 33020

### Re:Ownership and Encumbrance ReportProperty Owners:Todd and Jeffrey DelmayProperty Address:1358 Van Buren Street, Hollywood, FL 33019

To Whom It May Concern:

I have been retained to prepare an Ownership and Encumbrance Report on behalf of my clients, Todd and Jeffrey Delmay. I have been authorized to practice law in the State of Florida since 1995.

This letter shall certify that I have examined the title to the above-referenced land and I find that as of February 21, 2019, 11:00 p.m., the following information is true:

#### 1. Legal Description:

Lots 29 and 30, Block 6, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32 of the Public Records of Broward County, Florida

- 2. **Ownership:** Todd Delmay and Jeffrey Delmay.
- 3. **Mortgages and Encumbrances:** This property is currently encumbered by a first and second mortgages. The mortgages are as follows:
  - a. First Mortgage in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Stearns Lending LLC., mortgagee(s), in an amount of \$424,100.00, recorded as Instrument Number 114232473, Public Records of Broward County, Florida.
  - b. Second Mortgage in favor of Georgia's Own Credit Union, in an amount of \$154,958.00, recorded as Instrument Number 115514188, Public Records of Broward County, Florida.

- 4. <u>**Title Transfer History:</u>** The property at issue has the following transfer history:</u>
  - a. Tax Deed from State of Florida to William J. Syms, recorded December 8, 1942 in Clerk's File Number 1942 233935, Public Records of Broward County, Florida.
  - Deed from William J. Syms to Israel Schulman, recorded April 29, 1943 in Clerk's File Number 1943 - 237323, Public Records of Broward County, Florida.
  - Warranty Deed from Israel Schulman to James Mann and Clauriese U. Mann, recorded August 18, 1947 in Clerk's File Number 1947 -319682, Public Records of Broward County, Florida.
  - d. Quit Claim Deed from Clauriese U. Mann to David S. Romanik, as Trustee, recorded May 30, 1997 in O.R. Book <u>26490, Page 442</u>, Public Records of Broward County, Florida.
  - e. Warranty Deed from David S. Romanik, as Trustee to Peter M. Schott and Jennifer L. Schott, recorded March 9, 2000 in O.R. Book <u>30320</u>, <u>Page 1359</u>, Public Records of Broward County, Florida.
  - f. Warranty Deed from Peter M. Schott and Jennifer L. Schott to Todd Delmay and Jeff Delmay, recorded February 28, 2017 in Instrument Number <u>114232472</u>, Public Records of Broward County, Florida.

#### 5. **Other Matters of Record:**

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HOLLYWOOD LAKES SECTION, as recorded in Plat Book 1, Page(s) 32, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

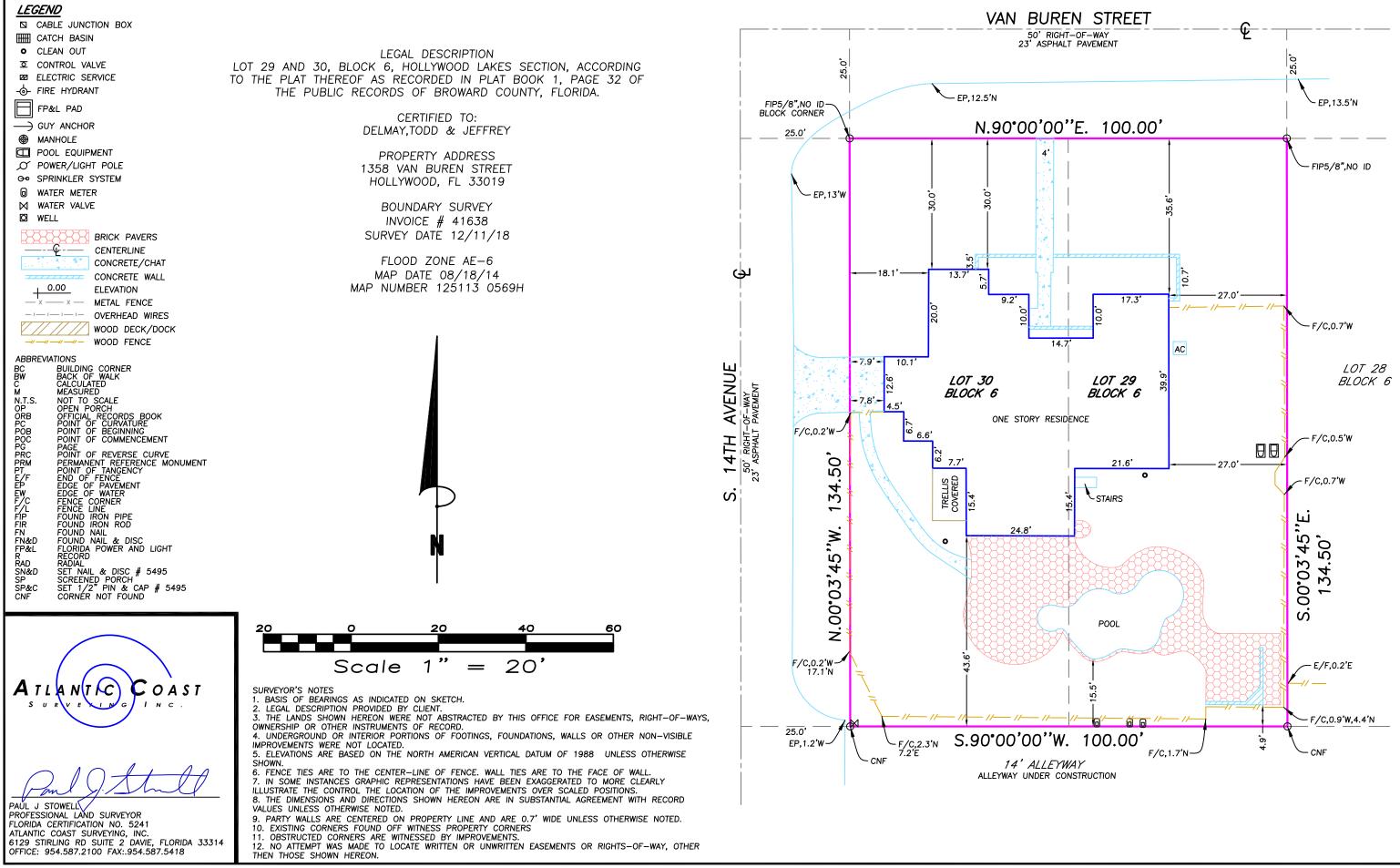
If you have any questions concerning this letter, please feel free to contact me.

Very truly yours,

#### **KHANI & AUERBACH**

Jay E. Auerbach, Esq.

JEA/kp



### **ELEVATION CERTIFICATE** Important: Follow the instructions on pages 1–9.

-														
Con	soned lle v	of thic E	Elovation	Cortificato ar	te lle h	tachmonte	for (1	) community	/ official	(2) incurance	agent/company	and (3)	) huilding ownor	r
COD		ս սոծ ե		Certinicate ai	u an ai	laciniciilo			/ Unicial,	$(\mathbf{Z})$ insulation	agenivcompany			۰.

		ION A – PROPERTY		( ) <b>,</b>	, (_)	• •	RANCE COMPANY USE
A1. Building Owne	r's Name					Policy Num	
DELMAY, TODD 8	JEFFREY					·	
Box No.		luding Apt., Unit, Suite	e, and/o	r Bldg. No.) or P.O.	Route and	Company N	IAIC Number:
1358 VAN BUREN	STREET						
City				State		ZIP Code	
HOLLYWOOD     Florida     33019       A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)     State							
		d Block Numbers, Tax _LYWOOD LAKES SE			1 . ,		
A4. Building Use (	A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL						
A5. Latitude/Longit	ude: Lat. <u>N</u>	26°0'35.33"	Long. V	V 80°08'5.79"	Horizontal Datur	n: 🗌 NAD '	1927 🗙 NAD 1983
A6. Attach at least	2 photograph	is of the building if the	Certific	ate is being used to	o obtain flood insur	ance.	
A7. Building Diagra	am Number	1B					
A8. For a building	with a crawlsp	ace or enclosure(s):					
a) Square foo	tage of crawls	pace or enclosure(s)		NA sq ft			
b) Number of	permanent flo	od openings in the cra	awlspac	e or enclosure(s) w	ithin 1.0 foot above	e adjacent gr	ade <u>ONA</u>
c) Total net ar	ea of flood op	enings in A8.b N	A s	q in			
d) Engineered	flood opening	gs? 🗌 Yes 🗵 N	0				
A9. For a building	with an attach	ed garage:					
a) Square foot	age of attach	ed garage NA		sq ft			
b) Number of	permanent flo	od openings in the att	ached g	parage within 1.0 fo	ot above adjacent	grade	NA
c) Total net an	ea of flood op	enings in A9.b	NA	sq in			
d) Engineered	flood opening	gs? 🗌 Yes 🔀 N	lo				
	SE	CTION B – FLOOD II	NSURA	NCE RATE MAP	(FIRM) INFORM	TION	
B1. NFIP Commun	ity Name & Co	ommunity Number		B2. County Name			B3. State
HOLLYWOOD 125	5113			BROWARD			Florida
B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	E1	IRM Panel ffective/ evised Date	B8. Flood Zone(s	(Zo	se Flood Elevation(s) ne AO, use Base od Depth)
12011C 0569	Н	08/18/2014		/2014	AE	6	
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 eleva	ation datum us	sed for BFE in Item B	9: 🗌 N	GVD 1929 🕱 NA	VD 1988 🗌 O	her/Source:	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? 🗌 Yes 🕱 No							
Designation [	Date: NA		CBRS				

ELEVATION CERTIFICATE			OMB No. 1660-0008 Expiration Date: November 30, 2018
IMPORTANT: In these spaces, copy the corre	FOR INSURANCE COMPANY USE		
Building Street Address (including Apt., Unit, St 1358 VAN BUREN STREET	uite, and/or Bldg. No.) or P.O. Rou	ite and Box No.	Policy Number:
City	State ZIP	Code	Company NAIC Number
HOLLYWOOD	Florida	33019	
SECTION C – BUI	LDING ELEVATION INFORMAT	TION (SURVEY RI	EQUIRED)
C1. Building elevations are based on:  *A new Elevation Certificate will be require	•	ding Under Construng is complete.	uction* 🛛 Finished Construction
C2. Elevations – Zones A1–A30, AE, AH, A ( Complete Items C2.a–h below according Benchmark Utilized: CITY OF HOLLYW	to the building diagram specified		
Indicate elevation datum used for the ele	Other/Source:	w.	
Datum used for building elevations must		BFE.	
a) Tan of bottom floor (including booms	ant aroulanada, ar analagura flaar	∧ <i>1</i> 2	Check the measurement used.
a) Top of bottom floor (including baseme	ent, crawispace, or enclosure floor		
b) Top of the next higher floor		<u> </u>	
c) Bottom of the lowest horizontal structu	ural member (V Zones only)	<u>NA</u>	
d) Attached garage (top of slab)		<u> </u>	X feet I meters
<ul> <li>e) Lowest elevation of machinery or equ (Describe type of equipment and loca)</li> </ul>	ipment servicing the building tion in Comments)	3.3	X feet I meters
f) Lowest adjacent (finished) grade next	to building (LAG)	2. 7	
g) Highest adjacent (finished) grade nex	t to building (HAG)	<u> </u>	
<ul> <li>h) Lowest adjacent grade at lowest eleva structural support</li> </ul>	ation of deck or stairs, including	<u>NA</u>	feet D meters
SECTION D – SU	RVEYOR, ENGINEER, OR ARC	CHITECT CERTIF	ICATION
This certification is to be signed and sealed by I certify that the information on this Certificate statement may be punishable by fine or imprise	represents my best efforts to inter	rpret the data availa	/ law to certify elevation information. able. I understand that any false
Were latitude and longitude in Section A provi	ided by a licensed land surveyor?	🛛 Yes 🗌 No	Check here if attachments.
Certifier's Name	License Number		
PAUL J. STOWELL	5241		_
Title PROFESSIONAL SURVEYOR			
Company Name ATLANTIC COAST SURVEYING, INC.			Poul g. Stull
Address 6129 STIRLING ROAD STE. 2			<b>5241</b> 12/11/18
City DAVIE	State Florida	ZIP Code 33314	
Signature Poul 9 Stull	Date 12/11/18	Telephone (954) 587-2100	
Copy all pages of this Elevation Certificate and a	all attachments for (1) community of	fficial, (2) insurance	agent/company, and (3) building owner.
Comments (including type of equipment and lo	ocation, per C2(e), if applicable)		
C2.e) Machinery is A/C on exterior concrete pa	ad.		
JOB# 41638. Flood determination is based sol L.O.M.R./L.O.M.A documents. We do not acce hand held GPS unit.			

OMB No.	1660-0008	
Expiratior	n Date: November 30,	2018

IMPORTANT: In these spaces, copy the correspo	onding information f	rom Section A.	FOR INSURANCE COMPANY USE		
Building Street Address (including Apt., Unit, Suite, 1358 VAN BUREN STREET	and/or Bldg. No.) or I	P.O. Route and Box No.	Policy Number:		
City HOLLYWOOD	State Florida	ZIP Code 33019	Company NAIC Number		
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 complete Sections A, B,and C. For Items E1–E4, us enter meters.	s E1–E5. If the Certific se natural grade, if av	cate is intended to support ailable. Check the measu	a LOMA or LOMR-F request, rement used. In Puerto Rico only,		
E1. Provide elevation information for the following the highest adjacent grade (HAG) and the lower the following the lower for the following the highest adjacent grade (HAG) and the lower for the following the lower for the following the highest adjacent grade (HAG) and the lower for the following the highest adjacent grade (HAG) and the lower for the following the highest adjacent grade (HAG) and the lower for the following the highest adjacent grade (HAG) and the lower for the following the highest adjacent grade (HAG) and the lower for the following the highest adjacent grade (HAG) and the lower for the following the highest adjacent grade (HAG) and the lower for the highest adjacent grade (HAG) and the lower for the highest adjacent grade (HAG) and the lower for the highest adjacent grade (HAG) and the highest adjacent grade (HAG) adja	and check the approp est adjacent grade (L/	riate boxes to show wheth AG).	er the elevation is above or below		
<ul> <li>a) Top of bottom floor (including basement, crawlspace, or enclosure) is</li> <li>b) Tap of bottom floor (including basement)</li> </ul>		feet 🗌 met	ters above or below the HAG.		
<ul> <li>b) Top of bottom floor (including basement, crawlspace, or enclosure) is</li> </ul>	·	feet 🗌 met	ers above or below the LAG.		
E2. For Building Diagrams 6–9 with permanent floor the next higher floor (elevation C2.b in the diagrams) of the building is	od openings provided	in Section A Items 8 and/			
E3. Attached garage (top of slab) is		feet 🗌 met	ters above or below the HAG.		
E4. Top of platform of machinery and/or equipmen servicing the building is	t	feet 🗌 met	ers above or below the HAG.		
E5. Zone AO only: If no flood depth number is ava floodplain management ordinance?	ilable, is the top of the	e bottom floor elevated in a wn. The local official mus	accordance with the community's at certify this information in Section G.		
SECTION F – PROPERTY (	OWNER (OR OWNER	R'S REPRESENTATIVE) (	CERTIFICATION		
The property owner or owner's authorized represen community-issued BFE) or Zone AO must sign here	itative who completes e. The statements in S	Sections A, B, and E for 2 Sections A, B, and E are c	Zone A (without a FEMA-issued or orrect to the best of my knowledge.		
Property Owner or Owner's Authorized Representa	tive's Name				
Address	C	City S	State ZIP Code		
Signature	C	Date	Telephone		
Comments					
			Check here if attachments.		

**ELEVATION CERTIFICATE** 

OMB No.	1660-0008
Expiratior	Date: November 30, 2018

IMPORTANT: In these spaces, copy the corre	F	FOR INSURANCE COMPANY USE				
Building Street Address (including Apt., Unit, Su	Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.					
1358 VAN BUREN STREET						
City	State	ZIP Code		Company NAIC Number		
HOLLYWOOD	Florida	33019	L			
SECTIO	DN G – COMMUNITY	INFORMATION (OPTIO	NAL)			
The local official who is authorized by law or or Sections A, B, C (or E), and G of this Elevation used in Items G8–G10. In Puerto Rico only, en	Certificate. Complete					
	engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation					
G2. A community official completed Secti or Zone AO.	ion E for a building loo	cated in Zone A (without a	a FEMA-i	issued or community-issued BFE)		
G3. The following information (Items G4–	-G10) is provided for a	community floodplain mar	nagemen	t purposes.		
G4. Permit Number	G5. Date Permit Is	sued		te Certificate of mpliance/Occupancy Issued		
G7. This permit has been issued for:	] New Construction [	Substantial Improveme	ent			
G8. Elevation of as-built lowest floor (including of the building:	g basement)	[	_ feet [	meters Datum		
G9. BFE or (in Zone AO) depth of flooding at t	the building site:		feet	meters Datum		
G10. Community's design flood elevation:	_	[	feet [	meters		
Local Official's Name		Title				
Community Name		Telephone				
Signature		Date				
Comments (including type of equipment and loc	cation, per C2(e), if ap	pplicable)				
				Check here if attachments.		

**ELEVATION CERTIFICATE** 

#### **ELEVATION CERTIFICATE**

#### **BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

OMB No. 1660-0008 Expiration Date: November 30, 2018

IMPORTANT: In these spaces, cop	FOR INSURANCE COMPANY USE		
Building Street Address (including A	Policy Number:		
1358 VAN BUREN STREET			
City	State	ZIP Code	Company NAIC Number
HOLLYWOOD	Florida	33019	

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.



Photo One Caption 12/11/18 D&PM. SM



Photo Two Caption 12/11/18 SIDE VIEW

ELEVATION CERTIFICATE	BUILDING PHO Continuatio		OMB No. 1660-0008 Expiration Date: November 30, 2018
IMPORTANT: In these spaces, copy the co	prresponding information	from Section A.	FOR INSURANCE COMPANY US
Building Street Address (including Apt., Unit, 1358 VAN BUREN STREET	Suite, and/or Bldg. No.) or	P.O. Route and Box No.	Policy Number:
City	State	ZIP Code	Company NAIC Number
HOLLYWOOD	Florida	33019	
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Photo One Caption 12/11/18 REAR VIEW

Photo Two

Replaces all previous editions.

Photo One

### **Legal Description**

LOT 29 AND LOT 30 , BLOCK 6 , HOLLYWOOD LAKES SECTION , ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 , PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY , FLORIDA .

### **Project Information**

Additions and Improvements to an existing 1-story, 3 bedroom, 3 bathroom, single family residence:

Existing S.F. = 2,377 s.f. (under AC) 287 s.f. (garage + laundry) 2,664 s.f. (existing total)

Addition - covered entry= 96 s.f.Addition - 1-story (master bedroom + hall)= 761 s.f.Convert portion of existing garage + laundry= 120 s.f.Improvements - new paint, roofing, impact windows, driveway, walkway, landscaping

Proposed S.F. = 3,258 s.f. (under AC) 167 s.f. (garage + laundry) 3,521 s.f. (proposed total w/ garage + laundry & covered entry)

### **Variance Request**

We are requesting a variance for a 1-Story addition with a SIDE INTERIOR SETBACK of 10'

The required side setback for this property is: "The sum of the side yard setbacks shall be at least 25% of the lot width with no yard less than 7.5". Since the lot is on a corner, the SIDE FACING STREET SETBACK is required to be a minimum of 15'. This property has a width of 100'. As a result, 25% of 100' = 25', minus 15' (SIDE FACING STREET minimum) = 10' minimum SIDE INTERIOR SETBACK

This property has an existing non-conforming garage with a SIDE FACING STREET SETBACK of 7.8'. It protrudes from the main house which has a SIDE FACING STREET SETBACK of 18.1'.

If the existing non-conforming garage was built at the required SIDE FACING STREET SETBACK of 15', then the SIDE INTERIOR SETBACK would be a minimum 10', which is the location of the proposed 1-story addition

Additionally, there is an existing POOL which obstructs available buildable area.

### Dean Kotzen Architect

Architecture + Design

### Variance Criteria

**A.** That the requested Variance maintains the basic intent and purpose of the subject regulations including the Historic District Regulations, Design Guidelines for Historic Properties and Districts and Resolutions, particularly as it affects the stability and appearance of the city

This variance does not affect the stability and appearance of the city. The addition is located 53'-10" towards the rear of the property, and matches the proportions and materiality of the existing 1-story structure. The addition will look and feel as if it was original to the house. The proposed project maintains the basic intent and purpose of the Historic District.

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

This variance is compatible with the surrounding land uses. This property and the surrounding properties all have the same land use - single family. The addition will not change the land use and therefore remains compatible and would not be detrimental to the community.

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

The purpose of the proposed project is to provide a new formal entrance, increase the size of an existing small kitchen and provide a larger master bedroom with upgrades appropriate to the property owner's needs. The current master bedroom will become a den. The home will also have new impact windows, new roofing, new paint, and site / landscape upgrades. As a result, this will increase the value and appearance of this property, which will increase the value of the surrounding properties, which will benefit the neighborhood and City.

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

The requested variance is not economically based or self-imposed. It is due to an existing non-conforming side facing street setback of 7.8'. This occurs on the opposite side of the property. It is an existing (and original) condition of this property.

**E.** That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law. These items are considered according to quasi-judicial procedures.

Not applicable

Dean Kotzen Architect

Architecture + Design

### **Certificate of Appropriateness for Design**

### **Criteria 1: INTEGRITY OF LOCATION**

This project is located in the Hollywood Lakes neighborhood. Based on the Broward County Property Appraisers website it was constructed in 1946. The location of the proposed addition is based on an analysis of the site, existing structure(s) and setback requirements, which gives us the allowable buildable area. This, along with an existing pool left us with (2) potential locations for a 1-story addition – along the street towards the rear or along the side towards the rear. We felt it was most appropriate to locate the addition along the side towards the rear to have the least impact on the existing (original) house and neighborhood. The proposed work maintains consistent spacing and setbacks with the adjacent properties – and complies with pervious requirements and height regulations

#### **Criteria 2: DESIGN**

The design direction for this project was to provide the owner with a new formal entrance, increase the size of an existing small kitchen and provide a larger master bedroom with upgrades appropriate to the property owner's needs. The existing house has an uncovered front door. The proposed new entry will provide the owners protection from the elements while enhancing the home's presence to the neighborhood. The 1-story master bedroom addition matches the proportions and materiality of the existing 1-story structure. The addition will look and feel as if it was original to the house. New roofing, impact windows, paint, driveway, walkways, landscaping and lighting will tie it all together and give this property the update and upgrade it has needed.

#### **Criteria 3: SETTING**

The proposed improvements to this property take setting into account while providing a functional solution. The intent is to have minimal impact on the neighborhood while improving the entry and providing a larger and more functional master bedroom. The 1-story addition is located 53'-10" from the front property line along a heavily landscaped interior side of the property. Landscaping will further screen the addition from the street. The addition will look and feel as if it was always there. This project's proposed improvements are compatible and consistent with the district and surrounding homes.

#### **Criteria 4: MATERIALS**

The materials for the additions to the house will be smooth stucco (to match existing), impact windows and a flat concrete tile roof on a new gabled entry and hip / flat roofed 1-story master bedroom addition. The existing roof is a combination of flat concrete tile on both gable and hip roofs. The existing overhang is curved, connecting the wall to the roofs' drip edge. The existing decorative entry wall is stucco, brick and metal railing. These materials and details will be matched throughout the addition(s). There will be a new brick paver driveway and paver walkway to the entry. The structure of the landscaping will remain the same with new tropical groundcover / shrubs. This is consistent with the materials and quality of materials throughout the historic district

#### **Criteria 5: WORKMANSHIP**

Materials and details will be matched throughout the addition(s). Repairs to the existing structure will be made as necessary. All new construction and improvements will be of the highest quality and level of workmanship in order to maintain the integrity of the original structure

#### **Criteria 6: ASSOCIATION**

According to the Broward County Property Appraisers website, this house was originally constructed in 1946. There are no microfilms or records of any significant additions or modifications. The massing and scale of the proposed additions are consistent and compatible with the neighboring properties and throughout the Historic District. This project will only increase the value and Association of this property with the Historic District.

Architecture + Design

### Dean Kotzen Architect

### LOT COVERAGE INFORMATION

If you are the applicant for a building permit for a SINGLE FAMILY RESIDENCE, please be aware that the following information is needed in order to process your request for any additions or accessory structures, including pools, decks, and the like:

100'	Х	134.5'
------	---	--------

- 1. = 13,450 S.F. SQUARE FEET OF YOUR LOT (length x width)
- 2. 2,664 S.F. SQUARE FEET OF YOUR HOUSE

3. <u>1,939 S.F.</u> SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)

- 4. <u>761 + 96 = 857 S.F.</u> SQUARE FEET OF THE ADDITION, AND OR...
- 5.<u>1,607 180 = 1,427 S.F.</u> SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.
- 6. 6,887 S.F. TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3+ 4+ 5)...
- 7. <u>51.2% IMPERVIOUS</u> = 48.8% PERVIOUS PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No.6 by No. 1)

20% OF THE FRONT YARD MUST BE PERVIOUS FRONT YARD = 100' X 25' = 2,500 S.F. 2500 S.F. X (.2) = PROVIDE MINIMUM 500 S.F. PERVIOUS DRIVEWAY IN "FRONT YARD" = 1,088 S.F. 1,088 / 2,500 = 43.5% IMPERVIOUS FRONT YARD 1,412 / 2,500 = 56.5% PERVIOUS FRONT YARD

# HISTORIC PRESERVATION BOARD SUBMITTED HEARING

5000 NORTH 31st COURT HOLLYWOOD, FL 33021

P/F 954.894.6624 AR#0017757 DEAN@DKARCHITECT.NET



### LOCATION OF HOUSE -



PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREIN MAY BE RELEASED WITHOUT WRITTEN PERMISSION OF dk architect INC (2019



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# **ADDITIONS + RENOVATIONS TO: DELMAY RESIDENCE**

### **1358 VAN BUREN STREET** HOLLYWOOD FLORIDA 33019

### SHEET INDEX

**R PHOTOGRAPHS - AERIALS** 

- **R PHOTOGRAPHS SURROUNDING CONTEXT**
- R PHOTOGRAPHS 1134 JEFFERSON STREET
- ET PROFILE
- ET PROFILE
- ING & PROPOSED SITE & ROOF PLAN
- PLAN DIMENSIONS & DATA
- **ING & PROPOSED FLOOR PLANS**
- **ING & PROPOSED EXTERIOR ELEVATIONS**
- R RENDERING & MATERIALS
- SCAPE PLAN
- ING TREE INFORMATION
- LANDSCAPE DETAILS & SPECIFICATIONS

#### FOLIO NUMBER:

514214011280

LEGAL DESCRIPTION LOT 29 AND 30, BLOCK 6, HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY. FLORIDA

ZONING CLASSIFICATION LAND USE HISTORIC DESIGNATION SITE SQUARE FOOTAGE

RS-6 LOW RESIDENTIAL (LRES) HMPRLOD-1 13,450 S.F.

**PROJECT DATA** 

### **REQUESTED VARIANCE**

VARIANCE DUE TO AN EXISTING NON-CONFORMING SIDE FACING STREET SETBACK OF 7.8'. THE MINIMUM SIDE FACING STREET SETBACK IS 15'. TOTAL REQUIRED SIDE SETBACK IS 25% OF THE LOT WIDTH (25% OF 100' = 25') PROVIDED SIDE SETBACK @ THE PROPOSED 1-STORY ADDITION IS 10'. ADDITIONALLY AN EXISTING POOL **OBSTRUCTS AVAILABLE BUILDABLE AREA. DUE TO THIS PROPERTY** BEING LOCATED IN THE "HISTORIC DISTRICT", THIS VARIANCE IS COUPLED WITH A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR DESIGN. HAD THE HOME BEEN LOCATED OUTSIDE OF THE HISTORIC DISTRICT; OR THE PROPOSED ADDITIONS DID NOT REQUIRE A CERTIFICATE OF APPROPRIATENESS FOR DESIGN, ONLY AN ADMINISTRATIVE VARIANCE WOULD HAVE BEEN REQUIRED

SETBACKS	FRONT	SIDE		REAR
REQUIRED	25'	25% LOT WIDTH, MIN 7.5', MAX 50' 15' SIDE STREET		15% LOT DEPTH, MIN 15' MAX 50'
			F 100' =	15% OF 134.5' =
DVICTRIC	0.01		5'	20.175'
EXISTING	30'	STREET	INTERIOR	43.6'
		7.8'	27'	
PROVIDED @ ENTRY ADDITION	25'-2"	31'-9"	59'-1"	-
PROVIDED @ MASTER ADDITION	53'-10"	-	10'	43'-7"

#### **BUILDING HEIGHT**

ALLOWABLE	30', NOT TO EXCEED 2 STORIES
EXISTING	14', 1 STORY
PROVIDED @ ADDITION	12'-7" @ 1-STORY ADDITION 10'-6" @ COVERED ENTRY ADDITION

SQ. FOOTAGE	GROUND			
EXISTING	UNDER A/C	2,377 S.F.		
	GARAGE + LAUNDRY	287 S.F.		
TOTAL (W/ GARAGE + LAUNDRY)		2,664 S.F.		
SQ. FOOTAGE		GROUND		

ADDITION	COVERED ENTRY	96 S.F.
	MASTER SUITE + HALL	761 S.F.
CONVERT	PORTION OF GARAGE	120 S.F.

	81 S.F.
NEW TOTAL A/C 3,2	58 S.F.
NEW TOTAL (W/ GARAGE & COVERED ENTRY) 3,5	21 S.F.

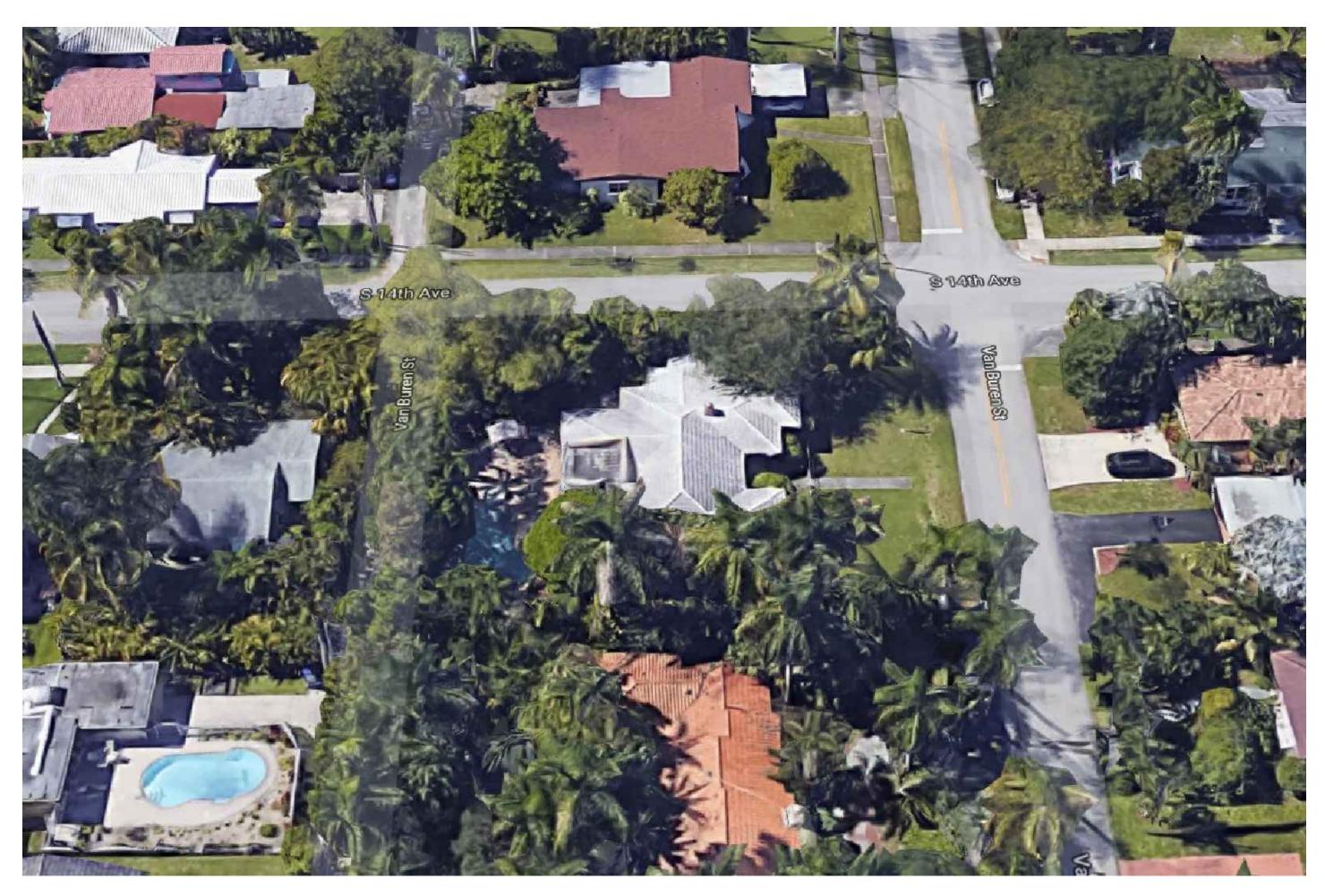
FLOOD ZONE: AE BASE FLOOD ELEVATION +6.0' N.A.V.D. BASED ON SURVEY & ELEVATION CERTIFICATE BY ATLANTIC COAST SURVEYING, INC - DATED 12-11-18

GROUND F.F.E. EXISTING PROVIDED @ ADDITION

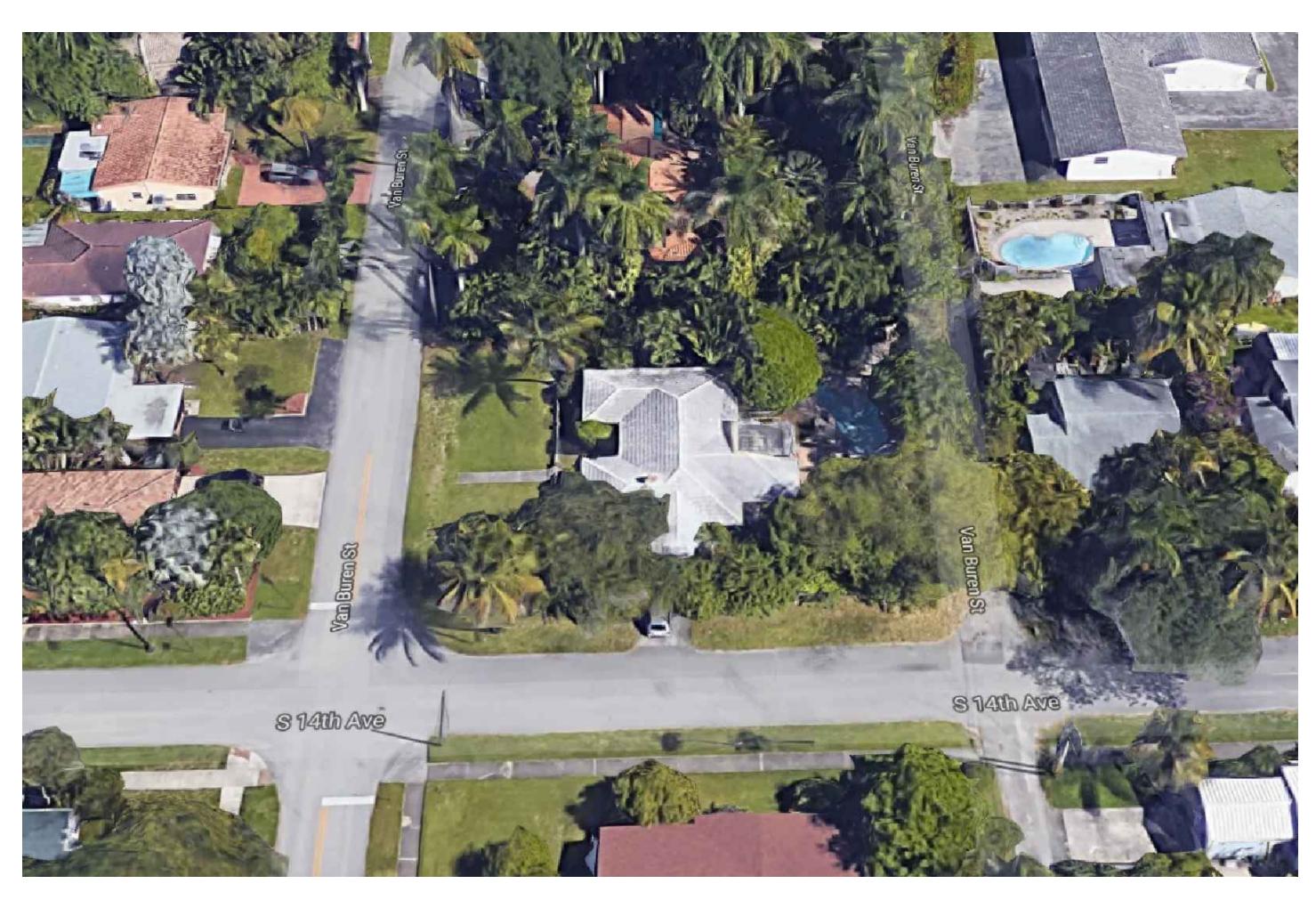
0'-0" = 4.3' NAVD +0'-0" = 4.3' NAVD

#### PARKING CALCULATIONS

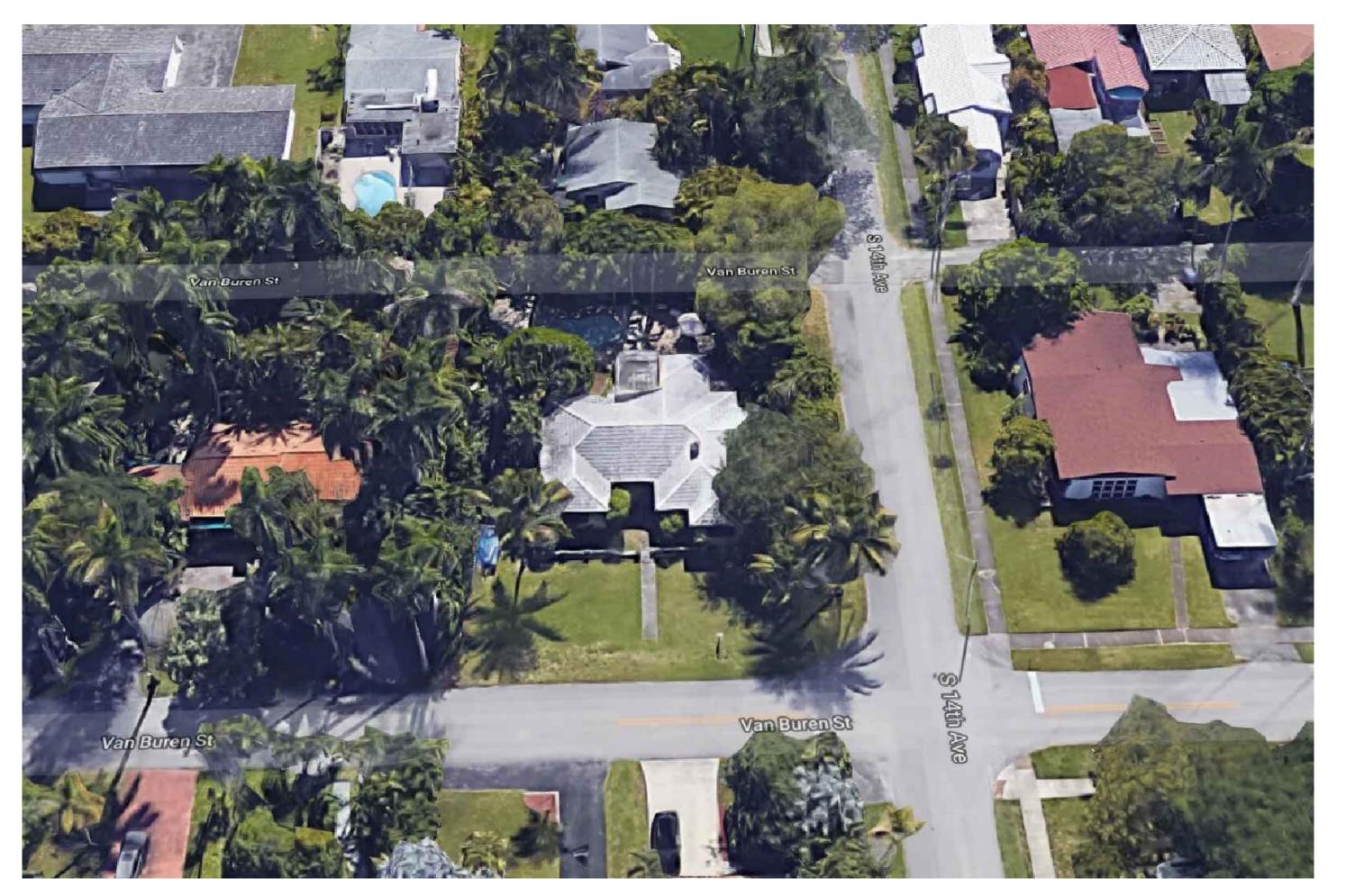
SPACES 2 / 1ST 2000 S.F. + 1/500 S.F. ADDITIONAL W/MAX OF 5 **REQUIRED** | @ 3,258 S.F. 5 SPACES 
 PROVIDED
 @ 8.5' X 19' / SPACE
 5 SPACES



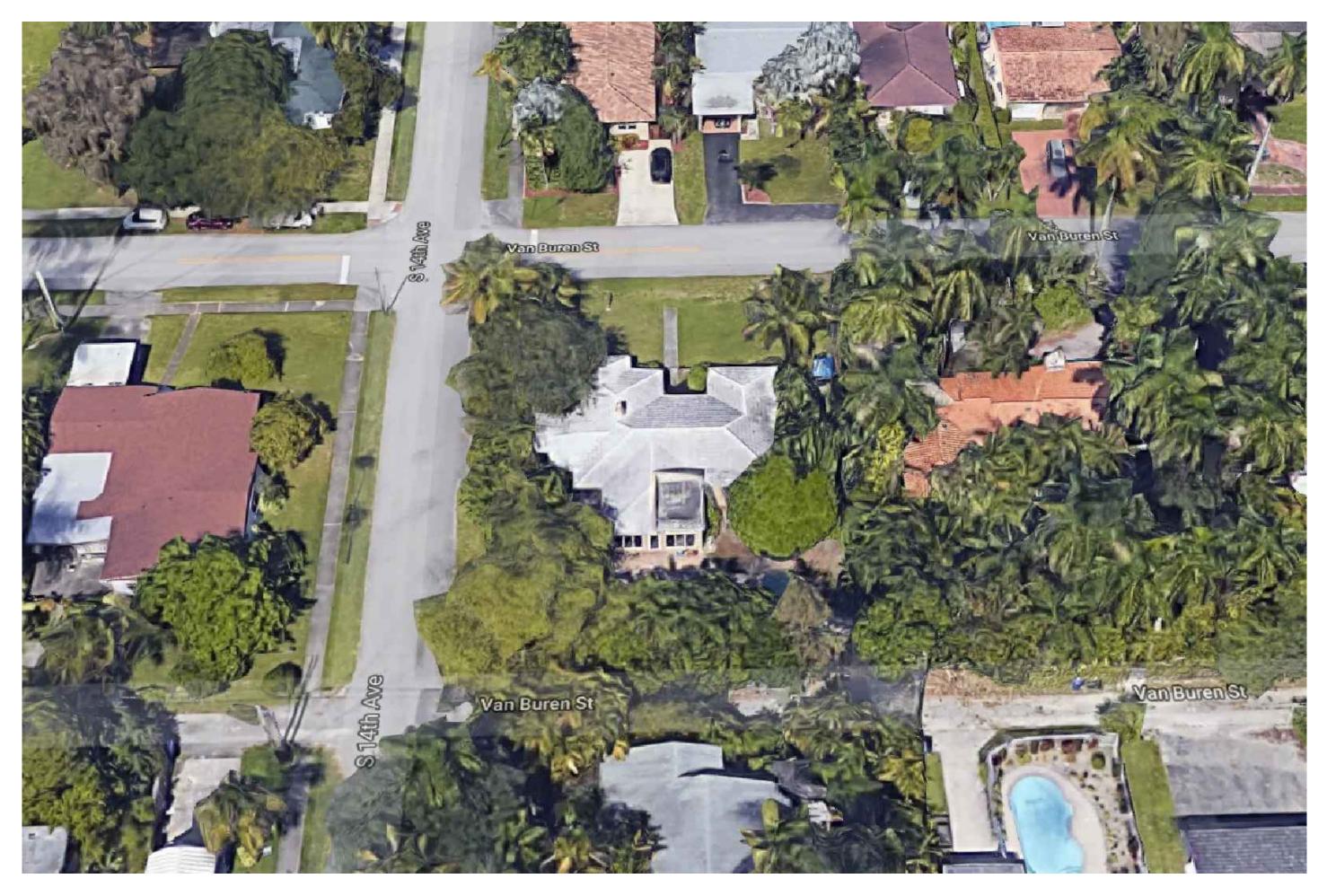
# AERIAL - SIDE (EAST)



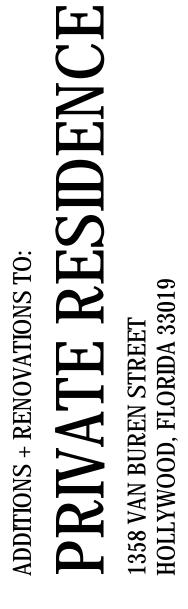
## AERIAL - SIDE STREET (WEST)



AERIAL - FRONT (NORTH)



AERIAL - REAR (SOUTH)



HISTORIC PRESERVATION BOARD

AERIAL PHOTOGRAPHS

PHOTO-1

2.28.19

SUBMITTED

DEAN KOTZEN

AR# 0017757 5000 NORTH 31st COURT HOLLYWOOD FL 33021 P/F 954.894.6624

DEAN@DKARCHITECT.NET



### CONTEXT MAP - 1134 JEFFERSON STREET





G - 1344 VAN BUREN STREET



H - 1348 VAN BUREN STREET



### A - 230 SOUTH 14TH AVENUE (CORNER)







I - 1406 VAN BUREN STREET (CORNER)

# J - 315 SOUTH 14TH AVENUE (ALLEY)



# F - 1347 VAN BUREN STREET



# B - 219 SOUTH 14TH AVENUE (CORNER)



# PHOTO-2

SIDENCE

**IOVATIONS TO:** 

**NDDITIO** 

COLOR PHOTOGRAPHS

SUBMITTED

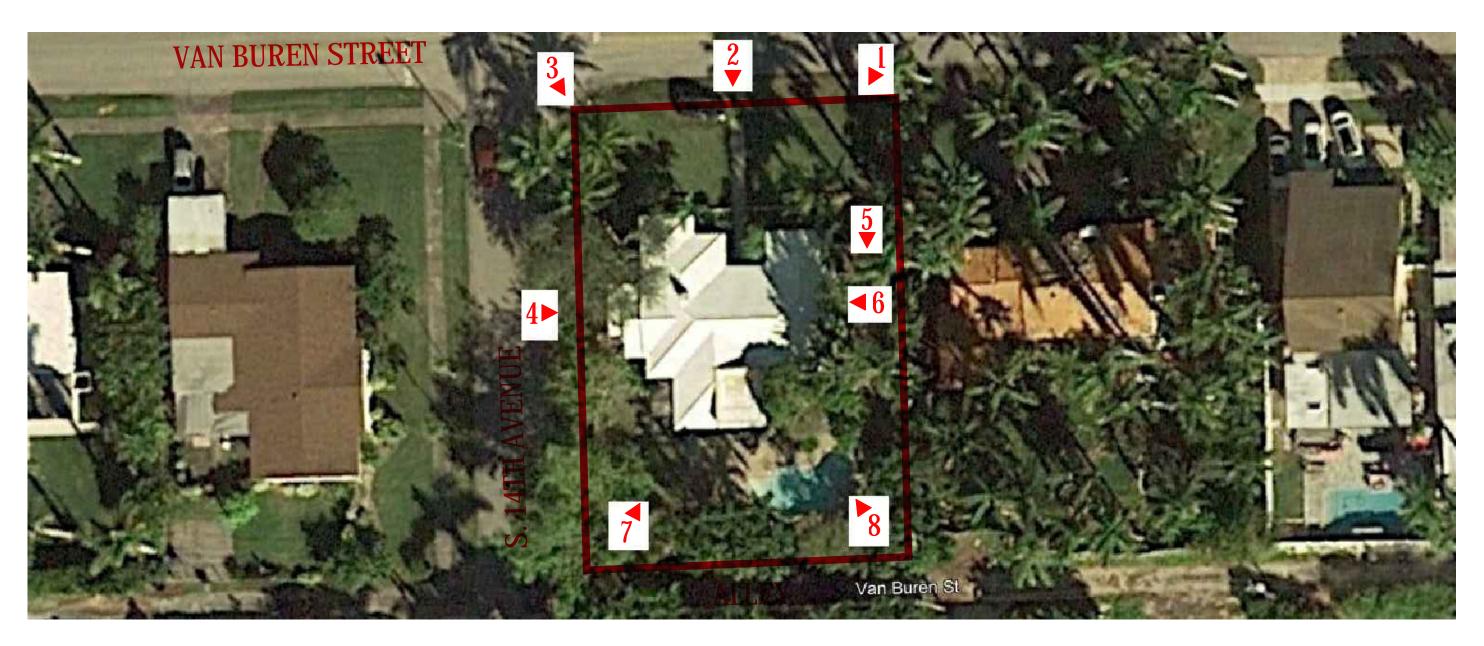
2.28.19

HISTORIC PRESERVATION BOARD

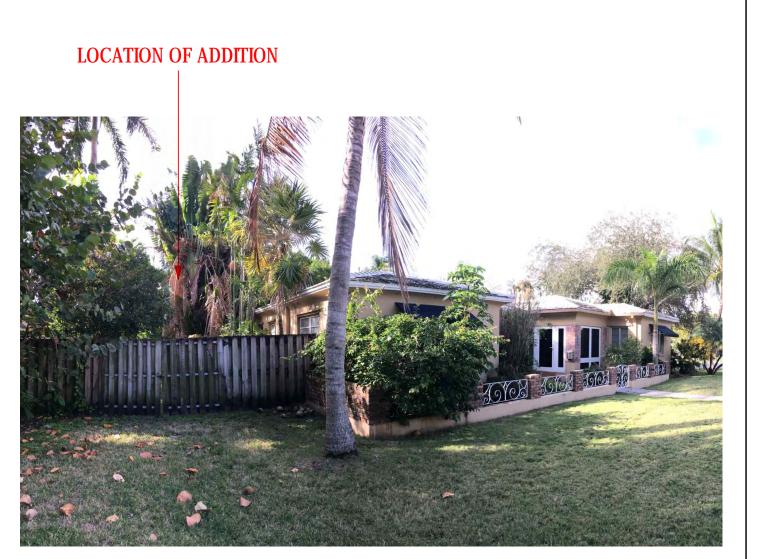
RE. PRI 135 HOI

DEAN KOTZE

DEAN@DKARCHITECT.NET AR# 0017757 5000 NORTH 31st COURT HOLLYWOOD FL 33021 P/F 954.894.6624



### CONTEXT MAP - 1358 VAN BUREN STREET

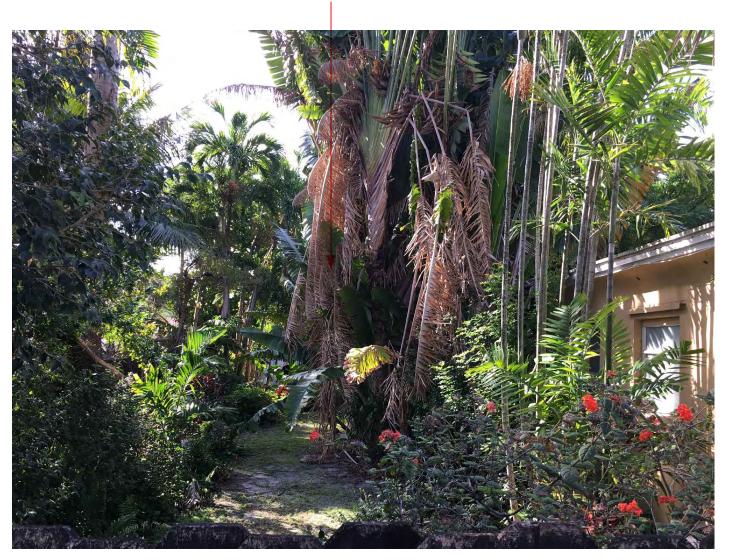


# 1 - FRONT (NORTHEAST) CORNER



## 2 - FRONT (NORTH) ELEVATION

LOCATION OF ADDITION



5 - SIDE (EAST) YARD



6 - SIDE (EAST) ELEVATION



DETAILS

# OVERHANG



3 - FRONT (NORTHWEST) CORNER



7 - REAR (SOUTHEAST) CORNER

# 8 - REAR (SOUTHWEST) CORNER



LOCATION OF ADDITION

# 4 - SIDE STREET (WEST) ELEVATION



# OUTDOOR FRIEPLACE

### SITE WALL

# PHOTO-3

SUBMITTED

**JONS TO:** 

NOV

ADDITIONS

COLOR PHOTOGRAPHS

HISTORIC PRESERVATION BOARD

2.28.19

RESIDENCE PRN 135{ HOI

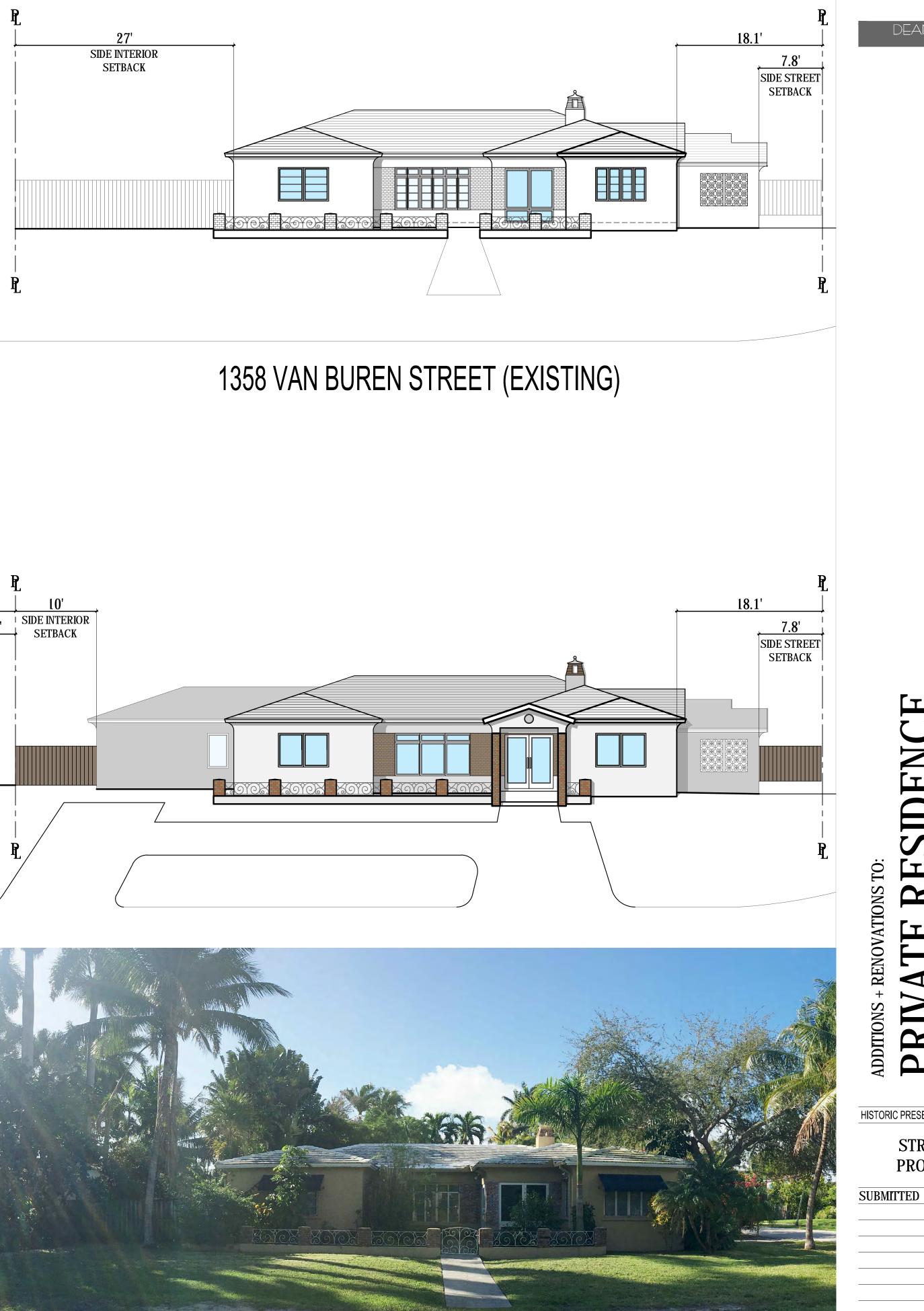
DEAN KOTZE

DEAN@DKARCHITECT.NET AR# 0017757 5000 NORTH 31st COURT HOLLYWOOD FL 33021 P/F 954.894.6624



1344 VAN BUREN STREET

1348 VAN BUREN STREET



1358 VAN BUREN STREET

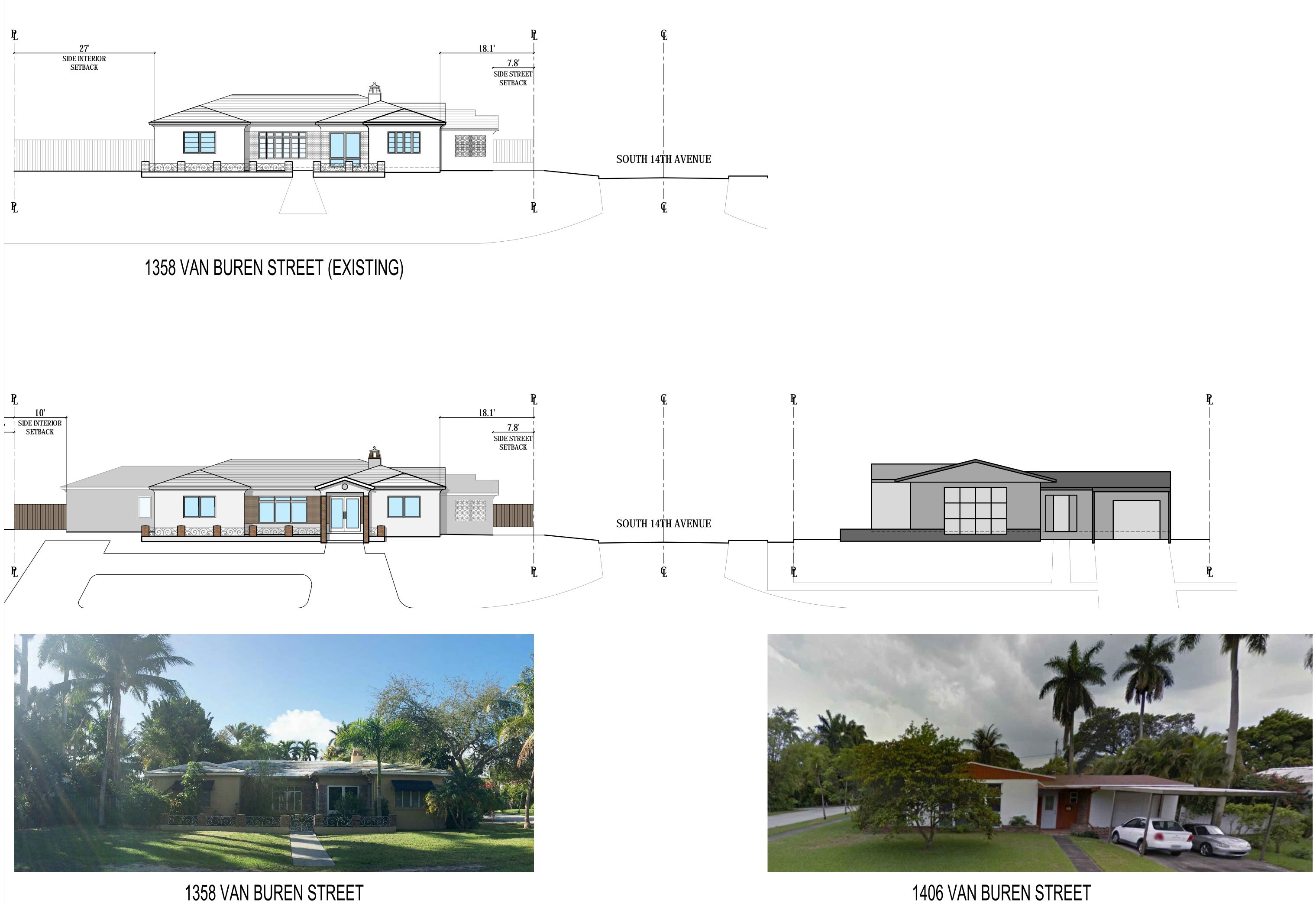
### DEAN@DKARCHITECT.NET AR# 0017757 5000 NORTH 31st COURT HOLLYWOOD FL 33021 P/F 954.894.6624

PHOTO-4

35

HO]

2.28.19



1406 VAN BUREN STREET

# PHOTO-5

SUBMITTED

STREET PROFILE

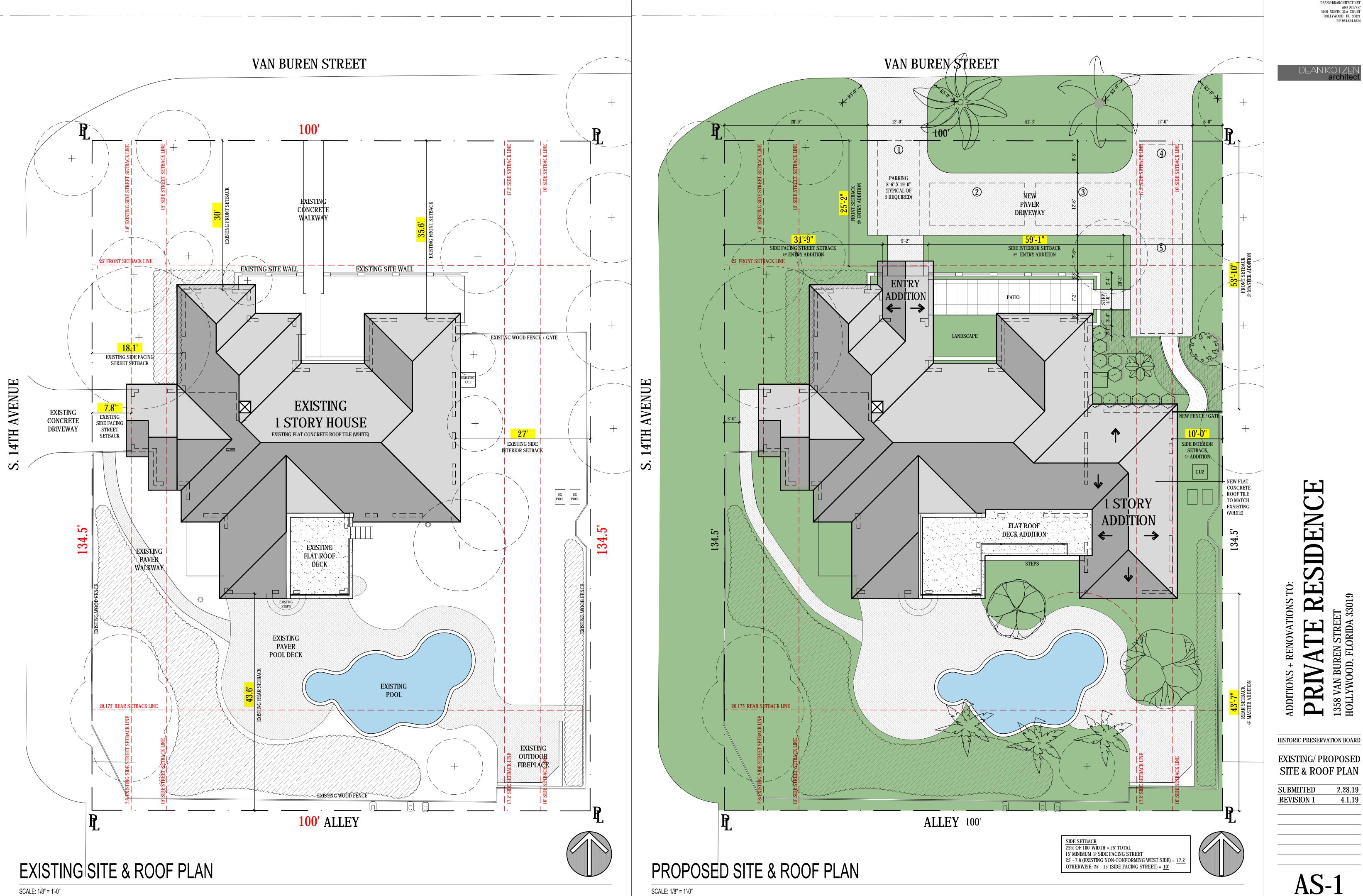
2.28.19

HISTORIC PRESERVATION BOARD

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DEAN@DKARCHITECT.NET AR# 0017757 5000 NORTH 31st COURT HOLLYWOOD FL 33021 P/F 954.894.6624

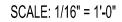




AS-1

2.28.19

4.1.19



### BUILDABLE AREA DIAGRAM



GREEN AREA REPRESENTS BUILDABLE AREA BASED ON SETBACK REQUIREMENTS



SCALE: 1/8" = 1'-0"

NOTE:

MAXIMUM FOOTCANDLE ON ALL PROPERTY LINES IS [ MAX 0.5 ]

VAN BUREN STREET

DEAN KOTZE

	MUMDED.	
FULIO	NUMBER:	

514214011280

LEGAL DESCRIPTION

LOT 29 AND 30, BLOCK 6, HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY. FLORIDA

ZONING CLASSIFICATION LAND USE HISTORIC DESIGNATION SITE SQUARE FOOTAGE

RS-6 LOW RESIDENTIAL (LRES) HMPRLOD-1 13,450 S.F.

### **REQUESTED VARIANCE**

VARIANCE DUE TO AN EXISTING NON-CONFORMING SIDE FACING STREET SETBACK OF 7.8'. THE MINIMUM SIDE FACING STREET SETBACK IS 15'. TOTAL REQUIRED SIDE SETBACK IS 25% OF THE LOT WIDTH (25% OF 100' = 25') PROVIDED SIDE SETBACK @ THE PROPOSED 1-STORY ADDITION IS 10'. ADDITIONALLY AN EXISTING POOL OBSTRUCTS AVAILABLE BUILDABLE AREA. DUE TO THIS PROPERTY BEING LOCATED IN THE "HISTORIC DISTRICT", THIS VARIANCE IS COUPLED WITH A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR DESIGN. HAD THE HOME BEEN LOCATED OUTSIDE OF THE HISTORIC DISTRICT; OR THE PROPOSED ADDITIONS DID NOT REQUIRE A CERTIFICATE OF APPROPRIATENESS FOR DESIGN, ONLY AN ADMINISTRATIVE VARIANCE WOULD HAVE BEEN REQUIRED

SETBACKS	FRONT	SIDE		REAR
REQUIRED	25'	25% LOT WIDTH, MIN 7.5', MAX 50' 15' SIDE STREET		15% LOT DEPTH, MIN 15' MAX 50'
			F 100' = 5'	15% OF 134.5' = 20.175'
EXISTING	30'	STREET	INTERIOR	43.6'
		7.8'	27'	
PROVIDED @ ENTRY ADDITION	25'-2"	31'-9"	59'-1"	-
PROVIDED @ MASTER ADDITION	53'-10"	-	10'	43'-7"

- ALL NEW MECHANICAL EQUIPMENT TO MEET SETBACK REQUIREMENTS (MIN 3' TO PLOT LINE)

<sup>BA</sup>

**BUILDING HT** ALLOWABLE EXISTING PROVIDED @ ADDITION

TOTAL

SQ. FOOTAGE

ADDITION

CONVERT

TOTAL ADDITIONS A/C

NEW TOTAL A/C

EXISTING

### 30', NOT TO EXCEED 2 STORIES 14', 1 STORY 12'-7" @ 1-STORY ADDITION 10'-6" @ COVERED ENTRY ADDITION

2,664 S.F.

GROUND

96 S.F.

761 S.F.

120 S.F.

881 S.F.

3,258 S.F.

3,521 S.F.

SQ. FOOTAGE GROUND EXISTING 2,377 S.F. UNDER A/C GARAGE + LAUNDRY 287 S.F. 2,664 S.F. 2,377 S.F.

### TOTAL EXISTING A/C TOTAL EXISTING

COVERED ENTRY

MASTER SUITE + HALL

PORTION OF GARAGE

NEW TOTAL (W/ GARAGE & COVERED ENTRY)

LINE OF ROOF OVERHANG MATCH EXISTING (TYPICAL)

5

134



FLOOD ZONE: AE	BASE FLOOD ELEVATION +6.0' N.A.V.D.
BASED ON SURVEY & EL	EVATION CERTIFICATE BY
ATLANTIC COAST SURVE	YING, INC - DATED 12-11-18
GROUND F F E	

EXISTING	0'-0" = 4.3' NAVD
PROVIDED @ ADDITION	+0'-0" = 4.3' NAVD
PARKING CAL	CULATIONS

PARKING CAL	CULATIONS	
2 / 1ST 2000 S.	F. + 1/500 S.F. ADDITIONAL W/MAX OF 5	SPACES
REQUIRED	@ 3,258 S.F.	5 SPACES
PROVIDED	@ 8.5' X 19' / SPACE	5 SPACES

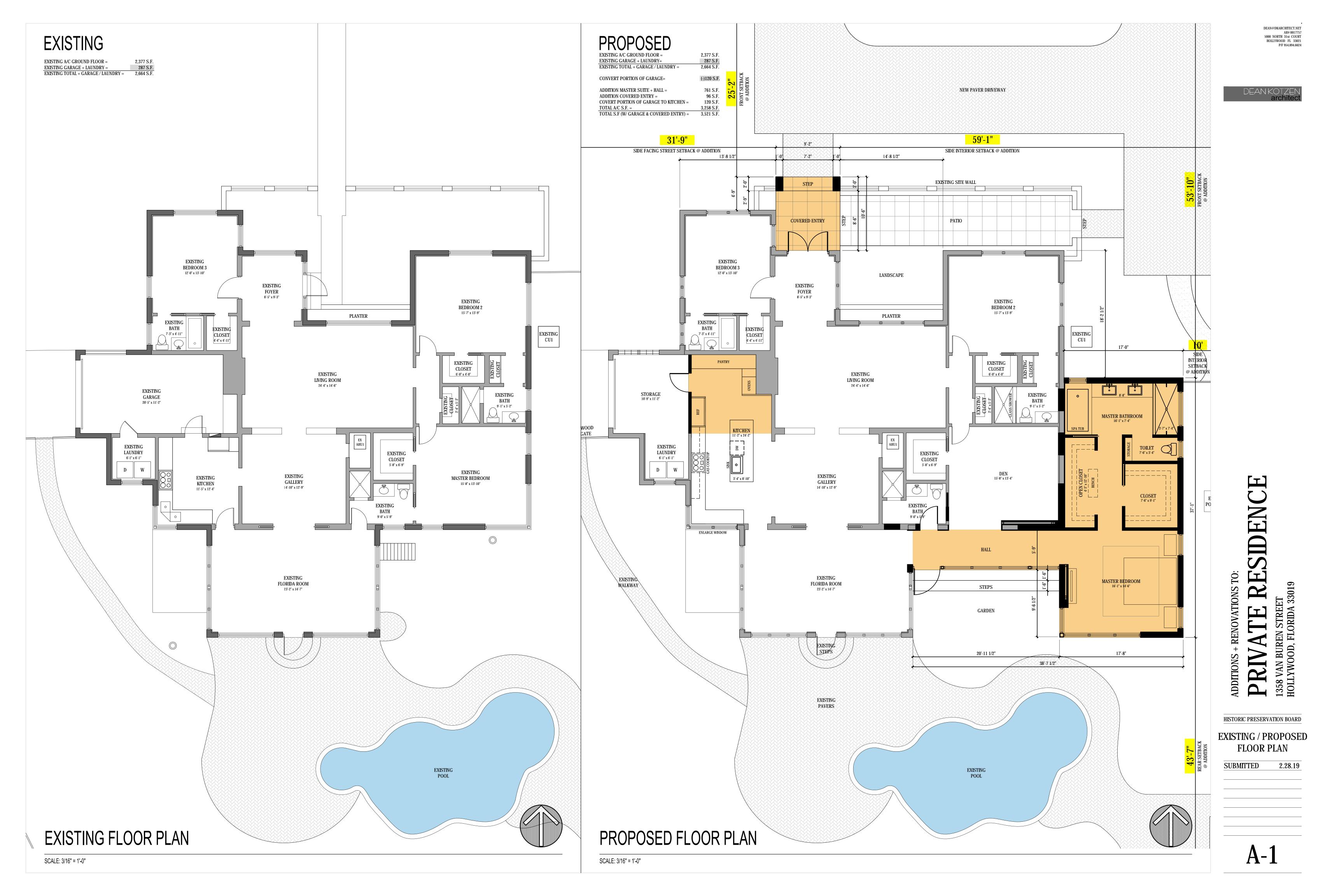
SIDENC RE **RENOVATIONS TO:** [T] ADDITION RI Δ 1358 HOI

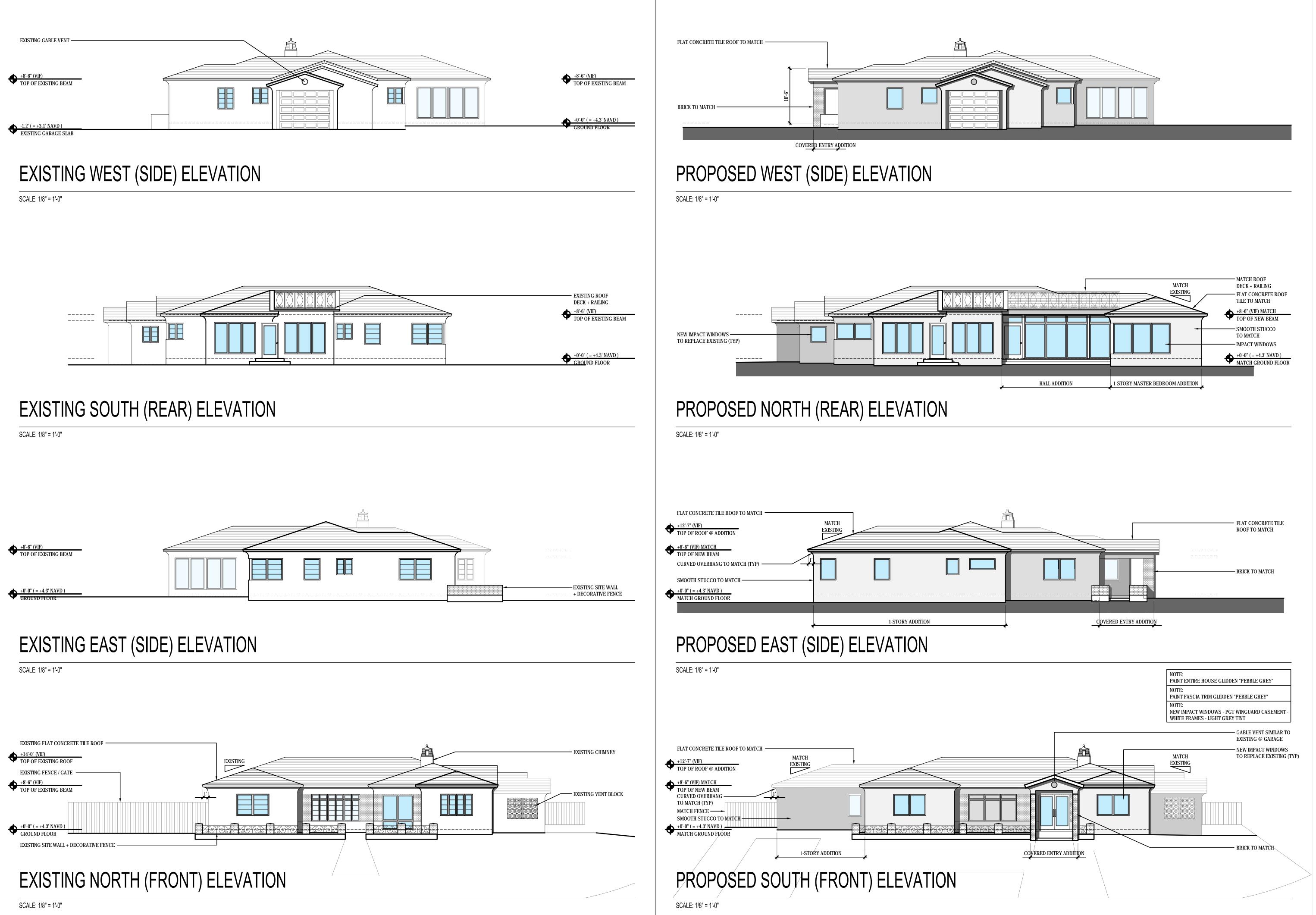
HISTORIC PRESERVATION BOARD

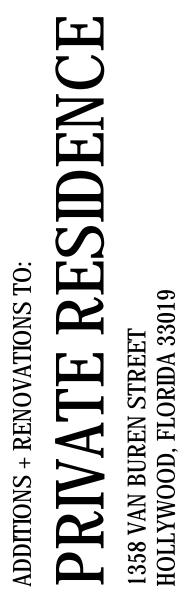
SITE PLAN

SUBMITTED 2.28.19 4.1.19 **REVISION 1** 

AS-2







HISTORIC PRESERVATION BOARD

**EXISTING & PROPOSED** 

ELEVATIONS

A-2

SUBMITTED

2.28.19

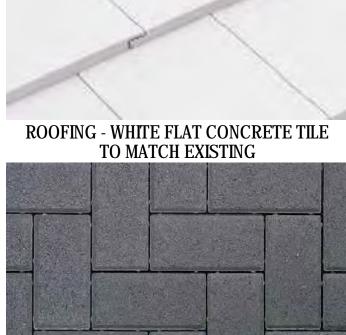




NOTE:



HOUSE GLIDDEN "PEBBLE GREY" TRIM GLIDDEN "PEBBLE GREY"



DRIVEWAY **BRICK PAVERS** 

PAINT ENTIRE HOUSE GLIDDEN "PEBBLE GREY" NOTE: PAINT FASCIA TRIM GLIDDEN "PEBBLE GREY" NOTE:

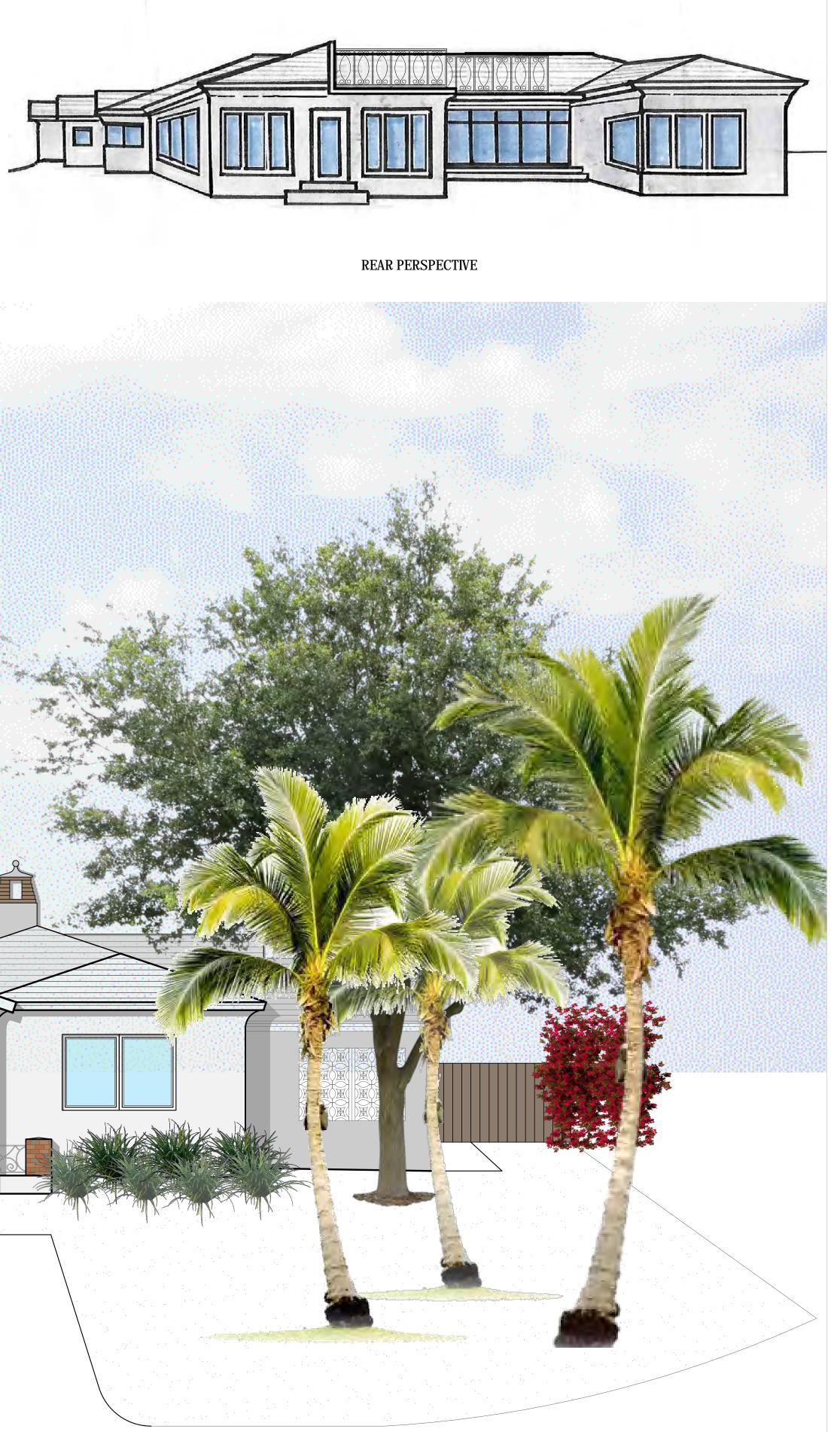
NEW IMPACT WINDOWS - PGT WINGUARD CASEMENT -WHITE FRAMES - LIGHT GREY TINT

# NORTH (FRONT) RENDERING













### DEAN KOTZE

SIDENCE (T)2 く ADDI 135 HOI

HISTORIC PRESERVATION BOARD

### MATERIALS & RENDERING

SUBMITTED **REVISION 1**  2.28.19 4.1.19

A-3

### Landscape Data:

Single Family Districts (RS)	Required
Perimeter Landscape	2 Trees
One 12' street tree per 50 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	(100.00'/50')
Open Space	1 Tree
A minimum of 20% of the required front yard area shall be landscaped pervious open space. All pervious areas are to be sodded or landscaped with living plant material such as ground cover and/or shrubs.	(1,375 SF)
One tree per 1,250 sq. ft. (including any fraction) of front yard area.	
Minimum Tree Sizes	
Shade trees:2" DBH/ 12' height.	
Palm trees: 8' of GW or CT.	
Native Requirements	2 Trees
A minimum of 60% of required trees and 50% of required shrubs must be native species.	

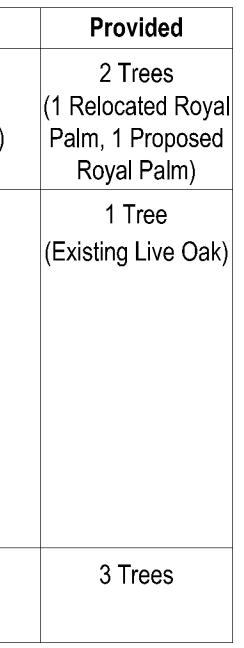
### Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy. - No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.

-Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to \$350 per every 2" tree mitigation owed.

-Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.

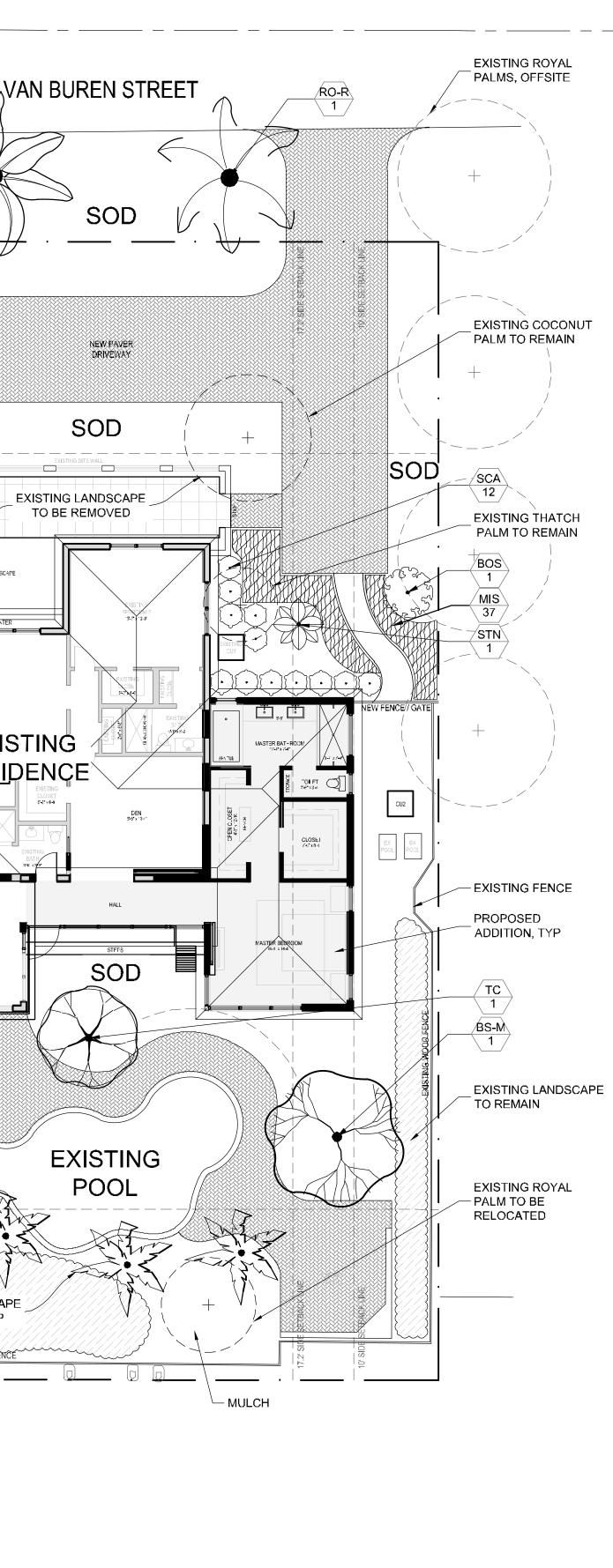
PLANT SCHEDULE 1358 VAN BUREN							
	MITIGATION TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE		<u>QT</u> `
	$\bigcirc$	BS-M	Bursera simaruba	Gumbo Limbo	CG, 12` HT x 6` SPR, 2" DBH MIN, SP		1
$\langle \rangle$	A	тс	Tabebuia caraiba	Silver Trumpet	FG, 12` HT, 2" DBH MIN, STD, SP		1
		WB-M	Wodyetia bifurcata	Foxtail Palm	FG, 8` CT, SGL, SP		3
	STREET TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE		<u>QT`</u>
	, SK	RO-S	Roystonea regia	Florida/Cuban Royal Palm	FG, 8` CT, SGL, SP		1
		RO-R	Roystonea regia	Relocated Royal Palm	Relocated on Site		1
	SHRUBS		BOTANICAL NAME	COMMON NAME	SIZE		<u>QT`</u>
		BOS	Bougainvillea spectabilis	Bougainvillea	Relocated on Site		1
	$\overbrace{\cdot}$	SCA	Schefflera arboricola	Green Schefflera	3G, 24" HT x 18" SPR, F, 30" OC		12
		STN	Strelitzia nicolai	White Bird of Paradise	15G, 5`-6` HT, 5PP, F, SP		1
	GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	<u>SPACING</u>	<u>QT</u>
		MIS	Microsorum scolopendrum	Wart Fern	1G, 12" OA, F,	24" o.c.	37

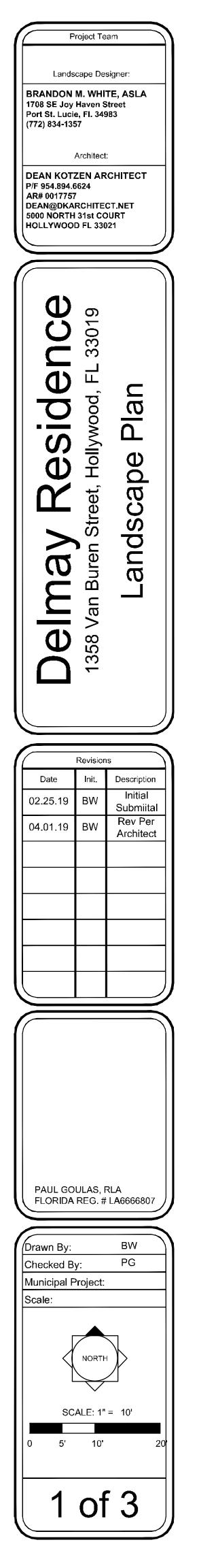


- ΩTY
- QTY
- <u> YT</u>
- ΩTY

- **EXISTING COCONUT** PALM TO REMAIN SOD SOD NEW PAVER DRIVEWAY EXISTING LIVE PYGMY DATE PALM TO REMAIN EXISTING LIVE COCONU SOD PALM TO REMAIN FBACK LINE STEP EXISTING LIVE OAK TO REMAIN EXISTING LANDSCAPE TO BE REMOVED EXISTING LANDSCAPE TO REMAIN 14TH AVENUE EXISTING LIVING ROOM 24141 v 14151 EXISTINĞ S EXISTING FENCE -SOD Ь EXISTING BAMBOO TO REMAIN EXISTING POOL .175' REAR SETBACK LINE EXISTING LANDSCAPE TO REMAIN, TYP EXISTING WOOD FEN ALLEY

RO-S





### **Existing Trees to Remain:**

1. Cocos nucifera `Green Malayan`, Coconut Palm, 20' Canopy, 12" DBH

2. Cocos nucifera `Green Malayan`, Coconut Palm, 20' Canopy, 14" DBH

3. *Phoenix roebellini*, Pygmy Date Palm, 12' Canopy, 4" DBH

5. Cocos nucifera `Green Malayan`, Coconut Palm, 20' Canopy, 12" DBH

6. Quercus virginiana, Southern Live Oak, 40' Canopy, 26" DBH

11. *Thrinax radiata*, Florida Thatch Palm, 6' Canopy, 6" DBH

12. Cocos nucifera `Green Malayan`, Coconut Palm, 20' Canopy, 14" DBH

### **Existing Trees to be Relocated:**

7. Roystonea regia, Royal Palm, 15' Canopy, 8" DBH

### **Existing Trees Removed:**

4. Roystonea regia, Royal Palm, 8' Canopy, 10" DBH

8. Filicium decipiens, Japanese Fern Tree, 25' Canopy, 8" DBH

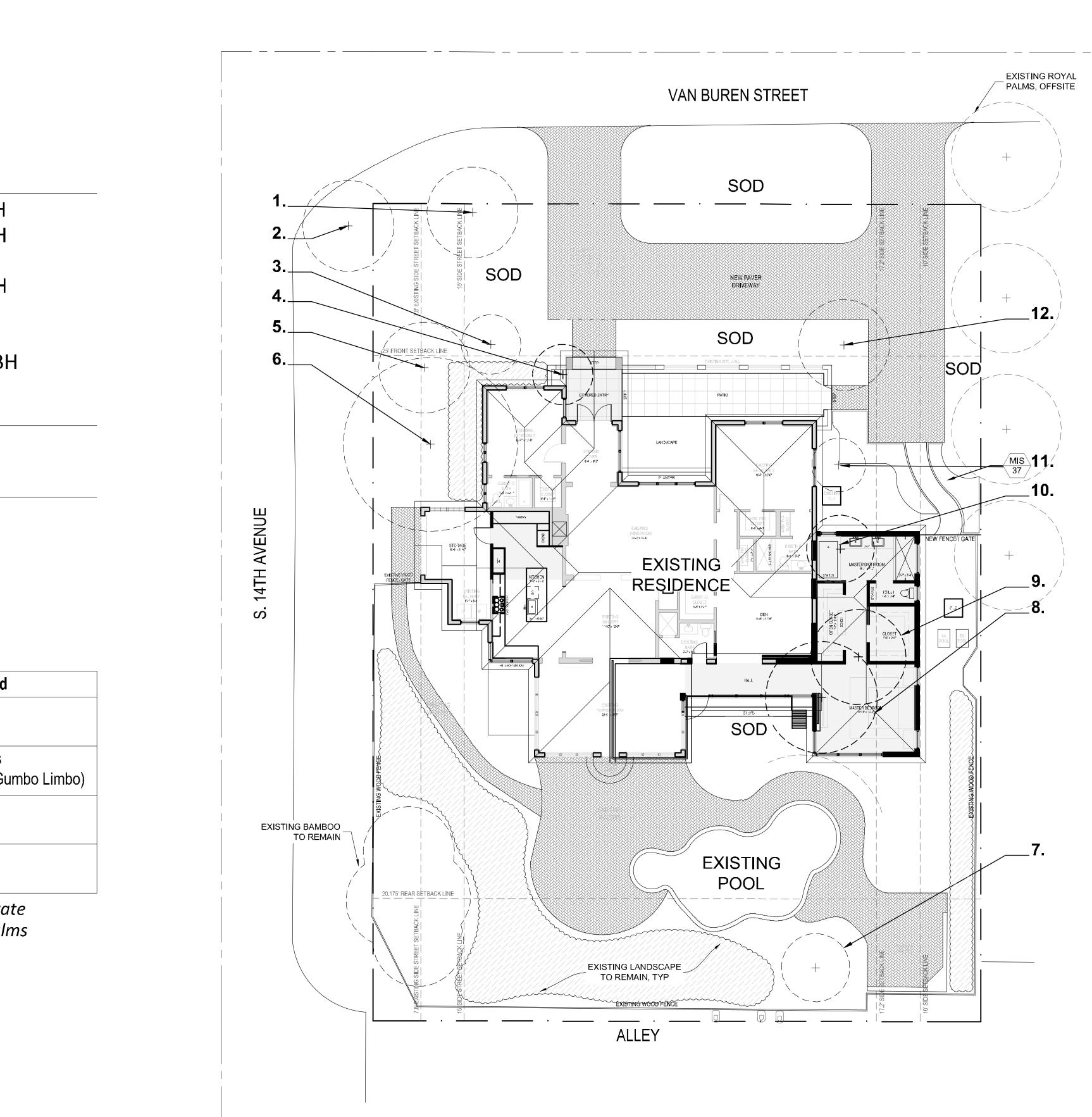
9. Ravenala madagascariensis, Traveler's Palm, 20' Canopy, 30" DBH

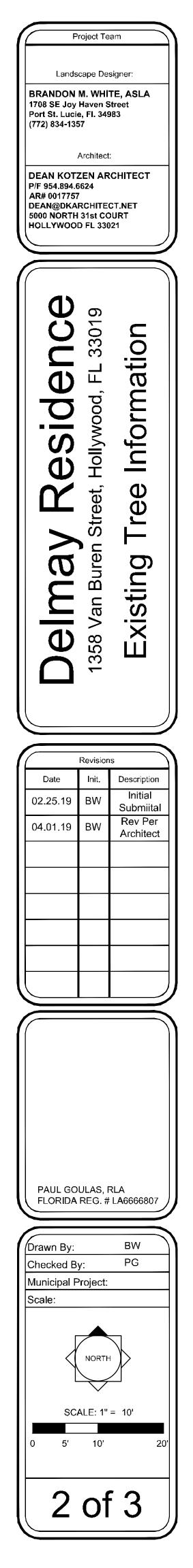
10. Ptychosperma macarthurii, MacArthur Palm, 8' Canopy, 10" DBH

### Landscape Tree Mitigation Data:

Trees Removed	Replacement Provided					
(1) <i>Roystonea regia</i> , Royal Palm,	1 Palm Tree					
8' Canopy, 10" DBH	(Foxtail Palm)					
(1) <i>Filicium decipiens,</i> Japanese Fern Tree,	2 Palm Trees, 2 Trees					
25' Canopy, 8" DBH	(2 Royal Palms, Yellow Tabebuia, Gu					
(1) <i>Ravenala madagascariensis</i> , Traveler's Palm,	1 Palm Tree					
20' Canopy, 30" DBH	(Foxtail Palm)					
(1) <i>Ptychosperma macarthurii,</i> MacArthur Palm,	1 Palm Tree					
8' Canopy, 10" DBH	(Foxtail Palm)					

\*Note: All replacement trees minimum of ten (12) feet in height when planted on private property and twelve (12) feet when planted on swales and commercial properties. Palms minimum 8' clear trunk.





LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:

A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:

A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION: A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be

1.04 ERRORS AND OMISSIONS:

encountered in the execution or maintenance of any portion of the work. A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the

name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

specifications or contract drawings. Full instruction will be given if such errors are

B. The Landscape Contractor shall not take advantage of errors or omissions in the discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or

documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape

Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the

Landscape Architect shall be the judge as to which was intended.

B. The Landscape Contractor shall provide a competent English-speaking

will be the responsibility of the Landscape Contractor.

not be compensated for by the Owner at his discretion.

1.06 PROTECTION OF PUBLIC AND PROPERTY:

1.07 CHANGES AND EXTRAS:

replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:

progress of the work.

1.11 CONTRACTOR QUALIFICATION:

1.12 INSURANCE AND BONDING:

beginning work on the site.

1.13 PERMITS AND CERTIFICATES:

class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:

1.10 SAFETY:

1.08 GUARANTEE:

Foreman on the project at all times, who shall be fully authorized as the

Foreman well versed in plant materials, planting methods, reading blueprints, and coordination

C. The Landscape Contractor shall be available for any meetings with the Owner and/or

A. The Landscape Contractor shall have his labor crews controlled and directed by a

1.05 EXECUTION OF THE WORK:

between job and nursery in order to execute installation correctly and in a timely manner.

the Plans, Specifications and other Contract Documents. If the Superintendent is deemed

incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

Landscape Architect during implementation of the job. Any additional work or changes required

A. The Landscape Contractor shall protect all materials and work against injury from any cause and

or negligence in the execution of the work, i.e. damage to underground pipes or cables.

A. The Contractor shall not start work on any changes or "extras" in the project until a written

as a result of failure to communicate with the Owner or Landscape Architect during implementation

shall provide and maintain all necessary safeguards for the protection of the public. He shall be held

responsible for any damage or injury to persons or property which may occur as a result of his fault

agreement setting forth the adjusted prices has been executed by the Owner and the Contractor.

Any work performed on changes or "extras" prior to execution of a written agreement may or may

A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship

and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and

after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in

replacement with plant material of the same variety, type, size, quality and grade as that of the

responsibility to immediately replace any dead or unhealthy material as determined by the

originally specified material. During the guarantee period it shall be the Landscape Contractor's

Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

At the end of the specified guarantee period, any plant required under this contract that is dead or

not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The

Landscape Contractor shall be responsible for the full replacement cost of plant materials for the

A. The Landscape Contractor shall be responsible for the care and maintenance of all

B. The Owner agrees to execute the instructions for such care and maintenance.

codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .

be a responsible entity by furnishing any or all of the following documentary data:

4. The number of regular employees of the organization and length of time the

The successful bidder shall be required to have this coverage in effect before

B. The Owner shall have the right to require the Contractor to furnish bonds covering

stipulated in bidding requirements or specifically required in the Contract

A. A complete list of plants is shown on the drawings, including a schedule of

no additional cost to the Owner, to meet the intent of the drawings.

position. Any necessary pruning shall be done at the time of planting.

and Grades and Standards for Nursery Plants, most current addition.

F. The Landscape Contractor shall install each plant to display its best side.

E. Plants that do not have the normal balance of height and spread typical for the

Documents on the date of execution of the Contract.

the specifications on the drawings shall govern.

respective plant shall not be acceptable.

Landscape Architect at no additional cost to owner.

faithful performance of the Contract and payment obligations arising thereunder as

A. All contractors shall secure and pay for all permits and certificates required for his/her

Substitutions: Substitutions of plant materials or changes in size or spacing of

A. The Owner may require the apparent contractor (s) to qualify him/herself to

organization has been in business under the present name.

Permanent name and address of place of business

aggregate or as required by owner and agreed to in the contract.

first replacement and share subsequent replacement (s) costs equally with the Owner, should the

plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and

A financial statement showing assets and liabilities of the company current to date. A listing of not less than (3) completed projects of similar scope and nature.

A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is

done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per

quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur,

materials will be permitted ONLY upon written authorization by the Owner or the Landscape

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy,

vigorous and equal to or exceed the measurements specified in the plant list, which are the

minimum acceptable sizes. Plants shall be measured before pruning with branches in normal

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall

comply with all required inspections, grading standards and plant regulations as set forth by the

Adjustments may be required if plants are not installed properly and/or approved by the

Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition

Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance

from the appropriate agency must be obtained by the Contractor prior to issuance of any change

order. If material of smaller size is to be accepted, the quantity of material shall be increased, at

avoid property damage. Adequate warning devices shall be placed and maintained during the

The guranteeing of plant material shall be construed to mean complete and immediate

acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days

satisfactory condition and growth for each specific kind of plant at the end of the guarantee period.

Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

2.02 INSPECTION

damage to plants.

2.04 STORAGE:

2.03 PROTECTION OF PLANT MATERIALS:

Landscape Architect or Owner's agent.

conformance with these specifications.

2.05 PROTECTION DURING PLANTING

attached to the tree with nails.

be detrimental to good growth.

accordance with the following rates:

7 gallon

or as required by local jusidiction.

2.06 PLANTING SOIL:

2.07 FERTILIZER:

shall be rejected.

larger shrub material.

horoughly watered.

caused by his work

provided by others.

PART 3: EXECUTION

3.01 DIGGING:

3.02 GRADING:

3.03 PLANTING:

and requirements.

from hole before filling in.

plant's natural character.

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.

3.04 PRUNING

3 Gallon material (3 gal.): 20" x 20" x 18" min

2.08 MULCH:

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or

#### D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

A. All plant materials shall be stored on the site in designated areas, specified by the

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be

A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or

A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic vard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in

> 1 gallon container 1 tablet 3 gallon container 2 tablets 5 gallon container 3 tablets

> > 5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of The Landscape Architect reserves the right to inspect and review the application of fertilizer.

A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited. B. All trees and shrub beds shall receive 3" mulch immediately after planting and

Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks

The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage

A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them. C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be

dug until the proposed locations have been staked on the ground by the Contractor. D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams

located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods

Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil]; 1 Gallon material (1 gal.): 12" x 12" x 12" min.

Lerio material (7 gal.): 30" x 30" x 24" min. Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep. H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed

J. All flagging ribbon shall be removed from trees and shrubs before planting.

Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be topdressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the

Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

3.05 GUYING:

- A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.
- B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart. D. Stake & Brace all treess larger than 12' oa. See detail.
- Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.
- E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
- 3.06 WATER: A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
- B. See General Notes of Landscape Plan for water source.

3.07 SOD:

- A. The Landscape Contractor shall sod all areas indicated on the drawings.
- B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
- C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris
- D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
- E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
- F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface. G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting walks, paving and wood borders to allow for building turf.
- H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

### 3.08 SEEDING:

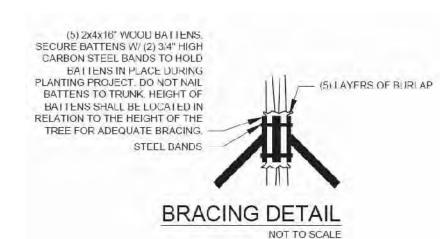
- A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
- B. Application: Argentine Bahia Grass seed 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions
- C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
- D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.
- 3.09 CLEANING UP A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.
- 3.10 MAINTENANCE: A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations
- B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
- C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor. excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
- D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them
- E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.
- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE: A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
- B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
- C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
- D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee

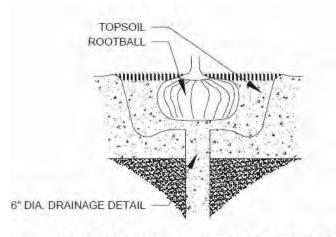
DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

SHALL BE TESTED IN THE FOLLOWING MANNER

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING

- A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE
- NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.





DRAINAGE TESTING DETAIL NOT TO SCALE

