Historic Preservation Board

Tuesday, January 24, 2023 3:00 PM

City of Hollywood



Hollywood City Hall 2600 Hollywood Blvd Hollywood, FL 33020 http://www.hollywoodfl.org

Room 219

Thank you for demonstrating an interest in the City of Hollywood Historic Preservation Board Meeting. The public may view the meeting either in person or virtually http://hollywoodfl.org/calendar.

Any member of the public wishing to speak on an agenda item, which calls for public comment, may do so either in person or virtually:

In-person:

On the day of the meeting a comment card shall be completely filled out. Comment cards will be available at the start of the meeting and must be received by the Board's Clerk prior to the close of public comment for each item. If commenting on multiple items, a comment card shall be completed for each individual item.

Virtually:

Virtual comment is offered as a courtesy. The City is not responsible for technical difficulties that may periodically arise. Pre-registration shall be REQUIRED.

To register use the Board Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. Should an item require consideration by multiple Boards, individual forms shall be submitted for each Board. The form may be found at the following link and shall be submitted by 6:00 PM the day before the meeting: https://www.hollywoodfl.org/1248/Public-CommentRegistration-and-Submittal

Due to the quasi-judicial nature of items, written comments CANNOT be read into the record. Public comment shall be limited to three minutes speaking time maximum. All comments received during the submission period will become part of the public record. Comments left on voicemail machines, emailed, posted to the City's social media accounts or submitted for virtual comment after 6:00 PM on the day prior to the meeting shall not be accepted.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call the Division of Engineering/Transportation & Mobility, Azita Behmardi, ADA Coordinator/City Engineer, five business days in advance at 954-921-3251 (voice). If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).

For additional information or for assistance, please contact Planning and Urban Design Division, at 954-921-3471 option 3 or via email at planningdivision@hollywoodfl.org.

Persons attending meetings shall remain seated at all times unless called upon to speak, will not callout comments during the meeting or make inappropriate hand or facial gestures.

Please silence all cell phones prior to entering the meeting.

A. Administration

- 1. Pledge of Allegiance
- 2. Roll Call
- 3. Approval of Previous Meeting Minutes

Attachments: 2022_1213 Minutes.pdf

- 4. Summary of Appeals to City Commission
- 5. Additions, Deletions and Withdrawals
- 6. City Attorney Announcements

Attachments: Quasi-Judicial Hearing Procedures.pdf

Witness List.pdf

B. Applications

ITEMS # 1-2 BELOW ARE CONSIDERED QUASI-JUDICIAL

<u>1. 2023_0124</u>

FILE NO.:	22-CM-29
APPLICA	NT: Djazir and Brigitte Abella
LOCATIO	N: 1621 Jefferson Street
REQUES	I : Certificate of Appropriateness for Demolition and Design for a single
	family home in the Lakes Area Historic Multiple Resource Listing District.
<u>Attachments:</u>	2229_HPB_Staff Report_2023_0124.pdf Attachment A Application Package.pdf Attachment B_Aerial Photograph.pdf

2.2023 0124

FILE NO.: APPLICA	
LOCATIO	N: 1108 S Northlake Drive
REQUES ⁻	Certificate of Appropriateness for Demolition and Design for a single-family home in the Lakes Area Historic Multiple Resource Listing District
<u>Attachments:</u>	2243 HPB Staff Report 2023 0124.pdf Attachment A Application Package.pdf

C. Old Business

D. New Business

-Update by the CRA on the downtown Streetscape Improvement Project

Attachments: CRA 2023-01.pdf

E. Adjournment

Attachment B Aerial Photograph.pdf

Legal descriptions for each of the above petitions is on file in the Department of Development Services.

Any person wishing to appeal any decision made by this Board with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

Two or more members of the same city board, commission, or committee, who are not of this Board, may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission or committee.

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City of Hollywood

Staff Summary

Hollywood City Hall 2600 Hollywood Blvd Hollywood, FL 33020 http://www.hollywoodfl.org

Agenda Date:	1/24/2023
То:	Historic Preservation Board
Title:	



SUMMARY OF THE MINUTES HISTORIC PRESERVATION BOARD CITY OF HOLLYWOOD COMMISSION CHAMBERS – ROOM 219 2600 HOLLYWOOD BOULEVARD HOLLYWOOD, FLORIDA 33020

A. ADMINISTRATION

- 1. Pledge of Allegiance
- 2. Roll Call

The meeting of the Historic Preservation Board was called to order by Terry Cantrell on Tuesday, **December 13th, 2022 at 3:07 p.m.** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Terry Cantrell	Dulce Conde
William Treece	Steven Toth
Ari Sklar	Fred Villiers-Furze
Development Services, Divi	sion of Planning and Urban Design Staff present:
Andria Wingett	Assistant Director/Planning Manager
Carmen Diaz	Planning Administrator
Also Present:	
Damaris Henlon	Deputy City Attorney
Richard Doody	Staff Attorney

- 3. Approval of the **November 8th, 2022** Meeting Minutes Approved.
- 5. Summary of City Commission actions None.
- 6. Additions, Deletions, Withdrawals, and Continuances None.
- 7. City Attorney Announcements Richard Doody informed the Board of Quasi-Judicial Proceedings for Damaris Henlon.



B. APPLICATIONS

FILE NO: 22-C-41
 APPLICANT: Wilferz Company LLC
 LOCATION: 1633 Monroe Street
 REQUEST: Certificate of Appropriateness for Design for a single family home located in the Lakes Area Historic Multiple Resource Listing District (1633 Monroe)

Terry Cantrell read the Application.

Terry Cantrell asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings waived.

Carmen Diaz, Planning Administrator, made a presentation and answered questions from the Board.

Agostina Marmol, Applicant's Designer and Joseph Cobar, Applicant's Project Manager addressed and answered questions from the Board.

Terry Cantrell opened the meeting to public comments. No Public Comments were made. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY DULCE CONDE AND SECONDED BY STEVEN TOTH TO APPROVE THE DESIGN WITH THE CONDITION TO ADD A BRUSH BAY FACING THE ALLEY. IF FENCE IS INCORPORATED; FENCE MUST BE ARCHITECTURALLY COMPATIBLE WITH THE DESIGN AND ARCHITECTURE.

C. OLD BUSINESS

None.

D. NEW BUSINESS

- Joint Board meeting was approved for January 24th, 2023.

E. ADJOURNMENT

The meeting adjourned at 3:43 P.M.



City of Hollywood

Staff Summary

Hollywood City Hall 2600 Hollywood Blvd Hollywood, FL 33020 http://www.hollywoodfl.org

Agenda Date:	1/24/2023	Agenda Number:
То:	Historic Preservation Board	
Title:		

QUASI-JUDICIAL HEARING PROCEDURES AND RULES FOR EX-PARTE COMMUNICATIONS

I. Scope and Applicability. These procedures shall apply to all quasi-judicial hearings held by the City Commission or by any Board or Committee (hereinafter referred to as "Boards") which holds quasi-judicial hearings. The City Attorney shall determine which matters are quasi-judicial in nature and shall direct the City Clerk or Board liaison to designate specially such matters on the agenda.

II. Proceedings. Mayor, Vice Mayor or other presiding officer (hereafter, the "Presiding Officer") shall conduct the proceedings and maintain order. The City Attorney or legal advisor shall represent the City Commission or Board, rule on all evidentiary and procedural issues and objections, and advise the City Commission or Board as to the applicable law and necessary factual findings. Hearings shall be conducted informally, but with decorum. Formal rules of procedure shall not apply except as set forth herein; however, fundamental due process shall be accorded.

III. Unauthorized Communications. In all quasi-judicial hearings, all rulings must be based only upon the evidence presented at the hearing. In accordance with Section 286.0115(1), Florida Statutes, ex parte communications with City Commissioners or Board members in quasi-judicial matters is permissible and the adherence to the following procedures shall remove the presumption of prejudice arising from ex parte communications with City Commissioners or Board members or Board members:

1. The substance of any ex parte communication with a City Commissioner or Board member which relates to a quasi-judicial action pending before the Commission or Board is not presumed prejudicial to the action if the subject of the communication and the identity of the person, group, or entity with whom the communication took place is disclosed and made a part of the record before the final action on the matter.

2. A City Commissioner or Board member may read a written communication from any person. However, a written communication that relates to a quasi-judicial action pending before the Commission or Board shall not be presumed prejudicial to the action, and such written communication shall be made a part of the record before final action on the matter.

3. City Commissioners or Board members may conduct investigations and site visits and may receive expert opinions regarding quasi-judicial action pending before them. Such activities shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is made a part of the record before final action on the matter.

4. Disclosure made pursuant to subparagraphs 1, 2 and 3 must be made before or during the public meeting at which a vote is taken on such matters, so that persons who have opinions contrary to those expressed in the ex parte communication are give a reasonable opportunity to refute or respond to the communication.

IV. Witnesses and Supporting Materials. At least eight <u>City business</u> days before a quasi-judicial hearing.

A. Staff shall prepare a report, recommendation and supporting materials, a copy of which shall be available to the applicant, appellant and to the public at the City Clerk's Office. Included in the supporting materials will be copies of all exhibits and documents upon which staff's recommendation is based.

B. The Applicant and the Appellant, if applicable, shall submit a detailed outline of the argument in support of their application, copies of all exhibits which will be presented at hearing and the names and addresses of all witnesses who will be called to testify in support of the application (including resumes for any witness the party intends to qualify as an expert).

C. The eight <u>City business</u> day deadline is necessary to ensure the Commission or Board members are given sufficient opportunity to review the written submissions prior to the hearing, and shall be strictly observed. Should the eight-day <u>City business day</u> deadline be missed by either staff or the Applicant, the item may be continued at the discretion of the City Commission or Board to the next available agenda.

V. Party Intervenors.

The City Attorney may allow a person to intervene as a Party Intervenor if they meet the following requirements:

A. The person must have an interest in the application, which is different than the public at large.

B. At least eight three days prior to the hearing, the person shall submit a written request to intervene including: a detailed outline of their interest in the application and argument in favor or against it, copies of all exhibits which will be presented at the hearing and the names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert).

VI. Conduct of Hearing.

A. The Presiding Officer shall call the proceeding to order and announce that the hearing has begun.

B. The Presiding Officer, City Attorney or legal advisor shall inquire whether all parties, members of the public and Commission or Board members agree to waiving the quasijudicial hearing.

C. When the quasi-judicial hearing is not waived, the City Attorney, legal advisor or Presiding Officer shall explain the rules concerning procedure, testimony, and admission of evidence.

D. When the quasi-judicial hearing is not waived, the City Clerk or staff liaison shall swear in all witnesses who are to testify at the hearing.

E. The order of proof shall be as follows:

1. A representative of the City's staff (or outside counsel) shall briefly describe the Applicant's request, introduce and review all relevant exhibits and evidence, report staff's recommendation, and present any testimony in support of staff's recommendation. Staff shall have a maximum of 30 minutes to make their full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

2. The Appellant, if applicable, (or his/her representative or counsel) shall present evidence and testimony in support of the application. Appellant shall have a maximum of 30 minutes to make its full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

3. Any Party Intervenor (or his/her representative or counsel) shall present evidence and testimony in support of or opposed to the application. A Party Intervenor shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board Member.

4. The Applicant (or his/her representative or counsel) shall present evidence and testimony in support of the application. Applicant shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

5. Any other persons present who wish to submit relevant information to the City Commission or Board shall speak next for a maximum of three minutes each (excluding any cross-examination or questions from the Commission or a Board member). Members of the public will be permitted to present their non-expert opinions, but the Commission or board will be expressly advised that public sentiment is not relevant to the decision, which must be based only upon competent and substantial evidence.

6. The Appellant will be permitted to make final comments, if any (maximum of five minutes).

7. The Applicant will be permitted to make final comments, if any (maximum of five minutes).

8. The Party Intervenor will be permitted to make final comments, if any (maximum of five minutes).

9. The City's staff will make final comments, if any (maximum of five minutes).

10. At the discretion of the Presiding Officer, the Applicant may be permitted to respond to the final Party Intervenor and staff comments and recommendations (maximum of three minutes).

G. The City Attorney or legal advisor will advise the City Commission or Board as to the applicable law and the factual findings that must be made to approve or deny the application.

H. The City Commission or Board will conduct open deliberation of the application. The Presiding Officer shall have the discretion to reopen the proceeding for additional testimony or argument by the parties when an outcome substantially different than either the granting or denial of the application is being considered. After deliberations, a vote shall be taken to approve, approve with conditions or deny the application.

VII. Examination by Commissioners and City Attorney or Legal Advisor.

Commissioners, Board members and the City Attorney or Legal Advisor may ask questions of persons presenting testimony or evidence at any time during the proceedings until commencement of deliberation.

VIII. Cross-Examination of Witnesses. After each witness testifies, the City staff representative, the Applicant's representative, Appellant's representative, and/or the Party Intervenor's representative shall be permitted to question the witness, but such cross-examination shall be limited to matters about which the witness testified and shall be limited to five minutes per side. Members of the public will not be permitted to cross-examine witnesses. Cross-examination shall be permitted only as would be permitted in a Florida court of law.

IX. Rules of Evidence.

A. All evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a court of law in Florida. Irrelevant, immaterial, harassing, defamatory or unduly repetitive evidence shall be excluded.

B. Hearsay evidence may be used for the purposes of supplementing or explaining other evidence, but it shall not be sufficient by itself to support a finding unless it would be admissible over objection in a civil action.

C. Documentary evidence may be presented in the form of a copy or the original. Upon request, parties shall be given an opportunity to compare the copy with the original.

X. Statements of Counsel. Statements of counsel, or any non-attorney representative, shall only be considered as argument and not testimony unless counsel or the representative is sworn in and the testimony if based on actual personal knowledge of the matters which are the subject of the statements.

XI. Continuances and Deferrals. The City Commission or Board shall consider requests for continuances made by City staff, the Applicant, the Appellant or a Party Intervenor and may grant continuances in its sole discretion. If, in the opinion of the City Commission or Board, any testimony or documentary evidence or information presented at the hearing justifies allowing additional research or review in order to properly determine the issue presented, then the City Commission or Board may continue the matter to a time certain to allow for such research or review.

XII. Transcription of hearing.

A. The City Clerk or staff liaison shall preserve the official transcript of the hearing through tape recording and/or video recording.

B. The Applicant, Appellant or Party Intervenor may arrange, at its own expense, for a court reporter to transcribe the hearing.

C. The Applicant, Appellant or Party Intervenor may request that all or a part of the transcript of a hearing be transcribed into verbatim, written form. In such case, the Applicant, Appellant or Party Intervenor requesting the transcript shall be responsible for the cost of production of the transcription and the transcription shall become the official transcript.

XIII. Maintenance of Evidence and Other Documents. The Office of the City Clerk or staff liaison shall retain all of the evidence and documents presented at the hearing unless any such evidence is too large to be stored by the City Clerk or staff liaison. In that event, such evidence will be stored in the Community Planning and Development Department.

XIV. False Testimony. Any willful false swearing on the part of any witness or person giving evidence before the Commission or Board as to any material fact in the proceedings shall be deemed to be perjury and shall be punished in the manner prescribed by law for such offense.

XV. Failure of Applicant to Appear. If the Applicant, the Appellant or Party Intervenor or their representative fails to appear at the time fixed for the hearing, and such absence is not excused by the Commission or Board, the Commission or Board may proceed to hear the evidence and render a decision thereon *in absentia*.

XVI. Subpoena Power. The Applicant, the Appellant or Party Intervenor or City's staff shall be entitled to compel the attendance of witnesses through the use of subpoenas. All such subpoenas shall be issued by the City Clerk at the request of the Applicant, Appellant or City's staff.

R-2016-334, 11/2/2016

CITY OF HOLLYWOOD MEMORANDUM DEPARTMENT OF DEVELOPMENT SERVICES DIVISION OF PLANNING AND URBAN DESIGN

EXPLANATION:

Following is a list of Technical Advisory Committee members which may serve as witnesses for all **Planning and Development Board, Historic Preservation Board, and City Commission Quasi-Judicial items.** Resumes and credentials on file with the Office of Human Resources. The City may add additional witness for specific items as necessary in conformance with Quasi-Judicial procedures.

Donna Biederman Liliana Beltran Raelin Storey Azita Behmardi Clarissa Ip Rick Mitinger Russell Long Daniel Quintana Jovan Douglas Elaine Franklin Alicia Verea-Feria Giselle Hipolito Favio Perez Jorge Castano Christine Adamcik Doreen Avitabile Charles Lassiter Annalie Holmes David Vazquez Andria Wingett Carmen Diaz Mawusi Watson	Community Development Coordinator Housing Inspector Communications, Marketing, and Economic Development Director City Engineer Engineering Support Services Manager Transportation Engineer Assistant Chief Building Official Electrical Plans examiner / Inspector Parking Administrator Environmental Sustainability Coordinator Engineer, Public Utilities Engineer, Public Utilities Landscape Inspector / Plans Examiner Fire Marshal / Division Chief Community Service Officer, Police Department Crime Prevention Specialist Assistant Director, Public Works Assistant Director, Public Works Assistant Director, Parks, Recreation, and Cultural Arts Assistant Director / Planning Manager Planning Administrator
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Mawusi Watson	Planning Administrator
Tasheema Lewis	Associate Planner
Laura Gomez	Assistant Planner



City of Hollywood

Staff Summary

File Number: 1. 2023_0124

Agenda Date:	1/24/2023	Agenda Number:
То:	Historic Preservation Board	
Title:	FILE NO.:22-CM-29APPLICANT: Djazir and Brigitte AbellaLOCATION:1621 Jefferson StreeREQUEST:Certificate of ApprDesign for a single family home inResource Listing District.	t opriateness for Demolition and

CITY OF HOLLYWOOD, FLORIDA DEPARTMENT OF DEVELOPMENT SERVICES DIVISION OF PLANNING AND URBAN DESIGN

DATE:	January 9, 2023	FILE: 22-CM-29
то:	Historic Preservation Board	
VIA:	Andria Wingett, Assistant Director of Development Services and Plannin	g Manager
FROM:	Tasheema Lewis, Associate Planner	
SUBJECT:	Diazir and Brigitte Abella request a Certificate of Appropriateness for	Demolition and

SUBJECT:Djazir and Brigitte Abella request a Certificate of Appropriateness for Demolition and
Design for a single-family home located at 1621 Jefferson Street, within the Lakes Area
Multiple Resource Listing District (HMPRLOD-1) (Abella Residence).

APPLICANT'S REQUEST

Certificate of Appropriateness for Demolition and Design for a single-family home located within the Lakes Area Historic Multiple Resource Listing District

STAFF'S RECOMMENDATION

Determination of Historic Status: To be determined by the Historic Preservation Board, based on 5.5.D.3.b. criteria.

Certificate of Appropriateness for Demolition: Based on the determination of Historic Status, the following shall apply:

- a. If the Board determines the status of the property is Non-Historic, no further action is required and a Certificate of Appropriateness for Demolition shall be issued.
- b. If the Board determines that the status of the property is Historic, a recommendation by the Board, based on 5.5.F.4.e. Criteria, shall be forwarded to the City Commission.

Certificate of Appropriateness for Design: If Certificate of Appropriateness for Demolition is approved.

BACKGROUND

The original one-story home proposed to be demolished was constructed in 1950 (Broward County Property Appraiser's) on an approximately 0.19 acre lot located at 1621 Jefferson Street. The existing structure exhibits some Post War Modern Ranch Style architectural characteristics. Ranch homes were erected in mass to house a wave of new residents. This style popular with builders, were relatively inexpensive and used simple materials with none of the traditional detailing. Archival history does not indicate an Architect of Significance as listed in the district guidelines, nor was there available information with the Hollywood Historical Society.

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Demolition and Design to an existing single-family home. The proposed home is a contempory architectural style using architectural features such as flat roofs, horizontal features, exposed concrete blocks, and extended glass areas. The design of the proposed home utilizes an Earth palette with simplified design elements and materials such as stucco, wood, and exposed concrete. The proposed landscaping further enhances the ambience achieved by the home's design, allowing for shade, visibility, and framing of the property. The home also includes a pool and pool deck. Parking is primarily provided through concrete driveways from the front and rear (alley) of the property.

The Applicant has worked with Staff to ensure that the design is not compromised by the requirements of the City's regulations. The new home meets all applicable requirements including setbacks, height and exceeds the minimum open space requirement.

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing and location for all properties within the District. The proposed home is consistent with the character of the Lakes Area Historic Multiple Resource Listing District.

SITE BACKGROUND

Applicant/Owner:	Djazir and Brigitte Abella
Address/Location:	1621 Jefferson Street
Size of Property:	8,182 sq.ft. (0.19 acres)
Present Zoning:	Single-Family Residential (RS-6)
	Lakes Area Multiple Resource Listing District (HMPRLOD-1)
Present Land Use:	Low (5) Residential (LRES)
Present Use of Land:	Single Family
Year Built:	1950 (Broward County Property Appraiser)

ADJACENT ZONING

North:	Single-Family Residential District (RS-6)
	Lakes Area Multiple Resource Listing District (HMPRLOD-1)
South:	Single-Family Residential District (RS-6)
	Lakes Area Multiple Resource Listing District (HMPRLOD-1)
East:	Single-Family Residential District (RS-6)
	Lakes Area Multiple Resource Listing District (HMPRLOD-1)
West:	Single-Family Residential District (RS-6)
	Lakes Area Multiple Resource Listing District (HMPRLOD-1)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property.

The proposed design is consistent with the scale and massing of the adjacent neighborhood; while allowing the Applicant to maximize the living area of their property. By allowing the Applicant to construct the proposed home, the City is accomplishing the desired reinvestment in the Lakes Area Historic Multiple Resource Listing District.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood. The proposed home is sensitive to the character of the Historic Lakes Section through its design which possess similar characteristics to existing structures in the surrounding neighborhood.

Policy 2.46: Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.

Policy CW.15: Place a priority on protecting, preserving, and enhancing residential neighborhoods.

The CWMP also states the single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements. The project has minimal impact on the current streetscape while enhancing the landscaping.

CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

The Hollywood Lakes Neighborhood Plan seeks to maintain and preserve the character and integrity of the existing residential community by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses.

The existing home was not constructed during a recognized period of significance and is not exemplary of any particular style.

APPLICABLE CRITERIA

Decisions on Certificates of Appropriateness for Demolition. Based on the following criteria and other appropriate considerations, the Board must determine if the building is of historic significance. The Zoning and Land Development Regulations does not provide guidance as to how much weight should be given to each criterion. Historic status shall be determined by the Board finding that the structure meets at least one of the review criteria for Historic Designation below:

- **CRITERION 1:** Association with events that have made a significant contribution to the broad patterns of our history.
- **CRITERION 2:** Association with the lives of persons significant in our past.
- **CRITERION 3:** Embodiment of distinctive characteristics of a type, period, or method of construction.
- **CRITERION 4:** Possession of high artistic values.
- **CRITERION 5:** Representation of the work of a master.
- **CRITERION 6:** Representation of a significant and distinguishable entity whose components may lack individual distinction.
- **CRITERION 7:** Yield, or the likelihood of yielding information important in prehistory or history.

Analysis of criteria and finding for Certificate of Appropriateness for Demolition, as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5. Should the Board determine the status of the property is non-Historic, no further action is required, and a Certificate of Appropriateness for Demolition shall be issued. If the Board determines that the status of the property is Historic, a recommendation by the Board shall be forwarded to the City Commission. The Board's recommendation shall be based upon the evaluation criteria below:

- **CRITERION 1:** The building, structure, improvement, or site is designated on either a national, state, or local level as an historic preservation district or an architectural landmark or site.
- ANALYSIS: The Historic District Design Guidelines recommend *identifying, retaining, and preserving buildings which are important in defining the overall historic character of a historic district or neighborhood.* The existing home was constructed in 1950, and the Applicant finds no historical merit in their study of the property.
- **CRITERION 2:** The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.
- ANALYSIS: While the material of the home is relatively inexpensive and used simple materials with modern detailing, any renovations to the home would require significant modifications to the existing structure, rendering it non-feasible, as it would result in great difficulty and expense for a structure that does not exemplify any specific craftsmanship or detailing.

- **CRITERION 3:** The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.
- ANALYSIS: The Historic District Design Guidelines allow for the removal of *non-significant buildings*, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood. As previously stated, the existing one-story home was constructed in 1950 and exhibits some Post War Modern Contemporary Style architectural characteristics. Contemporary homes were erected in mass to house a wave of new residents, as indicated by the Design Guidelines for Historic Properties and Districts. Therefore, examples of this kind of architecture are plentiful in the neighborhood.
- **CRITERION 4:** The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.
- ANALYSIS: Staff finds there is not substantial historic character that could be considered to significantly contribute to the character of the district.
- **CRITERION 5:** Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.
- ANALYSIS: As stated above, the existing home does not embody a structure steeped in architectural style or historical character that would provide an opportunity for study of local history, architecture, or design. Should the Board approve the demolition, it may request that the Hollywood Historical Society, or the owner, at the owner's expense, document and record the existing home for archival records. Such documentation may include measured drawings and high-definition photography.
- **CRITERION 6:** There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely effect on the historic character of the Historic District.
- ANALYSIS: The Applicant is proposing to demolish the existing home and construct a new home, meeting all applicable code requirements. The proposed home is modern and functional, allowing the Applicant to maximize the use of their property. The design is enhanced by a formal landscape plan which includes an array of native species. As such, the proposed redevelopment of the property, if the demolition is approved, will improve the character of the area.
- **CRITERION 7:** The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.
- ANALYSIS: The Unsafe Structures Board has not ordered the demolition of this home. However, improvements, such as increasing the finished floor elevation to meet FEMA's regulatory heights, impede the owner's ability to move forward with design in manner that is financial feasible or sound. The reinvestment in the property without the freedom of

design for a property that individually significant would be an undue burden for the Applicant. Therefore, the Applicant purports that restoring the existing home is not a feasible option and is proposing a new home to enhance the property in a manner consistent with the goals of the district.

- **CRITERION 8:** The information listed in the Historic Properties Database (a listing of historic and nonhistoric properties) has been considered as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued.
- ANALYSIS: The Applicant states in their Criteria Statement that a determination the home has no historic merit based on their research. It is not individually designated, and a Master Site File is not available for the existing structure.

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION: INTEGRITY OF LOCATION

- **ANALYSIS:** Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings*. The intent of the Applicant is to design a livable space by replacing the non-conforming structure that addresses climatic conditions, while complying with regulations. The proposed construction complies with required setbacks and site coverage and does not adversely affect the character of the neighborhood.
- **FINDING:** Consistent.
- **CRITERION:** DESIGN
- ANALYSIS: The Historic District Design Guidelines encourages new construction to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape, and environment. The proposed design help to enhance the design in the same architectural style. The Applicant has worked with Staff to ensure that the design is not compromised by the requirements of the City's regulations.
- **FINDING:** Consistent
- **CRITERION:** SETTING
- **ANALYSIS:** As stated in the Design Guidelines, "...setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood." The home as proposed demonstrates the compatibility with the neighborhood and does not disrupt the relationship. Typical of residences in this neighborhood.
- **FINDING:** Consistent.

CRITERION: MATERIALS

- ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. The proposed materials are compatible and consistent in quality, color, texture, finish, and dimension to other contemporary homes in the historic district using architectural features such as flat roofs, exposed concrete blocks, steel claddings, and extended glass areas.
- **FINDING:** Consistent.
- **CRITERION:** WORKMANSHIP
- **ANALYSIS:** The proposed design is consistent with current workmanship styles and methods and does not imitate or copy any existing style or period while complying with all regulations and it fits within the neighborhood's character. Additionally, the proposed landscaping will enhance the ambience achieved by the home's design, allowing for shade, visibility, and framing of the property.
- **FINDING:** Consistent.
- **CRITERION:** ASSOCIATION
- **ANALYSIS:** Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings... Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district. Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighborhood. This project enhances the streetscape elements of the existing residence and the neighbors. Required parking is accommodated by the driveways. As such, the proposed redevelopment of the property, if the demolition is approved, will maintain and improve the character of the area.*
- **FINDING:** Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package ATTACHMENT B: Aerial Photograph

ATTACHMENT A

Application Package

NEW RESIDENCE FOR: ABELLA RESIDENCE

1621 JEFFERSON ST., HOLLYWOOD FL 33020

URBAN GROUP Architect

511 SE 5TH AVE, FORT LAUDERDALE FL 33301 O= (305) 466 9308 E= <u>CLICK@UGDESIGNBUILD.COM</u>

PLANNING DIVISION

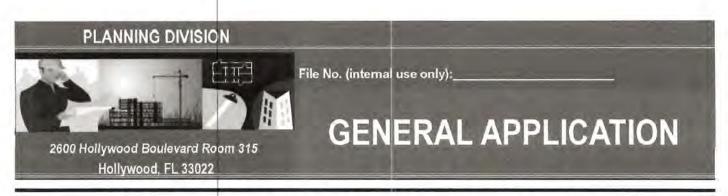


File No. (internal use only):_

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315 Hollywood, FL 33022

	APPLICATION TYPE (CHECK ONE):
Hellywood	Technical Advisory Committee X Historic Preservation Board
	City Commission I Planning and Development Board Date of Application:
Tel: (954) 921-3471	Location Address: 1621 JEFFERSON STREET HOLLYWOOD 33020-5511
Fax: (954) 921-3347	Lot(s): 10, 11 W1/2 Block(s): 67 Subdivision: 1-21
	Folio Number(s): <u>514215022680</u>
	Zoning Classification: RS-6 Land Use Classification: RESIDENTIAL
This application must be	Folio Number(s): 514215022680 Zoning Classification: RS-6 Land Use Classification: RESIDENTIAL Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 8,175.71 SqFt
completed <u>in full</u> and submitted with all documents to be placed on a Board or Committee's agenda.	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	Economic Roundtable Technical Advisory Committee Image: Historic Preservation Board City Commission Planning and Development
checklist for each type of application.	Explanation of Request:NEW SINGLE FAMILY RESIDENCE
Applicant(s) or their authorized legal agent must be	Number of units/rooms: <u>3</u> Sq Ft: <u>4,409.94 SqFt</u>
present at all Board or Committee meetings.	Value of Improvement: Estimated Date of Completion:
	Will Project be Phased? () Yes (x)No If Phased, Estimated Completion of Each Phase
At least one set of the submitted plans for each	
application must be signed	Name of Current Property Owner: DJAZIR ABELLA, BRIGITTE ABELLA
and sealed (i.e. Architect or Engin ee r).	Address of Property Owner: 1621 JEFFERSON STREET HOLLYWOOD, 33020-5511
Engineer).	Telephone: (954) 329 8599 Fax: Email Address:
Documents and forms can be	Name of Consultant/Representative/Tenant (circle one): URBAN GROUP ARCHITECT
accessed on the City's website	Address: 511 SE 5TH AVE, FORT LAUDERDALE FL Telephone: (954) 329 8599
at III III III	Fax: Email Address: CLICK@UGDESIGNBUILD.COM
http://www.hollywoodfl.org/Do cumentCenter/Home/View/21	Date of Purchase: 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:
C.B.	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 <u>www.hollywoodfl.org</u>. 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:	Aller	Date: 04/18/2022
PRINT NAME:Djazir ABELL	A ~	Date: 04/18/2022
Signature of Consultant/Representa	tive:	Date:
PRINT NAME:		Date:
Signature of Tenant:		Date:
PRINT NAME:		Date:
	scribed real property and that I am aware to my property, which is hereby _to be my legal representative before the	made by me or I am hereby authorizing
Committee) relative to all matters cor	cerning this application.	Mar
Sworn to and subscribed before me this <u>18th</u> day of <u>April 2022</u>	Notary Public State of Florida Thais Flores My Commission HH 005440 Expires 05/31/2024	Signature of Current Owner Thais Frores.
Notary Public State of Florida	£	Print Name
My Commission Expires: <u>05/31/24</u> (Cl	neck One)Personally known to me; OR	Produced Identification

Prepared by:

Feder & Feder, Attorneys at Law 3900 Hollywood Blvd., Suite 103 Hollywood, FL 33021

Return to:

Leopold Korn, P.A. 20801 Biscayne Blvd., Suite 501 Aventura, FL 33180

Parcel Identification No. 51-42-15-02-2680
_______ISpace Above This Line For Recording Data1______

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this <u>28</u> day of **April**, **2021** between **Natasha Branzanti and Bradley Dillon, wife and husband**, whose post office address is 1143 Van Buren Street, Hollywood, FL 33019 of the County of Broward, State of Florida, grantor*, and **Djazir Abella and Brigitte Olivia Contre Abella, husband and wife,** whose post office address is 1621 Jefferson Street, Hollywood, FL 33020 of the County of Broward, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County**, State of Florida, to-wit:

Lot 10 and the West 20 feet of Lot 11, Block 67, of HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

Subject to Real Estate Taxes for the year 2021 and thereafter. Subject to Easements, Dedications, Limitations, appearing on the applicable plats, and zoning ordinances, without, however, reimposing the same.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

Witness my hand and seal this 28 day of April, 2021.

Signed, sealed and delivered in our presence: *Witnesses as to both signatories*

Witness - Signature

Witness - Print Name

Witness - Signature

Witness - Print Name

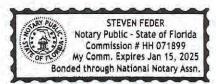
Natasha Branzant

ý

١ **Bradley Dillon**

STATE OF FLORIDA) COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this _____ day of April, 2021, by Natasha Branzanti and Bradley Dillon who are personally known to me or who have produced ______ as identification.



[Notary Seal]

Notary Public State of Florida My Commission Expires:

Bill of Sale

This Bill of Sale, made on 28 day of April, 2021 between Natasha Branzanti and Bradley Dillon, wife and husband ("Seller"), and Djazir Abella and Brigitte Olivia Contre Abella, husband and wife ("Buyer")

Witnesseth, that Seller, in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration paid to Seller by Buyer, receipt and sufficiency of which is hereby acknowledged, delivers, grants, bargains, sells and transfers forever to Buyer the following goods and chattels, to wit:

RANGE(S)/OVEN(S), REFRIGERATOR, DISHWASHER, DISPOSAL, CEILING FANS, INTERCOM, LIGHT FIXTURES, RODS, DRAPERIES AND OTHER WINDOW TREATMENTS, SMOKE DETECTORS, GARAGE DOOR OPENERS, SECURITY GATE AND OTHER ACCESS DEVICES; AND STORM SHUTTERS/PANELS, AS PER CONTRACT BETWEEN THE PARTIES.

Said property being located at: 1621 Jefferson Street, Hollywood, FL 33020

Also known as:

Lot 10 and the West 20 feet of Lot 11, Block 67, of HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

Seller covenants to Buyer that Seller is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that Seller has good right to sell that property, and that Seller will warrant and defend the sale of said property, goods and chattels unto the Buyer against the lawful claims and demands of all persons whomsoever.

"Seller" and "Buyer" shall be used for singular or plural, natural or artificial, which terms shall include the heirs, legal representatives, successors and assigns of Seller and Buyer whenever the context so requires or admits.

Signed, sealed and delivered in our presence: *Witnesses as to both signatories*

Witness - Signature

Witness - Print Name

ess - Signature

Witness - Print Name

Natasha Branza

Bradley Dillon

STATE OF FLORIDA) COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of L physical presence or L_1 online notarization, this 28 day of April, 2021, by Natasha Branzanti and Bradley Dillon, who are personally known to me or who have produced D_{CVSC} $L_{CVA}(L)$ as identification.



Notary Public- State of Florida My Commission Expires:

INotary Seall



If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay.

If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our **Tax Estimator** to determine a more likely estimate of your new amount.

If you own this home and want to purchase a new home in Florida, try our **Portability Estimator** to see how portability and the additional homestead exemption can help you.

If you own a home in Florida, and want to see how much portability will save you, try our **Portability Estimator.**

PREVIOUS	NEXT	VIEW MAP	PRINT	NEW SEARCH	PHOTOGRAPHS	BCPA HOME

Click here to display your 2022 TRIM Notice.

Site Address	1617 JEFFERSON STREET, HOLLYWOOD FL 33020	ID #	5142 15 02 2690
Property Owner	GINSBURG, SHLOMO	Millage	0513
	GINSBURG, ESTHER	Use	01- <mark>01</mark>
Mailing Address	1617 JEFFERSON ST HOLLYWOOD FL 33020-5511		
Abbreviated Legal Description	HOLLYWOOD 1-21 B LOT 11 E1/2,12 BLK 67		

This property is a designated historic resource or is located within a historic district. Please contact Hollywood for more information at 954-921-3471 or planningdivision@hollywoodfl.org.

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

The 20		ently sh	own are consid	(NOW: lered "working values" e make various adjustr		
Cli	ck here to see	2022 Exe		y Assessment Values axable Values as reflect	cted on the Nov. 1	, 2022 tax bill.
Year	Land		uilding / provement	Just / Market Value	Assessed / SOH Value	Тах
2023	\$65,460	\$	420,150	\$485,610	\$485,610	
2022	\$65,460	\$	420,150	\$485,610	\$168,940	\$2,928.47
2021	\$65,460	\$	316,060	\$381,520	\$164,020	\$2,843.71
		2023 Ex	emptions and	Taxable Values by Tax	ing Authority	
			County	School Board	Municipal	Independent
Just Val	ue		\$485,610	\$485,610	\$485,610	\$485,610
Portabili	ty		0	0	0	C
Assesse	d/SOH 23		\$485,610	\$485,610	\$485,610	\$485,610
Homeste	ad 100%		\$25,000	\$25,000	\$25,000	\$25,000
Add. Ho	mestead		\$25,000	0	\$25,000	\$25,000
Wid/Vet/	Dis		0	0	0	0
Senior			0	0	0	0
Exempt Type			0	0	0	0
Taxable		Î	\$435,610	\$460,610	\$435,610	\$435,610

Sales History Search Subdivision Sales				Land Calculations		
Date	Туре	Price	Book/Page or CIN	Price	Factor	Туре
1/31/2022	WD-Q	\$800,000	117930553	\$8.00	8,182	SF
6/24/2005	QCD		40238 / 750			1
3/29/1996	WD	\$120,000	24703 / 468			1
2/24/1995	WD	\$79,500	23184 / 42			1
12/1/1964	WD	\$20,000		Adj. Bldg. S.F. (Card, Sketch) 2		2281
		•		Units/Be	eds/Baths	1/3/2
				Eff./Act. Year Built: 1947/1946		

	Special Assessments							
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
1								

If you see a factual error on this page, please click here to notify us.



PROPERTY SUMMARY

Tax Year: 2022	Prop
Property ID: 514215022680	Milla
Property Owner(s): ABELLA, DJAZIR	Adj.
CONTRE ABELLA, BRIGITTE OLIVIA	Bldg
Mailing Address:840 LENOX AVE #5 MIAMI BEACH, FL 33139	Effec
Physical Address: 1621 JEFFERSON STREET HOLLYWOOD, 33020-5511	Year

perty Use: 01-01 Single Family lage Code: 0513 Bldg. S.F: 1407 g Under Air S.F: 1312 ective Year: 1950 **r Built:** 1948 **Units/Beds/Baths:** 1 / 3 / 2

Deputy Appraiser: Residential Department Appraisers Number: 954-357-6831 Email: realprop@bcpa.net Zoning : RS-6 - SINGLE FAMILY DISTRICT Abbr. Legal Des.: HOLLYWOOD 1-21 B LOT 10,11 W1/2 BLK 67

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Тах
2022	\$65,460	\$364,430	0	\$429,890	\$429,890	
2021	\$65,460	\$286,980	0	\$352,440	\$352,440	\$7,665.41
2020	\$65,460	\$284,240	0	\$349,700	\$349,700	\$7,621.15

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$429,890	\$429,890	\$429,890	\$429,890
Portability	0	0	0	0
Assessed / SOH	\$429,890	\$429,890	\$429,890	\$429,890
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$429,890	\$429,890	\$429,890	\$429,890

SALES HISTORY FOR THIS PARCEL

SALES HISTORY FOR THIS PARCEL				LAND CALC	JLATIONS	
Date	Туре	Price	Book/Page or Cin	Unit Price	Units	Туре
04/28/2021	Warranty Deed Qualified Sale	\$499,000	117243981	\$8.00	8,182 SqFt	Square Foot
07/12/2005	Warranty Deed	\$445,000	40322 / 544			
06/28/2002	Warranty Deed	\$250,000	33499 / 1907			
02/26/2002	Warranty Deed	\$230,000	32887 / 27			
08/14/2000	Warranty Deed	\$170,000	30821 / 1660			

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Туре	Qualified/ Disqualified	Price	CIN		Property Address
514215023250	03/31/2022	Warranty Deed	Qualified Sale	\$873,000	118056939	1632 VAN BI	JREN ST HOLLYWOOD, FL 33020
514215025610	02/28/2022	Warranty Deed	Qualified Sale	\$810,000	117976174	1519 WASHIN	IGTON ST HOLLYWOOD, FL 33020
514215020660	02/17/2022	Warranty Deed	Qualified Sale	\$760,000	117954663	1720 PIERCE	ST #1-4 HOLLYWOOD, FL 33020
514215022060	02/17/2022	Warranty Deed	Qualified Sale	\$740,000	117967752	1723 WASHINGT	TON ST #1-4 HOLLYWOOD, FL 33020
514215026430	02/11/2022	Warranty Deed	Qualified Sale	\$750,000	117975425	1408 MONI	ROE ST HOLLYWOOD, FL 33020
SPECIAL ASSI	ESSMENTS					SCHOOL	
Fire Hlwd Fire Rescue Residential (R) 1	Gar e (05)	rb Light Dra	rain Impr Safe	Storm Cl	lean Misc	Hollywood Cen Olsen Middle: (South Broward	-
ELECTED OFFIC	IALS						
Property Appraise	۲ ۲	County Comm. Distr	rict County Cor	omm. Name	US House F	Rep. District	US House Rep. Name
Marty Kiar		6	Beam	n Furr	2.	:3	Debbie Wasserman Shultz
).						
Florida House Rep							
Florida House Rep District	l	Florida House Rep. Na	ame Florida Se	enator District	Florida Se	nator Name	School Board Member



Vehicle Registration	Property Tax	Business Tax	<u>Tourist Tax</u>

Q

<u>Search</u> > Account Summary

Real Estate Account #514215-02-2680

Owner:	Situs:	Parcel details
ABELLA,DJAZIR	1621 JEFFERSON ST	<u>GIS</u> □
CONTRE ABELLA, BRIGITTE OLIVIA		Property Appraiser □

Amount Due

Your account is **paid in full**. There is nothing due at this time. Your last payment was made on **11/22/2021** for **\$7,358.79**.

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE		STATU	S	ACTION
2021 Annual Bill 🕕	\$0.00	Paid \$7,358.79	11/22/2021	Receipt #EEX-21-00000259	Print (PDF)
2020 Annual Bill 🛈	\$0.00	Paid \$7,544.94	03/01/2021	Receipt #WWW-20-00171055	🖶 Print (PDF
2019 Annual Bill 🛈	\$0.00	Paid \$7,485.46	03/10/2020	Receipt #WWW-19-00149356	🖶 Print (PDF
2018 Annual Bill 🛈	\$0.00	Paid \$5,174.81	03/21/2019	Receipt #WWW-18-00145683	🖶 Print (PDF
2017 Annual Bill 🕕	\$0.00	Paid \$5,032.52	03/09/2018	Receipt #WWW-17-00126086	🖶 Print (PDF
2016 Annual Bill 🛈	\$0.00	Paid \$234.10	04/27/2017	Receipt #04B-16-00007782	🖶 Print (PDF
		Payment \$4,818.63	12/20/2016	Receipt #033-16-00000673	
2015 Annual Bill 🛈	\$0.00	Paid \$4,878.19	01/04/2016	Receipt #032-15-00001591	🛱 Print (PDF
2014 Annual Bill 🛈	\$0.00	Paid \$5,411.73	03/31/2015	Receipt #LBX-14-00184544	🛱 Print (PDF
2013 Annual Bill 🛈	\$0.00	Paid \$4,646.27	11/30/2013	Receipt #WWW-13-00049214	🛱 Print (PDF
2012 Annual Bill 🕕	\$0.00	Paid \$5,254.50	04/03/2013	Receipt #WWW-12-00080291	Print (PDF
2011 Annual Bill 🕕	\$0.00	Paid \$4,647.33	03/31/2012	Receipt #LBX-11-00228648	🛱 Print (PDF
2010 Annual Bill 🕕	\$0.00	Paid \$4,834.76	03/17/2011	Receipt #15B-10-00000720	🛱 Print (PDF
2009 Annual Bill 🛈	\$0.00	Paid \$6,068.21	12/31/2009	Receipt #LBX-09-00339839	🛱 <u>Print (PDF</u>
2008 Annual Bill 🛈	\$0.00	Paid \$7,709.86	03/01/2009	Receipt #2008-7233565	🖶 Print (PDF
2007 Annual Bill 🛈	\$0.00	Paid \$8,421.07	01/02/2008	Receipt #2007-8827560	Print (PDF
2006 Annual Bill 🛈	\$0.00	Paid \$8,347.81	05/08/2007	Receipt #2006-4013639	🛱 <u>Print (PDF</u>
<u>2005</u> 🕕					
2005 Annual Bill	\$0.00	Paid \$5,716.92	07/14/2006	Receipt #2005-1603495	🖶 Print (PDF
Certificate #8152		Redeemed	07/25/2006	Face \$5,438.73, Rate 0.25%	
		Paid \$5,716.92			
2004 Annual Bill 🛈	\$0.00	Paid \$4,274.28	11/13/2004	Receipt #2004-9033629	🖶 Print (PDF
2003 Annual Bill 🛈	\$0.00	Paid \$4,172.57	11/01/2003	Receipt #2003-6245316	Print (PDF
Total Amount Due	\$0.00				

Property ID Numb	ber Escr	ow Code _	Assessed Value	_ Exemption	ns Taxable	e Value	Millage Code
514215-02-2680) CL-(0015114	See Below	See Belo	w See	Below	0513
ABELLA, DJAZIR CONTRE ABELLA, BRIGITTE OLIVIA 840 LENOX AVE #5 MIAMI BEACH, FL 33139		PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT.					
621 JEFFERSON ST HOLLYWOOD 1-21 B .OT 10,11 W1/2 BLK 67							
			AD N Millage	VALOREM TAXES Assessed Val	Exemptions	Taxable Val	Taxes Levie
BROWARD COUNTY GOVERNMENT COUNTYWIDE SERVICES VOTED DEBT		5.51340 0.15560	352,440 352,440	0 0	352,440 352,440		
BROWARD CO SCHO GENERAL FUND CAPITAL OUTLAY VOTER APPROVED SO FLORIDA WATER	D DEBT LEV	Y	4.81800 1.50000 0.14410	352,440 352,440 352,440	0 0 0	352,440 352,440 352,440	
EVERGLADES C.P. OKEECHOBEE BAS SFWMD DISTRICT SOUTH BROWARD H CHILDREN'S SVCS (SIN HOSPITAL COUNCIL OF		0.03650 0.11460 0.10610 0.11440 0.46990	352,440 352,440 352,440 352,440 352,440 352,440	0 0 0 0	352,440 352,440 352,440 352,440 352,440 352,440	37.39
CHILDREN'S SVCS COUNCIL OF BC CITY OF HOLLYWOOD HOLLYWOOD OPERATING DEBT SERVICE FL INLAND NAVIGATION			7.48100 0.41560 0.03200	352,440 352,440 352,440	0 0 0	352,440 352,440 352,440	2,636.60
		Total Mill	age: 20.901	20	Ad Valore	m Taxes:	\$7,366.41
Levying Authority 05 HLWD FIRE RES			age: 20.901 NON - AD VAL			m Taxes:	\$7,366.41 Amount 299.00
Levying Authority				OREM TAXES	Rate		Amount
Levying Authority				OREM TAXES Non - Ad		ssments:	Amount 299.00
Levying Authority		SMENT		OREM TAXES Non - Ad	Rate Valorem Asse	ssments:	Amount 299.00 \$299.00
Levying Authority 05 HLWD FIRE RES	CUE ASSES	SMENT 2021 2021 2021 2021	NON - AD VAL	OREM TAXES Non - Ad Combined Ta	Rate Valorem Assent	ssments: Folio sessments X-21-00000259	Amount 299.00 \$299.00
Levying Authority 05 HLWD FIRE RES If Postmarked By Please Pay	CUE ASSES	SMENT 2021 2021 2021 2021	NON - AD VAL	OREM TAXES Non - Ad Combined Ta	Rate Valorem Asse Exes and Asse d Valorem Asse eccipt # EEX Pai	ssments: Folio sessments X-21-00000259	Amount 299.00 \$299.00 \$7,665.41 : 692267 \$7,358 LOAN ADMINIS
Levying Authority 05 HLWD FIRE RESO If Postmarked By Please Pay BROWARD COUN Make checks payable BROWARD COUNTY GOVERNMENTAL CE 115 S. ANDREWS AV	CUE ASSES	SMENT	NON - AD VAL	OREM TAXES Non - Ad Combined Ta	Rate Valorem Asse axes and Asse d Valorem Ass eccipt # EE2 Pair Pair PAY YO broward	SSMENTS: SSMENTS: Folio Sessments X-21-00000259 d By CENTRAL UR TAXES ONL I.county-taxes.co marked By	Amount 299.00 \$299.00 \$7,665.41 : 692267 \$7,358 LOAN ADMINIS INE AT: :om Please Pay
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LEGAL DESCRIPTION & PROJECT INFORMATION

Project Owner: Djazir Abella, Brigitte Abella

Project Address: 1621 Jefferson St., Hollywood FL 33020.

Folio: 514215022680.

<u>Legal Description</u>: Hollywood 1-21 B Lots 10 and 11 W 1/2 block 67 of "Hollywood Lakes", according to the plat there of, as recorded in plat book 1, page 32, of the public records of Broward County, Florida.

Zoning Classification: RS-6.

Land Use: Low Residential (LRES).

Site Square Footage: 8,175.71 SF.

COLOR RENDERINGS

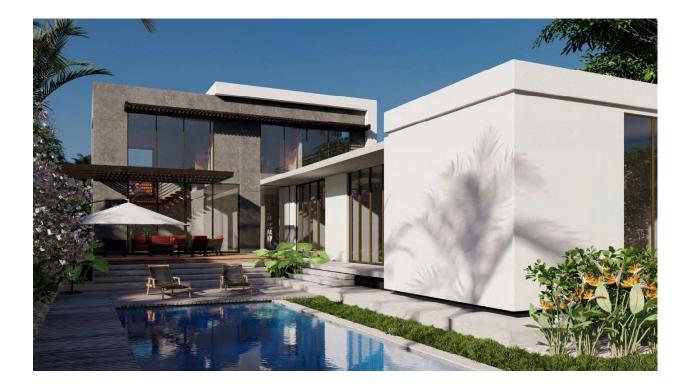




URBAN GROUP Architect

511 SE 5TH, FORT LAUDERDALE FL 33301





COLOR PHOTOGRAPHS OF SUBJECT SITE AND ADJACENT PROPERTIES

Subject Site





ADJACENT PROPERTIES









URBAN GROUP Architect

511 NE SE 5TH, FORT LAUDERDALE FL 33301

CRITERIA STATEMENT

March Ird, 2022

Planning and Zoning Board City of Hollywood 2600 Hollywood Boulevard, Hollywood FL, 33022

<u>RE: CRITERIA STATEMENT(S) FOR APPLICABLE CRITERIA FOR HISTORIC PRESERVATION BOARD</u> AT 1621 JEFFERSON ST.

Dear Planning and Zoning Board,

This firm represents Mr. Djazir Abella and his wife Brigitte Abella (the "Applicant"), owners of the lot located at 1621 Jefferson St., ("Property"). Please consider this letter the applicant's letter of intent in support of an application seeking a certificate of appropriateness for design for a new proposed single-family residence of such lot mentioned above.

Property. The property is located at 1621 Jefferson St. The lot has 8,175.71 square feet in size and is identified by the Broward County Property Appraiser by ID No. 514215022680. The lot has and existing building built in 1948/1950 which will be demolished to build a new house. The design intent for this new single-family residence is modern.

Criteria Statement Analysis:

The applicant satisfies the variance criteria delineated in Section 5.5.6.3.2 as follows:

1. Integrity of Location

The house's concept is to experiment with different volumes that create spaces, as one of the ideas in the implementation is to ensure that the house, despite having to be elevated by code requirements, is implanted generously. The search for exterior-interior integration is highlighted without sacrificing privacy in the front; despite large windows, both the pedestrian and the owner maintain their privacy. The modern typology of the proposed new single-family residence respects all the zoning setbacks and heights. The design intent includes for the owner to enjoy an inviting recreational area for that the landscaping work is another area where a lot of effort is put in to ensure that the vegetation blends in with the architecture and softens the modern volumes. The hunt for a modern home, but warm is the first goal en our residential design.

2. Setting

The setting of this proposed residence is a two-story building that is compatible with the homes in the area.

3. Materials

The proposed residence is structurally designed with block and logwood, with the facade materials primarily consisting of stucco, simulated wood, exposed concrete, and steel claddings. The stucco will be painted white, and the steel claddings will be black. All these materials are compatible with the homes in the neighborhood.

4. Workmanship

As this residence is going to be Abella Family main house, the intent is to deliver the residence with the best standards available. The workmanship and quality of the construction will meet or exceed the standards in the area from a licensed construction professional.

5. Association

We believe this design intent will adhere to the Citywide Master Plan and the Comprehensive Plan.

Conclusion.

This application meets all of the standards of the City regulations. We look forward to your review and approval. If you have any questions or concerns, please do not hesitate to call us at 954 329 8599 or email us at click@ugdesignbuild.com.

Sincerely,

Urban Group Architect.

The possibility of restoring / remodeling and expanding the house was studied by the owners as the first option, maintaining the architectural essence of the house, however, the owners' desire to expand the house is truncated by having to raise the level of the house to FEMA, which not only implies raising the ground level but also having to raise the levels of windows, doors and the roof, adding to this having to update the mechanical, electrical and plumbing systems of the current home, restoration/remodeling costs rise.

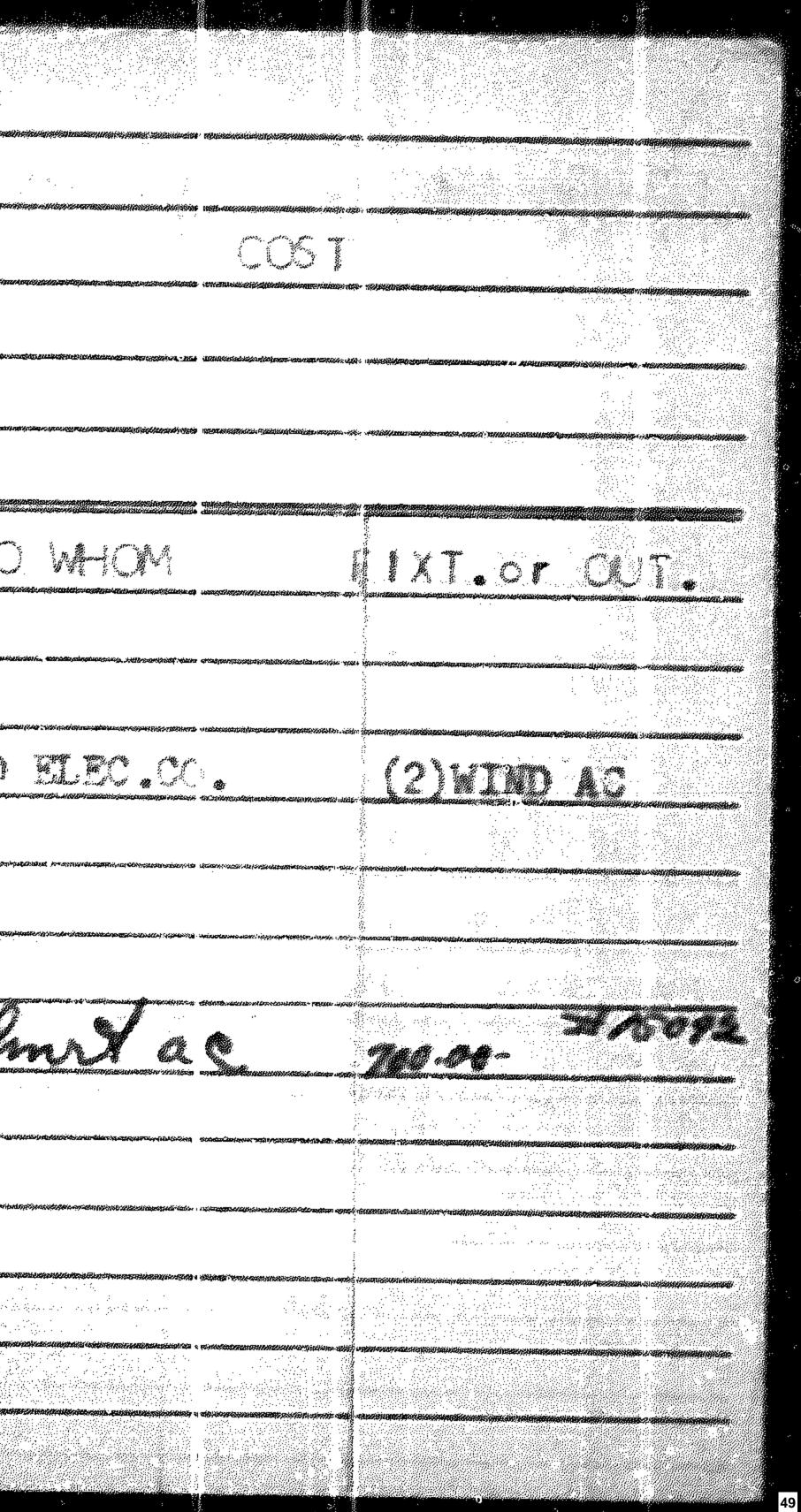
Not only was the possibility of restoring and remodeling studied, but also the possibility of reusing the existing structure on the land, but the conclusion of each study remains that it is better to demolish and rebuild.

HISTORY OF PERMIT ACTIVITY

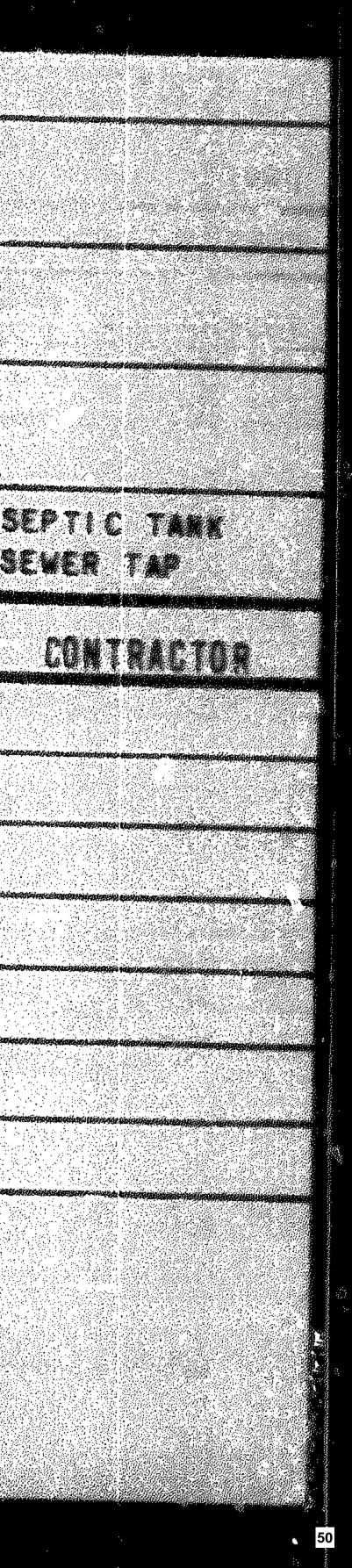
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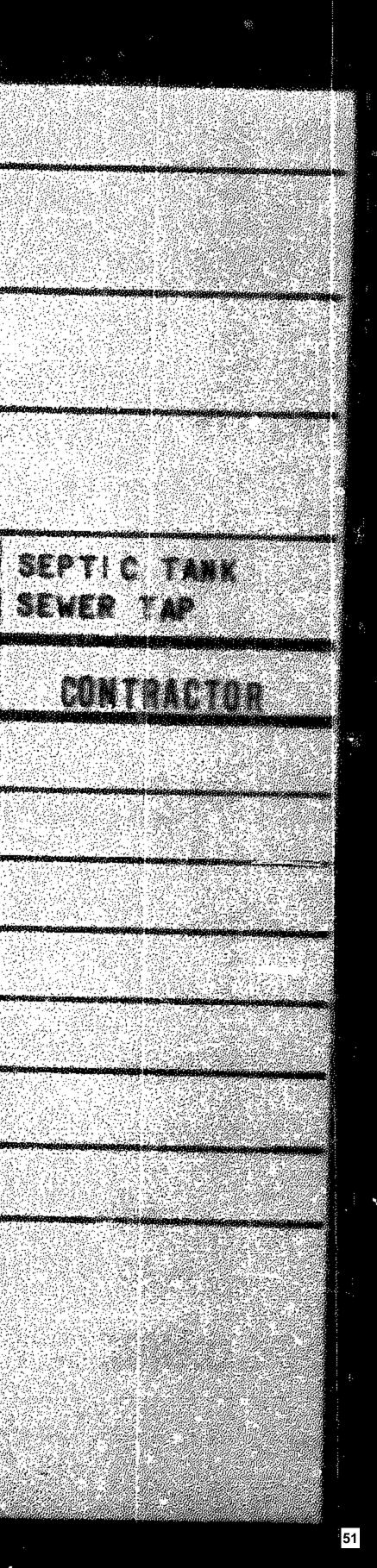


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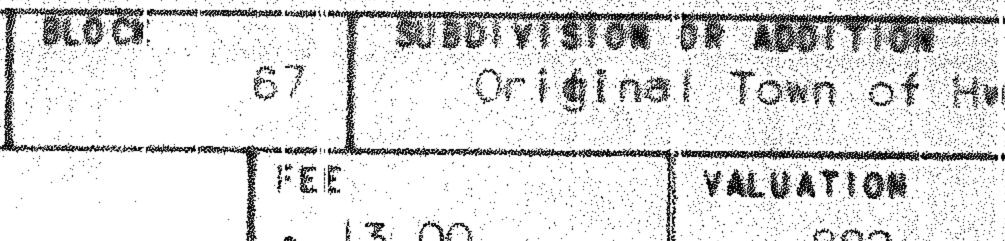


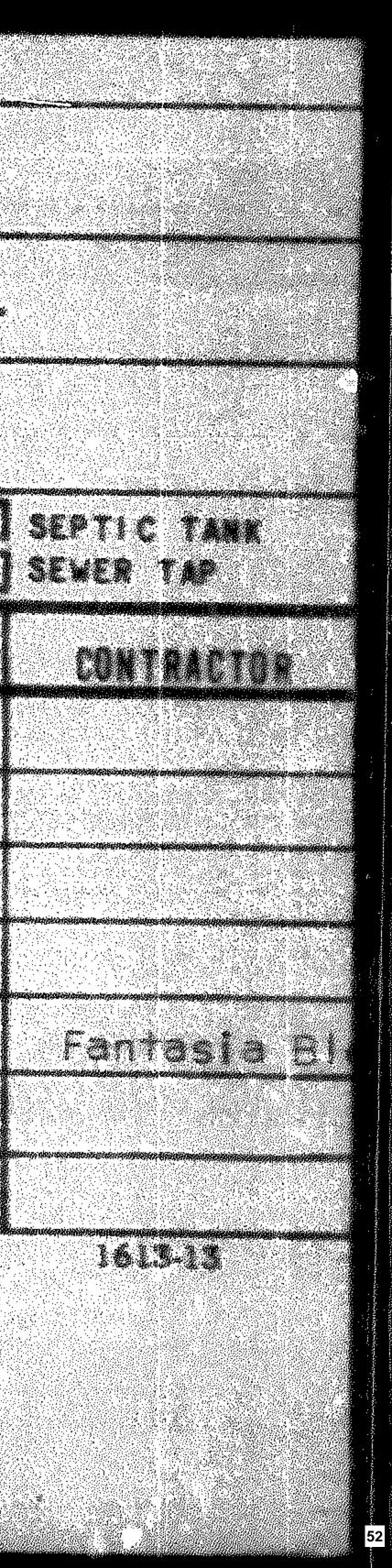
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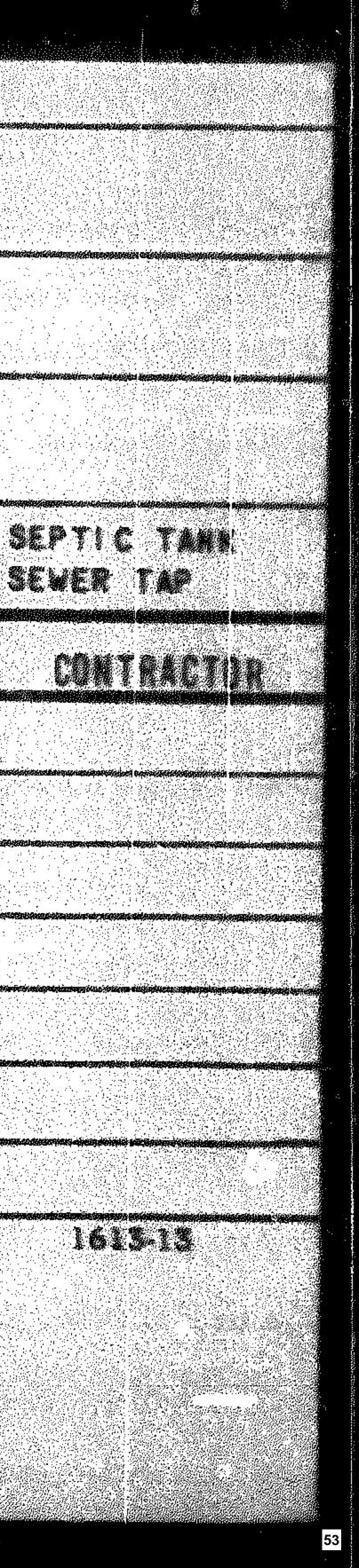


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Permit Search Results

Search > Properties located at/on/near '...1621...'

12 permits were found for 1621 JEFFERSON ST

View	Process <u>#</u>	<u>Permit #</u>	Description	<u>Appl. Date</u>	<u>Permit Date</u>
<u>Details</u>		P08-100605	POOL HEATER, PIPING & FILTER EQUIPMENT	4/13/2009	
<u>Details</u>		M08-101115	POOL HEATER	4/13/2009	
Details		E08-101021	ELECTRICAL WORK	10/24/2008	10/24/2008
<u>Details</u>		B08-104109	FENCE-CHAIN LINK &/OR WOOD	9/4/2008	9/25/2008
<u>Details</u>		B08-102359	POOL - RESIDENTIAL	5/21/2008	10/24/2008
<u>Details</u>		B08-102158	WINDOW REPLACEMENT	5/9/2008	5/15/2008
<u>Details</u>	63455	B0401419	DRIVEWAY	2/5/2004	3/11/2004
<u>Details</u>	42325	E0203317	ELECTRICAL WORK	12/4/2002	12/4/2002
<u>Details</u>	42312	M0201539	A/C - CENTRAL - NEW	12/4/2002	12/4/2002
<u>Details</u>		P0001680	GAS PIPING		10/2/2000
<u>Details</u>		P0001624	PLUMBING WORK		9/22/2000
<u>Details</u>		B0006184	RE-ROOF (COMBINATION OF TYPES)		8/17/2000

ADDITION TO 1621 CEFTERSON ST. JA111AZY 211976 2 OF 3. à ۲C ale Issued_ Permit No. JOSEPH Owner____ Balsamo util. Room Description Adda location -1621 Jefferson W 20 Lut Block 67 Subdivision Or 19 Town 10 1 Hwd 9-11

L'entractor or Builder Fandasia Blars License No. schitect and/or Engineer Cubic FL 4-4 Valuation 8 382 Square Ft______ 60 Roof 1-29-76 1.25 Plans Received

Frome MONO FTG

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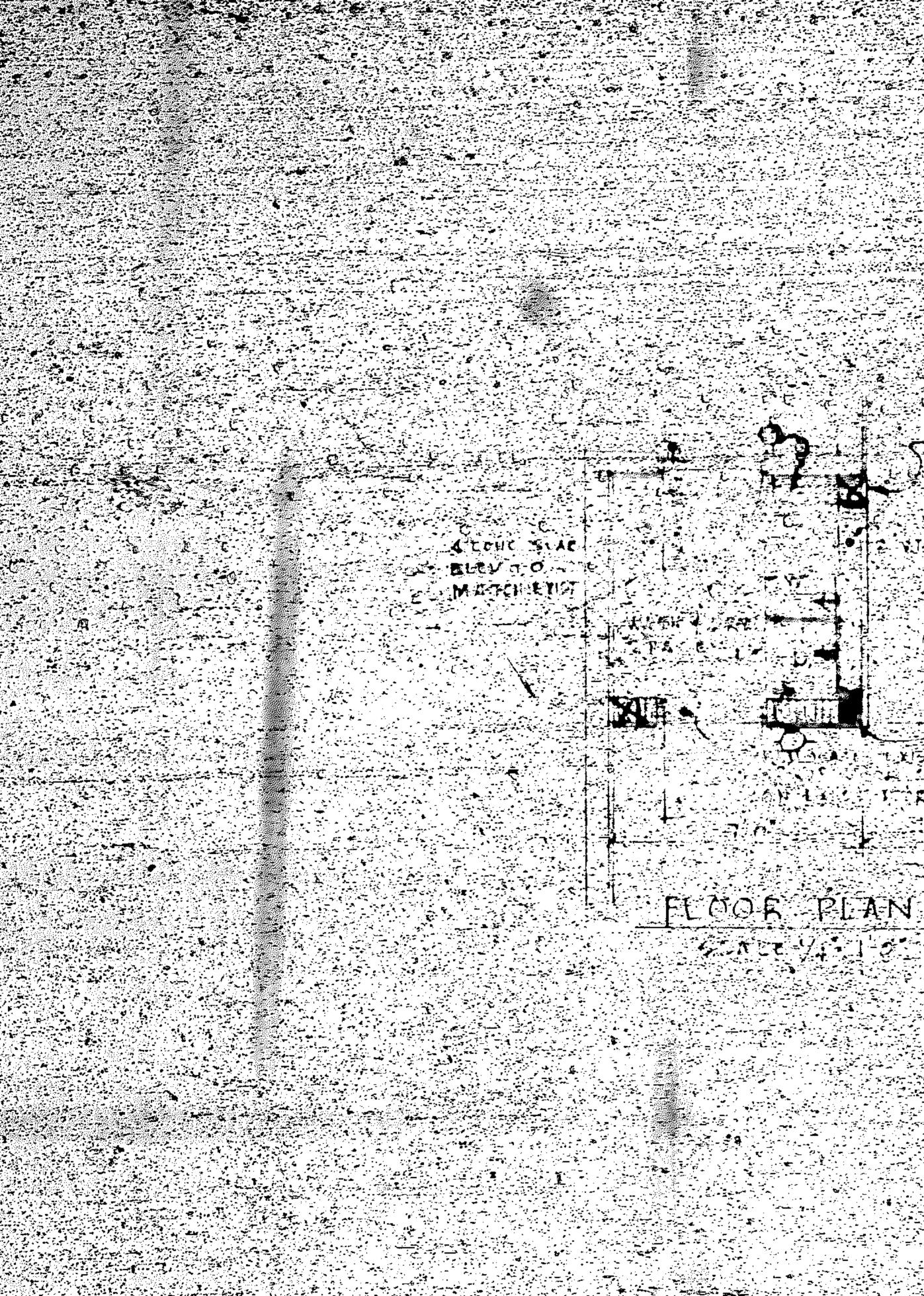
Plan Review

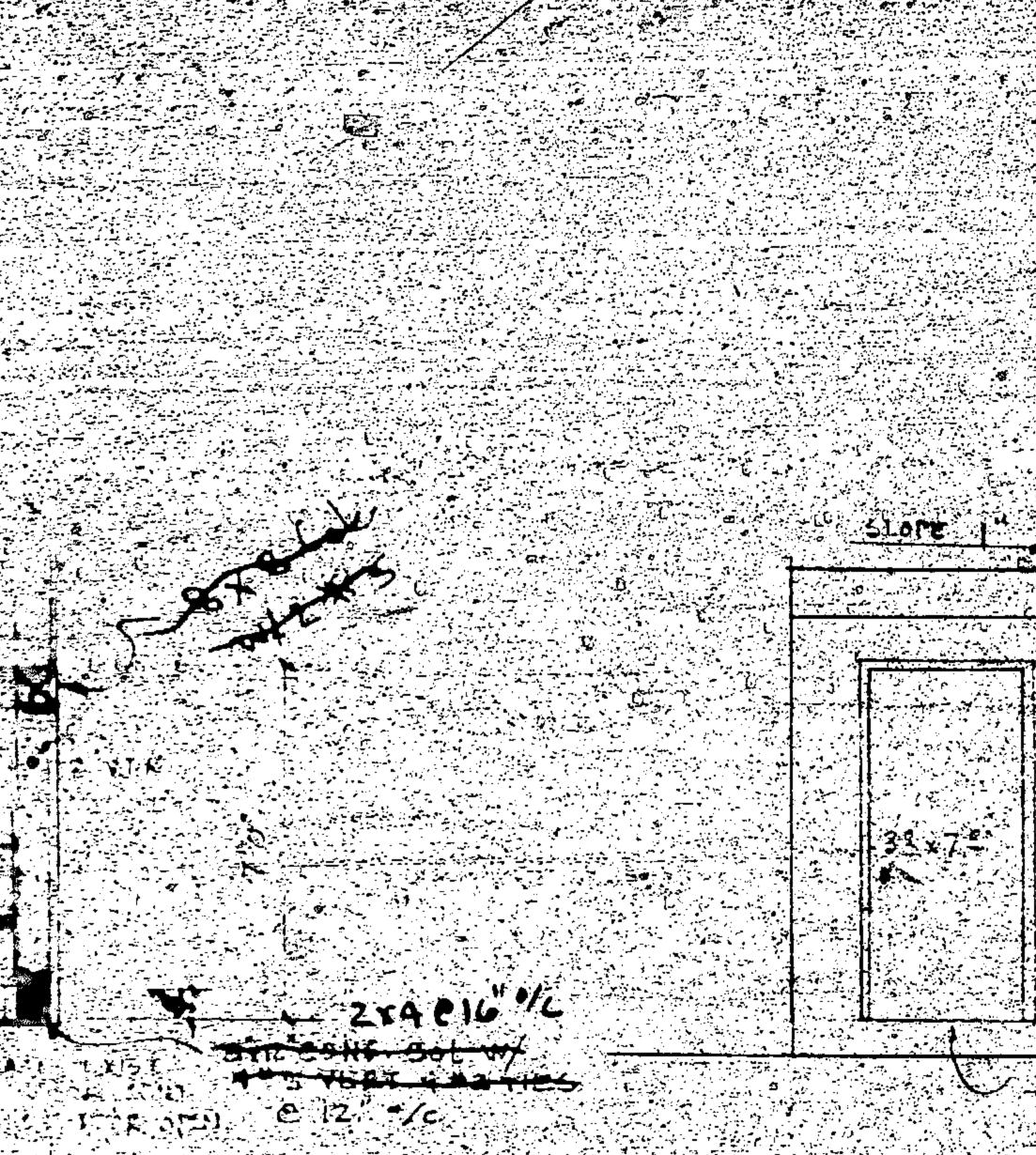
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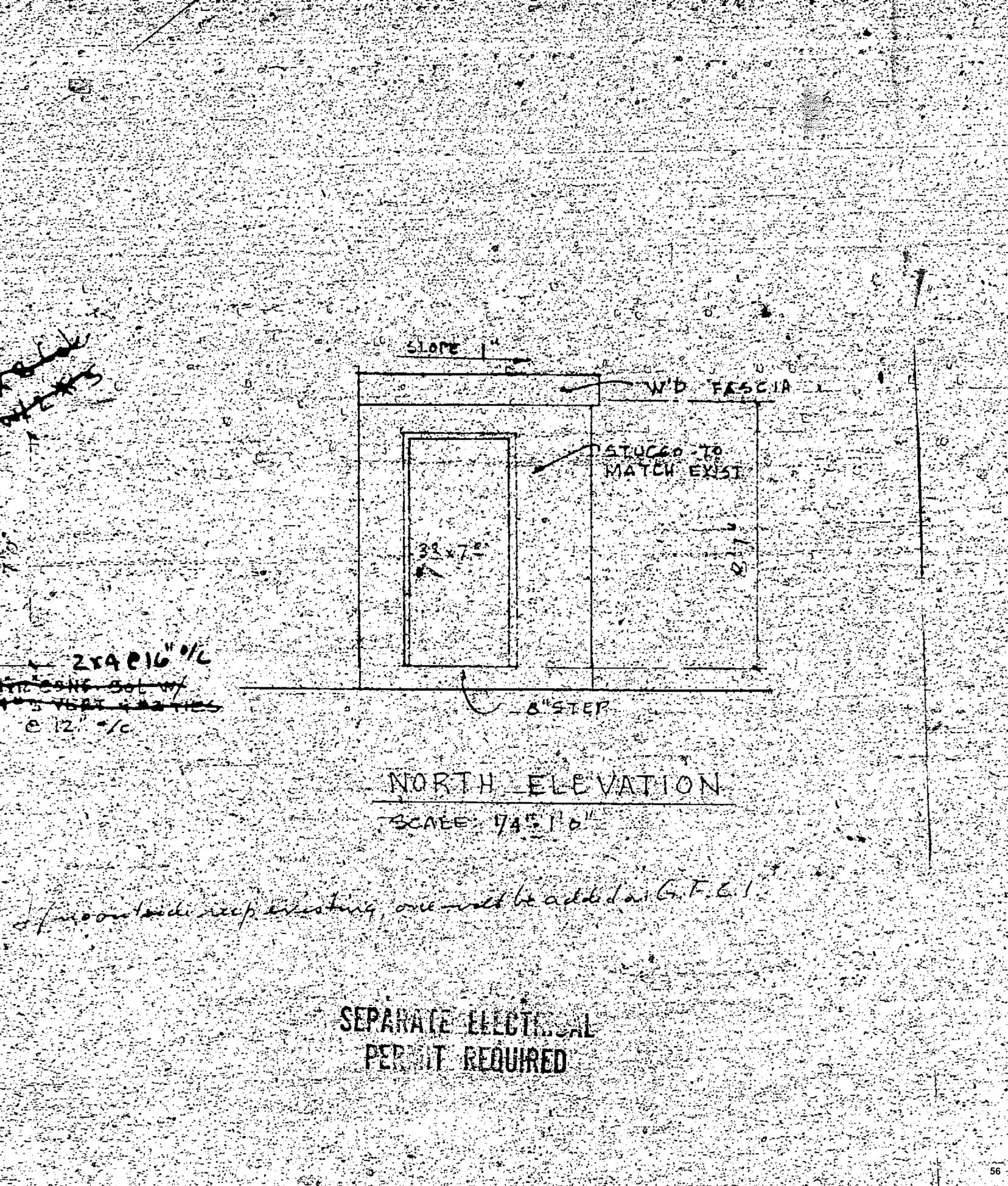
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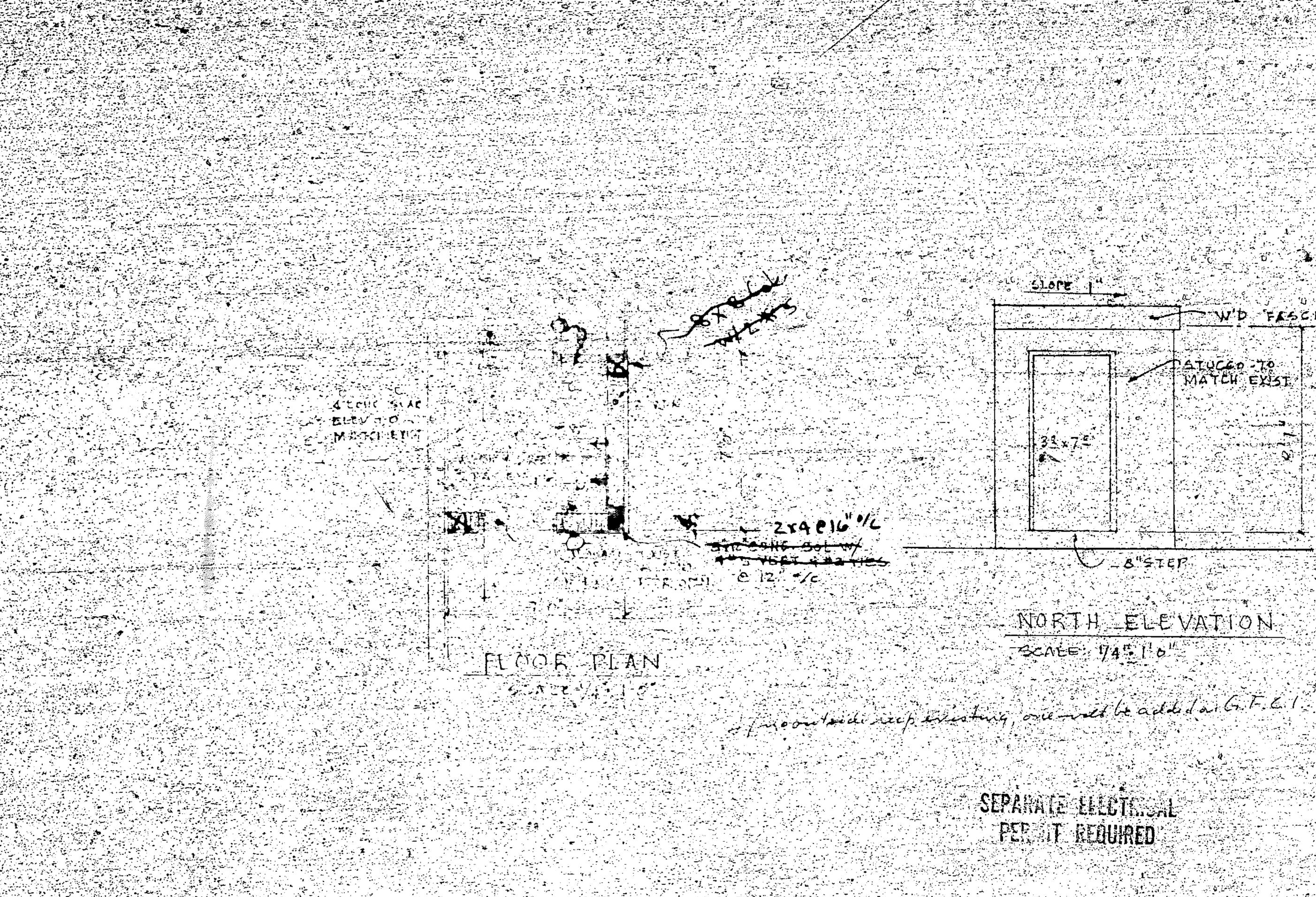




SEPANALE ELECTIONAL

PER IT REQUIRED





WD FASCIA MATCH EXIST -B"STEP NORTH ELEVATION

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FECOR PLAN

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TEPEAN SCILLE Y20'- 10"

OF LOT IL FOLOCK GT

TOWN OF NOLLY WOOD

ELOWARD COUNTY FLA

KEY DENCE NO. 1621 JEFEER ON ST



CITY of HOLLYWOOD, FLORIDA

DEPARTMENT OF BUILDING & ENGINEERING SERVICES

Letter of Transmittal

P.O. Box 229045	Date: 09 / 02 / 08 Process Number: 08 E-Mail Address: Eddy Santa	104109 Amaria @ ADL. Con
Filler (304) 321-3037	Project/Reference: 1621	JeFFerson St.
For Review By: (check 🗹 all applicable spaces)		
Division: Building , Zoning Dengineering	□ Fire □ Water/Sewer	🗇 Drainage
	Mechanical D Reserve C	apacity <u>C</u> harges
From: Advanced Construction	PLANS SUBMITT	ED: (check g)
$\frac{1}{12722} \left(\frac{1}{12} \frac{1}{12} \frac{1}{12} \frac{1}{12} \right) \left(\frac{1}{12} \frac{1}{12$	Architectural	□ Fire
13727 S.W. 15251, # 209	sheet #	sheet #
Address:		5HOOL #
1	□ Structural	Zoning
E-Mail Address: EDDYSANTANARIAQAOL-Con	sheet #	sheet #
Contact: Eddy Santanaria	Sileet#	
Phone: (786 521-7674 Fax: (786 242-9/2)	□ Electrical	
Filone. (/10 571-7617 Fax. (/00 79 2 (12)		Engineering
	sheet #	sheet #
WE ARE SUBMITTING TO YOU (check of)		
Via 🗘 frand delivery 🛛 Postal delivery	Mechanical	
🖵 special delivery 🛛 fax copy	sheet #	sheet #
initial (original) sets of plans	Plumbing	Drainage
C corrected (non-permitted) plans	sheet #	sheet #
revised (permitted) plans		
shop drawings: structural steel	U U Water	Sewer
wood trusses	sheet #	sheet #
glass/glazing		
product approvals		
fire protection	r	
spot survey	Special Instructions:	
final survey	Wood Fence	, LI High
energy (insulation) certification	11'VU'XA' E.	-ce posts spaced
special inspector letter	<u>4 4 4 70 Fin</u>	Le posts spilled
□ soil report	RUITY 4. Dep	14 24" × 10"
inspection reports	In biam he / con	write Friday
 energy calcs site plans 	Style Board on	Bort Nice Side
D other		SED /1
	OUT. PT # L h	-DAST Plenje
	SAL YOUR W.	our savirements
For Departmental Use Only:	attached.	E."
Beceived by	P	



CITY OF HOLLYWOOD, FLORIDA PERMIT APPLICATION



MASTER PERMIT #

Fence			
Permit Type (Check one): D STRUC, D FIRE, D ELEC, D	МЕСН, 🗌 РІЛМВ, 🗔	PAVING, 🗌 WTR/	Swr, 🗌 Drainage
Application Date 09/07/08	AX FOLIO No514	Z150ZZ62	30
LEGAL DESCRIPTION: 1621 Je FFerson St			
JOB NAME 1671 JEFFErson St.		Рноле #7	86-521-7674
JORADDRESS 1621 JEFFErson St.			
OWNERNAME Natasha Branzanti, B	bradley Di	llon	
wingers Address 1621 Jefferson St.			- Lzip 33020
WORK DESCRIPTION 6' Wood Fence	/		(
USE/OCCUPANCY <u>Residential</u> SQ. FT. ZC	<u>OOLF</u> Value	of Proposed Work:	2,400.00
CONTRACTOR'S NAME ALUANCEU Const Con		/	\
CONTRACTOR'S ADDRESS 13727 500 152 54 # 209	CITY_Mipm	TI STATE	(
CONTRACTOR'S CERTIFICATION OR REGISTRATION NUMBER:	scu59321		HACGYVER of Dellsouth. Net
ARCHITECT/ENGINEER'S NAME			×#
ARCHITECT/ENGINEER'S ADDRESS	CITY	STATE	ZIP
Fee Simple Title Holder Name \mathcal{N}/\mathcal{A}		·	
Fee Simple Title Holder Address	Cit <u>(\</u>)	State	Zip
BONDING COMPANY NAME	A.	$\frac{1}{2}$	
Bonding Company Address		State	Zip
MORTGAGE LENDER'S NAME		·	
Mortgage Lender's Address	City	State	Zip

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, FURNACES, BOILERS, HEATERS, 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 OBATIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Х	Signature Winer or ** Agent Date: 04/02/64	Signature <u>Curselow</u> Univ Date: <u>09/02/08</u> Prime Contractor
	Sworn to (or affirmed) and subscribed before me this day of	Sworn to (or affirmed) and subscribed before me this day of
	Seot ANALOURDES ROJAS	SEDT 2008 ANATOURDES ROJAS
	Signature	Signature
	Personally Known, (407) 398-Identification: Browidedice.com	Personally Known, 4077 558 0153 Providend void Sonita com
	** Individuals who sign as the owner's agent must first o	btain the owner's authorization to sign of their behalf.
	Application Approved by:	cer Effective Code: 20 Florida Building Code

mis 104

Date: 1/18/-3

City of Hollywood Building Division 2600 Hollywood Blvd. Hollywood, Florida 33021

Re: Request to change the Contractor of Record and Hold Harmless Affidavit for the following:

PERMIT NUMBER: B0 8 10 4 109 PROPERTY OWNER: Dillon PROJECT ADDRESS: 1621 Jefferson Street, Hollyword; Figure EXISTING CONTRACTOR: ADVANCE CONST NEW CONTRACTOR: American Fence Comporter CERT. #: 63 11152 FX N/STATE/ZIP CODE): ______ Drive (Corol Speing) , Florido 37071 NEW CONTRACTOR ADDRESS (STREET/TOWN/STATE/ZIP CODE):

To Whom It May Concern:

The existing contractor for the above referenced project:

has abandoned the project.

is unwilling to complete the project.

____ is unable to complete the project.

I (we) therefore, request the replacement of the existing contractor with the new contractor noted above. In accordance with Florida Building Code, Section 106.10.4.4, the undersigned agree to hold the Building Official and the City of Hollywood harmless from legal involvement. Also as noted below, a copy of this letter has been mailed to the existing contractor. I(we) understand that when this request relates to a charge in the primary contractor, this letter must only be signed by the property owner; and that when the request relates to a sub contractor, both the property owner and prime contractor, must sign the letter. Included with this letter is a check made payable to the City of Hollywood in the amount of \$40.00, for the processing of this request. Also included is a completed permit application for the new contractor.

OPERTY OWNER SIGNATURE)

10 1/0- Pillor

Swom to (or affirmed) and subscribed before me this

cong 20 00 Signature: NOTARY as to Property Owner) Identification Provided Personally Known: .nssA ynsion lenoiten ya bebnoa 722 60 00 # noissimmo My Commission Expires De Notary Public - State of Topo xisting Eddlador A8848

Jarec

Sworn to (or affirmed) and subscribed before me this

Noventer 20 08 Signature: (NOT ABY as to Contrastor's Qualifier) Personally Known: Identification Provided: .nzeA visioN IsnoijeN v8 bebnoß 722462 DD # noissimmo) My Commission Expires Dec 12, 2010 Notary Public - State of Florida RARRY E. MINTZER



CITY OF HOLLYWOOD, FLORIDA PERMIT APPLICATION

MASTER PROCESS # <u>ようぞんがくろう</u> MASTER PERMIT #____

Permit Type (Check one): Struc, Fire, EL	EC, 🗌 MECH, 🗌 PLUMB, 🗌 PA	ving, 🛛 Wtr/Sv	vr, 🗌 Drainage
APPLICATION DATE 1118	TAX FOLIO No//2	21502	680
LEGAL DESCRIPTION: Hollymen 1-21 B Lot		- 67	
			1923/050
JOB ADDRESS 1621 Jettersin Stree	HOLLYWOOD, BROW	ARD COUNTY, FL.	ZIP 33020
OWNER NAME 12,110 0			
Owners Address 1621 Jeff-1302 Sti-	et City Hallyun	State FIA	- Zip 33020
WORK DESCRIPTION 259 6 high work	Bund un Bound Fere	is gate,	
USE/OCCUPANCY SQ.	. FT Value of F	roposed Work:\$_	5800
CONTRACTOR'S NAME American France Compa	24 PHONE # 592-2	-/ γు́ Fax #	
CONTRACTOR'S ADDRESS 1943 Carol Rilye Du	city 112 Myun	(ZIP 370 71
CONTRACTOR'S CERTIFICATION OR REGISTRATION NUMBER	:0311152FK	EMAIL ADDRESS	
ARCHITECT/ENGINEER'S NAME	PHONE #	FAX#	#
ARCHITECT/ENGINEER'S ADDRESS	Сітү	STATE	_ZIP
FEE SIMPLE TITLE HOLDER NAME	1 165		
Fee Simple Title Holder Address	A City	State	Zip
BONDING COMPANY NAME			
Bonding Company Address	City	State	_Zip
MORTGAGE LENDER'S NAME			
Mortgage Lender's Address	City	State	Zip

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, FURNACES, BOILERS, HEATERS, 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 OBATIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR MOTICE FOR COMMENCEMENT.

Signature	Signature Signature Date: Date: Date: Signature Date:
Sworn to (or affirmed) and subscribed before me thisday of	Sworn to (or affirmed) and subscribed before me this
Signature	BARRY E. MINTLER Notary Public - State of Florida Notary Public - State of Florida My Commission Expires Dec 12, 2010 Commission # DD 594257 Commission # DD 594257
Personally Know (4 4) (4) (1) (1) Personally Know (12, 2010	Personally Known,, Provided
** Individuals who sign as the over the store of the stor	ain the owner's authorization to sign on their behad.
Application Approved by: Permit Office	r Effective Code: 20 Florida Building Code



CITY OF HOLLYWOOD, FLORIDA

REQUIREMENTS FOR WOOD, CHAINLINK & OTHER TYPES OF FENCE CONSTRUCTION

- A. WOOD FENCES UP TO 6' IN HEIGHT, ABOVE GRADE, SHALL BE CONSTRUCTED TO MEET THE MINIMUM REQUIREMENTS OF FLORIDA BUILDING CODE, SECTION 2328.
- 1. 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 5 FEET IN HEIGHT INSTALLED AS ABOVE MAY HAVE POST SPACED 5 FEET ON CENTER; FENCES 4 FEET IN HEIGHT MAY HAVE POST SPACED AT 6 FEET ON CENTER.

NOTE: LOCALLY AVAILABLE PRE-MADE FENCE PANELS MUST COMPLY WITH THE POST SPACING NOTED ABOVE, UNLESS OTHERWISE VERIFIED THROUGH TESTING AND FORMAL PRODUCT APPROVAL. PLEASE CONTACT THE BUILDING DIVISION IF YOU HAVE QUESTIONS RELATED TOTHE REQUIRED INSTALLATION METHOD.

- 3. THE FINISHED SIDE OF THE FENCE MUST FACE TOWARD THE STREET AND NEIGHBORS PROPERTY. PLEASE CONTACT ZONING (921-3477) FOR THE ALLOWABLE HEIGHT AND LOCATION OF THE PROPOSED FENCE.
- 4. FENCES SHOULD NOT BE CONSTRUCTED ON A PROPERTY LINE IN ANY MANNER THAT WOULD ENCROACH INTO AN ADJOINING PROPERTY, EITHER ABOVE OR BELOW GROUND.
- 5. UTILITY EASEMENTS ARE ESTABLISHED TO ALLOW FOR THE INSTALLATION AND MAINTENANCE OF SERVICE LINES AND EQUIPMENT, WHICH THE CITY UTILIZES

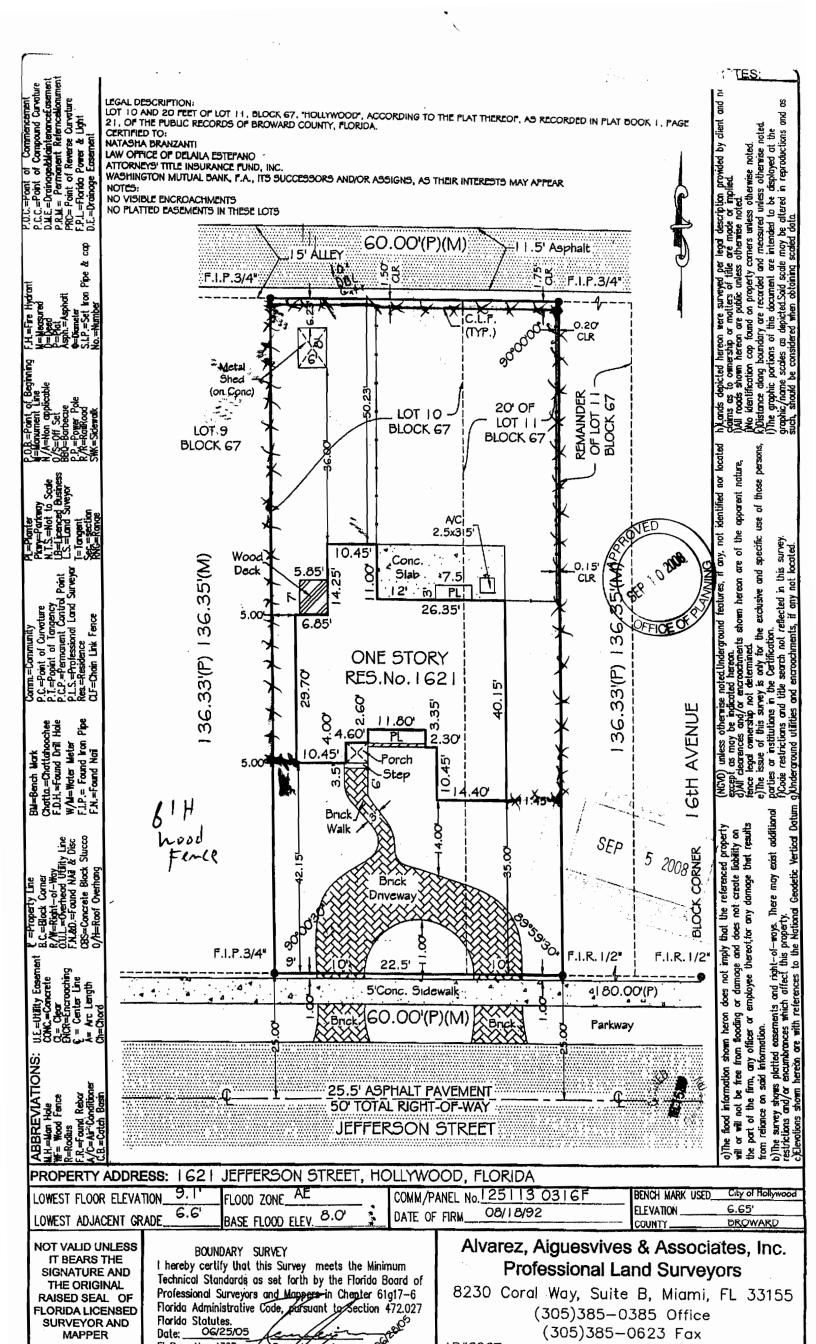
то

PROVIDE WATER, SEWER AND OTHER SERVICES TO THE COMMUNITY. WHILE THE CITY ALLOWS FOR THE CONSTRUCTION OF FENCING WITHIN A UTILITY EASEMENT, IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO REPAIR OR REPLACE ANY FENCING REMOVED OR DAMAGED DURING UTILITIES INSTALL-ATION AND MAINTENANCE OPERATIONS CONDUCTED WITHIN THE EASEMENT.

NOTE: ANY METHOD OF CONSTRUCTION NOT SPECIFIED HEREIN MUST BE PERFORMED IN ACCORDANCE WITH PLANS PREPARED BY AN ARCHITECT OF ENGINEER OR AN AUTHORIZED PRODUCT APPROVAL NOTICE OF ACCEPTANCE

* SEE REVERSE SIDE FOR CHAIN LINK FENCE SPECIFICATIONS.

FENCE.2002 Rev. 7-26-2005



CITY of HOLLYW	OOD, FLORIDA
GEN. JOSEPH W. WATSON CIRCLE + P.O	. BOX 229045 • ZIP 33022-9045 Bitti 61. 444
DATE: Feb 3, 2004	29045 • 2Ρ 33022-9045 Βυιζ. DING DIVISIO 2004 ΓΕΓΟ
PERMIT PROCESS NO.	2004 FED 21 P 2: 48
PERMIT NO. 63435	
NAME: Michael Marsh	•
ADDRESS: 1621 Jefferson st. ; Hol	14 WOOD F/ 38072
	-
In the event the City of Hollywood m right-of-way or easements, the owner of the indicated with their signature, they shall be	property listed herein here
Restoration of a driveway construct decorative paving blocks or any t construction, or surface dressing not in	type of passing concrete
standards.	
I. Michael March	
stanuarus.	•
I, <u>Michael</u> Marsh above property hereby certify and accept the r	•
I, <u>Michael</u> Marsh above property hereby certify and accept the r	•
I, <u>Michael Marsh</u> above property hereby certify and accept the r noted above. Signature	•
I, <u>Michael Marsh</u> above property hereby certify and accept the r noted above. Signature Date	owner of the responsibility for the item(s)
I, <u>Michael Marsh</u> above property hereby certify and accept the r noted above. Signature Date Mulliser Marsh (Se	owner of the responsibility for the item(s)
I, <u>Michael Marsh</u> above property hereby certify and accept the r noted above. Signature Date <u>Mulliser Marsh</u> (Se Notary Public,	owner of the responsibility for the item(s)
I, <u>Michael Marsh</u> above property hereby certify and accept the r noted above. Signature Date <u>Mulliset Marsh</u> (See Notary Public, State of Florida	owner of the responsibility for the item(s)
I, <u>Michael Marsh</u> above property hereby certify and accept the r noted above. Signature Date <u>Mulliset Marsh</u> (Se Notary Public, State of Florida <u>237004</u>	owner of the responsibility for the item(s) al) Methissa Lee Bischwell My Commission DD202639
I, <u>Michael Marsh</u> above property hereby certify and accept the r noted above. Signature Date <u>Mulliset Modell</u> (Se Notary Public, State of Florida <u>23/7004</u>	owner of the responsibility for the item(s) al) Methissa Lee Blackwell My Commission DD2026599
I, <u>Michael Marsh</u> above property hereby certify and accept the r noted above. Signature Date <u>Mulliset Marsh</u> (Se Notary Public, State of Florida <u>237004</u>	owner of the responsibility for the item(s) al) Methissa Lee Blackwell My Commission DD2026599

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	_				
CITY OF HOLLYWOOD, FLORIDA PERMIT APPLICATION					
NOTE: AN INCOMPLETE APPLICATION MAY DELAY THE TIMELY ISSUANCE OF YOUR PERMIT;	P G A				
DATE $\frac{2/3/2004}{2/680}$ TAX FOLIO # $\frac{5/42}{1502}$ 1502 2680	DIN				
DESCRIPTION: LOT 10, 11 W/2 BLOCK 67 SUBDIVISION Hollywood 1-21 B					
JOB NAME <u>Marsh Residence</u> PHONE #					
JOB ADDRESS 1621 Jefferson St. SUITE HOLLYWOOD, FLZIP 33020					
DETAILED WORK DESCRIPTION: Justall Brick Paver Driveway (circular)					
USE/OCCUPANCY Driveway SQ.FT. 1106 ESTIMATED VALUE: \$ 500000					
CONTRACTOR'S NAME <u>CLASSIC PAUER & Design</u> PHONE # <u>954-429-10</u>	665				
CONTRACTOR'S ADDRESS (dao/ Lyons RJ. Steff) CITY Coconst Creek STATE F1 ZIP 3	<u>3073</u>				
CERTIFICATE OF COMPETENCY # FAX # FAX #					
CONTRACTORS STATE CERTIFICATION OR REGISTRATION NO. CGC 506697					
OWNER OR FEE SIMPLE TITLE HOLDER'S NAME Michael : LoriANNE MArsh					
OWNER OR FEE SIMPLE TITLE HOLDER'S ADDRESS 1621 Jefferson St., Hollywood, FT 330	ZÒ				
BONDING COMPANY					
BONDING COMPANY ADDRESS					
ARCHITECT/ENGINEER'S NAMEPHONE #					
ARCHITECT/ENGINEER'S ADDRESS STATE)				
MORTGAGE LENDER'S NAME					
MORTGAGE LENDER'S ADDRESS					
ELECTRICAL CONTRACTOR:					
Phone # LICENSE #					
Sworn before me this of 20					
Value \$	•				
Notarized Signature of Qualifier					
Phone # LICENSE #					
Sworn before me this of20					
Value \$ Votary Public					
Notarized Signature of Qualifier	-				

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Phone #	LICENSE #	
Sworn before me this	of20	- · -
Value \$		Notary Public On FOL HOLEL MOUL BUILDING DIVISION Inature of Qualifier
CONTRACTOR		esign 2004 TELI 25 12 2: 1
Phone # <u>757-429-1665</u>	_ LICENSE #	06697
Sworn before me this 3	of February 20 04	•
	/	Notary Public

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.

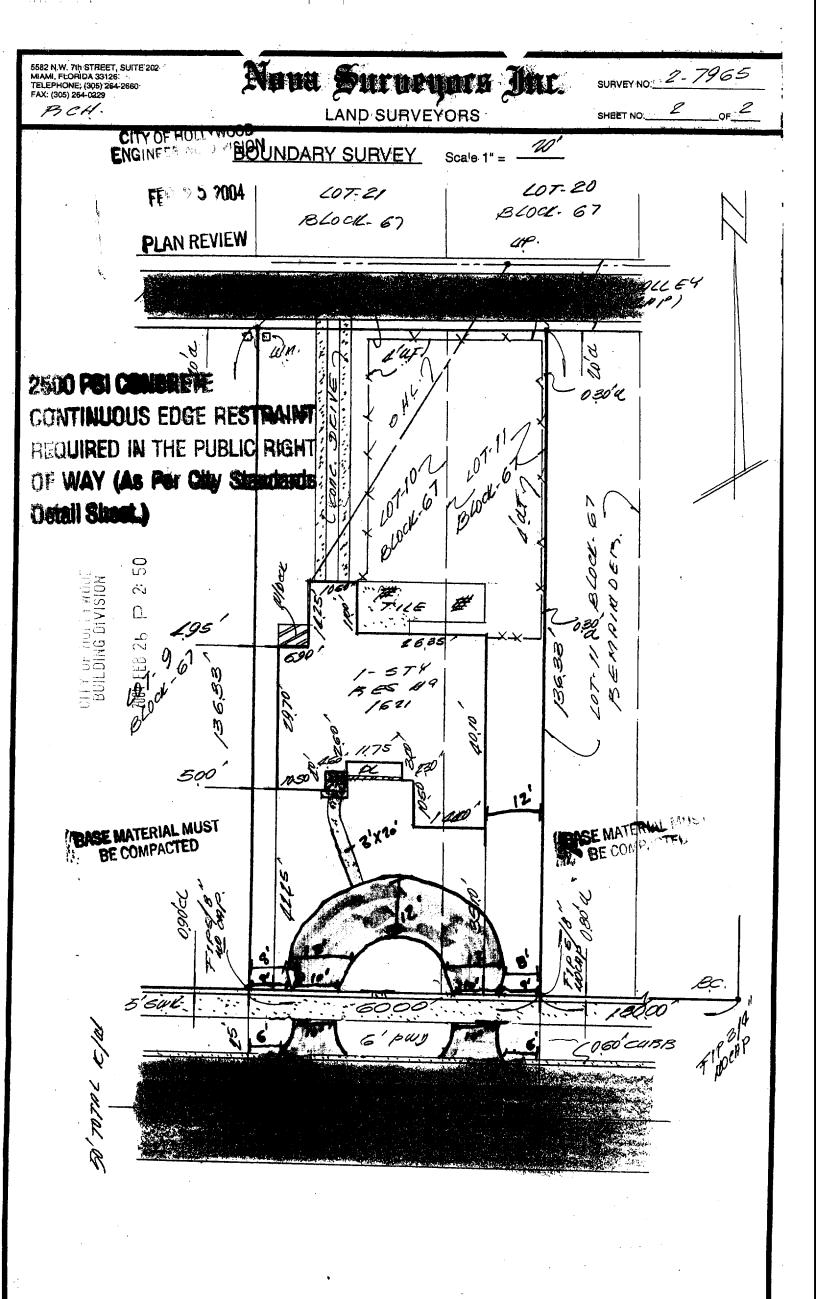
WARNING TO OWNERS ACTING AS THEIR OWN CONTRACTOR: FLORIDA STATUTE 489.115 REQUIRES CONSTRUCTON TO BE DONE BY A LICENSED CONTRACTOR. 489.103(7) F.S. ALLOWS OWNERS OF CERTAIN TYPES OF RESIDENTIAL AND COMMERCIAL PROPERTY, TO OBTAIN PERMITS FOR REPAIRS OR IMPROVEMENTS TO THEIR OWN PROPERTY. IN ORDER TO QUALIFY 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	SIGNATURE Den ha	en A
DATE & 3 700 40	Prime Contractor (Ow DATE 7.3700 V	ner/Builder)
Milliss + Badall	where the set of	Contractor were unaver DO 2001
		Contractor is a serie of 10.201
My Commission Expires 4/10/2007 WW. W	My Commission Expires/0/-	Mar contraction
Within 15 working days after allocated (an area if and a second sec		(L) or

Within 15 working days after plans and/or specifications are submitted and accepted for a building permit, the applicant with the 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		
DISCLOSURE STATEMENT ATTACHED TO PERMIT CARD		
MASTER PROCESS # 110 34 EL		
APPLICATION APPROVED BY		
Permit Officer		



CFN # 103731607, OR BK 36912 Page 17, Page 1 of 1, Recorded 02/13/2004 at 11:07 AM, Broward County Commission, Deputy Clerk 2085

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I hereby certify this documen

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correct filed for

SHONERS

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of

63455

NOTICE OF COMMENCEMENT

A RECORDED COPY MUST BE POSTED ON THE JOB SITE AT TIME OF FIRST INSPECTION

Permit Number:

Tax Folio Number:

5142 1502 2680

State of Florida County of <u>Boward</u>

THE UNDERSIGNED hereby give notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statues, the following information is provided in this Notice of Commencement.

1. Description of Property: (Legal description of property and street address) 1621 Herson S. Hollywood 1-21B IK 67 2. General Description of Improvement: of Brick Paver Driveway (circula) Fastallation 3. Owner(s) Name & Address: chael : MAS Dri Interest in Property: DWNer Name and Address of Simple Titleholder: (if other than owner) n.a 4. Contractor Name & Address: VANS F1 33073 reek ocaut 5. Surety Name & Address: (if any, as per Fl. Stat. Sec. 713.23, Payment Bond): n.a Amount of Bond: \$ ก.ส Clerk 6. Lender Name & Address: n.a 7. Person within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13[1][a]7., Florida Statutes. Provide Name & Address. -AVE ocian 1 slettlo VANS F1 33073 Coconut Creek)8. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statues. Provide Name & Address. Aver: Design Stettlo 10001 (VONSK) 38073 (pronst Creek 61 9. Expiration date of this Notice of Commencement: [the expiration date is 1 year from the date of recording unless a different date is specified) æ 3 day Sworn to and subscribed before me this of February 2004 むくらん Notary Public: Print: Mars L Print Notary's Name: Signature of Owner(s) My Commission Expires: Les Risci alon Dozozanared by: Classic (seal) Nori 10, 2007 Address: 6001 Grous Kd. Ri Coconut Creek IF/ 33073

Date:

City of Hollywood Engineering Department 2600 Hollywood Blvd., Suite 308 Hollywood, FI 33020

RE: Permit # <u>804014/9</u>

Dear Sir or Madam:

We accept the work as completed and hold the city harmless from any liabilities that may arise from work completed under this permit.

We ask that you perform a final inspection on the completed work as soon as possible.

Thank you for your cooperation in this matter.

Very truly yours, rint Name michaet Marsh

STATE OF FLORIDA COUNTY OF BROWARD 7003 SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA OR PRODUCED IDENTIFICATION F-C PERSONALLY KNOW_ TYPE OF IDENTIFICATION PRODUCED Mellissa Lee Blackwell My Commission DD202639

Expires April 10, 2007

Date:

City of Hollywood Engineering Department 2600 Hollywood Blvd., Suite 308 Hollywood, FI 33020

RE: Permit # <u>304014/9</u>

Dear Sir or Madam:

With regard to the above-mentioned permit, we acknowledge that the <u>Cimerack Base</u> <u>SideWalk Form</u> inspection was not inspected by the City of Hollywood prior to the completion of the work allowed by the permit.

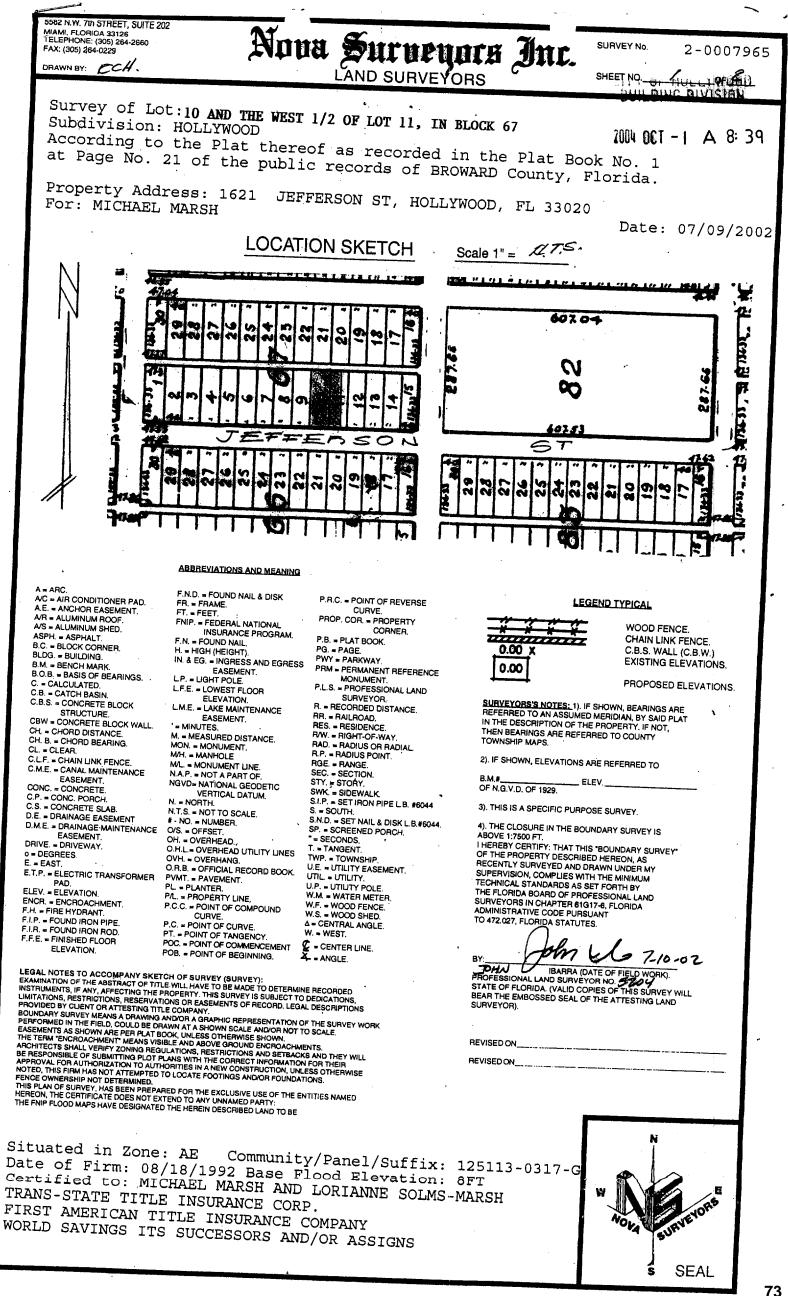
We accept the work as completed and hold the city harmless from any liabilities that may arise from work completed under this permit.

We ask that you perform a final inspection on the completed work as soon as possible.

Thank you for your cooperation in this matter.

Very truly yours, rint Name michaet Marsh STATE OF FLORIDA COUNTY OF BROWARD 2004 STATE OF FLORIDA (SIGNATURE OF NOTARY OR PRODUCED IDENTIFICATION PERSONALLY KNOW TYPE OF IDENTIFICATION PRODUCED Mellissa Lee Blackwell My Commission DD202639 Expires April 10, 2007





CRITERIA STATEMENT

URBAN GROUP Architect



REPORT OF FINDINGS SINGLE FAMILY RESIDENCE 1621 JEFFERSON STREET, HOLLYWOOD, FLORIDA

DATE INSPECTED: JANUARY 28, 2022



PREPARED FOR: DJAZIR AND BRIGITTE ABELLA C/O URBAN GROUP 511 SE 5TH AVENUE, UNIT # R04 FORT LAUDERDALE, FLORIDA 33301

SUBMITTED TO:

CITY OF HOLLYWOOD PLANNING DIVISION 2600 HOLLYWOOD BOULEVARD, ROOM 315 HOLLYWOOD, FLORIDA 33022

ACES PROJECT NUMBER: 2022-043

FEBRUARY 18, 2022

No. 567 Wayne Webb, P.E.

Florida Lic. No. 56701

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ATTACHMENTS

ATTACHMENT A: Site Location Map ATTACHMENT B: Photographs ATTACHMENT C: Other Related Documents.

1.0 INTRODUCTION

On February 9, 2022, Mr. Mariano Isman retained Absolute Civil Engineering Solutions, LLC (ACES) to provide Structural Engineering Assessment Services at the single-family residence located at 1621 Jefferson Street, Hollywood, Florida (See attachment A).

The purpose of our investigation was to conduct a visual inspection, review existing documents pertaining to the site and to evaluate any observed or reported damaged areas of the building, including but not necessarily limited to, the following:

- Exterior wall, cladding and stucco finish. In particular, the examination of cracks/separations in the walls, depression in the floor slab, spalled concrete and rusted rebar in the ceiling and walls of the structure.
- Examine water stains, signs of excess moisture and water intrusion concerns.
- Cracks/separations in the slab, beam and columns of the subject buildings.
- Cracks/separations in the vicinity of the foundation to column connection.
- Review of various documents regarding concrete damage, proposed concrete restoration work, waterproofing and site painting.
- Review existing Mechanical, Electrical and Plumbing (MEP) systems at the residence.

2.0 BASIS OF REPORT

This report is based on the following:

- Interview with the property owners.
- Inspection of the exterior and interior of the subject building.
- Pertinent dimensions and photographs of the subject building and damaged areas in particular.
- Review of Site Drawings for the subject building.

- Review of information regarding the structure's age, footprint and location, obtained from the Broward County Property Appraiser's website.
- Review of ASCE standard SEI/ASCE 30-00 entitled "Guideline for Condition Assessment of Building Envelope".

This report was prepared for the exclusive use of Urban Group and the City Of Hollywood, and is not intended for any other purpose. Absolute Civil Engineering Solutions, LLC (ACES) assumes no responsibility whatsoever for the use of this report by a third party. This report is based on information available to us at this time. Should additional information be presented or disclosed in the future, we reserve the right to review such information and, if necessary, revise this report and our conclusion in light of the new information acquired.

3.0 PROPERTY DESCRIPTION

The subject property consist of a single-family residential building with three (3) bedrooms and two (2) bathrooms. The building was initially constructed in 1948/1950 and consists of an elevated wood floor system, exterior reinforced concrete CMU block walls and a gable roof system covered with clay tiles, all supported on a stem wall foundation system. Surface drainage is within swale areas on the property and partially towards the street. For the purposes of this report, as a reference, the front of the subject buildings faces primarily to the south.

4.0 CONCLUSIONS

Based on our findings and observations as noted in this report, it is our technical opinion that:

• The building finished floor elevation (FFE = 7.12 ft NAVD88) is marginally above the base flood elevation (7.0 ft NAVD). Some sections of the grounds outside the residence are below the street elevation. An attempt to meet the current flood criteria would involve raising the current floor elevation, redesigning the structure and raising the roof. The cost to accomplish this, among other things, would make the project impractical

- Given the potential size and complexity of a restoration/remodel project, the building/structural, mechanical, electrical and plumbing (BSMEP) components inspected will have to be brought in compliance with the Florida Building Code, 7th Edition (2020).
- The hairline to 1/8 inch wide cracks/separations observed in the exterior concrete walls is the result of shrinkage of cementitious materials, thermal expansion and contraction of building material and normal differential movement of the structure over the years of service. Given the age of the structure (over 72 years) the overall effects of exposure to the elements, potential water intrusion, and concrete deterioration makes "demolition and rebuild" a better alternative than "restoration and remodel" of the existing structure.
- The electrical systems within the entire building have significant code compliance concerns and defects, which will require complete upgrade and rewiring of the building. At this time, the building is a potential fire hazard and cannot be rented or used as a dwelling unit.
- The building is not safe for occupation and the extent of the structural and electrical repairs required to bring the building and site in compliance with current codes requirements is impractical and not cost effective as a restoration/remodeling project. Consequently, ACES recommends that the existing structure be "demolished and rebuilt" to current building code requirements.

5.0 **DISCUSSION**

5.1 **INTERVIEW**

The following information regarding the history of the structures and observed damage was obtained from, Broward County Property Appraiser website and the property owners:

• The property was constructed in 1948/1950.

- The building floor elevation and ceiling heights are very low compared to current requirements.
- The property owners was very concerned about the existing condition of the electrical and structural systems of the subject building.
- The property owner supplied ACES with plans, specifications and history of previous and ongoing repairs conducted at the site.

5.2 **INSPECTION**

On January 8, 2022, Wayne Webb, P.E. of Absolute Civil Engineering Solutions, LLC (ACES), in the presence of the property owner, inspected the interior and exterior of the one story single-family residence. General dimensions and photographs were taken during the inspection to document observations. All photographs are available for review and several are included in this report, which identifies representative conditions observed in and around the building and reflects typical conditions observed during the inspection (See Attachment B).

The following are some of the data and observations used for our technical evaluation of the reported damage at the building:

- Perimeter exterior finish grade of the buildings was lower than the street level.
- The South (front), East, West and North (rear) elevations of the residence (See photographs 1 thru 4).
- There were no significant evidence of wide cracks or separations on the exterior walls of the buildings indicative of major differential movement/settlement.
- Electrical main and small wood deck at the northwest side of the residence (See photograph 5).
- Soffit intact and clay barrel tile roof (See photograph 6).
- Relatively new electrical main panel at the northwest area of the building (See photograph 7).
- Some plumbing and gas lines at the central area of the west elevations (See photograph 8).
- Step up to floor elevation at the front of the residence (See photograph 9).

- Front window at the main entrance to the building (See photograph 10).
- The living room of the residence with fire place (See photograph 11).
- The wood sheathing, trusses and rafters over the living room of the residence (See photograph 12).
- The kitchen area to the west of the living room of the residence (See photographs 13 & 14).
- The southeast bedroom of the residence (See photograph 15).
- The hallway to bedroom and bathroom on the east side of the residence. (See photograph 16).
- The hallway bathroom on the east side of the residence (See photograph 17).
- The northeast bedroom on the east side of the residence (See photograph 18).
- The AC air handler unit in the AC closet in the northeast bedroom on the east side of the residence (See photograph 19).
- Step down to the family room on the north side of the residence as well as entrance to the northwest bedroom (See photographs 20 & 21).
- The bathroom at the northwest area of the residence (See photographs 22,).
- The northwest bedroom of the residence with in-wall AC unit, electrical panel and exterior door (See photographs 23, 24 & 25).
- The AC condenser unit on the northeast area of the residence (See photograph 26).
- Although some of the electrical system has been updated, much of the original electrical wiring is still in place and comingled with the new, which presents a potential fire hazard.
- There evidence of the existence of cast iron sanitary sewer lines and some galvanized steel water supply pipes at the residence.
- The existing mechanical system is a combination of a relatively new HVAC system combined with some wall units. The overall mechanical system needs to be upgraded.
- The finish floor elevation (FFE) marginally above the minimum FEMA flood elevation criteria.

5.3 ANALYSIS

The subject building consist of a single-family residential building with three (3) bedrooms and two (2) bathrooms. The building was constructed in 1948/1950 and consists of wood floor system, exterior reinforced concrete CMU brick walls and a gable roof system with clay tiles, all supported on a stem wall foundation system. The property owner was very concerned about the observed damage/code compliant issues with the subject structures and electrical systems. The owners asked ACES to conduct a visual structural assessment. The property owner supplied ACES with the site drawings/plans and history of previous repairs conducted at the site.

A visual non-destructive inspection of the damaged areas revealed the observations documented in section 5.2 of this report. Our observation included, but were not necessarily limited to, the following; the finished floor elevation (FFE 7.12ft NAVD 88) was marginally above the base flood elevation (7.0ft NAVD88), hairline to 1/8 inch wide cracks/separations noted in the exterior walls, and significant defects in the electrical systems.

Structures constructed with a combination of Concrete Masonry Unit (CMU) systems and reinforced concrete elements often times over the service life of the structure develop cracks/separations in the stucco, reinforced elements, mortar joints and block work due to normal differential movement and exposure to the elements over the years. When these cracks/separations are exposed to chlorides, water during certain rain events, and water pressure, water will migrate/seep into the compromised concrete element, and may over time enter into the building envelope. In addition, the clay barrel tile roof system at the subject residence appears to be nearing the end of its services life therefore full roof replacement of the roof system is necessary in the near future.

Cementitious materials expands and contracts naturally because of changes in moisture and temperature and can cause the appearance of shrinkage cracks in recently poured concrete material. When differential foundation movement occurs in a structure it typically manifests itself in the form of cracks at joints and openings as these are the weakest parts of the structure. When portions of a structure settle unevenly, it results in cracks at joints between concrete blocks and in stucco. Also, concrete structures such as columns, slabs and concrete beams, heat and cool during the day

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and the walls expand and contract. These daily cycles of thermal expansion and contraction, combined with the effects of weather, can enlarge or enhance cracks caused by differential movement. Differential settlement is common and ordinary for structures constructed on soil supported on shallow foundation systems, which is the case with the 1621 Jefferson Street residence. Many mechanisms can cause differential movement including densification of load bearing soils below the foundation footings and repeated fluctuations of the water table. Further, given the age of the structure (over 72 years) the overall effects of exposure to the elements, potential water intrusion, and concrete deterioration makes "demolition and rebuild" a better alternative than "restoration and remodel" of the existing structure.

Further, the electrical system as well as the mechanical and plumbing systems associated with the existing house is in need of significant upgrades and standardizations. The compromised electrical system is at present making the residence a potential fire hazard, making "demolition and rebuild" an even better alternative than "restoration and remodel" of the existing structure

Based on our findings and observations as noted in this report, it is our technical opinion that the building finished floor elevation (FFE = 7.12 ft NAVD88) is marginally above the base flood elevation (7.0 ft NAVD). Some sections of the grounds outside the residence are below the street elevation. An attempt to meet the current flood criteria would involve raising the current floor elevation, redesigning the structure and raising the roof. The cost to accomplish this, among other things, would make the project impractical. Further, given the potential size and complexity of a restoration/remodel project, the building/structural, mechanical, electrical and plumbing components inspected will have to be brought in compliance with the Florida Building Code, 7th Edition (2020).

The hairline to 1/8 inch wide cracks/separations observed in the exterior concrete walls is the result of shrinkage of cementitious materials, thermal expansion and contraction of building material and normal differential movement of the structure over the years of service. Given the age of the structure (over 72 years) the overall effects of exposure to the elements, potential water intrusion, and concrete deterioration makes "demolition and rebuild" a better alternative than "restoration and remodel" of the existing structure.

In addition to the above, the electrical systems within the entire building have significant code compliance concerns and defects, which will require complete upgrade and rewiring of the building. At this time, the building is a potential fire hazard and cannot be rented or used as a dwelling unit. The building is not safe for occupation and the extent of the structural and electrical repairs required to bring the building and site in compliance with current codes requirements is impractical and not cost effective as a restoration/remodeling project. Consequently, ACES recommends that the existing structure be "demolished and rebuilt" to current building code requirements.

The above submitted opinions are based upon our inspection and observations, generally accepted engineering criteria, and the professional knowledge and experience of the author of this report in the forensic analysis of residential and commercial buildings and components. Such an inspection cannot detect all existing or potential defects and it should, therefore, be understood that future conditions affecting items discussed in this report cannot be predicted since they are all subject to change. The scope of this report extends only to the above noted items. Further, this engineering report should not be considered as a warranty or guarantee expressed or implied of any kind.

ATTACHMENT A: Site Location Map

1621 Jefferson St Hollywood, Florida 33139

Site Location Map







Site Location



ATTACHMENT B: Photographs

ACES Project #: 2022-043 Address: 1621 Jefferson Avenue, Hollywood, Florida



1. View of the front (south) elevation of the subject building, located at 1621 Jefferson Avenue, Hollywood, Florida



2. View of the east elevation of the residence; facing north.

ACES Project #: 2022-043 Address: 1621 Jefferson Avenue, Hollywood, Florida



3. View of the west elevation of the residence; facing north.



4. View of the north (rear) elevation of the residence; facing south

ACES Project #: 2022-043 Address: 1621 Jefferson Avenue, Hollywood, Florida



5. View electrical main and small wood deck at the northwest side of the residence.



6. View of soffit and clay barrel tile roof.

ACES Project #: 2022-043 Address: 1621 Jefferson Avenue, Hollywood, Florida



7. View of relatively new electrical main panel at the northwest area of the building.



8. View of some plumbing and gas lines at the central area of the west elevations.

ACES Project #: 2022-043 Address: 1621 Jefferson Avenue, Hollywood, Florida



9. View of step up to floor elevation at the front of the residence.



10. View of front window at the main entrance to the building.

ACES Project #: 2022-043 Address: 1621 Jefferson Avenue, Hollywood, Florida



11. View of the living room of the residence with fire place.



12. View of the sheathing, trusses and rafters over the living room of the residence.

ACES Project #: 2022-043 Address: 1621 Jefferson Avenue, Hollywood, Florida



13. View of the kitchen area to the west of the living room of the residence.

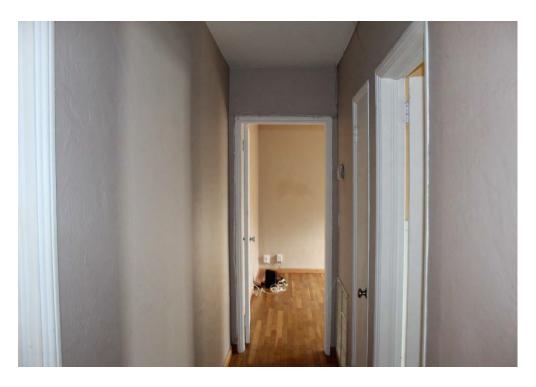


14. View of the kitchen area of the residence; facing north.

ACES Project #: 2022-043 Address: 1621 Jefferson Avenue, Hollywood, Florida



15. View of the southeast bedroom of the residence; facing south.



16. View of the hallway to bedroom and bathroom on the east side of the residence; facing north.

ACES Project #: 2022-043 Address: 1621 Jefferson Avenue, Hollywood, Florida



17. View of the hallway bathroom on the east side of the residence.



18. View of the northeast bedroom on the east side of the residence.

ACES Project #: 2022-043 Address: 1621 Jefferson Avenue, Hollywood, Florida

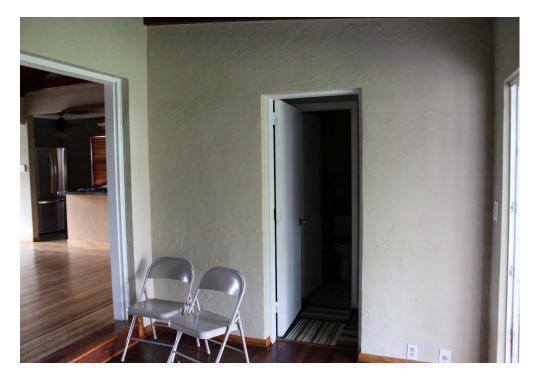


19. View of the AC air handler in the AC closet in the northeast bedroom on the east side of the residence.



20. View of step down to the family room on the north side of the residence.

ACES Project #: 2022-043 Address: 1621 Jefferson Avenue, Hollywood, Florida



21. View of step down to the family room on the north side of the residence as well as entrance to the northwest bedroom.



22. View of the bathroom at the northwest area of the residence.

ACES Project #: 2022-043 Address: 1621 Jefferson Avenue, Hollywood, Florida



23. View of the northwest bedroom of the residence.



24. View of the interior electrical panel in the northwest bedroom of the residence.

ACES Project #: 2022-043 Address: 1621 Jefferson Avenue, Hollywood, Florida

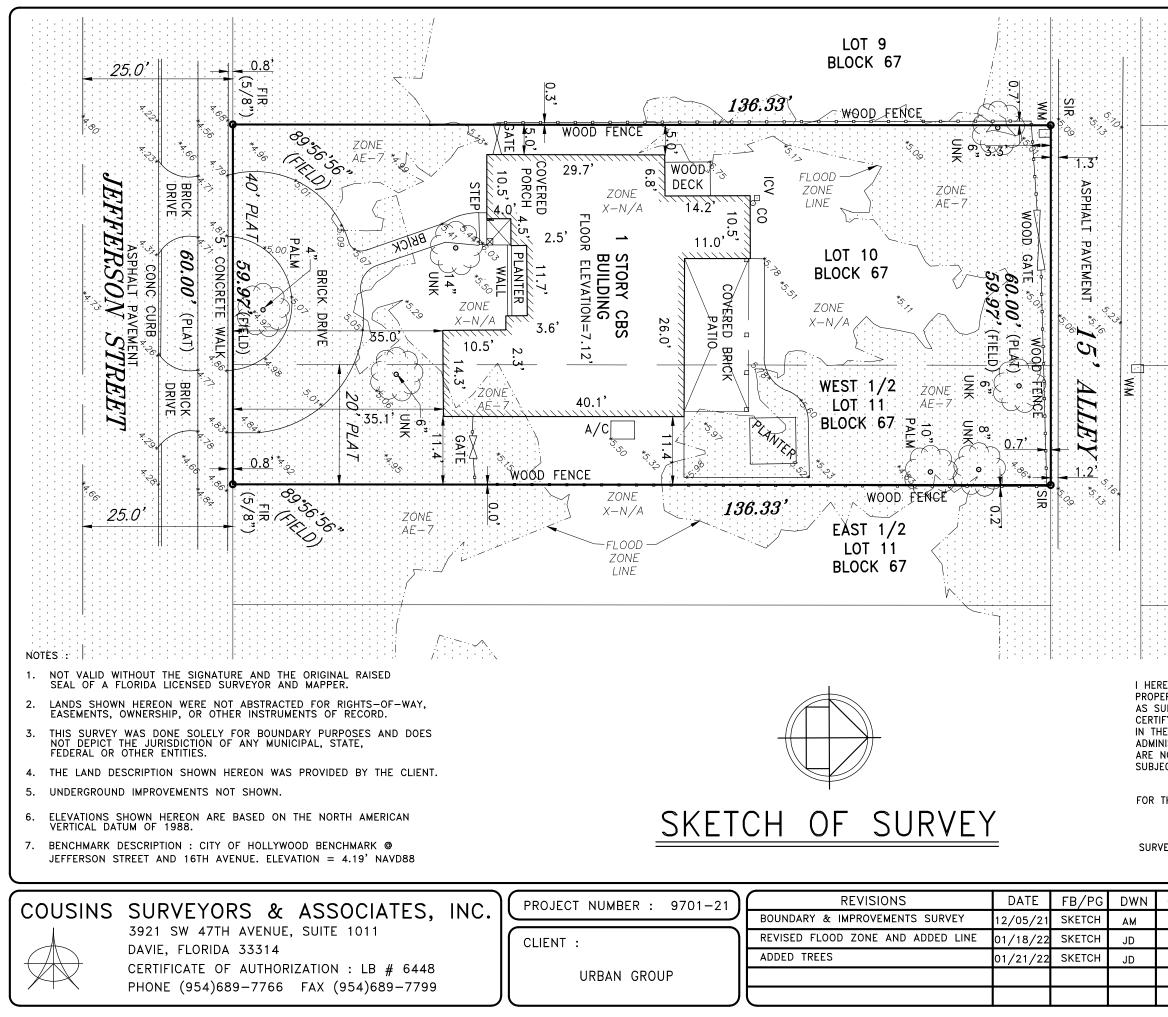


25. View of the AC unit and exterior door in the northwest bedroom of the residence.



26. View of the AC condenser unit on the northeast area of the residence.

ATTACHMENT C: Other Related Documents



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	LAND DESCRIPTION :	
	LOT 10 AND THE WEST HALF OF LOT 11, BLOCK 67, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	
RTY IS RVEYED Y THAT STATE ISTRATIV O ABOV	TIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN THE FIELD UNDER MY DIRECTION IN JANUARY, 2022. I FURTHER THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA E CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE E GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, THE QUALIFICATIONS NOTED HEREON.	
	RICHARD E. COUSINS	
EY DATE	PROFESSIONAL SURVEYOR AND MAPPER : 01/21/22 FLORIDA REGISTRATION NO. 4188	
СКД	FLOOD ZONE INFORMATION PROPERTY ADDRESS :	١
REC	COMMUNITY NUMBER 125113 1621 JEFFERSON STREET)
REC	PANEL NUMBER 0569 H	`
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	BASE FLOOD ELEV 7 & N/A	١

EFFECTIVE DATE 08/18/14

NEW SINGLE-FAMILY RESIDENCE: ABELLAFAMILY 1621 JEFFERSON ST, HOLLYWOOD, FL 33020 LEGAL PROJECT LOCATION 2, VILLA ROMANA Italian 8 Romanian Restaurant LEGAL DESCRIPTION: Harrison St The Tipsy Boar College Exam Prep of Aventura & Hollywood Van Buren St Van Buren St N Southlake Dr Monroe St Madison \$ quaVideo Jefferson St Jefferson St 5 Adams St Adams St i tour Puerto Rico, inc 💽 Washington St PROJECT TEAM 4. DESING TEAM OWNER URBAN GROUP ARCHITECT 511 SE 57H AVE, ABELLA FAMILY FORT LAUDERDALE, FL 33301 1621 JEFFERSON ST, HOLLYWOOD, FL 33020 TEL; +1 (305) 466 9308 click@uqdesiqnbuild.com LANDSCAPE ARCHITECT CIVIL ENGINEER ZEPHYR ENGINEERING LANDSCAPE ARCHITECTURAL SERVICES, LLC (C) WILFORD ZEPHYR (C) PAUL GOULAS 5451 PIERCE STREET, 1708 SEJOY HAVEN STREET, SITE APPROVAL HOLLYWOOD FL, 33021 7. PORT ST LUCIE FL, 34983 TEL; +1 (786) 302 7693 TEL: + 1 (772) 631 8400 wzephyreng@qmail.com paul@las-fl.com JURISPICTION CITY OF HOLLYWOOD SURVEYOR BROWARD COUNTRY STATE OF FLORIDA BUILDING CRITERIA: COUSIN SURVEYORS I. Z*o*ning 2. LAND USE DESIGNATION (C) AMANDA 3. TYPE OF CONSTRUCTION 3921 SW 47th AVE, SUITE 101 4, BUILDING HEIGHT DAVIE FL 33314 5. NUMBER OF STORIES TEL; +1 (954) 689 7766 6, PARKING office@csasurvey.net 7. NETLOTAREA 8, BUILDING AREA

LOT 10 AND LOT 11, BLOCK 67, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROJECT RENDERING



LRES TYPE IV ALLOWED 30' - O'' - PROVIDED 26' - 6'' 2 STORIES 4 SPACES REQUIRED - 4 SPACES PROVIDED 8,175.71 SQ. FT. BUILDING FOOTPRINT 3,088,15 SF.

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REVISION

AERIAL VIEW



DRAWING INDEX

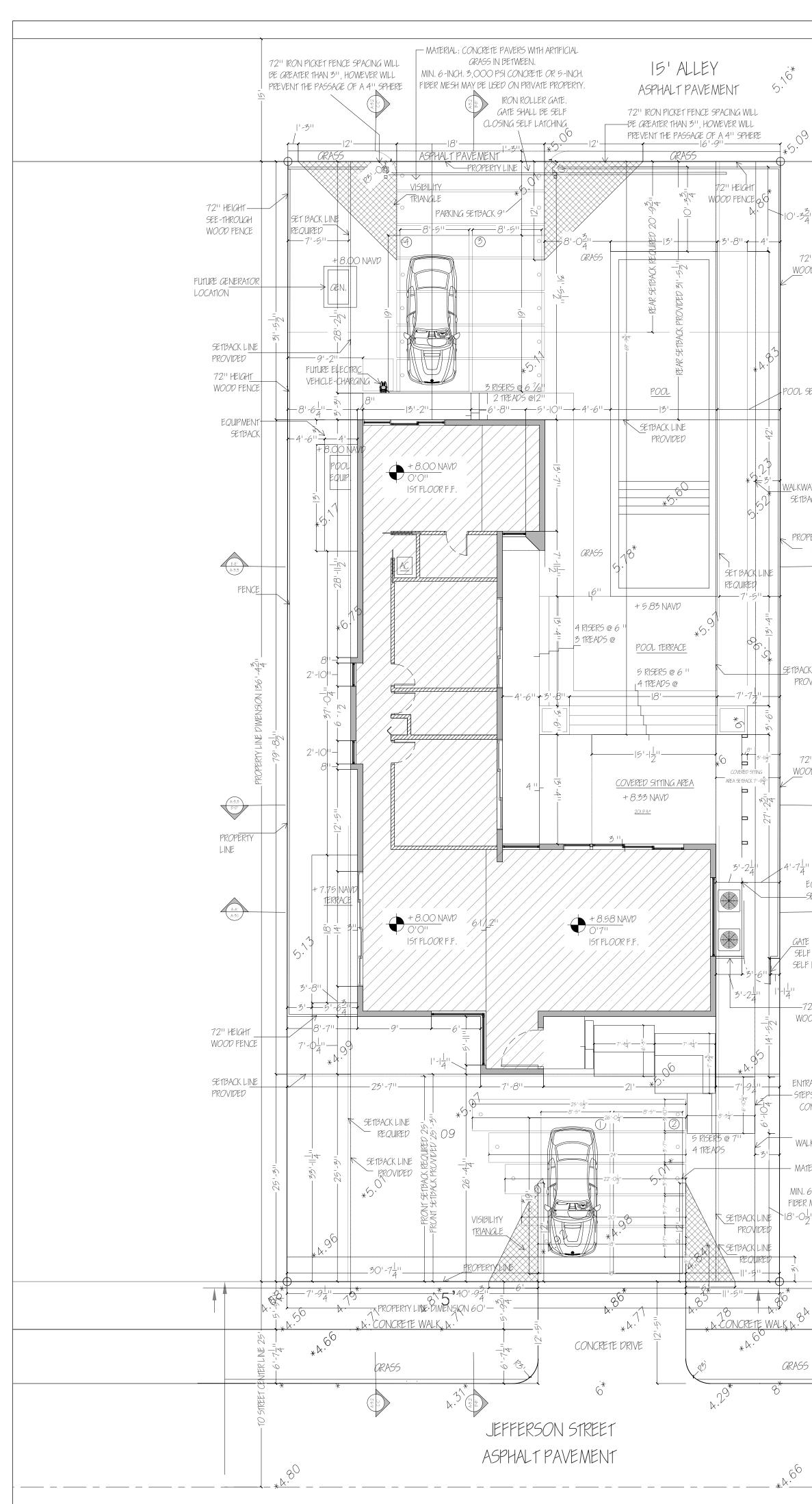
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	5P-1,1	PROPOSED SITE PLAN / CALCULATIONS			
	5P-1,2	ARCHITECTURAL / SURVEY			
	5P-1,3	ARCHITECTURAL / STREET PROFILE			
	A- ,	ARCHITECTURAL / PROPOSED IST FLOOR PLAN			
	A-1,2	ARCHITECTURAL / PROPOSED 2ND FLOOR PLAN		÷	
	A-1,3	ARCHITECTURAL / PROPOSED ROOF PLAN		RESIDENCE FOR:	≻.
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	A-2,2	ARCHITECTURAL / ELEVATIONS		NEW SINGLE-FAMILY	ABELLA FA 1621 JEFFERSON ST, HOLLYWOOD, FL 3303
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	A-4,2	ARCHITECTURAL / GENERAL DETAILS		NEN C	
	C-1	CIVIL / EROSION AND SEDIMENT CONTROL		REV	ISION / DATE
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72" HEIGHT 200 FENCE	ALL RETAINING WALLS AND FENCES SHALL BE MEASURED FROM THE GRADE OF THE PROPERTY UPON WHICH THE FENCE, WALL BUSH OR HEDGE IS LOCATED, MEASURED AT A POINT ONE FOOT THEREFROM. IN NO CASE, HOWEVER, WHEN THE ADJACENT PROPERTY IS LOWER IN GRADE THAN THE PROPERTY UPON WHICH THE FENCE, WALL BUSH, OR HEDGE IS LOCATED MAY THE
SETBACK 7'-8''	ALLOWABLE HEIGHT THEREOF, WHEN MEASURED FROM THE GRADE OF SUCH ADJACENT PROPERTY AT THE PROPERTY LINE, EXCEED THE ABOVE PERMITTED HEIGHT BY MORE THAN THREE FEET.
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GENERAL NOTES

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PLAN

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- WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE ORDINANCES AND REGULATIONS.
- THE GENERAL NOTES AND SHALL TAKE PRECEDENCE OVER THE GENERAL CO
- ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE
- SHALL TAKE PRECEDENCE OVER SCALES DIMENSIONS.
- OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPLONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR,
- CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION INSPECTIONS.
- AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.
- APPLICABLE TO AFFORD A FINISHED AND NEAT APPEARANCE.
- GENERAL CONTRACTOR TO DETERMINE EXACT LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- GREEN BUILDING REQUIREMENTS
- I- OCCUPANCY/ VACANCY SENSORS
- 2- DUAL FLUSH TOILETS
- 3- ALL ENERGY-EFFICIENT OUTDOOR LIGHTS.
- 4- ALL HOT WATER PIPES INSULATED,
- 5-ELECTRIC VEHICLE-CHARGING STATION.
- 6 ENERGY STAR APPROVED ROOFING MATERIAL.
- 7 PROGRAMMABLE THERMOSTATS.
- 8-EENERGY EFFICIENT (LOW-E) WINDOWS,
- 9- ALL ENERGY STAR APPLIANCES.
- 10-PERVIOUS PAVEMENT,
- II TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER,
- EXISTING WATER METER TO BE REUSED.
- ALL OTHER CONNECTIONS (SEWER) ARE EXISTING AND WILL BE REUSED,

SITE PLAN CALCULATIONS



BUILDING	REQUIRED	PROVID
FRONT	25'-0''	25'-3
SIDE INTERIOR - WEST	25% of the lot width=15' SIDE INTERIOR WEST= 7.5'	7' 9'
SIDE INTERIOR - EAST	25% of the lot width=15' SIDE INTERIOR-EAST= 7.5'	7' 9'
REAR / ALLEY	15% OF THE LOT DEPTH 20' - 0''	31'-5

	SITE CALCULATIONS			SITE CALCULATIONS				
	TOTAL SITE AREA		8,175.71 SF	ITEM		PROVIDED	REQUIRED	
	FOOTPK	'INT AREA	3,088,15 SF	TOTAL SITE	AREA	8,175.71 SF	-	
	SETBACK	CALCULATIONS		TOTAL IMPERVIC	JUS AREA	5,195,45 SF	-	
BUILDING		REQUIRED	PROVIDED	PERCENTAGE OF LAN	PERCENTAGE OF LANDSCAPE AREA		40%	
FRON	JT	25'-0''	25'-3"	PERCENTAGE OF LAN		60%	20%	
INTERIOR - WEST		25% of the lot width=15' SIDE INTERIOR WEST= 7.5'	7' 9''	FRONT OF THE F	ROPERTY			
E INTERIOR - EAST		25% of the lot width=15' SIDE INTERIOR-EAST=	7' 9''	A/CCALCULATION				
		7.5		FIRTS FLOOR PLAN		I,8C	1,802,19 SF	
REAR / ALLEY		15% OF THE LOT DEPTH 20' - 0''	3 ' - 5 <u> </u> "	SECOND FLO	SECOND FLOOR PLAN		645.74 SF	
					TOTAL A/C AREA	2,44	7,93 SF	
				NON A/	C AREA		-	
HEIGHT CALCULATIONS		PARKING CA	LCULATIONS					
	BUILDING	PERMITTED	PROVIDED	REQUIRED	4			
BU	ILDING HEIGHT	30'-0''	26' - 6''	PROVIDED	4			

2017 EDITION, ALL APPLICABLE STATE AND LOCAL CODES,	URBA
NDITIONS IN CASE OF CONFLICT. THE RESPONSIBILITY OF THE CONTRACTOR, NOTED DIMENSIONS	

THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE SHOWED OR NOTED, ALL WORK THAT IS EITHER IMPLIED

TURNKEY FINISHED SPACE TO THE OWNER, ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT, ANY WORK THAT PROCEEDS OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE

ALL PERMITS, INSPECTIONS AND APPROVALS, SHALL BE APPLIED FOR BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK. THE

ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES, CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE

ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOB IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS, ALL WORK SHALL BE COMPLETED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACED WHERE

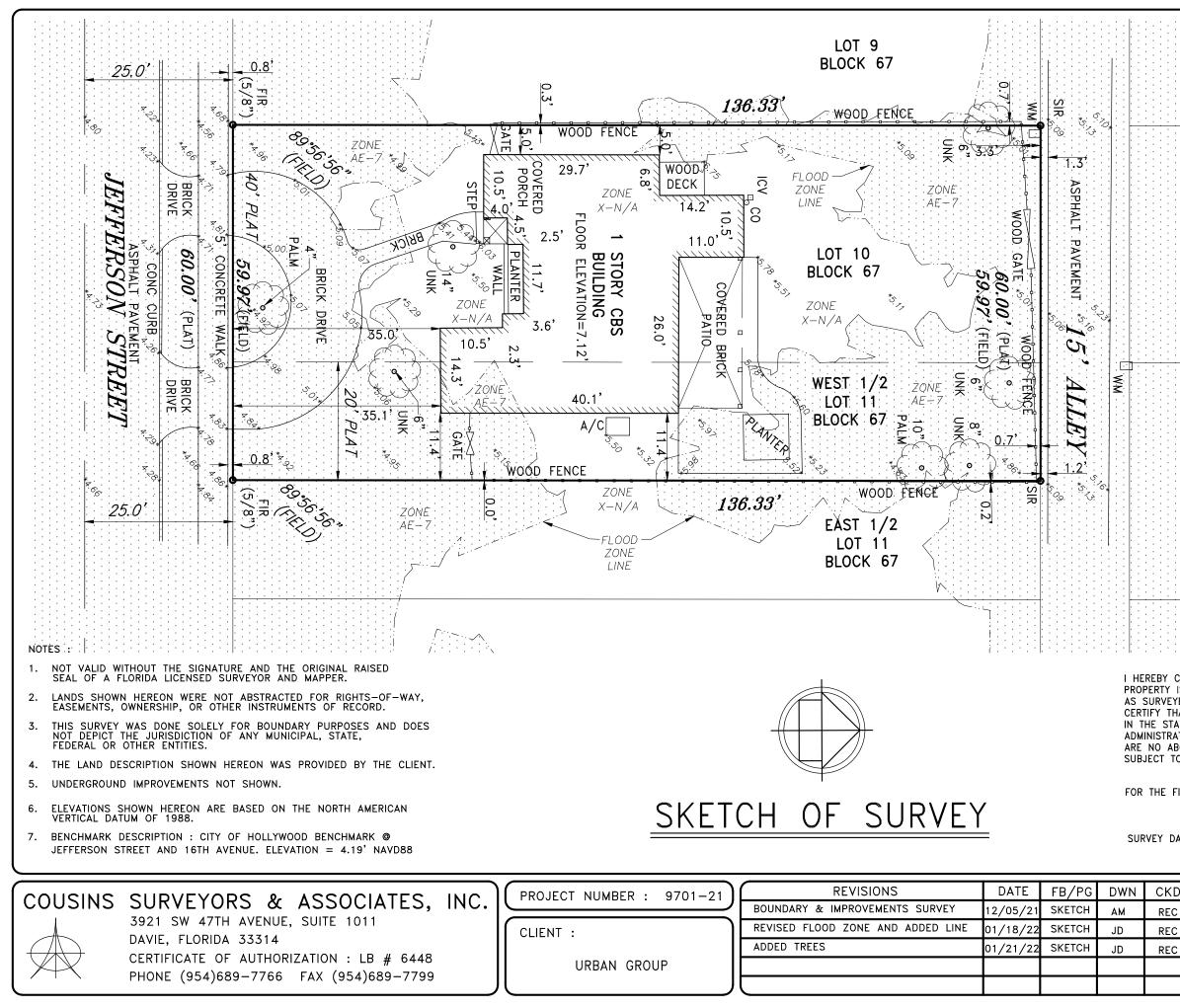
ALL WORK AND MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS OR STANDARDS.



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	REVISION / DATE				
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CKD REC REC	FLOOD ZONE COMMUNITY NUI PANEL NUMBER	INFORMATION	PROPERTY /	RSON STREET
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SCALE: 1"= 16' AE & X 7 & N// SHEET 1 OF 1 08/18/1

ZONE

BASE FLOOD ELEV

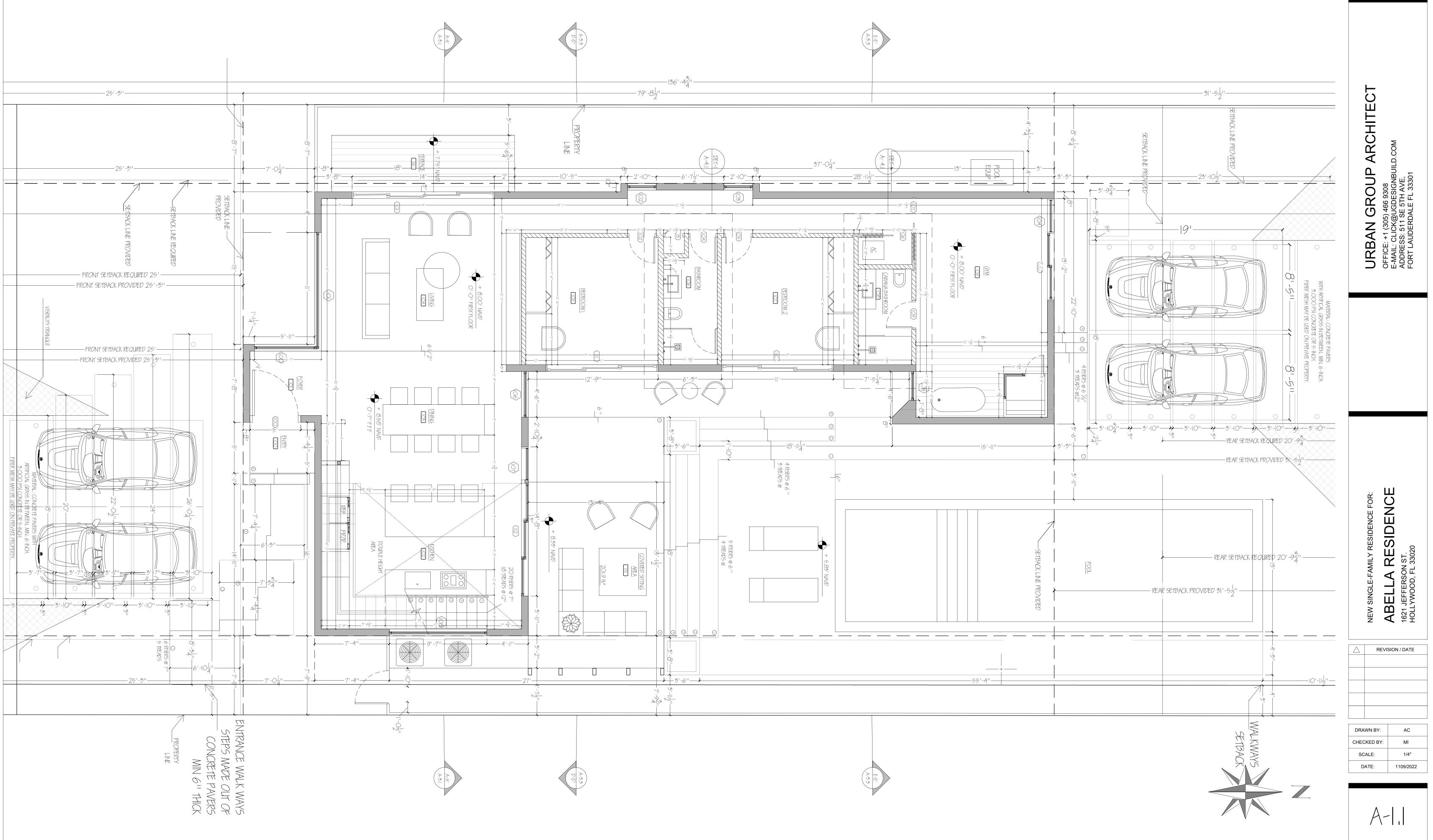
EFFECTIVE DATE



STREET PROFILE

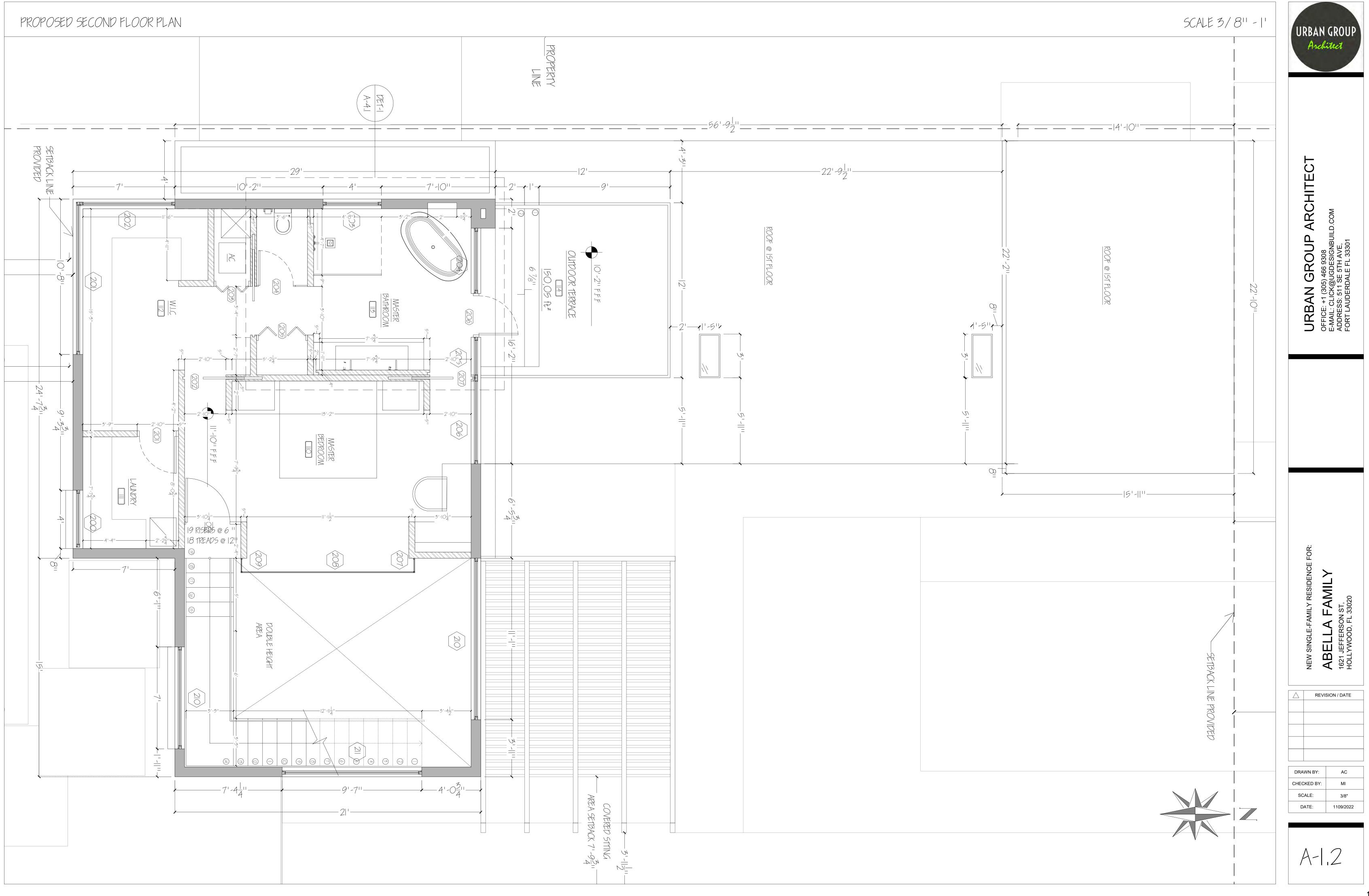
SCALE 3/16''	URBAN GROUP Architect
	DEFICE: +1 (305) 466 9308 OFFICE: +1 (305) 466 9308 DEFICE: +1 (305) 466 9308 TAMIL: CLICK@UGDESIGNBUILD:COM TADRESS: 511 SE 5TH AVE, TOT LAUDERDALE FL 3301
	NEW SINGLE-FAMILY RESIDENCE FOR: ABELLA FAMILY 1621 JEFFERSON ST, HOLLYWOOD, FL 33020
	Image: Section and the section

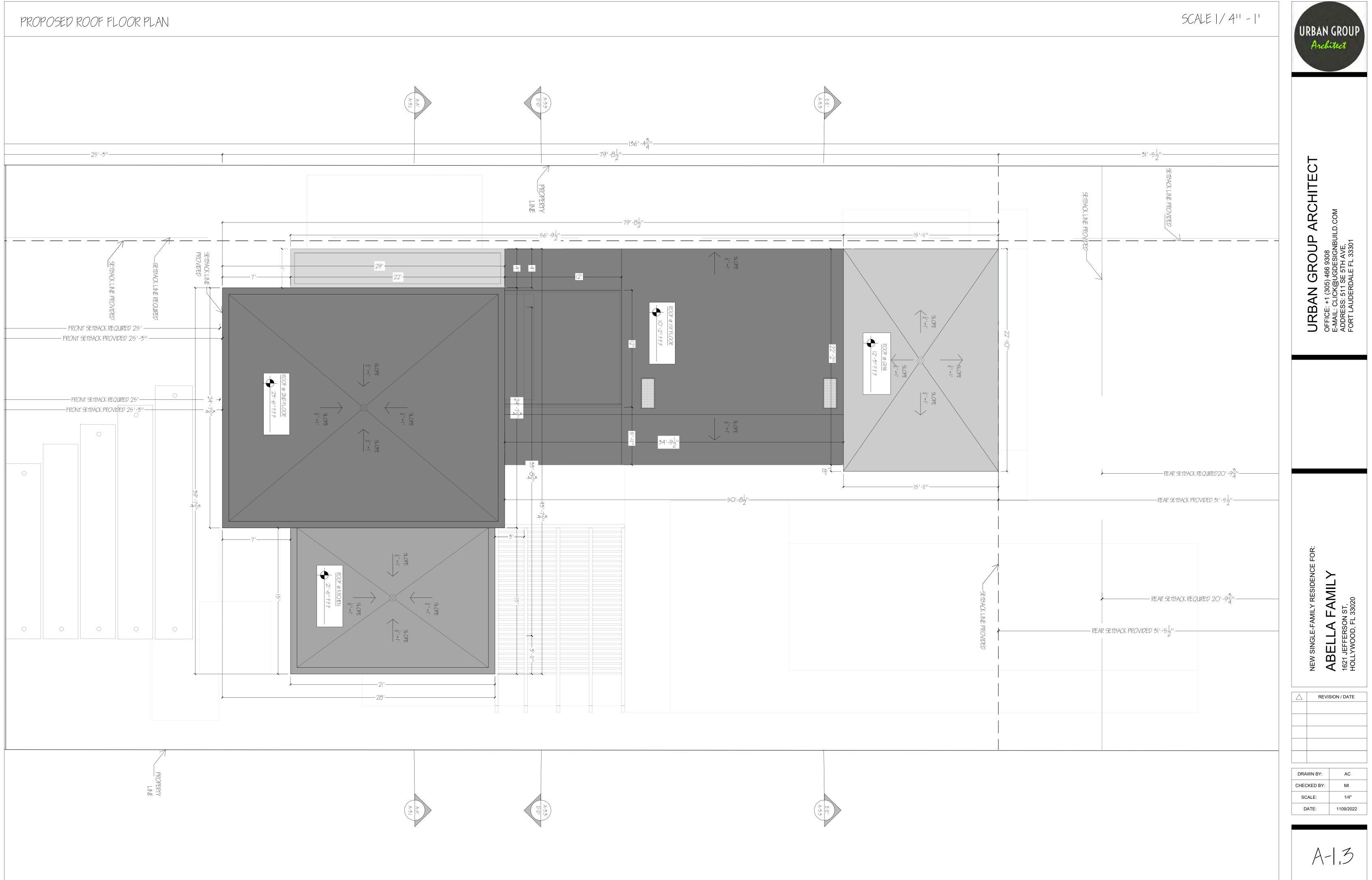
PROPOSED FIRST FLOOR PLAN



URBAN GROUP

Architect







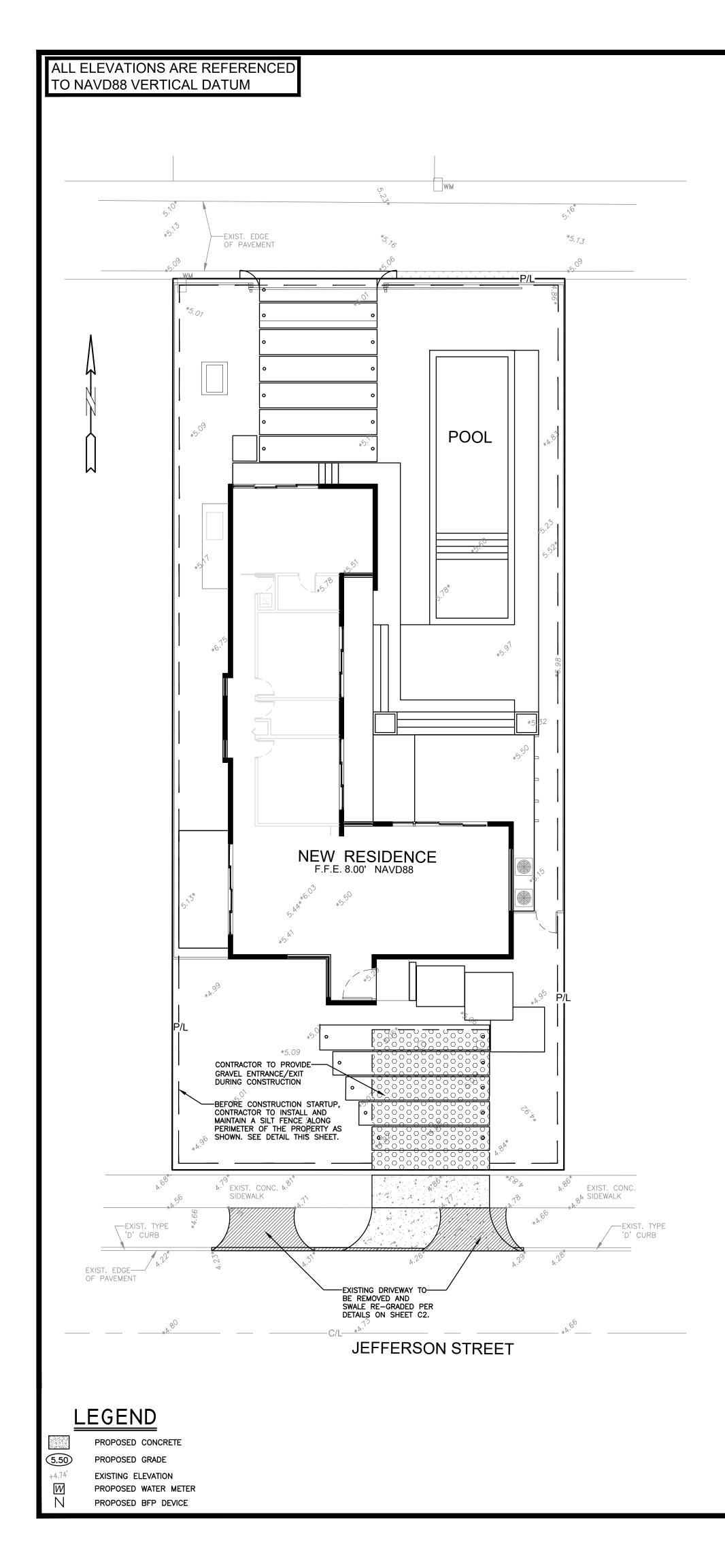
MATE	RIALS LEGEND (#)	URBAN GROU Architect
	WHITE PAINT OVER SMOOTH STUCCO	
		_
2	CONCRETE LOOK PAINT OVER SMOOTH STUCCO	
3	WOOD	
4	WINDOWS WITH BRONZE FRAMES AND CLEAR GLASS	ECT
5	TEAK WOOD FENCE	
6	EXPOSED CONCRETE	ARCHITECT D.COM
7	$\frac{5}{8}$ " WIDE x $\frac{3}{8}$ " DEEP AESTHETIC STUCCO REVEAL EVERY IO" LIGHT GRAY PAINT	SOUP 9308 H AVE, H AVE,
8	BLACK PAINT OVER SMOOTH STUCCO	AN GR 1 (305) 466 LICK@UGD 5: 511 SE 51 DFRDALF
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	TEAK TYPE EXTERIOR PANELING	

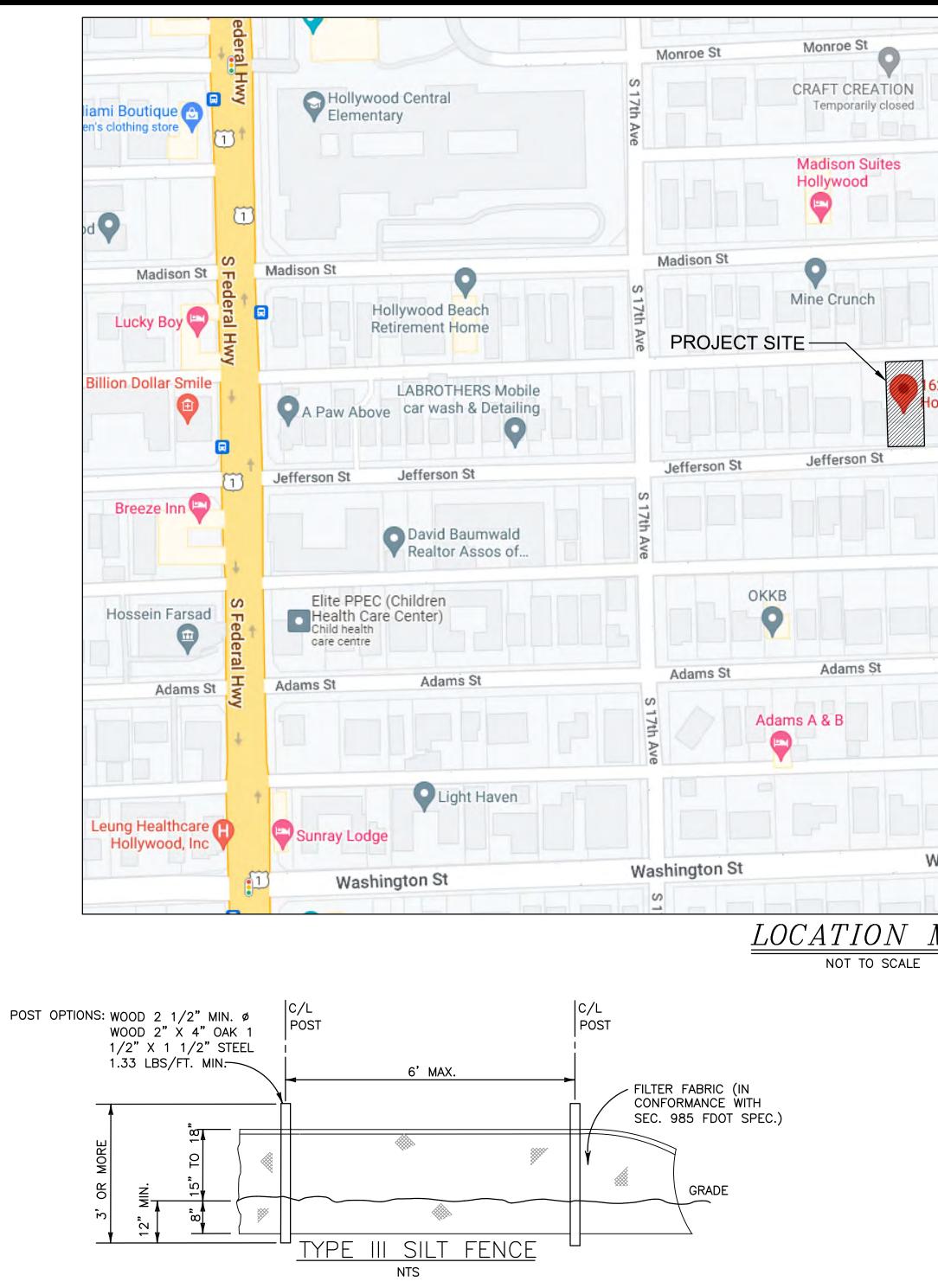
		 NEW SINGLE FAMILY RESIDENCE FOR:
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ABELLA RESIDENCE 1621 JEFFERSON ST. HOLLYWOOD, FL 33020	 	

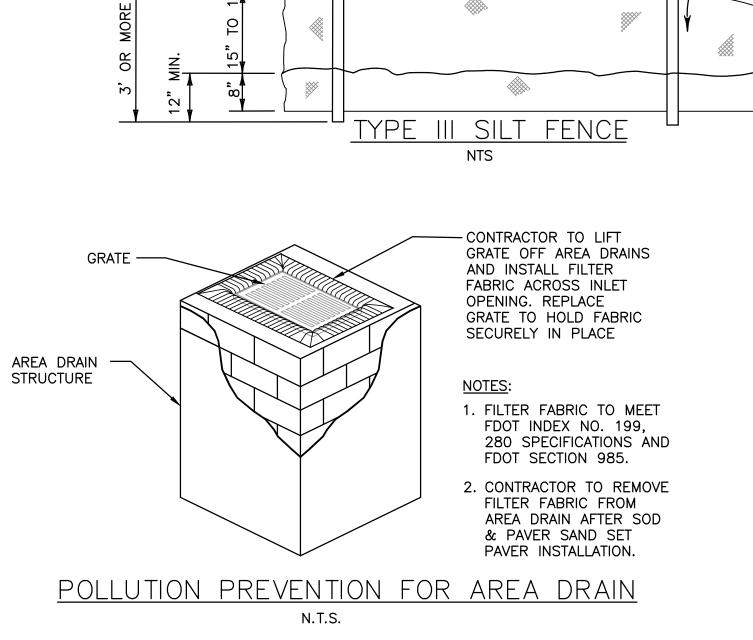
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DATE:	11/09/2022

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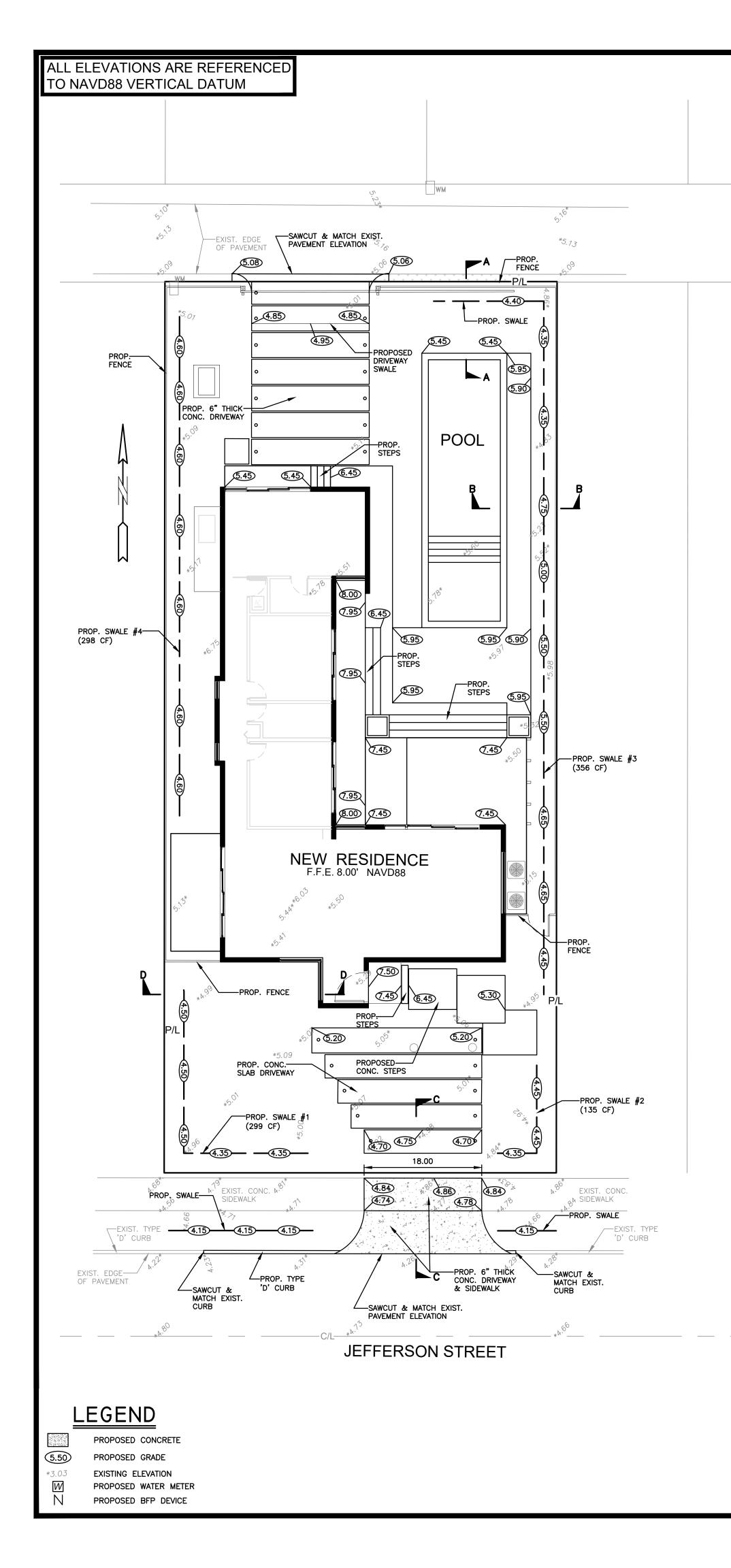
FORD ZE CENS No 76036 1 STATE OF SS ORID 10-31-22

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

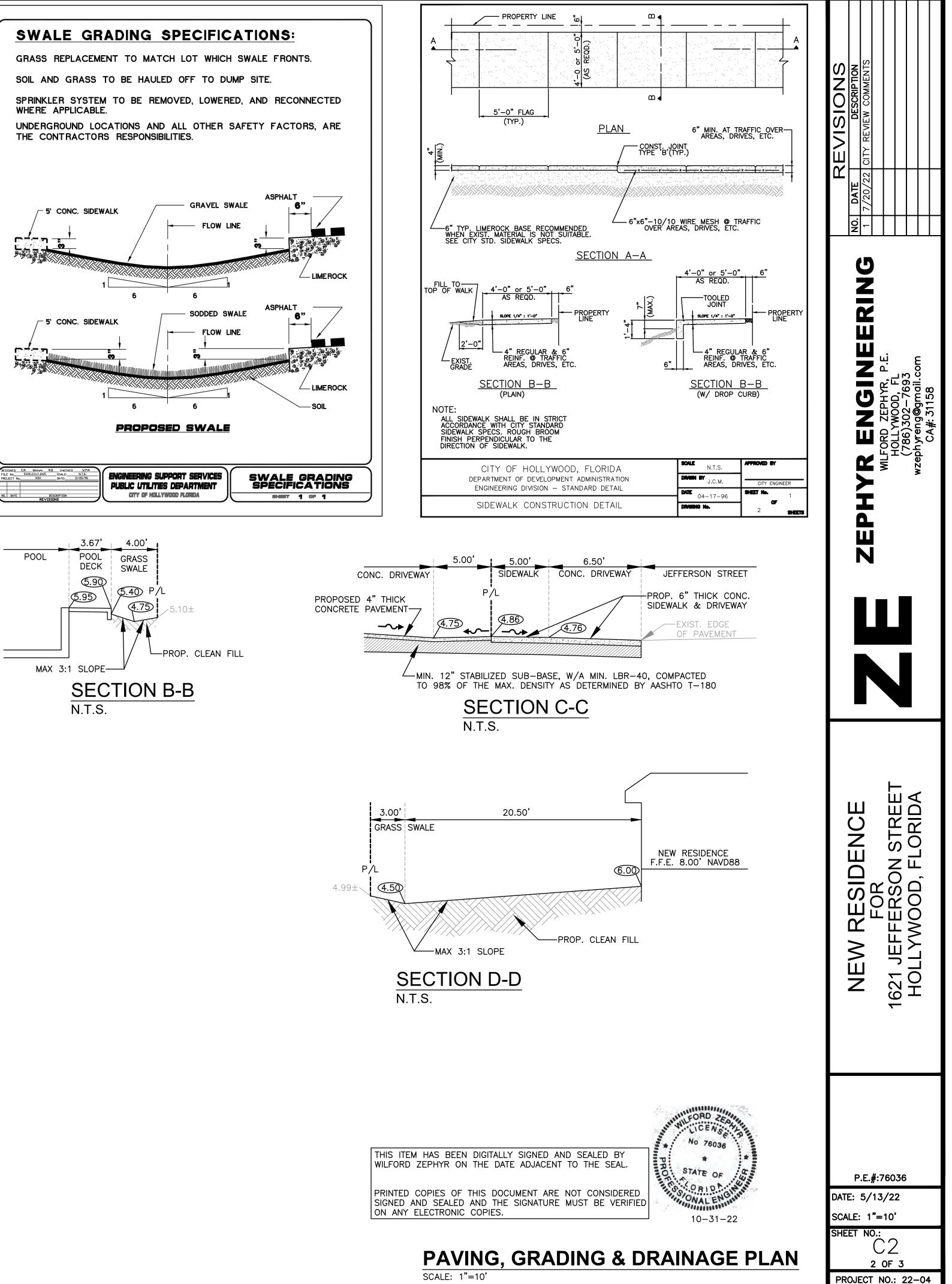
16th Ave	MESDHASA Temporarily closed			SIONS DESCRIPTION EW COMMENTS
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fferson St, od, FL 33020	Jefferson St		Jefferson St	U Z
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	Robbie Millwe	ee - Realtor		ENG RD ZEPHYR, LLYWOOD, FL 36)302-7693 Vreng@amail.
Adams St S 16th Ave	Adams St	S 15th Ave	Adams St	MLFO MLFO HO HO HO
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ngton St	Washington	0	Washir	
<u>P</u>	Gretchin Levine		15th A	
BMP_NOTES: 1. ALL SEDIMENT CONTROTIME OF CONSTRUCTION A EXISTING SURFACE MATER CONSTRUCTED TO PREVEN PROPERTIES. 2. PERIODIC INSPECTION PROVIDED TO ENSURE INT CONTRACTOR SHALL BE OF CONTROL MEASURES SHALL 3. SEDIMENT WILL BE PR ALL STORMWATER INLETS SO THAT SEDIMENT-LADEL FILTERED OR OTHERWISE 4. WHERE CONSTRUCTION SHALL BE MADE TO MININ SURFACE. WHERE SEDIMENT GUTTERS, THE ROAD SHALL BE REMOVED FROM THE CONTROL DISPOSAL AREA. IN THIS MANNER. THIS PF LARGER LAND DISTURBING 5. PERMANENT OR TEMPOR SEVEN (7) DAYS AFTER F STABILIZATION SHALL BE AT FINAL GRADE BUT WILL STABILIZATION SHALL BE ONE YEAR. 6. DURING CONSTRUCTION	DL MEASURES ARE TO BE ADJUST AND BE CONSTRUCTED PRIOR TO IAL ON BALANCE OF SITE. PERIM IT SEDIMENT OR TRASH FROM FL AND MAINTENANCE OF ALL SEDIM TENDED PURPOSE IS ACCOMPLISH CONTINUALLY RESPONSIBLE FOR A LL BE IN WORKING CONDITION AT EVENTED FROM ENTERING ANY ST THAT ARE MADE OPERABLE DURI N WATER CANNOT ENTER THE CO TREATED TO REMOVE SEDIMENT. VEHICLE ACCESS ROUTES INTER: MIZE THE TRANSPORTED ONTO A PUE LL BE CLEANED THOROUGHLY AT ROADS BY SHOVELING OR SWEEP . STREET WASHING SHALL BE ALL ROVISION SHALL APPLY TO INDIVID	ED TO MEET FIELD CONDITI ANY GRADING OR DISTURB ETER SEDIMENT BARRIERS S JOWING OR FLOATING ON TO MENT CONTROL STRUCTURES IED. THE DEVELOPER, OWNE ALL SEDIMENT CONTROLS. S THE END OF EACH WORKI TORM WATER SYSTEM, DITCH NG CONSTRUCTION SHALL E INVEYANCE SYSTEM WITHOUT SECT PAVED PUBLIC ROADS NT BY TRACKING ONTO THE BLIC ROAD SURFACE WITH OT THE END OF EACH DAY. S PING AND TRANSPORTED TO JOWED ONLY AFTER SEDIME DUAL SUBDIVISION LOTS AS BE APPLIED TO DENUDED Y PORTION OF THE SITE. TH TO DENUDED AREAS THAT NGER THAN THIRTY (30) DA BE LEFT UNDISTURBED FO	IONS AT THE ANCE OF SHALL BE D ADJACENT G MUST BE ER AND/OR GEDIMENT ING DAY. H OR CHANNEL. BE PROTECTED T FIRST BEING G, PROVISIONS FAVED CURBS AND GEDIMENT SHALL A SEDIMENT NT IS REMOVED WELL AS TO AREAS WITHIN EMPORARY SOIL MAY NOT BE AYS. PERMANENT OR THAN COVERED OR	NEW RESIDENCE FOR 1621 JEFFERSON STREET HOLLYWOOD, FLORIDA

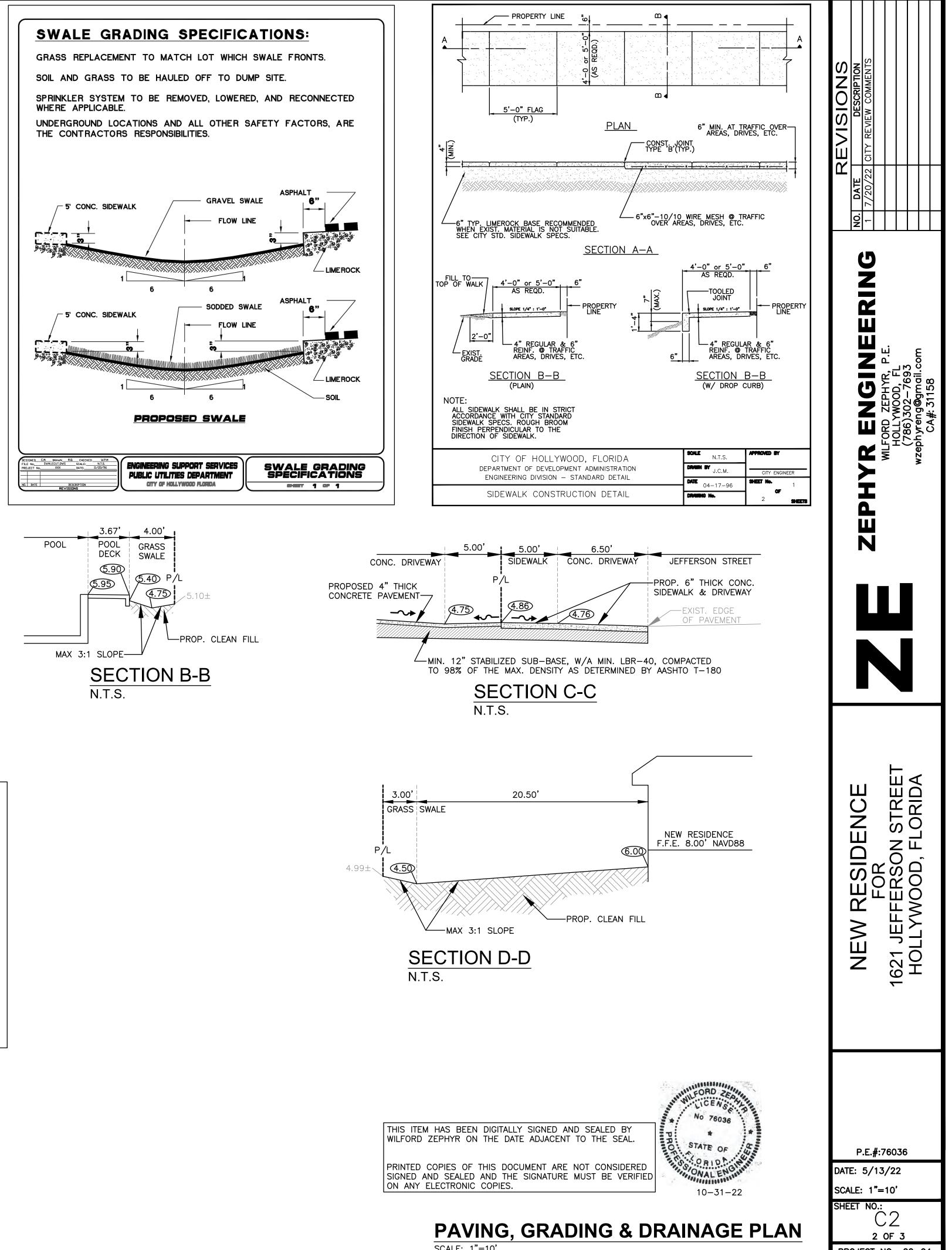


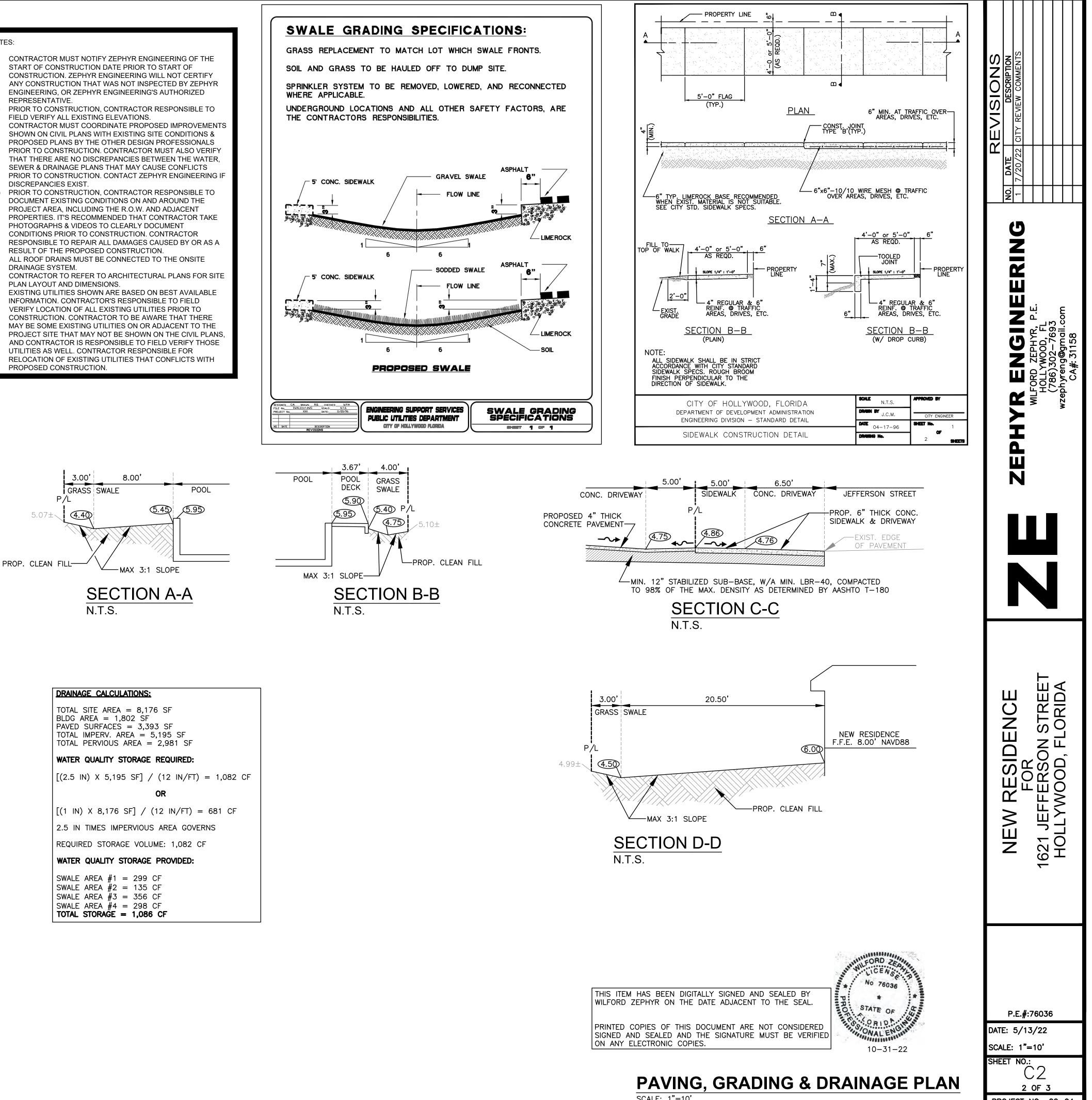
NOTES:

- START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED
- SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS
- PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
- DRAINAGE SYSTEM.
- EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.

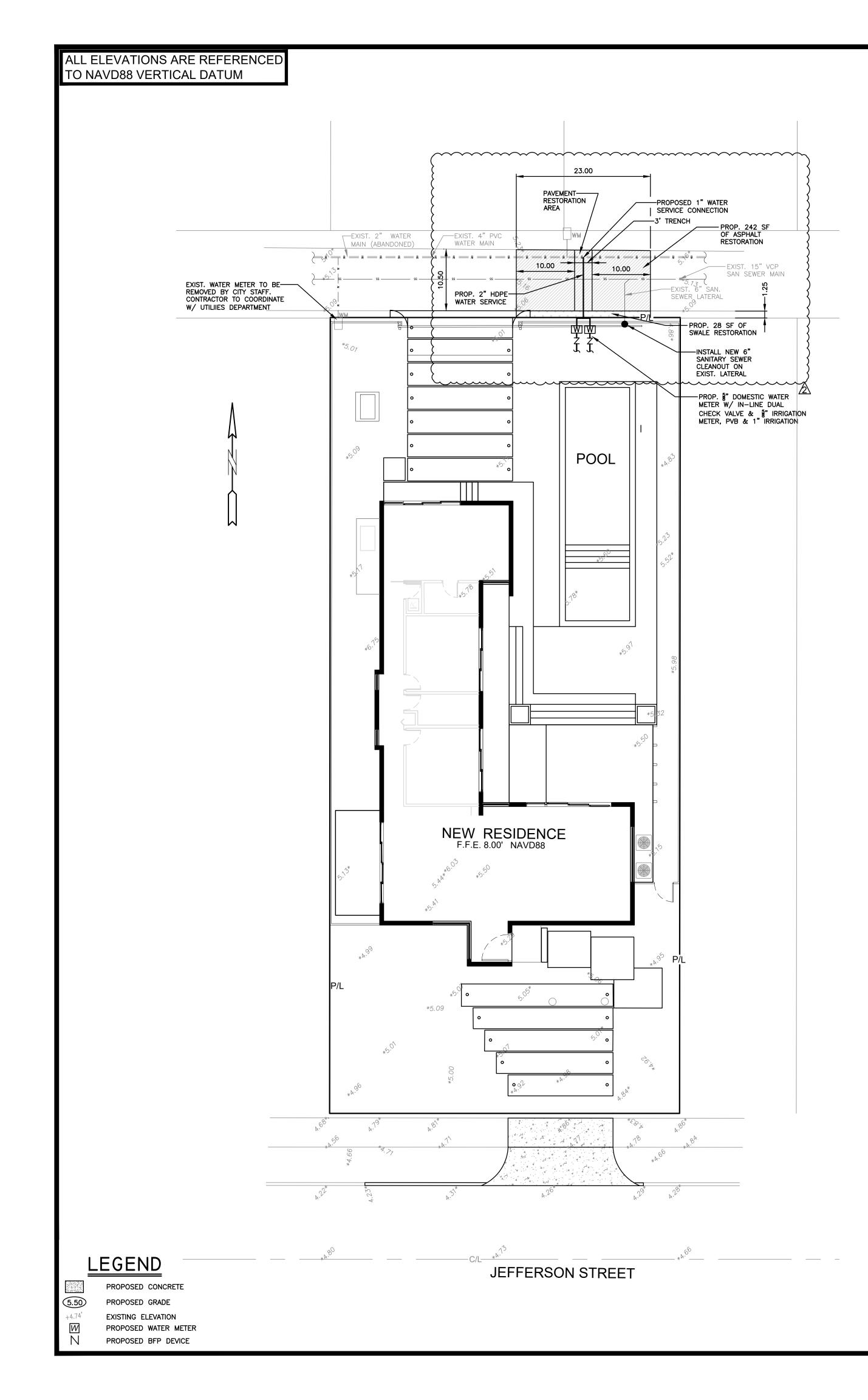
WHERE APPLICABLE.

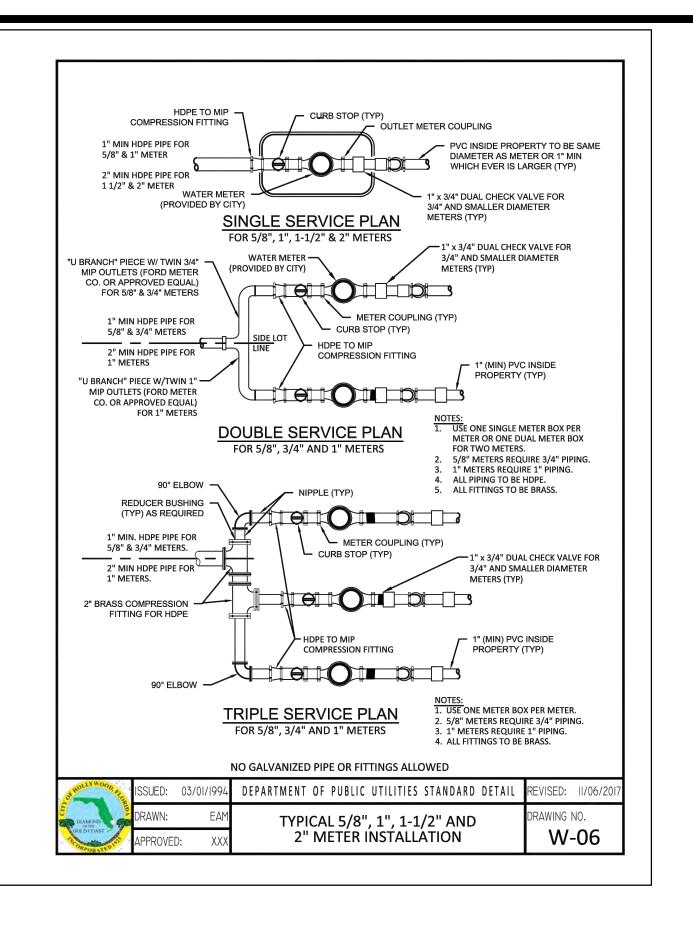


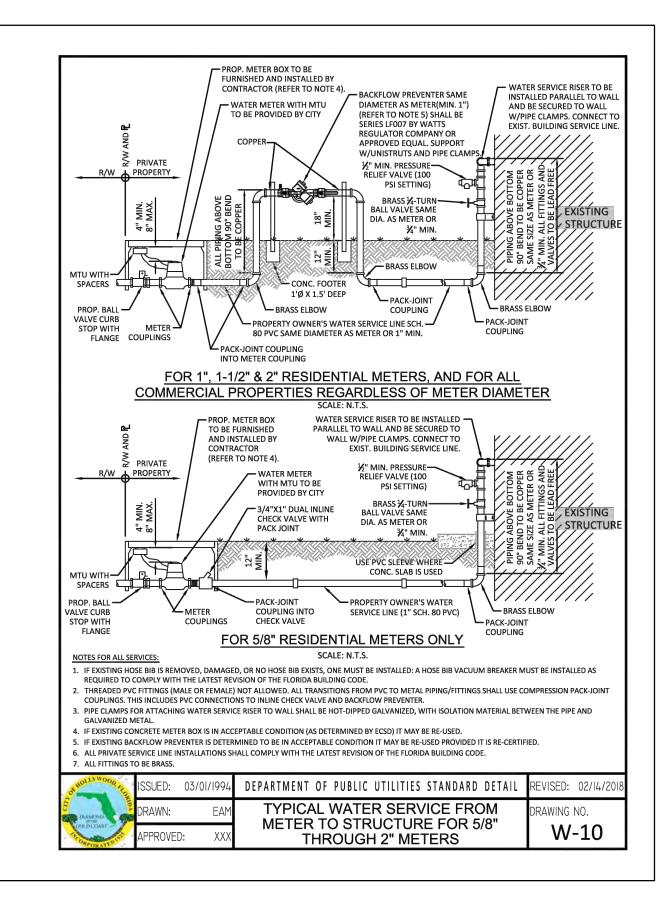


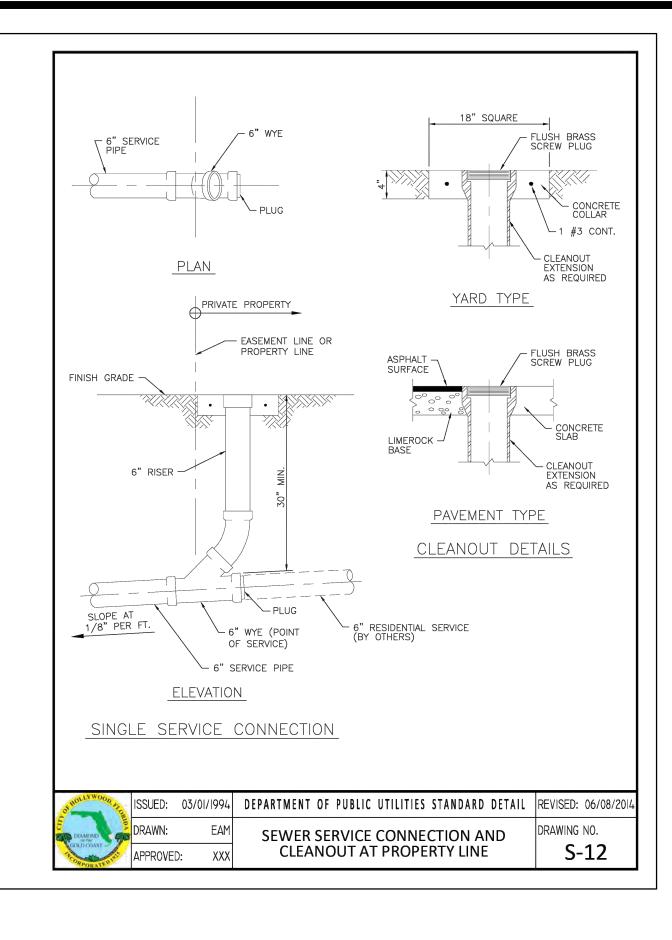


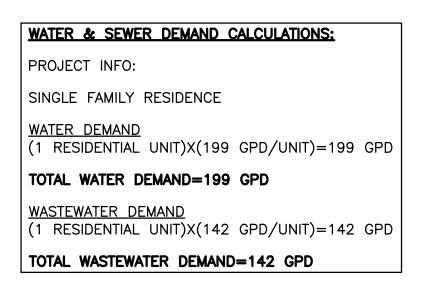
DRAINAGE CALCULATIONS:
TOTAL SITE AREA = 8,176 SF BLDG AREA = 1,802 SF PAVED SURFACES = 3,393 SF TOTAL IMPERV. AREA = 5,195 SF TOTAL PERVIOUS AREA = 2,981 SF
WATER QUALITY STORAGE REQUIRED:
[(2.5 IN) X 5,195 SF] / (12 IN/FT) = 1,082 CF
OR
[(1 IN) X 8,176 SF] / (12 IN/FT) = 681 CF
2.5 IN TIMES IMPERVIOUS AREA GOVERNS
REQUIRED STORAGE VOLUME: 1,082 CF
WATER QUALITY STORAGE PROVIDED:
SWALE AREA $\#1 = 299$ CF SWALE AREA $\#2 = 135$ CF SWALE AREA $\#3 = 356$ CF SWALE AREA $\#4 = 298$ CF TOTAL STORAGE = 1,086 CF



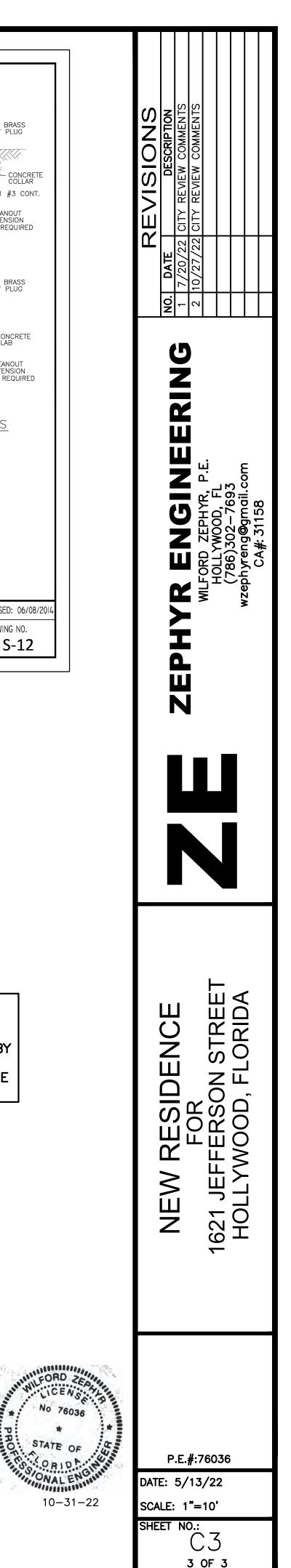








NOTE: THERE WILL BE NO UTILITY WORK IN THE RIGHT-OF-WAY DONE BY THE PROJECT'S CONTRACTOR. THE SITE WILL BE SERVED BY AN EXISTING SANITARY SEWER LATERAL & WATER SERVICE CONNECTION WILL BE MADE BY CITY STAFF.



ORD CENS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WATER PLAN & DETAILS

SCALE: 1"=10'

114

PROJECT NO.: 22-04

Single Family Districts (RS)	Required
Perimeter Landscape	
One 12' street tree per 50 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	2 Trees (59 LF)
Open Space	
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. One tree per 1,250 sq. ft. (including any fraction) of front yard area.	1 Trees (1,200 SF)
Mitigation Trees	
28" of Tree Mitigation Required; see sheet LA-2 for details.	14 Trees (2"DBH)
Total	17 Trees
Minimum Tree Sizes	
Shade trees:2" DBH/ 12' height.	
Palm trees: 8' of GW or CT.	
Native Requirements	8 Trees
A minimum of 60% of required trees and 50% of required shrubs must be native species.	(60% of 17 =

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. - All site drainage by others.
- City assumes liability and maintenance of trees placed outside of property line.
- Landscape adjacent to vehicular traffic to be maintained to preserve site line visibility.

-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.

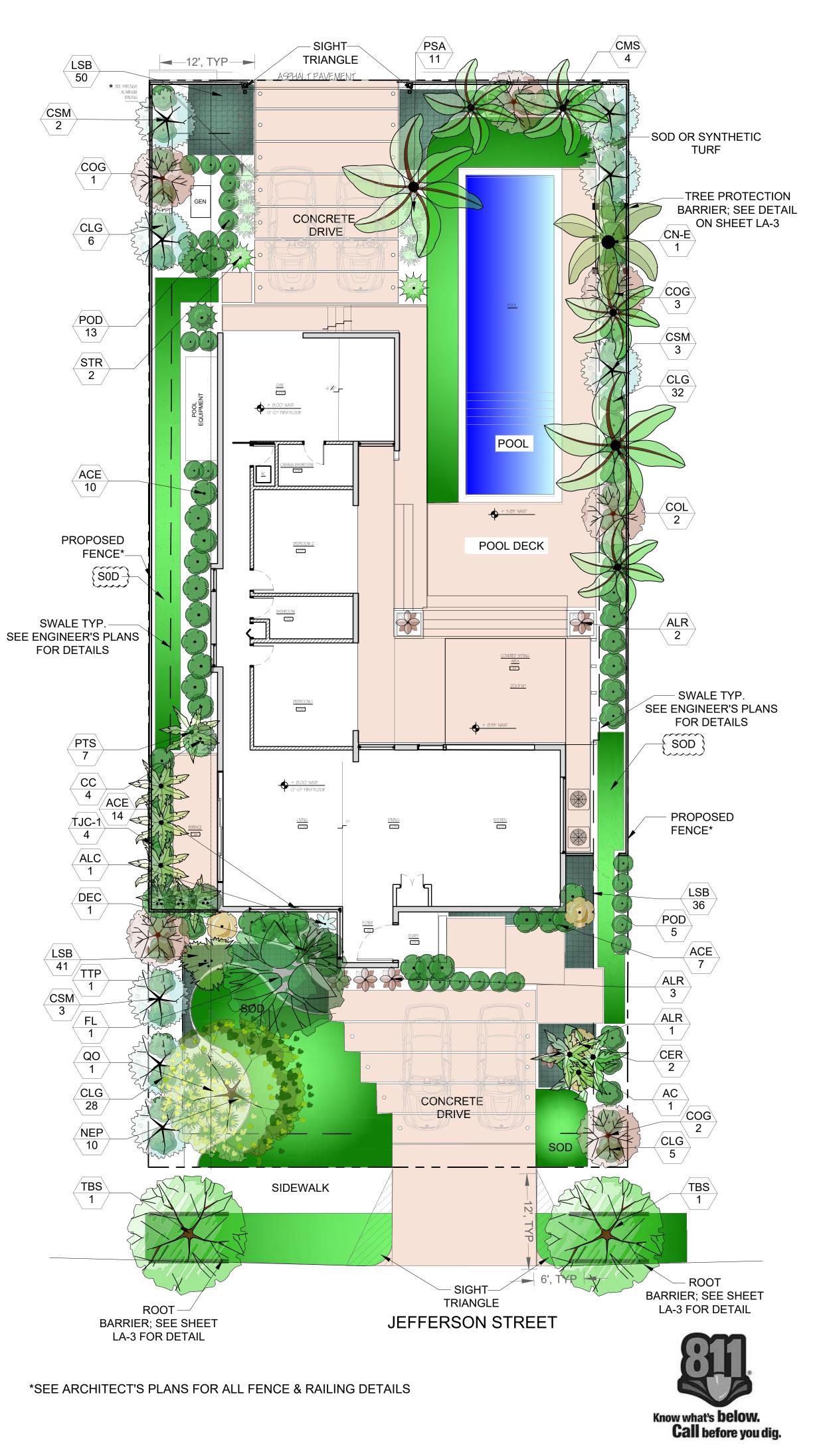
-Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South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

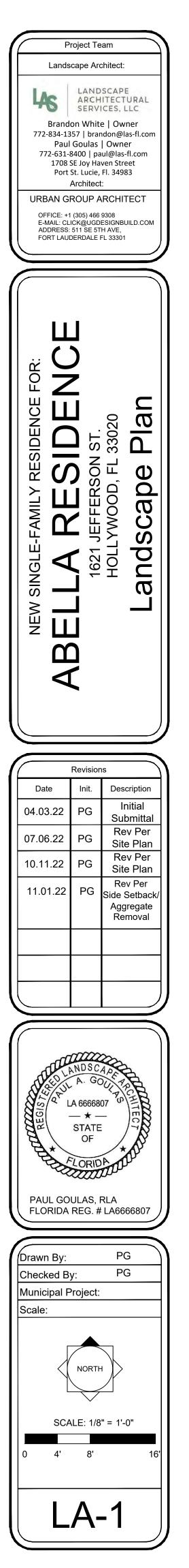
PLANT SCHEDULE 1621 JEFEERSON STREET

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
* FL	1	Filicium decipiens	Japanese Fern Tree	FG	12` HT	8`W	STD	Non-native	2.5" Caliper, 2" DBH
QO	1	Quercus virginiana	Southern Live Oak	45G	12` HT	6` SPR	SP, 6` CT	Native	2.5" Caliper, 2" DBH
TBS	2	Tabebuia impetiginosa `lpe`	Purple Trumpet Tree	45G	12` HT	6` SPR	SP, 6` CT	Non-native	2.5" Caliper, 2" DBH
EXISTING TREES TO REMAIN	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
CN-E	1	Cocos nucifera	Coconut Palm	Existing to Remain				Non-native	
MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	<u>WIDTH</u>	NOTES	NATIVE	CALIPER
CSM	8	Conocarpus erectus `Sericeus`	Silver Buttonwood	45G	12` HT	6`W	6`CT, STD, SP	Native	2.5" Caliper, 2" DBH
COG	6	Cordia sebestena	Orange Geiger Tree	45G	12` HT	5`W	6`CT, STD, SP	Native	2.5" Caliper, 2" DBH
* PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	<u>WIDTH</u>	NOTES	NATIVE	CALIPER
AC	1	Archontophoenix cunninghamiana	King Palm	FG	12` CT, 16` OA		TRP, FH, SP	Non-native	
PTS	7	Carpentaria acuminata	Carpentaria Palm	FG	8`CT		SGL, SP	Non-native	
CC	4	Chamaedorea cataractarum	Cat Palm	15G	4`OA	3` W	F, SP	Non-native	
COL	2	Cocos nucifera `Green Malayan`	Coconut Palm	FG	10` GW, 18` OA		Full Hd	Non-native	
CMS	4	Cocos nucifera `Green Malayan`	Coconut Palm	FG	6`GW, 12` OA		Full Hd	Non-native	
TTP	1	Thrinax radiata	Triple Florida Thatch Palm	15G	6-7` OA		TRP, FH, SP	Native	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME		HEIGHT	WIDTH	NOTES	NATIVE	
ALR	6	Alcantarea imperialis `Rubra`	Rubra Imperial Bromeliad	7G	3` HT	2` W	F	Non-native	
ALC	1	Alcantarea odorata	Giant Silver Bromeliad	7G	30" HT	24"W	F	Non-native	
ACE	34	Alocasia odora 'California'	California Elephant Ear	7G	30" HT	24"W	F	Non-native	
CLG	52	Clusia guttifera	Small-Leaf Clusia	7G	4` HT	3`W	FTB	Non-native	
CER	4	Codiaeum variegatum `Eleanor Roosevelt`	Eleanor Roosevelt Croton	7G	4` OA		F	Non-native	
DEC	1	Dioon edule	Mexican Cycad	15G	3` HT	3`W	F	Non-native	
DD	1	Dracaena arborea	Dracaena	15G	6`HT	3`W	SP	Non-native	
NEP	10	Nephrolepis biserrata	Macho Fern	3G	24" HT	24"W	F	Non-native	
PSA	15	Pennisetum setaceum	White Fountain Grass	3G	24" HT	18"W	F	Non-native	
POD	24	Podocarpus macrophyllus	Podocarpus	7G	4` HT	24"W	F	Non-native	
STR	2	Strelitzia reginae	Orange Bird of Paradise	7G	3` HT	3`W	F	Non-native	
VINE/ESPALIER	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
TJC-1	4	Trachelospermum jasminoides `Confederate`	Confederate Jasmine	3G	30" HT	18"W	Trl, Full	Non-native	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
LSB	133	Liriope muscari `Super Blue`	Super Blue Liriope	1G	12"HT	12"W	F	Florida Friendly	
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
SOD	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod	sod	—		Free of Weeds and Pests	Non-native	

*Not Included in provided landscape data, and may be installed at owner's discretion.







Existing Trees to be Removed:

- 1. *Tabebuia impetignosa*, Purple Trumpet, 25' Canopy Spread, 14" DBH
- 2. Citrus spp, Citrus Species, 10' Canopy Spread, 6" DBH
- 4. Citrus spp, Citrus Species, 10' Canopy Spread, 8" DBH

Existing Trees to Remain:

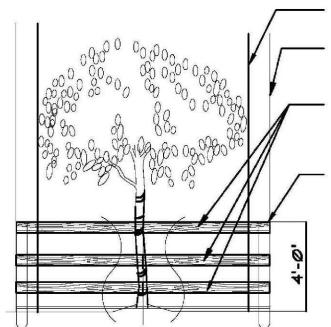
3.Cocos nucifera, Coconut Palm 20' Canopy Spread, 10" DBH

Landscape Tree Mitigation Data:

Landobapo mos muganon Datar			
Trees Removed	Replacer		
Tabebuia impetignosa, Purple Trumpet,	14" Mitigatio		
25' Canopy Spread, 14" DBH	(See Mitigation Trees		
Citrus spp, Citrus Species,	6" Mitigatior		
10' Canopy Spread, 6" DBH	(See Mitigation Trees		
Citrus spp, Citrus Species,	8" Mitigatior		
10' Canopy Spread, 8" DBH	(See Mitigation Trees		

Mitigation Tree Requirements:

28" Total; All replacement trees minimum of twelve (12) feet in height when planted on private property and twelve (12) feet when planted on swales and commercial properties.



BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES. DRIP LINE

FENCE TO EXTEND TO THE EDGE OF THE DRIPLINE

OR MORE WHERE POSSIBLE.

THREE ROWS OF SPLIT RAIL FENCING (2" × 4") TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN.

WOODEN STAKES (2' \times 4" \times 5' Min.) on 5' CENTERS - TO SUPPORT SPLIT RAIL FENCING.

CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN- AT THE START OF THE PROJECT-FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.

CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

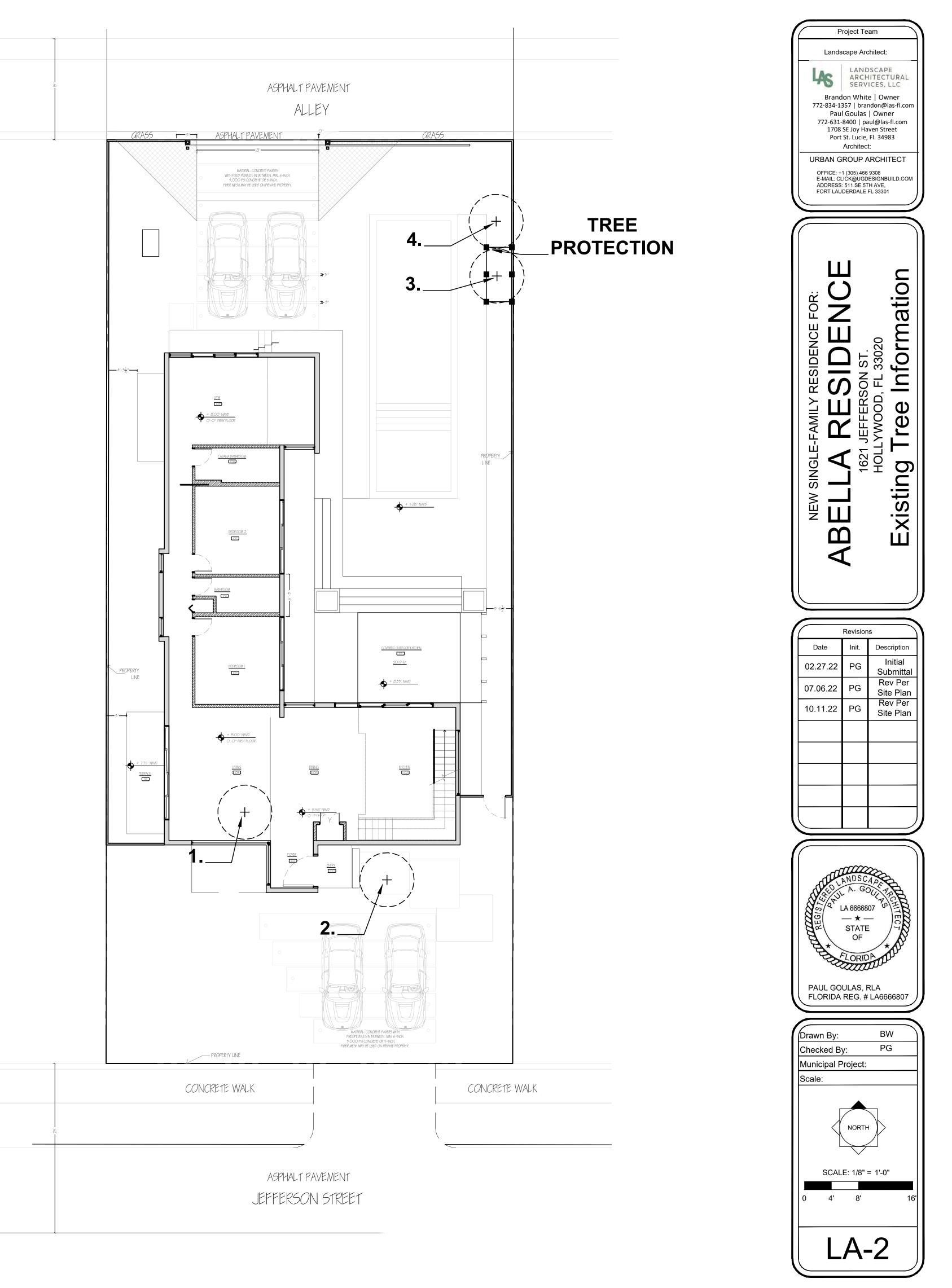
TREE PROTECTION DETAIL NOT TO SCALE

ement Provided

tion Planted On-site es, Plant Schedule Sheet 1)

on Planted On-site es, Plant Schedule Sheet 1)

on Planted On-site es, Plant Schedule Sheet 1)



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 encountered in the execution or maintenance of any portion of the work 1.04 ERRORS AND OMISSIONS: 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 B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are 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. 1.05 EXECUTION OF THE WORK A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner. B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced. C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor. 1.06 PROTECTION OF PUBLIC AND PROPERTY: A. The Landscape Contractor shall protect all materials and work against injury from any cause and 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 or negligence in the execution of the work, i.e. damage to underground pipes or cables. 1.07 CHANGES AND EXTRAS: A. The Contractor shall not start work on any changes or "extras" in the project until a written 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 not be compensated for by the Owner at his discretion. 1.08 GUARANTEE: 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 acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the 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. B. 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 first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive. 1.09 CARE AND MAINTENANCE The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect. B. The Owner agrees to execute the instructions for such care and maintenance. 1.10 SAFETY: A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work. B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) . 1.11 CONTRACTOR QUALIFICATION: A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data: 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. Permanent name and address of place of business. The number of regular employees of the organization and length of time the organization has been in business under the present name. 1.12 INSURANCE AND BONDING 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 aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site. B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract. 1.13 PERMITS AND CERTIFICATES: A. All contractors shall secure and pay for all permits and certificates required for his/her class of work PART 2: MATERIALS 2.01 PLANT MATERIALS: A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern. B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape 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 no additional cost to the Owner, to meet the intent of the drawings. 2. 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 position. Any necessary pruning shall be done at the time of planting. 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 Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable. F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the

Landscape Architect at no additional cost to owner.

by Landscape Architect and/or owner C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications. D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner. 2.05 PROTECTION DURING PLANTING: 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 attached to the tree with nails. 2.06 PLANTING SOIL 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 be detrimental to good growth. 2.07 FERTILIZER: 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 shall be rejected. Thoroughly mixed 3 lbs. of commercial fertilizer

shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:

Landscape Architect or Owner's agent

2.02 INSPECTION

damage to plants.

2.04 STORAGE:

- 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 B. accordance with the following rates:
 - 1 gallon container 1 tablet 3 gallon container 2 tablets 5 gallon container 3 tablets

7 dallon 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 larger shrub material The Landscape Architect reserves the right to inspect and review the application of fertilizer.

- 2.08 MULCH:
- to prevent wind displacement. Cypress &/or Red mulch is prohibited. B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered.
- or as required by local jusidiction PART 3: EXECUTION 3.01 DIGGING:
- A. 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 such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
- 3.02 GRADING: Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
- 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.
- 3.03 PLANTING:
- 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 and requirements.
- 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. 3 Gallon material (3 gal.): 20" x 20" x 18" 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 from hole before filling in.
- J. All flagging ribbon shall be removed from trees and shrubs before planting.
- K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner
- 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.
- 3.04 PRUNING A. 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 plant's natural character.
- B. 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.
- C. Trees shall not be poled or topped
- Remove all trimmings from site.

EXISTING SOIL

BARRIER 1" ABOVE FINISHED GRADE 2" -11-FINISHED GRADE BELOW ADJACEN HARDSCAPE PAVEMENT TOPSOIL

(SEE SPEC.) SPECIAL APPLICATIONS ROOT BARRIER DETAIL

1- ROOT BARRIER SHALL BE "DEEPROOT" 36" DEPTH OR APPROVED EQUAL. 2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

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

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. 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

to each cubic yard of planting soil.

A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application

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

interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear

A. Planting shall take place during favorable weather conditions.

TOP OF ROOT

- 36" MIN DEPTH

ROOT BARRIER

- 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 ulled 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:

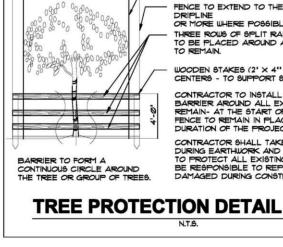
- A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.
- 3.10 MAINTENANCE: A. Maintenance shall begin immediately after each plant is installed 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
- 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.
- 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

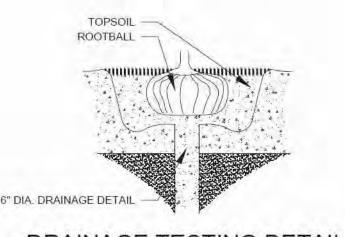
PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

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.



TREE PROTECTION DETAIL



DRAINAGE TESTING DETAIL NOT TO SCALE

36" MIN DEPTH "DFFPROOT" ROOT BARRIER (SEE SPEC. TAMP SOIL ADJACENT TO ROOT BARRIERS TO STABILIZE SO THAT RRIGATION FLOW DIRECTLY THROUGH THE ROOT BALL.

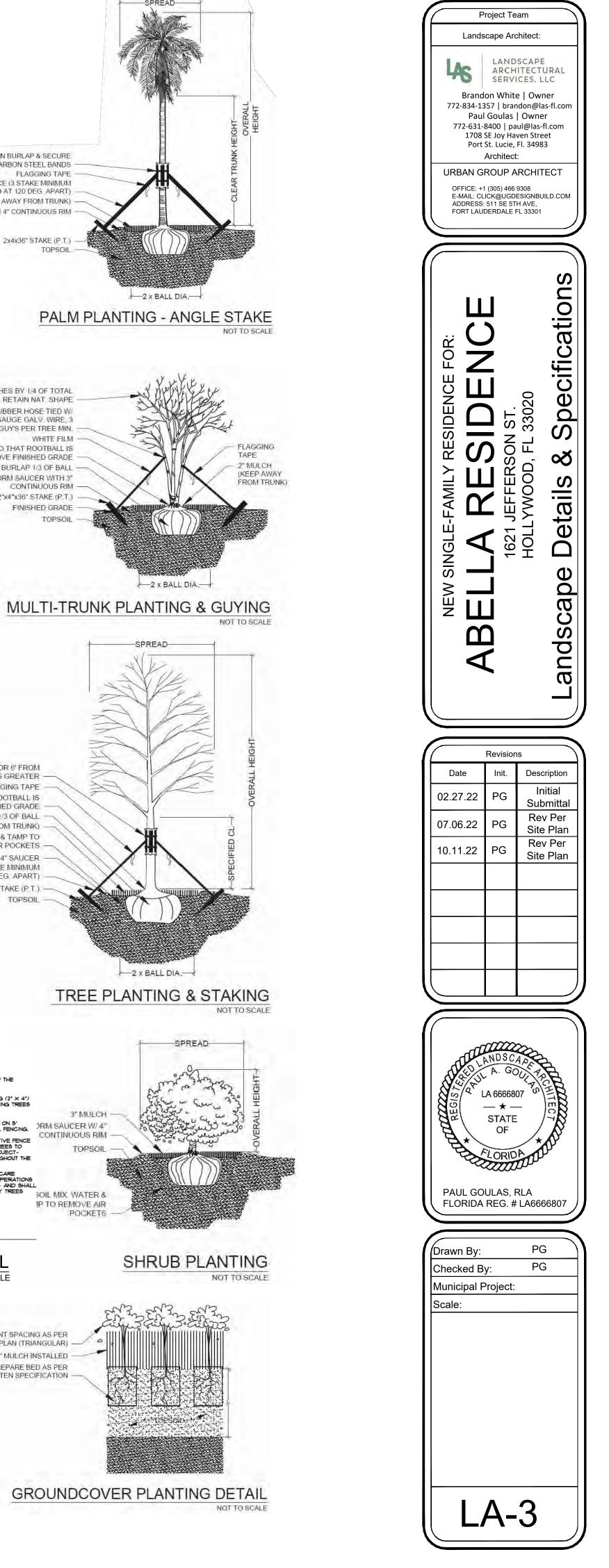
-HARDSCAPE

SECURE BATTENS W/ (2) 3/4" HIGH CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROJECT. DO NOT NAIL (5) LAYERS OF BURLAP BATTENS TO TRUNK. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE TREE FOR ADEQUATE BRACING. STEEL BANDS

(5) 2x4x16" WOOD BATTENS

BRACING DETAIL NOT TO SCALE

DRIP LINE



WRAP TRUNK IN BURLAP & SECURE

2" MULCH (KEEP AWAY FROM TRUNK) -

THIN BRANCHES BY 1/4 OF TOTAL

1/2" DIA. BLACK RUBBER HOSE TIED W/

DOUBLE STRAND 12 GAUGE GALV. WIRE, 3

MASS, RETAIN NAT, SHAPE

PLANT SO THAT ROOTBALL IS

3" ABOVE FINISHED GRADE

FORM SAUCER WITH 3"

2"x4"x36" STAKE (P.T.)

CONTINUOUS RIM

FINISHED GRADE

TOPSOIL

REMOVE BURLAP 1/3 OF BALL

GUYS PER TREE MIN

WHITE FILM

FORM SAUCER WITH 4" CONTINUOUS RIM

2"x4" BRACE (3 STAKE MINIMUM

SPACED AT 120 DEG. APART)

FLAGGING TAPE

2x4x36" STAKE (P.T.)

TOPSOIL

BATTENS W/ 3/4" HIGH CARBON STEEL BANDS

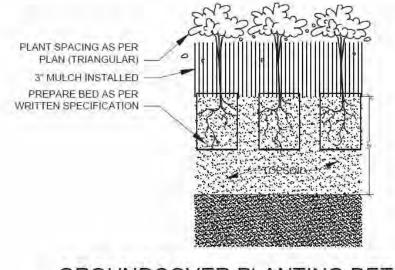
BRACE HT = 1/3 OF TREE HT OR 6' FROM GRADE WHICHEVER IS GREATER -FLAGGING TAPE PLANT SO THAT ROOTBALL IS 3" ABOVE FINISHED GRADE REMOVE BURLAP 1/3 OF BALL 2" MULCH (KEEP AWAY FROM TRUNK) TOPSOIL WATER & TAMP TO REMOVE AIR POCKETS 4" SAUCER 2"x4" BRACE (3 STAKE MINIMUM SPACED AT 120 DEG. APART) 2"x4"x36" STAKE (P.T.) -TOPSOIL

FENCE TO EXTEND TO THE EDGE OF THE OR MORE WHERE POSSIBLE.

THREE ROUS OF SPLIT RAIL FENCING $(2^{*} \times 4^{*})$ to be placed around all existing trees 3" MULCH WOODEN STAKES (2' × 4" × 5' MIN.) ON 5' CENTERS - TO SUPPORT SPLIT RAIL FENCING. DRM SAUCER W/ 4" CONTINUOUS RIM CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN- AT THE START OF THE PROJECT-FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT. TOPSOIL ONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERA DURING EAR HUGHE AND BILLIT OF LINENS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

SOIL MIX. WATER & IP TO REMOVE AIR POCKETS

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

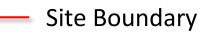
ATTACHMENTB

Aerial Photograph

1621 Jefferson St Hollywood, Florida 33139

Site Location Map







Site Location





City of Hollywood

Staff Summary

Hollywood City Hall 2600 Hollywood Blvd Hollywood, FL 33020 http://www.hollywoodfl.org

File Number: 2. 2023_0124

Agenda Date:	1/24/2023	Agenda Number:
То:	Historic Preservation Board	
Title:		thlake Drive of Appropriateness for Demolition and home in the Lakes Area Historic Multiple

CITY OF HOLLYWOOD, FLORIDA DEPARTMENT OF DEVELOPMENT SERVICES DIVISION OF PLANNING AND URBAN DESIGN

DATE: January 09, 2023

FILE: 22-CM-43

- TO: Historic Preservation Board
- VIA: Andria Wingett, Assistant Director
- **FROM:** Mawusi Watson, Planning Administrator
- **SUBJECT:** Emile Mimran requests a Certificate of Appropriateness for Demolition and a Certificate of Appropriateness for Design to build a new single-family home located at 1108 South Northlake Drive, within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Demolition and Design for a single-family home located at 1108 South Northlake Drive, within the Lakes Area Historic Resource Listing District.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Demolition: To be determined by the Historic Preservation Board.

Certificate of Appropriateness for Design: Approval, if Certificate of Appropriateness for Demolition is granted.

BACKGROUND

The subject property is located at 1108 South Northlake Drive and contains an existing one-story home, approximately 4,011 square feet in floor area, that was constructed in 1967 (based on the Broward County Property Appraiser records). The lot is surrounded by the intracoastal to the north (Northlake) and single family residences to the east, west and south. The main and only entrance to this lot is fronting South Northlake Drive.

The proposed new house aims to introduce a more functional layout by increasing the livable space while maintaining a streamlined design focused on transitions between indoor and outdoor spaces.

REQUEST

The Applicant requests a Certificate of Appropriateness for Demolition of the existing one-story singlefamily home and a Certificate of Appropriateness for Design for an approximately 11,500 square feet new single-family home. The feasibility study provided by the Applicant states that the original existing house is currently below the top of the seawall and also below flood elevation. Per the Applicant's report, an additional wing appears to have been constructed at a higher level to comply with the flood elevation requirements at that time.

Additionally, the observation report submitted by Arbab Engineering, Inc., dated June 27, 2022 made the following findings with respect to the existing residence:

- Windows and doors are deteriorated and cannot be verified for wind resistance capacity;
- Major structural concrete restoration is required to repair damaged columns;
- Wood roof members are sagging along the ridge;
- Electrical wirings are loose and causing an unsafe condition;
- Wood frames are in poor condition in several locations.

The Applicant states: "Renovation of the existing house will require us to demo the roof and exterior walls so that we can build a new foundation and to align the floor level with the sea wall and flood elevation requirements".

The proposed residence sits on a 140' wide lot, generally within the middle of the subject property, and complies with all required setbacks. The new home has a contemporary style. It will be a two-story home with common areas on the first level, including kitchen, dining and living room areas, as well as a games room and guest bedroom / bathroom. The ground floor living space connects to an outdoor patio and the rear yard, which incorporates a proposed swimming pool flanked by green space on each side extending to the frontage to Northlake. The second floor has five bedrooms, an office, and bedrooms and five bathrooms.

Required parking for the home will be provided via a circular driveway and garage on the west side of the subject property, accessed from South Northlake Drive. The new home meets all applicable requirements including setbacks, height, and approximately 60% green areas.

The proposed materials are compatible and consistent in quality, color, texture, finish, and dimension to other homes in the historic district. The design utilizes a neutral palette of wood, tiled and painted concrete. Additionally, the proposed landscaping will enhance the ambience achieved by the home's design, allowing for shade, visibility and framing of the property.

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing, and location for all properties within the district. The proposed home is consistent with the character of the Lakes Area Historic Multiple Resource Listing District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner: Address/Location: Size of Property:	Emile Mimran 1108 South Northlake Drive, Hollywood, Florida, 33019 32,508 sq. ft. (0.75 acres)
Present Zoning:	Single-Family Residential (RS-9)
Due sout Louis I Lines	Lakes Area Multiple Resource Listing District (HMPRLOD-1)
Present Land Use:	Low (5) Residential (LRES)
Present Use of Land:	Single Family
Year Built:	1967 (BCPA)

ADJACENT ZONING

North:	Government Use (GU)
South:	Single-Family Residential District (RS-6)
	Lakes Area Multiple Resource Listing District (HMPRLOD-1)
East:	Single-Family Residential District (RS-9)
	Lakes Area Multiple Resource Listing District (HMPRLOD-1)
West:	Single-Family Residential District (RS-9)
	Lakes Area Multiple Resource Listing District (HMPRLOD-1)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property.

The proposed design is consistent with the scale and massing of the adjacent neighborhood, while allowing the Applicant to maximize the living area of their property. By allowing the Applicant to construct a new house, the City is accomplishing the desired reinvestment in the Lakes Area Historic Multiple Resource Listing District.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood. The proposed new house and improvements are sensitive to the character of the Historic Lakes Section through its design which possess similar characteristics to existing structures in the surrounding neighborhood.

Policy 2.46: Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.

Policy CW.15: Place a priority on protecting, preserving, and enhancing residential neighborhoods.

The CWMP also states the single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements. The project has minimal impact on the current streetscape.

CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

The Hollywood Lakes Neighborhood Plan seeks to maintain and preserve the character and integrity of the existing residential community by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses.

The existing two-story home was constructed in 1994. It is a Mediterranean style, and it does not represent any period of significance architectural style described in the Design Guidelines. The proposed new two-story house is consistent with the architectural features described in the Design Guidelines for Historic Properties and Districts and enforced by the Historic Preservation Board. Therefore, it will not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

Decisions on Certificates of Appropriateness for Demolition. Based on the following criteria and other appropriate considerations, the Board must determine if the building is of historic significance. The Zoning and Land Development Regulations does not provide guidance as to how much weight should be given to each criterion as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

- **CRITERION 1:** Association with events that have made a significant contribution to the broad patterns of our history.
- **CRITERION 2:** Association with the lives of persons significant in our past.
- **CRITERION 3:** Embodiment of distinctive characteristics of a type, period, or method of construction.
- **CRITERION 4:** Possession of high artistic values.
- **CRITERION 5:** Representation of the work of a master.
- **CRITERION 6:** Representation of a significant and distinguishable entity whose components may lack individual distinction.
- **CRITERION 7:** Yield, or the likelihood of yielding information important in prehistory or history.

Analysis of criteria and finding for Certificate of Appropriateness for Demolition as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

- **CRITERION 1:** The building, structure, improvement, or site is designated on either a national, state, or local level as an historic preservation district or an architectural landmark or site.
- ANALYSIS: The Historic District Design Guidelines recommend *identifying, retaining and preserving buildings which are important in defining the overall historic character of a historic district or neighborhood.* The existing house was built in 1967 and the Applicant has not indicated any historical merit in their study of the property.

- **CRITERION 2:** The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.
- ANALYSIS: The Applicant desires to increase the size of the existing house that would require a major renovation to the existing structure and will have challenges to overcome due to existing structural conditions and requirements to meet required base flood elevation regulations. This will be non-feasible, as it will result in a great difficulty and expense for a structure that does not exemplify any specific craftmanship or detailing.
- **CRITERION 3:** The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.
- ANALYSIS: The Historic District Design Guidelines allow for the removal of *non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood.* As previously stated, the existing two-story home was constructed in 1967 and does not exhibit any significant architectural style as indicated by the Design Guidelines for Historic Properties and Districts.
- **CRITERION 4:** The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.
- ANALYSIS: Staff finds there is not substantial historic character that could be considered to significantly contribute to the character of the district.
- **CRITERION 5:** Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.
- ANALYSIS: As stated hereinabove, the existing home does not embody a structure steeped in architectural style or historical character that would provide an opportunity for study of local history, architecture, or design. Should the Board approve the demolition, it may request that the Hollywood Historical Society, or the owner, at the owner's expense, document and record the existing home for archival records. Such documentation may include measured drawings and high-definition photography.
- **CRITERION 6:** There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely effect on the historic character of the Historic District.
- ANALYSIS: The Applicant is proposing to demolish the existing home and construct a new home. Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the surrounding area. The proposed home is contemporary and functional, allowing the Applicant to maximize the use of their property. The design is enhanced by a formal landscape plan which includes an array of native species. Required parking is accommodated on the west side of the property, with limited visibility from the public right of way. As such, the proposed redevelopment of the property, if the demolition is approved, will improve the character of the area.

- **CRITERION 7:** The Unsafe Structures Board has ordered the demolition of a structure, or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.
- ANALYSIS: The Unsafe Structures Board has not ordered the demolition of this home. However, significant improvements, including demolition and restoration of deteriorated components and increasing the finished floor elevation to meet FEMA's regulatory heights, impede the owner's ability to move forward with a design in a manner that is financially feasible or sound. The reinvestment in the property without the freedom of design for a property that does not represent a Period of Significance or possess historic merit would be an undue burden for the Applicant. Therefore, the Applicant purports that restoring the existing home is not a feasible option and is proposing a new home to enhance the structure and property in a manner consistent with the goals of the district.
- **CRITERION 8:** The information listed in the Historic Properties Database (a listing of historic and nonhistoric properties) has been considered as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued.
- ANALYSIS: The Applicant has not identified any historic merit to the existing residences in their application. The property is not individually designated, and a Master Site File is not available for the existing structure.

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

- **CRITERION**: INTEGRITY OF LOCATION
- **ANALYSIS:** Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings.* The intent of the Applicant is to design a livable space by replacing the existing structure with a new residence that maximizes the natural benefit of the location while complying with regulations including setbacks and lot coverage.
- **FINDING:** Consistent.
- **CRITERION:** DESIGN
- **ANALYSIS:** The Historic District Design Guidelines encourages new construction to be compatible with the character of the neighborhood regarding scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape, and environment. The proposed design aims to deliver a cohesive architectural style. The Applicant is proposing a design that is contemporary and offers a cohesive and well-defined architectural style.
- **FINDING:** Consistent

CRITERION: SETTING

- **ANALYSIS:** As stated in the Design Guidelines, "...setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood." The proposed development demonstrates compatibility with the neighborhood and does not disrupt the relationship to other buildings within the Lakes Historic District.
- **FINDING:** Consistent.
- **CRITERION:** MATERIALS
- ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used. The design of the proposed improvements utilizes a neutral palette with simplified design elements such as stucco, tile, glass and wood. The proposed request is consistent with other contemporary home designs within the district. Additionally, the proposed landscaping will enhance the design, allowing shade, visibility and framing of the property.
- **FINDING:** Consistent.
- **CRITERION:** WORKMANSHIP
- **ANALYSIS:** The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. Materials of the addition are sensitive in design and nature to the home and adjacent properties. The design of the new single-family home is consistent with current workmanship styles and methods in the area.
- **FINDING:** Consistent.
- **CRITERION:** ASSOCIATION
- **ANALYSIS:** Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings...* Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district. Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighborhood.
- **FINDING:** Consistent.

ATTACHMENTS

- ATTACHMENT A: Application Package
- ATTACHMENT B: Aerial Photograph

PLANNING DIVISION



File No. (internal use only):_

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315 Hollywood, FL 33022

	APPLICATION TYPE (CHECK ONE):				
CITY OF	Technical Advisory Committee Historic Pres	servation Board			
	☐ City Commission	d Development Board			
FLORIDA	Date of Application:				
A CONTRACTOR OF A					
Tel: (954) 921-3471	Location Address: 1108 SNorth Lake Drive Lot(s): 19,18,17 Block(s): 41	Hollywood, FL 33019			
Fax: (954) 921-3347	Lot(s): 19,18,17 Block(s): 41	Subdivision: Hollyward Lakes			
	Folio Number(s):	v			
	Zoning Classification: RS-9 Land Use Class	sification:			
This application must be completed in full and	Existing Property Use: <u>Residentia</u> Sq Ft/Nur	nber of Units:			
submitted with all documents	Is the request the result of a violation notice? () Yes (χ No	If yes, attach a copy of violation.			
to be placed on a Board or Committee's agenda.	Has this property been presented to the City before? If yes,	check al that apply and provide File			
Committee s'agenda.	Number(s) and Resolution(s):				
The applicant is responsible	Historic Preservation Board				
for obtaining the appropriate	City Commission				
checklist for each type of application.	Explanation of Request: Demolishing Exsitiv	ry hause			
approation.	Rebuilding a New	House			
Applicant(s) or their					
authorized legal agent must be	Number of units/rooms: <u>Single Family</u> SqF	8379 Sq. A. Under AC			
present at all Board or Committee meetings.	Value of Improvement: Estimated Date	of Completion:			
oonningo.	Will Project be Phased? () Yes 🕅 No If Phased, Est				
At least one set of the	At least one set of the				
submitted plans for each					
application must be signed and sealed (i.e. Architect or	Name of Current Property Owner: Emile Mimy				
Address of Property Owner: 20201 E COMING UN. H24909, MIC					
	Telephone: Fax:Emai				
Documents and forms can be	Name of Consultant/Representative/Tenant (circle one):				
accessed on the City's website at	Address:Telephone:				
http://www.hollywoodfl.org/Do	Fax: Email Address:				
cumentCenter/Home/View/21	Date of Purchase: $0503/3021$ Is there an option to purchase the Property? Yes () No ()				
	If Yes, Attach Copy of the Contract.				
.8.9	List Anyone Else Who Should Receive Notice of the Hearing:				
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PLANNING DIVISION



Hollywood, FL 33022

File No. (internal use only):_

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at <u>www.hollywoodfl.org</u>. 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: 5	Date:
PRINT NAME: Emile Mimman	Date: 2 21/22
Signature of Consultant/Representative:	Date:
	Date:
Signature of Tenant:	Date:
	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 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 2022 24 February Signature of Current Owner this dav Ana Maria Rojas Comm.#GG964967 Expires: Mar. 3, 2024 Print Name Notary Public Bonded Thru Aaron Notary liami State of Florida My Commission Expires: 03 -03 -24 Check One) Check One) Personally known to me; OR ____ Produced Identification

2

Design Odyssey, Inc.

Architectural Design

985 W. Commercial Blvd. Ft. Lauderdale, Florida 33309 Email: designodyssey5@gmail.com Office (954) 418-7111 Fax (954) 418-7110

July 26, 2022

Emile Mimran Phone: Email: mimransurf@gmail.com

RE: Property Address: 1108 South Northlake Drive, Hollywood, FI 33019

LEGAL DESCRIPTION

THE WEST 40' OF LOT 17. AND ALL OF LOT 18 AND 19, IN BLOCK 41, OF HOLLYWOOD LAKES

SECTION, ACCORDING TO THE PLAT THEREOF, RECORD IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC

RECORDS OF BROWARD COUNTY, FLORIDA.

SUBJECT TO THE DEDICATIONS OF THE SOUTH 30' OF SAID

LOTS TO THE CITY FOR HIGHWAY AND/OR STREET PURPOSES RECORDED IN DEED BOOK 296, PAGE

157, DEED BOOK 324, PAGE 136 AND DEED BOOK 324, PAGE 543, OF THE PUBLIC RECORD OF

BROWARD COUNTY, FLORIDA.

AND ALSO THAT PARCEL OF LAND DESCRIBED AND BOUNDED AS FOLLOWS:

BEING A PART OF TAYLOR

STREET AND A PART OF BLOCK 70, HOLLYWOOD LAKES SECTION, BOUNDED ON THE SOUTH BY THE

NORTH LINE OF LOTS 17, 18, AND 19 IN SAID BLOCK 41: BOUNDED ON THE NORTH BY BLOCK 71,

OTHERWISE DESCRIBED AS NORTH LAKE OF SIAD SUBDIVISION; BOUNDED ON THE EAST BY A LINE 10'

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NORTHERLY DIRECTION TO SAID BLOCK 71,

AS SHOWN ON THE PLAT OF HOLLYWOOD LAKES SECTION,

ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS

OF BROWARD COUNTY, FLORIDA. BEING ALL THAT PARCEL OF LAND LYING NORTH OF THE WEST 40 OF

LOT 17, AND LOTS 18 AND 19 IN BLOCK 4, EXTENDING TO THE NORTH LAKE OF SAID SUBDIVISION.

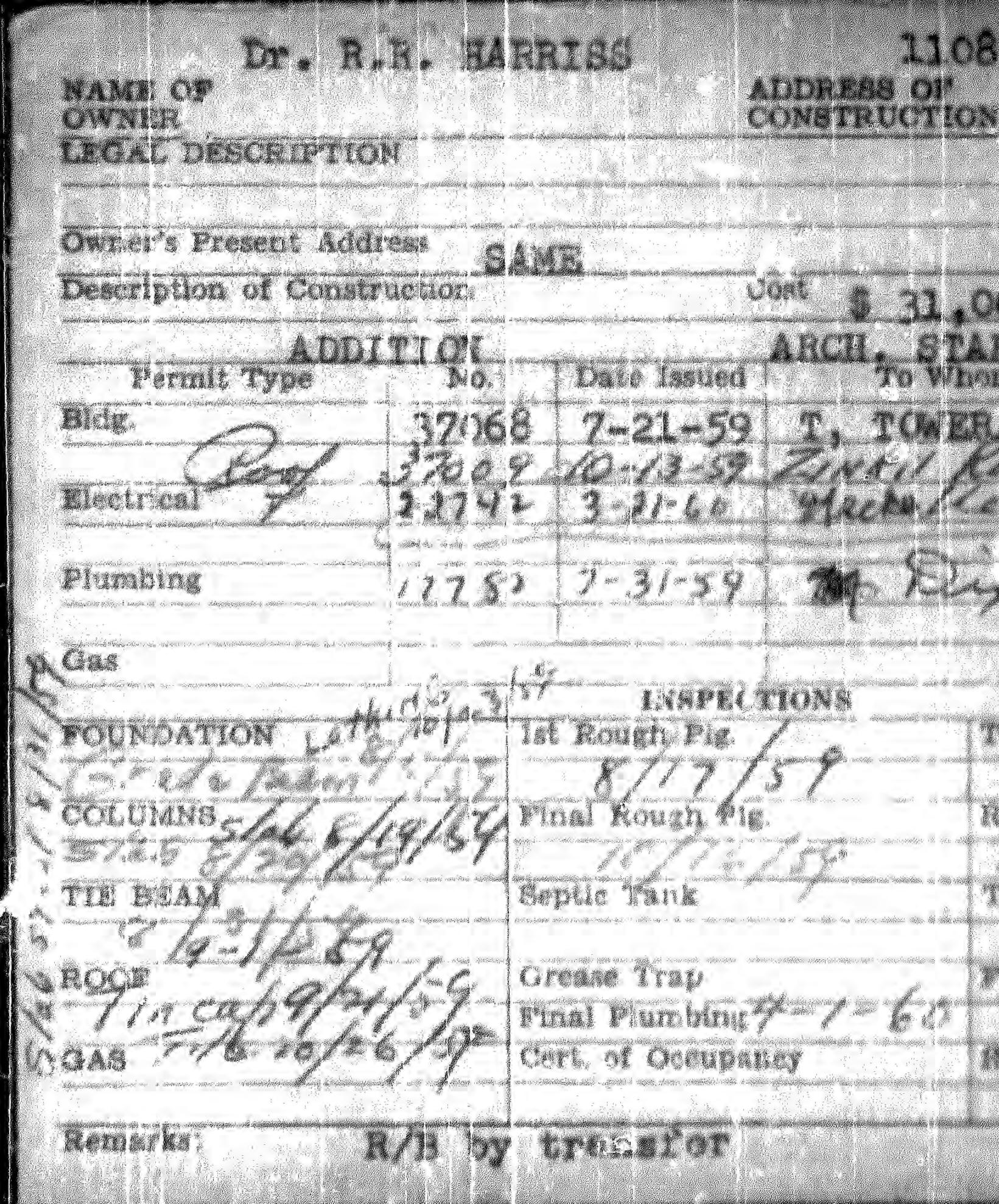
SCOPE OF WORK

1-Demolish existing house and build a 2 story house

2-Building footprint of 5182 SQFT

Avraham Alfasi

President Design Odyssey Inc July 28, 2022



FL-35 #1722 FL-35 1959 pgs.662-665 Note: Very poor microfilm images.

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The Contractor

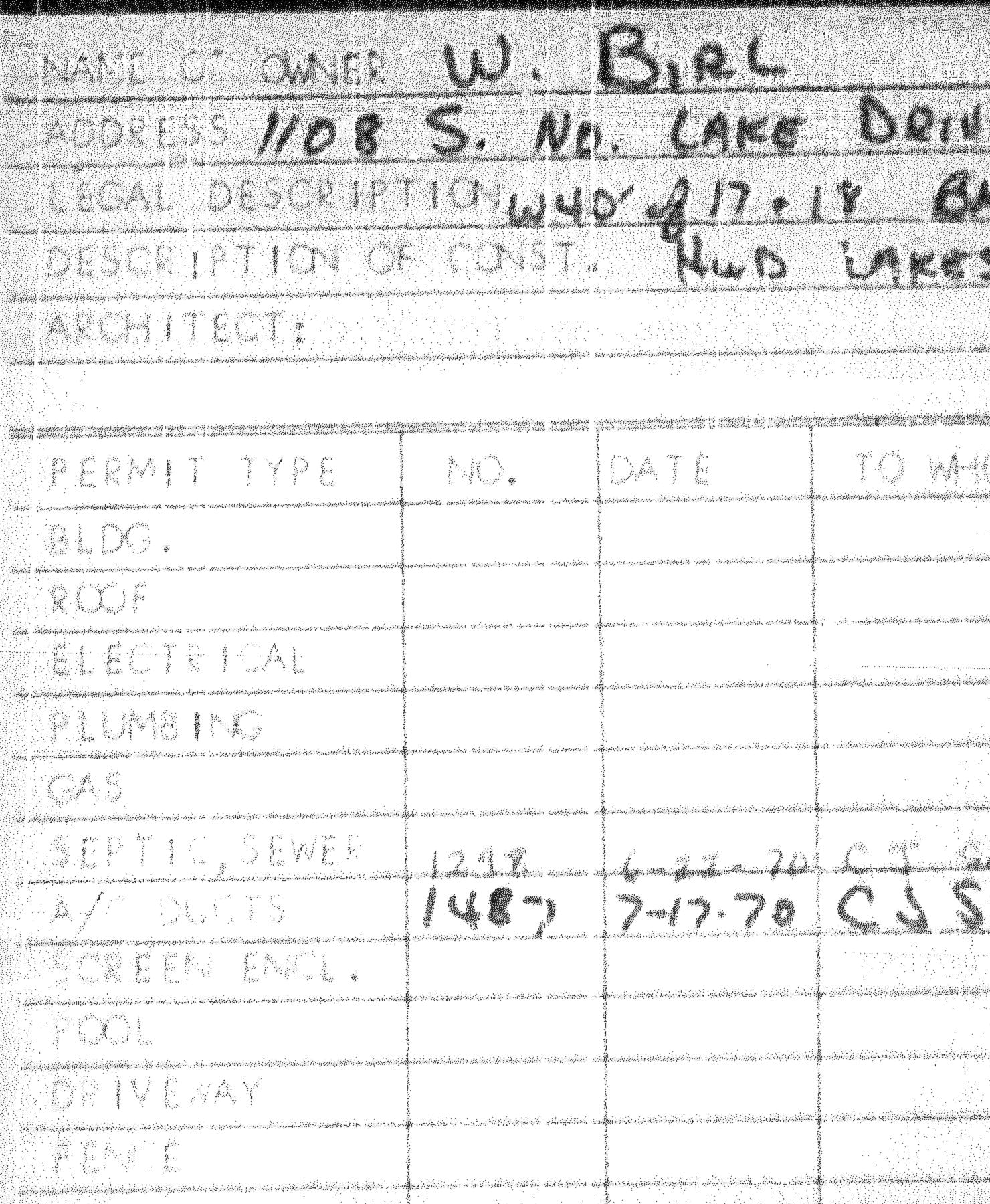
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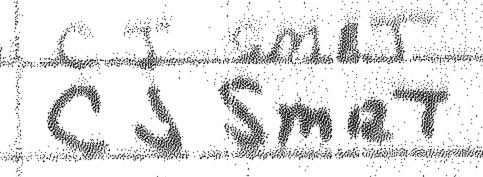
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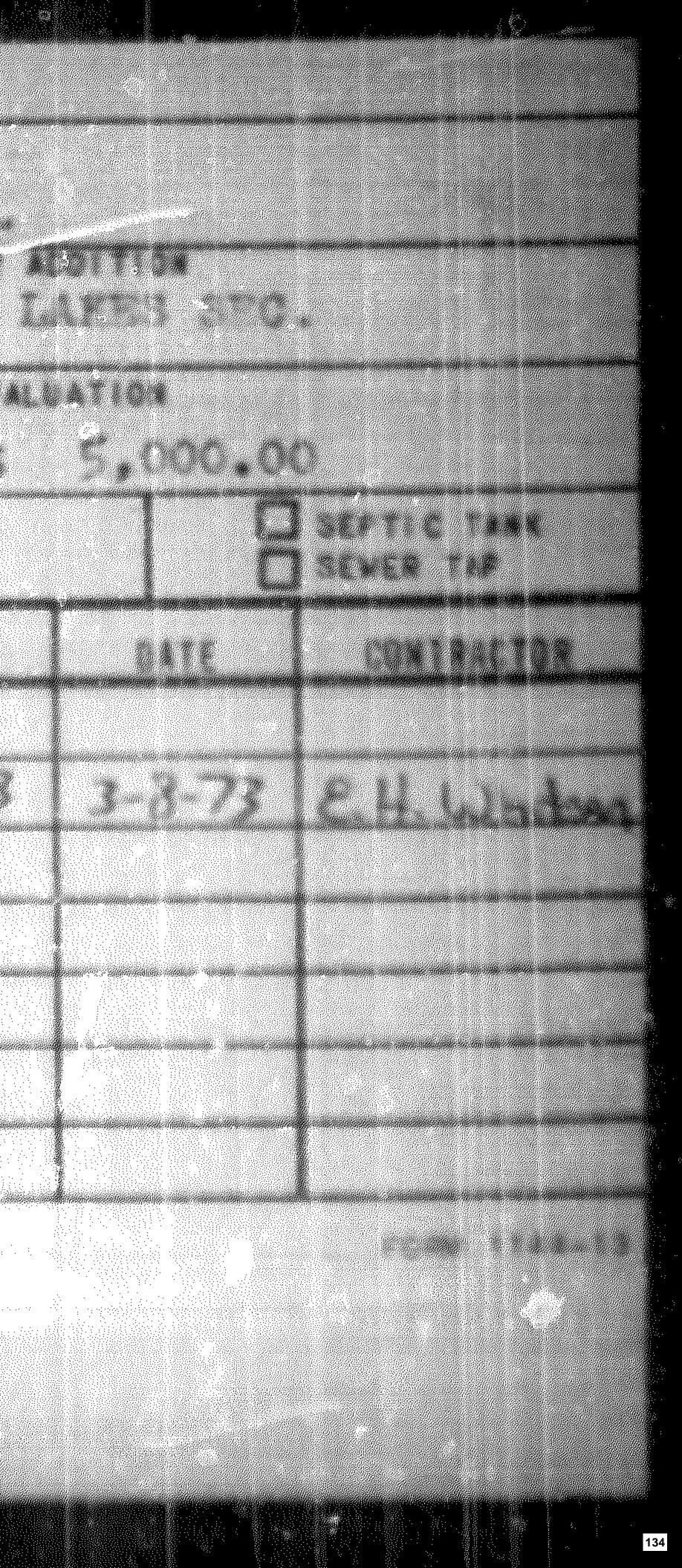
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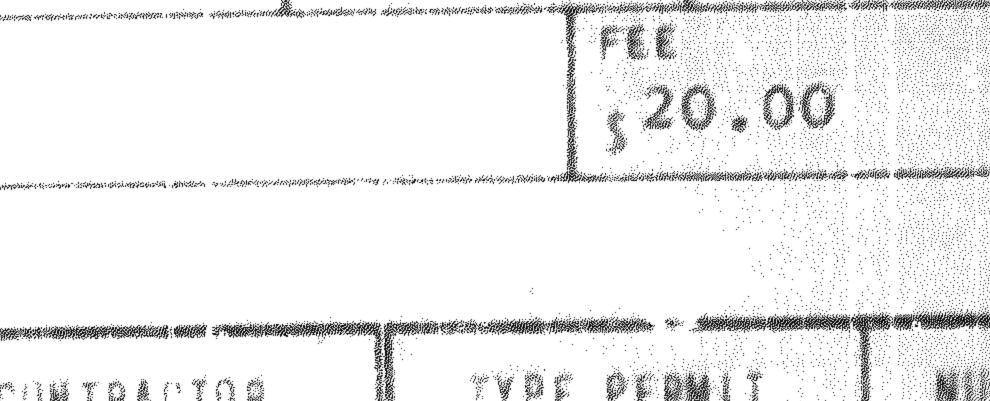
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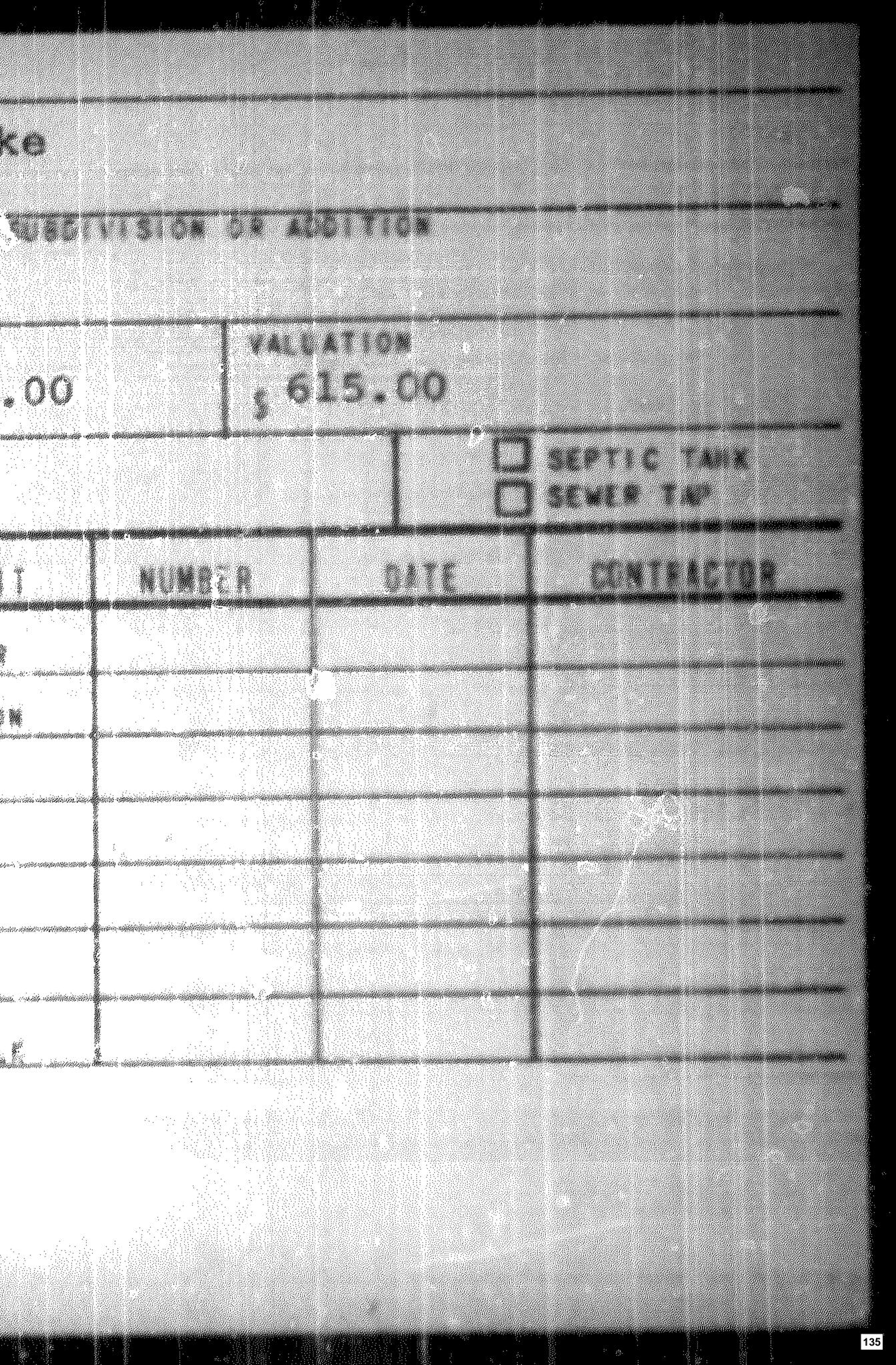
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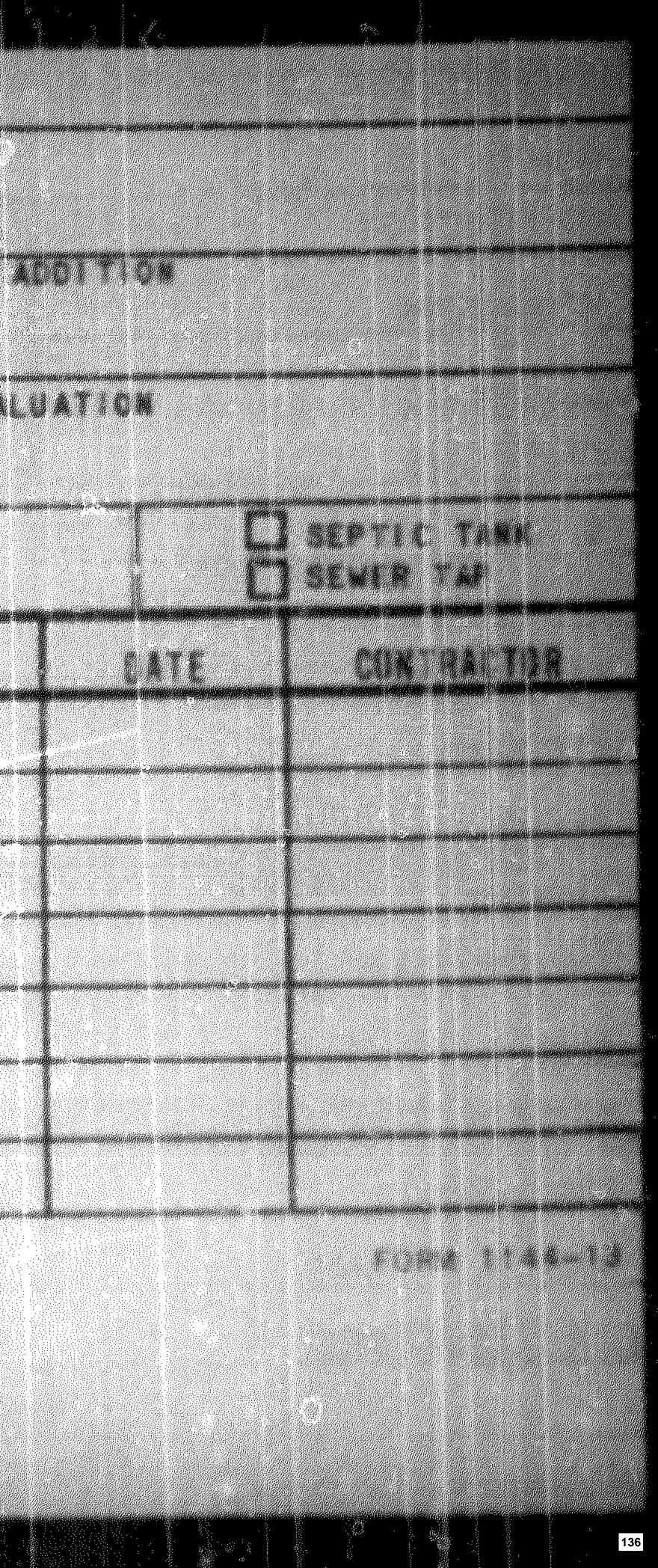
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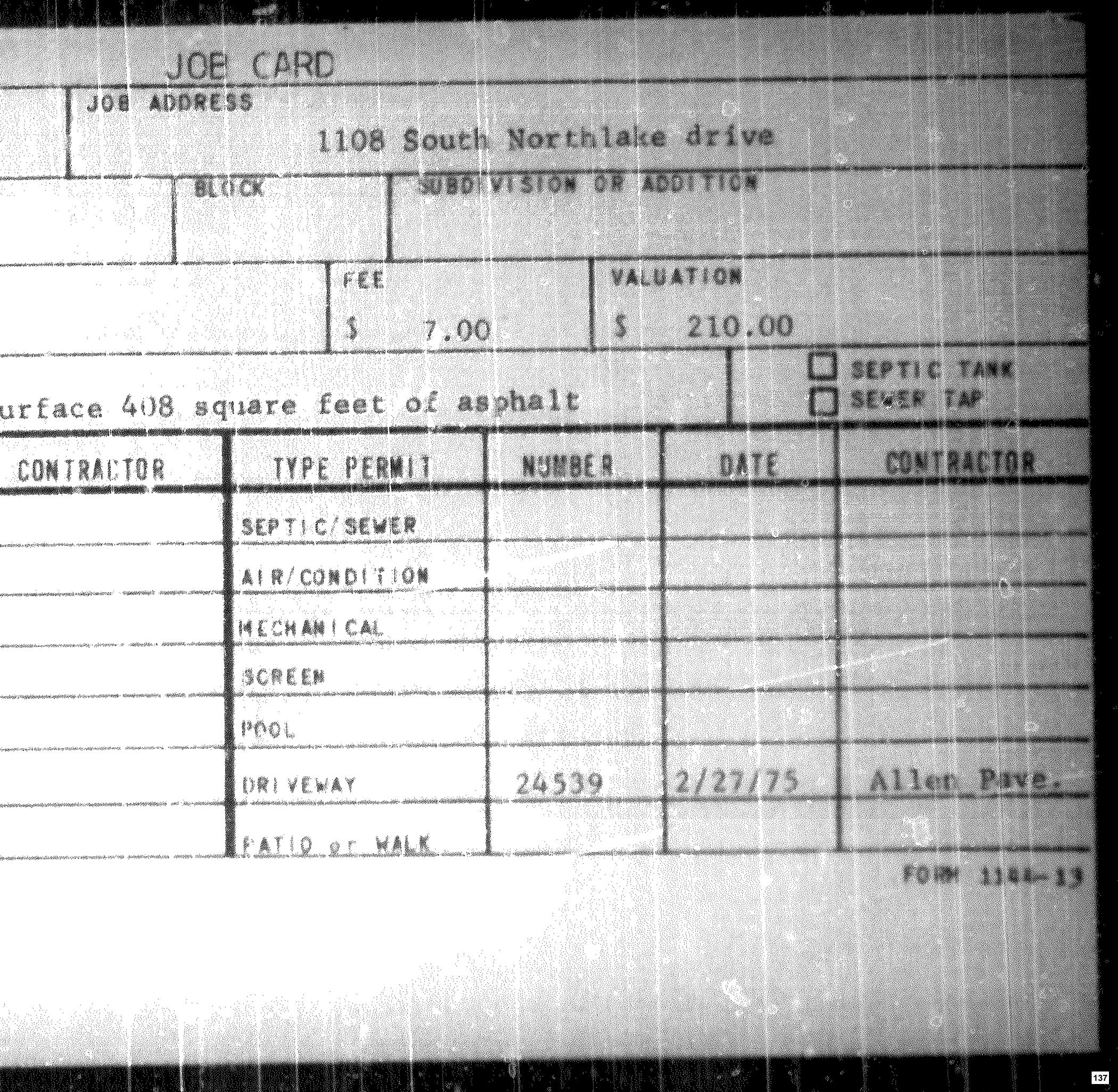
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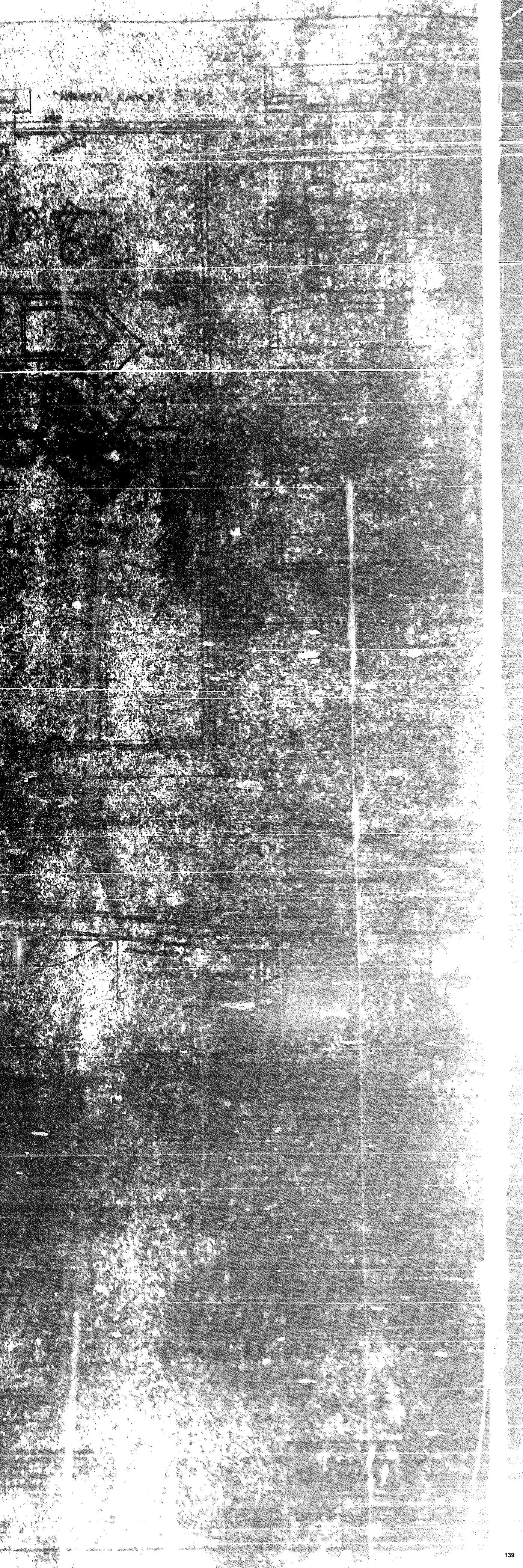
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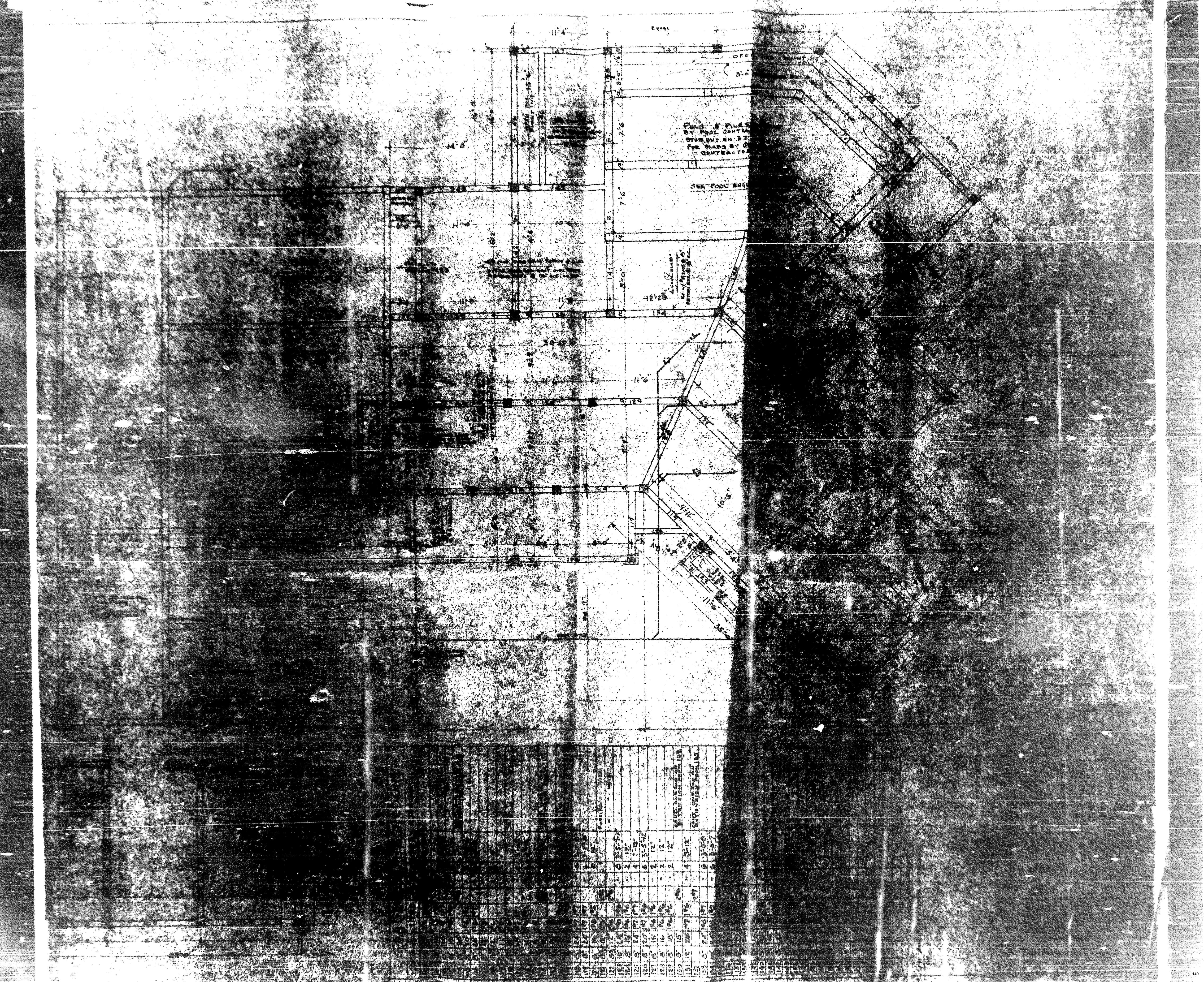
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	<u>Details</u>		M9701622	A/C - CENTRAL - REPLACEMENT		9/10/1997
	<u>Details</u>		M9701566	REPLACE AIR HANDLING UNIT		8/29/1997
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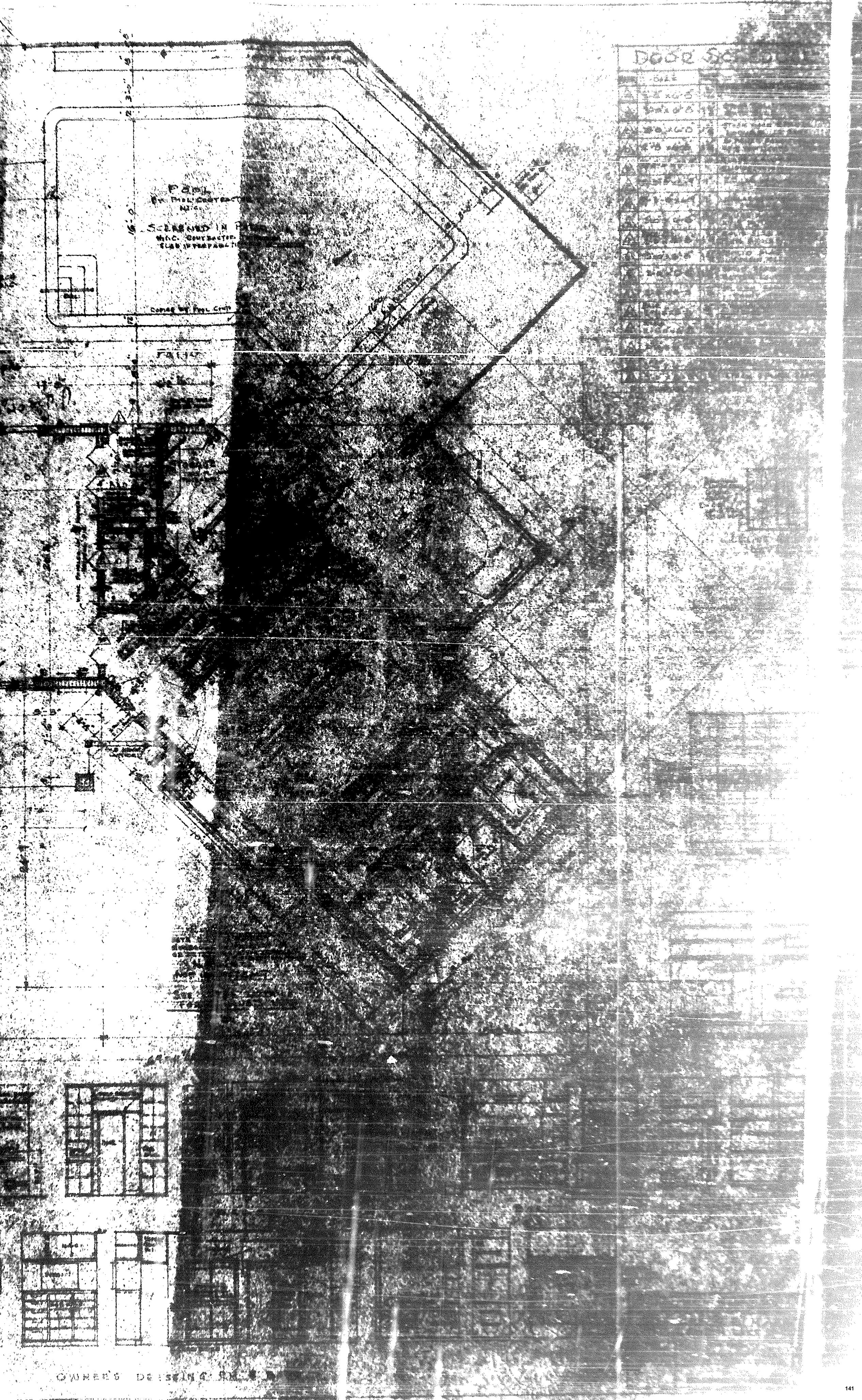


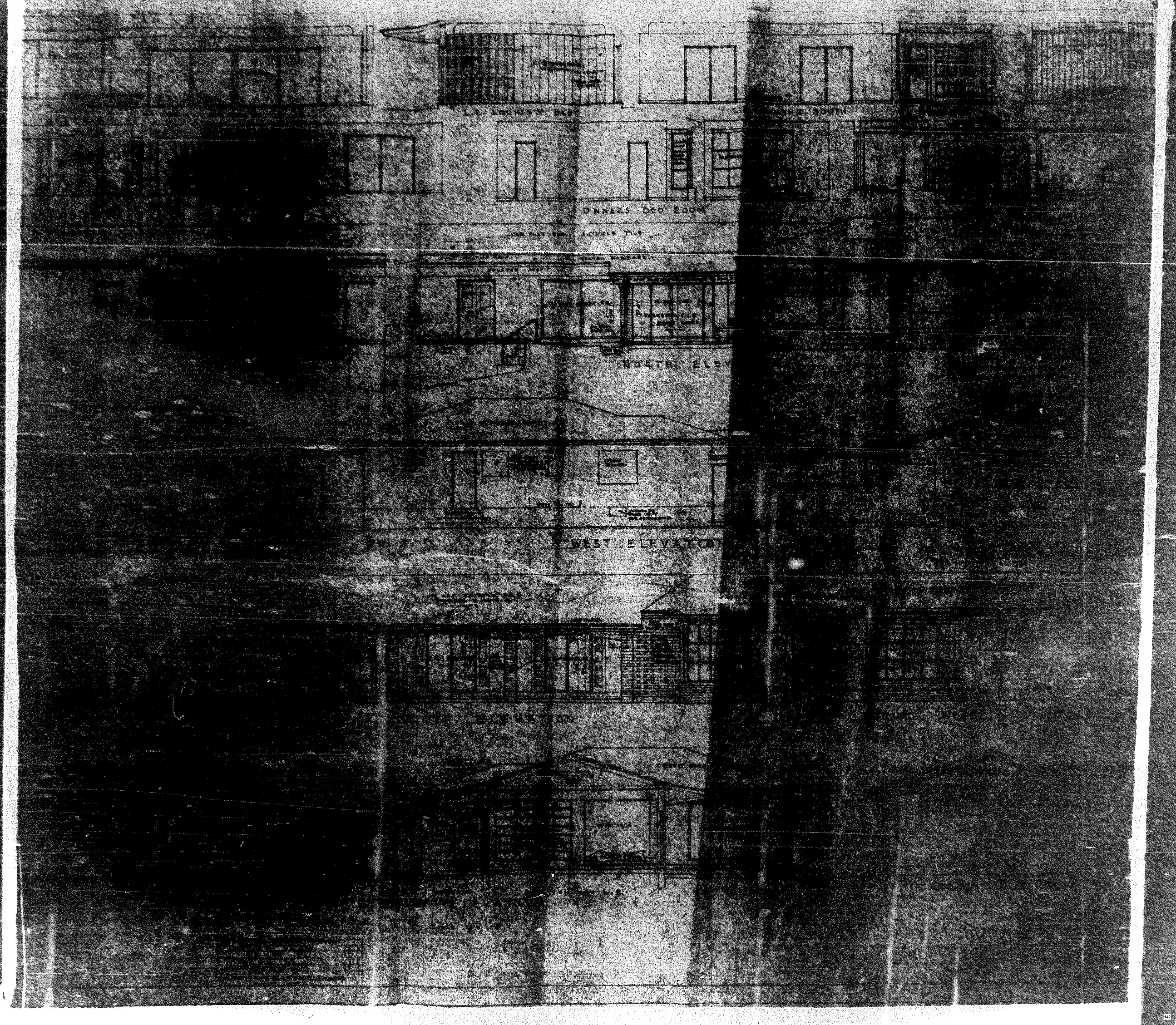












Design Odyssey, Inc.

Architectural Design

985 W. Commercial Blvd. Ft. Lauderdale, Florida 33309 Email: designodyssey5@gmail.com Office (954) 418-7111 Fax (954) 418-7110

To: Hollywood-Building Division - Historic Preservation Board Re: 1108 S Northlake Dr. Hollywood, FL 33019 Certificate of Appropriateness for Design Criteria:

1. INTEGRITY OF LOCATION

The lot is in the Hollywood Historic Lakes neighborhood located north of Hollywood Boulevard. The proposed construction follows current regulations, seatbacks, site coverage, and flood requirements. The proposed home design is symmetrical to neighboring homes and compliments the neighborhood's existing composition of home styles.

2. DESIGN

The proposed design is a 2-story single family home with a Streamline design and warm modern aesthetic. The proposed house has a flat roof, floor to ceiling windows, outdoor living covered areas, and a 2 nd floor terrace with views of the intercostal. The proposed construction follows current Building and Zoning Codes and adheres to the current FEMA regulations and the Florida Energy Code. The proposed design is complimentary to the neighborhood's existing composition of architectural home styles. Exterior stone cladding and wood finish aluminum siding create a warm modern color theme and harmoniously blends with neighboring homes.

3. SETTINGS - The current site is situated between two (2) two-story residences on the east and west side of Northlake Dr. To follow current FEMA regulations, the proposed construction will elevate the house to comply with the new code requirements for seawall and flood level elevation. The proposed design is complimentary to the neighborhood's existing composition of home styles.

The existing structure does not meet current Florida building code requirements and the exterior and interior of the structure is in very poor condition. Based on the structural engineer's report, the area of the original residence is below the top of the seawall and below flood level elevation. It appears that the additional wing was built higher to stay above the flood level at the time of construction, however, this area needs to be verified for compliance with the new requirements.

4. MATERIAL - The proposed construction will utilize concrete foundations, CMU walls, aluminum/wood finishes, impact windows, and impact doors. The proposed design compliments the neighborhood's existing architectural design aesthetic and incorporates exterior cladding materials in warm tones to soften the modern home design. The proposed construction takes inspiration from the letter "H" in the word Hollywood as the layout of building's design and follows current city and state codes and regulations.

Design Odyssey, Inc. Architectural Design

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5. WORKMANSHIP – The proposed design compliments the neighborhood's mixture of existing workmanship styles and comply with all current regulations. The building design features a 2- story scale with a harmonious orientation. The landscape design incorporates subtropical vegetation such as royal palms and maximizes green areas. The exterior design showcases large rectangular metal encased windows in vertical bands contrasting with horizontal wood banding. Large natural stone slab led to a grand recessed door entry.

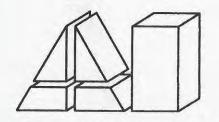
6. ASSOCIATION -

The proposed design will complement the neighborhood's existing mix of architectural styles. The proposed 2-story Streamline modern design will incorporate textured materials and warm color accents to blend the neighboring aesthetics. The proposed construction follows current Building and Zoning Codes and adheres to the current FEMA regulations and the Florida Energy Code.

The proposed design will replace a deteriorated structure that is not meet current building code requirements and is below the top of the seawall and below flood level elevation. To this end, the existing structure is not financially feasible nor worthy to restore

Avraham Alfasi

President Design Odyssey Inc



ARBAB ENGINEERING, INC.

CONSULTING ENGINEERS • 3363 NE 163™ STREET, SUITE 701 • N. MIAMI BEACH, FLORIDA 33160 • (305) 940-3088 • FAX: (305) 940-3273

June 27, 2022

Mr. Emile Mimran 20201 E Country Club Drive #2709 Miami, Florida 33180

RE: Observation Report for Mimran Residence 1108 S Northlake Drive Hollywood, Florida 33019

Dear Mr. Mimran:

As you requested, on May 17 and 26, 2022, the above-described residence was observed by this office.

The purpose of this observation was to visually inspect the condition of the structural members of this existing residence, including existing roof, columns, beams, floor members, exterior walls, windows and doors and all exposed structural elements that were available for this visual inspection.

Observation of this residence was performed by Al Montazer from this office from access holes through the walls provided by the client, from the ceiling hatch and general exterior and interior of this residence, including limited observation of the underside of a very shallow crawl space under the elevated portion of the ground floor.

The scope of our visual observation was limited and only the visible and accessible areas of this residence space were inspected.

Existing Structure:

This residence is a one-story structure with exterior masonry walls and partially wood frame, reinforced concrete columns and reinforced concrete beams supporting the wood framed gable end roof and transferring the load to the foundation.

(Continued on Page 2)

Mr. Emile Mimran Page 2 June 27, 2022

RE: Observation Report for Mimran Residence

Existing plans were not available to this office for review and evaluation.

It appears that the additional wing was added to the original residence. The addition is a raised structure compared to the existing and contains crawl space under the house. The original residence is at lower elevation and ground floor is below the top of the seawall cap. The swimming pool and the pool deck are also below the seawall cap elevation by approximately 24".

Findings:

The followings are our findings during these observations:

- A. The area of the original residence is below the top of the seawall and below flood level elevation.
- B. The existing roof framing is deflected at the center portion near the front entrance and is sagging.
- C. Sliding glass door for the original residence facing the pool deck and swimming pool is broken.
- D. Metal railing facing the pool deck is rusted and is in poor condition.
- E. Exiting windows and doors are not impacts and their condition for wind load resistance can not be verified at this time.
- F. The railings on front entrance is in poor condition.
- G. All reinforced concrete columns adjacent to the garage are badly damaged. Concrete was spalled and at these locations rusted and deteriorated reinforcing were exposed.
- H. All facia boards along the edges of the roof are badly deteriorated and are in poor condition.
- I. All windows and doors are in poor condition and wood members are badly deteriorated.
- J. Mold indication is present all over interior and exterior of the house and wood framing of the windows are damaged by moisture penetration and aging.
- K. Insulation in the attic space is in poor condition due to moisture penetration.

Mr. Emile Mimran Page 3 June 27, 2022

RE: Observation report for Mimran Residence

- L. Few of the roof rafters are in poor condition and deteriorated due to moisture penetration.
- M. Exterior walls adjacent to the bay window facing the pool deck and swimming pool are wood frames and they are deteriorated.
- N. At the location the tree branches from the neighbor are leaning against the edges of the roof, they are causing more damage to the existing damaged roof members.
- O. It appears that there is not adequate air circulation inside the attic space, causing additional moisture accumulation and deterioration of the roof wood members.
- P. It seems that soffit vents were not adequately large enough to circulate fresh air.
- Q. Electrical wirings are in poor condition and loose wires are present in the attic space and several other locations.

Conclusion:

It appears that the original house was built below flood level and additional wing was built higher, in order to stay above the flood level at the time of construction. Required flood elevation for higher floor area also needs to be verified for compliance with the new requirements.

All windows and doors are sub-standard and badly damaged and deteriorated and not impact. Wind resistance capacity of the existing windows and doors cannot be verified at this time.

Major structural concrete restoration is required to repair damaged column.

Roof wood members are sagging along the ridge.

Electrical wirings are loose and causing unsafe condition.

Wood frames that were observed at exterior walls bay windows and other locations are in poor condition.

Attached please find several photographs of the deteriorated areas of this residence.

(Continued on Page 4)

Mr. Emile Mimran Page 4 June 27, 2022

Re: Observation Report For Mimran Residence

We appreciate the opportunity to serve you. Please give me a call if there are any questions.

Very truly yours,

ARBAB ENGINEERING, INC.

ALE NO. By: Non Ali Arbab, P.E.

Attachments

AA/aa

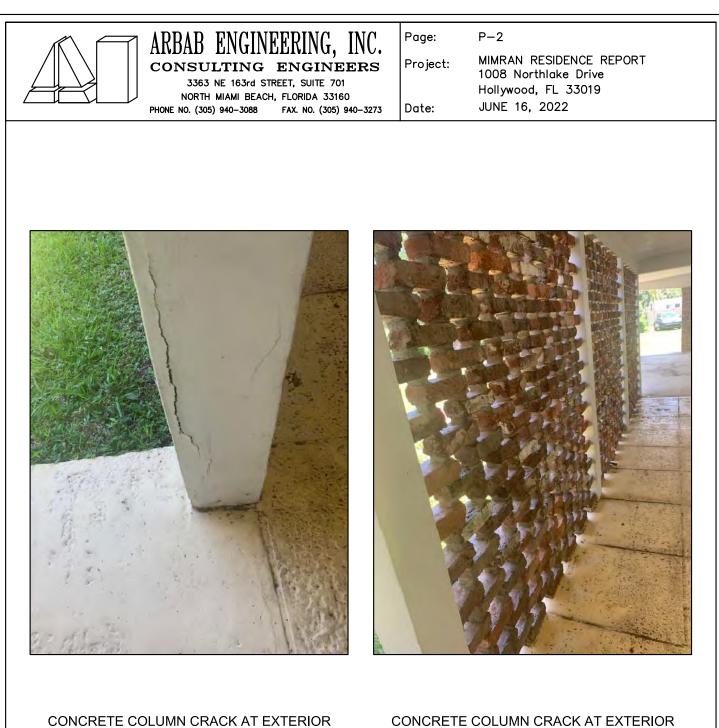


z:/aa/observation and report/mimran residence report

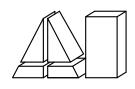


CONCRETE COLUMN AND FLOOR CRACK CONCRETE COLUMN CRACK ADJACENT ADJACENT TO THE GARAGE

TO THE GARAGE



CONCRETE COLUMN CRACK AT EXTERIOR WALKWAY CONCRETE COLUMN CRACK AT EXTERIOR WALKWAY



ARBAB ENGINEERING, INC. CONSULTING ENGINEERS 3363 NE 163rd STREET, SUITE 701

FAX. NO. (305) 940–3273

NORTH MIAMI BEACH, FLORIDA 33160

PHONE NO. (305) 940-3088

P-3

Project:

Date:

Page:

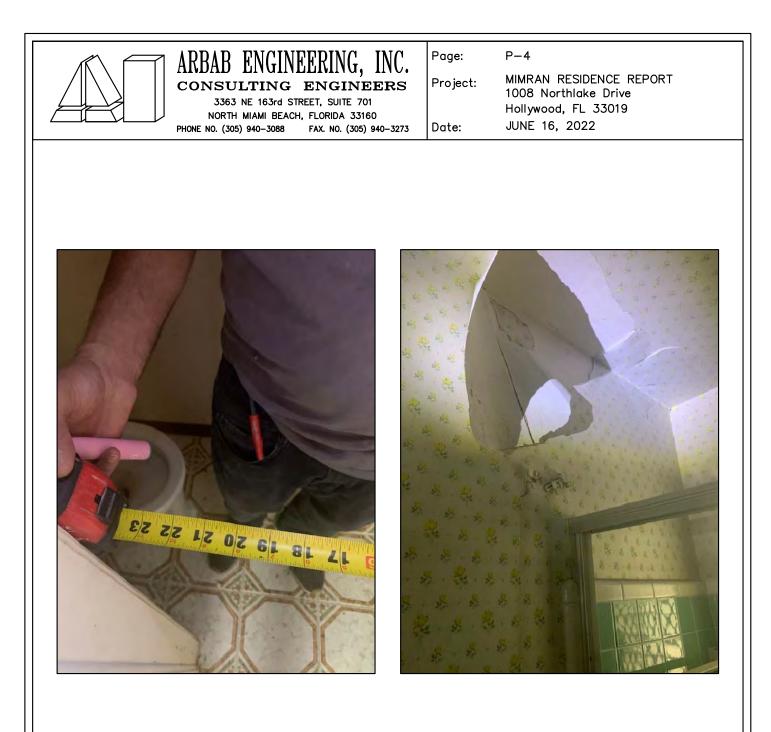
MIMRAN RESIDENCE REPORT 1008 Northlake Drive Hollywood, FL 33019 JUNE 16, 2022





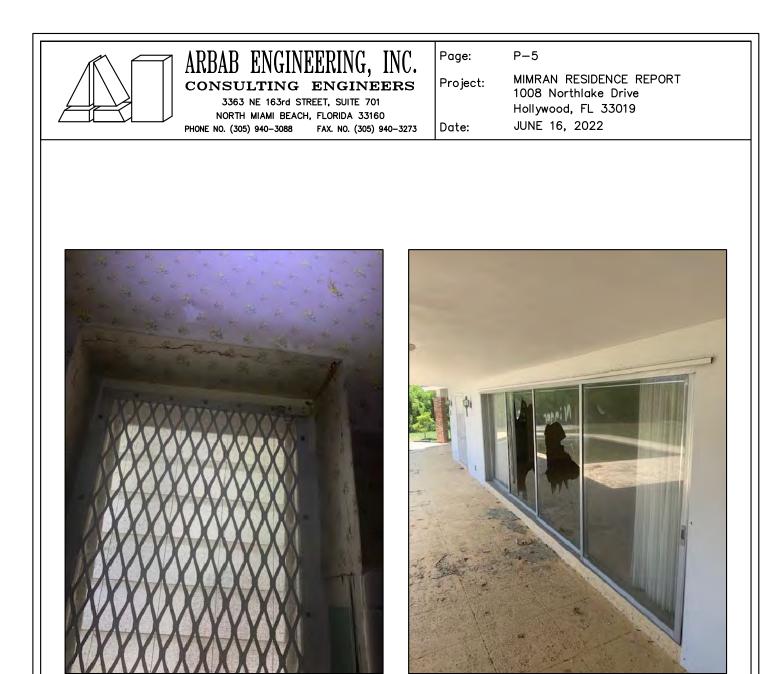
BADLY DAMAGED CONCRETE COLUMN WITH EXPOSED DETERIORATED REINFORCING

BADLY DAMAGED CONCRETE COLUMN WITH EXPOSED DETERIORATED REINFORCING



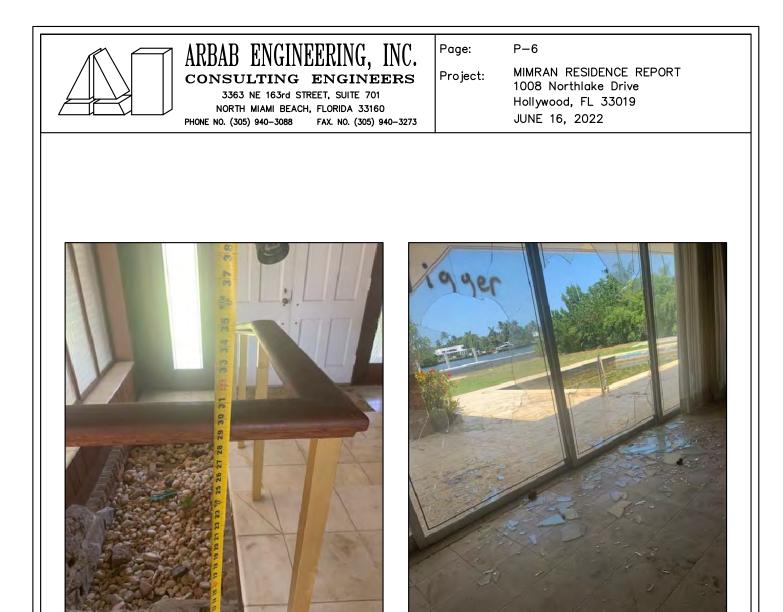
MEASUREMENT OF THE INTERIOR DOOR FOR BATHROOM (23" WIDE)

HOLE THROUGH THE INTEIOR NON-LOAD BEARING PARTITION AT BATHROOM AREA



HORIZONTAL CRACK AT THE TOP OF THE WINDOW

BROKEN SLIDING GLASS DOOR



INTERIOR HARDSCAPING AND MEASUREMENT OF RAILING HEIGHT VIEW FROM INSIDE OF BROKEN SLIDING GLASS DOOR FACING POOL AND POOL DECK.



DETERIORATION OF WOOD FRAME AND IMPROPER ELECTRICAL WIRING. BADLY DETERIORATED EXTERIOR WOOD DOOR FACING SWIMMING POOL AND POOL DECK.



BADLY DETERIORATED WOOD DOOR FACING SWIMMING POOL

UNPROTECTED JUNCTION BOX



IMPROPER ATTACHMENT OF WINDOW AND GAP UNDERSIDE OF WINDOW FRAME DETERIORATED SOFFIT WITH POOR VENTILATION



DETERIORATED FASCIA AND EVE FLASH

DAMAGED GUTTER ALONG THE EDGE OF THE ROOF



DAMAGED FASCIA BOARD

BADLY DAMAGED FASCIA BOARD AND INSUFICIENT VENTILATION



BROKEN GUTTER

GRADE AT POOL AREA AND SEAWALL CAP



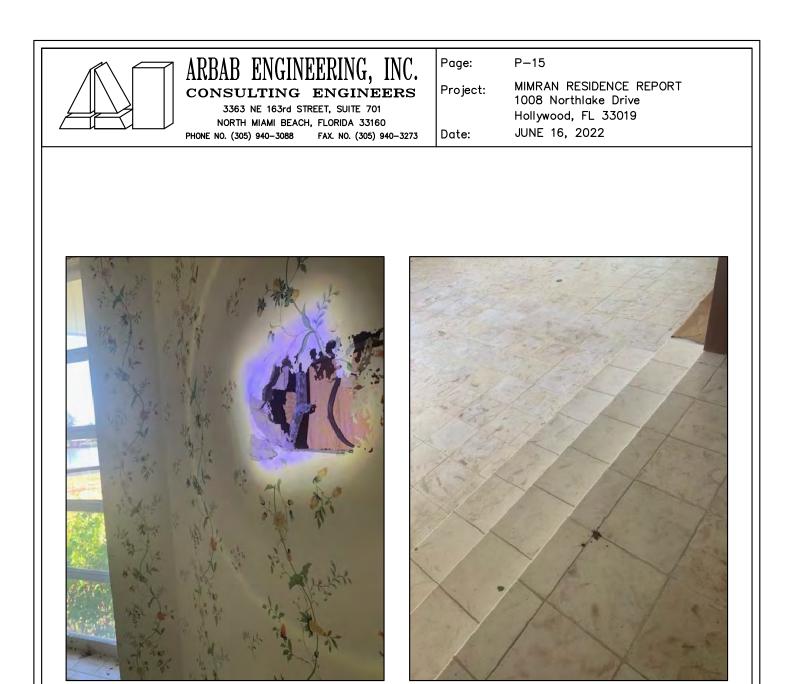
GRADE AT POOL AREA AND SEAWALL CAP

TOP OF EXISTING GRADE ADJACENT TO SWIMMING POOL APROX. 30" BELOW TOP OF SEAWALL CAP ELEVATION



BADLY DETERIORATED WINDOW FRAME (TYP. FOR SEVERAL OTHER WINDOWS)

BADLY DETERIORATED WINDOW FRAMING AND PRESENCE OF MOLD AT WALL AND CEILING



VIEW OF THE EXTERIOR WOOD FRAME WALL CHANGE OF ELEVATION BETWEEN ORIGINAL FACING THE SWIMMING POOL

AND ADDITION TO THE HOUSE



DETERIORATED RAILING FACING SWIMMING POOL

DETERIORATED EXTERIOR DOOR



BADLY DAMAGED MAIN ELECTRICAL PANEL WITH EXPOSED ELECTRICAL WIRING

TREE LEANING AGAINST THE ROOF







SAGGING PROFILE OF THE ROOF

PROFILE OF THE ROOF CAUSING RAIN WATER ACCUMULATION



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August 8th, 202Z

City of Hollywood Historic Preservation Board

Study of Existing House Renovation VS New Build Out

Re: 1108 S Northlake Drive, Hollywood, FL 33019

Based on the structural engineer's report, the area of the original residence is below the top of the seawall and below flood level elevation.

Also, it appears that the additional wing was built higher in order to stay above the flood level at the time of construction. Required flood elevation for higher floor area also needs to be verified for compliance with the new requirements.

Renovation of the existing house will require us to demo the roof and exterior walls so that we can build a new foundation and to align the floor level with the sea wall and flood level elevation requirements.

The renovation direction is not cost effective for this residence as it requires us to demo the house walls/roof in order to build a new foundation, new walls, and new roof to align with the seawall and flood level elevation requirements.

Due to these finding we need to price the house renovation as a new built out.

Abey Alfasi, President

Date

LEGEND

A/C = AIR CONDITIONERC.B.S. = CONCRETE BLOCK STRUCTURE C = CALCULATEDCH = CHORDQ = CENTERLINEC/S = CONCRETE SLABCONC. = CONCRETED.E. = DRAINAGE EASEMEN Δ = DELTA (CENTRAL ANGLE) EL., ELEV. = ELEVATION F.F. = FINISHED FLOOR F.I.P. = FOUND IRON PIPE F.I.R. = FOUND IRON RODL = ARC LENGTHL.B. = LICENSED SURVEY BUSINESS LS = LICENSED SURVEYORM = MEASUREDNO I.D. = NO IDENTIFICATION N/A = NOT APPLICABLEP.S.M. = PROFESSIONAL SURVEYOR AND MAPPER NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988 NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929 P = PLATP.B.C. = PALM BEACH COUNTYP.B. = PLAT BOOKP.C. = POINT OF CURVATURE P-K = PARKER KALON COMPANYD= DEED 0.00'x= SPOT ELEVATION P.R.C. = POINT OF REVERSE CURVATURE PG. = PAGER = RADIUSR/W = RIGHT OF WAYU.E. = UTILITY EASEMENT C.L.F.= CHAINLINK FENCE ISAOA = ITS SUCCESSORS AND/OR ASSIGNS ATIMA = AS THEIR INTEREST MAY APPEARP.R.M. = PERMANENT REFERENCE MONUMENT

CATCH BASIN W WATER METER -O- UTILITY POLE ☆ LIGHT POLE 💢 FIRE HYDRAN1 TV CABLE BOX **ELECTRIC BOX** TELEPHONE BOX WATER VALVE IRRIGATION CONTROL VALVE DEM ELECTRIC METER © GAS METER S SEPTIC TANK LID WELL ---- SIGN CLEAN-OUT M A/C ----- OVERHEAD WIRE LINE (OHW) $---\times$ $---\times$ CHAIN LINK FENCE (C.L.F) _____ // ____ // ____ WOOD FENCE (W.F) ------------------------ METAL FENCE (M.F) →→→→→→ PLASTIC FENCE (P.F) TOP OF BANK (T.O.B) — — — SWALE

SYMBOL

CERTIFIED TO:

DESIGN ODYSSEY EMILE MIMRAN

<u>BENCHMARK OF ORIGIN:</u>

ELEVATION: 1.677'(NAVD'88) BENCHMARK CONVERTED FROM NGVD'29 TO NAVD'88 BY THE NATIONAL GEODETIC SURVEY'S ORTHOMETRIC HEIGHT CONVERSION.

BROWARD COUNTY BENCHMARK NUMBER 1915

LEGAL DESCRIPTION:

WEST 40' OF LOT 17, AND ALL OF LOTS 18 AND 19. IN BLOCK 41, OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO THE DEDICATIONS OF THE SOUTH 30' OF SAID LOTS TO THE CITY OF HOLLYWOOD FOR THE PERPETUAL USE OF THE PUBLIC FOR HIGHWAY AND/OR STREET PURPOSES RECORDED IN DEED BOOK 296, PAGE 157. DEED BOOK 324, PAGE 136 AND DEED BOOK 324, PAGE 543, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND ALSO THAT PARCEL OF LAND DESCRIBED AND BOUNDED AS FOLLOWS: BEING A PART OF TAYLOR STREET AND A PART OF BLOCK 70, HOLLYWOOD LAKES SECTION, BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOTS 17, 18, AND 19 IN SAID BLOCK 41; BOUNDED ON THE NORTH BY BLOCK 71, OTHERWISE DESCRIBED AS NORTH LAKE OF SAID SUBDIVISION; BOUNDED ON THE EAST BY A LINE 10' WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 17 EXTENDED IN A NORTHERLY DIRECTION TO BLOCK 71, AND BOUNDED ON THE WEST BY THE WEST LINE OF SAID LOT 19, EXTENDED IN A NORTHERLY DIRECTION TO SAID BLOCK 71, AS SHOWN ON THE PLAT OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING ALL THAT PARCEL OF LAND LYING NORTH OF THE WEST 40' OF LOT 17, AND LOTS 18 AND 19 IN BLOCK 41, EXTENDING TO THE NORTH LAKE OF SAID SUBDIVISION.

SURVEY NOTES:

LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.

BASELINE LAND SURVEY LLC DOES NOT EMPLOY A CERTIFIED ARBORIST ON STAFF AND, AS SUCH, NO GUARANTEE OF THE EXACT IDENTIFICATION OF TREES SHOWN HEREON CAN BE MADE. A CERTIFIED ARBORIST SHOULD BE CONSULTED FOR CONCLUSIVE IDENTIFICATION OF TREES SHOWN HEREON.

BOUND	SCALE: 1		
COMMUNITY PANEL#	FLOOD ZONE:		DRAWN BY
125113–0569	AE	AE: 5.0'(NAVD'88)	CHECKED E
DATE OF FIRM: 08/18/2014	<u>BASIS OF BEAN</u>	<u>RING</u> : N R/W LINE OF S. ING BEARING OF N88°00'U	NORTHLAKE .
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LOT 20

BLOCK 41

F.I.R. 1/2"

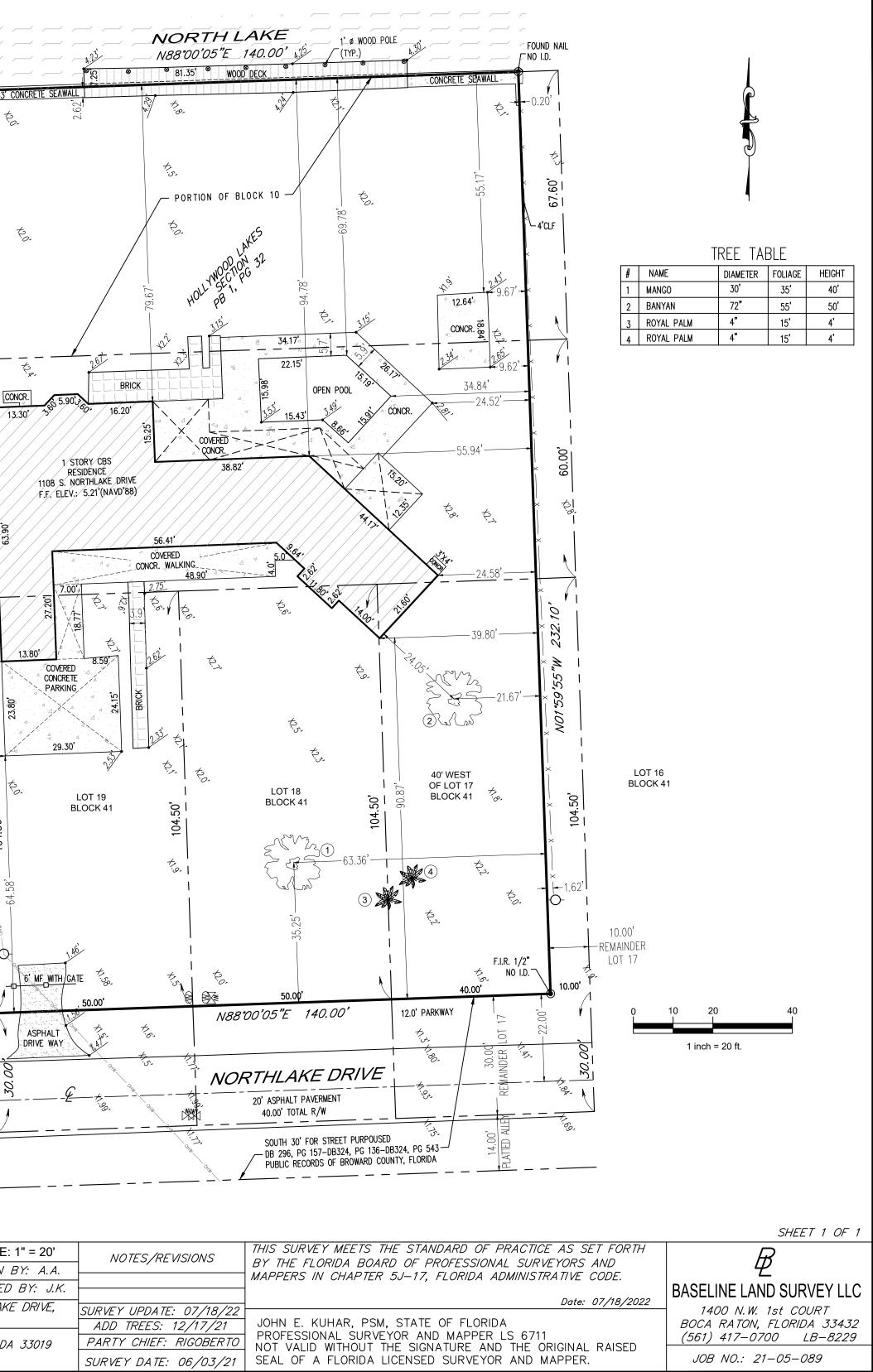
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t2.20,

NO I.D.

WALL

PROPERTY ADDRESS: 1108 S. NORTHLAKE DRIVE, HOLLYWOOD, FLORIDA 33019



EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.

2. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWERS MANUAL" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER).

3. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THTS PROJECT THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

4. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH FILTERS. SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.

5. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVNG THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.

6. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABLIZED.

7. ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DO TO UNFORSEEN CONDITIONS OR ACCIDENTS.

8. SILT FENCES SHALL BE USED ALONG THE PROPERTY LINES TO MINIMIZE OFFSITE SILTATION MITGRATION.

9. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

10. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

11. FILER FABRIC SHALL BE INSTALL UNDER INLET GRATES AND EXTEND A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. IF MORE THAN ONE STRIP OF FABRIC IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED 1 FOOT.

12. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL AND AS NEEDED.

13. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.

14. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.

15. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMAMENT VEGETATIVE COVER IS ESTABLISHED.

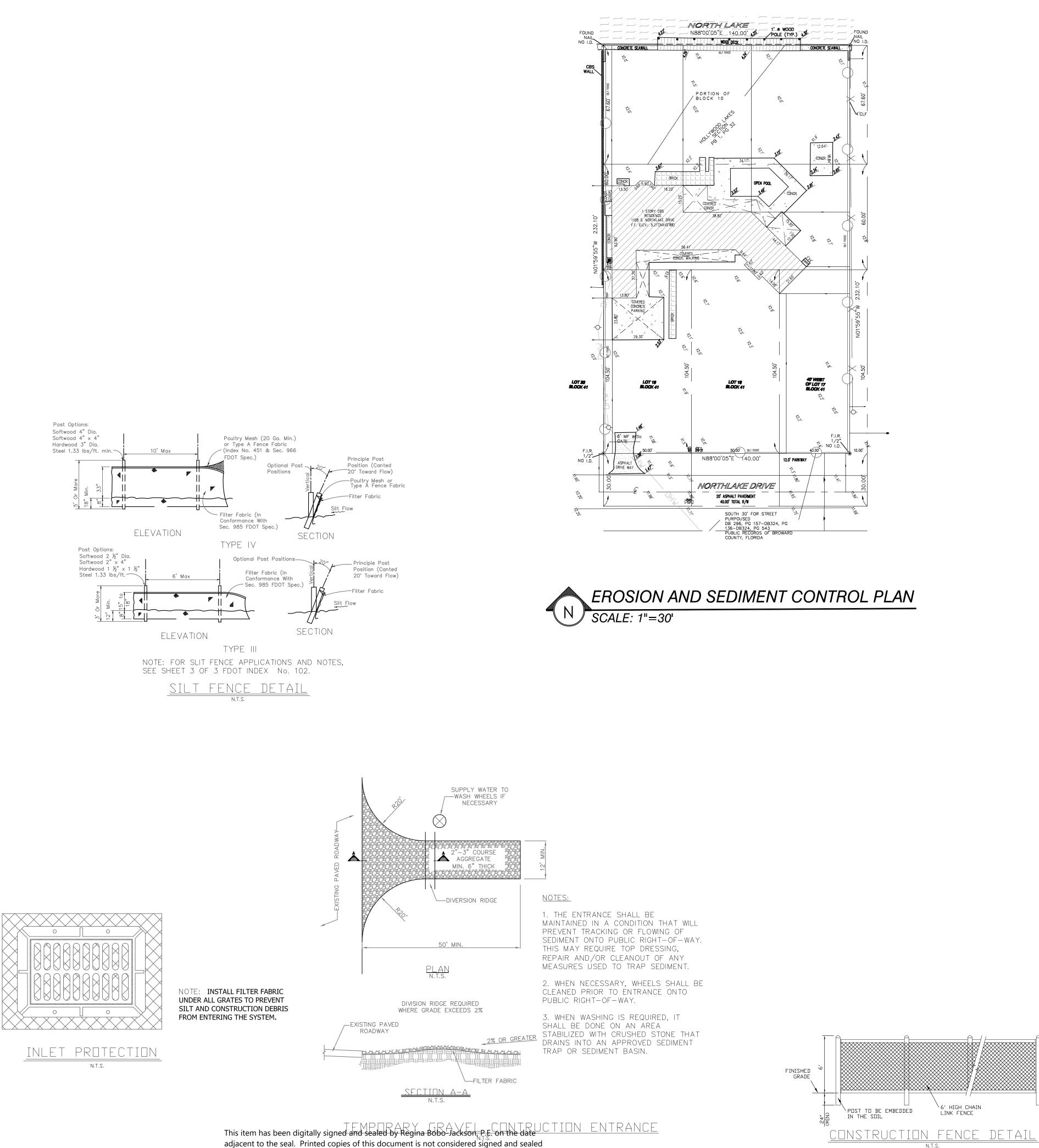
16. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.

17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.

18. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.

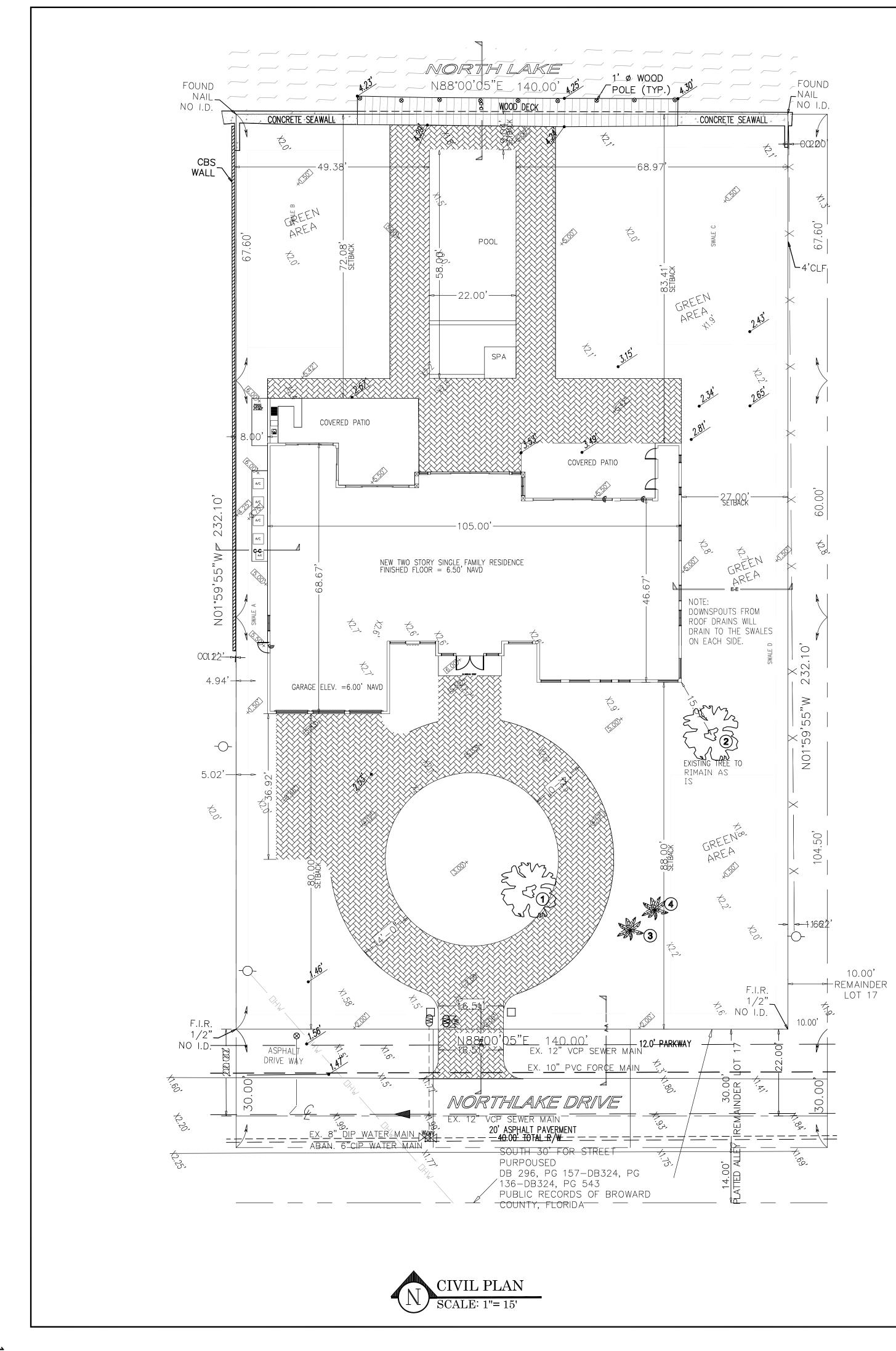
19. FLOATING TURBIDITY BARRIERS WILL BE PLACED OFF SET FROM THE SEAWALL ADJACENT TO THE PROPERTY. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL ALSO BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.

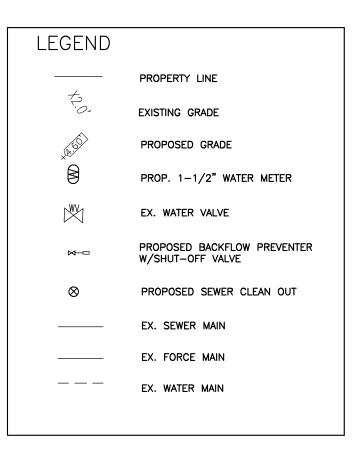
20. ALL DEATERING, EROSION, AND SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL AFTER COMPLETION OF CONSTRUCTION AND SHALL BE REMOVED WHEN AREAS HAVE BEEN STABILIZED.



and the signature must be verified on any electronic copies.

R 0 MIMR 30 3 Щ \mathbf{C} MIL 0 Ζ Ш Õ R 0 0 S ЮH S 08 R $\overline{}$ $\overline{}$ GEA PROJECT NO .: 21083e DATE: 12-03-2021 SCALE: AS SHOWN DESIGNED BY: R.B.J. DRAWN BY: L.B. CHECKED BY: R.B.J APPROVED BY: R.B.J SHEET TITLE **EROSION &** SEDIMENT CONTROL PLAN OF





LEGAL DESCRIPTION:

THE WEST 40' OF LOT 17, AND ALL OF LOT 18 AND 19, IN BLOCK 41, OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, RECORD IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO THE DEDICATIONS OF THE SOUTH 30' OF SAID LOTS TO THE CITY FOR HIGHWAY AND/OR STREET PURPOSES RECORDED IN DEED BOOK 296, PAGE 157, DEED BOOK 324, PAGE 136 AND DEED BOOK 324, PAGE 543, OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA.

AND ALSO THAT PARCEL OF LAND DESCRIBED AND BOUNDED AS FOLLOWS: BEING A PART OF TAYLOR STREET AND A PART OF BLOCK 70, HOLLYWOOD LAKES SECTION, BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOTS 17, 18, AND 19 IN SAID BLOCK 41: BOUNDED ON THE NORTH BY BLOCK 71, OTHERWISE DESCRIBED AS NORTH LAKE OF SIAD SUBDIVISION; BOUNDED ON THE EAST BY A LINE 10' WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 17 RXTENDED IN A NORTHERLY DIRECTION TO BLOCK 71, AND BOUNDED ON THE WEST BY THE WEST LINE OF SAID LOT 19, EXTENDED IN A NORTHERLY DIRECTION TO SAID BLOCK 71, AS SHOWN ON THE PLAT OF HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING ALL THAT PARCEL OF LAND LYING NORTH OF THE WEST 40' OF LOT 17, AND LOTS 18 AND 19 IN BLOCK 4, EXTENDING TO THE NORTH LAKE OF SAID SUBDIVISION.

GENERAL NOTES:

1. BASE LAYOUT WAS OBTAINED FROM A SURVEY PREPARED BY BASELINE LAND SURVEYING, LLC.

2. ALL ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.).

3 HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.

4. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER REPRESENTATIVE.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES VERIFIED AND LOCATED PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE SUCH DAMAGES.

SPECIFIC NOTES:

1. ALL STORM WATER RUNOFF MUST REMAIN ONSITE DURING CONSTRUCTION. THE NEW CONSTRUCTION SHALL HAVE NO DRAINAGE IMPACTS TO ADJACENT PROPERTIES, SURROUNDING RIGHT OF WAYS, STORM WATER FACILITIES AND NEIGHBORING WATER BODIES.

2. PROPERTY WILL BE SLOPED AWAY FROM PROPERTY LINE AT THE BEGINNING OF CONSTRUCTION TO MAINTAIN ALL DIRT AND DEBRIS ON SITE.

3. DRAINAGE SYSTEM AND SWALES SHALL BE INSTALLED AS DETAILED.

4. COORDINATE THE GRADING AND DRAINAGE ON THIS PLAN WITH THE LANDSCAPE PLANS.

5. ALL NEW WATER AND SEWER SERVICES CONNECTIONS SHALL BE COORDINATED WITH THE UTILITIES DEPARTMENT.

6. PLEASE BE ADVISED THAT ANY ROAD CUTS FOR UTLITIES OR CURB CUTS WITHIN IN THE CITY RIGHT OF WAY SHALL BE RESTORED TO FULL LANE WIDTH, AND PROVIDE FINAL RESURFACE PER CITY DETAIL G12.1, SEE SHEET C4.

SITE CALCULATIONS:

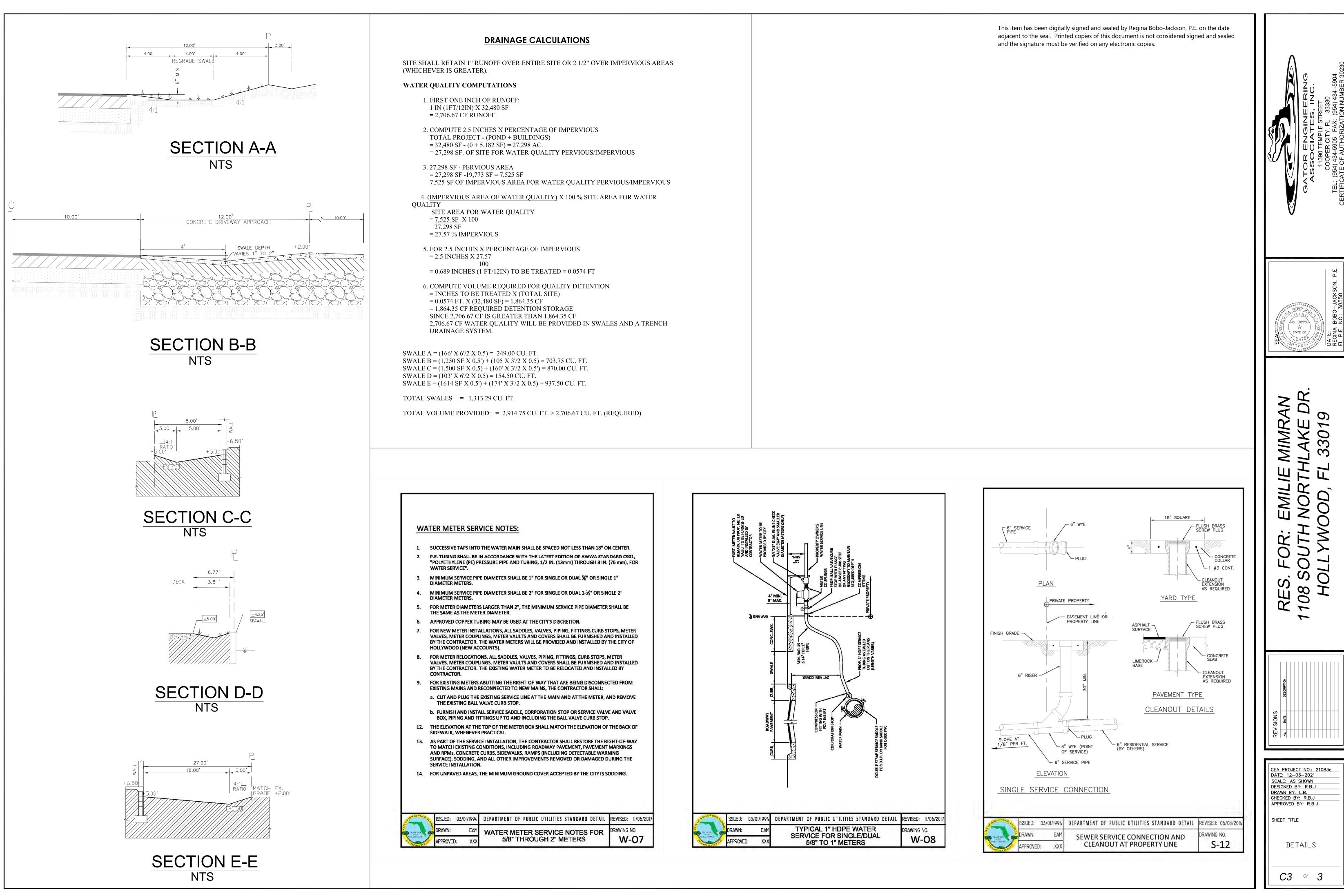
BUILDING FOOTPRINT	5,182 SQ FT
DRIVEWAY/WALKWAYS	3,431 SQ FT
POOL & PATIO	3,955 SQ FT
LANDSCAPE AREA	19,773 SQ FT
TOTAL AREA	32,480 SQ FT
TOTAL PERVIOUS AREA	19,773 SQ FT
TOTAL IMPERVIOUS AREA	12,707 SQ FT

R \square 4 0 MIMR. KE \sim 0 \mathcal{O} \triangleleft \mathcal{O} \neq EMILIE C С Щ S S 08 БП $\overline{}$ GEA PROJECT NO.: 21083e DATE: 12-03-2021 SCALE: AS SHOWN DESIGNED BY: R.B.J. DRAWN BY: L.B. CHECKED BY: R.B.J APPROVED BY: R.B.J SHEET TITLE

CIVIL PLANS

C2 OF 3

This item has been digitally signed and sealed by Regina Bobo-Jackson, P.E. on the date adjacent to the seal. Printed copies of this document is not considered signed and sealed and the signature must be verified on any electronic copies.



DRAINAGE CALCULATIONS	
AIN 1" RUNOFF OVER ENTIRE SITE OR 2 1/2" OVER IMPERVIOUS AREAS GREATER).	
ΓΥ COMPUTATIONS	
ONE INCH OF RUNOFF: T/12IN) X 32,480 SF 57 CF RUNOFF	
TE 2.5 INCHES X PERCENTAGE OF IMPERVIOUS PROJECT - (POND + BUILDINGS) SF - (0 + 5,182 SF) = 27,298 AC. SF. OF SITE FOR WATER QUALITY PERVIOUS/IMPERVIOUS	
F - PERVIOUS AREA SF -19,773 SF = 7,525 SF OF IMPERVIOUS AREA FOR WATER QUALITY PERVIOUS/IMPERVIOUS	
VIOUS AREA OF WATER QUALITY) X 100 % SITE AREA FOR WATER	
REA FOR WATER QUALITY SF X 100 SF % IMPERVIOUS	
INCHES X PERCENTAGE OF IMPERVIOUS CHES X $\frac{27.57}{100}$ NCHES (1 FT/12IN) TO BE TREATED = 0.0574 FT	
TE VOLUME REQUIRED FOR QUALITY DETENTION ES TO BE TREATED X (TOTAL SITE) FT. X (32,480 SF) = 1,864.35 CF 35 CF REQUIRED DETENTION STORAGE 7,706.67 CF IS GREATER THAN 1,864.35 CF CF WATER QUALITY WILL BE PROVIDED IN SWALES AND A TRENCH AGE SYSTEM.	
X 6'/2 X 0.5) = 249.00 CU. FT. 0 SF X 0.5') + (105 X 3'/2 X 0.5) = 703.75 CU. FT. 0 SF X 0.5) + (160' X 3'/2 X 0.5') = 870.00 CU. FT. X 6'/2 X 0.5) = 154.50 CU. FT. SF X 0.5') + (174' X 3'/2 X 0.5) = 937.50 CU. FT.	
= 1,313.29 CU. FT.	
E PROVIDED: = 2,914.75 CU. FT. > 2,706.67 CU. FT. (REQUIRED)	
	1

EXISTING PLAN/SURVEY	TD1
CIVIL ENGINEERING	C1
CIVIL ENGINEERING	C2
CIVIL ENGINEERING	C3
SITE PLAN	CV
SITE PLAN	CV1
LANDSCAPE	L1
DEMOLITION PLAN	D1
FIRST FLOOR PLAN	A1
SECOND FLOOR PLAN	A2
FRONT AND REAR ELEVATIONS	A3
FRONT AND REAR ELEVATIONS- EXTERIOR FINISH SCHEDULE	A3.1
LEFT AND RIGHT ELEVATIONS	A4
LEFT AND RIGHT ELEVATIONS- EXTERIOR FINISH SCHEDULE	A4.1
ROOF PLAN	Α5
FIRST FLOOR FOUNDATION PLAN	S1
FOUNDATION DETAIL	S1.1
FIRST FLOOR FCELL AND COLUMN LOCATION	S2
SECOND FLOOR FRAMING PLAN	S3
SECOND FLOOR FCELL AND COLUMN LOCATION	S4
ROOF PLAN	S5
DETAIL PAGE WITH WALL SECTIONS	S6
STORM WATER EROSION&SEDIMENT CONTRIL PLANS	
1st FLOOR ELECTRICAL PLAN	E1
2nd FLOOR ELECTRICAL PLAN+ROOF PLAN	E2
ELECTRICAL PLAN PANEL	E3
ELECTRICAL PLAN PANEL	E4
1st FLOOR MECHANICAL PLAN	M1
2nd FLOOR MECHANICAL PLAN	M2
ROOF PLAN	M3
1st FLOOR SANITARY/GAS PLAN	P1
2nd FLOOR SANITARY+ROOF PLAN	P2
1st FLOOR WATER PLAN	P3
2nd FLOOR WATER PLAN	P4
GAS ISOMETRIC	Ρ5



SINGLE FAMILY RESIDENCE FOR: IMRAN FAMILY LOT : 19,18.17 BLOCK : 41 HOLLYWOOD, FLORIDA 33019

MINIMUN OF 5 GREEN BUILDING PRACTICES

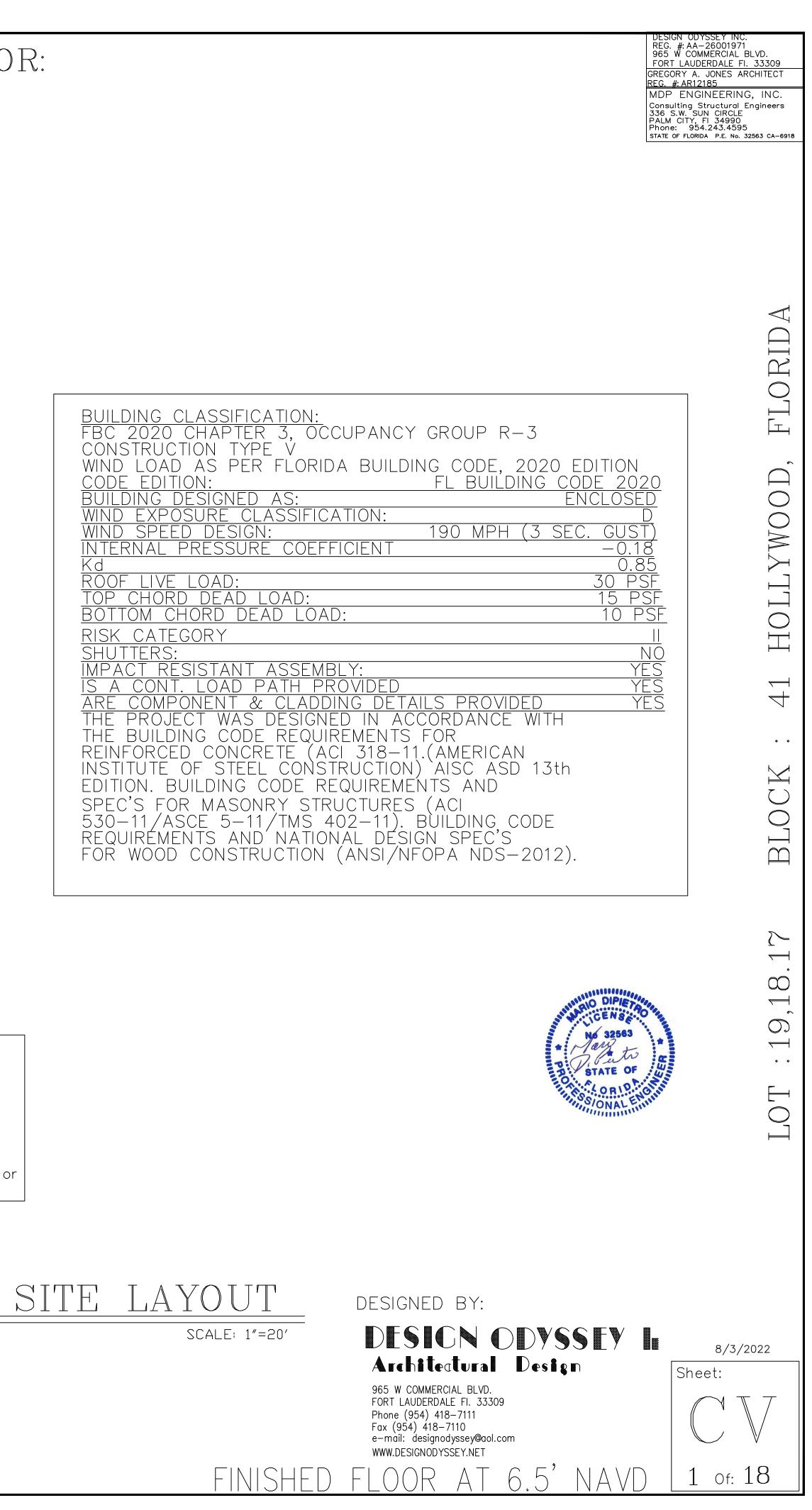
- 1. NO GARBAGE DISPOSAL
- 2. ALL ENERGY STAR APPLIANCES
- 3. SALT WATER POOL
- 4. NO CENTRAL VACUUM SYSTEM
- 5. STORAGE AREA FOR GARBAGE BIN AND RECYCLE BIN

ZONING RS-9:		
FLOOD ZONE:		
"X"		
BASE ELEV:		
N/A 3.7		
SITE DATA:		
DESCRIPTION	AREA	%OF SITE
SITE AREA	32508	100%
WALKWAY/DRIVEWAY	3600	11.08%
DECK/POOL/WALKWAY	3955	12.17%
BLDG. FOOTPRINT	5429	16.70%
LANDSCAPING	19524	60.05%



LAND USE:	
RESIDENTIAL - LOW (5)-RESIDEN	TIAL
MAX LOT COVERAGE= 40%	PROVIDED = 35.77%
FLOOR AREA RATIO (MAX)= .75	PROVIDED = 65.60%
Note:Less than 50% of the public otherwise redered impervios	right-of-way is paved, stabalized or





ALL ROOF DRAIN, DRAINS IN TO THE SWELL A SHOWING ON CIVIL ENGINEERING PLANS

no work is to be performed in the ROW related to utility connections,

DRIWAY INSTALLATION DETAIL

- a. Minimum 2 3/8th inch pavers placed over a 11/2 inch sand base and compacted subbase.
- b. Minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers.
- c. Saw cut existing asphalt at driveway.
- d. The newly constructed driveway and/or apron shall be flush with existing roadways and adjacent sidewalk.

12'X12' VISIBILITY TRIANGLE

All fences, walls, bushes, hedges, and any other landscaping or plant material, within the view triangle shall provide unobstructed cross visibility at a level between 30 inches and 72 inches above ground level.

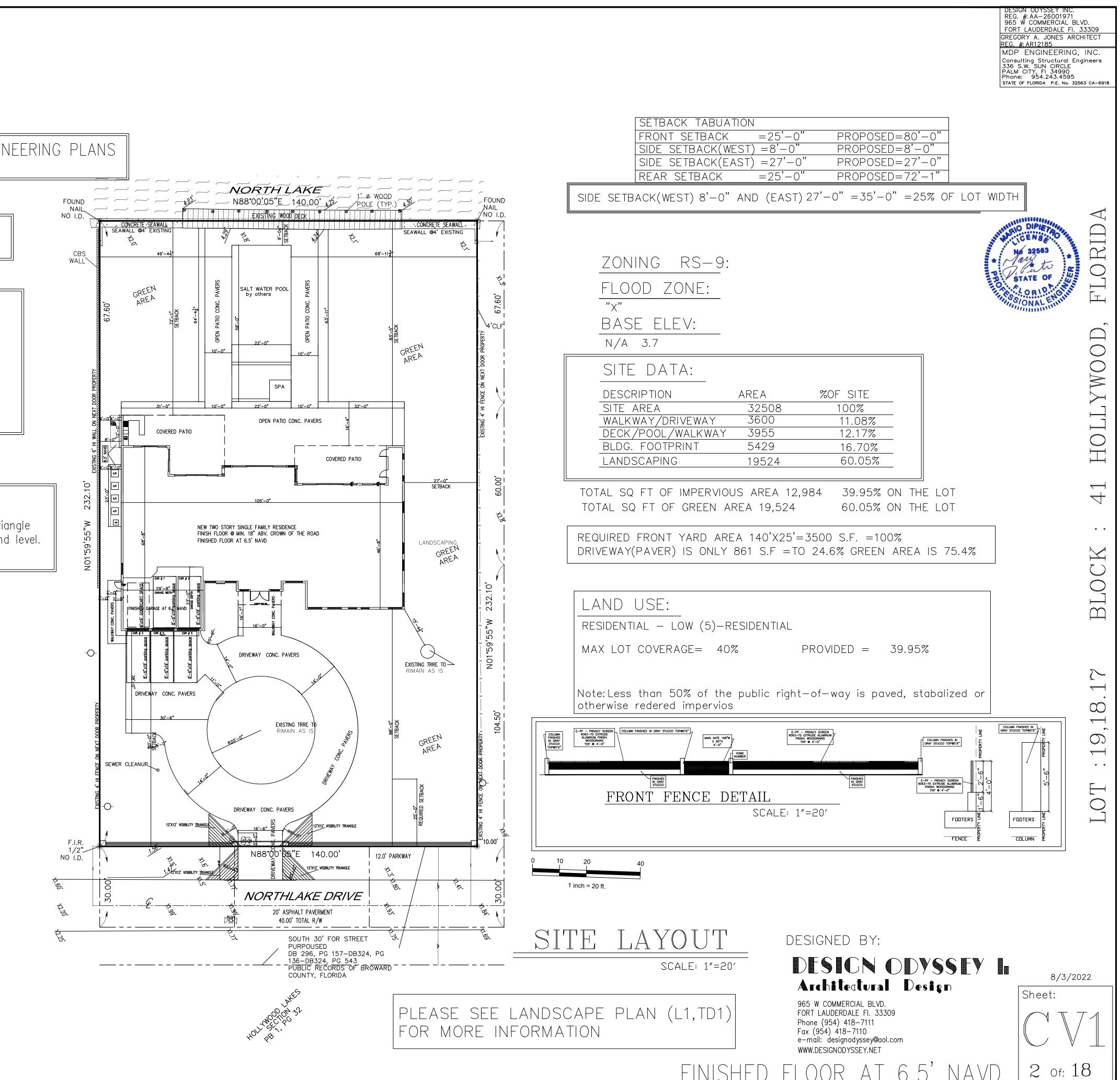
MINIMUN OF 5 GREEN BUILDING PRACTICES

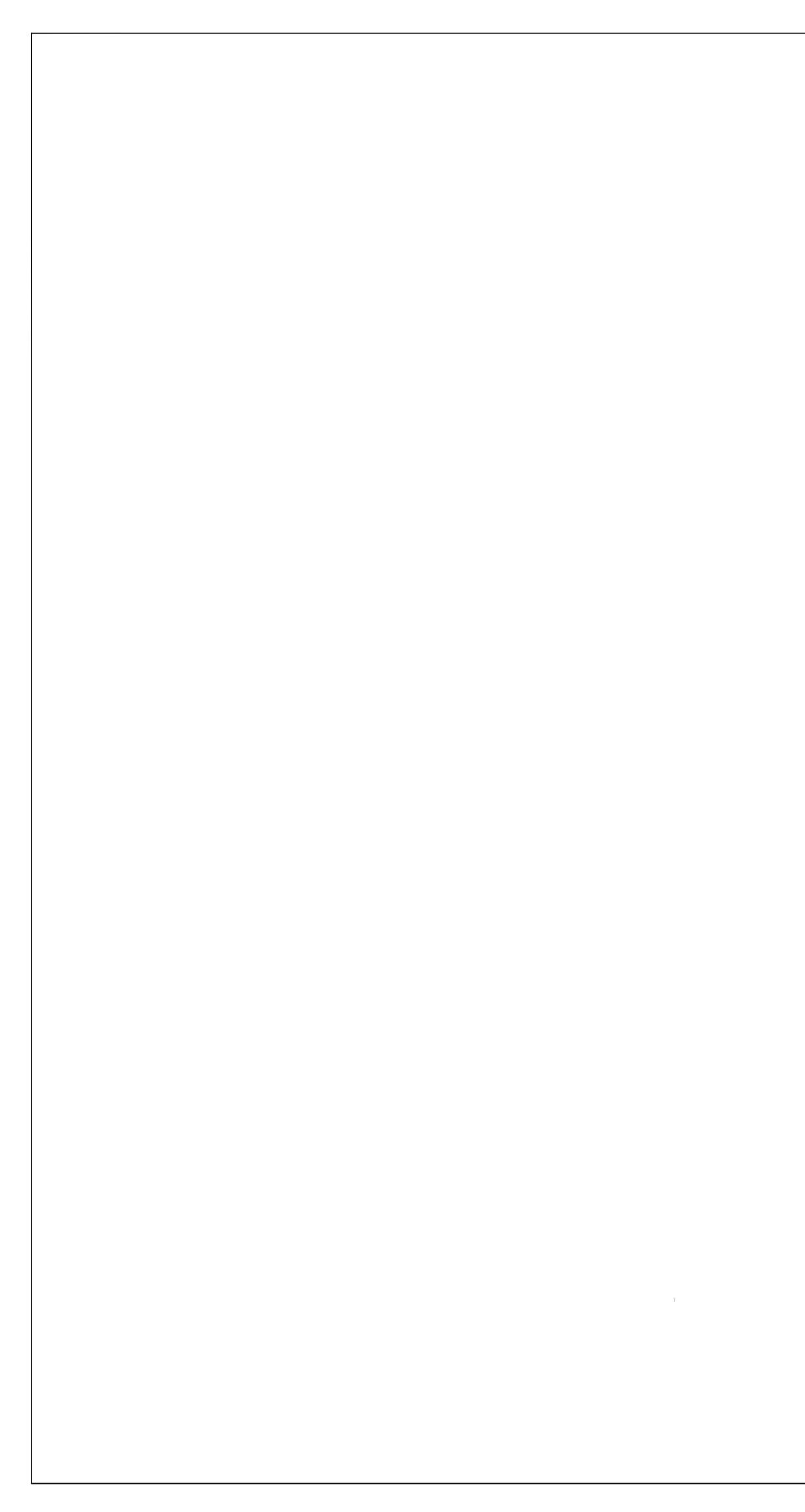
- 1. NO GARBAGE DISPOSAL
- 2. ALL ENERGY STAR APPLIANCES
- 3. SALT WATER POOL
- 4. NO CENTRAL VACUUM SYSTEM
- 5. STORAGE AREA FOR GARBAGE BIN AND RECYCLE BIN

a. Minimum 2 3/8th inch pavers placed over a 11/2 inch sand base and compacted subbase.

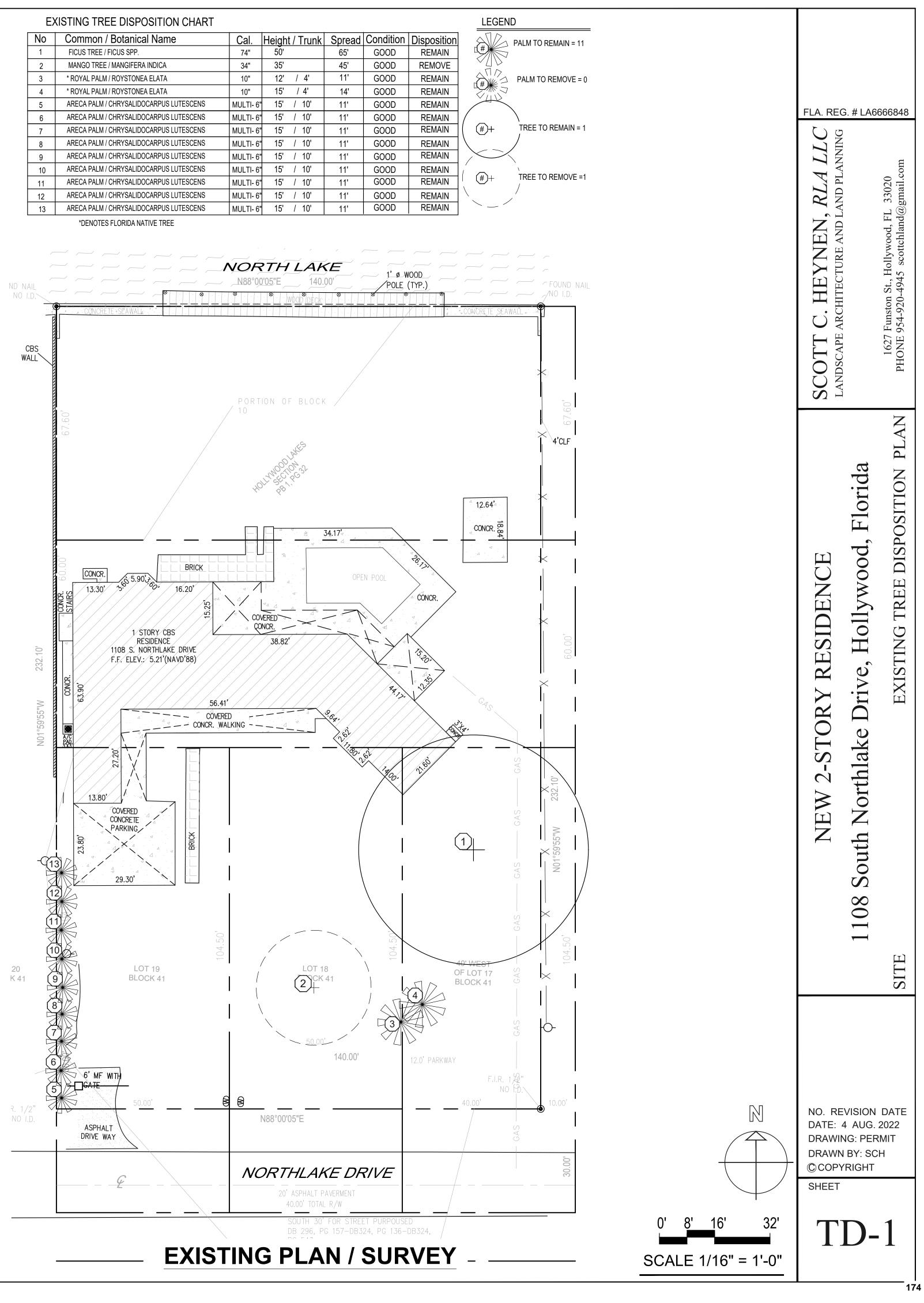
- b. Minimum 6—inch edge restraint (concrete border) is required around perimeter to interlock pavers.
- c. Saw cut existing asphalt at driveway.

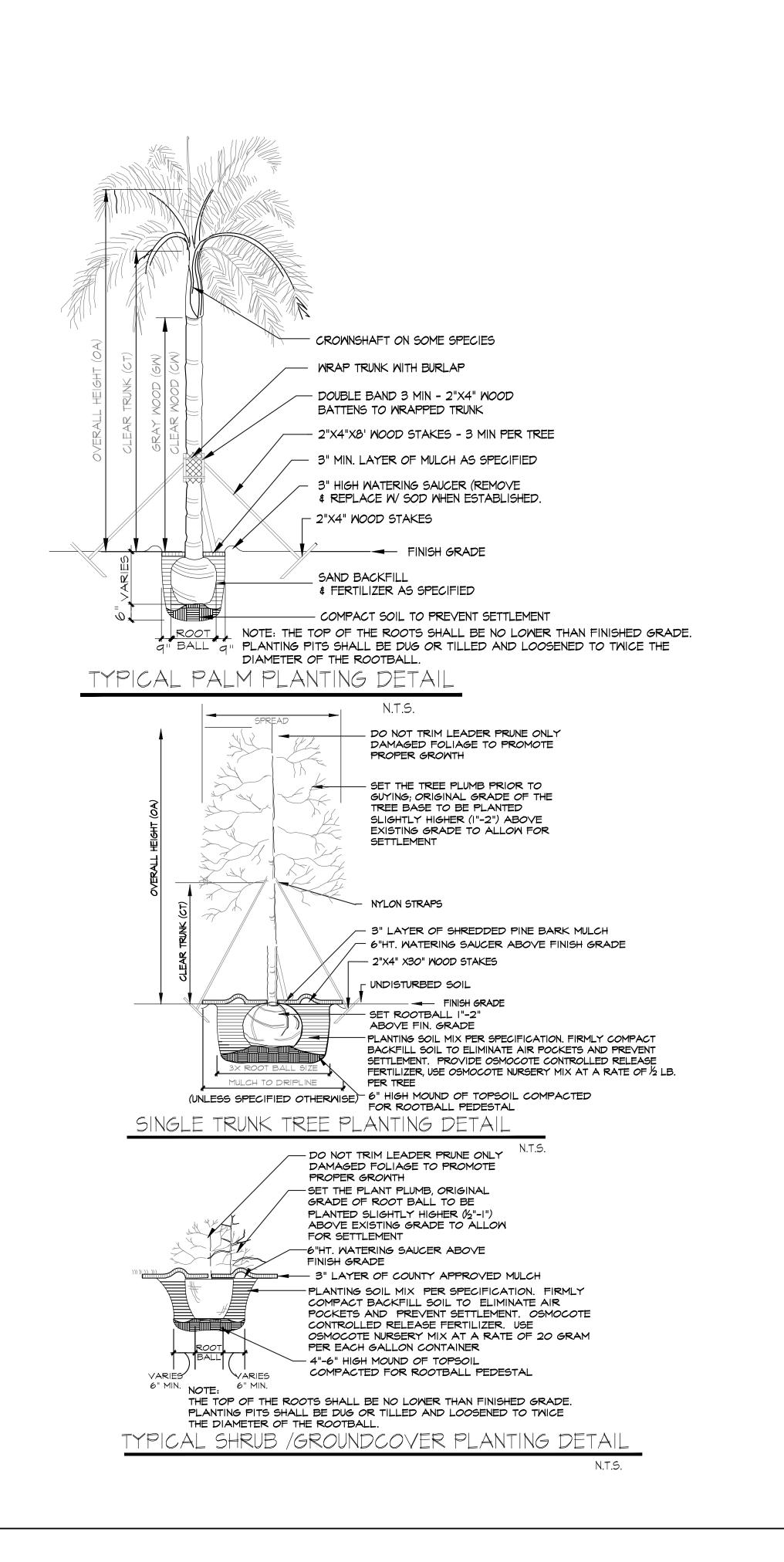
d. The newly constructed driveway and/or apron shall be flush with existing roadways and adjacent





EΣ	(ISTING TREE DISPOSITION CHART			
No	Common / Botanical Name	Cal.	Height / Trunk	
1	FICUS TREE / FICUS SPP.	74"	50'	
2	MANGO TREE / MANGIFERA INDICA	34"	35'	
3	* ROYAL PALM / ROYSTONEA ELATA	10"	12' / 4'	
4	* ROYAL PALM / ROYSTONEA ELATA	10"	15' / 4'	
5	ARECA PALM / CHRYSALIDOCARPUS LUTESCENS	MULTI- 6"	15' / 10'	
6	ARECA PALM / CHRYSALIDOCARPUS LUTESCENS	MULTI- 6"	15' / 10'	
7	ARECA PALM / CHRYSALIDOCARPUS LUTESCENS	MULTI- 6"	15' / 10'	
8	ARECA PALM / CHRYSALIDOCARPUS LUTESCENS	MULTI- 6"	15' / 10'	
9	ARECA PALM / CHRYSALIDOCARPUS LUTESCENS	MULTI- 6"	15' / 10'	
10	ARECA PALM / CHRYSALIDOCARPUS LUTESCENS	MULTI- 6"	15' / 10'	
11	ARECA PALM / CHRYSALIDOCARPUS LUTESCENS	MULTI- 6"	15' / 10'	
12	ARECA PALM / CHRYSALIDOCARPUS LUTESCENS	MULTI- 6"	15' / 10'	
13	ARECA PALM / CHRYSALIDOCARPUS LUTESCENS	MULTI- 6"	15' / 10'	
	*DENOTES FLORIDA NATIVE TREE			_





LANDSCAPE REQUIRE	REQUIRED	PROVIDED				
(1) STREET TREE / 30'	140' = 5 TREES	(5) TREES	SYME	BOL (QUAN.	
			S7		5	
(1) TREE / 1250SF	FRONT :12,312 / 1250 = 10	(6) PROP. ROYAL PALMS				
		+ (2) EXIST ROYAL PALMS	RE	Ξ	6	
		+ (9) EXIST ARECA PALMS = 3				
		+ (1) EXIST TREE	RE	2	6	
	+ (1) MEDIUM TREE = 13 TOTAL					
FRONT SHRUBS	15	(26)	ME		1	
60% FLORIDA NATIVE TREES	15 X 60% = 9	(12) PROPOSED PALMS + (2) EXIST				
50% FLORIDA NATIVE SHRUBS	30 x 50% = 15	(35) CHR				
MULTIPLE TREE SPECIES	3 SPECIES PER 11 - 20	(5) SPECIES	KEY	QUAN	<i>I</i> .	
			CHR*	35	*Cł	hrys
			GI	116	Fic	cus
			JV	5	Ju	nipe
			SR	6	Sti	relit
			SOD	PLAN	Ste	not

4'-0" TYP. FINISH GRADE TREE PROTECTION FENCE DETAIL & SPECS

- 2" X 2" PT WOOD OR STEEL POSTS

TREE PROTECTION BARRICADE FLOURESCENT ORANGE, ADPI DURATHANE - 1 ¹/₂" SQUARE MESH HIGH DENSITY POLYETHYLENE FASTEN WITH 3 ZIP TIES TO EACH POST SEE PLAN FOR LAYOUT AROUND TREES

NOTE -ALL TREES AND LANDSCAPING WILL BE FIELD LOCATED TO AVOID CONFLICTS WITH EXISTING UTILITIES, LIGHT POLES, DRAINAGE LINES. ROOT BARRIER SHALL BE USED AS NEEDED

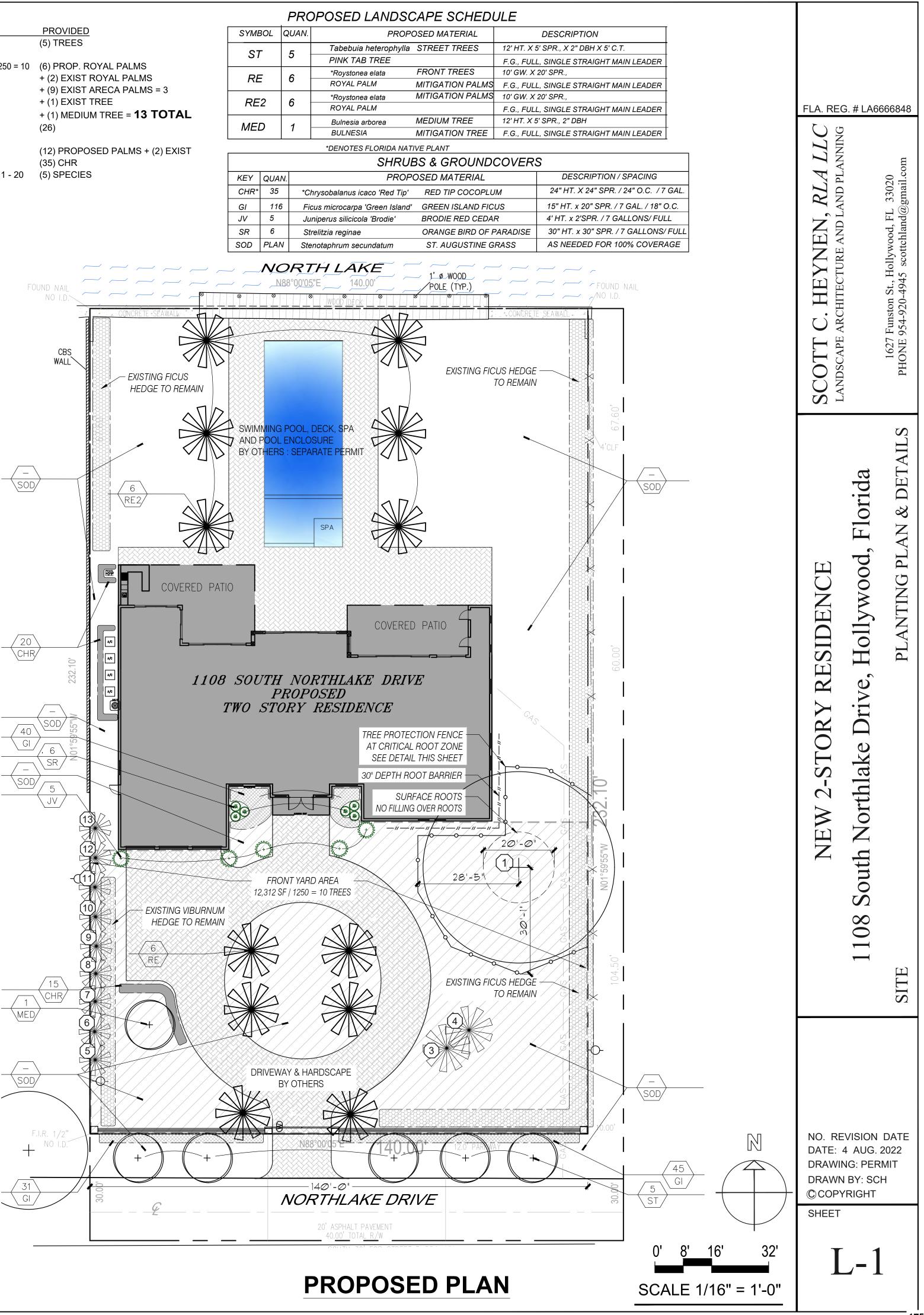
GENERAL PLANTING NOTES All plant materials shall conform to the standards for Florida No. I or better as given in "Grades and Standards for Nursery Plants", 2015, State of Florida Department of Agriculture, Tallahassee, or thereto.
All landscape areas to be provided with a 100% overlap automatic irrigation system.
All landscaping and irrigation shall be installed in a sound workmanlike manner and according to accepted and proper planting procedures with the quality of plant materials described.

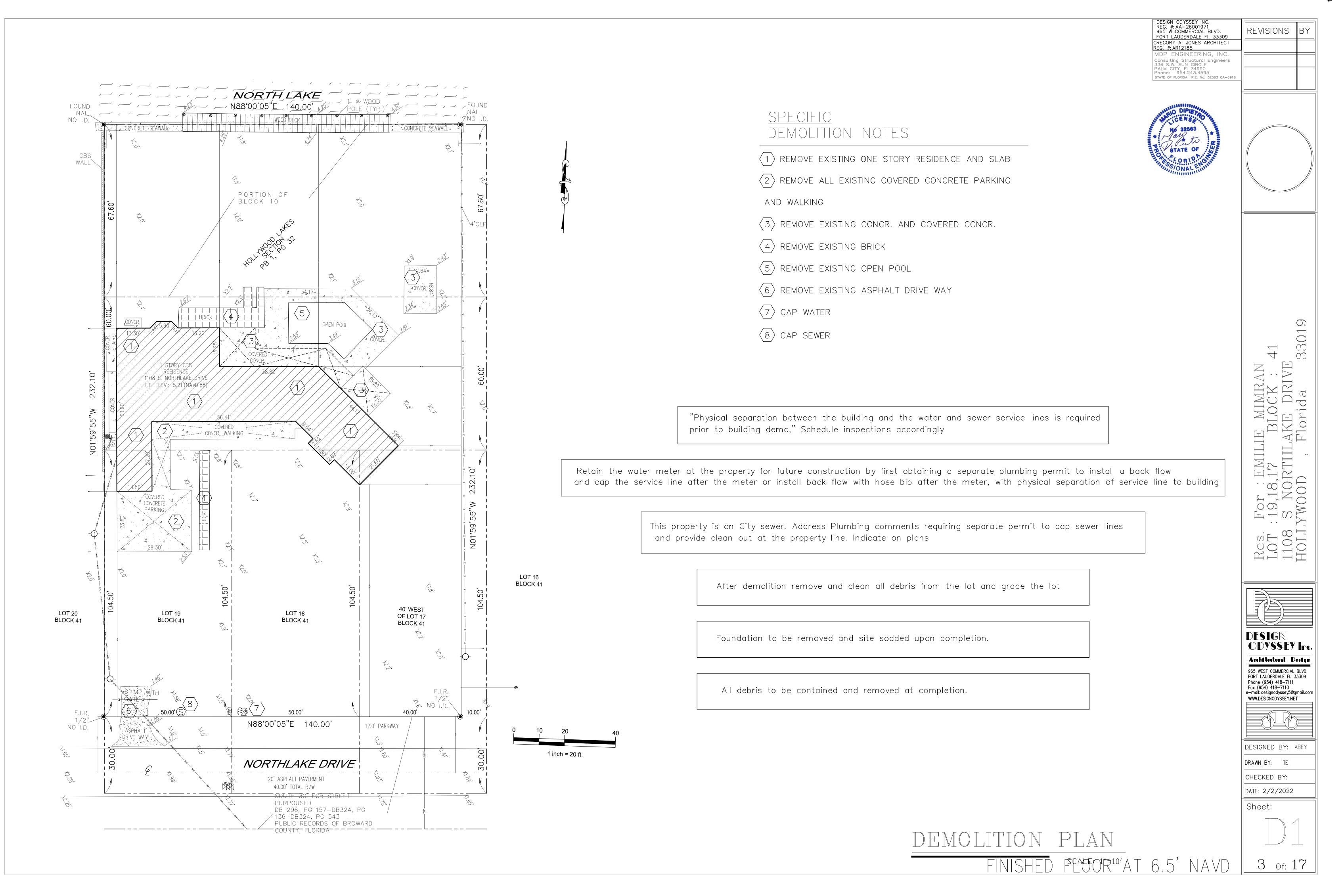
of plant materials described. • Specifications of plant materials as follows: Spread-indicates average spread to midpoint; Height (o.a.)-indicates overall height from top of root ball to midpoint of current season's growth; C.T.-indicates clear trunk measurement to first branching; Ft. of Wood-indicates measurement on palms from top of ball to top of stalks.All trees shall be properly guyed and staked at the time of planting to ensure proper establishment.

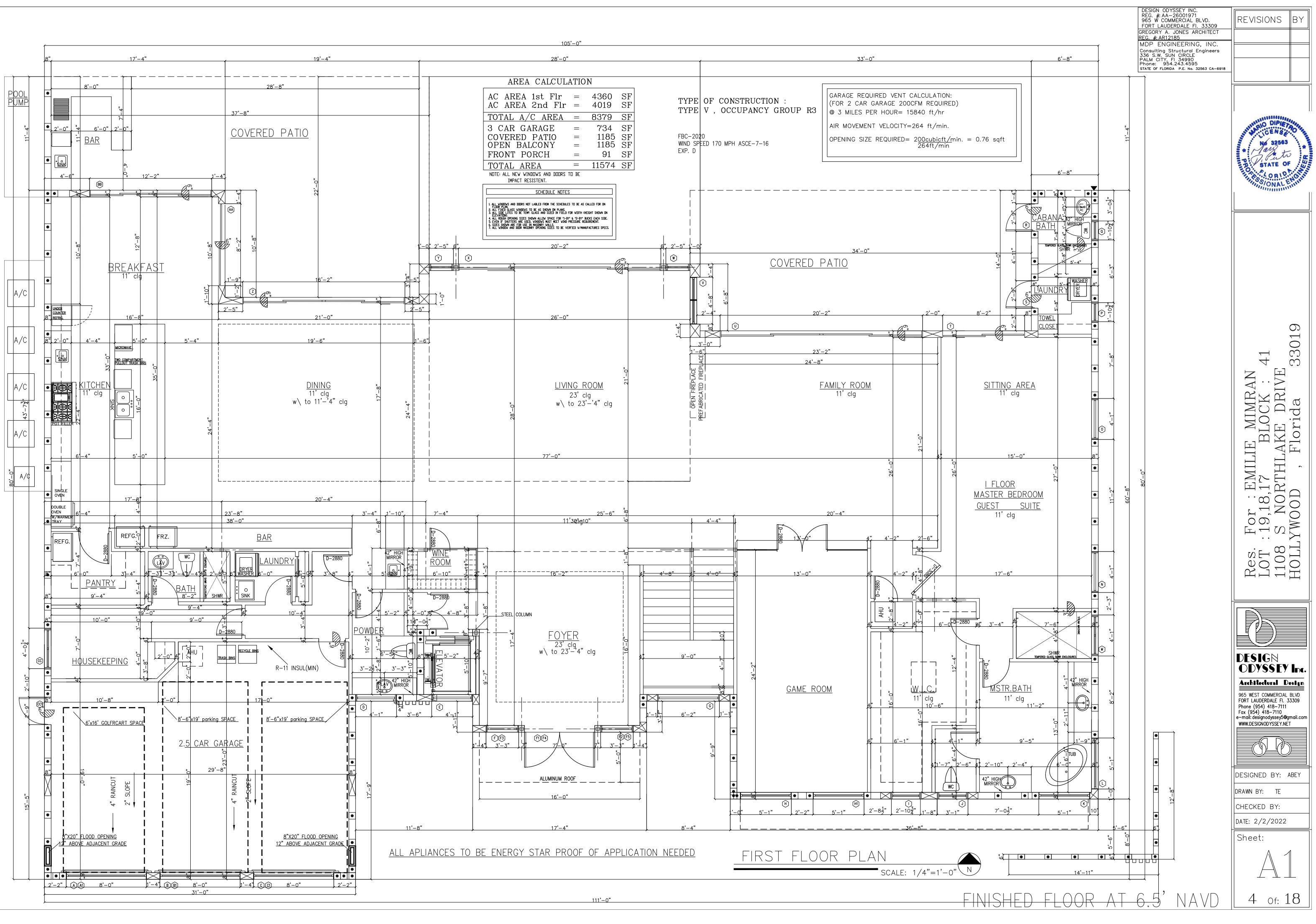
• Hedges shall be planted and maintained so as to form a continuous, unbroken, solid visual screen.

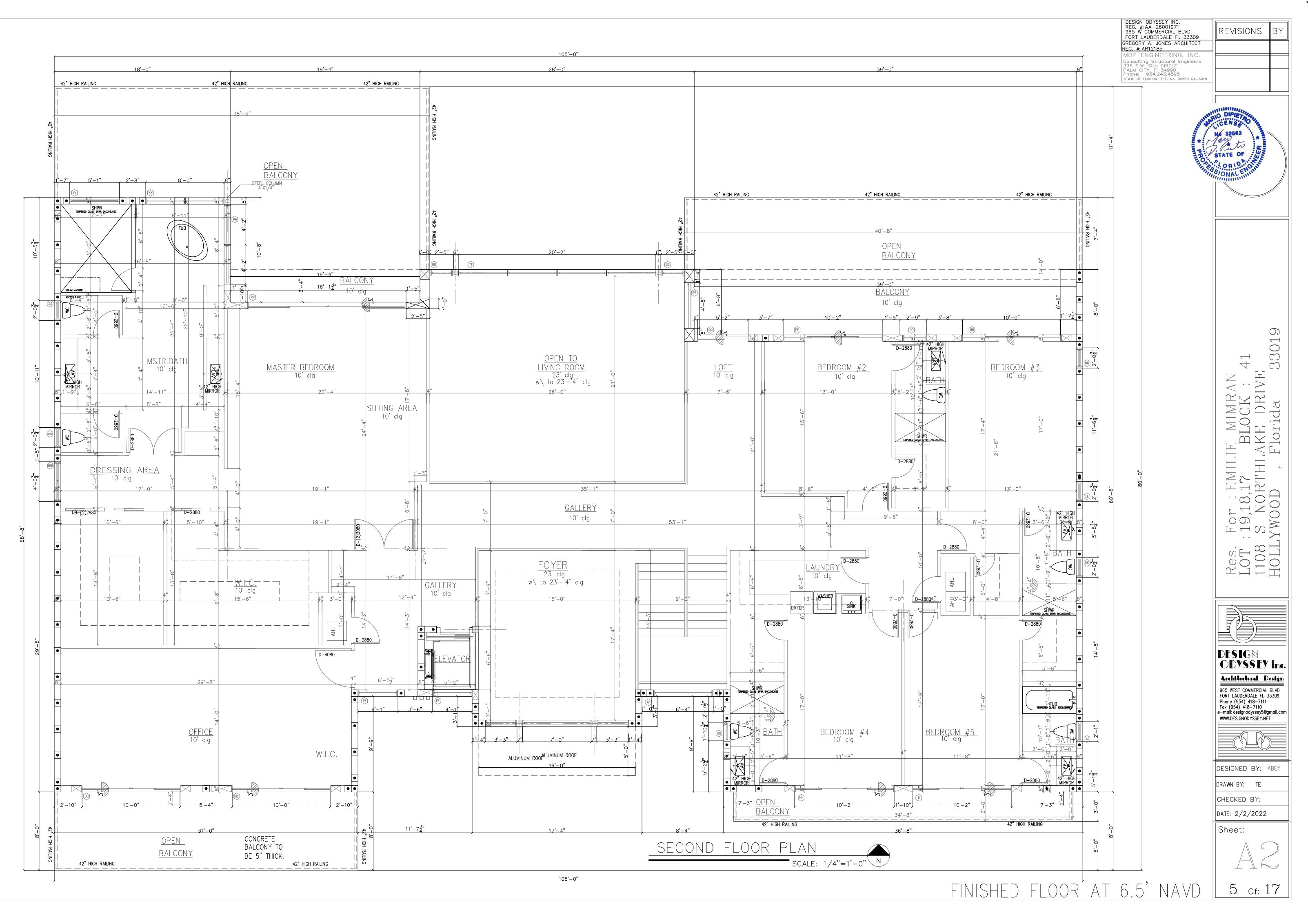
• The planting soil for all planting areas shall be composed of a minimum of 50% horticulturally acceptable organic material. The minimum soil depth shall be four inches in all hedge and mass planting beds and 1/2 cu. yd. per tree. Palms to be planted in clean sand.

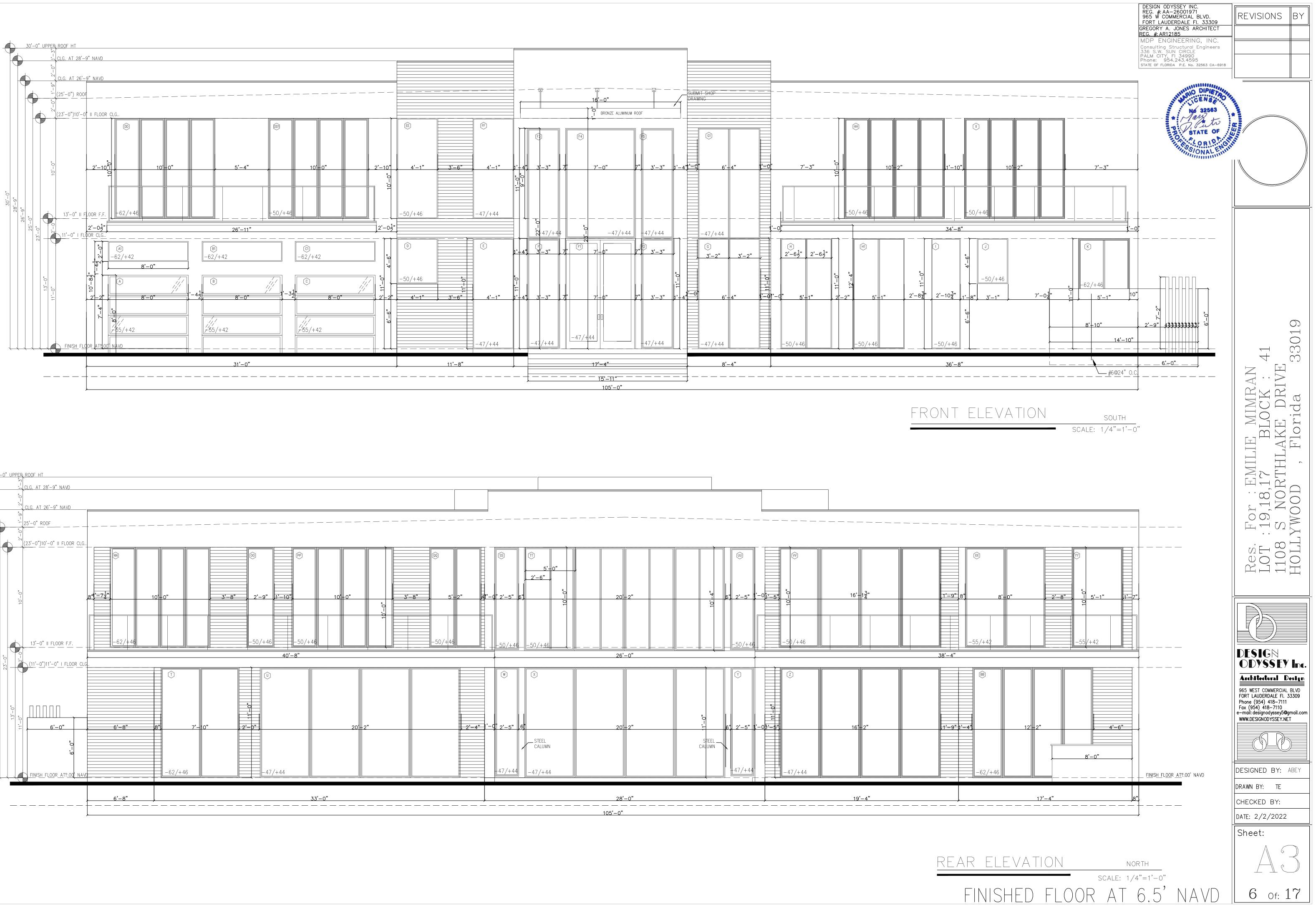
• A minimum of three inches of shredded pine bark mulch shall be installed around each tree planting, including palm trees, and throughout hedge and shrub plantings.
The contractor is responsible for his own quantity count. Any discrepancy between drawings and plant list shall be considered as correct on the drawings. • Landscape Contractor shall provide a One Year Warranty for plant material

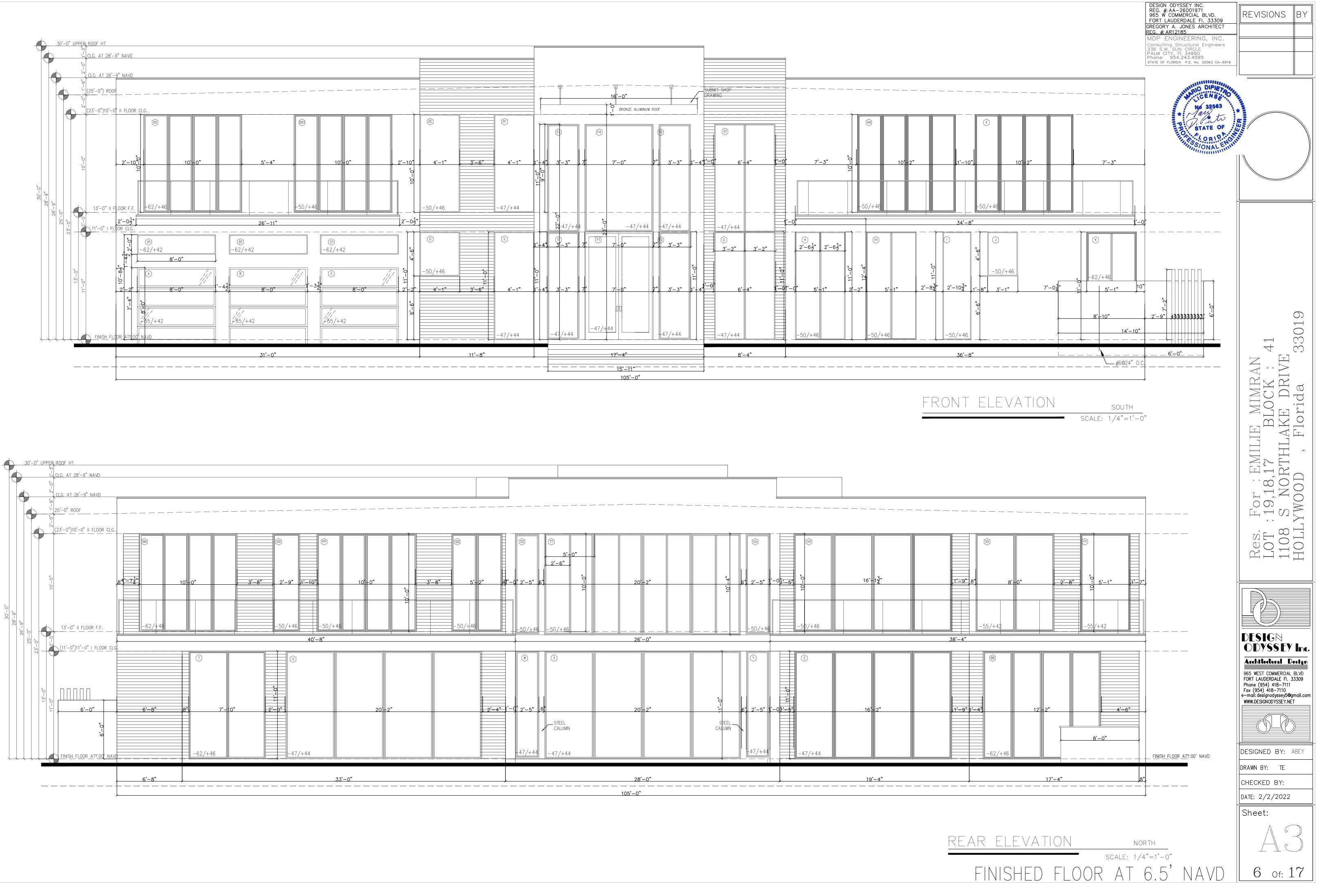


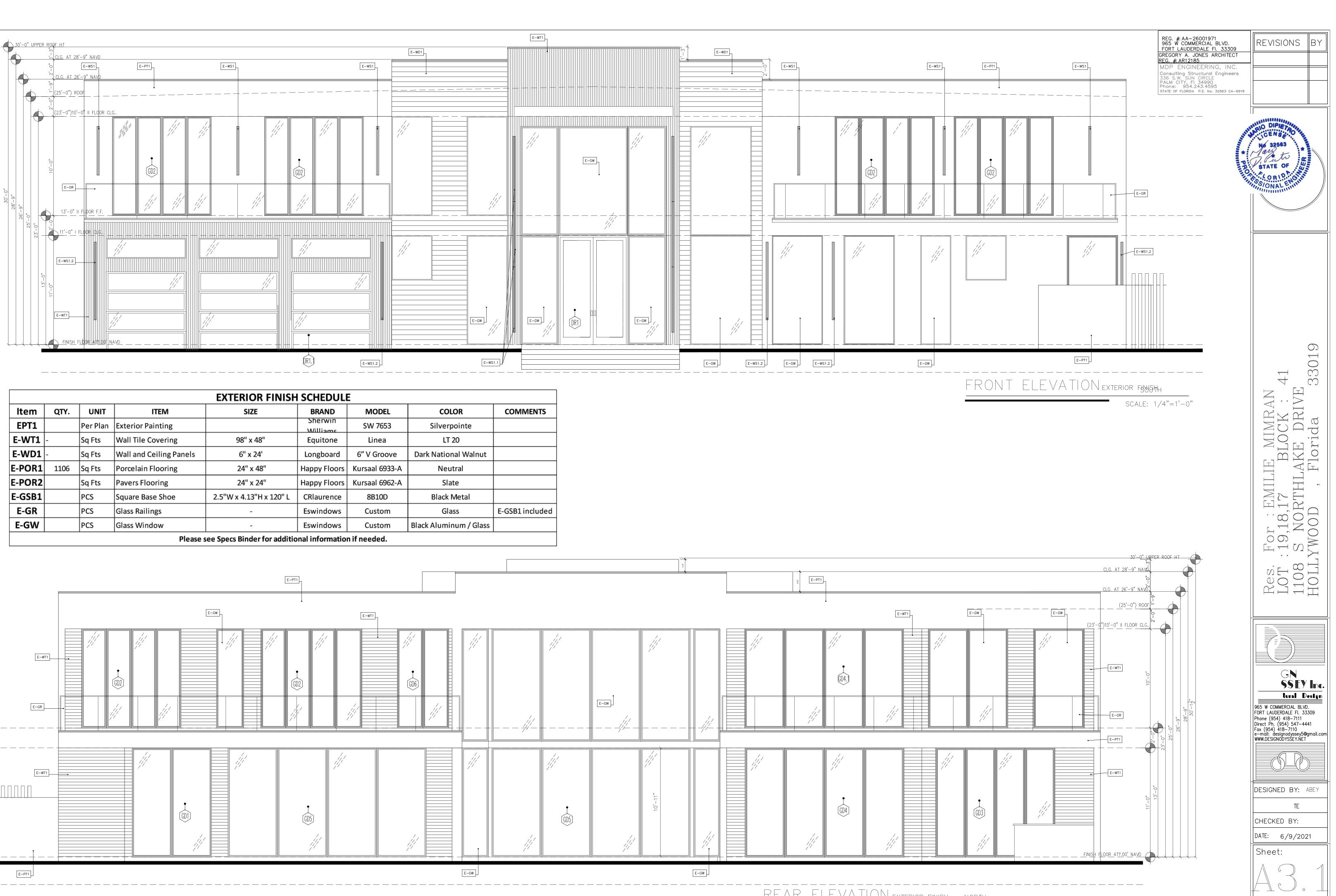












				EXTERIOR FINISH	I SCHEDULI	E	
ltem	QTY.	UNIT	ITEM	SIZE	BRAND	MODEL	
EPT1		Per Plan	Exterior Painting		Sherwin Williams	SW 7653	S
E-WT1	-	Sq Fts	Wall Tile Covering	98" x 48"	Equitone	Linea	
E-WD1	-	Sq Fts	Wall and Ceiling Panels	6" x 24'	Longboard	6" V Groove	Dark I
E-POR1	1106	Sq Fts	Porcelain Flooring	24" x 48"	Happy Floors	Kursaal 6933-A	
E-POR2		Sq Fts	Pavers Flooring	24" x 24"	Happy Floors	Kursaal 6962-A	
E-GSB1		PCS	Square Base Shoe	2.5"W x 4.13"H x 120" L	CRlaurence	8B10D	(
E-GR		PCS	Glass Railings	-	Eswindows	Custom	
E-GW		PCS	Glass Window	-	Eswindows	Custom	Black A
		•	Please	see Specs Binder for addition	nal informatio	n if needed.	•



REAR ELEVATION EXTERIOR FINISH NORTH

scale: 1/4"=1'-0"INISHED FLOOR AT 6.5' NAVD 7 of: 17

1517.5.2 "Tin caps" shall be not less than 15/8 inches (41 mm) and not more than 2 inches (51 mm) in diameter and of not less than 32 gage (0.010 inch) sheet metal. "Cap nails" or prefabricated fasteners with integral heads complying with this section shall be an acceptable substitute. All "tin caps," "cap nails"

or prefabricated fasteners with integral heads shall be tested for corrosion resistance in compliance with TAS 114 Appendix E, Section 2 (ASTM G 85), and shall be product control listed. All of cartons or carton labels "tin caps," "cap nails" or prefabricated fasteners with integral heads shall be labeled to note compliance with the corrosion resistance requirements. R4403.9.2 Wind velocity (3-second gust) used in structural calculations shall be 140 miles per hour (63 m/s) in Broward County and 146 miles per hour (65 m/s) in Miami—Dade County. R4410.2.3.1.3.2 Doors, bath and shower enclosures, and sliding glass doors containing glazing material greater than 9 square feet (0.84 m2) in surface area shall be classified as Category II glazing products. R4410.2.6.2 Safeguards. The glazing in sliding and swinging doors and in shower to tub enclosures, including any glazing within 60 inches (1.5 m) of the finished floor surface in walls surrounding any tub or shower enclosure, shall be safety glazing as set forth in Section R4410.2.3.1.3 for Category II glazing products. R4410.2.3.1.3.1 Doors containing glazing material not greater than 9 square feet (0.84 m2) in surface area shall be classified as Category I glazing products. R4403.9.3 All buildings and structures shall be considered to be in Exposure Category C as defined in Section 6.5.6.3 of ASCE 7. R4409.9.2.5 Nail spacing shall be 6 inches (152 mm) on center at panel edges and at interme diate supports. Nail spacing shall be 4 inches (102 mm) on center at gable ends with either 8d ring shank nails or 10d common nails. R4409.6.17.2.4.2 Special Inspector (Trusses) For trusses having an overall length of the bottom chord in excess of 35 feet (10.7 m) or 6 feet (1829 mm) overall height erection shall be supervised by either a registered professional engineer or registered architect retained by the contractor. A retainer letter from the registered professional engineer or registered architect shall be submitted along with the shop drawings as part of the permit document. R4409.13.5 Termite protection. All buildings shall have a pre-construction treatment protection against subterranean termites. The rules and laws as established by the Florida Department of Agriculture and Consumer Services shall be deemed as approved with respect to preconstruction soil treatment for protection against subterranean termites. A certificate of compliance shall be issued to the building department by the licensed pest control company that contains the following statement: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services." R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing: 1. Glazing in swinging doors except jalousies. 2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies. 3. Glazing in storm doors. 4. Glazing in all unframed swinging doors. 5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface. 6. Glazing, in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface. 7. Glazing in an individual fixed or operable panel, other than those locations described in Items 5 and 6 above, that meets all of the following conditions: 7.1. Exposed area of an individual pane larger than 9 square feet (0.836 m2). 7.2. Bottom edge less than 18 inches (457 mm) above the floor.

7.3. Top edge more than 36 inches (914 mm) above the floor. 7.4. One or more walking surfaces within 36 inches (914 mm) horizontally of the glazing.

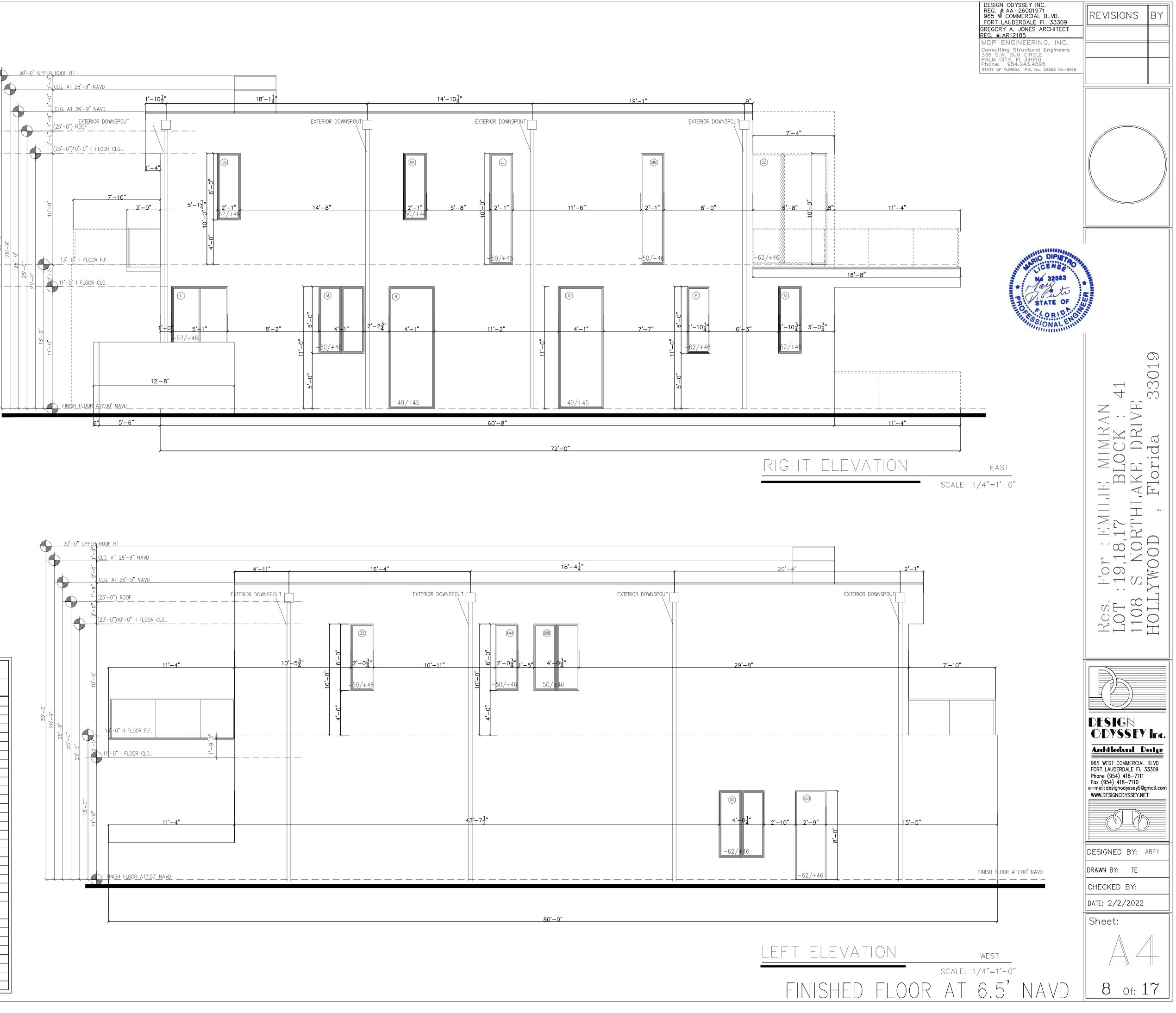
As per FBC R309.2 Separation required in garage The garage shall be separated from the residence and its attic area by not less than $\frac{1}{2}$ -inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch (15.9 mm) Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than $\frac{1}{2}$ -inch (12.7 mm) gypsum board or equivalent. As per FBC R309.1 Opening protection in garage. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings

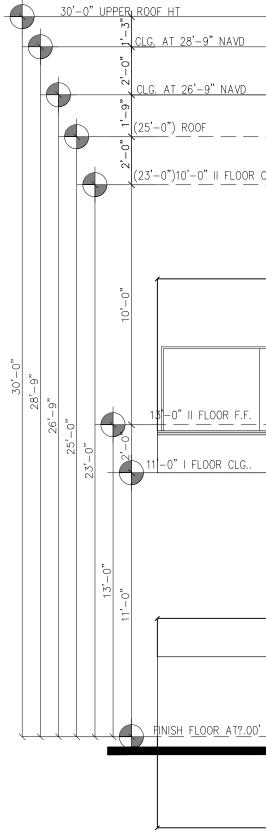
between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors.

As per FBC R309.1.1 Duct penetration.

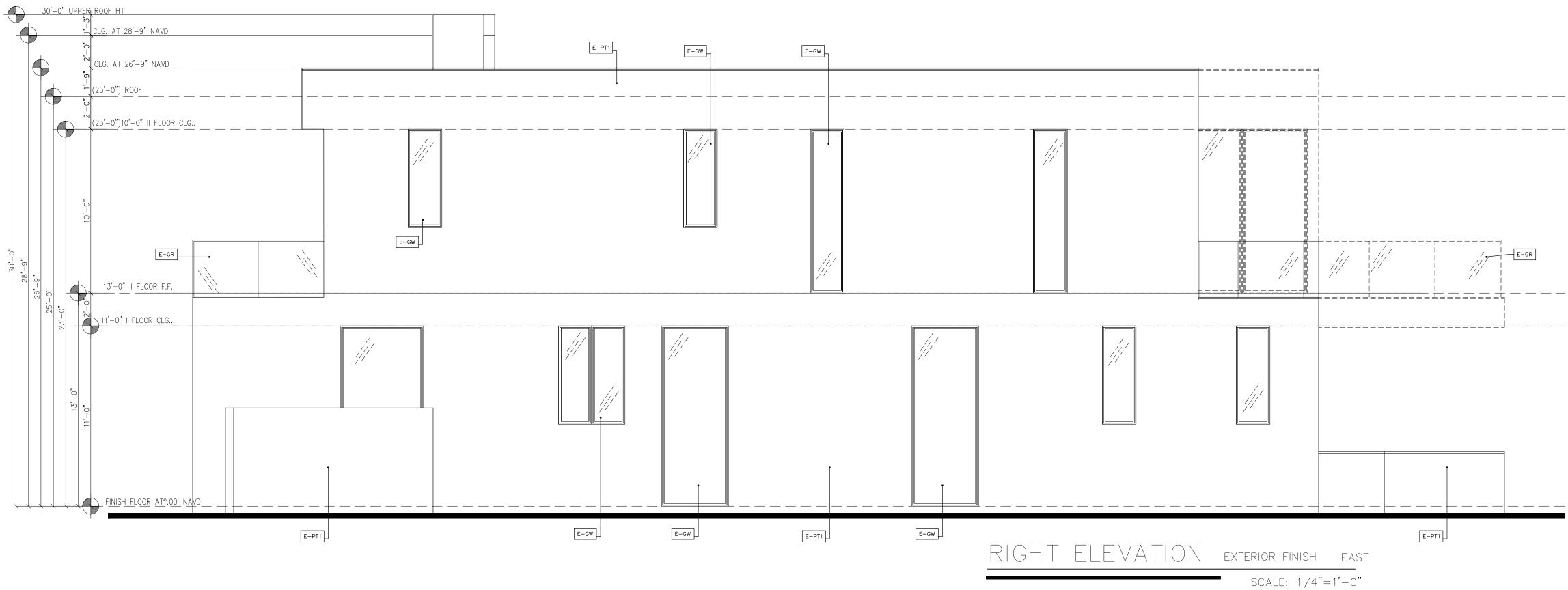
Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall have no openings into the garage.

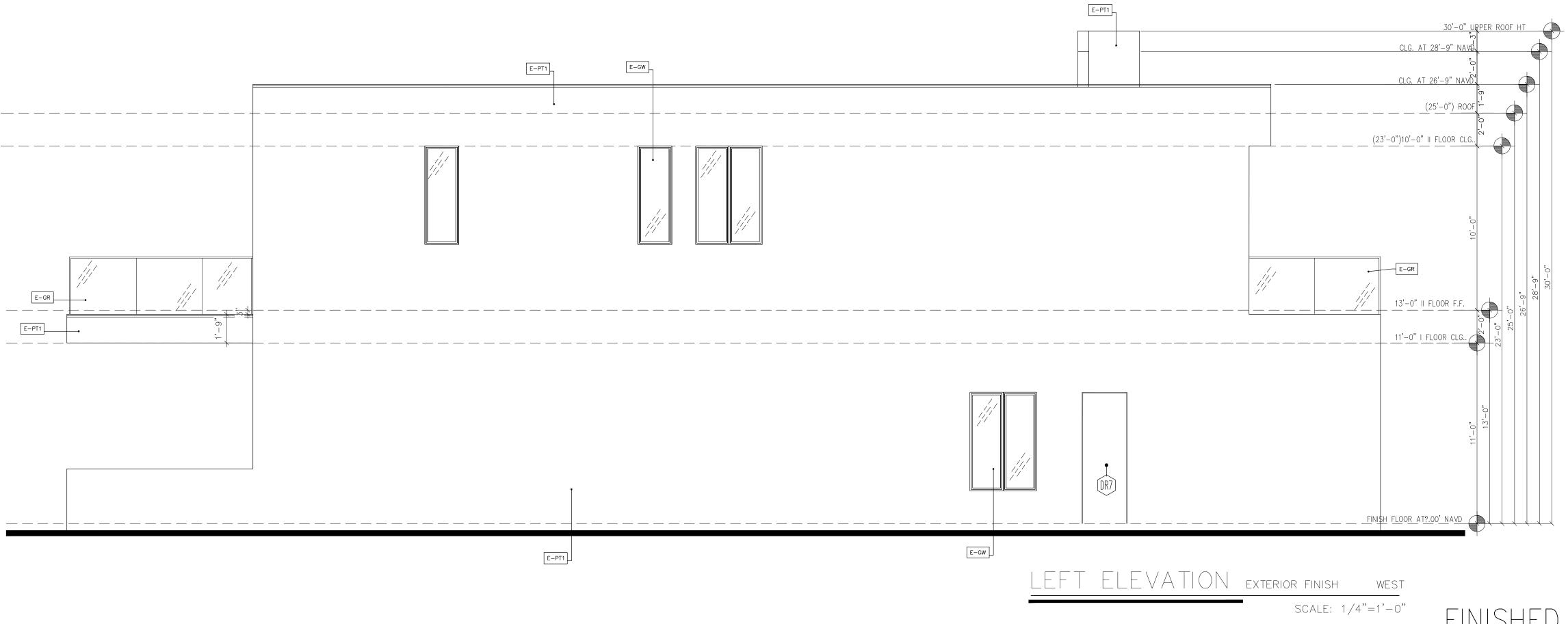
🖉 WINDOW / DOOR SCHEDULE 🔿					
TYPE/SIZE	REMARKS		TYPE/SIZE	REMARKS	
A 96"X96" G.DOOR	TOP @ 8'-0" A.F.F.	-55/+42	200110 S.G.DOOR (240"X132")	TOP @ 11'-0" A.F.F.	-47/+44
A1 96"X24" F.GLLAS ABV	TOP @ 10'-8.5" A.F.F.	-62/+42	(Y) 29"X132" F.GLASS	TOP @ 11'-0" A.F.F.	-47/+44
B 96"X96" G.DOOR	TOP @ 8'-0" A.F.F.	-55/+42	Z 160110 S.G.DOOR (192"X132")	TOP @ 11'-0" A.F.F.	-47/+44
B1 96"X24" F.GLLAS ABV	TOP @ 10'-8.5" A.F.F.	-62/+42	(AA) 80110 S.G.DOOR (98"X132")	TOP @ 11'-0" A.F.F.	-62/+46
© 96"X96" G.DOOR	TOP @ 8'-0" A.F.F.	-55/+42	Image: BB 120110 S.G.DOOR (146"X132")	TOP @ 11'-0" A.F.F.	-62/+46
C1 96"X24" F.GLLAS ABV	TOP @ 10'-8.5" A.F.F.	-62/+42			
D 49"X54" F.GLASS	TOP @ 11'-0" A.F.F.	-50/+46	CC1 D-2980	TOP @ 8'-0" A.F.F.	-62/+46
E 49"X132" F.GLASS	TOP @ 11'-0" A.F.F.	-47/+44	DD 100100 S.G.DOOR (120"X120")	TOP @ 9'-0" A.F.F.	-62/+46
F 39"X132" F.GLASS	TOP @ 11'-0" A.F.F.	-47/+44	DI 100100 S.G.DOOR (120"X120")	TOP @ 9'-0" A.F.F.	-50/+46
F1 D-(2)42"X132" DOOR	TOP @ 11'-0" A.F.F.	-47/+44	EE 49"X120" F.GLASS	TOP @ 10'-0" A.F.F.	-50/+46
F2 39"X132" F.GLASS	TOP @ 11'-0" A.F.F.	-47/+44	FF 49"X120" F.GLASS	TOP @ 10'-0" A.F.F.	-47/+44
F3 39"X132" F.GLASS	TOP @ 22'-0" A.F.F.	-47/+44	GG 25"X72" C.A.	TOP @ 10'-0" A.F.F.	-47/+44
F4 84"X132" F.GLASS	TOP @ 22'-0" A.F.F.	-47/+44	HH 100100 S.G.DOOR (120"X120")	TOP @ 10'-0" A.F.F.	-50/+46
F5 39"X132" F.GLASS	TOP @ 22'-0" A.F.F.	-47/+44	100100 S.G.DOOR (120"X120")	TOP @ 10'-0" A.F.F.	-50/+46
© 2W-38"X132" F.GLASS (76"X132")	TOP @ 11'-0" A.F.F.	-47/+44	(JJ) 25"X72" C.A.	TOP @ 10'-0" A.F.F.	-62/+46
G1 2W-38"X132" F.GLASS (76"X132")	TOP @ 9'-0" A.F.F.	-47/+44	KK 25"X72" C.A.	TOP @ 10'-0" A.F.F.	-50/+46
H 2W-30.5"X132" F.GLASS (61"X132")	TOP @ 11'-0" A.F.F.	-50/+46	(L) 25"X120" F.GLASS	TOP @ 10'-0" A.F.F.	-50/+46
H1 2W-30.5"X132" F.GLASS (61"X132")	TOP @ 11'-0" A.F.F.	-50/+46	260X0203.6.00058 (1207X1207)	TOP @ 10'-0" A.F.F.	-60/+46
() 36"X72" C.A.	TOP @ 11'-0" A.F.F.	-50/+46	00 33"X120" F.GLASS	TOP @ 10'-0" A.F.F.	-50/+46
J 36"X72" C.A.	TOP @ 11'-0" A.F.F.	-50/+46	PP 100100 S.G.DOOR (120"X120")	TOP @ 10'-0" A.F.F.	-50/+46
K 2W-30.5"X132" F.GLASS (61"X132")	TOP @ 11'-0" A.F.F.	-62/+46	QQ 2W-31"X120" F.GLASS	TOP @ 10'-0" A.F.F.	-50/+46
L 2W-30.5"X132" F.GLASS (61"X132")	TOP @ 11'-0" A.F.F.	-62/+46	RR 60"X120" F.GLASS	TOP @ 10'-0" A.F.F.	-50/+46
M 2W-24"X72" C.A.	TOP @ 11'-0" A.F.F.	-50/+46	SS 29"X124" F.GLASS	TOP @ 10'-0" A.F.F.	-50/+46
N 49"X132" F.GLASS	TOP @ 11'-0" A.F.F.	-49/+45	0 2W-29"X124"(60"X120)X5 (240"X124")	TOP @ 10'-0" A.F.F.	-50/+46
0 49"X132" F.GLASS	TOP @ 11'-0" A.F.F.	-49/+45	(UU) 29"X124" F.GLASS	TOP @ 10'-0" A.F.F.	-50/+46
P 24"X72" C.A.	TOP @ 8'-0" A.F.F.	-62/+46	160100 S.G.DOOR (192"X120")	TOP @ 10'-0" A.F.F.	-50/+46
Q 24"X72" C.A.	TOP @ 10'-8.5" A.F.F.	-62/+46	2W-48"X120" F.GLASS	TOP @ 10'-0" A.F.F.	-50/+42
R 2980 F.GLASS DOOR	TOP @ 8'-0" A.F.F.	-62/+46	2W-48"X120" F.GLASS	TOP @ 10'-0" A.F.F.	-50/+42
S 2980 F.GLASS DOOR	TOP @ 8'-0" A.F.F.	-62/+46	60"X120" F.GLASS	TOP @ 10'-0" A.F.F.	-50/+42
T 80110 S.G.DOOR (96"X132")	TOP @ 11'-0" A.F.F.	-62/+46	ZZ 25"X72" C.A.	TOP @ 10'-0" A.F.F.	-62/+46
U 200110 S.G.DOOR (240"X132")	TOP @ 11'-0" A.F.F.	-47/+44	(AAA) 25"X72" C.A.	TOP @ 10'-0" A.F.F.	-50/+46
V 60"X132" F.GLASS	TOP @ 11'-0" A.F.F.	-47/+44	2W-25"X72" C.A.	TOP @ 10'-0" A.F.F.	-50/+46
W 29"X132" F.GLASS	TOP @ 11'-0" A.F.F.	-47/+44			



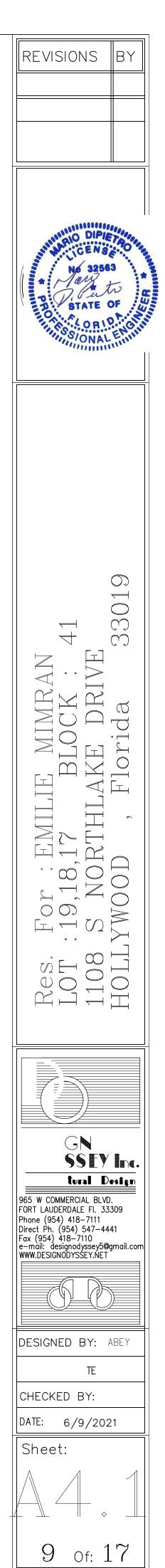


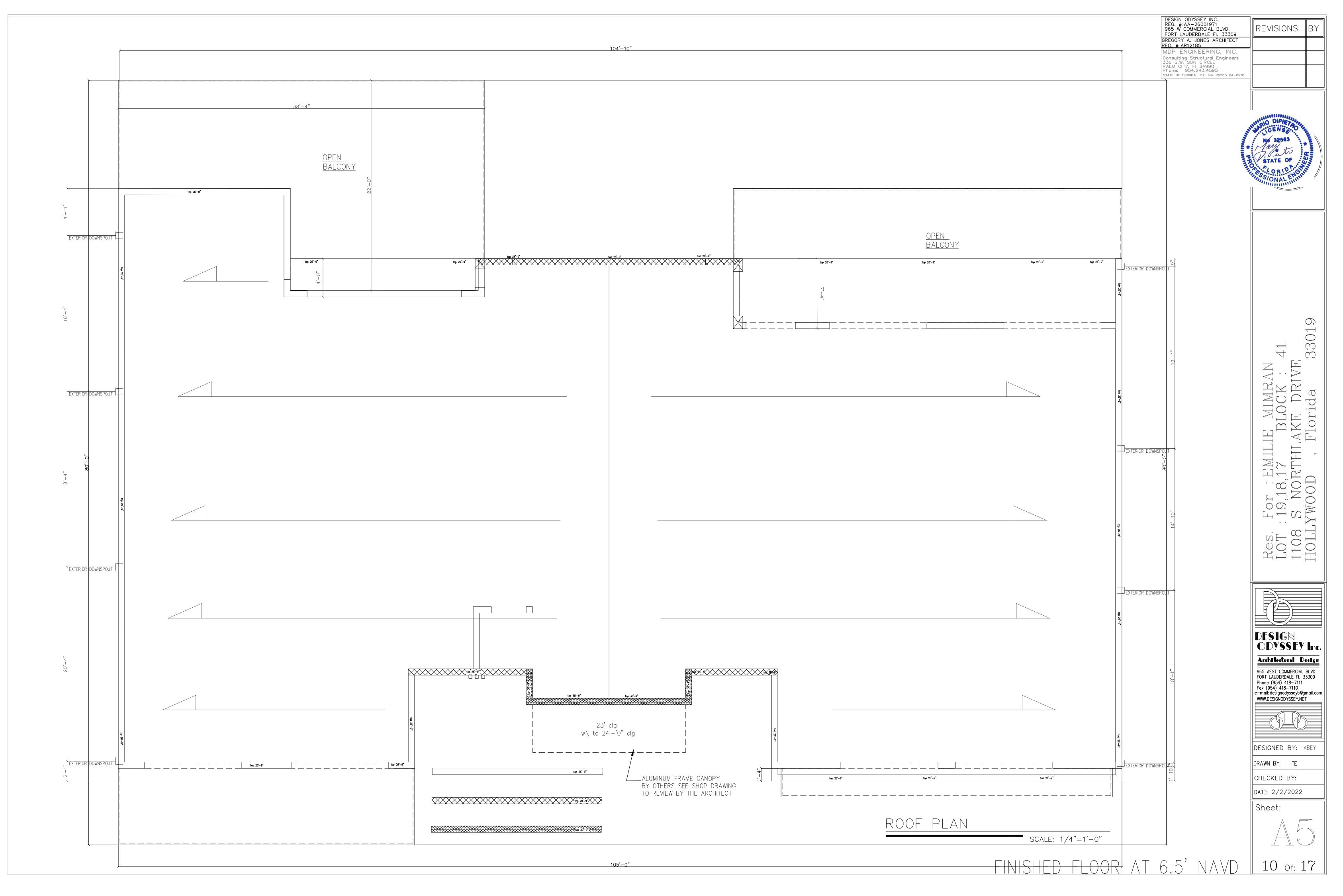
1	<u>4'-11"</u>		18'-4 <u>4</u> "	1
	KTERIOR DOWNSPOUT	EXTERIOR DOWNSPOUT	EXTERIOR DOWNSPOUT	
LG				
11'-4"	1Q'	$-5\frac{3}{4}$ $2^{2}-0\frac{3}{4}$ $10^{2}-11^{2}$	$\begin{bmatrix} & & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & \\ & & & & & & & & \\ & & & & & $	
		"0 - <u>50/+46</u>	-50/+46 $-50/+46$	
		4 "	4,-0"	
11'-4"	-		$-3'-7\frac{1}{2}''$	
NAVD				





FINISHED FLOOR AT 6.5' NAVD 9 of: 17





EXTERIOR DESIGN - MATERIAL SELECTIONS

i
I



EMILE MIMRAN RESIDENCE 1108 S Northlake Drive, Hollywood, FL 33019

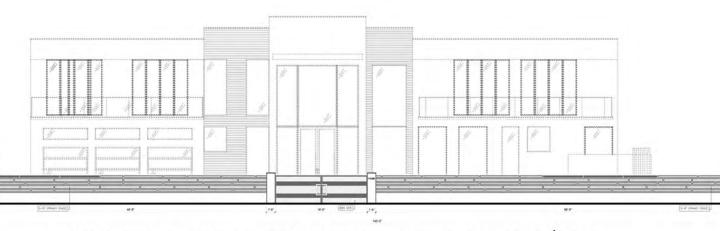
PROPOSED EXTERIOR DESIGN

1108 S Northlake Drive, Hollywood, FL 33019





Neighbor to West



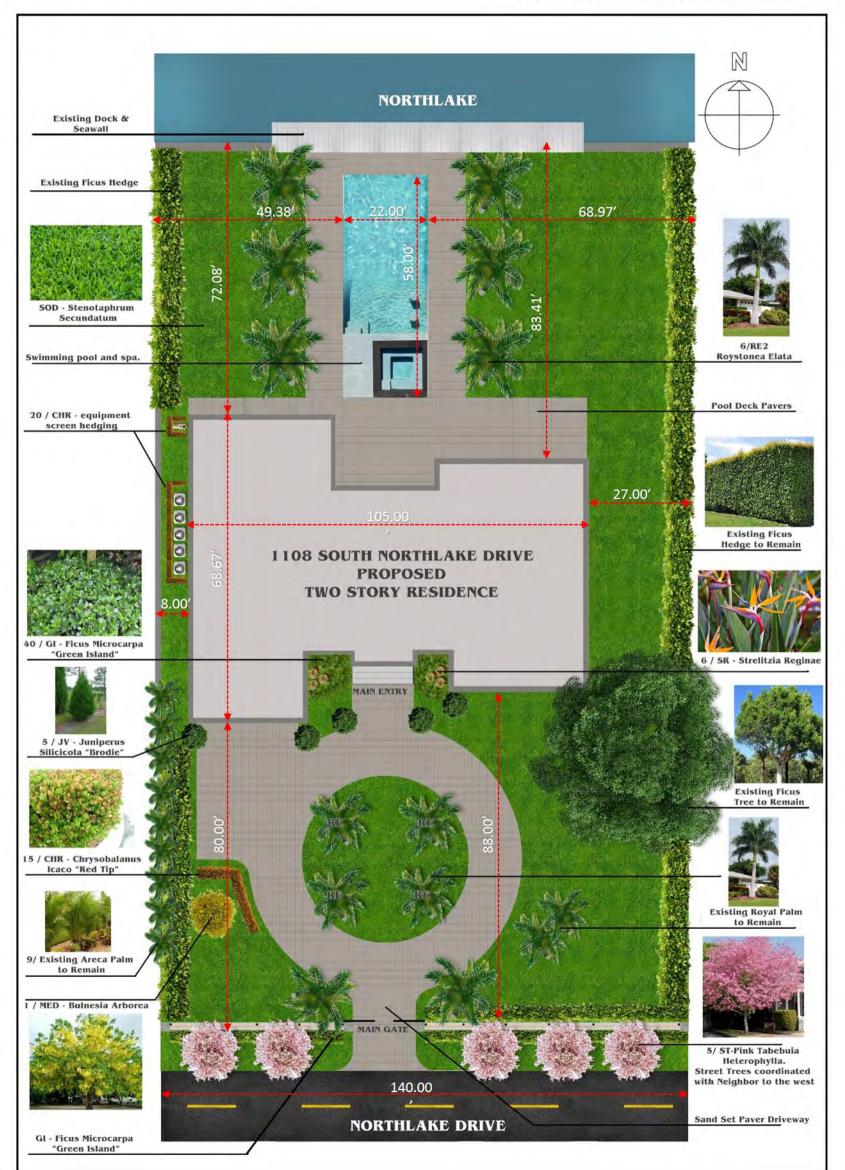
STREETSCAPE ELEVATION with NEIGHBÔRS



Neighbor to East

COLOR SITE PLAN - LANDSCAPE

1108 S Northlake Drive, Hollywood, FL 33019



PROPOSED EXTERIOR DESIGN

1108 S Northlake Drive, Hollywood, FL 33019

MARCH 2022



1206 Stirling Road, Suite 10A, Dania Beach, FL 33004 Office (954) 404-6553 info@adesignerconcepts.com www.adesignerconcepts.com

PROPOSED EXTERIOR DESIGN

1108 S Northlake Drive, Hollywood, FL 33019









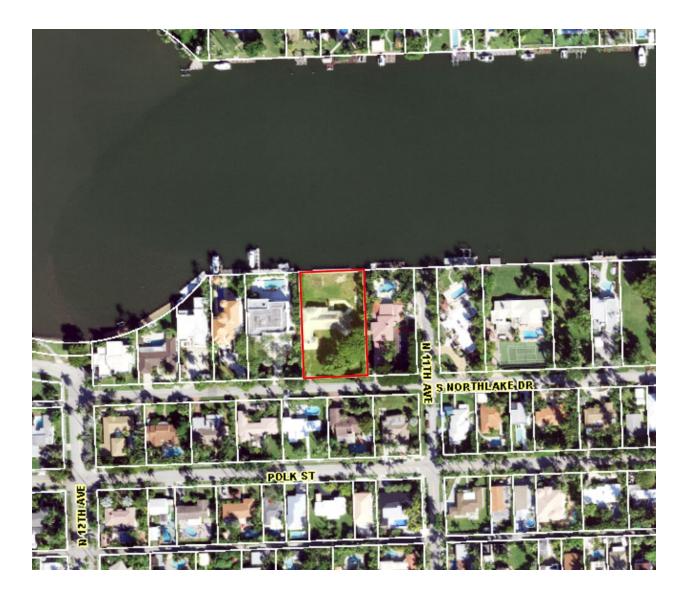






ATTACHMENT B Aerial Photograph

AERIAL PHOTOGRAPH



1108 South Northlake Drive



City of Hollywood

Staff Summary

Hollywood City Hall 2600 Hollywood Blvd Hollywood, FL 33020 http://www.hollywoodfl.org

Agenda Date:	1/24/2023	Agenda Number:
То:	Historic Preservation Board	d
Title:	-Update by the CRA c Project	on the downtown Streetscape Improvement

CITY OF HOLLYWOOD COMMUNITY REDEVELOPMENT AGENCY MEMORANDUM

DATE:	January 05, 2023
TO:	Historic Preservation Board
FROM	Jorge Camejo Executive Director, CRA
VIA:	Francisco Diaz Mendez Project Manager, CRA
SUBJECT:	An Update by the CRA on the His

FILE: CRA 2023-01

SUBJECT: An Update by the CRA on the Historic Hollywood Business District (HPOD-1) streetscape improvement project

EXPLANATION:

The CRA identified the Hollywood Boulevard Streetscape as a major capital improvement project for the Downtown District. This improvement project proposes to redesign a segment of Hollywood Blvd. that spans 21st Avenue to Young Circle. Knowing this segment falls within the Historic Hollywood Business District, great care was taken to design a new pedestrian-friendly environment that respects the historic character of the district while enhancing the corridor aesthetics, improving the pedestrian experience, promoting redevelopment, and eliminating the causes of physical and economic blight.

The project proposes to convert the diagonal parking on the north and south curbs fronting the buildings to parallel parking. The additional area gained will be dedicated to widening the sidewalk to increase the outdoor café zones. The new wider sidewalks will be finished using a composite pattern of 3-colored stripping pavers overlaid with circles of 3-colored blend pavers. The cross-section of the streetscape will be modified to implement a curbless transition between the sidewalk and parallel parking to create a plaza-like space. During events such as parades or weekend festivals, where vehicle access is curtailed, pedestrians will be able to safely walk the new plaza-like configuration of Hollywood Blvd. without the need to step up or down a curb which provides for a safer and more pleasant pedestrian experience. A palette of landscape planting material was selected to provide adequate shade for pedestrians on the sidewalks while improving visibility to the active storefronts of the historic district. New energy-efficiency historically inspired vintage lighting, similar in style to the current vintage-inspired lighting, has been selected to complement the new streetscape and historic quality of the district.

To ensure there is no disruption to the historic building assets, the streetscape design proposes to preserve the existing 12-inch concrete band along the frontage of the buildings in its original state and work only within the public right-of-way. Likewise, the central median is home to an extensive tree canopy with diagonal parking which will remain in its original form to preserve the signature landscape feature of the corridor. The existing commercial and retail storefronts lining the boulevard within the project will remain undisturbed to preserve the historic character of a traditional downtown setting where pedestrians and patrons can easily access active storefronts on the public thoroughfare.

Attachment I: Street-Level Rendering Attachment II: Aerial View Rendering



