

Historic Preservation Board

Tuesday, February 7, 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
4. Summary of Appeals to City Commission
5. Additions, Deletions and Withdrawals
6. City Attorney Announcements

Attachments: [Quasi-Judicial Hearing Procedures.pdf](#)
[Witness List P-22-12.pdf](#)

B. Applications**ITEMs # 1-2 BELOW ARE CONSIDERED QUASI-JUDICIAL**[1.2023 0207](#)

FILE NO.: 22-CM-29
APPLICANT: Djazir and Brigitte Abella
LOCATION: 1621 Jefferson Street
REQUEST: Certificate of Appropriateness for Demolition and Design for a single family home in the Lakes Area Historic Multiple Resource Listing District.

Attachments: [2229 HPB Memo 2022_0207.pdf](#)
[Attachment I Application Package.pdf](#)
[Attachment II Revised Application Package.pdf](#)

[2.2023 0207](#)

FILE NO.: 22-CMV-58
APPLICANT: ColonelMSC Enterprises, LLC./Bravo Investments & Rentals, LLC.
LOCATION: 301 Oregon Street
REQUEST: Certificate of Appropriateness for Demolition, Design and Variance for a new duplex in the Hollywood Beach Historic Overlay District (301 Oregon)

Attachments: [2258 HPB Staff Report 2023_0207.pdf](#)
[Attachment A Application Package.pdf](#)
[Attachment B Aerial photograph.pdf](#)

C. Old Business**D. New Business**

1. Rules of Procedure

Attachments: [Active Rules of Procedure, adopted October 2001.pdf](#)
[2018_Proposed Changes DRAFT_Rules of Procedure.pdf](#)

E. Adjournment

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 Commission 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 Commission, 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.

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).



City of Hollywood

Staff Summary

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

Agenda Date: 2/7/2023

To: 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:

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 given a reasonable opportunity to refute or respond to the communication.

IV. Witnesses and Supporting Materials. At least eight City business 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 City business 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 City business day 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 quasi-judicial 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 is 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.

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

DATE: October 24, 2022

MEMO NO.: P-22-12

TO: City Clerk

FROM: Andria Wingett, Assistant Director/Planning Manager

SUBJECT: Witness List for Quasi-Judicial Items (Revised)

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



City of Hollywood

Staff Summary

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

File Number: 1.2023_0207

Agenda Date: 2/7/2023

To: Historic Preservation Board

Title: FILE NO.: 22-CM-29
APPLICANT: Djazir and Brigitte Abella
LOCATION: 1621 Jefferson Street
REQUEST: Certificate of Appropriateness for Demolition and Design for a single family home in the Lakes Area Historic Multiple Resource Listing District.

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

DATE: February 7th, 2023 **MEMO NO.:** P-23-01

TO: Historic Preservation Board

VIA: Andria Wingett, Assistant Director/Planning Manager

FROM: Tasheema Lewis, Assistant Planner

SUBJECT: Certificate of Appropriateness for Demolition and Design for a single-family home located at 1621 Jefferson Street in the Lakes Area Historic Multiple Resource Listing District.

EXPLANATION:

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 Historic Multiple Resource Listing District.

The item 22-CM-29 was previously heard at the January 24th, 2023 Historic Preservation Board meeting. The Historic Preservation Board voted to approve the Certificate of Appropriateness for Demolition, but continued the request for design to the February 7th, 2022 meeting to address certain concerns relating to the design. The proposed changes to the design are found in Attachment II. The resubmittal design criteria meets the previously requested changes by the Board, as such, Staff recommends approval.

Attachment I: Initial Application Package
Attachment II: Revised Application Package

ATTACHMENT I

Application Package

NEW RESIDENCE FOR:
ABELLA RESIDENCE

1621 JEFFERSON ST., HOLLYWOOD FL 33020

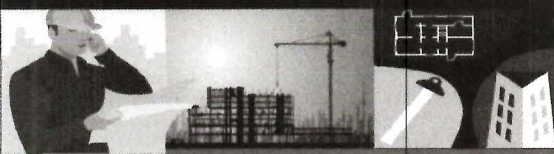
URBAN GROUP *Architect*

511 SE 5TH AVE, FORT LAUDERDALE FL 33301

O= (305) 466 9308

E= CLICK@UGDESIGNBUILD.COM

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: _____

Location Address: 1621 JEFFERSON STREET HOLLYWOOD 33020-5511

Lot(s): 10, 11 W1/2 Block(s): 67 Subdivision: 1-21

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

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

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

Explanation of Request: NEW SINGLE FAMILY RESIDENCE

Number of units/rooms: 3 Sq Ft: 4,409.94 SqFt

Value of Improvement: _____ Estimated Date of Completion: _____

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

Name of Current Property Owner: DJAZIR ABELLA, BRIGITTE ABELLA

Address of Property Owner: 1621 JEFFERSON STREET HOLLYWOOD, 33020-5511

Telephone: (954) 329 8599 Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): URBAN GROUP ARCHITECT

Address: 511 SE 5TH AVE, FORT LAUDERDALE FL Telephone: (954) 329 8599

Fax: _____ Email Address: CLICK@UGDESIGNBUILD.COM

Date of Purchase: _____ Is there an option to purchase the Property? Yes () No (x)

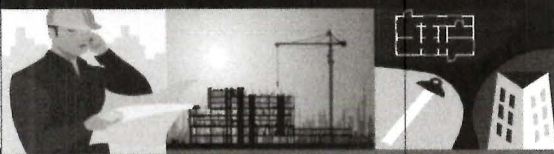
If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: 04/18/2022

PRINT NAME: Djazir ABELLA Date: 04/18/2022

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

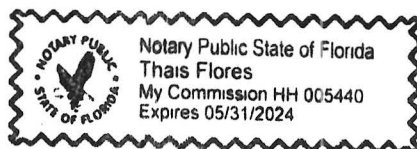
I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning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

Sworn to and subscribed before me
this 18th day of April 2022

Notary Public

State of Florida

My Commission Expires: 05/31/24 (Check One) ☐ Personally known to me; OR ☒ Produced Identification Passport



Signature of Current Owner

Thais Flores
Print Name

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

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 28 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

[Signature]
Witness - Signature

Faith Walters
Witness - Print Name

[Signature]
Witness - Signature

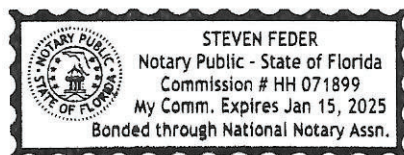
Steven Feder
Witness - Print Name

[Signature]
Natasha Branzanti

[Signature]
Bradley Dillon

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of April, 2021, by Natasha Branzanti and Bradley Dillon who are personally known to me or who have produced Driver Licenses as identification.



[Notary Seal]

[Signature]
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

[Signature]

Witness - Signature

Forth I. Walters

Witness - Print Name

[Signature]

Witness - Signature

Steven Feder

Witness - Print Name

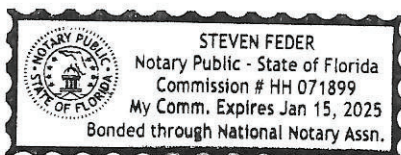
[Signature]
Natasha Branzanti

[Signature]
Bradley Dillon

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of April, 2021, by Natasha Branzanti and Bradley Dillon, who are personally known to me or who have produced Drivers Licenses as identification.

[Notary Seal]



[Signature]
Notary Public - State of Florida
My Commission Expires: _____



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

IMPORTANT:

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](#)
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[VIEW MAP](#)
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[PHOTOGRAPHS](#)
[BCPA HOME](#)

[Click here to display your 2022 TRIM Notice.](#)

Site Address	1621 JEFFERSON STREET, HOLLYWOOD FL 33020-5511	ID #	5142 15 02 2680
Property Owner	ABELLA, DJAZIR CONTRE ABELLA, BRIGITTE OLIVIA	Millage	0513
Mailing Address	840 LENOX AVE #5 MIAMI BEACH FL 33139	Use	01-01

Abbreviated Legal Description	HOLLYWOOD 1-21 B LOT 10,11 W1/2 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](tel: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)**.



IT'S IMPORTANT THAT YOU KNOW:

The 2023 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment Values

[Click here to see 2022 Exemptions and Taxable Values as reflected on the Nov. 1, 2022 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	\$65,460	\$381,610	\$447,070	\$447,070	
2022	\$65,460	\$381,610	\$447,070	\$447,070	\$9,591.98
2021	\$65,460	\$286,980	\$352,440	\$352,440	\$7,665.41

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$447,070	\$447,070	\$447,070	\$447,070
Portability	0	0	0	0
Assessed/SOH	\$447,070	\$447,070	\$447,070	\$447,070
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$447,070	\$447,070	\$447,070	\$447,070

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/28/2021	WD-Q	\$499,000	117243981	\$8.00	8,182	SF
7/12/2005	WD	\$445,000	40322 / 544			
6/28/2002	WD	\$250,000	33499 / 1907			
2/26/2002	WD	\$230,000	32887 / 27			
8/14/2000	WD	\$170,000	30821 / 1660	Adj. Bldg. S.F. (Card, Sketch)		1407
				Units/Beds/Baths		1/3/2
				Eff./Act. Year Built: 1950/1948		

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	Property Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 514215022680	Millage Code: 0513	Appraisers Number: 954-357-6831
Property Owner(s): ABELLA,DJAZIR CONTRE ABELLA,BRIGITTE OLIVIA	Adj. Bldg. S.F: 1407	Email: realprop@bcpa.net
Mailing Address: 840 LENOX AVE #5 MIAMI BEACH, FL 33139	Bldg Under Air S.F: 1312	Zoning : RS-6 - SINGLE FAMILY DISTRICT
Physical Address: 1621 JEFFERSON STREET HOLLYWOOD, 33020-5511	Effective Year: 1950	Abbr. Legal Des.: HOLLYWOOD 1-21 B LOT 10,11 W1/2 BLK 67
	Year Built: 1948	
	Units/Beds/Baths: 1 / 3 / 2	

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	Tax
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				LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
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	Type	Qualified/ Disqualified	Price	CIN	Property Address
514215023250	03/31/2022	Warranty Deed	Qualified Sale	\$873,000	118056939	1632 VAN BUREN ST HOLLYWOOD, FL 33020
514215025610	02/28/2022	Warranty Deed	Qualified Sale	\$810,000	117976174	1519 WASHINGTON 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 WASHINGTON ST #1-4 HOLLYWOOD, FL 33020
514215026430	02/11/2022	Warranty Deed	Qualified Sale	\$750,000	117975425	1408 MONROE ST HOLLYWOOD, FL 33020

SPECIAL ASSESSMENTS									SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	Hollywood Central Elementary: C Olsen Middle: C South Broward High: C
HLwd Fire Rescue (05)									
Residential (R)									
1									

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	23	Debbie Wasserman Shultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Joseph Geller	34	Gary M. Farmer, Jr.	Ann Murray



[Vehicle Registration](#)

[Property Tax](#)

[Business Tax](#)

[Tourist Tax](#)

[Search](#) > Account Summary

Real Estate Account #514215-02-2680

Owner:
ABELLA,DJAZIR
CONTRE ABELLA,BRIGITTE OLIVIA

Situs:
1621 JEFFERSON ST

[Parcel details](#)
[GIS](#)
[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**. [Print paid bill \(PDF\)](#)

[Apply for the 2022 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS			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	Print (PDF)
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	Print (PDF)
2005 ⓘ					
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				

BROWARD COUNTY

2021 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 692267

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
514215-02-2680	CL-0015114	See Below	See Below	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.**

1621 JEFFERSON ST
HOLLYWOOD 1-21 B
LOT 10,11 W1/2 BLK 67

\$7,358.79
EEX-21-00000259
Paid By CENTRAL LOAN ADMINISTR

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.51340	352,440	0	352,440	1,943.14
VOTED DEBT	0.15560	352,440	0	352,440	54.84
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.81800	352,440	0	352,440	1,698.06
CAPITAL OUTLAY	1.50000	352,440	0	352,440	528.66
VOTER APPROVED DEBT LEVY	0.14410	352,440	0	352,440	50.79
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03650	352,440	0	352,440	12.86
OKEECHOBEE BASIN	0.11460	352,440	0	352,440	40.39
SFWMD DISTRICT	0.10610	352,440	0	352,440	37.39
SOUTH BROWARD HOSPITAL	0.11440	352,440	0	352,440	40.32
CHILDREN'S SVCS COUNCIL OF BC	0.46990	352,440	0	352,440	165.61
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.48100	352,440	0	352,440	2,636.60
DEBT SERVICE	0.41560	352,440	0	352,440	146.47
FL INLAND NAVIGATION	0.03200	352,440	0	352,440	11.28
Total Millage:		20.90120	Ad Valorem Taxes:		\$7,366.41

NON - AD VALOREM TAXES			
Levying Authority	Rate	Amount	
05 HLWD FIRE RESCUE ASSESSMENT		299.00	
Non - Ad Valorem Assessments:			\$299.00
Combined Taxes and Assessments:			\$7,665.41
If Postmarked By	Nov 30, 2021		
Please Pay	\$0.00		

BROWARD COUNTY

2021 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 692267

Paid 11/22/2021 Receipt #

EEX-21-00000259

\$7,358.79

Paid By CENTRAL LOAN ADMINISTRATION

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
514215-02-2680

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

ABELLA,DJAZIR
CONTRE ABELLA,BRIGITTE OLIVIA
840 LENOX AVE #5
MIAMI BEACH, FL 33139

PAY YOUR TAXES ONLINE AT:
broward.county-taxes.com

If Postmarked By	Please Pay
Nov 30, 2021	\$0.00

Please Pay Only One Amount

Return with Payment

LEGAL DESCRIPTION & PROJECT INFORMATION

Project Owner: Djazir Abella, Brigitte Abella

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

Folio: 514215022680.

Legal Description: 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





COLOR PHOTOGRAPHS OF SUBJECT SITE AND ADJACENT PROPERTIES

Subject Site



ADJACENT PROPERTIES





CRITERIA STATEMENT

March 1st, 2022

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

**RE: CRITERIA STATEMENT(S) FOR APPLICABLE CRITERIA FOR HISTORIC PRESERVATION BOARD
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 an 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 in 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

NAME OF OWNER P. DIHAN

ADDRESS 1621 JEFFERSON ST

LEGAL DESCRIPTION

COST

DESCRIPTION OF CONST.

ARCHITECT:

PERMIT TYPE	NO.	DATE	TO WHOM	EXT. or OUT.
BLDG.				
ROOF				
ELECTRICAL	37099	3-17-67	HWD ELEC.CO.	(2) WIND AC
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCT <i>OK</i>	<i>41577</i>	<i>4-19-67</i>	<i>Imrt ac</i>	<i>200.00</i>
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

JOB CARD

OWNER

Balsano

JOB ADDRESS

1621 Jefferson

LEGAL
DESCRIPTION

LOT NUMBER

BLOCK

SUBDIVISION OR ADDITION

MICROFILM NO.

ARCHITECT

FEE

\$ 12.00

VALUATION

\$ 300.00

DESCRIPTION OF CONSTRUCTION

Fumigation

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT

NUMBER

DATE

CONTRACTOR

TYPE PERMIT

NUMBER

DATE

CONTRACTOR

BUILDING

55471

7/9/79

Southern Fum.

SEPTIC/SEWER

ROOF

AIR/CONDITION

ELECTRIC-BASIC

MECHANICAL

ELECTRIC-SUPP.

SCREEN

PLUMBING

NO. FIX.

POOL

L-P-DRY WALL

DRIVEWAY

FENCE

PATIO or WALK

NOTES:

JOB CARD

OWNER Kenneth Deonarine		JOB ADDRESS 1621 Jefferson St.	
LEGAL DESCRIPTION	LOT NUMBER 10, & 20' of 11	BLOCK 67	SUBDIVISION OR ADDITION Orig. Hwd. 1/21
MICROFILM NO. MISC 86D	ARCHITECT	FEE \$ 20.00	VALUATION \$1000.

DESCRIPTION OF CONSTRUCTION Wooden Utility bldg.	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
-----------------------------------------------------	----------------------------------------------------------------------------

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING 187	95789	5/22/85	Owner	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County surcharge .20

JOB CARD

OWNER

JOSEPH BALSAMO

JOB ADDRESS

1621 Jefferson St.

LEGAL DESCRIPTION

LOT NUMBER

All of 10 & W 20' of 11

BLOCK

67

SUBDIVISION OR ADDITION

Original Town of Hnd.

MICROFILM NO.

ARCHITECT

FEE

\$ 13.00

VALUATION

\$ 882

DESCRIPTION OF CONSTRUCTION

Mono Foundation

UTILITY Room

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT

NUMBER

DATE

CONTRACTOR

TYPE PERMIT

NUMBER

DATE

CONTRACTOR

BUILDING 49

30874

2/2/76

Fantasia Bldg

SEPTIC/SEWER

ROOF

100

32087

3-30-76

NATIONAL

AIR/CONDITION

ELECTRIC-BASIC

10630

3-8-76

ZAPLI

MECHANICAL

ELECTRIC-SUPP.

SCREEN

PLUMBING

NO. FIX.

1

7647

2-6-76

Wyle Mech

POOL Patio

30893

2/3/76

Fantasia Bldg

L-P-DRY WALL

DRIVEWAY

FENCE

PATIO or WALK

NOTES:

1613-13

JOB CARD

OWNER

JOSEPH BALSAMO

JOB ADDRESS

1621 Jefferson St.

LEGAL DESCRIPTION

LOT NUMBER

10 & W 20' of 11

BLOCK

67

SUBDIVISION OR ADDITION

Original Town of Hwd.

MICROFILM NO.

76-0618

ARCHITECT

FEE

\$ 16.20

VALUATION

\$ 1500

DESCRIPTION OF CONSTRUCTION

Convert Garage to Bedroom

☐ SEPTIC TANK

☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	31253	2/23/76	Fantasia Bld	SEPTIC/SEWER			
ROOF	100			AIR/CONDITION			
ELECTRIC-BASIC	10630	3-2-76	Joeli	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX. 3	7760	2-23-76	POOL			
L-P-DRY WALL			Wyle Meek	DRIVEWAY			
FENCE	31883	3-22-76	CRESCENT FENCE	PATIO or WALK			

NOTES: Adden to #30874

1613-13

Permit sent back for 3-12-76

Permit Search Results

[Search](#) > Properties located at/on/near '...1621...'

12 permits were found for
1621 JEFFERSON ST

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

ADDITION TO 1621 JEFFERSON ST.
JANUARY 21, 1976
2 OF 3.

10 1w 20
of 11

154

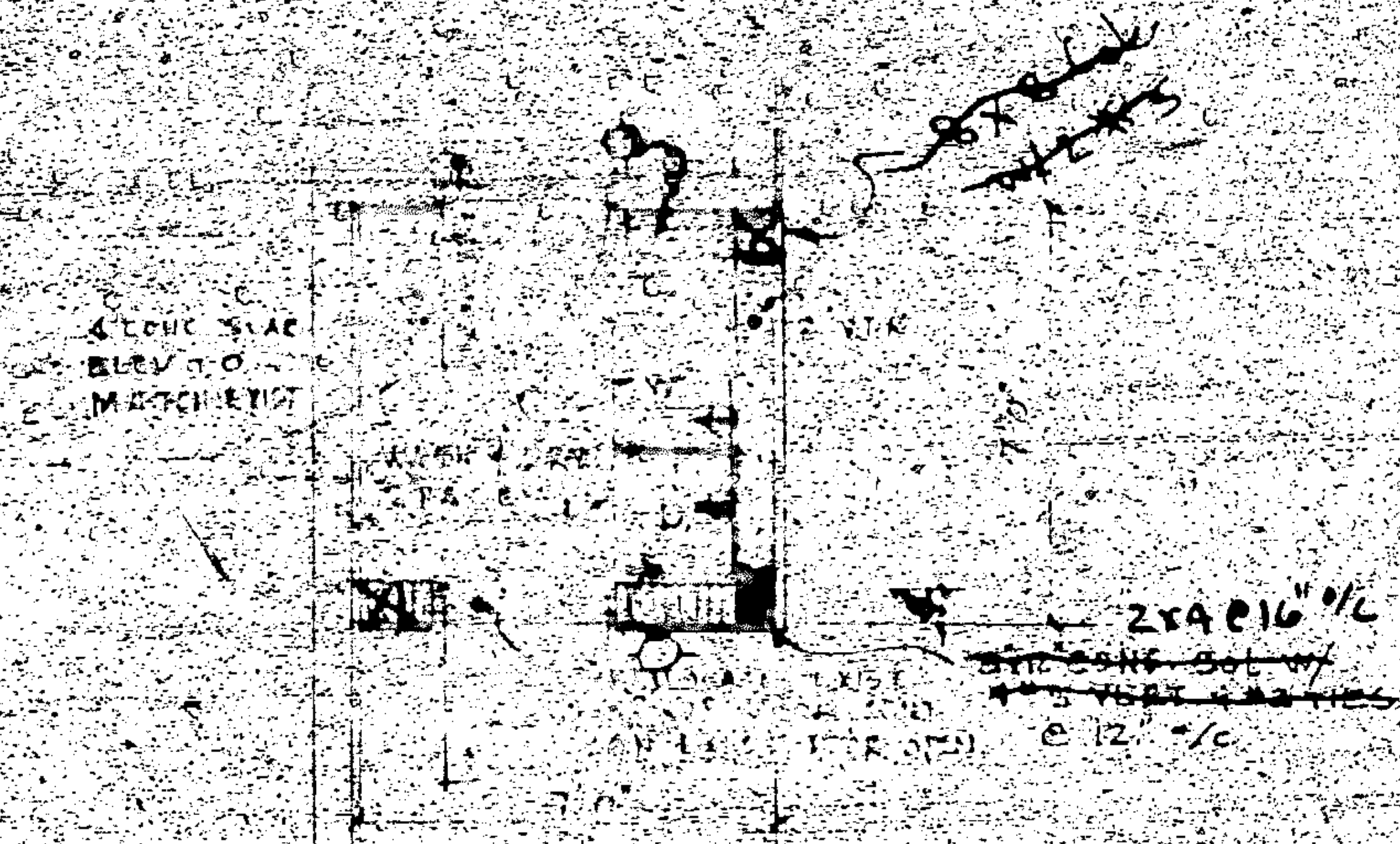
Date Issued 2-27-76 Permit No. 30874
Owner Joseph Balsamo
Description Util. Room Addn
Location 1621 Jefferson
Lot Block 67 Subdivision Orig. Town Hwd
Contractor or Builder Fantasia Blairs
License No.
Architect and/or Engineer
Cubic Ft. 441 Valuation \$ 882
Square Ft. 49 Roof 60
Plans Received 1-29-76 1-25
MONO FTG Frame

Jallagher 1/30/76

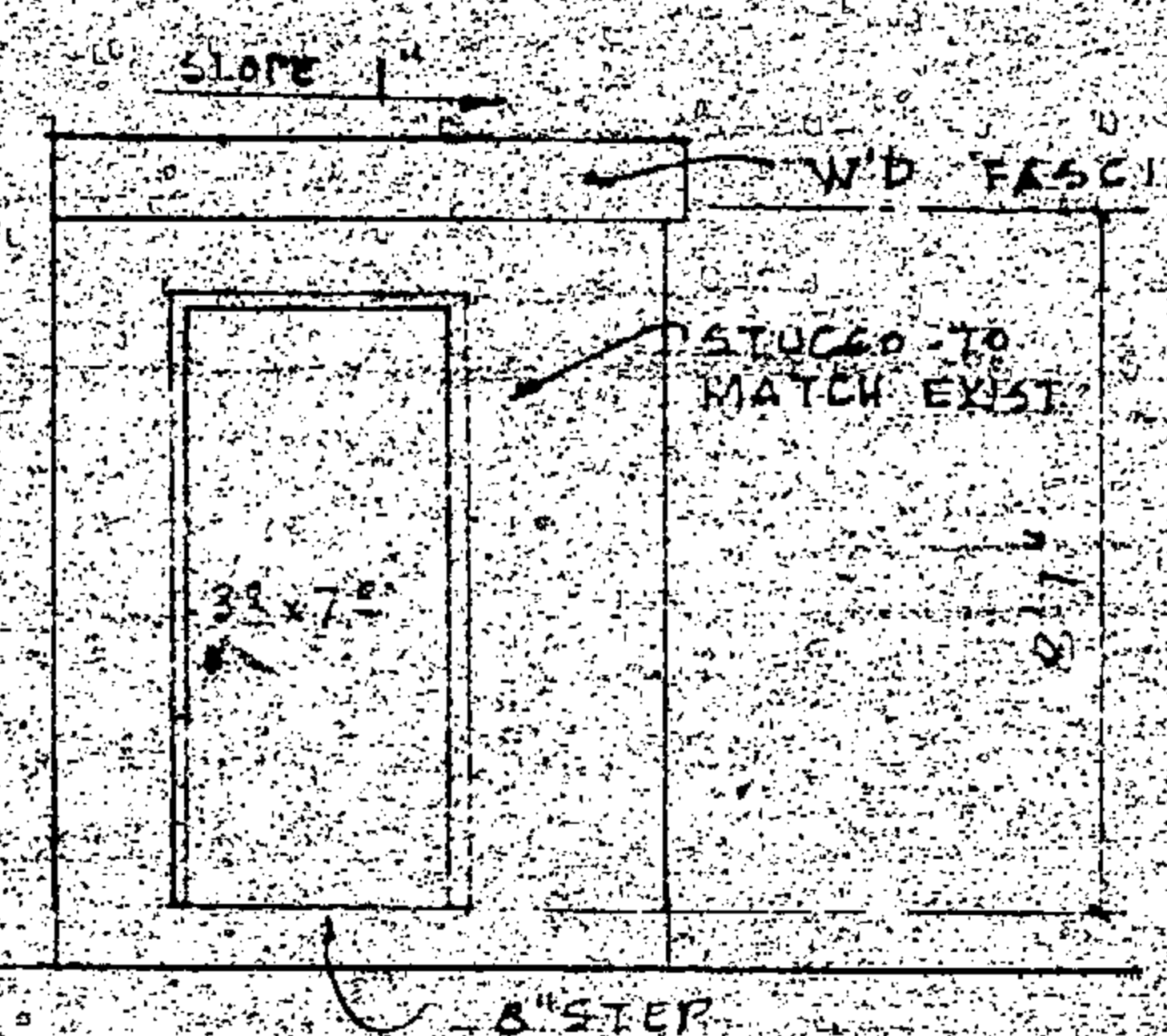
Drainage
Utilities-Water
Sewer
Traffic Eng.
Bldg.-Electric EH 1-30-76
Plumbing Dist. P. 1-30-76 JBC
VC-Mech. UB 1-30-76
Structure
Fire Bureau
Plan Review
Other

~~see note~~
SEPARATE ELECTRICAL
PERMIT REQUIRED

See by 10 in 12 survey
Sent to 10 in 12 survey



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

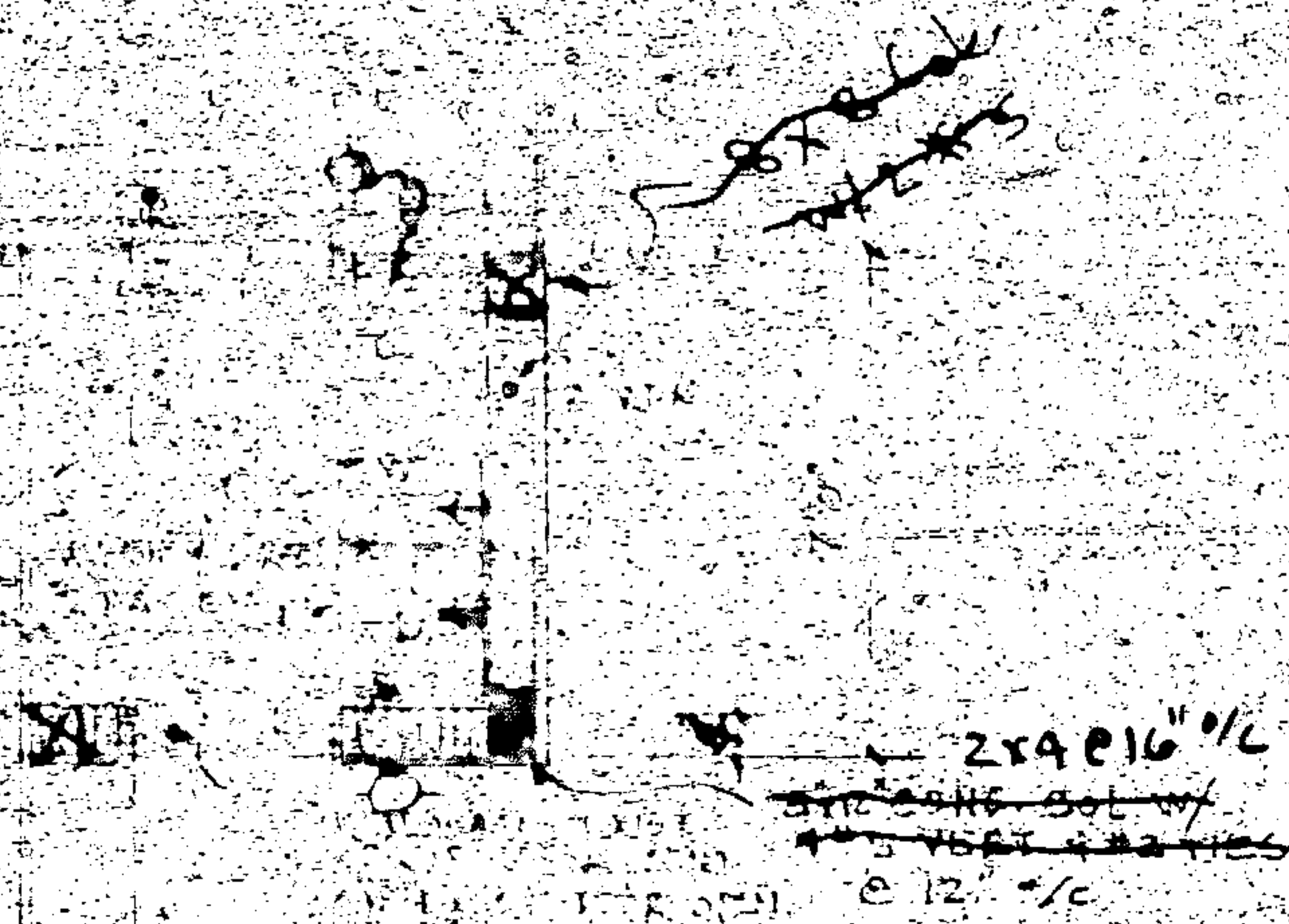


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

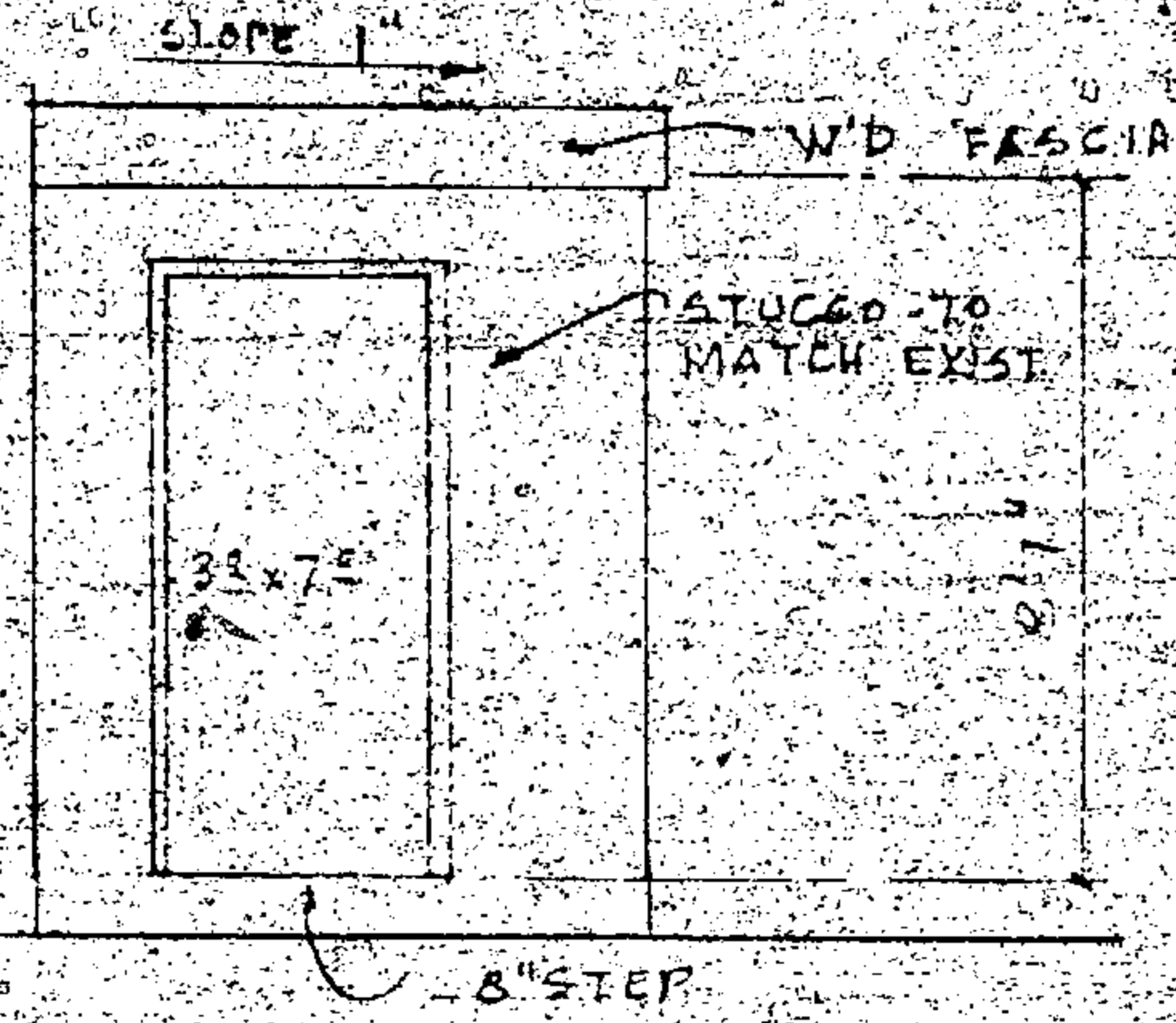
If no outside rep. existing, one will be added as G.F.E.I.

SEPARATE ELECTRICAL
PERMIT REQUIRED

4" CONC SLAB
ELEV TO
MATCH EXIST



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



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

Two outside recp existing, one will be added at G.F.L.

SEPARATE ELECTRICAL
PERMIT REQUIRED

4" CONC SLAB
ELEV 7.0
MATCH LINE

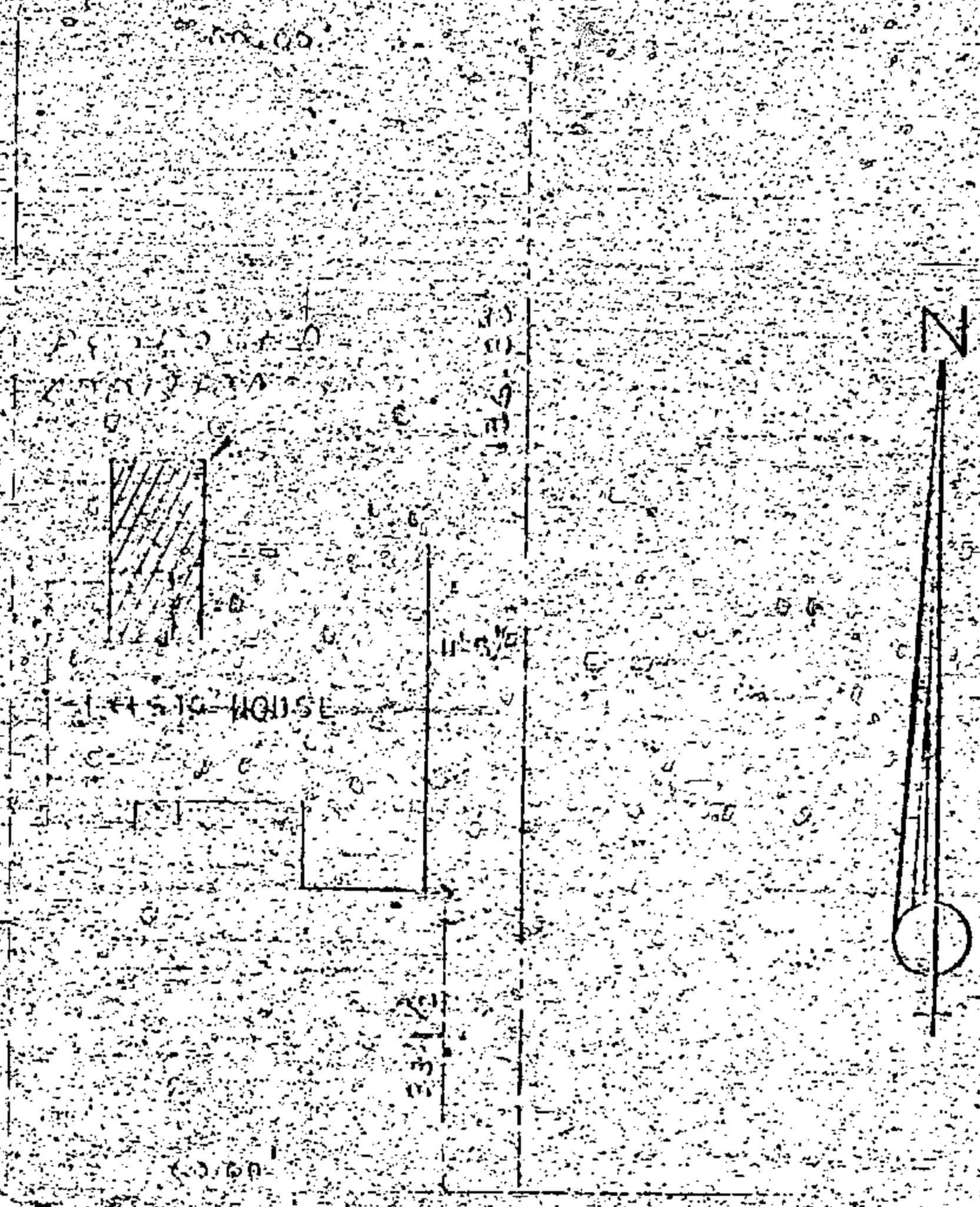
EXIT

2x4 @ 16" o/c

~~3" CONC SOLID~~
~~5" VIBR CONCRETE~~
@ 12" o/c

FLOOR PLAN

SCALE 1/4" = 1'-0"



JEFFERSON STREET

SITE PLAN

SCALE: 1/32" = 1'-0"

LOT 10 WEST 20.00 FT.
 OF LOT 11, BLOCK 67
 TOWN OF HOLLYWOOD
 BROWARD COUNTY, FLA.
 RESIDENCE NO. 1621 JEFFERSON ST.



CITY of HOLLYWOOD, FLORIDA

DEPARTMENT OF BUILDING & ENGINEERING SERVICES

Letter of Transmittal

To: City of Hollywood
P.O. Box 229045
Hollywood, FL 33022-9045
Phone: (954) 921-3335 • Fax: (954) 921-3037

Date: 09 / 02 / 08
Process Number: 2008-104109
E-Mail Address: Eddy.Santamaria@AOL.com
Project/Reference: 1621 Jefferson St.

For Review By: (check ☒ all applicable spaces)

Division: ☒ Building ☐ Zoning ☐ Engineering ☐ Fire ☐ Water/Sewer ☐ Drainage
Wood Fence 6' H
Discipline: ☐ Structural ☐ Electrical ☐ Plumbing ☐ Mechanical ☐ Reserve Capacity Charges

From: Advanced Construction
13727 S.W. 152 St., # 209
Address: Miami, FL 33177

E-Mail Address: EDDY.SANTAMARIA@AOL.com
Contact: Eddy Santamaria
Phone: 786 521-7674 Fax: (786) 242-9125

PLANS SUBMITTED: (check ☒)

<input type="checkbox"/> Architectural sheet # _____	<input type="checkbox"/> Fire sheet # _____
<input type="checkbox"/> Structural sheet # _____	<input type="checkbox"/> Zoning sheet # _____
<input type="checkbox"/> Electrical sheet # _____	<input type="checkbox"/> Engineering sheet # _____
<input type="checkbox"/> Mechanical sheet # _____	<input type="checkbox"/> RCC sheet # _____
<input type="checkbox"/> Plumbing sheet # _____	<input type="checkbox"/> Drainage sheet # _____
<input type="checkbox"/> Water sheet # _____	<input type="checkbox"/> Sewer sheet # _____

WE ARE SUBMITTING TO YOU (check ☒)

- Via ☒ hand delivery ☐ Postal delivery
☐ special delivery ☐ fax copy
- ☐ E-mail
☒ initial (original) sets of plans
☐ corrected (non-permitted) plans
☐ revised (permitted) plans
☐ shop drawings: ☐ structural steel
☐ wood trusses
☐ glass/glazing
☐ product approvals
☐ fire protection
- ☐ spot survey
☐ final survey
☐ energy (insulation) certification
☐ special inspector letter
☐ soil report
☐ inspection reports
☐ energy calcs
☐ site plans
☐ other _____

Special Instructions:

Wood Fence 6' High
4'x4'x8' Fence posts spaced
every 4'. Depth 24" x 10"
in diam. w/ concrete. Privacy
style Board on Board nice side
out. PT # 2 wood
See your wood
attached.

For Departmental Use Only:

Received by: _____

Date: 09/02/08



CITY OF HOLLYWOOD, FLORIDA PERMIT APPLICATION

MASTER PROCESS #

MASTER PERMIT #

B08-104109

Permit Type (Check one): ☒ Fence ☐ STRUC, ☐ FIRE, ☐ ELEC, ☐ MECH, ☐ PLUMB, ☐ PAVING, ☐ WTR/SWR, ☐ DRAINAGE

APPLICATION DATE 09/02/08

TAX FOLIO No. 514215022680

LEGAL DESCRIPTION: 1621 Jefferson St

JOB NAME 1621 Jefferson St.

PHONE # 786-521-7674

JOB ADDRESS 1621 Jefferson St.

HOLLYWOOD, BROWARD COUNTY, FL. ZIP 33020

OWNER NAME Natasha Branzanti, Bradley Dillon

OWNERS ADDRESS 1621 Jefferson St.

CITY Hollywood

STATE FL

ZIP 33020

WORK DESCRIPTION 6' Wood Fence

USE/OCCUPANCY Residential

SQ. FT. 200 LF

Value of Proposed Work: \$ 2,400.00

CONTRACTOR'S NAME Advanced Const. Corp

PHONE # 305-259-7117

Fax # 305-378-4421

CONTRACTOR'S ADDRESS 13727 SW 152 St #209

CITY Miami

STATE FL

ZIP 33177

CONTRACTOR'S CERTIFICATION OR REGISTRATION NUMBER: CGC059321

EMAIL ADDRESS hacgyver@bellsouth.net

ARCHITECT/ENGINEER'S NAME N/A

PHONE #

FAX #

ARCHITECT/ENGINEER'S ADDRESS

CITY

STATE

ZIP

FEE SIMPLE TITLE HOLDER NAME N/A

Fee Simple Title Holder Address

CITY

STATE

ZIP

BONDING COMPANY NAME N/A

Bonding Company Address

CITY

STATE

ZIP

MORTGAGE LENDER'S NAME N/A

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 OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature [Signature] Date: 09/02/08

Owner or **Agent

Sworn to (or affirmed) and subscribed before me this 2 day of

Sept, 2008

Signature [Signature] ANA LOURDES ROJAS
MY COMMISSION # DD438780

Personally Known, (407) 398-1011 Identification Provided

Signature [Signature] Date: 09/02/08

Prime Contractor

Sworn to (or affirmed) and subscribed before me this 2 day of

Sept, 2008

Signature [Signature] ANA LOURDES ROJAS
MY COMMISSION # DD438780

Personally Known, (407) 398-1011 Identification Provided

** Individuals who sign as the owner's agent must first obtain the owner's authorization to sign on their behalf.

Application Approved by: [Signature] Permit Officer

Effective Code: 20__ Florida Building Code

OK
mgs
12/16/08

Date: 11/18/08

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: B08104109

PROPERTY OWNER: Dillon

PROJECT ADDRESS: 1621 Jefferson Street, Hollywood, Florida

EXISTING CONTRACTOR: ADVANCED Const Corp.

NEW CONTRACTOR: American Fence Corporation CERT. #: 031152FX

NEW CONTRACTOR ADDRESS (STREET/TOWN/STATE/ZIP CODE):

1440 Coral Ridge Drive, Coral Springs, Florida 33071

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 change 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.

[Signature]
(PROPERTY OWNER SIGNATURE)

Bradley Dillon
(PRINT NAME)

Joseph G Thomas
(SIGNATURE OF CONTRACTOR'S QUALIFIER)

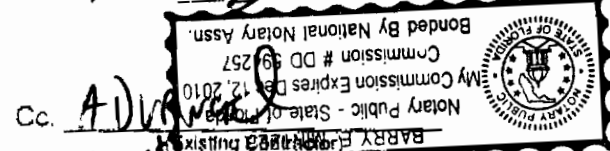
Joseph Thomas
(PRINT NAME)

Sworn to (or affirmed) and subscribed before me this

18 day of November, 20 08

Signature: [Signature]
(NOTARY as to Property Owner)

Personally Known: ☒ Identification Provided: ☒

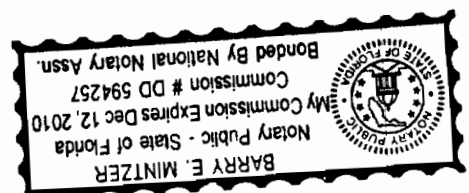


Sworn to (or affirmed) and subscribed before me this

18 day of November, 20 08

Signature: [Signature]
(NOTARY as to Contractor's Qualifier)

Personally Known: ☒ Identification Provided: ☒





CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

MASTER PROCESS # B08104109
MASTER PERMIT # _____

Permit Type (Check one): ☐ STRUC, ☐ FIRE, ☐ ELEC, ☐ MECH, ☐ PLUMB, ☐ PAVING, ☐ WTR/SWR, ☐ DRAINAGE

APPLICATION DATE 1/1/8 TAX FOLIO No. 5142 1502 26 80

LEGAL DESCRIPTION: Hollywood 1-21 B Lot 10, 11 W/L Block 67

JOB NAME Dillon PHONE # 9549231050

JOB ADDRESS 1621 Jefferson Street HOLLYWOOD, BROWARD COUNTY, FL. ZIP 33020

OWNER NAME Dillon

Owners Address 1621 Jefferson Street City Hollywood State FLA Zip 33020

WORK DESCRIPTION 259, 6' high wood Board on Board Fence, 3 gate,

USE/OCCUPANCY _____ SQ. FT. _____ Value of Proposed Work: \$ 5800.

CONTRACTOR'S NAME American Fence Company PHONE # 592-2445 Fax # _____

CONTRACTOR'S ADDRESS 1440 Coral Ridge Drive CITY Hollywood STATE FLA ZIP 33071

CONTRACTOR'S CERTIFICATION OR REGISTRATION NUMBER: 0311152FX EMAIL ADDRESS _____

ARCHITECT/ENGINEER'S NAME N/A PHONE # _____ FAX # _____

ARCHITECT/ENGINEER'S ADDRESS _____ CITY _____ STATE _____ ZIP _____

FEE SIMPLE TITLE HOLDER NAME N/A

Fee Simple Title Holder Address _____ City _____ State _____ Zip _____

BONDING COMPANY NAME N/A

Bonding Company Address _____ City _____ State _____ Zip _____

MORTGAGE LENDER'S NAME N/A

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 OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature [Signature] Date: 11/18/08
Owner or **Agent
Sworn to (or affirmed) and subscribed before me this 18 day of

Signature [Signature] Date: 11/18/08
Prime Contractor
Sworn to (or affirmed) and subscribed before me this 18 day of

Signature [Signature]
Notary Public - State of Florida
My Commission Expires Dec 12, 2010
Commission # DD 594257
Personally Known

Signature [Signature]
Notary Public - State of Florida
My Commission Expires Dec 12, 2010
Commission # DD 594257
Personally Known

** Individuals who sign as the owner's agent must first obtain the owner's authorization to sign on their behalf.

Application Approved by: _____ Permit Officer 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 TO THE REQUIRED INSTALLATION METHOD.

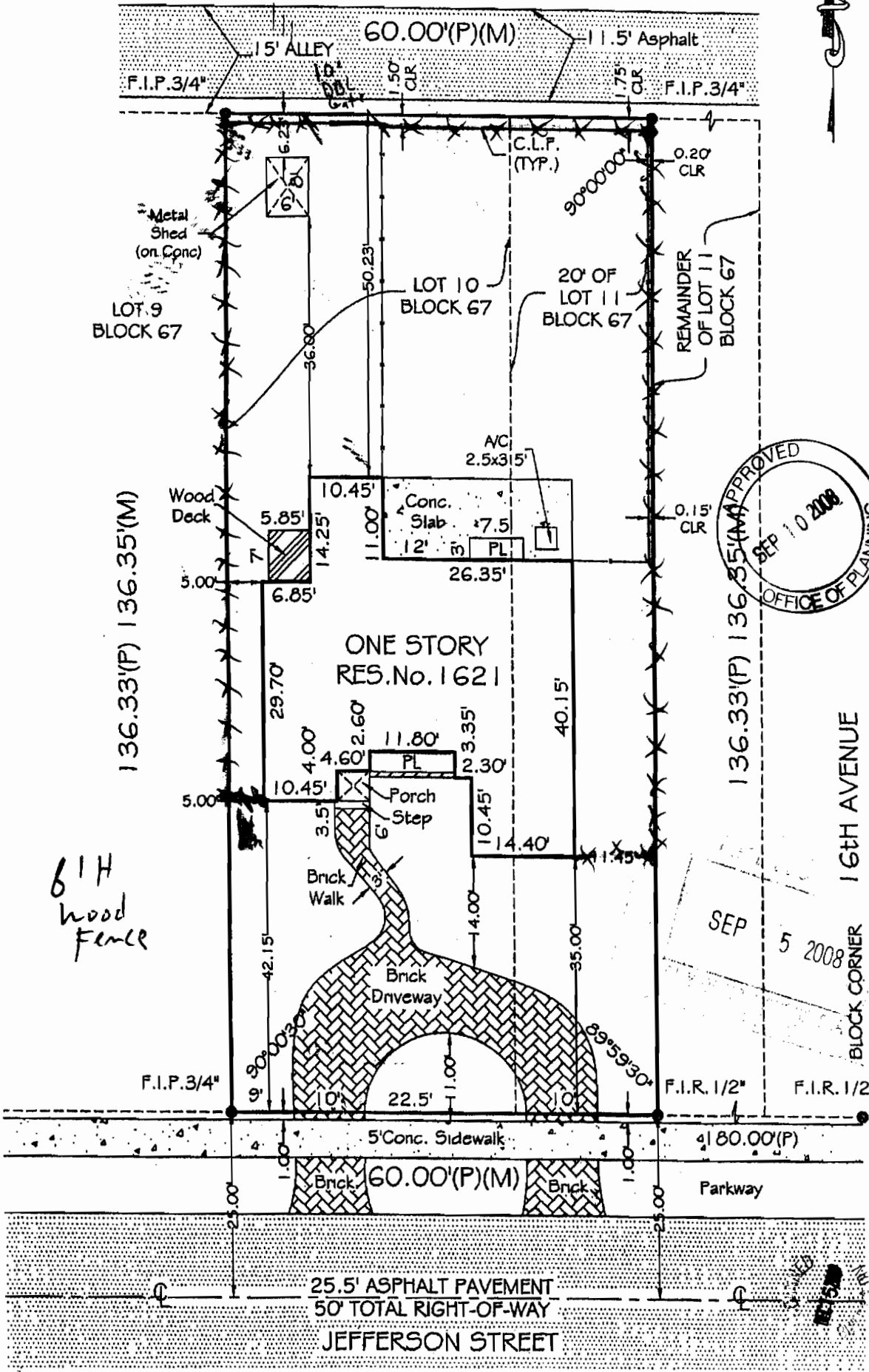
3. THE FINISHED SIDE OF THE FENCE MUST FACE TOWARD THE STREET AND NEIGHBORS PROPERTY. PLEASE CONTACT ZONING (921-3477) FOR THE ALLOWABLE HEIGHT AND LOCATION OF THE PROPOSED FENCE.
4. FENCES SHOULD NOT BE CONSTRUCTED ON A PROPERTY LINE IN ANY MANNER THAT WOULD ENCROACH INTO AN ADJOINING PROPERTY, EITHER 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 TO 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 INSTALLATION 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 OR ENGINEER OR AN AUTHORIZED PRODUCT APPROVAL NOTICE OF ACCEPTANCE.

*** SEE REVERSE SIDE FOR CHAIN LINK FENCE SPECIFICATIONS.**

ABBREVIATIONS:
 M.H. = Man Hole
 W.F. = Wood Fence
 R = Radius
 F.R. = Found Rebar
 A/C = Air Conditioner
 C.B. = Catch Basin
 U.E. = Utility Easement
 CONC. = Concrete
 Q = Clear
 ENC. = Encroaching
 C = Center Line
 A = Arc Length
 Ch = Chord
 P = Property Line
 B.C. = Block Corner
 R/W = Right-of-Way
 O.U.L. = Overhead Utility Line
 F.N. = Found Nail
 C.B.S. = Concrete Block Sluice
 O/H = Roof Overhang
 B.M. = Bench Mark
 Chatter = Chatterhoe
 F.D.H. = Found Drill Hole
 W/M = Water Meter
 F.I.P. = Found Iron Pipe
 F.N. = Found Nail
 Comm. = Community
 P.C. = Point of Curvature
 P.T. = Point of Tangency
 P.C.P. = Permanent Control Point
 P.L.S. = Professional Land Surveyor
 Res. = Residence
 C.L.F. = Chain Link Fence
 P.L. = Planter
 P.W. = Parkway
 N.T.S. = Not to Scale
 U.B. = Unlicensed Business
 L.S. = Land Surveyor
 T = Tangent
 S.R. = Section
 R.R. = Range
 P.O.B. = Point of Beginning
 M = Monument Line
 N/A = Non applicable
 O/S = Off Set
 B.G. = Barbecue
 P.P. = Power Pole
 R/R = Railroad
 S.L.P. = Set Iron Pipe & cap
 No. = Number
 F.H. = Fire Hydrant
 M = Measured
 P = Plat
 A = Asphalt
 C = Cement
 S.L.P. = Set Iron Pipe & cap
 No. = Number

LEGAL DESCRIPTION:
 LOT 10 AND 20 FEET OF LOT 11, BLOCK 67, 'HOLLYWOOD', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
CERTIFIED TO:
 NATASHA DRANZANTI
 LAW OFFICE OF DELAILA ESTEFANO
 ATTORNEYS' TITLE INSURANCE FUND, INC.
 WASHINGTON MUTUAL BANK, F.A., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR
NOTES:
 NO VISIBLE ENCROACHMENTS
 NO PLATTED EASEMENTS IN THESE LOTS



NOTES:
 a) The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
 b) The survey shows platted easements and right-of-ways. There may exist additional restrictions and/or encumbrances which affect this property.
 c) Elevations shown hereon are with references to the National Geodetic Vertical Datum of 1988 unless otherwise noted.
 d) All clearances and/or encroachments shown hereon are of the apparent nature, fence legal ownership not determined.
 e) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the Certification.
 f) Code restrictions and title search not reflected in this survey.
 g) Underground utilities and encroachments, if any not located.
 h) Lands depicted hereon were surveyed per legal description provided by client and in compliance with the Florida Surveying and Mapping Act.
 i) All roads shown hereon are public unless otherwise noted.
 j) No identification cop found on property corners unless otherwise noted.
 k) Distance along boundary are recorded and measured unless otherwise noted.
 l) The graphic portions of this document are intended to be deployed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.

PROPERTY ADDRESS: 1621 JEFFERSON STREET, HOLLYWOOD, FLORIDA

LOWEST FLOOR ELEVATION 9.1'	FLOOD ZONE AE	COMM/PANEL No. 125113 0316F	BENCH MARK USED City of Hollywood
LOWEST ADJACENT GRADE 6.6'	BASE FLOOD ELEV. 8.0'	DATE OF FIRM 08/18/92	ELEVATION 6.65'
			COUNTY BROWARD

NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY
 I hereby certify that this Survey meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.
 Date: 06/25/05

Alvarez, Aiguesvives & Associates, Inc.
Professional Land Surveyors
 8230 Coral Way, Suite B, Miami, FL 33155
 (305)385-0385 Office
 (305)385-0623 Fax



CITY of HOLLYWOOD, FLORIDA

GEN. JOSEPH W. WATSON CIRCLE • P.O. BOX 229045 • ZIP 33022-9045

BUILDING DIVISION

DATE: Feb 3, 2004

2004 FEB 26 P. 2:48

PERMIT PROCESS NO. _____

PERMIT NO. 63435

NAME: Michael Marsh

ADDRESS: 1621 Jefferson St., Hollywood, FL 33020

In the event the City of Hollywood must excavate in the public right-of-way or easements, the owner of the property listed herein has indicated with their signature, they shall be responsible for:

Restoration of a driveway constructed of stamped concrete, decorative paving blocks or any type of paving, concrete construction, or surface dressing not included as part of the City's standards.

I, Michael Marsh owner of the above property hereby certify and accept the responsibility for the item(s) noted above.

[Signature]
Signature

1/29/04
Date

[Signature]
Notary Public,
State of Florida

(Seal)

Melissa Lee Blackwell
My Commission DD202639
Expires April 10, 2007

2/3/2004
Date

My Commission expires: 4/10/2007

CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

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



DATE 2/3/2004 TAX FOLIO # 5142 1502 2680

DESCRIPTION: LOT 10, 11 w/2 BLOCK 67 SUBDIVISION Hollywood 1-21 B

JOB NAME Marsh Residence PHONE # _____

JOB ADDRESS 1621 Jefferson St. SUITE _____ HOLLYWOOD, FL ZIP 33020

DETAILED WORK DESCRIPTION: Install Brick Paver Driveway (circular)

USE/OCCUPANCY Driveway SQ. FT. 1106 ESTIMATED VALUE: \$ 5000⁰⁰

CONTRACTOR'S NAME Classic Paver & Design PHONE # 954-929-1665

CONTRACTOR'S ADDRESS 6601 Lyons Rd. Ste H10 CITY Coconut Creek STATE FL ZIP 33073

CERTIFICATE OF COMPETENCY # _____ FAX # 954-

CONTRACTORS STATE CERTIFICATION OR REGISTRATION NO. CGC1506697

OWNER OR FEE SIMPLE TITLE HOLDER'S NAME Michael & Lorianne Marsh

OWNER OR FEE SIMPLE TITLE HOLDER'S ADDRESS 1621 Jefferson St., Hollywood, FL 33020

BONDING COMPANY N/A

BONDING COMPANY ADDRESS _____

ARCHITECT/ENGINEER'S NAME N/A PHONE # _____

ARCHITECT/ENGINEER'S ADDRESS _____ CITY _____ STATE _____

MORTGAGE LENDER'S NAME N/A

MORTGAGE LENDER'S ADDRESS _____

ELECTRICAL CONTRACTOR: N/A

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____ 20 _____

Value \$ _____ Notary Public

Notarized Signature of Qualifier

MECAHNICAL CONTRACTOR: N/A

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____ 20 _____

Value \$ _____ Notary Public

Notarized Signature of Qualifier

PLUMBING CONTRACTOR: N/A
Phone # _____ LICENSE # _____
Sworn before me this _____ of _____ 20 ____
Value \$ _____

Notary Public

CITY OF HOLLYWOOD
BUILDING DIVISION

Notarized Signature of Qualifier

CONTRACTOR: Classic Paver's Design 2004 FEB 25 PM 2:48
Phone # 954-429-1665 LICENSE # CGC 1506697
Sworn before me this 3 of February 20 04
Value \$ 5000.00

Notary Public

Notarized Signature of Qualifier

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 CONSTRUCTION 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]
Owner or Agent

SIGNATURE

[Signature]
Prime Contractor (Owner/Builder)

DATE

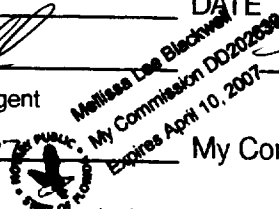
2/3/2004
[Signature]
NOTARY as to Owner or Agent

DATE

2/3/2004
[Signature]
NOTARY as to Contractor

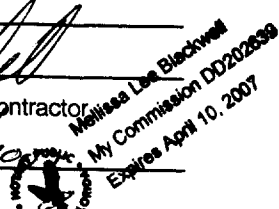
My Commission Expires

4/10/2007



My Commission Expires

4/10/2007



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

OFFICE USE ONLY

FINISHED FLOOR ELEVATION _____

DISCLOSURE STATEMENT ATTACHED TO PERMIT CARD _____

MASTER PERMIT # _____

MASTER PROCESS # _____

PROCESS FEE PAID \$ _____

APPLICATION APPROVED BY _____

[Signature]
Permit Officer

110

BOUNDARY SURVEY

Scale 1" = 20'

FEB 25 2004

LOT-21
BLOCK-67

LOT-20
BLOCK-67
UP.

PLAN REVIEW

CITY OF HOLLYWOOD
BUILDING DIVISION

02-788 FEB 26 P 2:50

FEB 20 1967
LOCK-67

195

500'

**BASE MATERIAL MUST
BE COMPACTED**

BASE MATERIAL MUST
BE COMPLETED

50' 70796 c/201

BC.
FIP 3/4
DOCAP

2

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

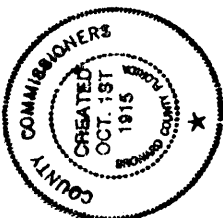
State of Florida
County of Broward

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

1. Description of Property: (Legal description of property and street address)
1621 Jefferson St.
Hollywood 1-21B
Lot 10, 11 W/2 B/K 67
2. General Description of Improvement:
Installation of Brick Paver Driveway (Circular)
3. Owner(s) Name & Address:
Michael & Lorianne Marsh
1621 Jefferson St.
Hollywood, FL 33020
Interest in Property:
Owner
Name and Address of Simple Titleholder: (if other than owner)
n.a
4. Contractor Name & Address:
Classic Paver Design
6001 Lyons Rd. Ste H10
Coconut Creek, FL 33073
5. Surety Name & Address: (if any, as per Fl. Stat. Sec. 713.23, Payment Bond):
n.a
Amount of Bond: \$ n.a
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.
Classic Paver Design
6001 Lyons Rd. Ste H10
Coconut Creek, FL 33073
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 Statutes. Provide Name & Address.
Classic Paver Design
6001 Lyons Rd. Ste H10
Coconut Creek, FL 33073
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)

I hereby certify this document to be a true correct and complete copy of the record filed in my office. Dated this 13th day of February 2004.

Deputy Clerk



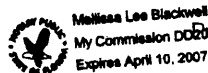
Sworn to and subscribed before me this 3 day of February, 2004.

Notary Public: Melissa Lee Blackwell
Print Notary's Name: _____
My Commission Expires: _____

Signature of Owner(s)
x Mr Marsh
Print: Lorianne Marsh
x Mr Marsh
Print: Mike Marsh

(seal)

Ri



Prepared by: Classic Paver Design
Address: 6001 Lyons Rd. Ste H10
Coconut Creek, FL 33073



Date:

3/29/2004

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

RE: Permit #

30401419

Dear Sir or Madam:

With regard to the above-mentioned permit, we acknowledge that the _____
Sidewalk Form 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,

Print Name

Michael Marsh

STATE OF FLORIDA
COUNTY OF BROWARD

SWORN TO (AFFIRMED) AND SUBSCRIBED BEFORE ME THIS 8 DAY OF April, 2003,
BY Michael Marsh
(NAME OF PERSON MAKING STATEMENT)

Melissa Lee Blackwell
(SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA)

PERSONALLY KNOW _____ OR PRODUCED IDENTIFICATION FLDL
TYPE OF IDENTIFICATION PRODUCED FLDL



Melissa Lee Blackwell
My Commission DD202639
Expires April 10, 2007



Date:

3/29/2004CITY OF HOLLYWOOD
ENGINEERING DIVISION

APR 21 2004

APPROVED

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

RE: Permit # 30401419

Dear Sir or Madam:

With regard to the above-mentioned permit, we acknowledge that the Limerock Base Sidewalk Form 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,

Print Name

Michael Marsh

STATE OF FLORIDA
COUNTY OF BROWARD

SWORN TO (AFFIRMED) AND SUBSCRIBED BEFORE ME THIS 8 DAY OF April, 2004,
BY Michael Marsh
(NAME OF PERSON MAKING STATEMENT)

Melissa Lee Blackwell
(SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA)

PERSONALLY KNOW _____ OR PRODUCED IDENTIFICATION FLDL
TYPE OF IDENTIFICATION PRODUCED FLDL



Melissa Lee Blackwell
My Commission DD202639
Expires April 10, 2007



DRAWN BY: ECH.

Nova Surveyors Inc.

LAND SURVEYORS

SURVEY No. 2-0007965

SHEET NO. 1 OF 1
BUILDING DIVISION

Survey of Lot:10 AND THE WEST 1/2 OF LOT 11, IN BLOCK 67
Subdivision: HOLLYWOOD
According to the Plat thereof as recorded in the Plat Book No. 1
at Page No. 21 of the public records of BROWARD County, Florida.

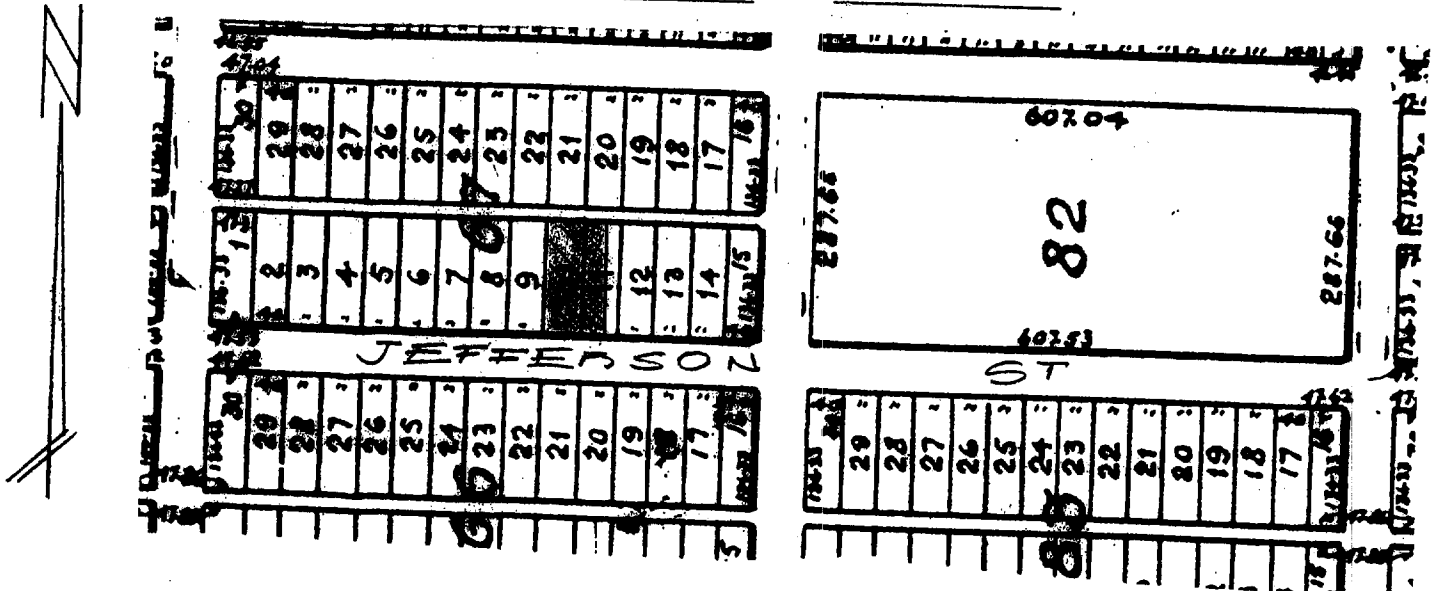
2004 OCT -1 A 8:39

Property Address: 1621 JEFFERSON ST, HOLLYWOOD, FL 33020
For: MICHAEL MARSH

Date: 07/09/2002

LOCATION SKETCH

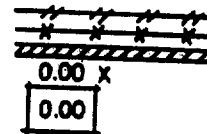
Scale 1" = 12.5'



ABBREVIATIONS AND MEANING

A = ARC.	F.N.D. = FOUND NAIL & DISK	P.R.C. = POINT OF REVERSE CURVE
A/C = AIR CONDITIONER PAD.	FR. = FRAME	PROP. COR. = PROPERTY CORNER
A.E. = ANCHOR EASEMENT.	FT. = FEET.	P.B. = PLAT BOOK
A/R = ALUMINUM ROOF.	FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM.	PG. = PAGE
A/S = ALUMINUM SHED.	F.N. = FOUND NAIL	PWY = PARKWAY
ASPH. = ASPHALT.	H. = HIGH (HEIGHT).	PRM = PERMANENT REFERENCE MONUMENT.
B.C. = BLOCK CORNER.	IN. & EG. = INGRESS AND EGRESS EASEMENT.	P.L.S. = PROFESSIONAL LAND SURVEYOR.
BLDG. = BUILDING.	LP. = LIGHT POLE	R. = RECORDED DISTANCE.
B.M. = BENCH MARK.	L.F.E. = LOWEST FLOOR ELEVATION.	RR. = RAILROAD.
B.O.B. = BASIS OF BEARINGS.	L.M.E. = LAKE MAINTENANCE EASEMENT.	RES. = RESIDENCE.
C. = CALCULATED.	* = MINUTES.	R/W. = RIGHT-OF-WAY.
C.B. = CATCH BASIN.	M. = MEASURED DISTANCE.	RAD. = RADIUS OR RADIAL
C.B.S. = CONCRETE BLOCK STRUCTURE.	MON. = MONUMENT.	R.P. = RADIUS POINT.
CBW = CONCRETE BLOCK WALL.	M.H. = MANHOLE	RGE. = RANGE.
CH. = CHORD DISTANCE.	ML. = MONUMENT LINE.	SEC. = SECTION.
CH. B. = CHORD BEARING.	N.A.P. = NOT A PART OF.	STY. = STORY.
CL. = CLEAR.	NGVD = NATIONAL GEODETIC VERTICAL DATUM.	SWK. = SIDEWALK.
C.L.F. = CHAIN LINK FENCE.	N. = NORTH.	S.I.P. = SET IRON PIPE L.B. #6044
C.M.E. = CANAL MAINTENANCE EASEMENT.	N.T.S. = NOT TO SCALE.	S. = SOUTH.
CONC. = CONCRETE.	#. NO. = NUMBER.	S.N.D. = SET NAIL & DISK L.B. #6044
C.P. = CONC. PORCH.	O/S. = OFFSET.	SP. = SCREENED PORCH.
C.S. = CONCRETE SLAB.	OH. = OVERHEAD.	" = SECONDS.
D.E. = DRAINAGE EASEMENT	O.H.L. = OVERHEAD UTILITY LINES	T. = TANGENT.
D.M.E. = DRAINAGE-MAINTENANCE EASEMENT.	OVH. = OVERHANG.	TWP. = TOWNSHIP.
DRIVE. = DRIVEWAY.	O.R.B. = OFFICIAL RECORD BOOK.	U.E. = UTILITY EASEMENT.
o = DEGREES.	PVMT. = PAVEMENT.	UTIL. = UTILITY.
E. = EAST.	PL. = PLANTER.	U.P. = UTILITY POLE.
E.T.P. = ELECTRIC TRANSFORMER PAD.	P.L. = PROPERTY LINE.	W.M. = WATER METER.
ELEV. = ELEVATION.	P.C.C. = POINT OF COMPOUND CURVE.	W.F. = WOOD FENCE.
ENCR. = ENCROACHMENT.	P.C. = POINT OF CURVE.	W.S. = WOOD SHED.
F.H. = FIRE HYDRANT.	PT. = POINT OF TANGENCY.	Δ = CENTRAL ANGLE.
F.I.P. = FOUND IRON PIPE.	POC. = POINT OF COMMENCEMENT	W. = WEST.
F.I.R. = FOUND IRON ROD.	POB. = POINT OF BEGINNING.	⊙ = CENTER LINE.
F.F.E. = FINISHED FLOOR ELEVATION.		∠ = ANGLE.

LEGEND TYPICAL



WOOD FENCE.
CHAIN LINK FENCE.
C.B.S. WALL (C.B.W.)
EXISTING ELEVATIONS.
PROPOSED ELEVATIONS.

SURVEYOR'S NOTES: 1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.

2). IF SHOWN, ELEVATIONS ARE REFERRED TO

B.M.# _____ ELEV. _____
OF N.G.V.D. OF 1929.

3). THIS IS A SPECIFIC PURPOSE SURVEY.

4). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

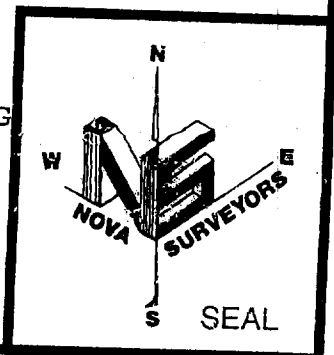
BY: *John W. Barra* 7-10-02
IBARRA (DATE OF FIELD WORK).
PROFESSIONAL LAND SURVEYOR NO. 5204
STATE OF FLORIDA. (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON _____

REVISED ON _____

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.
THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
FENCE OWNERSHIP NOT DETERMINED.
THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE

Situated in Zone: AE Community/Panel/Suffix: 125113-0317-G
Date of Firm: 08/18/1992 Base Flood Elevation: 8FT
Certified to: MICHAEL MARSH AND LORIANNE SOLMS-MARSH
TRANS-STATE TITLE INSURANCE CORP.
FIRST AMERICAN TITLE INSURANCE COMPANY
WORLD SAVINGS ITS SUCCESSORS AND/OR ASSIGNS



CRITERIA STATEMENT



**Absolute
Civil
Engineering
Solutions LLC**

REPORT OF FINDINGS

SINGLE FAMILY RESIDENCE
1621 JEFFERSON STREET, HOLLYWOOD, FLORIDA

DATE INSPECTED: JANUARY 28, 2022



PREPARED FOR:

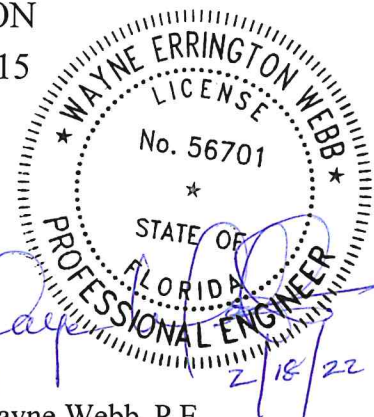
DJAZIR AND BRIGITTE ABELLA
C/O URBAN GROUP
511 SE 5TH AVENUE, UNIT # R04
FORT LAUDERDALE, FLORIDA 33301

SUBMITTED TO:

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

ACES PROJECT NUMBER: 2022-043

FEBRUARY 18, 2022



Wayne Webb, P.E.
Florida Lic. No. 56701

TABLE OF CONTENTS

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3.0	PROPERTY DESCRIPTION.....	2
4.0	CONCLUSIONS	2
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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

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

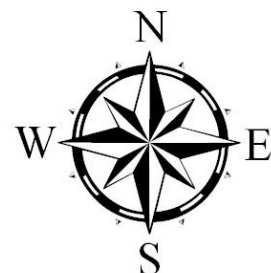
**1621 Jefferson St
Hollywood, Florida 33139**

Site Location Map



— Site Boundary

★ Site Location



ATTACHMENT B: Photographs

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

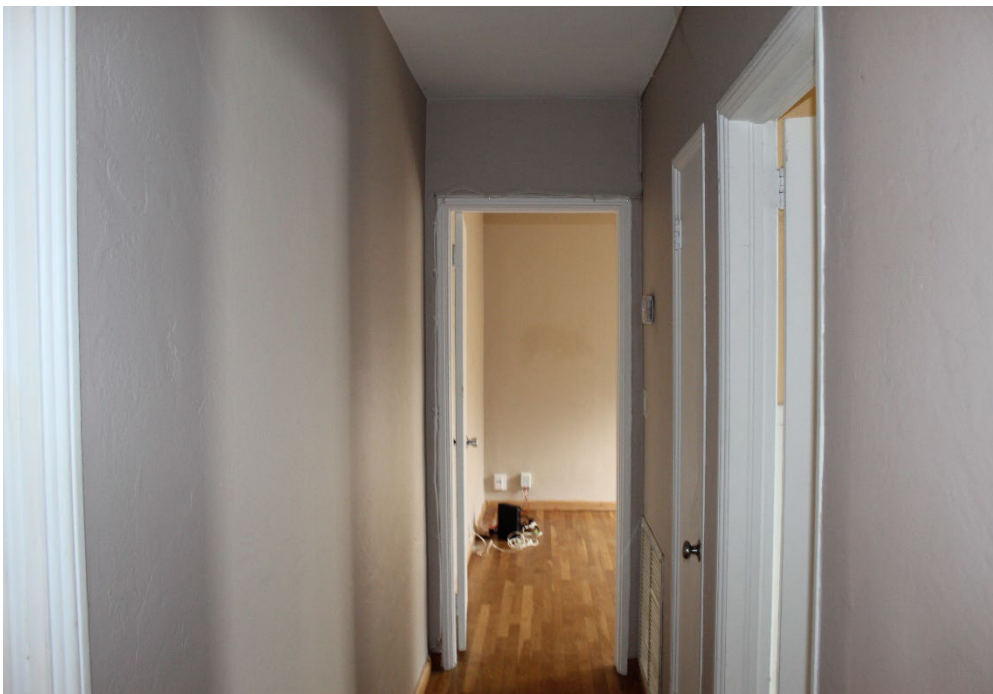
Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

ACES Project #: 2022-043

Address: 1621 Jefferson Avenue, Hollywood, Florida

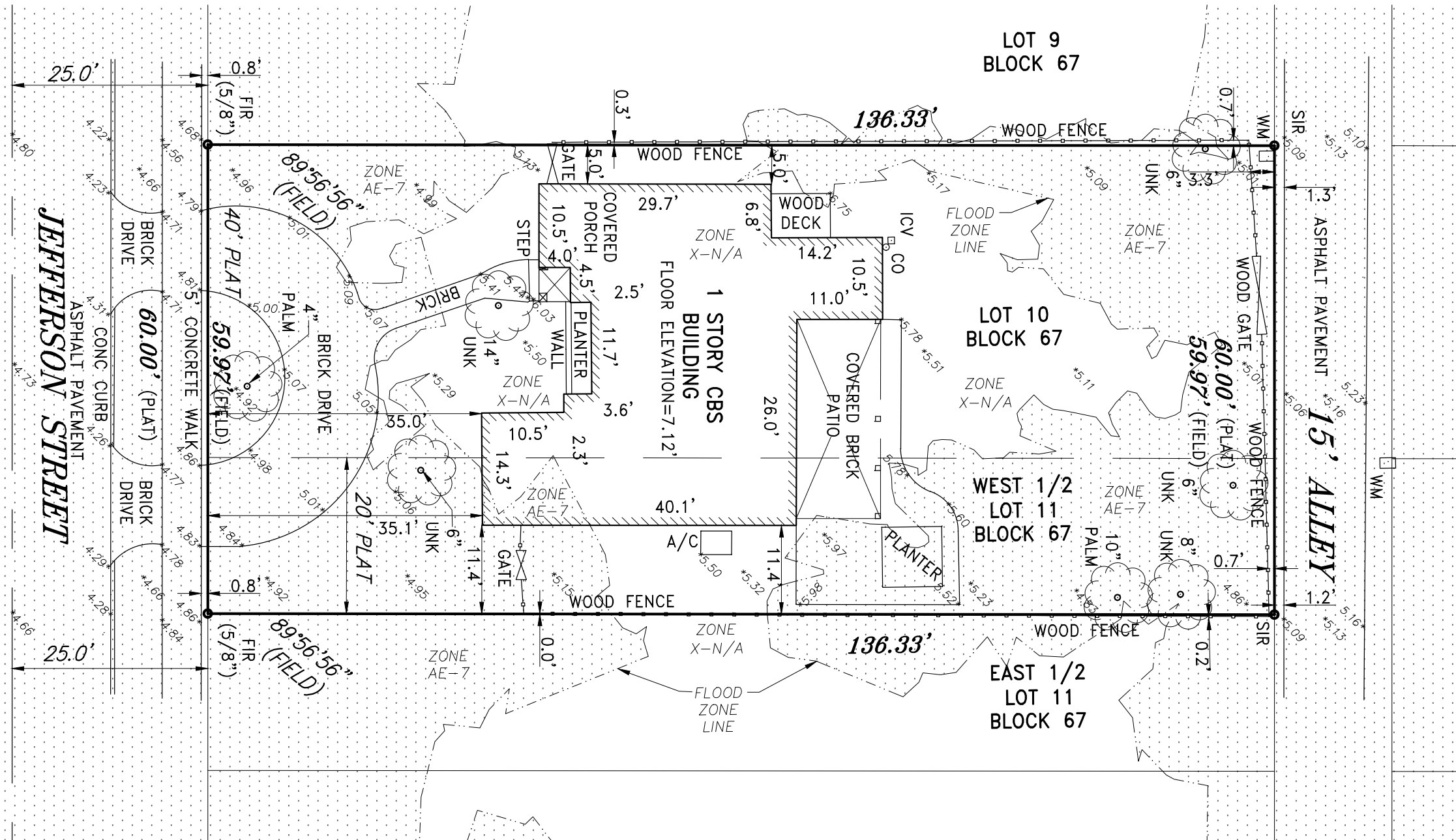


25. View of the AC unit and exterior door in the northwest bedroom of the residence.



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

ATTACHMENT C: Other Related Documents



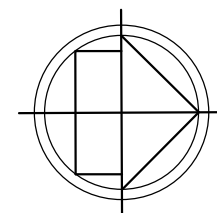
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 - X- CHAIN LINK/ WOOD FENCE
 - ELEV ELEVATION
 - CBS CONCRETE BLOCK STRUCTURE
 - E- OVERHEAD UTILITY WIRES
 - A/C AIR CONDITIONER
 - *5.34 ELEVATIONS

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.

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK @ JEFFERSON STREET AND 16TH AVENUE. ELEVATION = 4.19' NAVD88



SKETCH OF SURVEY

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN JANUARY, 2022. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

Richard E. Cousins

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

SURVEY DATE : 01/21/22

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 9701-21

CLIENT :

URBAN GROUP

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	12/05/21	SKETCH	AM	REC
REVISED FLOOD ZONE AND ADDED LINE	01/18/22	SKETCH	JD	REC
ADDED TREES	01/21/22	SKETCH	JD	REC

FLOOD ZONE INFORMATION
COMMUNITY NUMBER 125113
PANEL NUMBER 0569 H
ZONE AE & X
BASE FLOOD ELEV 7 & N/A
EFFECTIVE DATE 08/18/14

PROPERTY ADDRESS :
1621 JEFFERSON STREET

SCALE: 1" = 16'

SHEET 1 OF 1

Q U O T A T I O N

URBAN GROUP

Contractors

1852 Fletcher Street. Hollywood, Florida, 33020 | P: (305) 466.93.08

click@ugdesignbuild.com

www.urbangroupcontractors.com

Exhibit "A"

We are pleased to provide you with the following quotation. All pricing includes installation and deliver. We hereby propose to furnish materials and perform the labor necessary for the completion of the following scope of work

Client: Abella Residence

Date: 04-15-2022

Address: 1621 Jefferson St. Hollywood FL

Proposal: #2022AR001

Type of Work: New Construction

This proposal for new construction is based on preliminary plans provided by owner. Need Structural and MEP plans.

MAIN HOUSE

Item	Description	Amount	Total	By owner
1	General Conditions			
1.1	<u>Project Management and Coordination</u>			
1.2	<u>General Labor</u>			
1.2.1	Receive Material			
1.2.2	Tub installation			
1.2.3	Shower wood Frames installation			
1.2.4	Punch List Structural			
1.2.5	Punch list Drywall			
1.2.6	Fire caulking			
1.3	<u>Quality Control</u>			
1.3.1	Testing Laboratory Services (Concrete)			Allowance
1.3.2	Testing compaction			Allowance
1.4	<u>Temporary Facilities and Controls</u>			
1.4.1	Temporary Electricity			By owner
1.4.2	Temporary Water			By owner
1.5	<u>Construction Facilities</u>			
1.5.1	Field Offices and Sheds			
1.5.2	Sanitary Facilities			Allowance
1.6	<u>Temporary Barriers and Enclosures</u>			
1.6.2	Fences			
1.7	<u>Preparation</u>			
1.7.1	Construction Layout			

1.7.2 Surveying Allowance

1.8 Cleaning

1.8.1 Progress Cleaning

1.8.2 Final Cleaning

1.8.3 Dumpster

By Owner

1.9 Construction signs

1.1 City fees

By Owner

1.10.1 Permits

1.10.1.1 Building

1.10.1.2 Mechanical

1.10.1.3 Electrical

1.10.1.4 Plumbing

1.11 Special Inspections

By Owner

\$	43,800.00	
----	-----------	--

2 Site Construction

2.1 Utility Services / FPL-Gas- water, etc.

2.2 Drainage and Containment

2.2.1 Storm Drainage - Swales

2.2.2 Engineering: Shop drawing / calculation By GC

2.3 Site Improvements and Amenities

2.3.1 Irrigation System

2.3.2 Engineering: Shop drawing / calculation By
Subcontractors

2.4 Planting-Landscaping

\$	21,100.00	
----	-----------	--

3 Concrete - Shell

3.1 Foundation - House only

3.2 Basic Concrete Materials and Methods

3.2.2 Layout

3.3.3 Survey Protection

3.2.4 Earth Fill

3.2.5 Foundation grade beam

3.2.6 Columns 1st Floor

3.2.3 Columns 2nd Floor

3.2.4 Concrete slabs

3.2.8 Reinforcement

3.2.9 Shoring

3.2.5 Lime Rock

3.2.6 Finish Concrete

3.3.5 Masonry Block

3.2.10 Bob Cat

3.2.11 Concrete Pump

3.2.12 Hardware and Lumber

3.2.3 Still Beams

3.2.4 Crane

3.3.4 Back Hoe

3.2.4	Boom Lift		
3.4	<u>Engineering: Shop drawing / calculation By Subcontractors</u>		Allowance
		\$ 453,620.00	
4	Masonry -Shell		
4.1	Basic Masonry Materials and Methods		
4.2	Masonry Units at exterior wall		
4.3	Masonry Units at Parapet		
		See price Item 3.2	
5	Metals		
5.1	<u>Entrance Door</u>		Allowance
5.2	<u>Engineering: Metal Shop drawing / calculation By Subcontractors & GC</u>		
		\$ 12,500.00	
6	Wood and Plastics		
6.1	<u>Rough Carpentry</u>		
6.1.1	<u>Baseboards (Labor and Material)</u> 4" Paint grade		
		\$ 3,200.00	
7	Thermal and Moisture Protection		
7.1	<u>Thermal Protection (Insulation)</u>		
7.2	<u>Roofing</u>		
7.2.1	Waterproofing Vulkem		
7.2.3	Engineering: Shop drawing / calculation By Subcontractors		
		\$ 68,500.00	
8	Doors and Windows		
8.1	<u>Basic Door and Window Materials and Methods</u>		
8.2	<u>Metal Doors and Frames</u>		
8.2.1	Garage Doors		
8.3	<u>Interior</u>	By Owner	
8.4	<u>Exterior Window and doors</u>		
8.4.1	As per window schedule		
8.4.2	Engineering: Doors & Windows Shop drawing/ calculation By Subcontractors		Allowance
8.5	<u>Hardware (included)</u>		
		\$ 43,740.00	
9	Finishes		
9.1	<u>Plaster and Gypsum Board</u>		
9.1.1	Furring and Framing Partition and Ceiling		
9.1.2	Gypsum Board Partition and Ceiling		
9.1.3	Gypsum Plaster Partition and Ceiling		
9.2	<u>Portland Cement Plaster (Stucco) Exterior</u>		
9.3	<u>Flooring</u>		

- 9.3.1 Labor installation
- 9.3.1.1 1st Floor and 2nd Floor Tile / Marble
- 9.4** **Walls Tile installation**
- 9.4.1 Bathroom 1
- 9.4.2 Bathroom 2
- 9.4.3 Bathroom 3

9.5 **Paints and Coatings**

\$	128,633.44	
----	------------	--

10 **Specialties**

- 10.1 Pest Control by code

\$	1,600.00	
----	----------	--

11 **Equipment**

- 11.1 Appliances

By Owner

\$	-	
----	---	--

15 **Mechanical and Plumbing**

15.1 **Plumbing**

- 15.1.1 Install new underground sewer lines
- 15.1.2 Install new hot and cold-water lines on L
- 15.1.3 Install all new kitchen sink, dishwasher and ice maker
- 15.1.4 Install new tankless gas Water Heater 237.000
- 15.1.5 Install new laundry machine box
- 15.1.6 Install new laundry tray
- 15.1.7 Install new Stand by generator
- 15.1.8 Install new Condensation drain for AC
- 15.1.9 Install new sewer connection
- 15.1.10 Install all new hose bibs around house

15.2 **Plumbing Fixtures and Equipment**

15.3 **Heating Ventilation and Air Conditioning**

- 15.3.1 Heating, Ventilating, and Air Conditioning Equipment
- 15.3.2 Air Distribution
- 15.3.3 HVAC Instrumentation and Controls

\$	86,130.00	\$ -
----	-----------	------

16 **Electrical**

16.1 **Electrical work**

- 16.1.1 Basic Electrical Materials and Methods
- 16.1.2 Wiring Methods
- 16.1.3 Electrical Power
- 16.1.4 Transmission and Distribution
- 16.1.5 Generator
- 16.1.6 Lighting

\$	54,200.00	\$ -
----	-----------	------

Sub Total Main House:	\$ 917,023.44
Insurance	\$ 13,755.35
Overhead and Administration	\$ 146,723.75
Superintendent	\$ 48,000.00
Grand total:	\$ 1,125,502.54

EXCLUDED IN THIS PROPOSAL

Permits Fees / Extras Fees
 Any resubmittal plan
 Special Inspector if required by the City
 Items not specified in this proposal is by owner or others
 Appliances
 Sewer lateral plans and work
 Closets
 Mirrors
 Kitchen Cabinets / Kitchen Tops
 Vanities
 AC Party
 Low-Voltage Distribution By Maxicom
 Changes in plans
 Blueprints
 Expeditor
 Temporary fence repairs

Payment Schedule

1 Start

Piles
 MEP underground
 Shell Sub
 Aerial

2 After Piles Installation

Shell Sub
 Windows

3 After Foundation/1st Floor Slab

Shell Sub
 Roofing

4 After Columns/Beams/2nd Floor Slab/Aerial

Shell Sub
 Metal Arch Contract

5 After Columns/Beams/3rd Floor Slab/Aerial

Shell Sub Final
 Roofing
 Windows
 Metal Framing
 Metal Arch

6 Roofing

Insulation
 Metal Frame
 MEP 1st Floor

7 Metal Frame

MEP Full Rough
Metal Architectural installation

8 MEP 1st Floor

Drywall Installation

9 MEP 2nd Floor

Drywall Installation

10 Drywall Finishes

MEP Finals

11 Paint

12 Final Details

NOTICE TO OWNER

The Owner must carry fire, tornado, hurricane and other insurance for the above work. We will provide Public Liability insurance. You, the owner, will be responsible for all legal expenses that may occur or emerge in case of litigation or dispute over any aspect of this contract.

Acceptance of proposal

I, the owner, consider the above prices, specifications and conditions satisfactory. I hereby accept the proposal. Payment will be made as outlined above. All amounts overdue will accrue 1-1/2% interest per month

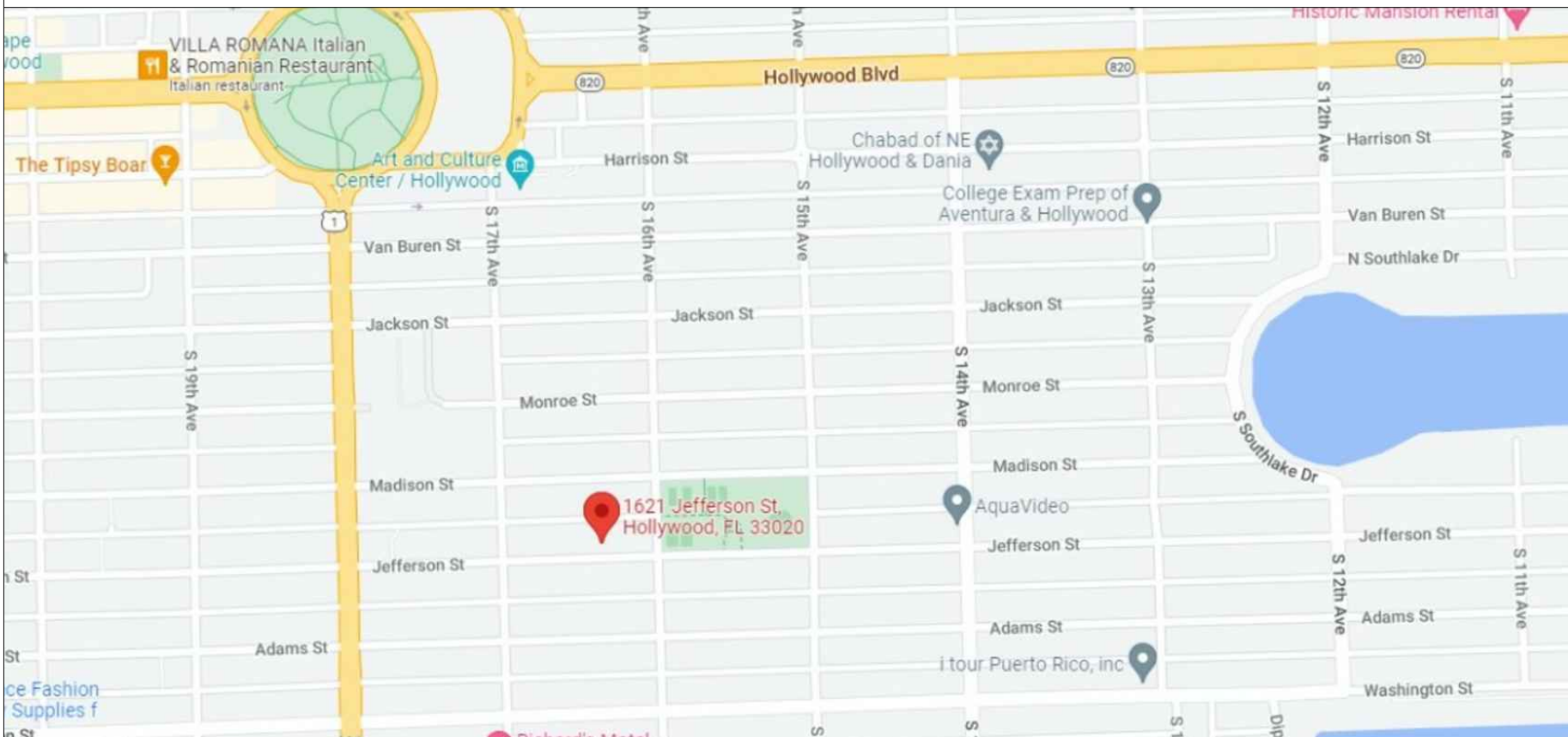
Date of acceptance :

Owner's signature _____

Qualifier's signature: _____

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

I. PROJECT LOCATION



4. PROJECT TEAM

OWNER	DESIGN TEAM
<p>ABELLA FAMILY 1621 JEFFERSON ST, HOLLYWOOD, FL 33020</p>	<p><u>URBAN GROUP ARCHITECT</u> 511 SE 5TH AVE, FORT LAUDERDALE, FL 33301 TEL: +1 (305) 466 9308 click@ugdesignbuild.com</p>
CIVIL ENGINEER	LANDSCAPE ARCHITECT
<p><u>ZEPHYR ENGINEERING</u></p> <p>(C) WILFORD ZEPHYR 5451 PIERCE STREET, HOLLYWOOD FL, 33021 TEL: +1 (786) 302 7693 wzephyrenq@gmail.com</p>	<p><u>LANDSCAPE ARCHITECTURAL SERVICES, LLC</u></p> <p>(C) PAUL GOULAS 1708 SE JOY HAVEN STREET, PORT ST LUCIE FL, 34983 TEL: +1 (772) 631 8400 paul@las-fl.com</p>
SURVEYOR	
<p><u>COUSIN SURVEYORS</u></p> <p>(C) AMANDA 3921 SW 47th AVE, SUITE 101 DAVIE FL 33314 TEL: +1 (954) 689 7766 office@csasurvey.net</p>	

2. LEGAL

LEGAL DESCRIPTION:

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.

5. PROJECT RENDERING



7. SITE APPROVAL

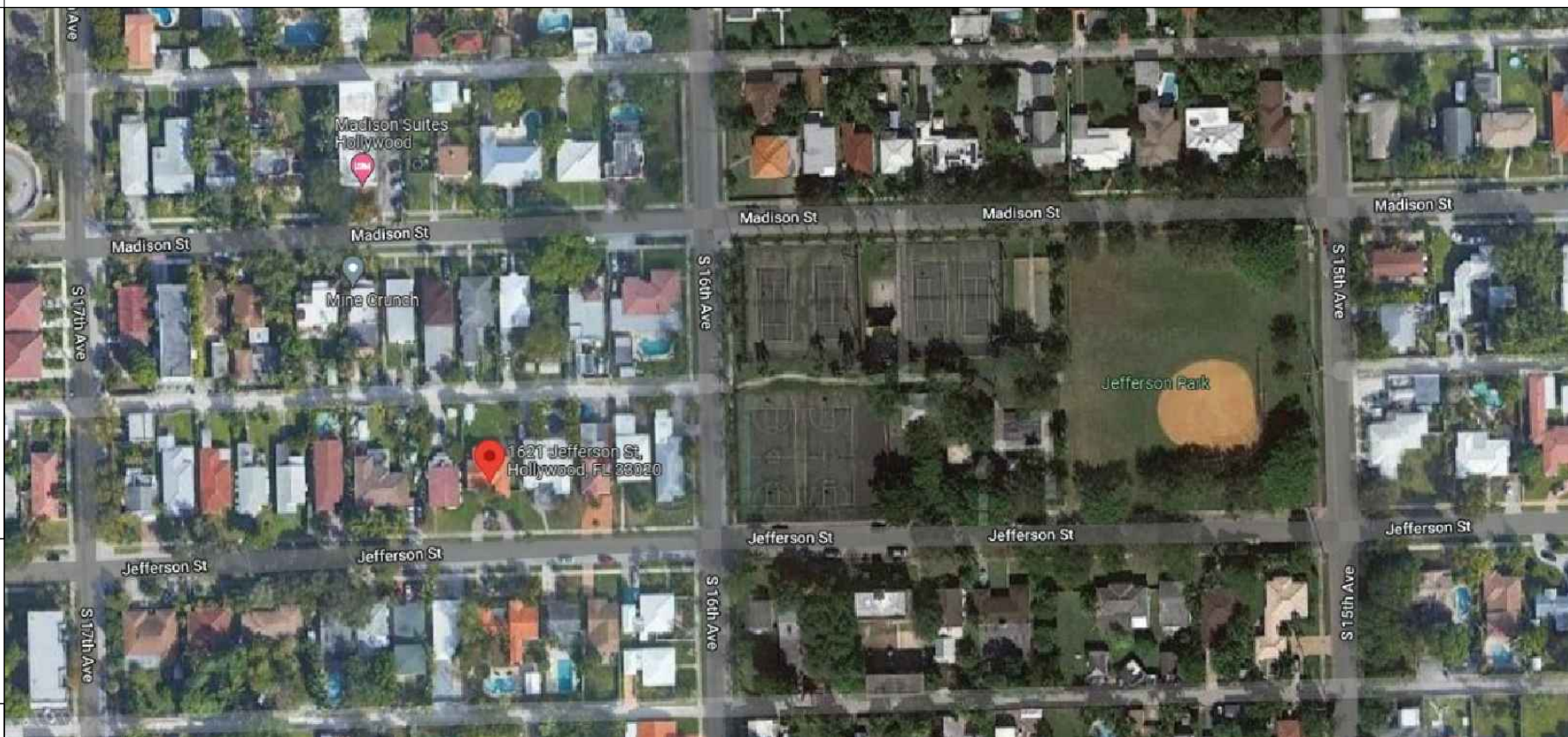
JURISDICTION

CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

BUILDING CRITERIA

- | | | |
|----|----------------------|---------------------------------------|
| 1. | ZONING | RS-6 |
| 2. | LAND USE DESIGNATION | LRES |
| 3. | TYPE OF CONSTRUCTION | TYPE IV |
| 4. | BUILDING HEIGHT | ALLOWED 30'-0" - PROVIDED 26'-6" |
| 5. | NUMBER OF STORIES | 2 STORIES |
| 6. | PARKING | 4 SPACES REQUIRED - 4 SPACES PROVIDED |
| 7. | NET LOT AREA | 8,175.71 SQ. FT. |
| 8. | BUILDING AREA | BUILDING FOOTPRINT 3,088.15 SF. |

3. AERIAL VIEW



6. DRAWING INDEX

REVISION NO			SHEET NO	DISCIPLINE / DRAWING TITLE
			SP-1.1	PROPOSED SITE PLAN / CALCULATIONS
			SP-1.2	ARCHITECTURAL / SURVEY
			SP-1.3	ARCHITECTURAL / STREET PROFILE
			A-1.1	ARCHITECTURAL / PROPOSED 1ST FLOOR PLAN
			A-1.2	ARCHITECTURAL / PROPOSED 2ND FLOOR PLAN
			A-1.3	ARCHITECTURAL / PROPOSED ROOF PLAN
			A-2.1	ARCHITECTURAL / ELEVATIONS
			A-2.2	ARCHITECTURAL / ELEVATIONS
			A-4.1	ARCHITECTURAL / DRIVEWAY DETAILS
			A-4.2	ARCHITECTURAL / GENERAL DETAILS
			C-1	CIVIL / EROSION AND SEDIMENT CONTROL
			C-2	CIVIL / PAVING, GRADING & DRAINAGE
			C-3	CIVIL / WATER PLAN
			L-1	LANDSCAPING
			L-2	LANDSCAPING
			L-3	LANDSCAPING



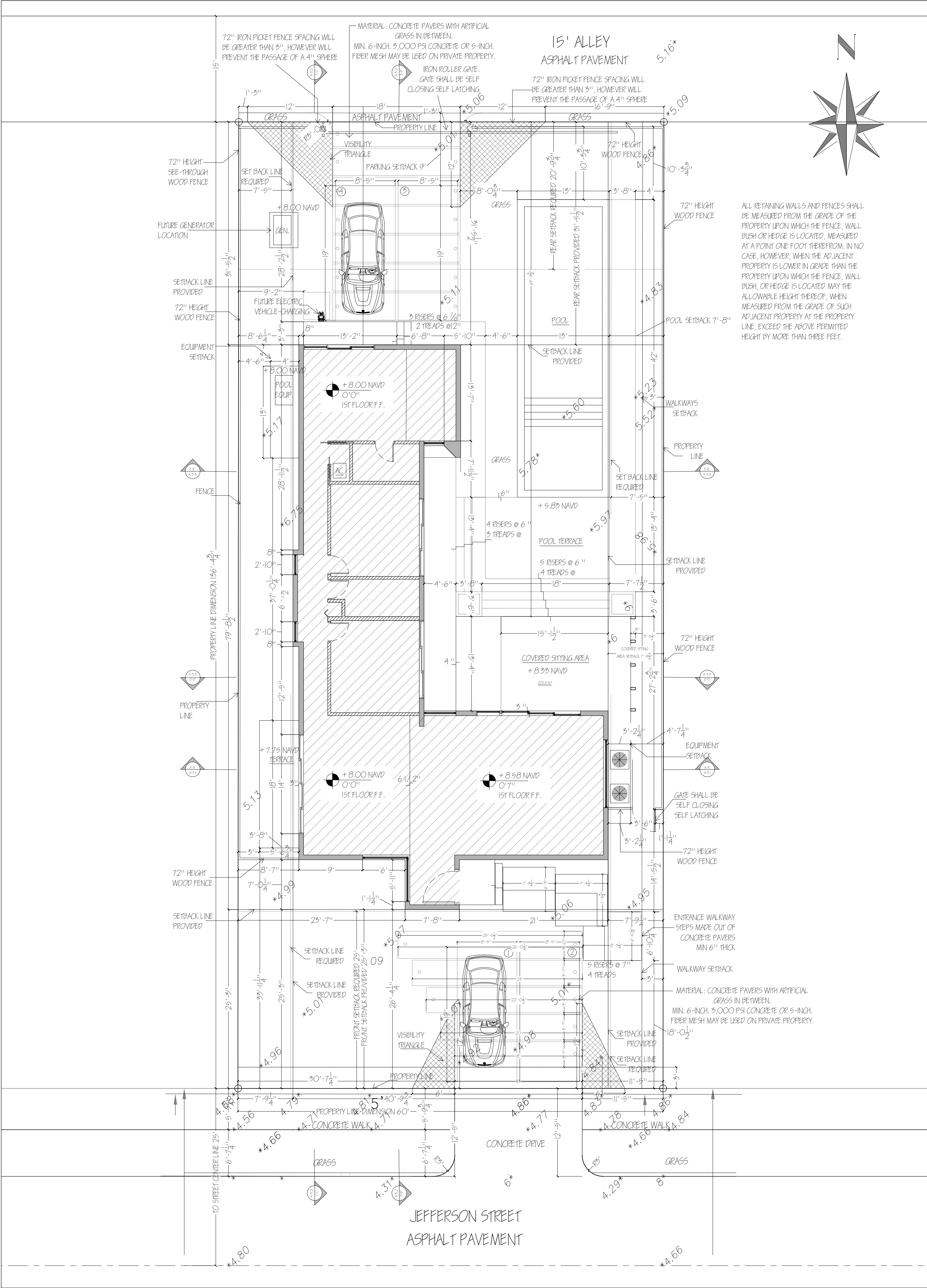
URBAN GROUP ARCHITECT

OFFICE: +1 (305) 466 9308
E-MAIL: CLICK@UGDESIGNBUILD.COM
ADDRESS: 511 SE 5TH AVE.
FORT LAUDERDALE FL 33301

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

△	REVISION / DATE	
DRAWN BY: AC		
CHECKED BY: MI		
SCALE:		
DATE: 1109/2022		

7-1



PROPOSED SITE PLAN

SCALE 1/8" = 1'

GENERAL NOTES

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017 EDITION, ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.
2. THE GENERAL NOTES AND SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.
3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES DIMENSIONS.
4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE SHOWN OR NOTED. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. 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 CONTRACTOR.
6. ALL PERMITS, INSPECTIONS AND APPROVALS, SHALL BE APPLIED FOR BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION INSPECTIONS.
7. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.
8. 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 APPLICABLE TO AFFORD A FINISHED AND NEAT APPEARANCE.
9. ALL WORK AND MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS OR STANDARDS.
10. GENERAL CONTRACTOR TO DETERMINE EXACT LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK.
11. GREEN BUILDING REQUIREMENTS
 - 1- 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.
 - 11- TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER.
12. EXISTING WATER METER TO BE REUSED.
13. ALL OTHER CONNECTIONS (SEWER) ARE EXISTING AND WILL BE REUSED.

SITE PLAN CALCULATIONS

SITE CALCULATIONS	
TOTAL SITE AREA	8,175.71 SF
FOOTPRINT AREA	3,088.15 SF

SETBACK CALCULATIONS		
BUILDING	REQUIRED	PROVIDED
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 1/2"

HEIGHT CALCULATIONS		
BUILDING	PERMITTED	PROVIDED
BUILDING HEIGHT	30'-0"	26'-6"

SITE CALCULATIONS		
ITEM	PROVIDED	REQUIRED
TOTAL SITE AREA	8,175.71 SF	-
TOTAL IMPERVIOUS AREA	5,195.45 SF	-
PERCENTAGE OF LANDSCAPE AREA	63%	40%
PERCENTAGE OF LANDSCAPE IN THE FRONT OF THE PROPERTY	60%	20%

A/ C CALCULATION	
FIRST FLOOR PLAN	1,802.19 SF
SECOND FLOOR PLAN	645.74 SF
TOTAL A/ C AREA	2,447.93 SF
NON A/ C AREA	-

PARKING CALCULATIONS	
REQUIRED	4
PROVIDED	4



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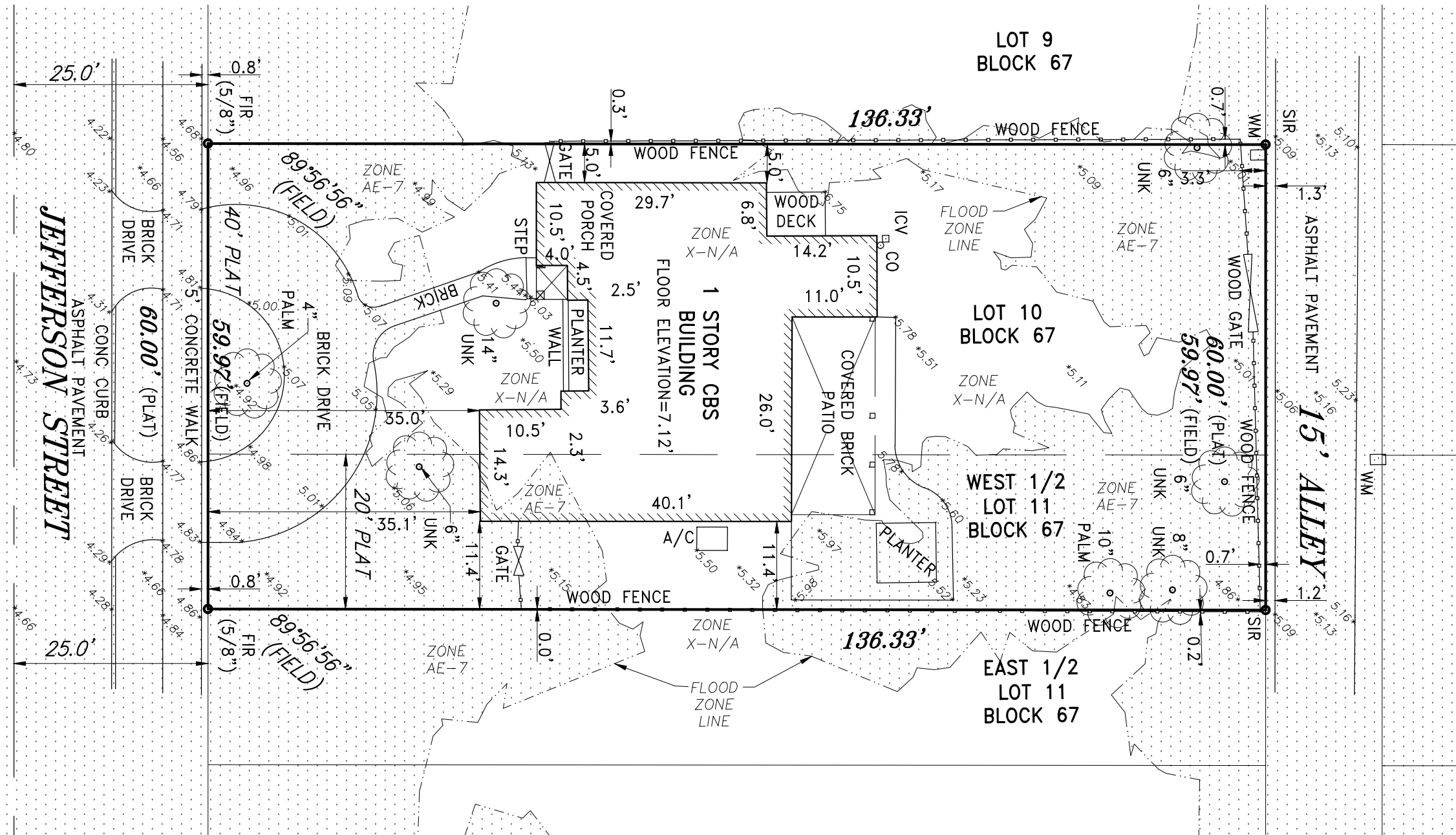
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Δ	REVISION / DATE

DRAWN BY:	AC
CHECKED BY:	MI
SCALE:	1/8"
DATE:	11/09/2022

SP-1.1

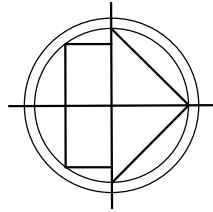


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 - E- OVERHEAD UTILITY WIRES
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 - BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK @ JEFFERSON STREET AND 16TH AVENUE. ELEVATION = 4.19' NAVD88



SKETCH OF SURVEY

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN JANUARY, 2022. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

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

SURVEY DATE : 01/21/22

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 9701-21

CLIENT :

URBAN GROUP

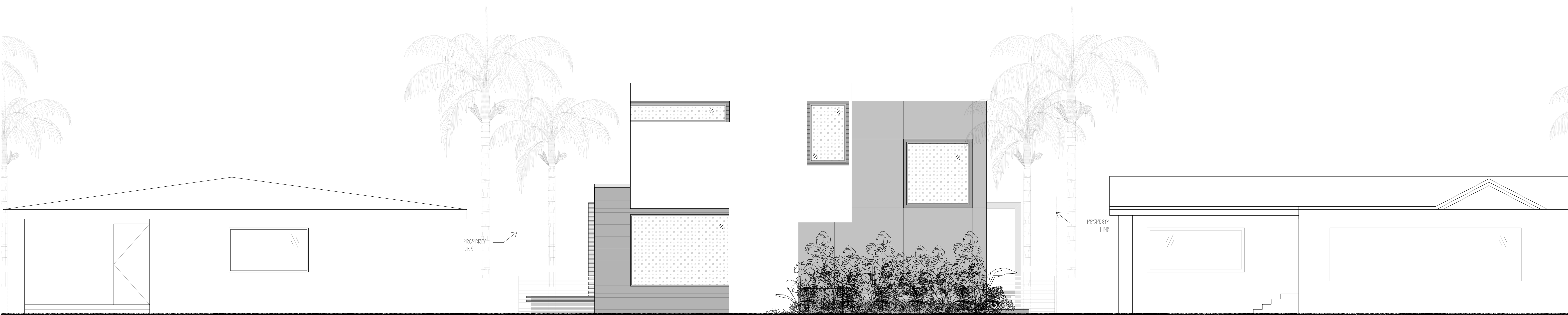
REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	12/05/21	SKETCH	AM	REC
REVISED FLOOD ZONE AND ADDED LINE	01/18/22	SKETCH	JD	REC
ADDED TREES	01/21/22	SKETCH	JD	REC

FLOOD ZONE INFORMATION
COMMUNITY NUMBER 125113
PANEL NUMBER 0569 H
ZONE AE & X
BASE FLOOD ELEV 7 & N/A
EFFECTIVE DATE 08/18/14

PROPERTY ADDRESS :
1621 JEFFERSON STREET

SCALE: 1"= 16'

SHEET 1 OF 1



URBAN GROUP ARCHITECT

OFFICE: +1 (305) 466 9308
E-MAIL: CLICK@UGDESIGNBUILD.COM
ADDRESS: 511 SE 5TH AVE,
FORT LAUDERDALE FL 33301

NEW SINGLE-FAMILY RESIDENCE FOR:

ABELLA FAMILY

1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

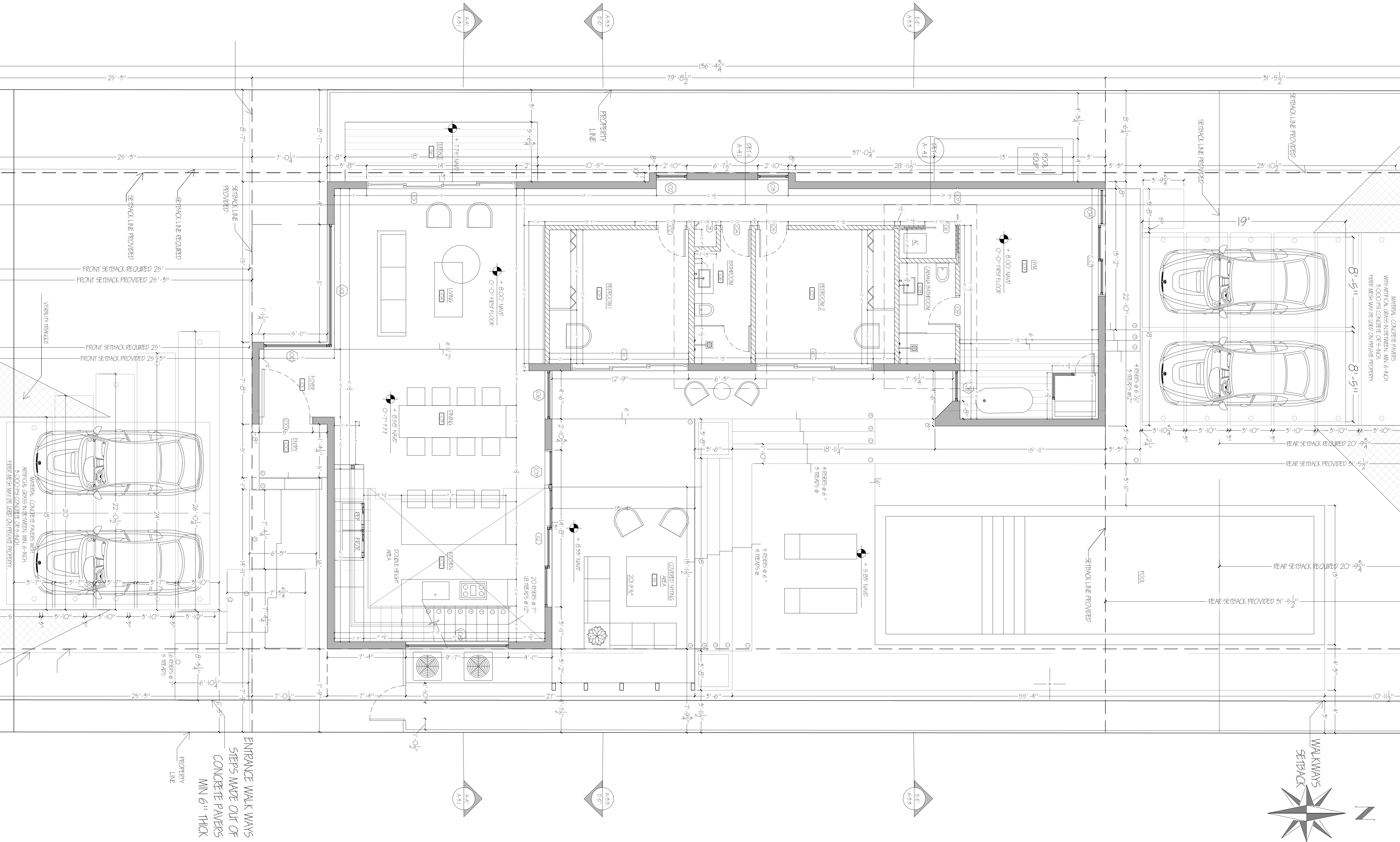
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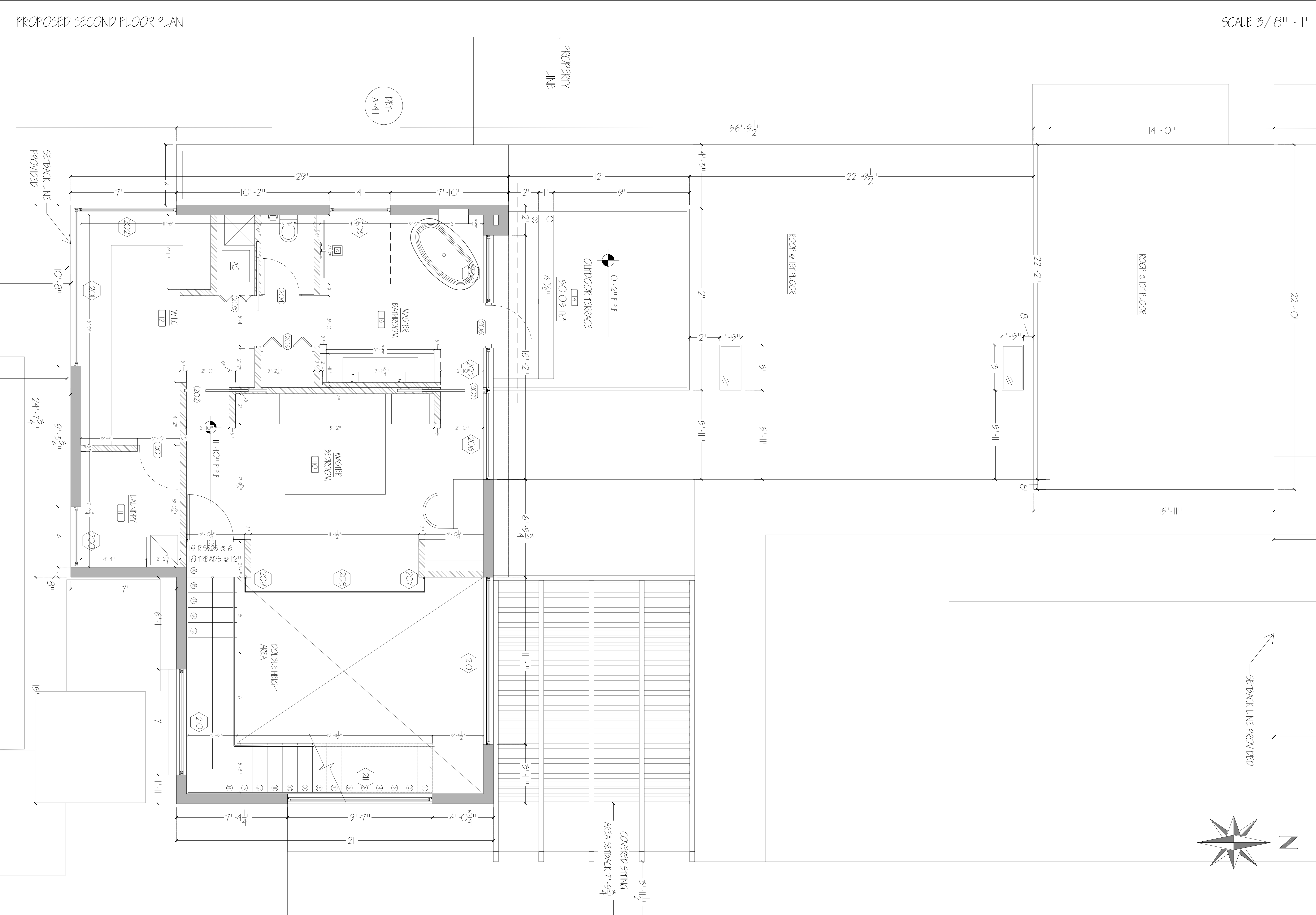
DRAWN BY:	AC
CHECKED BY:	MI
SCALE:	3/16"
DATE:	11/09/2022

SP-1.3

REVISION / DATE

DRAWN BY:	AC
CHECKED BY:	MI
SCALE:	1/4"
DATE:	11/09/2022



[illegible][illegible]

PROPOSED SECOND FLOOR PLAN

SCALE 3/8" = 1'

PROPERTY LINE

ROOF @ 1ST FLOOR

OUTDOOR TERRACE
15'0" x 15'0"
150.05 sq ft

MASTER BEDROOM
11'0" x 11'0"

MASTER BATHROOM
7'0" x 7'0"

LAUNDRY
7'0" x 7'0"

DOUBLE HEIGHT AREA

COVERED STRING AREA SETBACK 7'-9 3/4"

SETBACK LINE PROVIDED

19 RISERS @ 6"
18 TREADS @ 12"

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PROPOSED SECOND FLOOR PLAN

SCALE 3/8" = 1'

PROPERTY LINE

ROOF @ 1ST FLOOR

OUTDOOR TERRACE
15'0" x 15'0"
150.05 sq ft

MASTER BEDROOM
11'0" x 11'0"

MASTER BATHROOM
7'0" x 7'0"

LAUNDRY
7'0" x 7'0"

DOUBLE HEIGHT AREA

COVERED STRING AREA SETBACK 7'-9 3/4"

SETBACK LINE PROVIDED

15'0" x 15'0"

22'-2 1/2"

22'-10"

22'-9 1/2"

4'-3 1/2"

12'

9'

12'

2'

1'-5 1/4"

5'-1 1/4"

5'-1 1/4"

8"

15'-1 1/4"

14'-10"

56'-9 1/2"

29'

10'-2"

4'

7'-10 1/4"

2'

1'

6 7/8"

10'-2" F.F.F.

16'-2"

6'-5 3/4"

11'-1 1/4"

5'-1 1/4"

5'-4 1/2"

11'-1 1/4"

12'-1 1/4"

5'-5 1/2"

4'-0 3/4"

9'-7"

7'-4 1/4"

21'

7'-5 1/2"

12'-1 1/4"

5'-5 1/2"

1'-1 1/4"

7'

6'-1"

2'-2 1/4"

4'-4"

7'-7 3/4"

5'-9"

2'-10"

11'-0" F.F.F.

15'-2"

7'-2 1/4"

5'-2 1/4"

2'-7"

5'-10"

5'-6"

4'-7"

5'-2"

4'-11"

11'-6"

7'

4'

10'-8"

24'-7 3/4"

9'-5 3/4"

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15'

19 RISERS @ 6"

18 TREADS @ 12"

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PROPOSED SECOND FLOOR PLAN

SCALE 3/8" = 1'

PROPERTY LINE

ROOF @ 1ST FLOOR

OUTDOOR TERRACE
150.05 sq ft

MASTER BEDROOM
11'0" x 11'0"

MASTER BATHROOM
5'0" x 7'0"

LAUNDRY
5'0" x 7'0"

DOUBLE HEIGHT AREA

COVERED STRING AREA SETBACK 7'-9 3/4"

SETBACK LINE PROVIDED

19 RISERS @ 6" = 11'0" F.F.F.

18 TREADS @ 12" = 21'0" F.F.F.

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PROPOSED ROOF FLOOR PLAN

SCALE 1/4" = 1'

Section Lines: A-A, B-B, E-E

Roof Slopes: 1/2" = 1'

Roof Sections:

- ROOF @ 1ST FLOOR: 22'-2" x 34'-9 1/2"
- ROOF @ 2ND FLOOR: 29'-6" x 24'-7 3/4"
- ROOF @ 3RD FLOOR: 21'-6" x 28'-0"

Setbacks:

- FRONT SETBACK REQUIRED 25'
- FRONT SETBACK PROVIDED 25'-5"
- REAR SETBACK REQUIRED 20'-9 3/4"
- REAR SETBACK PROVIDED 31'-5 1/2"

Property Line

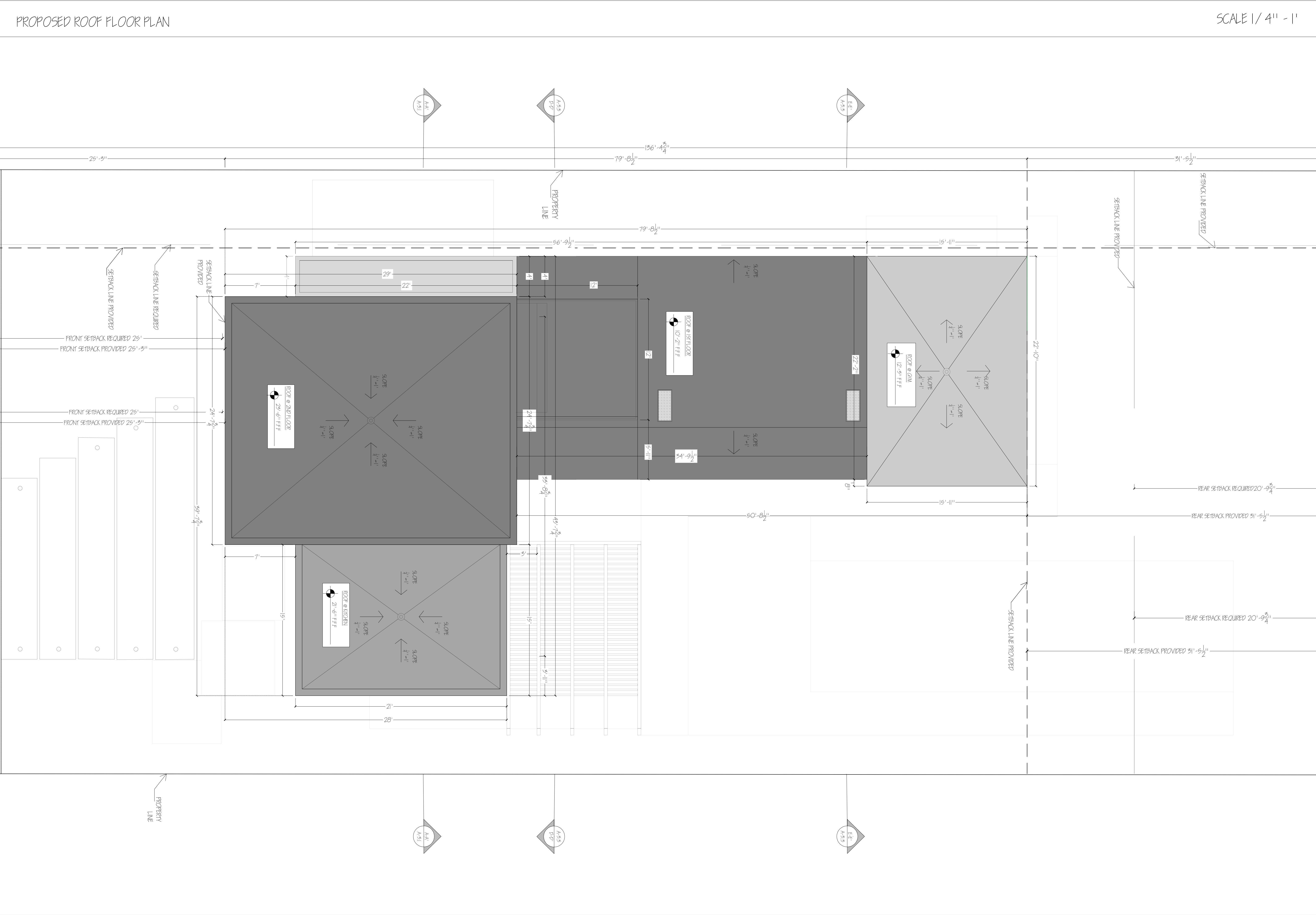
PROPOSED ROOF FLOOR PLAN

SCALE 1/4" = 1'

The plan shows three roof sections with the following details:

- Left Roof Section (29'-6" x 24'-7 3/4"): ROOF @ 29'-6" P.F.F.**
 - Slopes: 1/4" = 1' (all four directions)
 - Front Setback: Required 25', Provided 25'-5"
 - Rear Setback: Required 20'-9 3/4", Provided 31'-5 1/2"
- Middle Roof Section (50'-8 1/2" x 34'-9 1/2"): ROOF @ 15' FLOOR**
 - Slopes: 1/4" = 1' (all four directions)
 - Front Setback: Required 25', Provided 25'-5"
 - Rear Setback: Required 20'-9 3/4", Provided 31'-5 1/2"
- Right Roof Section (22'-10" x 22'-2"): ROOF @ 20' F.F.F.**
 - Slopes: 1/4" = 1' (all four directions)
 - Front Setback: Required 25', Provided 25'-5"
 - Rear Setback: Required 20'-9 3/4", Provided 31'-5 1/2"

Property lines and setbacks are indicated with dashed lines and labels. Section cut markers A-A, B-B, and E-E are shown along the perimeter.



PROPOSED ROOF FLOOR PLAN

SCALE 1/4" = 1'

The plan shows three roof sections with the following details:

- Left Roof Section (29'-6" x 24'-7 3/4"): ROOF @ 29'-6" P.F.F.**
 - Slopes: 1/4" = 1' (all four directions)
 - Front Setback: Required 25', Provided 25'-5"
 - Rear Setback: Required 20'-9 3/4", Provided 31'-5 1/2"
- Middle Roof Section (50'-8 1/2" x 34'-9 1/2"): ROOF @ 15' FLOOR**
 - Slopes: 1/4" = 1' (all four directions)
 - Front Setback: Required 25', Provided 25'-5"
 - Rear Setback: Required 20'-9 3/4", Provided 31'-5 1/2"
- Right Roof Section (22'-10" x 22'-2"): ROOF @ 20' F.F.F.**
 - Slopes: 1/4" = 1' (all four directions)
 - Front Setback: Required 25', Provided 25'-5"
 - Rear Setback: Required 20'-9 3/4", Provided 31'-5 1/2"

Property lines and setbacks are indicated with dashed lines and labels. Section cut markers A-A, B-B, and E-E are shown along the perimeter.

[illegible][illegible]

PROPOSED ROOF FLOOR PLAN

SCALE 1/4" = 1'

The plan shows three roof sections with the following details:

- Left Roof Section (29'-6" x 24'-7 3/4"):** Slopes of 1/4" = 1' on all four sides. Elevation marker: 29'-6" F.F.F.
- Middle Roof Section (50'-8 1/2" x 22'-2"):** Slopes of 1/4" = 1' on all four sides. Elevation marker: 10'-2" F.F.F.
- Right Roof Section (22'-10" x 15'-11"):** Slopes of 1/4" = 1' on all four sides. Elevation marker: 12'-5 1/4" F.F.F.

Setbacks and Property Lines:

- Front Setback:** Required 25', Provided 25'-5".
- Rear Setback:** Required 20'-9 3/4", Provided 31'-5 1/2".
- Side Setbacks:** Provided 25'-5 1/2" on the left and 31'-5 1/2" on the right.

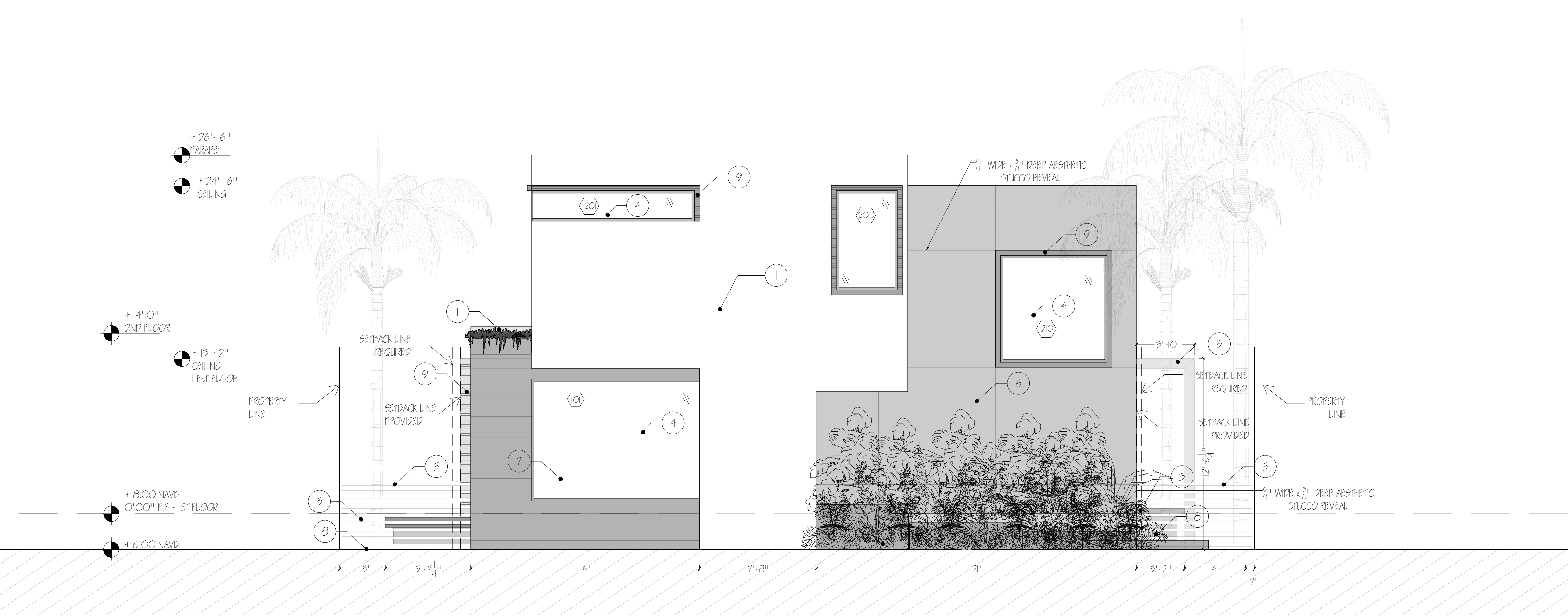
Other Features:

- Property lines are indicated by dashed lines.
- Various dimensions for setbacks and roof areas are provided in feet and inches.
- Elevation markers for Finished Floor (F.F.F.) are shown for each roof section.

[illegible]

PROPOSED NORTH ELEVATION

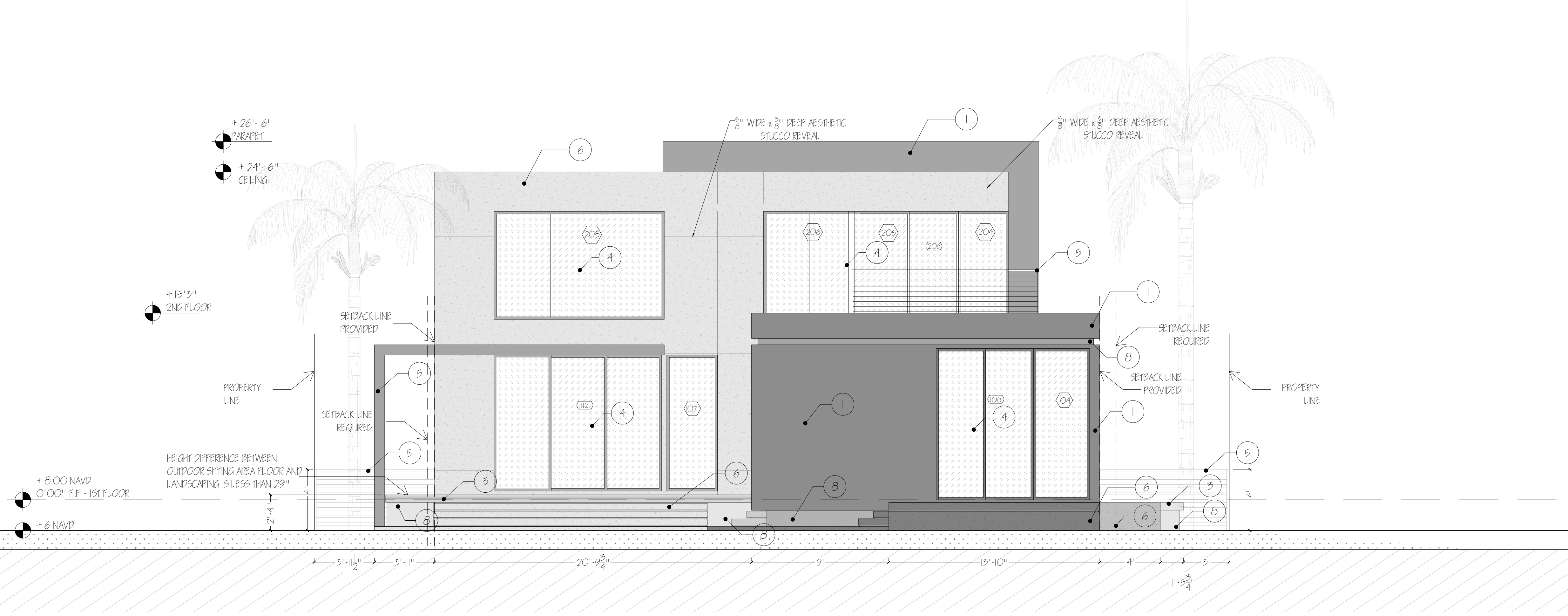
SCALE 1/4" = 1'



MATERIALS LEGEND	
1	WHITE PAINT OVER SMOOTH STUCCO
2	CONCRETE LOOK PAINT OVER SMOOTH STUCCO
3	WOOD
4	WINDOWS WITH BRONZE FRAMES AND CLEAR GLASS
5	TEAK WOOD FENCE
6	EXPOSED CONCRETE
7	$\frac{5}{8}$ " WIDE x $\frac{3}{8}$ " DEEP AESTHETIC STUCCO REVEAL EVERY 10" LIGHT GRAY PAINT
8	BLACK PAINT OVER SMOOTH STUCCO
9	TEAK WOOD
10	TEAK TYPE EXTERIOR PANELING

PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'



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FORT LAUDERDALE FL 33301

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

REVISION / DATE

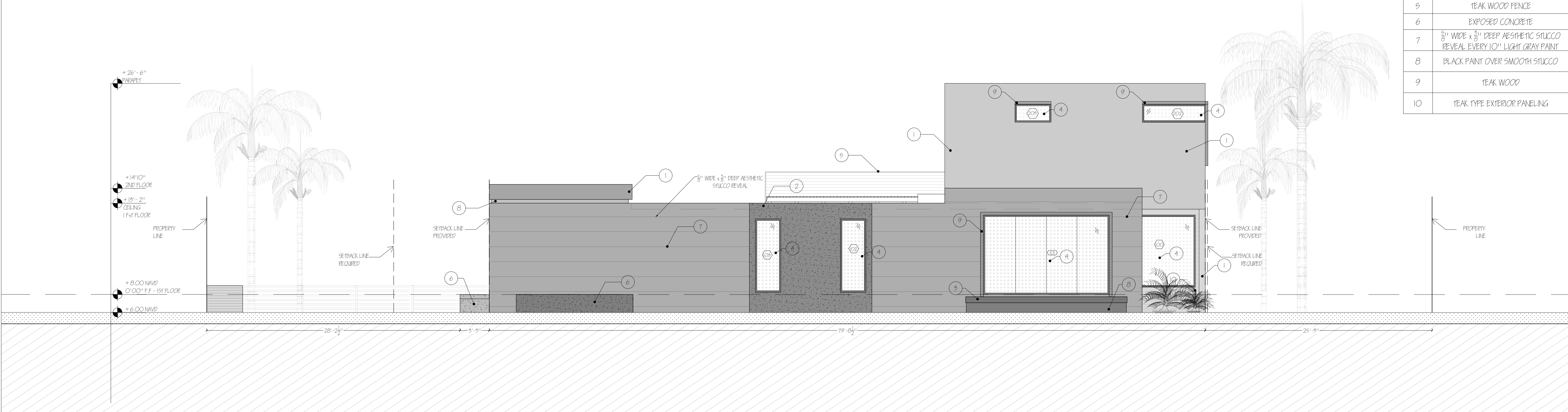
DRAWN BY:	AC
CHECKED BY:	MI
SCALE:	1/4"
DATE:	11/09/2022

A-2.1

PROPOSED WEST ELEVATION

SCALE 3/16" = 1'

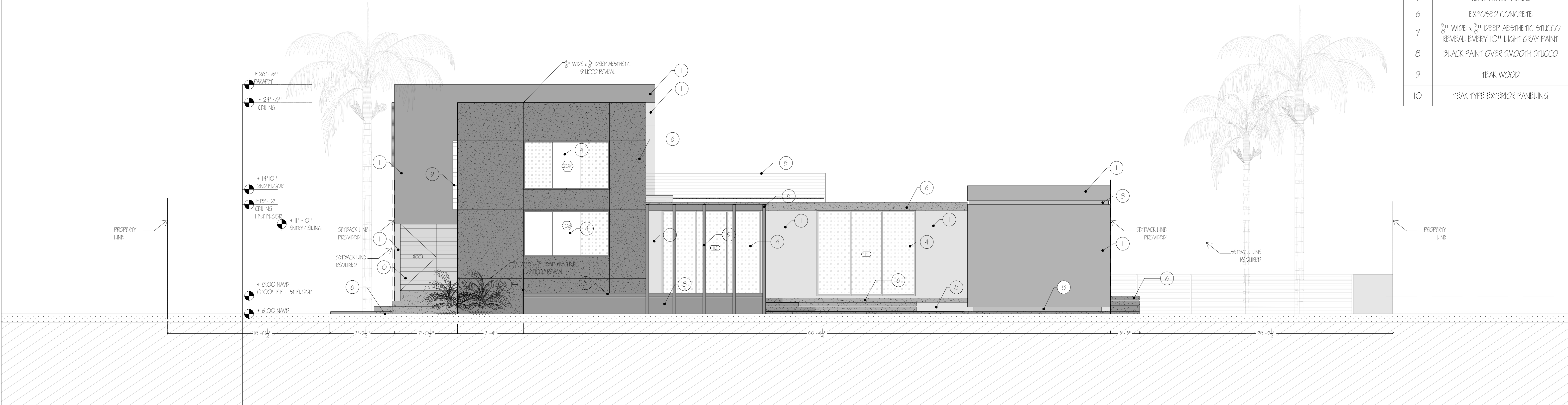
MATERIALS LEGEND	
1	WHITE PAINT OVER SMOOTH STUCCO
2	CONCRETE LOOK PAINT OVER SMOOTH STUCCO
3	WOOD
4	WINDOWS WITH BRONZE FRAMES AND CLEAR GLASS
5	TEAK WOOD FENCE
6	EXPOSED CONCRETE
7	5/8" WIDE x 3/8" DEEP AESTHETIC STUCCO REVEAL EVERY 10" LIGHT GRAY PAINT
8	BLACK PAINT OVER SMOOTH STUCCO
9	TEAK WOOD
10	TEAK TYPE EXTERIOR PANELING



PROPOSED EAST ELEVATION

SCALE 3/16" = 1'

MATERIALS LEGEND	
1	WHITE PAINT OVER SMOOTH STUCCO
2	CONCRETE LOOK PAINT OVER SMOOTH STUCCO
3	WOOD
4	WINDOWS WITH BRONZE FRAMES AND CLEAR GLASS
5	TEAK WOOD FENCE
6	EXPOSED CONCRETE
7	5/8" WIDE x 3/8" DEEP AESTHETIC STUCCO REVEAL EVERY 10" LIGHT GRAY PAINT
8	BLACK PAINT OVER SMOOTH STUCCO
9	TEAK WOOD
10	TEAK TYPE EXTERIOR PANELING



URBAN GROUP
Architect

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ADDRESS: 511 SE 5TH AVE.
FORT LAUDERDALE FL 33301

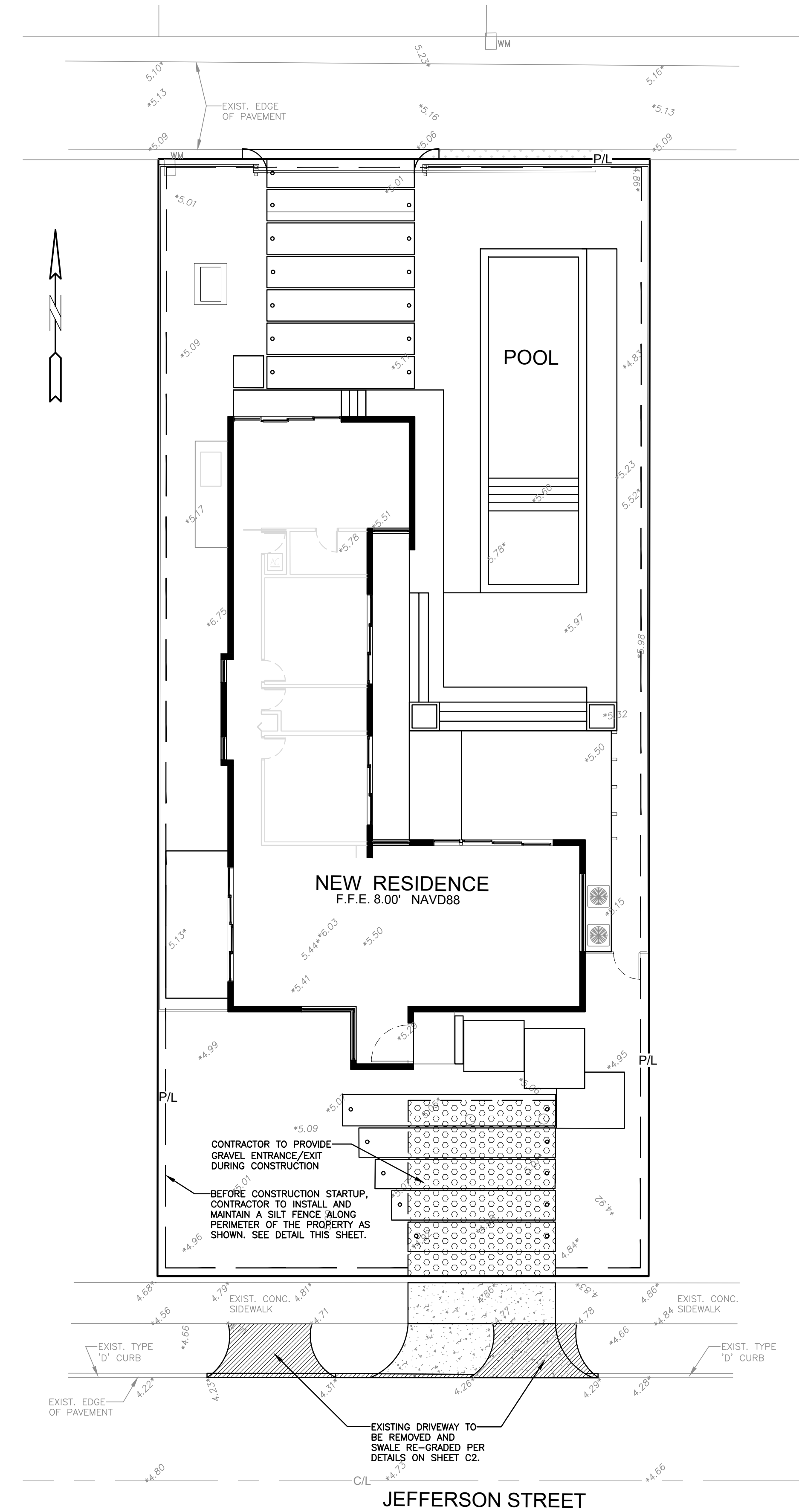
NEW SINGLE-FAMILY RESIDENCE FOR:
ABELLA RESIDENCE
1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

△	REVISION / DATE

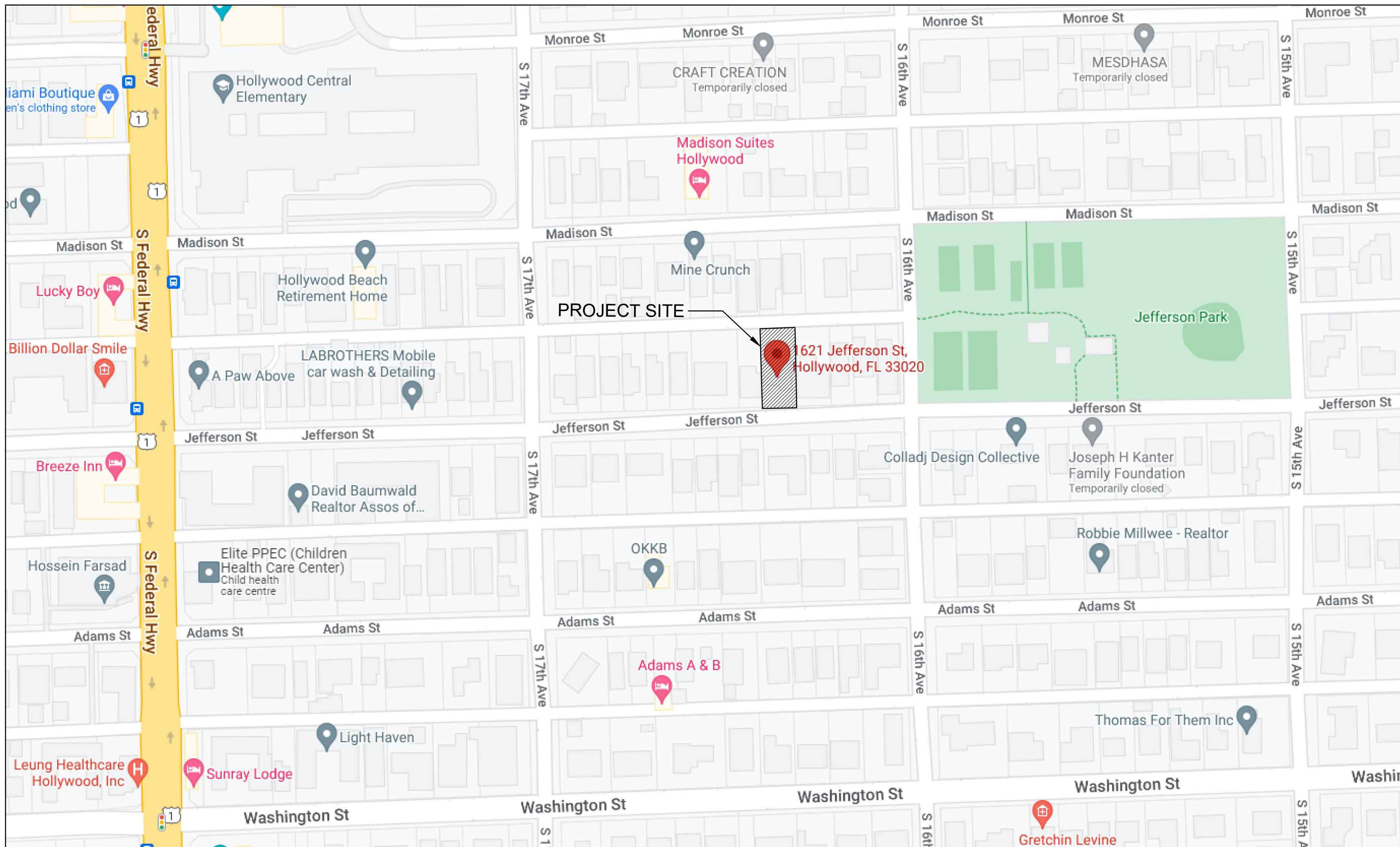
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CHECKED BY:	MI
SCALE:	3/16"
DATE:	07/22/2022

A-2.2

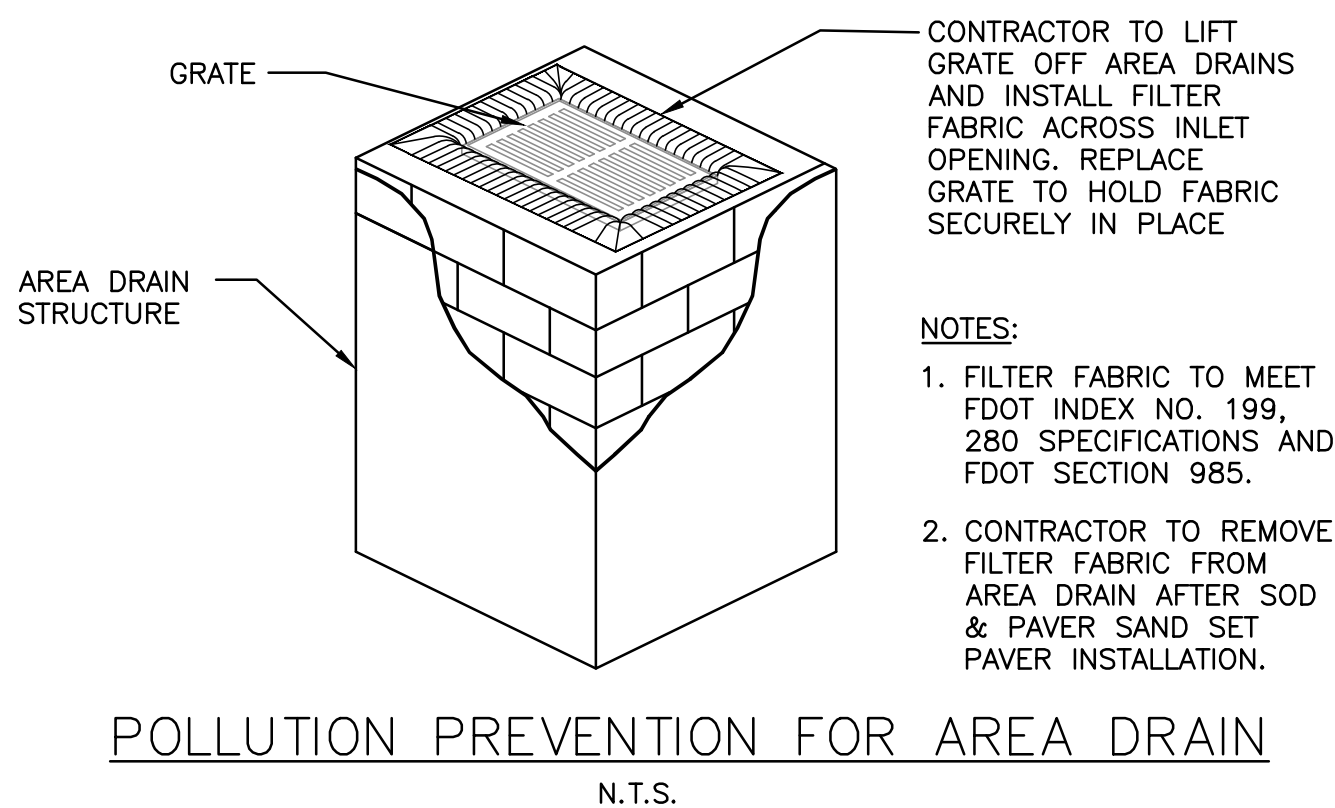
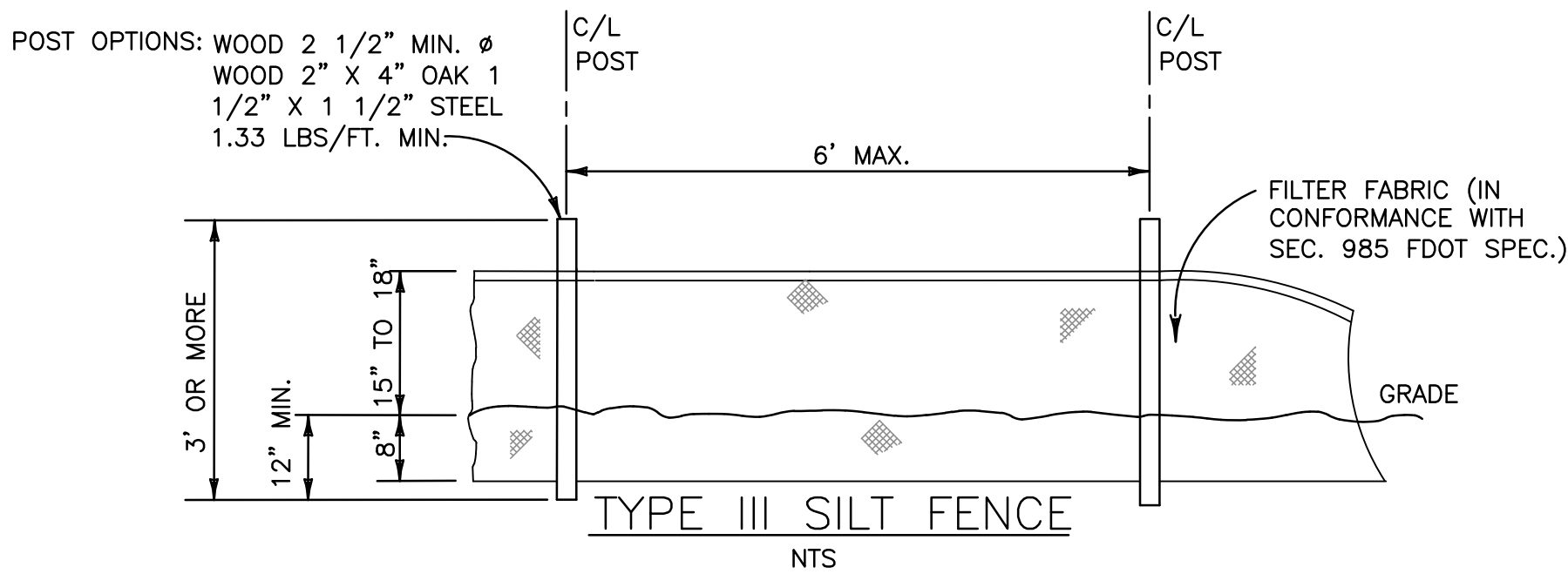
ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED GRADE
 - EXISTING ELEVATION
 - PROPOSED WATER METER
 - PROPOSED BMP DEVICE



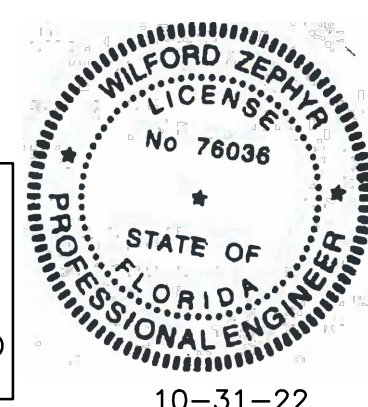
LOCATION MAP
NOT TO SCALE



- NOTES:**
1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
 2. CONTRACTOR TO REMOVE FILTER FABRIC FROM AREA DRAIN AFTER SOD & PAVER SAND SET PAVER INSTALLATION.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
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BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

EROSION & SEDIMENT CONTROL PLAN
SCALE: 1"=10'

REVISIONS			
NO.	DATE	DESCRIPTION	CITY REVIEW COMMENTS
1	7/20/22		

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyreng@gmail.com
CA#: 31158

ZE

NEW RESIDENCE
FOR
1621 JEFFERSON STREET
HOLLYWOOD, FLORIDA

P.E.#:76036

DATE: 5/13/22

SCALE: 1"=10'

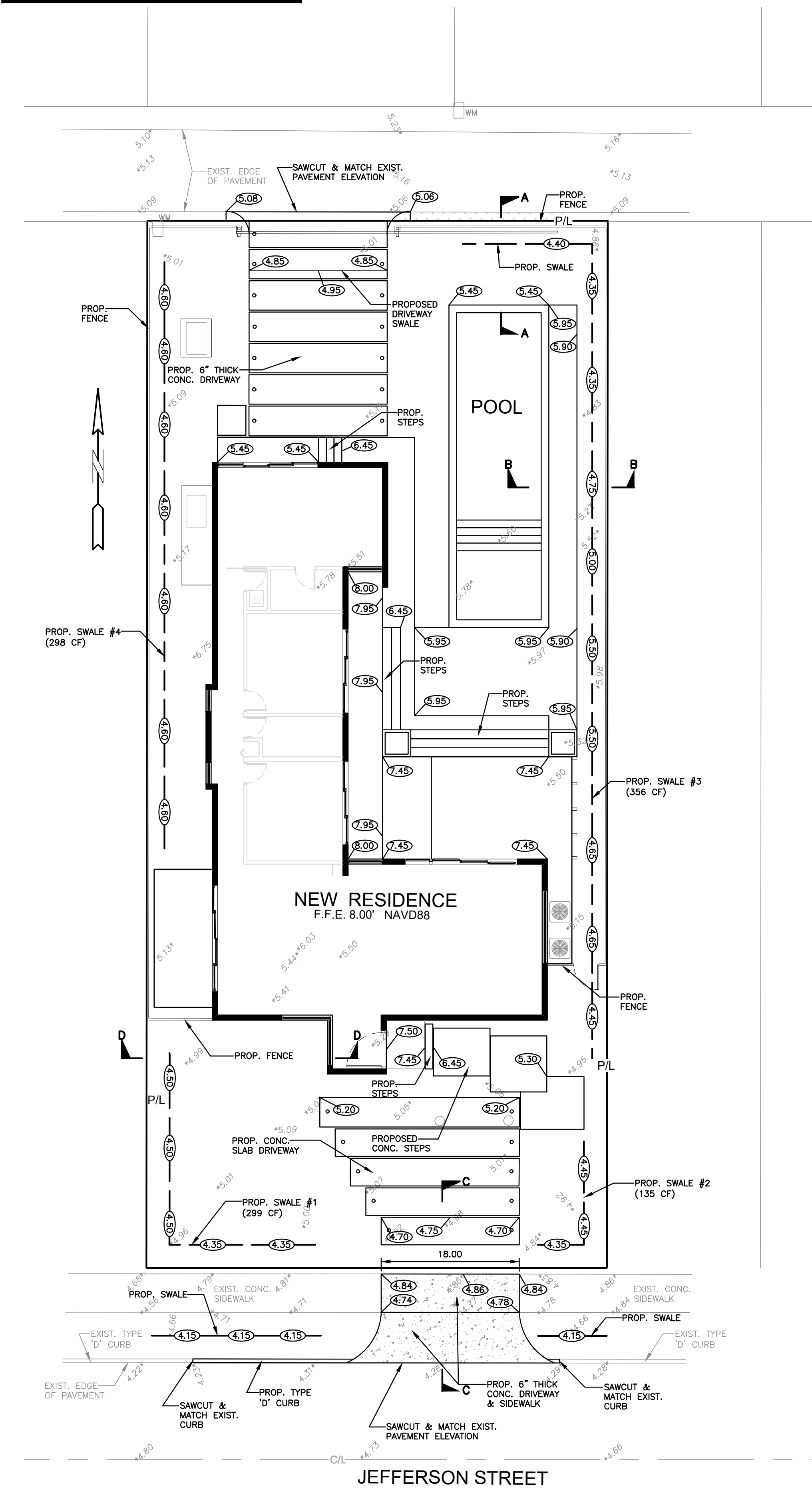
SHEET NO.:

C1

1 OF 3

PROJECT NO.: 22-04

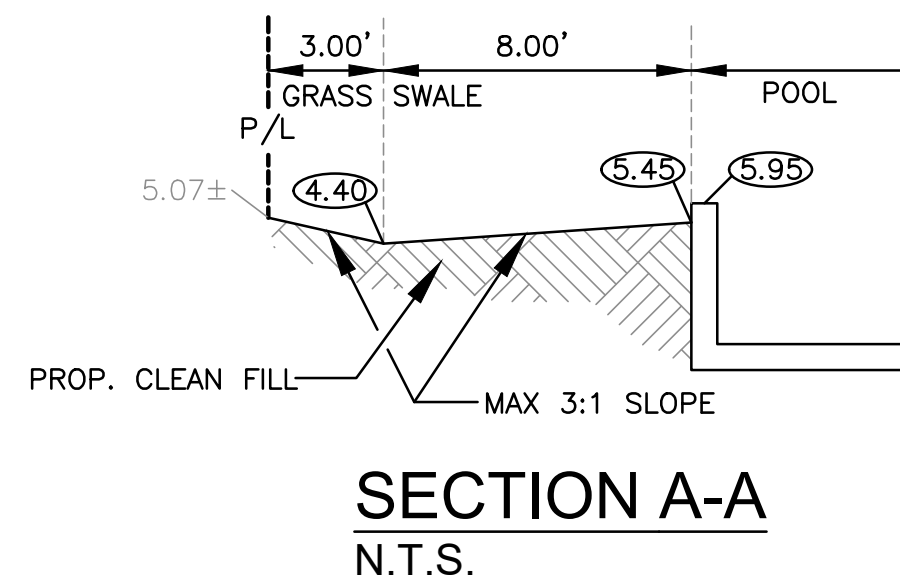
ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED GRADE
 - EXISTING ELEVATION
 - PROPOSED WATER METER
 - PROPOSED BFP DEVICE

NOTES:

- 1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
- 2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
- 3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS 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. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
- 4) 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.
- 5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
- 6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
- 7) 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.



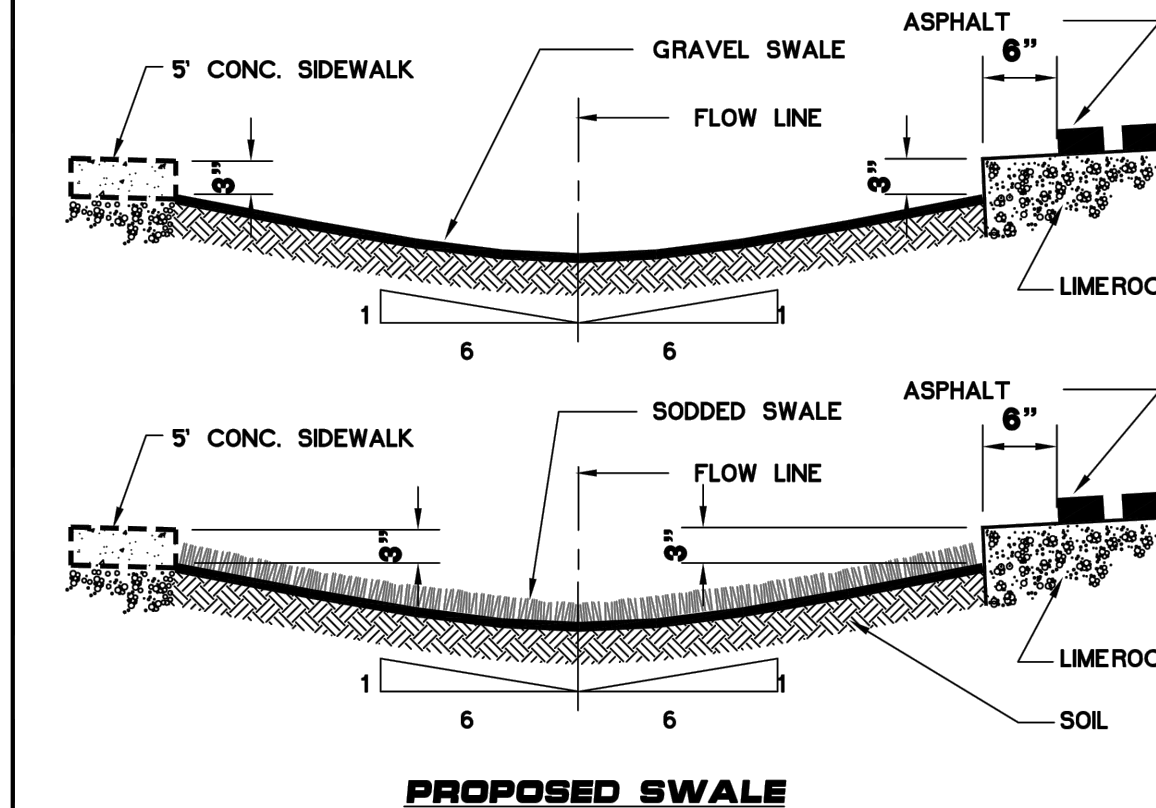
SWALE GRADING SPECIFICATIONS:

GRASS REPLACEMENT TO MATCH LOT WHICH SWALE FRONTS.

SOIL AND GRASS TO BE HAULED OFF TO DUMP SITE.

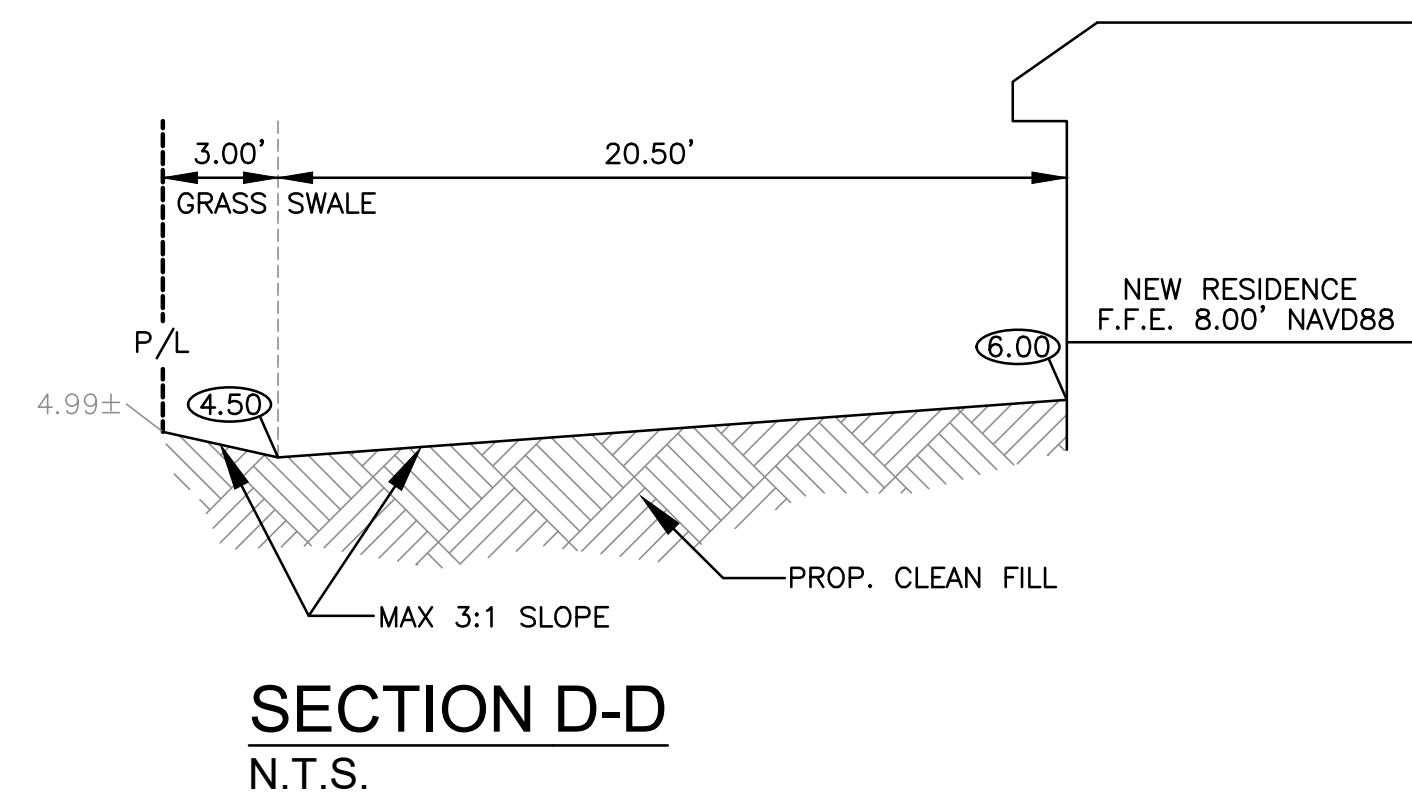
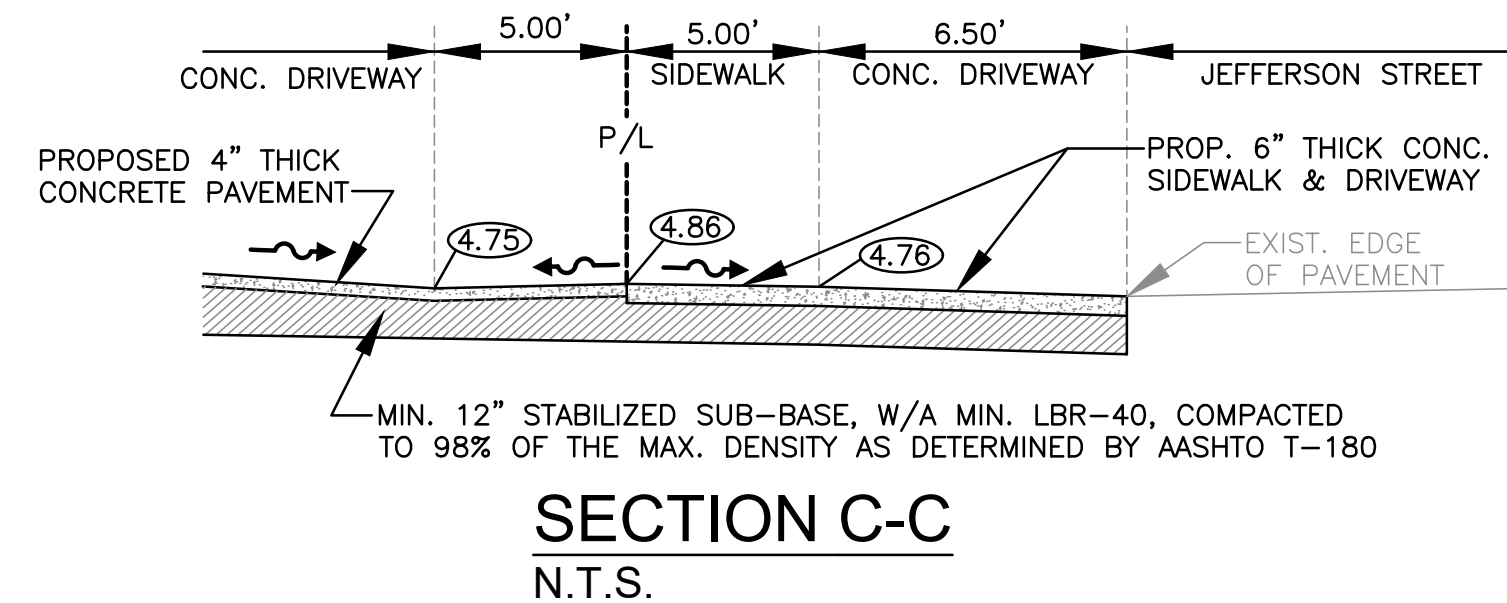
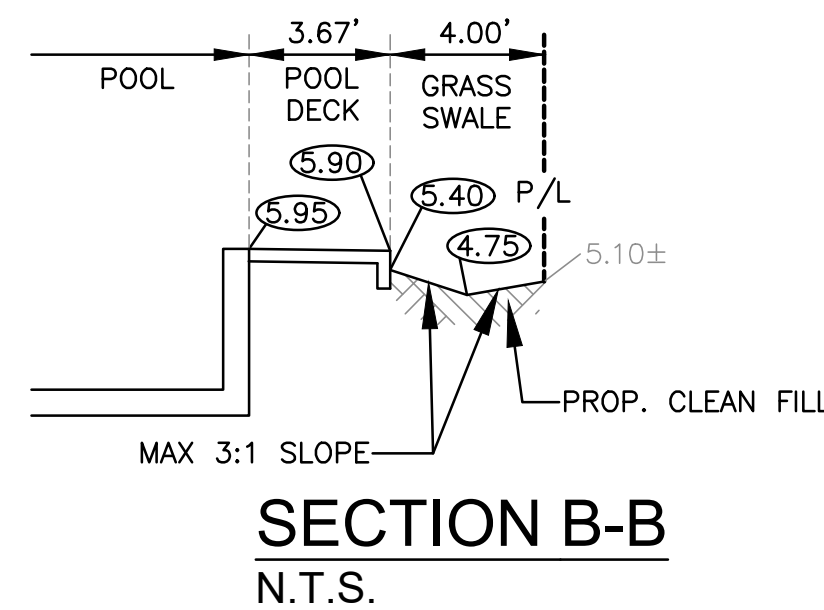
SPRINKLER SYSTEM TO BE REMOVED, LOWERED, AND RECONNECTED WHERE APPLICABLE.

UNDERGROUND LOCATIONS AND ALL OTHER SAFETY FACTORS, ARE THE CONTRACTORS RESPONSIBILITIES.



ENGINEERING SUPPORT SERVICES
PUBLIC UTILITIES DEPARTMENT
CITY OF HOLLYWOOD, FLORIDA

SWALE GRADING SPECIFICATIONS



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:

$$[(2.5 \text{ IN}) \times 5,195 \text{ SF}] / (12 \text{ IN/FT}) = 1,082 \text{ CF}$$

OR

$$[(1 \text{ IN}) \times 8,176 \text{ SF}] / (12 \text{ IN/FT}) = 681 \text{ CF}$$

2.5 IN TIMES IMPERVIOUS AREA GOVERNS

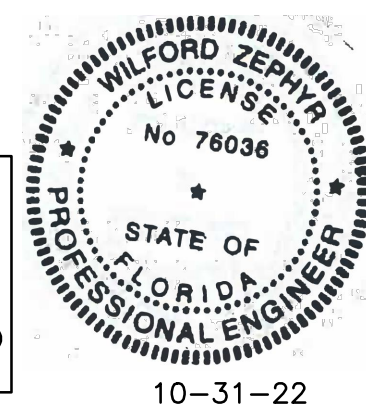
REQUIRED STORAGE VOLUME: 1,082 CF

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

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PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION
1	7/20/22	CITY REVIEW COMMENTS

ZEPHYR ENGINEERING

ZE

**NEW RESIDENCE
FOR
1621 JEFFERSON STREET
HOLLYWOOD, FLORIDA**

P.E.#:78036

DATE: 5/13/22

SCALE: 1"=10'

SHEET NO.:

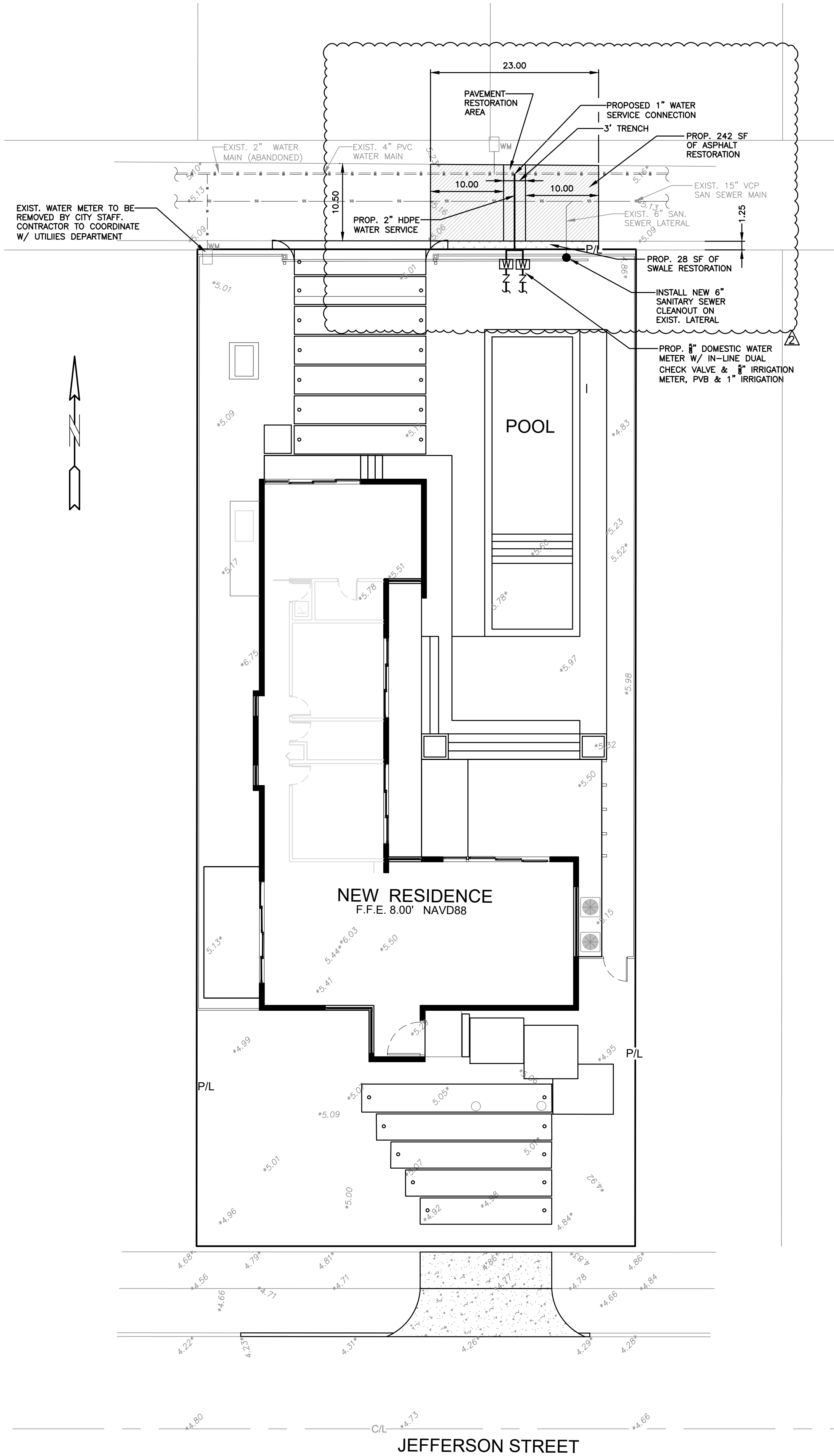
C2

2 OF 3

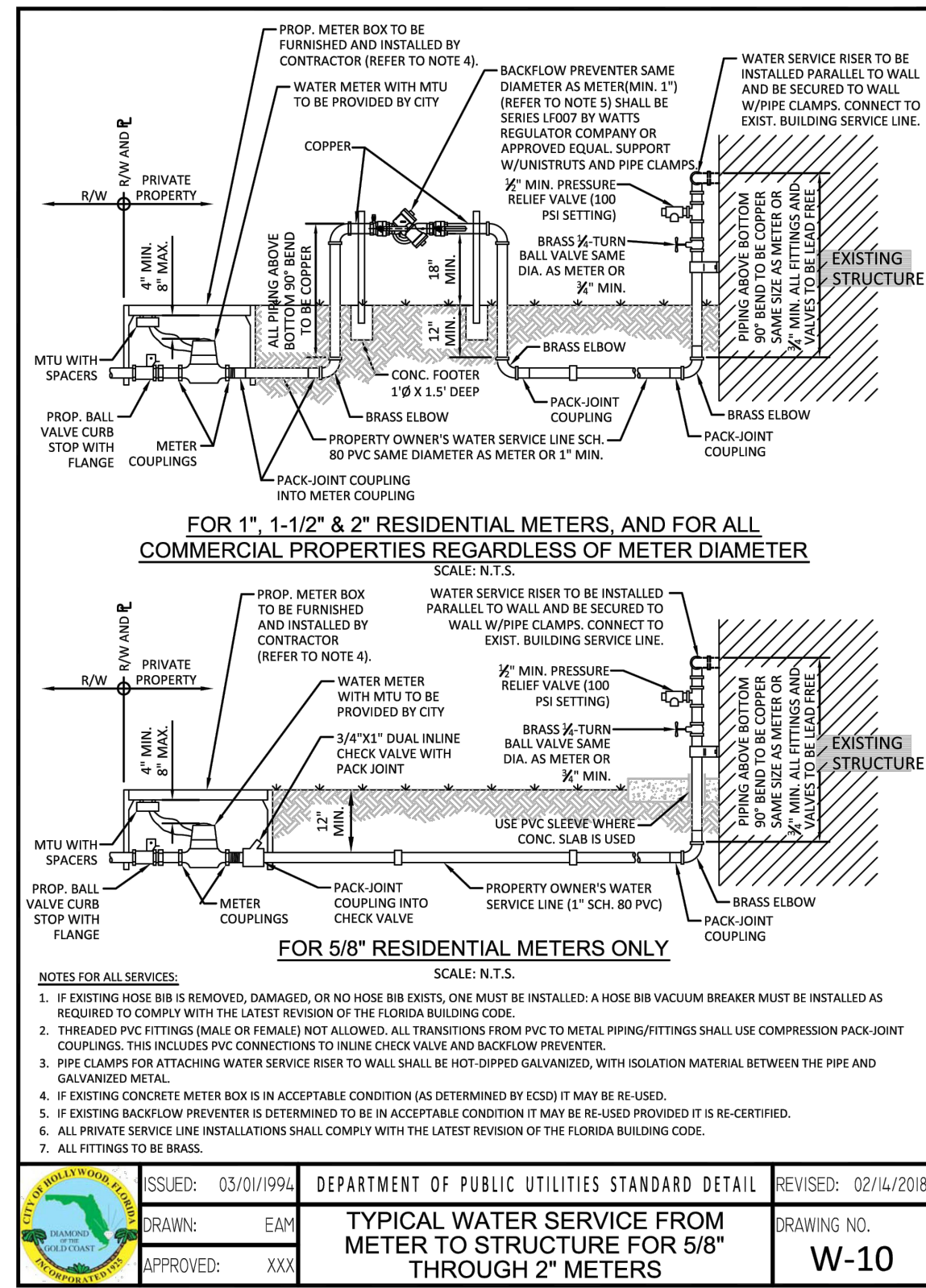
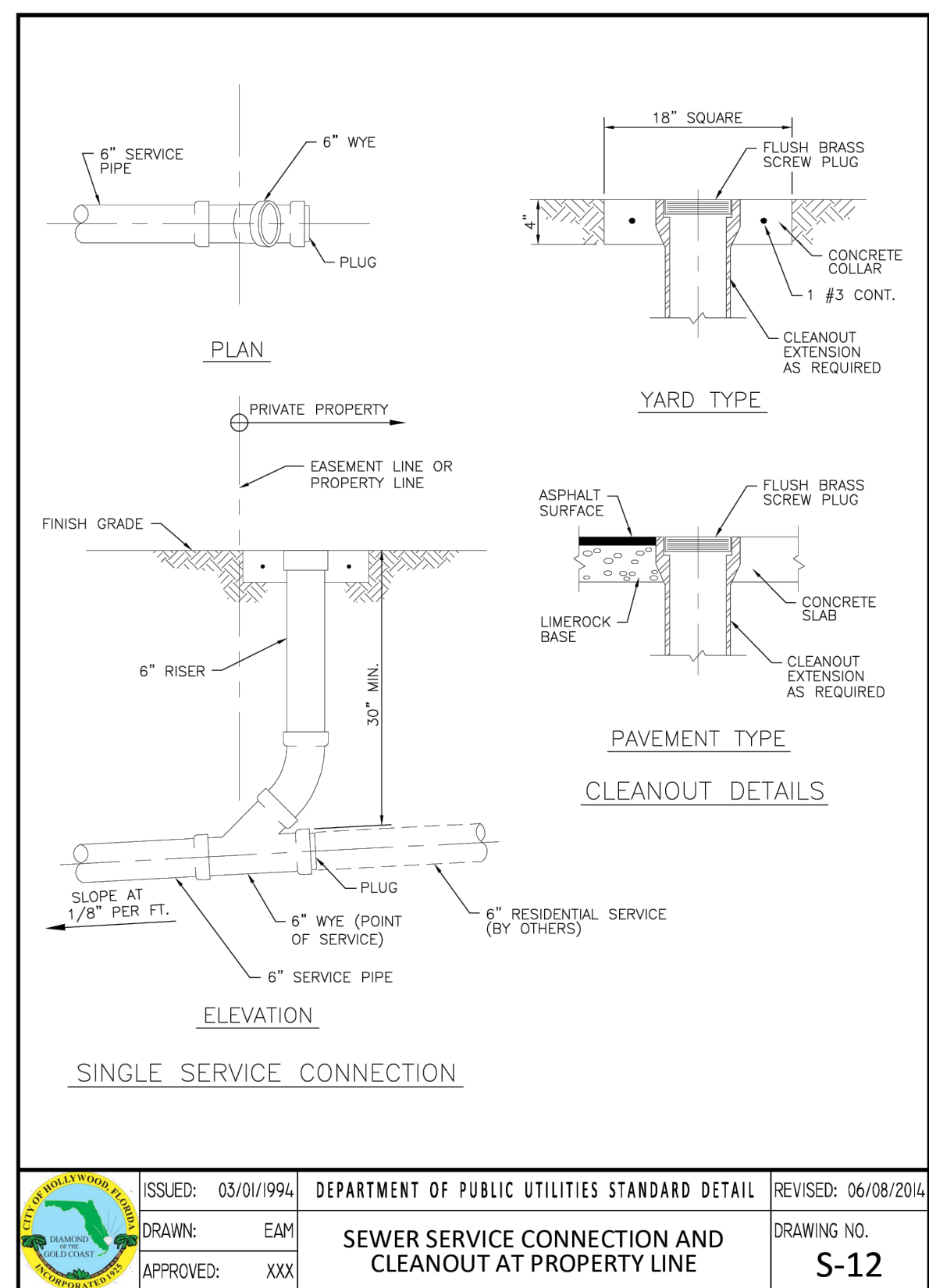
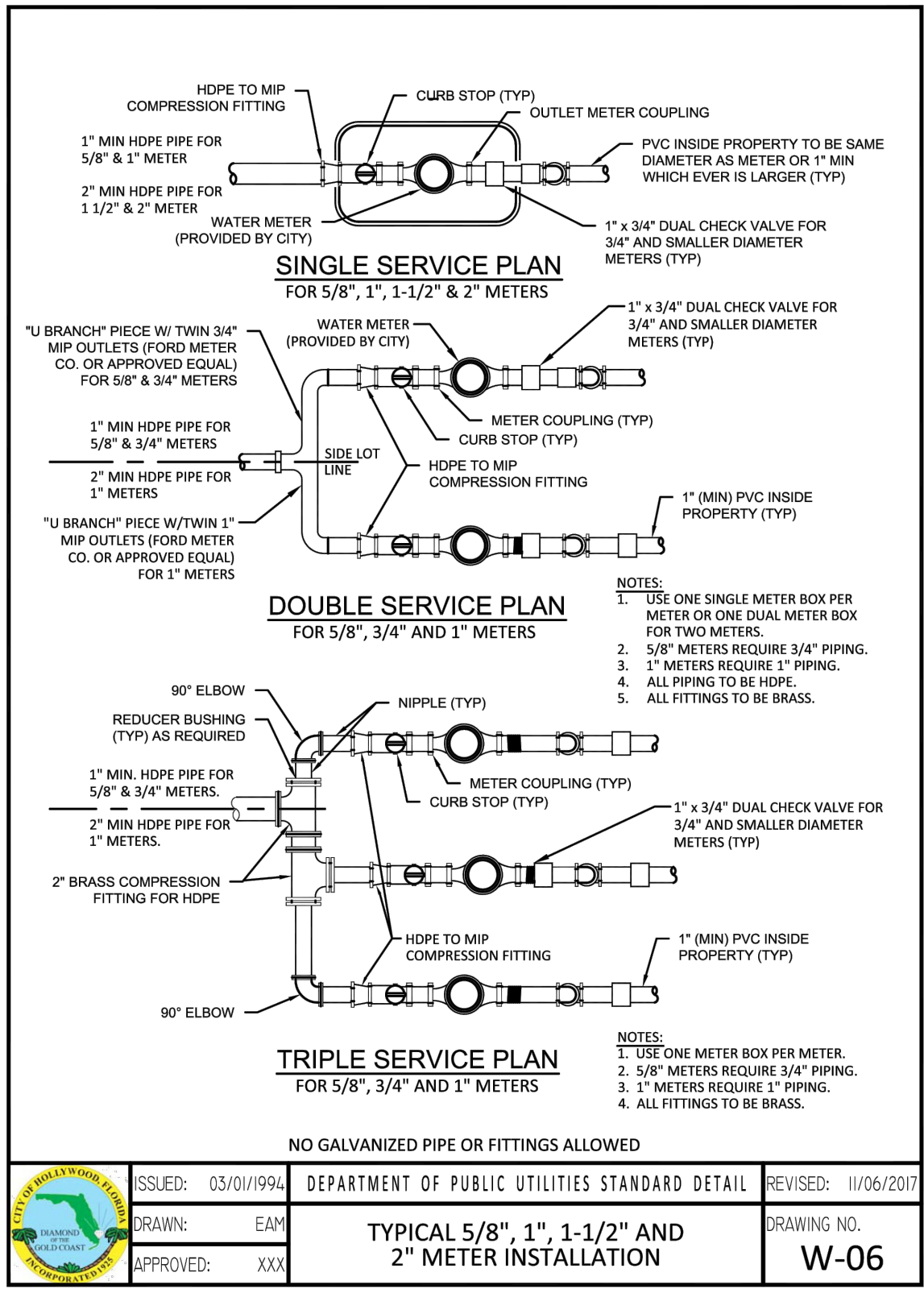
PROJECT NO.: 22-04

WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA#: 31158

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED GRADE
 - EXISTING ELEVATION
 - PROPOSED WATER METER
 - PROPOSED BFP DEVICE



WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:
SINGLE FAMILY RESIDENCE

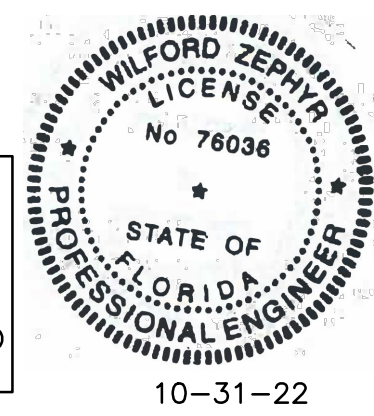
WATER DEMAND
(1 RESIDENTIAL UNIT)X(199 GPD/UNIT)=199 GPD
TOTAL WATER DEMAND=199 GPD

WASTEWATER DEMAND
(1 RESIDENTIAL UNIT)X(142 GPD/UNIT)=142 GPD
TOTAL WASTEWATER DEMAND=142 GPD

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.

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WATER PLAN & DETAILS
SCALE: 1"=10'

REVISIONS		
NO.	DATE	DESCRIPTION
1	7/20/22	CITY REVIEW COMMENTS
2	10/27/22	CITY REVIEW COMMENTS

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA#: 31158

ZE

NEW RESIDENCE
FOR
1621 JEFFERSON STREET
HOLLYWOOD, FLORIDA

P.E.#:76036

DATE: 5/13/22
SCALE: 1"=10'
SHEET NO.: C3
3 OF 3
PROJECT NO.: 22-04

Landscape Data:

Single Family Districts (RS)	Required	Provided
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)	2 Trees (Purple Tabebuia)
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)	1 Trees (1 Live Oak)
Mitigation Trees 28" of Tree Mitigation Required; see sheet LA-2 for details.	14 Trees (2"DBH)	14 Trees (Silver Buttonwood & Geiger Trees)
Total	17 Trees	17 Trees
Minimum Tree Sizes Shade trees: 2" DBH/ 12' height. Palm trees: 8' of GW or CT.		
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	8 Trees (60% of 17 = 11)	15 Trees

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.

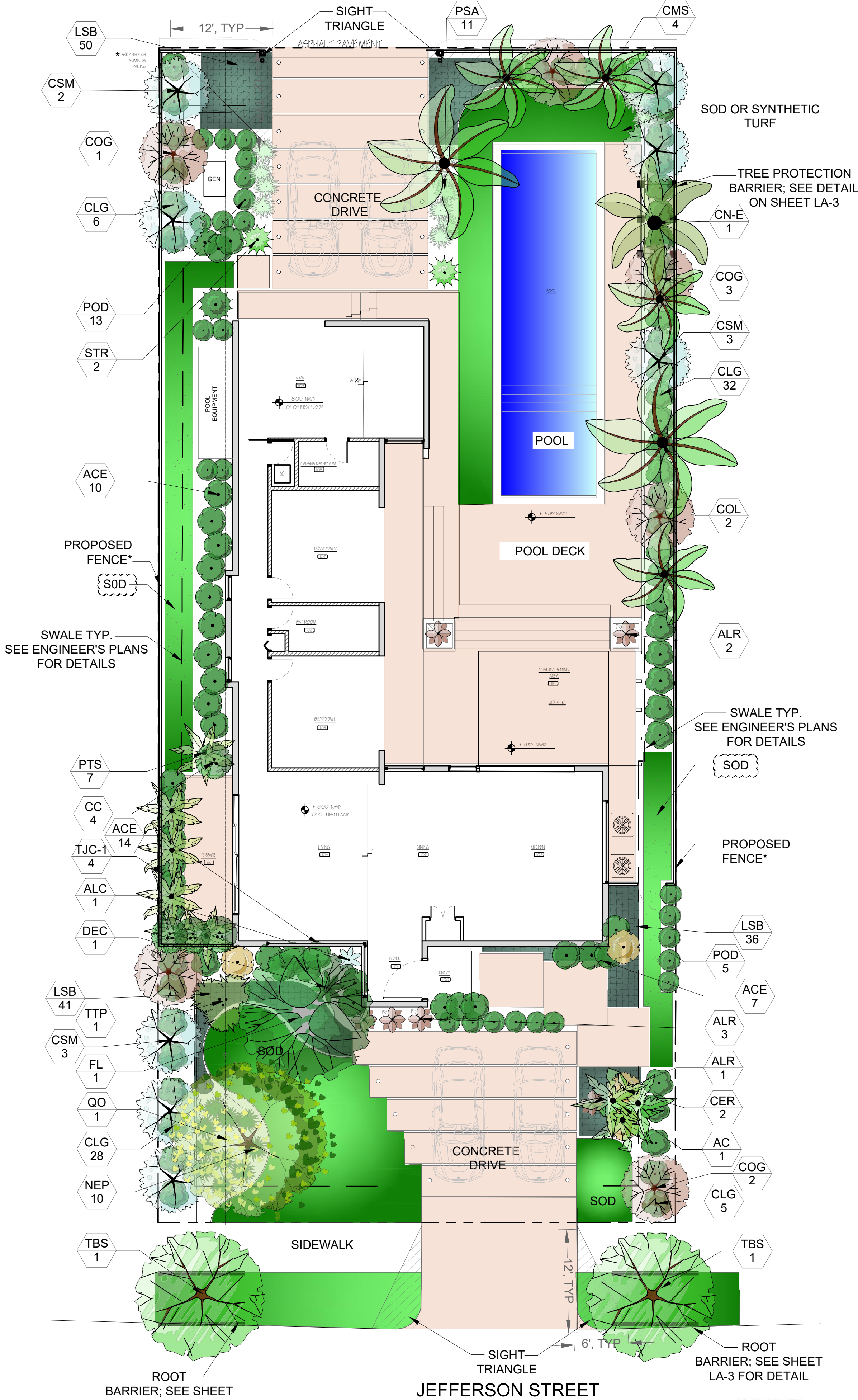
-Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, 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 JEFFERSON 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 'Ipe'	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	WIDTH	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	WIDTH	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	CONTAINER	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	Streitzia 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	Tri, 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 'Floritam'	Floritam 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.



*SEE ARCHITECT'S PLANS FOR ALL FENCE & RAILING DETAILS



Project Team

Landscape Architect:

LAS

LANDSCAPE
ARCHITECTURAL
SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983
Architect:

URBAN GROUP ARCHITECT

OFFICE: +1 (305) 466 8308
E-MAIL: CLICK@UGDESIGNBUILD.COM
ADDRESS: 511 SE 6TH AVE,
FORT LAUDERDALE FL 33301

NEW SINGLE-FAMILY RESIDENCE FOR:

ABELLA RESIDENCE

1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

Landscape Plan

Revisions		
Date	Init.	Description
04.03.22	PG	Initial Submittal
07.06.22	PG	Rev Per Site Plan
10.11.22	PG	Rev Per Site Plan
11.01.22	PG	Rev Per Side Setback/Aggregate Removal

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF

FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG

Checked By: PG

Municipal Project:

Scale:

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

LA-1

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

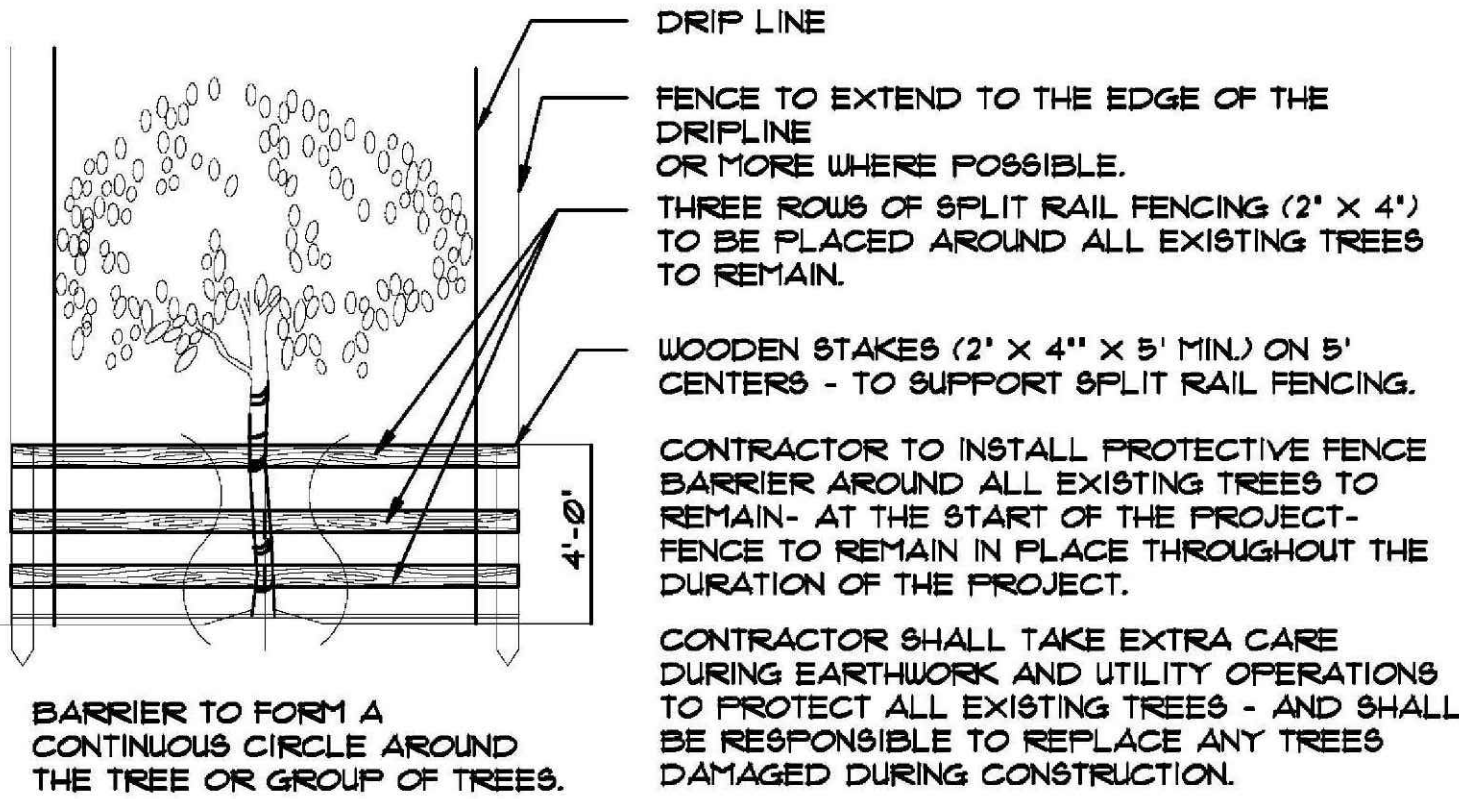
Existing Trees to Remain:

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

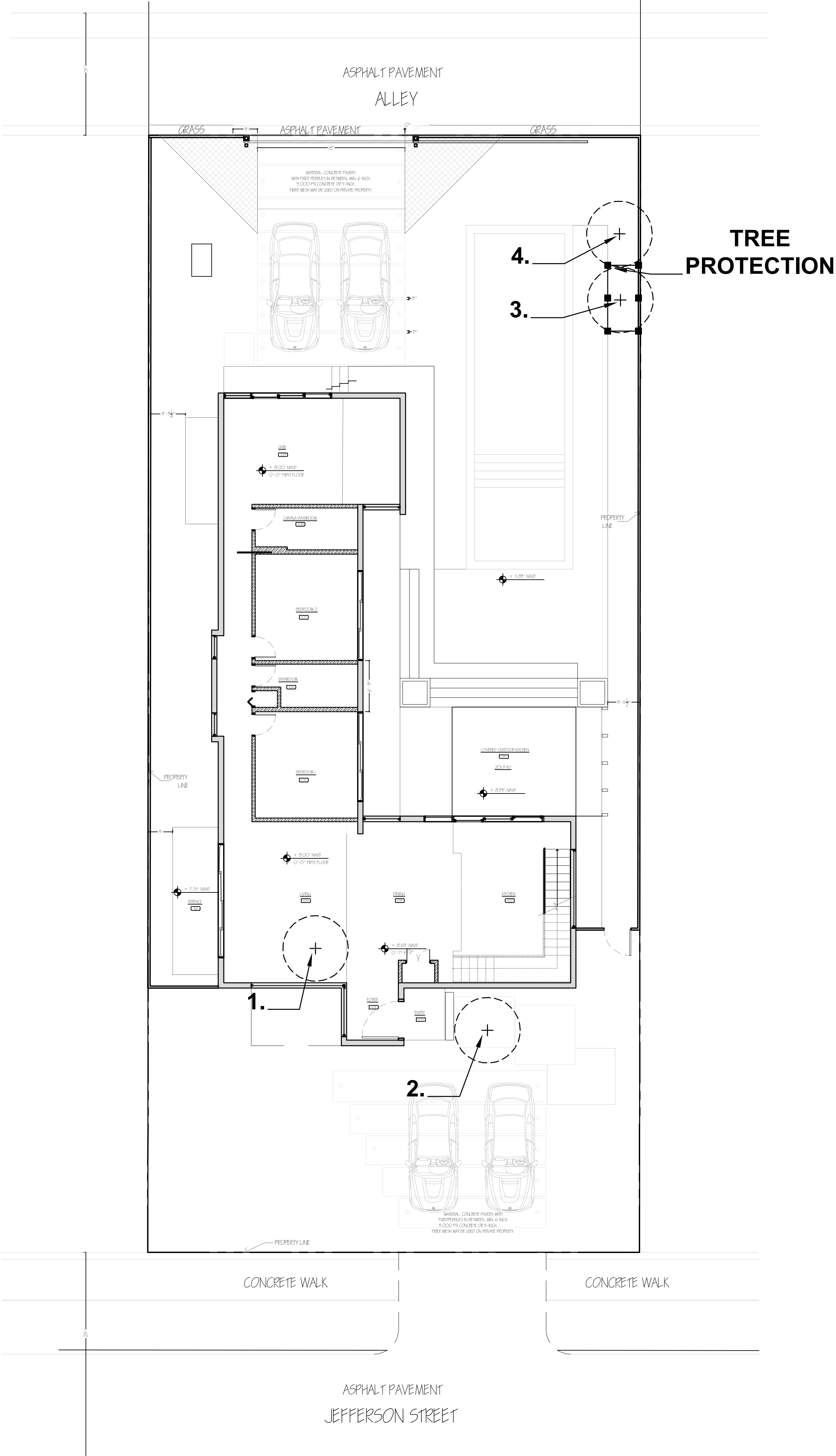
Landscape Tree Mitigation Data:

Trees Removed	Replacement Provided
<i>Tabebuia impetignosa</i> , Purple Trumpet, 25' Canopy Spread, 14" DBH	14" Mitigation Planted On-site (See Mitigation Trees, Plant Schedule Sheet 1)
<i>Citrus spp</i> , Citrus Species, 10' Canopy Spread, 6" DBH	6" Mitigation Planted On-site (See Mitigation Trees, Plant Schedule Sheet 1)
<i>Citrus spp</i> , Citrus Species, 10' Canopy Spread, 8" DBH	8" Mitigation Planted On-site (See Mitigation Trees, Plant Schedule Sheet 1)

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.



TREE PROTECTION DETAIL
NOT TO SCALE



Project Team

Landscape Architect:

LANDSCAPE
ARCHITECTURAL
SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Architect:

URBAN GROUP ARCHITECT

OFFICE: +1 (888) 466 9308
E-MAIL: CLICK@UGDESIGNBUILD.COM
ADDRESS: 511 SE 6TH AVE,
FORT LAUDERDALE FL 33301

NEW SINGLE-FAMILY RESIDENCE FOR:

ABELLA RESIDENCE

1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

Existing Tree Information

Revisions		
Date	Init.	Description
02.27.22	PG	Initial Submittal
07.06.22	PG	Rev Per Site Plan
10.11.22	PG	Rev Per Site Plan

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: BW

Checked By: PG

Municipal Project:

Scale:

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

LA-2

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 guaranteeing 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:

- A. 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:
1. A financial statement showing assets and liabilities of the company current to date.
 2. A listing of not less than (3) completed projects of similar scope and nature.
 3. Permanent name and address of place of business.
 4. 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.

- C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal 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.

- E. 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.

2.02 INSPECTION:

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

2.03 PROTECTION OF 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 damage to plants.

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

2.04 STORAGE:

- A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

- B. No plant material shall be stored longer than seventy-two (72) hours unless approved 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 to each cubic yard of planting soil.

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

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	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:

- A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.
- B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.

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 interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:

- A. 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:

- A. Planting shall take place during favorable weather conditions.
- B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
- C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.
- D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".
- E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

- F. 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.
 - Lero 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.

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

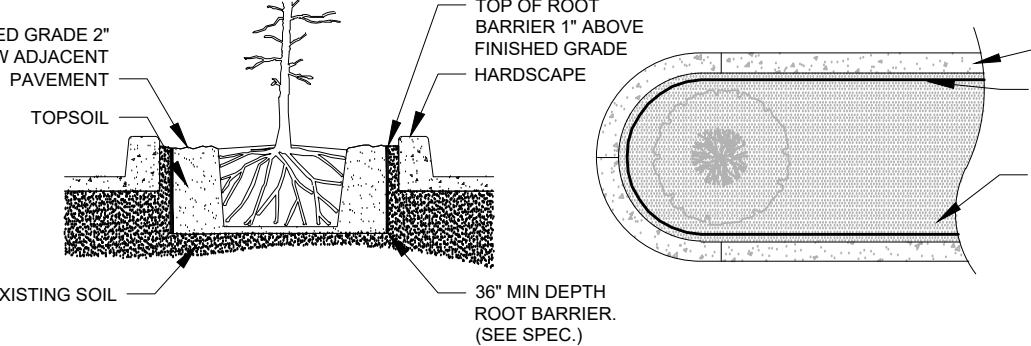
- 3.04 PRUNING:

- 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.

- D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

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

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 trees 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, and in mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
- E. 6-8-6 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 curbs, 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:

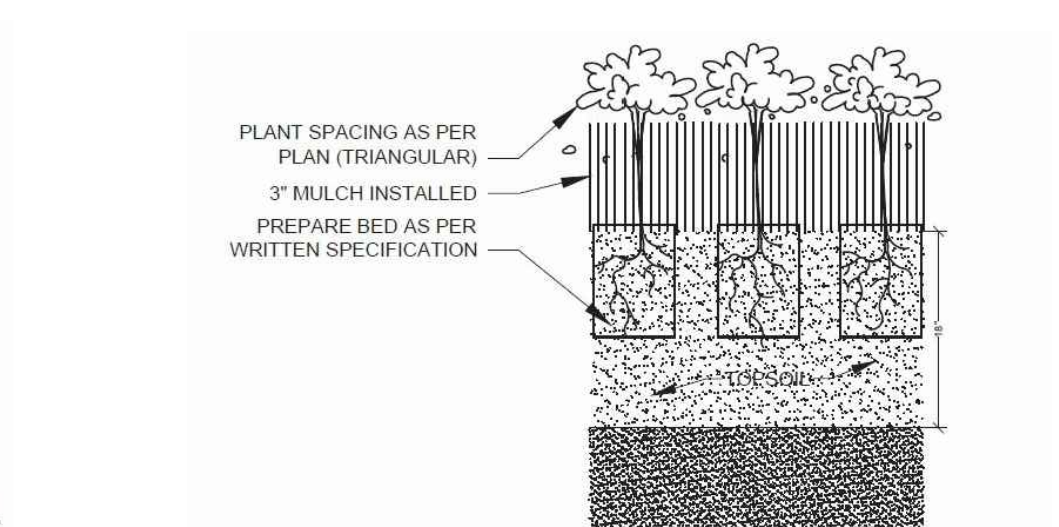
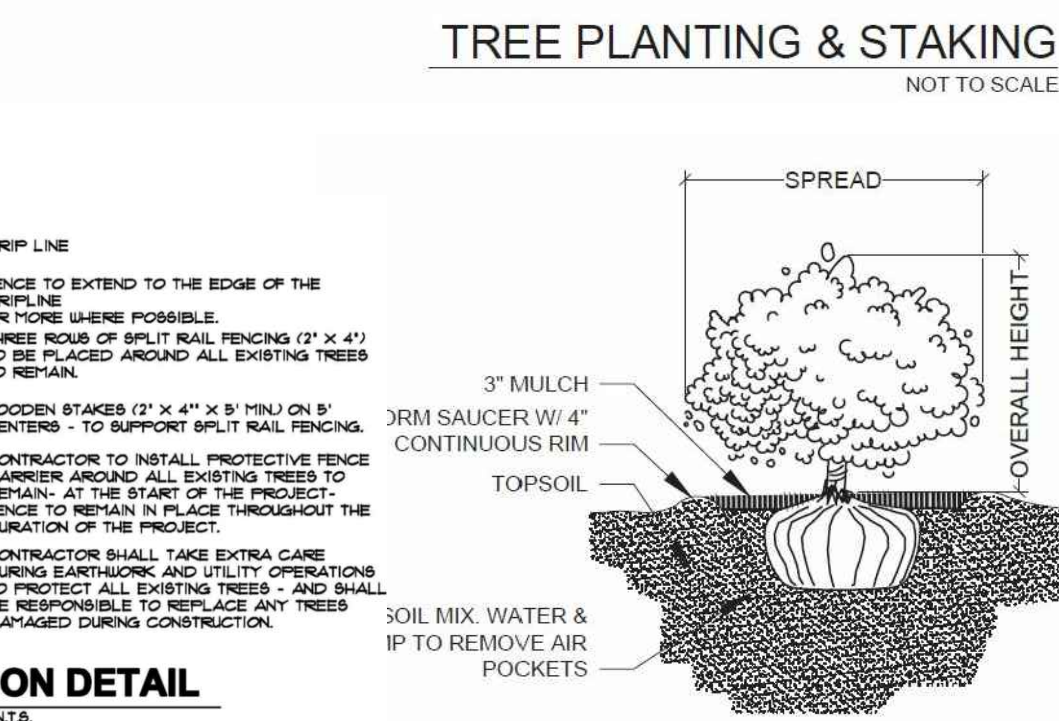
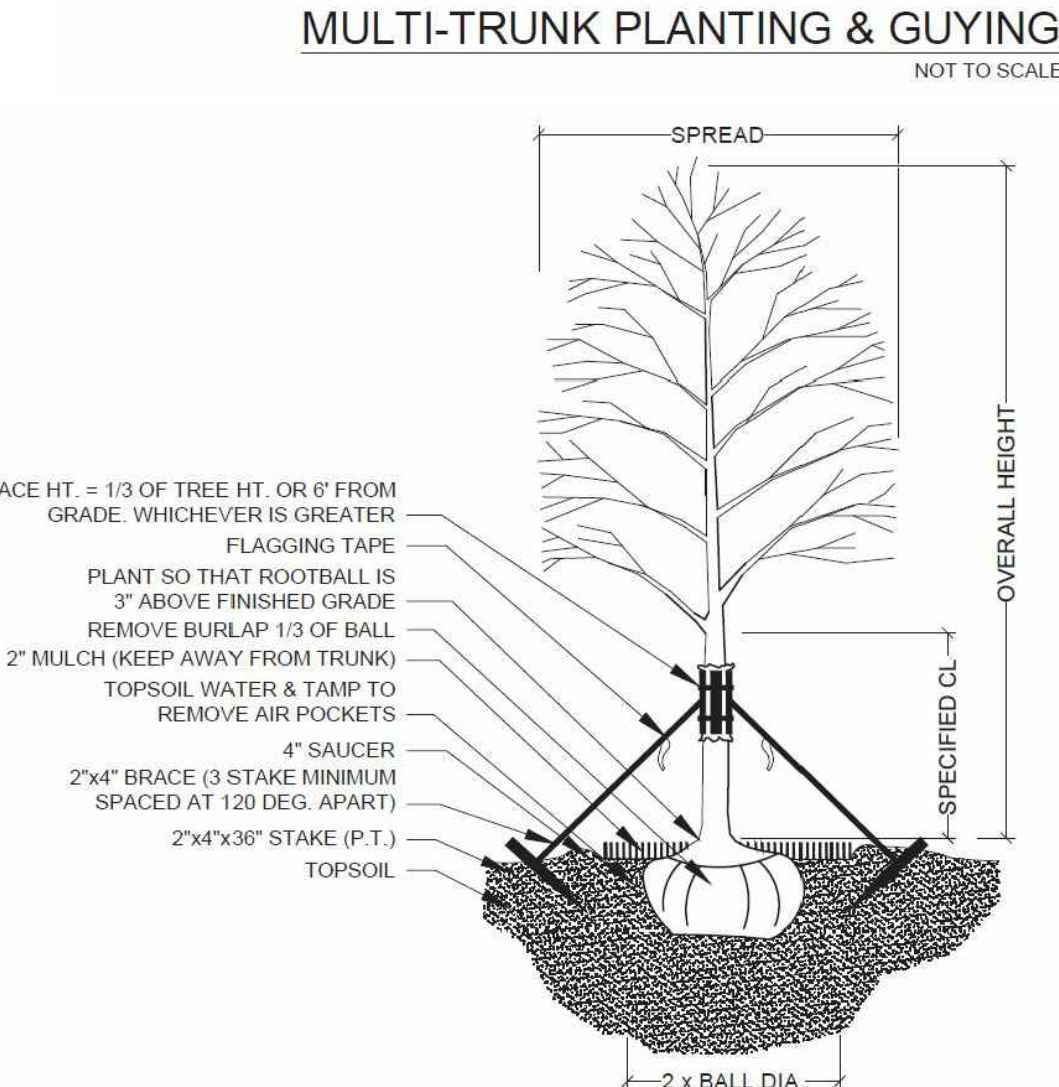
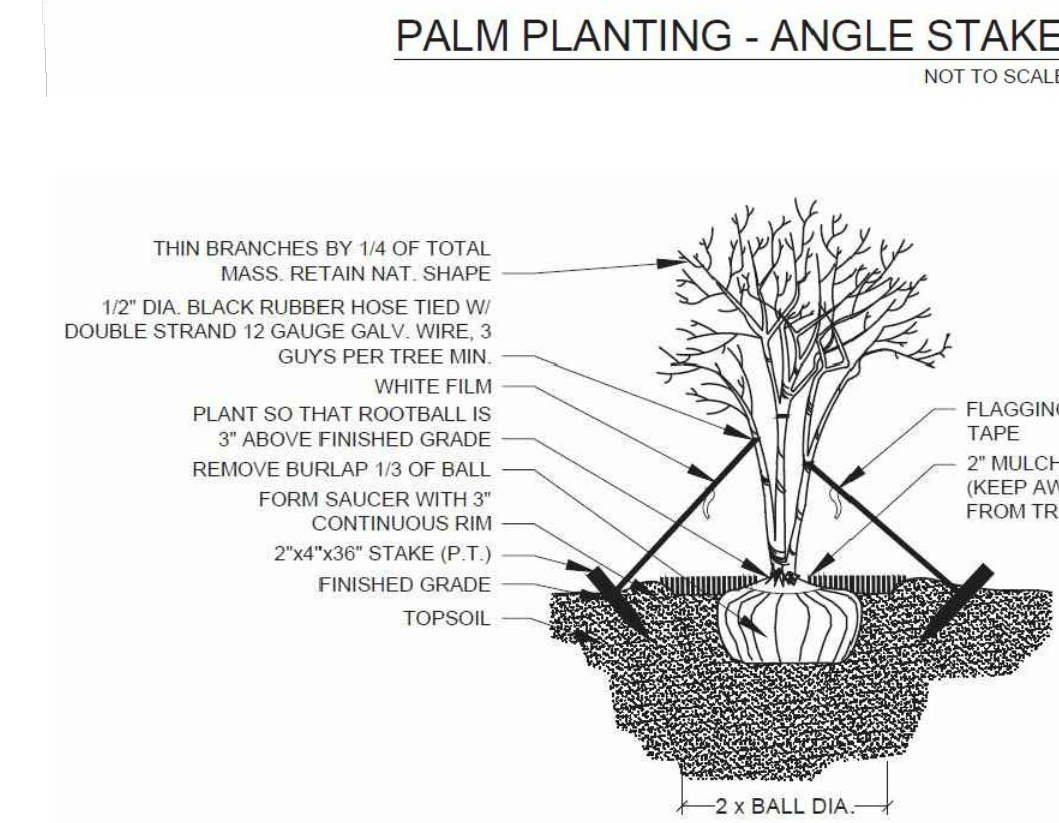
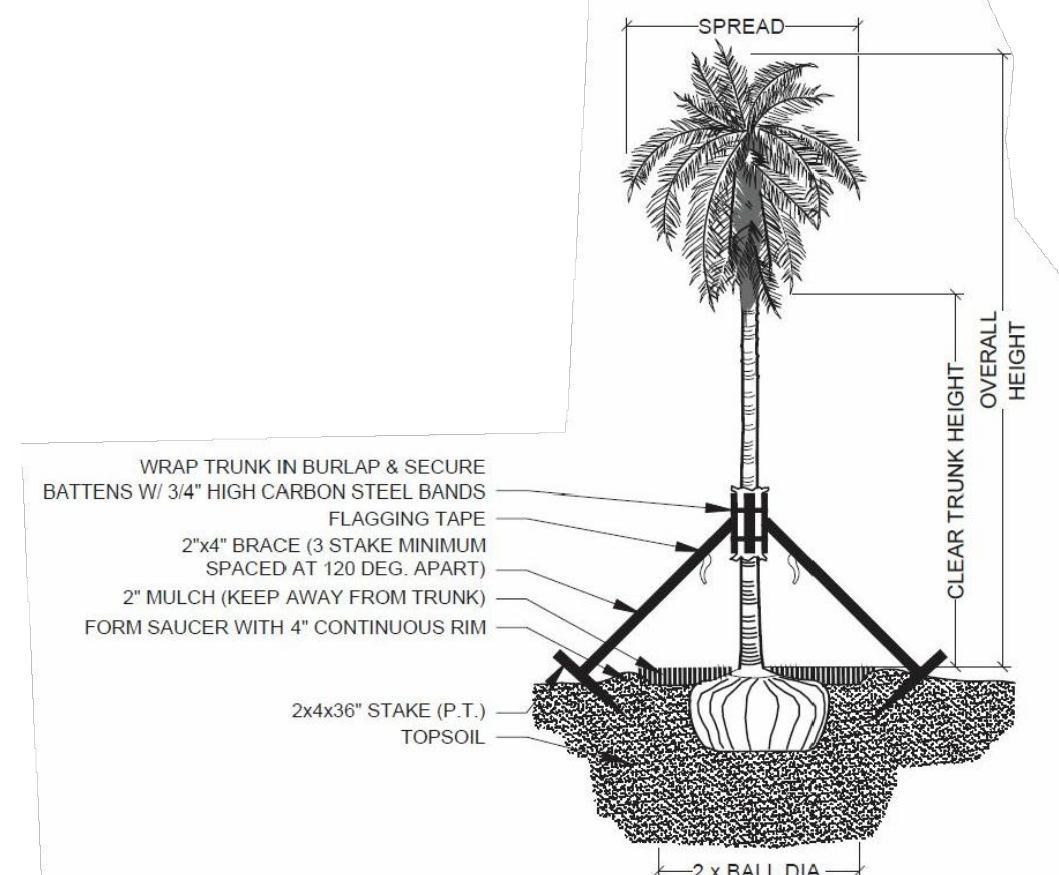
- A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
- B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulls Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
- C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
- D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:

- A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:

- A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.
- B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
- C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
- D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
- E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.
- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
- A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
- B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
- C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
- D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Architect:

URBAN GROUP ARCHITECT

OFFICE: +1 (888) 466-5306
E-MAIL: CLUCK@UGDESIGNBUILD.COM
ADDRESS: 511 SE 5TH AVE.
FORT LAUDERDALE FL 33351

NEW SINGLE-FAMILY RESIDENCE FOR:

ABELLA RESIDENCE

1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

Landscape Details & Specifications

Revisions		
Date	Init.	Description
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REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG

Checked By: PG

Municipal Project:

Scale:

LA-3

ATTACHMENT II

Revised 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= CLICK@UGDESIGNBUILD.COM

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

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

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

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

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

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

<http://www.hollywoodfl.org/DocumentCenter/HomeView/21>



APPLICATION TYPE (CHECK ONE):

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

Date of Application: _____

Location Address: 1621 JEFFERSON STREET HOLLYWOOD 33020-5511

Lot(s): 10, 11 W1/2 Block(s): 67 Subdivision: 1-21

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

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

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

Explanation of Request: NEW SINGLE FAMILY RESIDENCE

Number of units/rooms: 3 Sq Ft: 4,409.94 SqFt

Value of Improvement: _____ Estimated Date of Completion: _____

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

Name of Current Property Owner: DJAZIR ABELLA, BRIGITTE ABELLA

Address of Property Owner: 1621 JEFFERSON STREET HOLLYWOOD, 33020-5511

Telephone: (954) 329 8599 Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): URBAN GROUP ARCHITECT

Address: 511 SE 5TH AVE, FORT LAUDERDALE FL Telephone: (954) 329 8599

Fax: _____ Email Address: CLICK@UGDESIGNBUILD.COM

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: _____

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: 04/18/2022

PRINT NAME: Djazir ABELLA Date: 04/18/2022

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

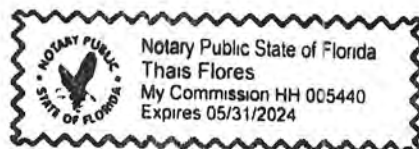
PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 18th day of April 2022

Notary Public
State of Florida



Signature of Current Owner

Thais Flores.
Print Name

My Commission Expires: 05/31/24 (Check One) ☐ Personally known to me; OR ☒ Produced Identification Passport

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

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 28 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

[Signature]
Witness - Signature

Faith Walters
Witness - Print Name

[Signature]
Witness - Signature

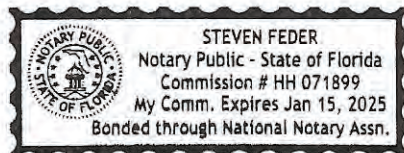
Steven Feder
Witness - Print Name

[Signature]
Natasha Branzanti

[Signature]
Bradley Dillon

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of April, 2021, by Natasha Branzanti and Bradley Dillon who are personally known to me or who have produced Driver's Licenses as identification.



[Notary Seal]

[Signature]
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

[Signature]
Witness - Signature

Forth Walker
Witness - Print Name

[Signature]
Witness - Signature

Steven Feder
Witness - Print Name

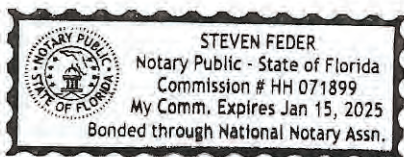
[Signature]
Natasha Branzanti

[Signature]
Bradley Dillon

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of April, 2021, by Natasha Branzanti and Bradley Dillon, who are personally known to me or who have produced Drivers Licenses as identification.

[Notary Seal]



[Signature]
Notary Public - State of Florida
My Commission Expires: _____



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

IMPORTANT:

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**.

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[PHOTOGRAPHS](#)
[BCPA HOME](#)

[Click here to display your 2022 TRIM Notice.](#)

Site Address	1621 JEFFERSON STREET, HOLLYWOOD FL 33020-5511	ID #	5142 15 02 2680
Property Owner	ABELLA, DJAZIR CONTRE ABELLA, BRIGITTE OLIVIA	Millage	0513
Mailing Address	840 LENOX AVE #5 MIAMI BEACH FL 33139	Use	01-01

Abbreviated Legal Description	HOLLYWOOD 1-21 B LOT 10,11 W1/2 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](tel: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)**.



IT'S IMPORTANT THAT YOU KNOW:

The 2023 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment Values

[Click here to see 2022 Exemptions and Taxable Values as reflected on the Nov. 1, 2022 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	\$65,460	\$381,610	\$447,070	\$447,070	
2022	\$65,460	\$381,610	\$447,070	\$447,070	\$9,591.98
2021	\$65,460	\$286,980	\$352,440	\$352,440	\$7,665.41

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$447,070	\$447,070	\$447,070	\$447,070
Portability	0	0	0	0
Assessed/SOH	\$447,070	\$447,070	\$447,070	\$447,070
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$447,070	\$447,070	\$447,070	\$447,070

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/28/2021	WD-Q	\$499,000	117243981	\$8.00	8,182	SF
7/12/2005	WD	\$445,000	40322 / 544			
6/28/2002	WD	\$250,000	33499 / 1907			
2/26/2002	WD	\$230,000	32887 / 27			
8/14/2000	WD	\$170,000	30821 / 1660	Adj. Bldg. S.F. (Card, Sketch)		1407
				Units/Beds/Baths		1/3/2
				Eff./Act. Year Built: 1950/1948		

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	Property Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 514215022680	Millage Code: 0513	Appraisers Number: 954-357-6831
Property Owner(s): ABELLA,DJAZIR CONTRE ABELLA,BRIGITTE OLIVIA	Adj. Bldg. S.F: 1407	Email: realprop@bcpa.net
Mailing Address: 840 LENOX AVE #5 MIAMI BEACH, FL 33139	Bldg Under Air S.F: 1312	Zoning : RS-6 - SINGLE FAMILY DISTRICT
Physical Address: 1621 JEFFERSON STREET HOLLYWOOD, 33020-5511	Effective Year: 1950	Abbr. Legal Des.: HOLLYWOOD 1-21 B LOT 10,11 W1/2 BLK 67
	Year Built: 1948	
	Units/Beds/Baths: 1 / 3 / 2	

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	Tax
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				LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
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	Type	Qualified/ Disqualified	Price	CIN	Property Address
514215023250	03/31/2022	Warranty Deed	Qualified Sale	\$873,000	118056939	1632 VAN BUREN ST HOLLYWOOD, FL 33020
514215025610	02/28/2022	Warranty Deed	Qualified Sale	\$810,000	117976174	1519 WASHINGTON 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 WASHINGTON ST #1-4 HOLLYWOOD, FL 33020
514215026430	02/11/2022	Warranty Deed	Qualified Sale	\$750,000	117975425	1408 MONROE ST HOLLYWOOD, FL 33020

SPECIAL ASSESSMENTS									SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	Hollywood Central Elementary: C Olsen Middle: C South Broward High: C
HLwd Fire Rescue (05)									
Residential (R)									
1									

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	23	Debbie Wasserman Shultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Joseph Geller	34	Gary M. Farmer, Jr.	Ann Murray



[Vehicle Registration](#)

[Property Tax](#)

[Business Tax](#)

[Tourist Tax](#)

[Search](#) > Account Summary

Real Estate Account #514215-02-2680

Owner:
ABELLA,DJAZIR
CONTRE ABELLA,BRIGITTE OLIVIA

Situs:
1621 JEFFERSON ST

[Parcel details](#)
[GIS](#)
[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**. [Print paid bill \(PDF\)](#)

[Apply for the 2022 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS			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	Print (PDF)
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	Print (PDF)
2005 ⓘ					
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				

BROWARD COUNTY

2021 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 692267

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
514215-02-2680	CL-0015114	See Below	See Below	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.**

1621 JEFFERSON ST
HOLLYWOOD 1-21 B
LOT 10,11 W1/2 BLK 67

\$7,358.79
EEX-21-00000259
Paid By CENTRAL LOAN ADMINISTRATION

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.51340	352,440	0	352,440	1,943.14
VOTED DEBT	0.15560	352,440	0	352,440	54.84
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.81800	352,440	0	352,440	1,698.06
CAPITAL OUTLAY	1.50000	352,440	0	352,440	528.66
VOTER APPROVED DEBT LEVY	0.14410	352,440	0	352,440	50.79
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03650	352,440	0	352,440	12.86
OKEECHOBEE BASIN	0.11460	352,440	0	352,440	40.39
SFWMD DISTRICT	0.10610	352,440	0	352,440	37.39
SOUTH BROWARD HOSPITAL	0.11440	352,440	0	352,440	40.32
CHILDREN'S SVCS COUNCIL OF BC	0.46990	352,440	0	352,440	165.61
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.48100	352,440	0	352,440	2,636.60
DEBT SERVICE	0.41560	352,440	0	352,440	146.47
FL INLAND NAVIGATION	0.03200	352,440	0	352,440	11.28

Total Millage: 20.90120

Ad Valorem Taxes:

\$7,366.41

NON - AD VALOREM TAXES		
Levying Authority	Rate	Amount
05 HLWD FIRE RESCUE ASSESSMENT		299.00

Non - Ad Valorem Assessments:

\$299.00

Combined Taxes and Assessments:

\$7,665.41

If Postmarked By	Nov 30, 2021				
Please Pay	\$0.00				

BROWARD COUNTY

2021 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 692267

Paid 11/22/2021 Receipt #

EEX-21-00000259

\$7,358.79

Paid By CENTRAL LOAN ADMINISTRATION

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
514215-02-2680

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

ABELLA,DJAZIR
CONTRE ABELLA,BRIGITTE OLIVIA
840 LENOX AVE #5
MIAMI BEACH, FL 33139

PAY YOUR TAXES ONLINE AT:
broward.county-taxes.com

If Postmarked By	Please Pay
Nov 30, 2021	\$0.00

Please Pay Only One Amount

Return with Payment

LEGAL DESCRIPTION & PROJECT INFORMATION

Project Owner: Djazir Abella, Brigitte Abella

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

Folio: 514215022680.

Legal Description: 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





COLOR PHOTOGRAPHS OF SUBJECT SITE AND ADJACENT PROPERTIES

Subject Site



ADJACENT PROPERTIES





CRITERIA STATEMENT

March 1st, 2022

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

**RE: CRITERIA STATEMENT(S) FOR APPLICABLE CRITERIA FOR HISTORIC PRESERVATION BOARD
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 an 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 in 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

NAME OF OWNER P. DIHAN

ADDRESS 1621 JEFFERSON ST

LEGAL DESCRIPTION

COST

DESCRIPTION OF CONST.

ARCHITECT:

PERMIT TYPE	NO.	DATE	TO WHOM	EXT. or OUT.
BLDG.				
ROOF				
ELECTRICAL	37099	3-17-67	HWD ELEC.CO.	(2) WIND AC
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCT <i>OK</i>	<i>41577</i>	<i>4-19-67</i>	<i>Imrt ac</i>	<i>200.00</i>
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

JOB CARD

OWNER

Balsano

JOB ADDRESS

1621 Jefferson

LEGAL
DESCRIPTION

LOT NUMBER

BLOCK

SUBDIVISION OR ADDITION

MICROFILM NO.

ARCHITECT

FEE

\$ 12.00

VALUATION

\$ 300.00

DESCRIPTION OF CONSTRUCTION

Fumigation

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT

NUMBER

DATE

CONTRACTOR

TYPE PERMIT

NUMBER

DATE

CONTRACTOR

BUILDING

55471

7/9/79

Southern Fum.

SEPTIC/SEWER

ROOF

AIR/CONDITION

ELECTRIC-BASIC

MECHANICAL

ELECTRIC-SUPP.

SCREEN

PLUMBING

NO. FIX.

POOL

L-P-DRY WALL

DRIVEWAY

FENCE

PATIO or WALK

NOTES:

JOB CARD

OWNER Kenneth Deonarine		JOB ADDRESS 1621 Jefferson St.	
LEGAL DESCRIPTION	LOT NUMBER 10, & 20' of 11	BLOCK 67	SUBDIVISION OR ADDITION Orig. Hwd. 1/21
MICROFILM NO. MISC 86D	ARCHITECT	FEE \$ 20.00	VALUATION \$1000.

DESCRIPTION OF CONSTRUCTION Wooden Utility bldg.	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
-----------------------------------------------------	----------------------------------------------------------------------------

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING 187	95789	5/22/85	Owner	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County surcharge .20

JOB CARD

OWNER

JOSEPH BALSAMO

JOB ADDRESS

1621 Jefferson St.

LEGAL DESCRIPTION

LOT NUMBER

All of 10 & W 20' of 11

BLOCK

67

SUBDIVISION OR ADDITION

Original Town of Hnd.

MICROFILM NO.

ARCHITECT

FEE

\$ 13.00

VALUATION

\$ 882

DESCRIPTION OF CONSTRUCTION

Mono Foundation

UTILITY Room

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT

NUMBER

DATE

CONTRACTOR

TYPE PERMIT

NUMBER

DATE

CONTRACTOR

BUILDING 49

30874

2/2/76

Fantasia Bl

SEPTIC/SEWER

ROOF

100

32087

3-30-76

NATIONAL

AIR/CONDITION

ELECTRIC-BASIC

10630

3-8-76

ZAPLI

MECHANICAL

ELECTRIC-SUPP.

SCREEN

PLUMBING

NO. FIX.

1

7647

2-6-76

Wyle Mech

POOL Patio

30893

2/3/76

Fantasia Bl

L-P-DRY WALL

DRIVEWAY

FENCE

PATIO or WALK

NOTES:

1613-13

JOB CARD

OWNER

JOSEPH BALSAMO

JOB ADDRESS

1621 Jefferson St.

LEGAL DESCRIPTION

LOT NUMBER

10 & W 20' of 11

BLOCK

67

SUBDIVISION OR ADDITION

Original Town of Hwd.

MICROFILM NO.

76-0618

ARCHITECT

FEE

\$ 16.20

VALUATION

\$ 1500

DESCRIPTION OF CONSTRUCTION

Convert Garage to Bedroom

☐ SEPTIC TANK

☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	31253	2/23/76	Fantasia Bld	SEPTIC/SEWER			
ROOF	100			AIR/CONDITION			
ELECTRIC-BASIC	10630	3-2-76	Jaeli	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX. 3	7760	2-23-76	POOL			
L-P-DRY WALL			Wyle Meek	DRIVEWAY			
FENCE	31883	3-22-76	CRESCENT FENCE	PATIO or WALK			

NOTES: Adden to #30874

1613-13

Permit sent back for 3-12-76

Permit Search Results

[Search](#) > Properties located at/on/near '...1621...'

12 permits were found for
1621 JEFFERSON ST

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

ADDITION TO 1621 JEFFERSON ST.
JANUARY 21, 1976
2 OF 3.

10 1w 20
of 11

154

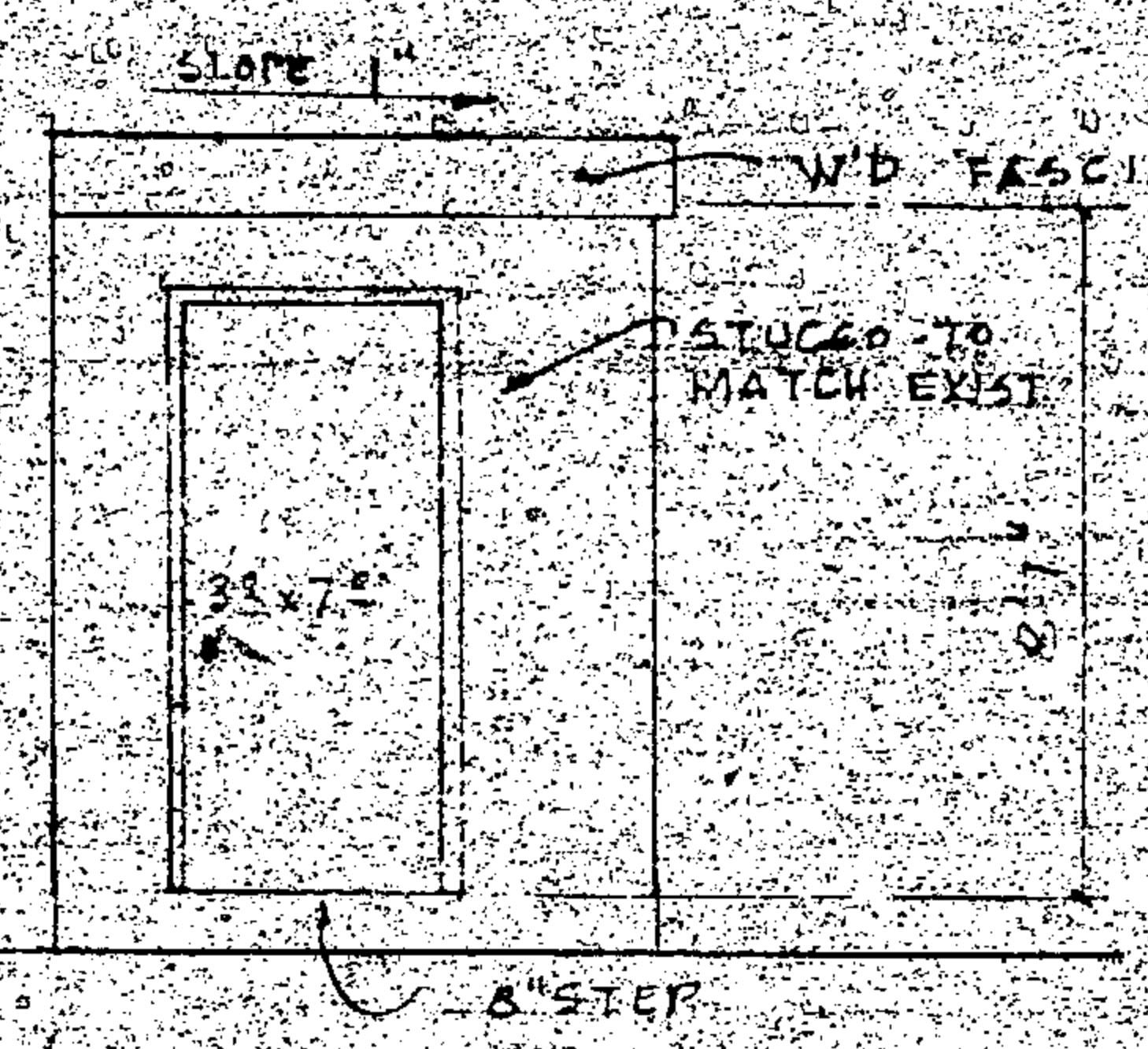
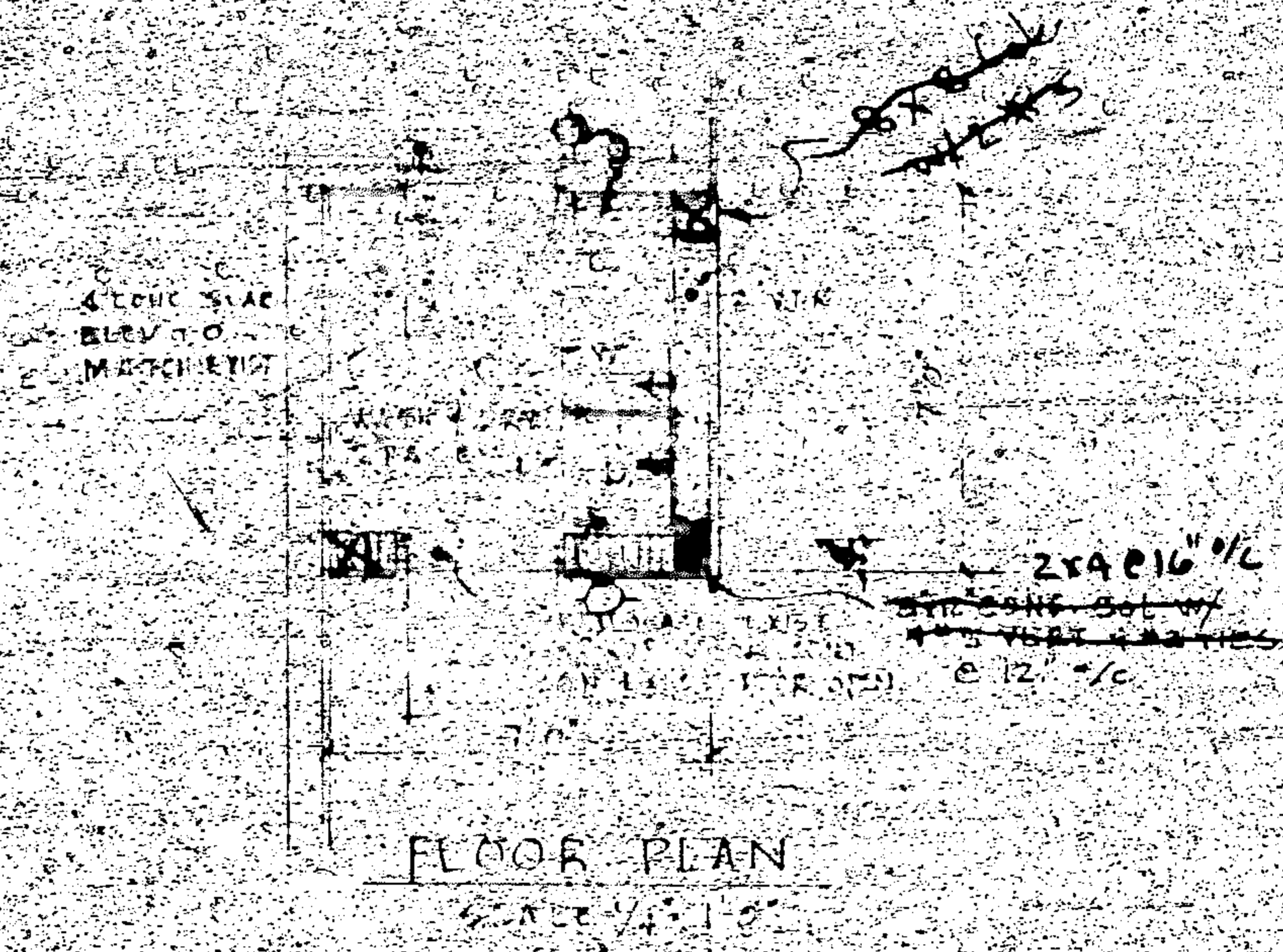
Date Issued 2-27-76 Permit No. 30874
Owner Joseph Balsamo
Description Util. Room Addn
Location 1621 Jefferson
Lot Block 67 Subdivision Orig. Town Hwd
Contractor or Builder Fantasia Blairs
License No.
Architect and/or Engineer
Cubic Ft. 441 Valuation \$ 882
Square Ft. 49 Roof 60
Plans Received 1-29-76 1-25
MONO FTG Frame

J. Gallagher 1/30/76

Drainage
Utilities-Water
Sewer
Traffic Eng.
Bldg.-Electric EH 1-30-76
Plumbing Dist. P. 1-30-76 JBC
VC-Mech. UB 1-30-76
Structure
Fire Bureau
Plan Review
Other

see note
**SEPARATE ELECTRICAL
PERMIT REQUIRED**

See by 10 in 12 survey of
Sewer etc. in 1975

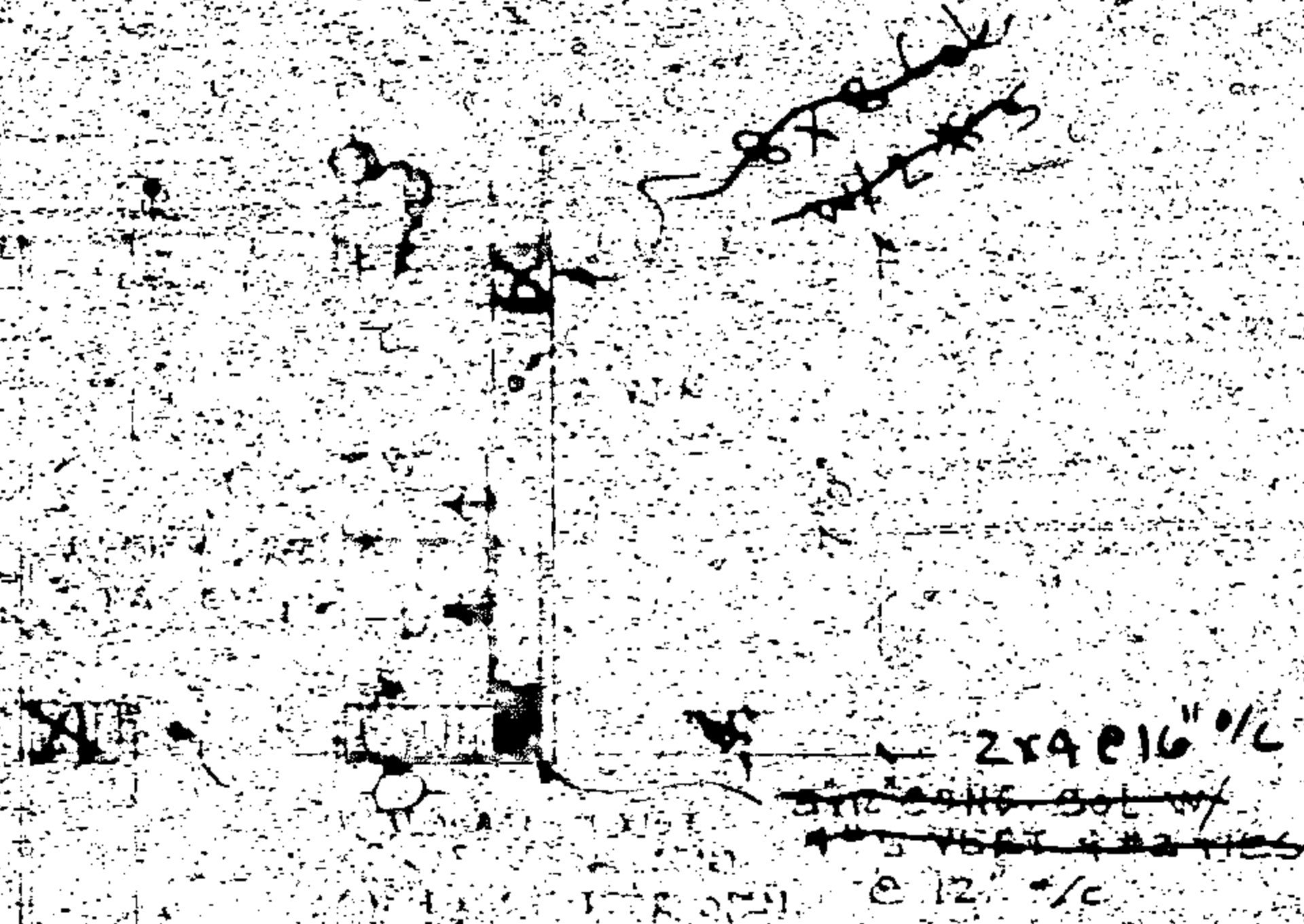


NORTH ELEVATION
SCALE 1/4" = 1'-0"

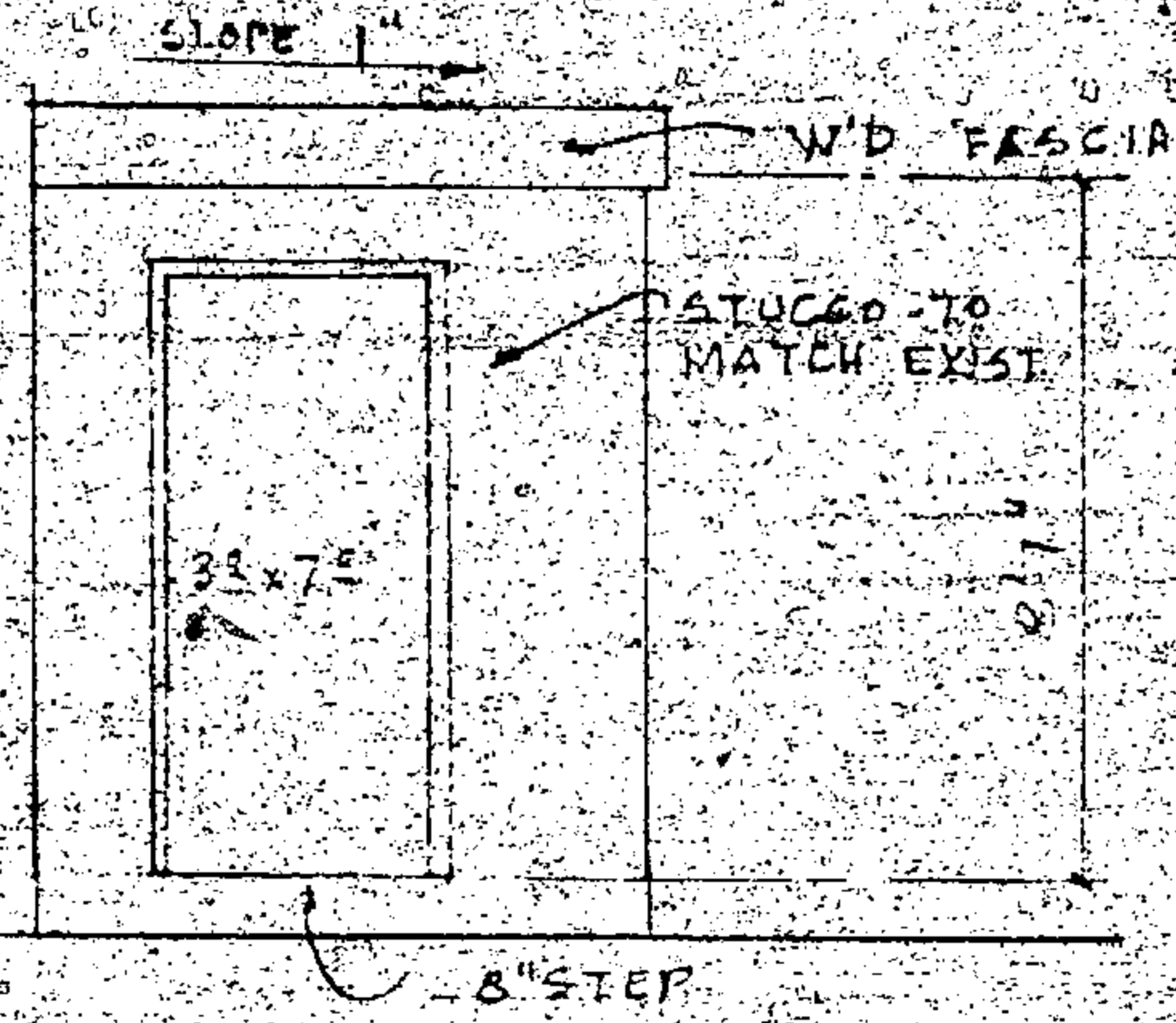
if no outside rep. existing, one will be added as G.F.E.I.

SEPARATE ELECTRICAL
PERMIT REQUIRED

4" CONC SLAB
ELEV TO
MATCH EXIST



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



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

Two outside recp existing, one will be added at G.F.L.

SEPARATE ELECTRICAL
PERMIT REQUIRED

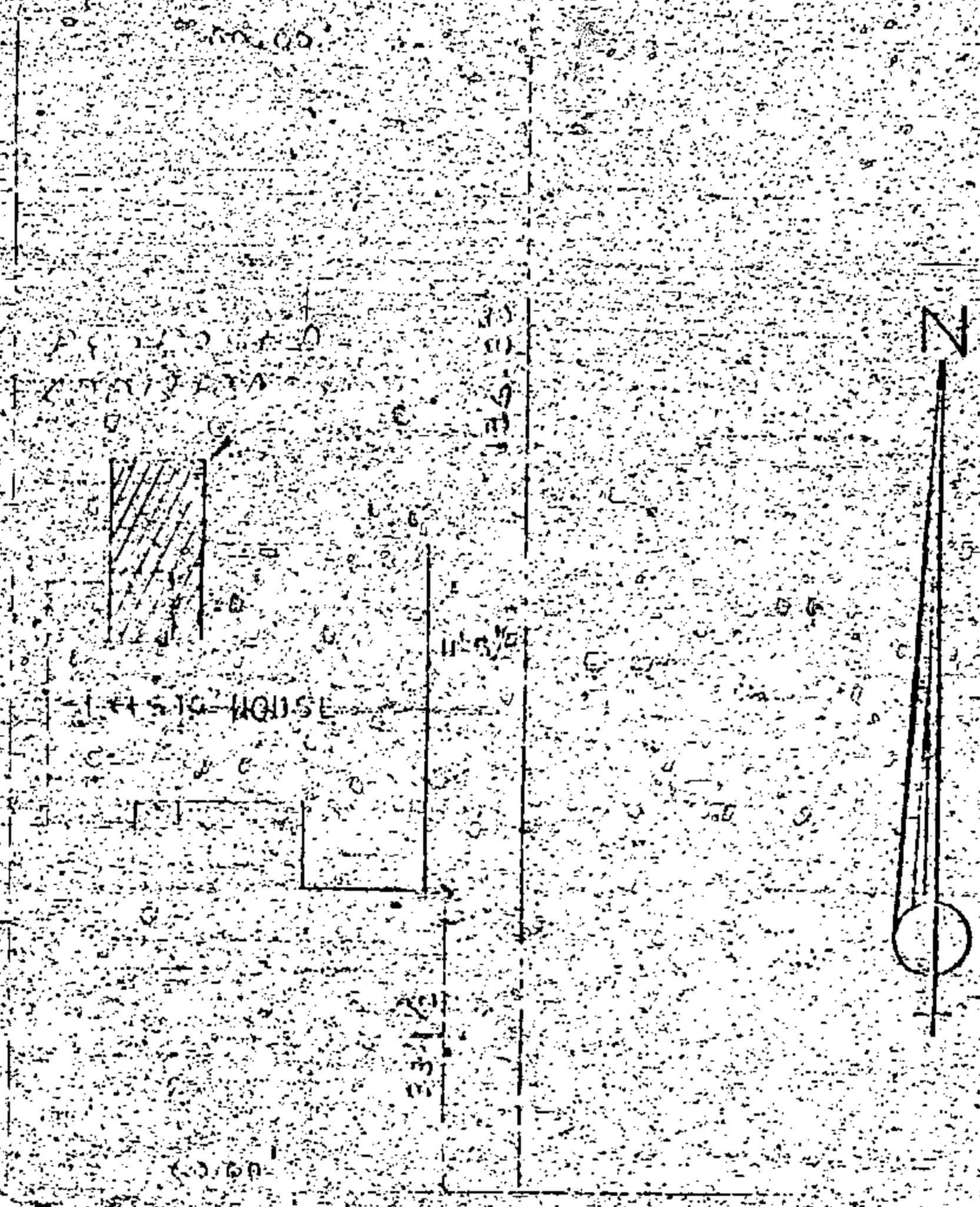
4" CONC SLAB
ELEV 7.0
MATCH LINE

EXIT

2x4 @ 16" o/c

~~3" CONC SOLID~~
~~5" VIBR CONCRETE~~
@ 12" o/c

FLOOR PLAN



JEFFERSON STREET

SITE PLAN

SCALE: 1/32" = 1'-0"

LOT 10 - WEST 20.00 FT.
OF LOT 11, BLOCK 67
TOWN OF HOLLYWOOD
BROWARD COUNTY, FLA.
RESIDENCE NO. 1621 JEFFERSON ST.



CITY of HOLLYWOOD, FLORIDA

DEPARTMENT OF BUILDING & ENGINEERING SERVICES

Letter of Transmittal

To: City of Hollywood
P.O. Box 229045
Hollywood, FL 33022-9045
Phone: (954) 921-3335 • Fax: (954) 921-3037

Date: 09 / 02 / 08
Process Number: 2008-104109
E-Mail Address: Eddy.Santamaria@AOL.com
Project/Reference: 1621 Jefferson St.

For Review By: (check ☒ all applicable spaces)

Division: ☒ Building ☐ Zoning ☐ Engineering ☐ Fire ☐ Water/Sewer ☐ Drainage
Wood Fence 6' H
Discipline: ☐ Structural ☐ Electrical ☐ Plumbing ☐ Mechanical ☐ Reserve Capacity Charges

From: Advanced Construction
13727 S.W. 152 St., # 209
Address: Miami, FL 33177

E-Mail Address: EDDY.SANTAMARIA@AOL.com
Contact: Eddy Santamaria
Phone: 786 521-7674 Fax: (786) 242-9125

PLANS SUBMITTED: (check ☒)

<input type="checkbox"/> Architectural sheet # _____	<input type="checkbox"/> Fire sheet # _____
<input type="checkbox"/> Structural sheet # _____	<input type="checkbox"/> Zoning sheet # _____
<input type="checkbox"/> Electrical sheet # _____	<input type="checkbox"/> Engineering sheet # _____
<input type="checkbox"/> Mechanical sheet # _____	<input type="checkbox"/> RCC sheet # _____
<input type="checkbox"/> Plumbing sheet # _____	<input type="checkbox"/> Drainage sheet # _____
<input type="checkbox"/> Water sheet # _____	<input type="checkbox"/> Sewer sheet # _____

WE ARE SUBMITTING TO YOU (check ☒)

- Via ☒ hand delivery ☐ Postal delivery
☐ special delivery ☐ fax copy
- ☐ E-mail
☒ initial (original) sets of plans
☐ corrected (non-permitted) plans
☐ revised (permitted) plans
☐ shop drawings: ☐ structural steel
☐ wood trusses
☐ glass/glazing
☐ product approvals
☐ fire protection
- ☐ spot survey
☐ final survey
☐ energy (insulation) certification
☐ special inspector letter
☐ soil report
☐ inspection reports
☐ energy calcs
☐ site plans
☐ other _____

Special Instructions:

Wood Fence 6' High
4'x4'x8' Fence posts spaced
every 4'. Depth 24" x 10"
in diam. w/ concrete. Privacy
style Board on Board nice side
out. PT # 2 wood
See your wood
attached.

For Departmental Use Only:

Received by: _____

Date: 09/02/08



CITY OF HOLLYWOOD, FLORIDA PERMIT APPLICATION

MASTER PROCESS #

MASTER PERMIT #

B08-104109

Permit Type (Check one): ☒ Fence ☐ STRUC, ☐ FIRE, ☐ ELEC, ☐ MECH, ☐ PLUMB, ☐ PAVING, ☐ WTR/SWR, ☐ DRAINAGE

APPLICATION DATE 09/02/08

TAX FOLIO No. 514215022680

LEGAL DESCRIPTION: 1621 Jefferson St

JOB NAME 1621 Jefferson St.

PHONE # 786-521-7674

JOB ADDRESS 1621 Jefferson St.

HOLLYWOOD, BROWARD COUNTY, FL. ZIP 33020

OWNER NAME Natasha Branzanti, Bradley Dillon

Owners Address 1621 Jefferson St.

City Hollywood

State FL

Zip 33020

WORK DESCRIPTION 6' Wood Fence

USE/OCCUPANCY Residential

SQ. FT. 200 LF

Value of Proposed Work: \$ 2,400.00

CONTRACTOR'S NAME Advanced Const. Corp

PHONE # 305-259-7117

Fax # 305-378-4421

CONTRACTOR'S ADDRESS 13727 SW 152 St #209

CITY Miami

STATE FL

ZIP 33177

CONTRACTOR'S CERTIFICATION OR REGISTRATION NUMBER: CGC059321

EMAIL ADDRESS hacgyver@bellsouth.net

ARCHITECT/ENGINEER'S NAME N/A

PHONE #

FAX #

ARCHITECT/ENGINEER'S ADDRESS

CITY

STATE

ZIP

FEE SIMPLE TITLE HOLDER NAME N/A

Fee Simple Title Holder Address

CITY

STATE

Zip

BONDING COMPANY NAME N/A

Bonding Company Address

CITY

STATE

Zip

MORTGAGE LENDER'S NAME N/A

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 OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature [Signature] Date: 09/02/08

Owner or **Agent

Sworn to (or affirmed) and subscribed before me this 2 day of

Signature [Signature] ANA LOURDES ROJAS
MY COMMISSION # DD438780
NOTARY Public to Owner/Agent
Personally Known, (407) 398-1011 Identification Provided

Signature [Signature] Date: 09/02/08

Prime Contractor

Sworn to (or affirmed) and subscribed before me this 2 day of

Signature [Signature] ANA LOURDES ROJAS
MY COMMISSION # DD438780
NOTARY Public to Contractor
Personally Known, (407) 398-1011 Identification Provided

** Individuals who sign as the owner's agent must first obtain the owner's authorization to sign on their behalf.

Application Approved by: [Signature] Permit Officer

Effective Code: 20__ Florida Building Code

OK
mgs
12/16/08

Date: 11/18/08

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: B08104109

PROPERTY OWNER: Dillon

PROJECT ADDRESS: 1621 Jefferson Street, Hollywood, Florida

EXISTING CONTRACTOR: ADVANCED Const Corp.

NEW CONTRACTOR: American Fence Corporation CERT. #: 031152EX

NEW CONTRACTOR ADDRESS (STREET/TOWN/STATE/ZIP CODE):

1440 Coral Ridge Drive, Coral Springs, Florida 33071

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 change 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.

[Signature]
(PROPERTY OWNER SIGNATURE)

Bradley Dillon
(PRINT NAME)

Joseph G Thomas
(SIGNATURE OF CONTRACTOR'S QUALIFIER)

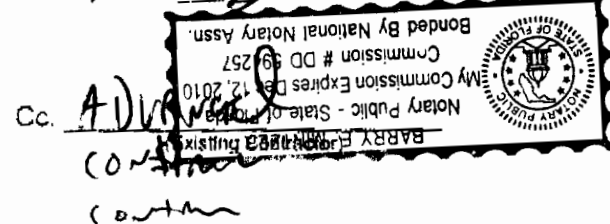
Joseph Thomas
(PRINT NAME)

Sworn to (or affirmed) and subscribed before me this

18 day of November, 20 08

Signature: [Signature]
(NOTARY as to Property Owner)

Personally Known: ☒ Identification Provided: ☒

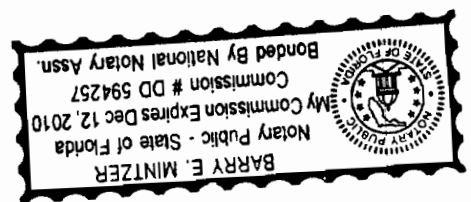


Sworn to (or affirmed) and subscribed before me this

18 day of November, 20 08

Signature: [Signature]
(NOTARY as to Contractor's Qualifier)

Personally Known: ☒ Identification Provided: ☒





CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

MASTER PROCESS # B08104109
MASTER PERMIT # _____

Permit Type (Check one): ☐ STRUC, ☐ FIRE, ☐ ELEC, ☐ MECH, ☐ PLUMB, ☐ PAVING, ☐ WTR/SWR, ☐ DRAINAGE

APPLICATION DATE 1/1/8 TAX FOLIO No. 5142 1502 26 80

LEGAL DESCRIPTION: Hollywood 1-21 B Lot 10, 11 W/L Block 67

JOB NAME Dillon PHONE # 9549231050

JOB ADDRESS 1621 Jefferson Street HOLLYWOOD, BROWARD COUNTY, FL. ZIP 33020

OWNER NAME Dillon

Owners Address 1621 Jefferson Street City Hollywood State FLA Zip 33020

WORK DESCRIPTION 259, 6' high wood Board on Board Fence, 3 gate,

USE/OCCUPANCY _____ SQ. FT. _____ Value of Proposed Work: \$ 5800.

CONTRACTOR'S NAME American Fence Company PHONE # 592-2440 Fax # _____

CONTRACTOR'S ADDRESS 1440 Coral Ridge Drive CITY Hollywood STATE FLA ZIP 33071

CONTRACTOR'S CERTIFICATION OR REGISTRATION NUMBER: 0311152FX EMAIL ADDRESS _____

ARCHITECT/ENGINEER'S NAME NIA PHONE # _____ FAX # _____

ARCHITECT/ENGINEER'S ADDRESS _____ CITY _____ STATE _____ ZIP _____

FEE SIMPLE TITLE HOLDER NAME NIA

Fee Simple Title Holder Address _____ City _____ State _____ Zip _____

BONDING COMPANY NAME NIA

Bonding Company Address _____ City _____ State _____ Zip _____

MORTGAGE LENDER'S NAME NIA

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 OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature [Signature] Date: 11/18/08
Owner or **Agent
Sworn to (or affirmed) and subscribed before me this 18 day of

Signature [Signature] Date: 11/18/08
Prime Contractor
Sworn to (or affirmed) and subscribed before me this 18 day of

Signature [Signature]
Notary Public - State of Florida
My Commission Expires Dec 12, 2010
Commission # DD 594257
Personally Known

Signature [Signature]
Notary Public - State of Florida
My Commission Expires Dec 12, 2010
Commission # DD 594257
Personally Known

** Individuals who sign as the owner's agent must first obtain the owner's authorization to sign on their behalf.

Application Approved by: _____ Permit Officer 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 TO THE REQUIRED INSTALLATION METHOD.

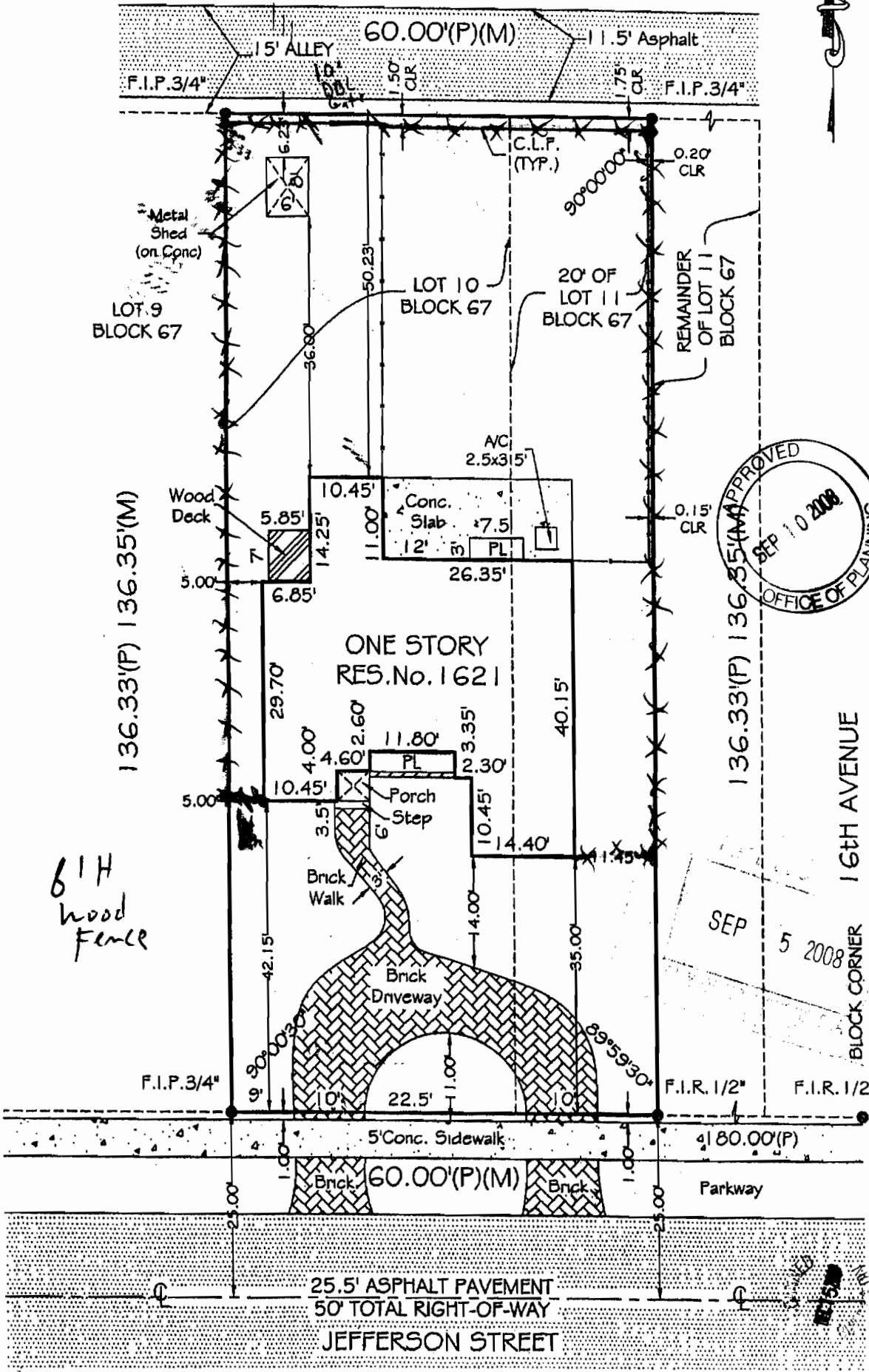
3. THE FINISHED SIDE OF THE FENCE MUST FACE TOWARD THE STREET AND NEIGHBORS PROPERTY. PLEASE CONTACT ZONING (921-3477) FOR THE ALLOWABLE HEIGHT AND LOCATION OF THE PROPOSED FENCE.
4. FENCES SHOULD NOT BE CONSTRUCTED ON A PROPERTY LINE IN ANY MANNER THAT WOULD ENCROACH INTO AN ADJOINING PROPERTY, EITHER 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 TO 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 INSTALLATION 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 OR ENGINEER OR AN AUTHORIZED PRODUCT APPROVAL NOTICE OF ACCEPTANCE.

*** SEE REVERSE SIDE FOR CHAIN LINK FENCE SPECIFICATIONS.**

ABBREVIATIONS:
 M.H. = Man Hole
 W.F. = Wood Fence
 R = Radius
 F.R. = Found Rebar
 A/C = Air Conditioner
 C.B. = Catch Basin
 U.E. = Utility Easement
 CONC. = Concrete
 Q = Clear
 ENC. = Encroaching
 C = Center Line
 A = Arc Length
 Ch = Chord
 P = Property Line
 B.C. = Block Corner
 R/W = Right-of-Way
 O.U.L. = Overhead Utility Line
 F.N. = Found Nail
 C.B.S. = Concrete Block Sluice
 O/H = Roof Overhang
 B.M. = Bench Mark
 Chatta = Chatterbox
 F.D.H. = Found Drill Hole
 W/M = Water Meter
 F.I.P. = Found Iron Pipe
 F.N. = Found Nail
 Comm. = Community
 P.C. = Point of Curvature
 P.T. = Point of Tangency
 P.C.P. = Permanent Control Point
 P.L.S. = Professional Land Surveyor
 Res. = Residence
 C.L.F. = Chain Link Fence
 P.L. = Planter
 P.W. = Parkway
 N.T.S. = Not to Scale
 U.B. = Unlicensed Business
 L.S. = Land Surveyor
 T = Tangent
 S.R. = Section
 R.R. = Range
 P.O.B. = Point of Beginning
 N/A = Non applicable
 O/S = Off Set
 B.G. = Barbecue
 P.P. = Power Pole
 R/R = Railroad
 S.L.P. = Set Iron Pipe & cap
 No. = Number
 F.H. = Fire Hydrant
 M = Measured
 P = Perpetual
 A = Asphalt
 D = Denial
 F.P.L. = Florida Power & Light
 D.E. = Drainage Easement

LEGAL DESCRIPTION:
 LOT 10 AND 20 FEET OF LOT 11, BLOCK 67, 'HOLLYWOOD', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
CERTIFIED TO:
 NATASHA DRANZANTI
 LAW OFFICE OF DELAILA ESTEFANO
 ATTORNEYS' TITLE INSURANCE FUND, INC.
 WASHINGTON MUTUAL BANK, F.A., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR
NOTES:
 NO VISIBLE ENCROACHMENTS
 NO PLATTED EASEMENTS IN THESE LOTS



NOTES:
 a) The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
 b) The survey shows platted easements and right-of-ways. There may exist additional restrictions and/or encumbrances which affect this property.
 c) Elevations shown hereon are with references to the National Geodetic Vertical Datum of 1988 unless otherwise noted.
 d) All clearances and/or encroachments shown hereon are of the apparent nature, fence legal ownership not determined.
 e) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the Certification.
 f) Code restrictions and title search not reflected in this survey.
 g) Underground utilities and encroachments, if any not located.
 h) Lands depicted hereon were surveyed per legal description provided by client and in compliance with the Florida Surveying and Mapping Act.
 i) All roads shown hereon are public unless otherwise noted.
 j) No identification cop found on property corners unless otherwise noted.
 k) Distance along boundary are recorded and measured unless otherwise noted.
 l) The graphic portions of this document are intended to be deployed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.

PROPERTY ADDRESS: 1621 JEFFERSON STREET, HOLLYWOOD, FLORIDA

LOWEST FLOOR ELEVATION 9.1'	FLOOD ZONE AE	COMM/PANEL No. 125113 0316F	BENCH MARK USED City of Hollywood
LOWEST ADJACENT GRADE 6.6'	BASE FLOOD ELEV. 8.0'	DATE OF FIRM 08/18/92	ELEVATION 6.65'
			COUNTY BROWARD

NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY
 I hereby certify that this Survey meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.
 Date: 06/25/05

Alvarez, Aiguesvives & Associates, Inc.
Professional Land Surveyors
 8230 Coral Way, Suite B, Miami, FL 33155
 (305)385-0385 Office
 (305)385-0623 Fax



CITY of HOLLYWOOD, FLORIDA

GEN. JOSEPH W. WATSON CIRCLE • P.O. BOX 229045 • ZIP 33022-9045

BUILDING DIVISION

2004 FEB 26 P. 2:48

DATE: Feb 3, 2004

PERMIT PROCESS NO. _____

PERMIT NO. 63435

NAME: Michael Marsh

ADDRESS: 1621 Jefferson St., Hollywood, FL 33020

In the event the City of Hollywood must excavate in the public right-of-way or easements, the owner of the property listed herein has indicated with their signature, they shall be responsible for:

Restoration of a driveway constructed of stamped concrete, decorative paving blocks or any type of paving, concrete construction, or surface dressing not included as part of the City's standards.

I, Michael Marsh owner of the above property hereby certify and accept the responsibility for the item(s) noted above.


[Signature]
Signature

1/29/04
Date

[Signature]
Notary Public,
State of Florida

(Seal)

2/3/2004
Date

 Melissa Lee Blackwell
My Commission DD202639
Expires April 10, 2007

My Commission expires: 4/10/2007

CITY OF HOLLYWOOD, FLORIDA
PERMIT APPLICATION

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



DATE 2/3/2004 TAX FOLIO # 5142 1502 2680

DESCRIPTION: LOT 10, 11 w/2 BLOCK 67 SUBDIVISION Hollywood 1-21 B

JOB NAME Marsh Residence PHONE # _____

JOB ADDRESS 1621 Jefferson St. SUITE _____ HOLLYWOOD, FL ZIP 33020

DETAILED WORK DESCRIPTION: Install Brick Paver Driveway (circular)

USE/OCCUPANCY Driveway SQ. FT. 1106 ESTIMATED VALUE: \$ 5200⁰⁰

CONTRACTOR'S NAME Classic Paver & Design PHONE # 954-929-1665

CONTRACTOR'S ADDRESS 6601 Lyons Rd. Ste H10 CITY Coconut Creek STATE FL ZIP 33073

CERTIFICATE OF COMPETENCY # _____ FAX # 954-

CONTRACTORS STATE CERTIFICATION OR REGISTRATION NO. CGC1506697

OWNER OR FEE SIMPLE TITLE HOLDER'S NAME Michael & Lorianne Marsh

OWNER OR FEE SIMPLE TITLE HOLDER'S ADDRESS 1621 Jefferson St., Hollywood, FL 33020

BONDING COMPANY N/A

BONDING COMPANY ADDRESS _____

ARCHITECT/ENGINEER'S NAME N/A PHONE # _____

ARCHITECT/ENGINEER'S ADDRESS _____ CITY _____ STATE _____

MORTGAGE LENDER'S NAME N/A

MORTGAGE LENDER'S ADDRESS _____

ELECTRICAL CONTRACTOR: N/A

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____ 20 _____

Value \$ _____

Notary Public

Notarized Signature of Qualifier

MECAHNICAL CONTRACTOR: N/A

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____ 20 _____

Value \$ _____

Notary Public

Notarized Signature of Qualifier

PLUMBING CONTRACTOR: N/A
Phone # _____ LICENSE # _____
Sworn before me this _____ of _____ 20 _____
Value \$ _____

Notary Public

CITY OF HOLLYWOOD
BUILDING DIVISION

Notarized Signature of Qualifier

CONTRACTOR: Classic Paver's Design 2004 FEB 25 PM 2:48
Phone # 954-429-1665 LICENSE # CGC 1506697
Sworn before me this 3 of February 20 04
Value \$ 5000.00

Notary Public

Notarized Signature of Qualifier

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 CONSTRUCTION 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]
Owner or Agent

SIGNATURE [Signature]
Prime Contractor (Owner/Builder)

DATE 2/3/2004
[Signature]
NOTARY as to Owner or Agent

DATE 2/3/2004
[Signature]
NOTARY as to Contractor

My Commission Expires 4/10/2007

My Commission Expires 4/10/2007

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

OFFICE USE ONLY

FINISHED FLOOR ELEVATION _____ DISCLOSURE STATEMENT ATTACHED TO PERMIT CARD _____
MASTER PERMIT # _____ MASTER PROCESS # 163455
PROCESS FEE PAID \$ _____ APPLICATION APPROVED BY [Signature]
Permit Officer

CITY OF HOLLYWOOD
ENGINEER AND ARCHITECT

BOUNDARY SURVEY

Scale 1" = 20'

FEB 25 2004

LOT-21
BLOCK-67

LOT-20
BLOCK-67

PLAN REVIEW

UP

COLLEY
P10)

2500 PSI CONCRETE
CONTINUOUS EDGE RESTRAINT
REQUIRED IN THE PUBLIC RIGHT
OF WAY (As Per City Standards
Detail Sheet.)

CITY OF HOLLYWOOD
BUILDING DIVISION

0-7184 FEB 26 P 2:50

2001-9-67

195
67
6.53

500'

1/10/22

12510

1-5TH
RES HQ
1621

A hand-drawn diagram of a rectangular structure. The top horizontal edge is labeled '11.75' with an arrow pointing to it. The left vertical edge is labeled '3.00' with an arrow pointing to it. The right vertical edge is labeled '1.50' with an arrow pointing to it. The bottom horizontal edge is labeled '1.50' with an arrow pointing to it. Inside the rectangle, the letters 'DL' are written. The rectangle is drawn with thick black lines.

0101

136.33
LOT. 11⁰³ Block. 67
BENAPRODOL

**BASE MATERIAL MUST
BE COMPACTED**

BASE MATERIAL MUST
BE COMPLETED

72060
FISB
8/55/16
40 000

APR 5 1930

5' SWK.

6000

19/11

22

5' 24 11

100

FIP 3/4
DOCA

50' 70796 c/201

2

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

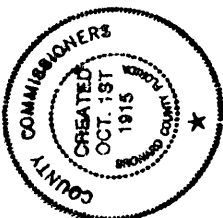
State of Florida
County of Broward

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

1. Description of Property: (Legal description of property and street address)
1621 Jefferson St.
Hollywood 1-21B
Lot 10, 11 W/2 B/K 67
2. General Description of Improvement:
Installation of Brick Paver Driveway (Circular)
3. Owner(s) Name & Address:
Michael & Lorianne Marsh
1621 Jefferson St.
Hollywood, FL 33020
Interest in Property:
Owner
Name and Address of Simple Titleholder: (if other than owner)
n.a
4. Contractor Name & Address:
Classic Paver Design
6601 Lyons Rd. Ste H10
Coconut Creek, FL 33073
5. Surety Name & Address: (if any, as per Fl. Stat. Sec. 713.23, Payment Bond):
n.a
Amount of Bond: \$ n.a
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.
Classic Paver Design
6601 Lyons Rd. Ste H10
Coconut Creek, FL 33073
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 Statutes. Provide Name & Address.
Classic Paver Design
6601 Lyons Rd. Ste H10
Coconut Creek, FL 33073
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)

I hereby certify this document to be a true and correct and complete copy of the record filed in my office. Dated this 13th day of February 2004.

Deputy Clerk



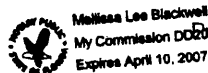
Sworn to and subscribed before me this 3 day of February, 2004.

Notary Public: Melissa Lee Blackwell
Print Notary's Name: _____
My Commission Expires: _____

Signature of Owner(s)
x Mr Marsh
Print: Lorianne Marsh
x Mr Marsh
Print: Mike Marsh

(seal)

Ri



Prepared by: Classic Paver Design
Address: 6601 Lyons Rd. Ste H10
Coconut Creek, FL 33073



Date:

3/29/2004

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

RE: Permit # B0401419

Dear Sir or Madam:

With regard to the above-mentioned permit, we acknowledge that the _____
Sidewalk Form 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,


Print NameMichael Marsh

STATE OF FLORIDA
COUNTY OF BROWARD

SWORN TO (AFFIRMED) AND SUBSCRIBED BEFORE ME THIS 8 DAY OF April, 2003,
BY Michael Marsh
(NAME OF PERSON MAKING STATEMENT)


(SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA)

PERSONALLY KNOW _____ OR PRODUCED IDENTIFICATION FLDL
TYPE OF IDENTIFICATION PRODUCED FLDL



Melissa Lee Blackwell
My Commission DD202639
Expires April 10, 2007



Date:

3/29/2004CITY OF HOLLYWOOD
ENGINEERING DIVISION

APR 21 2004

APPROVED

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

RE: Permit # 30401419

Dear Sir or Madam:

With regard to the above-mentioned permit, we acknowledge that the Limerock Base Sidewalk Form 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,

Print Name

Michael Marsh

STATE OF FLORIDA
COUNTY OF BROWARD

SWORN TO (AFFIRMED) AND SUBSCRIBED BEFORE ME THIS 8 DAY OF April, 2004,
BY Michael Marsh
(NAME OF PERSON MAKING STATEMENT)

Melissa Lee Blackwell
(SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA)

PERSONALLY KNOW _____ OR PRODUCED IDENTIFICATION FLDL
TYPE OF IDENTIFICATION PRODUCED FLDL



Melissa Lee Blackwell
My Commission DD202639
Expires April 10, 2007



DRAWN BY: ECH.

Nova Surveyors Inc.

LAND SURVEYORS

SURVEY No. 2-0007965

SHEET NO. 1 OF 1
BUILDING DIVISION

Survey of Lot:10 AND THE WEST 1/2 OF LOT 11, IN BLOCK 67
Subdivision: HOLLYWOOD
According to the Plat thereof as recorded in the Plat Book No. 1
at Page No. 21 of the public records of BROWARD County, Florida.

2004 OCT -1 A 8:39

Property Address: 1621 JEFFERSON ST, HOLLYWOOD, FL 33020
For: MICHAEL MARSH

Date: 07/09/2002

LOCATION SKETCH

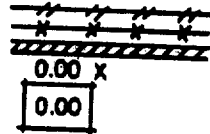
Scale 1" = 12.5'



ABBREVIATIONS AND MEANING

A = ARC.	F.N.D. = FOUND NAIL & DISK	P.R.C. = POINT OF REVERSE CURVE.
A/C = AIR CONDITIONER PAD.	FR. = FRAME.	PROP. COR. = PROPERTY CORNER.
A.E. = ANCHOR EASEMENT.	FT. = FEET.	P.B. = PLAT BOOK.
A/R = ALUMINUM ROOF.	FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM.	PG. = PAGE.
A/S = ALUMINUM SHED.	F.N. = FOUND NAIL.	PWY = PARKWAY.
ASPH. = ASPHALT.	H. = HIGH (HEIGHT).	PRM = PERMANENT REFERENCE MONUMENT.
B.C. = BLOCK CORNER.	IN. & EG. = INGRESS AND EGRESS EASEMENT.	P.L.S. = PROFESSIONAL LAND SURVEYOR.
BLDG. = BUILDING.	LP. = LIGHT POLE.	R. = RECORDED DISTANCE.
B.M. = BENCH MARK.	L.F.E. = LOWEST FLOOR ELEVATION.	RR. = RAILROAD.
B.O.B. = BASIS OF BEARINGS.	L.M.E. = LAKE MAINTENANCE EASEMENT.	RES. = RESIDENCE.
C. = CALCULATED.	M. = MINUTES.	R/W. = RIGHT-OF-WAY.
C.B. = CATCH BASIN.	M. = MEASURED DISTANCE.	RAD. = RADIUS OR RADIAL.
C.B.S. = CONCRETE BLOCK STRUCTURE.	MON. = MONUMENT.	R.P. = RADIUS POINT.
CBW = CONCRETE BLOCK WALL.	M.H. = MANHOLE.	RGE. = RANGE.
CH. = CHORD DISTANCE.	ML. = MONUMENT LINE.	SEC. = SECTION.
CH.B. = CHORD BEARING.	N.A.P. = NOT A PART OF.	STY. = STORY.
CL. = CLEAR.	NGVD = NATIONAL GEODETIC VERTICAL DATUM.	SWK. = SIDEWALK.
C.L.F. = CHAIN LINK FENCE.	N. = NORTH.	S.I.P. = SET IRON PIPE L.B. #6044
C.M.E. = CANAL MAINTENANCE EASEMENT.	N.T.S. = NOT TO SCALE.	S. = SOUTH.
CONC. = CONCRETE.	#. NO. = NUMBER.	S.N.D. = SET NAIL & DISK L.B. #6044.
C.P. = CONC. PORCH.	O/S. = OFFSET.	SP. = SCREENED PORCH.
C.S. = CONCRETE SLAB.	OH. = OVERHEAD.	" = SECONDS.
D.E. = DRAINAGE EASEMENT.	O.H.L. = OVERHEAD UTILITY LINES	T. = TANGENT.
D.M.E. = DRAINAGE MAINTENANCE EASEMENT.	OVH. = OVERHANG.	TWP. = TOWNSHIP.
DRIVE. = DRIVEWAY.	O.R.B. = OFFICIAL RECORD BOOK.	U.E. = UTILITY EASEMENT.
D. = DEGREES.	PVMT. = PAVEMENT.	UTIL. = UTILITY.
E. = EAST.	PL. = PLANTER.	U.P. = UTILITY POLE.
E.T.P. = ELECTRIC TRANSFORMER PAD.	P.L. = PROPERTY LINE.	W.M. = WATER METER.
ELEV. = ELEVATION.	P.C.C. = POINT OF COMPOUND CURVE.	W.F. = WOOD FENCE.
ENCR. = ENCROACHMENT.	P.C. = POINT OF CURVE.	W.S. = WOOD SHED.
F.H. = FIRE HYDRANT.	PT. = POINT OF TANGENCY.	Δ = CENTRAL ANGLE.
F.I.P. = FOUND IRON PIPE.	POC. = POINT OF COMMENCEMENT	W. = WEST.
F.I.R. = FOUND IRON ROD.	POB. = POINT OF BEGINNING.	⊙ = CENTER LINE.
F.F.E. = FINISHED FLOOR ELEVATION.		∠ = ANGLE.

LEGEND TYPICAL



WOOD FENCE.
CHAIN LINK FENCE.
C.B.S. WALL (C.B.W.)
EXISTING ELEVATIONS.
PROPOSED ELEVATIONS.

SURVEYOR'S NOTES: 1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.

2). IF SHOWN, ELEVATIONS ARE REFERRED TO

B.M.# _____ ELEV. _____
OF N.G.V.D. OF 1929.

3). THIS IS A SPECIFIC PURPOSE SURVEY.

4). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

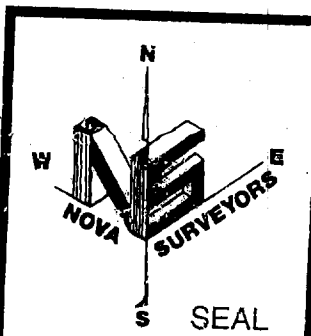
BY: *John W. Barra* 7-10-02
IBARRA (DATE OF FIELD WORK).
PROFESSIONAL LAND SURVEYOR NO. 5804
STATE OF FLORIDA. (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON _____

REVISED ON _____

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.
THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
FENCE OWNERSHIP NOT DETERMINED.
THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE

Situated in Zone: AE Community/Panel/Suffix: 125113-0317-G
Date of Firm: 08/18/1992 Base Flood Elevation: 8FT
Certified to: MICHAEL MARSH AND LORIANNE SOLMS-MARSH
TRANS-STATE TITLE INSURANCE CORP.
FIRST AMERICAN TITLE INSURANCE COMPANY
WORLD SAVINGS ITS SUCCESSORS AND/OR ASSIGNS



CRITERIA STATEMENT



**Absolute
Civil
Engineering
Solutions LLC**

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



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

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

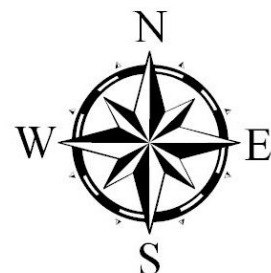
**1621 Jefferson St
Hollywood, Florida 33139**

Site Location Map



— Site Boundary

★ Site Location



ATTACHMENT B: Photographs

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

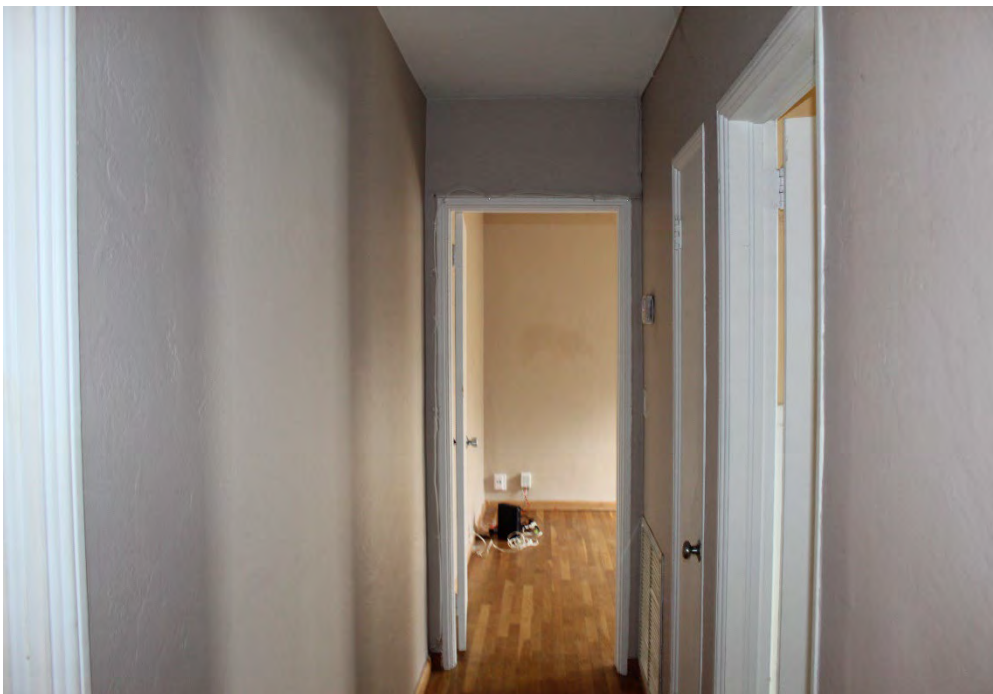
Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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.

Absolute Civil Engineering Solutions, LLC

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

Q U O T A T I O N

URBAN GROUP

Contractors

1852 Fletcher Street. Hollywood, Florida, 33020 | P: (305) 466.93.08

click@ugdesignbuild.com

www.urbangroupcontractors.com

Exhibit "A"

We are pleased to provide you with the following quotation. All pricing includes installation and deliver. We hereby propose to furnish materials and perform the labor necessary for the completion of the following scope of work

Client: Abella Residence

Date: 04-15-2022

Address: 1621 Jefferson St. Hollywood FL

Proposal: #2022AR001

Type of Work: New Construction

This proposal for new construction is based on preliminary plans provided by owner. Need Structural and MEP plans.

MAIN HOUSE

Item	Description	Amount	Total	By owner
1	General Conditions			
1.1	<u>Project Management and Coordination</u>			
1.2	<u>General Labor</u>			
1.2.1	Receive Material			
1.2.2	Tub installation			
1.2.3	Shower wood Frames installation			
1.2.4	Punch List Structural			
1.2.5	Punch list Drywall			
1.2.6	Fire caulking			
1.3	<u>Quality Control</u>			
1.3.1	Testing Laboratory Services (Concrete)			Allowance
1.3.2	Testing compactation			Allowance
1.4	<u>Temporary Facilities and Controls</u>			
1.4.1	Temporary Electricity			By owner
1.4.2	Temporary Water			By owner
1.5	<u>Construction Facilities</u>			
1.5.1	Field Offices and Sheds			
1.5.2	Sanitary Facilities			Allowance
1.6	<u>Temporary Barriers and Enclosures</u>			
1.6.2	Fences			
1.7	<u>Preparation</u>			
1.7.1	Construction Layout			

1.7.2 Surveying Allowance

1.8 Cleaning

1.8.1 Progress Cleaning

1.8.2 Final Cleaning

1.8.3 Dumpster

By Owner

1.9 Construction signs

1.1 City fees

By Owner

1.10.1 Permits

1.10.1.1 Building

1.10.1.2 Mechanical

1.10.1.3 Electrical

1.10.1.4 Plumbing

1.11 Special Inspections

By Owner

\$	43,800.00	
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2 Site Construction

2.1 Utility Services / FPL-Gas- water, etc.

2.2 Drainage and Containment

2.2.1 Storm Drainage - Swales

2.2.2 Engineering: Shop drawing / calculation By GC

2.3 Site Improvements and Amenities

2.3.1 Irrigation System

2.3.2 Engineering: Shop drawing / calculation By
Subcontractors

2.4 Planting-Landscaping

\$	21,100.00	
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3 Concrete - Shell

3.1 Foundation - House only

3.2 Basic Concrete Materials and Methods

3.2.2 Layout

3.3.3 Survey Protection

3.2.4 Earth Fill

3.2.5 Foundation grade beam

3.2.6 Columns 1st Floor

3.2.3 Columns 2nd Floor

3.2.4 Concrete slabs

3.2.8 Reinforcement

3.2.9 Shoring

3.2.5 Lime Rock

3.2.6 Finish Concrete

3.3.5 Masonry Block

3.2.10 Bob Cat

3.2.11 Concrete Pump

3.2.12 Hardware and Lumber

3.2.3 Still Beams

3.2.4 Crane

3.3.4 Back Hoe

3.2.4	Boom Lift		
3.4	<u>Engineering: Shop drawing / calculation By Subcontractors</u>	\$ 453,620.00	Allowance
4	Masonry -Shell		
4.1	Basic Masonry Materials and Methods		
4.2	Masonry Units at exterior wall		
4.3	Masonry Units at Parapet	See price Item 3.2	
5	Metals		
5.1	<u>Entrance Door</u>		Allowance
5.2	<u>Engineering: Metal Shop drawing / calculation By Subcontractors & GC</u>	\$ 12,500.00	
6	Wood and Plastics		
6.1	<u>Rough Carpentry</u>		
6.1.1	<u>Baseboards (Labor and Material)</u> 4" Paint grade	\$ 3,200.00	
7	Thermal and Moisture Protection		
7.1	<u>Thermal Protection (Insulation)</u>		
7.2	<u>Roofing</u>		
7.2.1	Waterproofing Vulkem		
7.2.3	Engineering: Shop drawing / calculation By Subcontractors	\$ 68,500.00	
8	Doors and Windows		
8.1	<u>Basic Door and Window Materials and Methods</u>		
8.2	<u>Metal Doors and Frames</u>		
8.2.1	Garage Doors		
8.3	<u>Interior</u>	By Owner	
8.4	<u>Exterior Window and doors</u>		
8.4.1	As per window schedule		
8.4.2	Engineering: Doors & Windows Shop drawing/ calculation By Subcontractors		Allowance
8.5	<u>Hardware (included)</u>	\$ 43,740.00	
9	Finishes		
9.1	<u>Plaster and Gypsum Board</u>		
9.1.1	Furring and Framing Partition and Ceiling		
9.1.2	Gypsum Board Partition and Ceiling		
9.1.3	Gypsum Plaster Partition and Ceiling		
9.2	<u>Portland Cement Plaster (Stucco) Exterior</u>		
9.3	<u>Flooring</u>		

- 9.3.1 Labor installation
- 9.3.1.1 1st Floor and 2nd Floor Tile / Marble
- 9.4** **Walls Tile installation**
- 9.4.1 Bathroom 1
- 9.4.2 Bathroom 2
- 9.4.3 Bathroom 3

9.5 **Paints and Coatings**

\$	128,633.44	
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10 **Specialties**

- 10.1 Pest Control by code

\$	1,600.00	
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11 **Equipment**

- 11.1 Appliances

By Owner

\$	-	
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15 **Mechanical and Plumbing**

15.1 **Plumbing**

- 15.1.1 Install new underground sewer lines
- 15.1.2 Install new hot and cold-water lines on L
- 15.1.3 Install all new kitchen sink, dishwasher and ice maker
- 15.1.4 Install new tankless gas Water Heater 237.000
- 15.1.5 Install new laundry machine box
- 15.1.6 Install new laundry tray
- 15.1.7 Install new Stand by generator
- 15.1.8 Install new Condensation drain for AC
- 15.1.9 Install new sewer connection
- 15.1.10 Install all new hose bibs around house

15.2 **Plumbing Fixtures and Equipment**

15.3 **Heating Ventilation and Air Conditioning**

- 15.3.1 Heating, Ventilating, and Air Conditioning Equipment
- 15.3.2 Air Distribution
- 15.3.3 HVAC Instrumentation and Controls

\$	86,130.00	\$ -
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16 **Electrical**

16.1 **Electrical work**

- 16.1.1 Basic Electrical Materials and Methods
- 16.1.2 Wiring Methods
- 16.1.3 Electrical Power
- 16.1.4 Transmission and Distribution
- 16.1.5 Generator
- 16.1.6 Lighting

\$	54,200.00	\$ -
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Sub Total Main House:	\$ 917,023.44
Insurance	\$ 13,755.35
Overhead and Administration	\$ 146,723.75
Superintendent	\$ 48,000.00
Grand total:	\$ 1,125,502.54

EXCLUDED IN THIS PROPOSAL

Permits Fees / Extras Fees
 Any resubmittal plan
 Special Inspector if required by the City
 Items not specified in this proposal is by owner or others
 Appliances
 Sewer lateral plans and work
 Closets
 Mirrors
 Kitchen Cabinets / Kitchen Tops
 Vanities
 AC Party
 Low-Voltage Distribution By Maxicom
 Changes in plans
 Blueprints
 Expeditor
 Temporary fence repairs

Payment Schedule

1 Start

Piles
 MEP underground
 Shell Sub
 Aerial

2 After Piles Installation

Shell Sub
 Windows

3 After Foundation/1st Floor Slab

Shell Sub
 Roofing

4 After Columns/Beams/2nd Floor Slab/Aerial

Shell Sub
 Metal Arch Contract

5 After Columns/Beams/3rd Floor Slab/Aerial

Shell Sub Final
 Roofing
 Windows
 Metal Framing
 Metal Arch

6 Roofing

Insulation
 Metal Frame
 MEP 1st Floor

7 Metal Frame

MEP Full Rough
Metal Architectural installation

8 MEP 1st Floor

Drywall Installation

9 MEP 2nd Floor

Drywall Installation

10 Drywall Finishes

MEP Finals

11 Paint

12 Final Details

NOTICE TO OWNER

The Owner must carry fire, tornado, hurricane and other insurance for the above work. We will provide Public Liability insurance. You, the owner, will be responsible for all legal expenses that may occur or emerge in case of litigation or dispute over any aspect of this contract.

Acceptance of proposal

I, the owner, consider the above prices, specifications and conditions satisfactory. I hereby accept the proposal. Payment will be made as outlined above. All amounts overdue will accrue 1-1/2% interest per month

Date of acceptance :

Owner's signature _____

Qualifier's signature: _____

F&S Contractors

511 SE 5TH AVE UNIT #R04, FORT LAUDERDALE 33301 | P: (954) 329.85.99

Client: Abella Family

Address: 1621 Jefferson St. Hollywood FL

Type of Work: Remodeling

Date: 09-24-2021

Proposal: #2021/120

We are pleased to provide you with the following quotation. All pricing includes installation and deliver. We hereby propose to furnish materials and perform the labor necessary for the completion of the following scope of work

This proposal for addition is based on preliminary plans provided by owner. Need Structural and MEP plans.

MAIN HOUSE

Item	Description	Amount	Total	By owner
1	General Conditions			
1.1	<u>Project Management and Coordination</u>			
1.2	<u>General Labor</u>			
1.2.1	Receive Material			
1.2.2	Tub installation			
1.2.3	Shower wood Frames installation			
1.2.4	Punch List Structural			
1.2.5	Punch list Drywall			
1.2.6	Fire caulking			
1.3	<u>Quality Control</u>			
1.3.1	Testing Laboratory Services (Concrete)			Allowance
1.3.2	Testing compaction			Allowance
1.4	<u>Temporary Facilities and Controls</u>			
1.4.1	Temporary Electricity			By owner
1.4.2	Temporary Water			By owner
1.5	<u>Construction Facilities</u>			
1.5.1	Field Offices and Sheds			
1.5.2	Sanitary Facilities			Allowance
1.6	<u>Temporary Barriers and Enclosures</u>			
1.6.2	Fences			
1.7	<u>Preparation</u>			
1.7.1	Construction Layout			
1.7.2	Surveying			Allowance
1.8	<u>Cleaning</u>			
1.8.1	Progress Cleaning			
1.8.2	Final Cleaning			

1.8.3 Dumpster *By Owner*

1.9 Construction signs

1.1 City fees *By Owner*

1.10.1 Permits

1.10.1.1 Building

1.10.1.2 Mechanical

1.10.1.3 Electrical

1.10.1.4 Plumbing

1.11 Special Inspections

By Owner

\$ 43,800.00

2 Site Construction

2.1 Utility Services / FPL-Gas- water, etc.

2.2 Drainage and Containment

2.2.1 Storm Drainage - Swales

2.2.2 Engineering: Shop drawing / calculation By GC

2.3 Site Improvements and Amenities

2.3.1 Irrigation System

2.3.2 Engineering: Shop drawing / calculation By
Subcontractors

2.4 Planting-Landscaping

\$ 21,100.00

3 Concrete - Shell

3.1 Basic Concrete Materials and Methods

3.1.1 Layout

3.1.2 Survey Protection

3.1.3 Concrete slab first story to match Fema Elevation

3.1.4 Reinforcement

3.1.5 Shoring

3.1.6 Finish Concrete

3.1.7 Masonry Block

3.1.8 Bob Cat

3.1.9 Concrete Pump

3.1.10 Hardware and Lumber

3.1.11 Crane

3.1.12 Boom Lift

3.1.13 New trusses

3.4 Engineering: Shop drawing / calculation By

Allowance

Subcontractors

\$ 336,260.00

4 Masonry -Shell

4.1 Basic Masonry Materials and Methods

4.2 Masonry Units at exterior wall

4.3 Masonry Units at Parapet

See price Item 3.2

5	Metals		
5.1	<u>Entrance Door</u>		Allowance
5.2	<u>Engineering: Metal Shop drawing / calculation By Subcontractors & GC</u>		
		\$ 8,600.00	
6	Wood and Plastics		
6.1	<u>Rough Carpentry</u>		
6.1.1	<u>Baseboards (Labor and Material)</u> 4" Paint grade		
		\$ 3,200.00	
7	Thermal and Moisture Protection		
7.1	<u>Thermal Protection (Insulation)</u>		
7.2	<u>Roofing</u>		
7.2.1	Tiling roofing		
7.2.3	Engineering: Shop drawing / calculation By Subcontractors		
		\$ 61,500.00	
8	Doors and Windows		
8.1	<u>Basic Door and Window Materials and Methods</u>		
8.2	<u>Metal Doors and Frames</u>		
8.2.1	Garage Doors		
8.3	<u>Interior</u>	By Owner	
8.4	<u>Exterior Window and doors</u>		
8.4.1	As per window schedule		
8.4.2	Engineering: Doors & Windows Shop drawing/ calculation By Subcontractors		Allowance
8.5	<u>Hardware (included)</u>		
		\$ 43,740.00	
9	Finishes		
9.1	<u>Plaster and Gypsum Board</u>		
9.1.1	Furring and Framing Partition and Ceiling		
9.1.2	Gypsum Board Partition and Ceiling		
9.1.3	Gypsum Plaster Partition and Ceiling		
9.2	<u>Portland Cement Plaster (Stucco) Exterior</u>		
9.3	<u>Flooring</u>		
9.3.1	<u>Labor installation</u>		
9.4	<u>Walls Tile installation</u>		
9.4.1	Bathroom 1		
9.4.2	Bathroom 2		
9.5	<u>Paints and Coatings</u>		
		\$ 131,588.00	\$ -
10	Specialties		
10.1	Pest Control by code		

\$	1,600.00	
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11 Equipment

11.1	Appliances	N/A	By Owner
		\$	-

15 Mechanical and Plumbing

15.1 Plumbing

- 15.1.1 Install new underground sewer lines
- 15.1.2 Install new hot and cold-water lines on L
- 15.1.3 Install all new kitchen sink, dishwasher and ice maker
- 15.1.4 Install new tankless gas Water Heater 237.000
- 15.1.5 Install new laundry machine box
- 15.1.6 Install new laundry tray
- 15.1.7 Install new Stand by generator
- 15.1.8 Install new Condensation drain for AC
- 15.1.9 Install new sewer connection
- 15.1.10 Install all new hose bibs around house

15.2 Plumbing Fixtures and Equipment

15.3 Heating Ventilation and Air Conditioning

- 15.3.1 Heating, Ventilating, and Air Conditioning Equipment
- 15.3.2 Air Distribution
- 15.3.3 HVAC Instrumentation and Controls

\$	86,130.00	\$	-
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16 Electrical

16.1 Electrical work

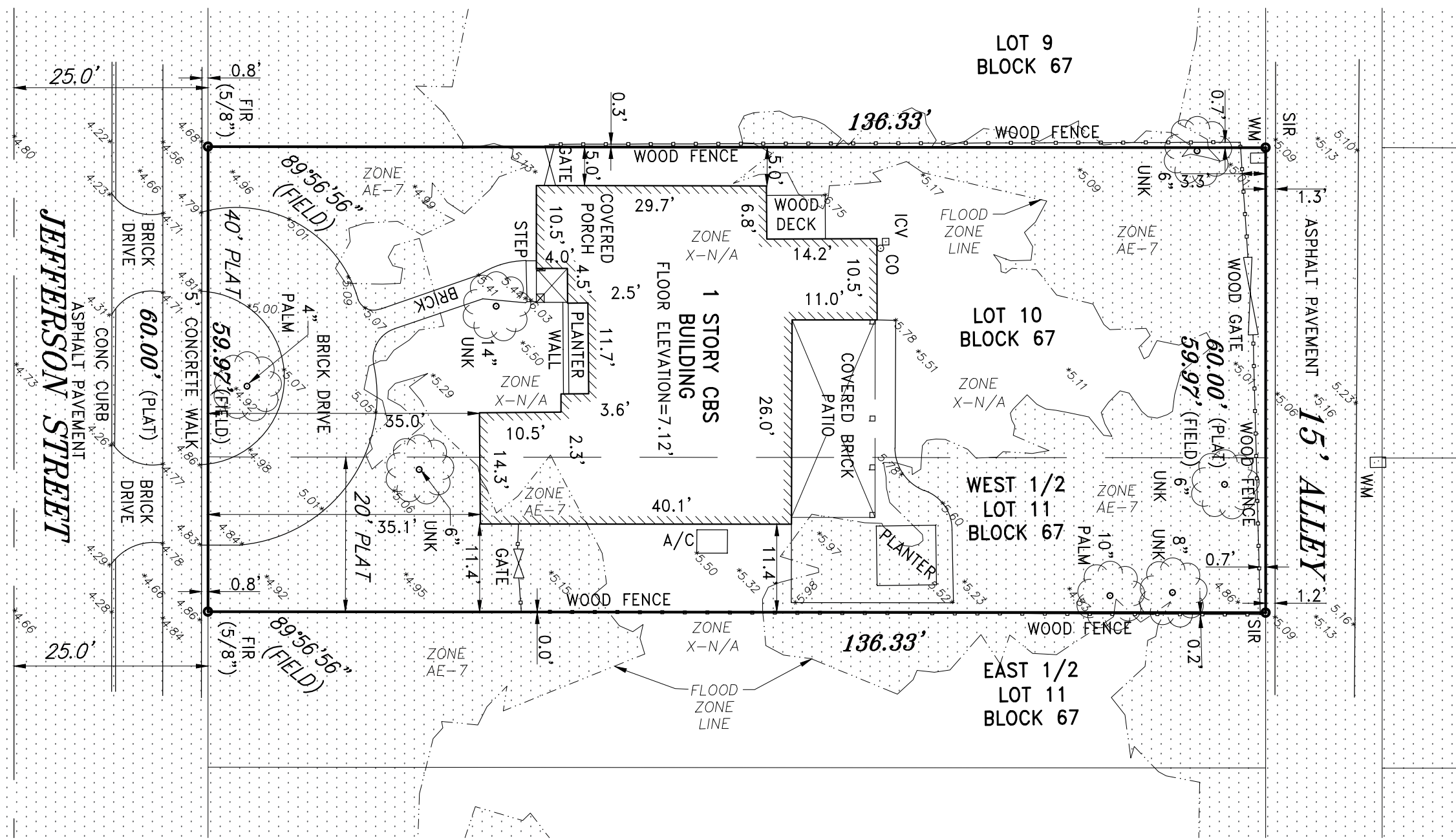
- 16.1.1 Basic Electrical Materials and Methods
- 16.1.2 Wiring Methods
- 16.1.3 Electrical Power
- 16.1.4 Transmission and Distribution
- 16.1.5 Generator
- 16.1.6 Lighting

\$	54,200.00	\$	-
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Sub Total Main House:	\$	791,718.00
Insurance	\$	15,834.36
Overhead and Administration	\$	142,509.24
Superintendent	\$	48,000.00
Grand total:	\$	998,061.60

EXCLUDED IN THIS PROPOSAL

- Permits Fees / Extras Fees
- Any resubmittal plan
- Special Inspector if required by the City
- Items not specified in this proposal is by owner or others

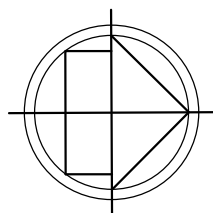


- LEGEND:
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET IRON ROD & CAP #6448
 - SNC SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - B.C.R. BROWARD COUNTY RECORDS
 - X- CHAIN LINK/ WOOD FENCE
 - ELEV ELEVATION
 - CBS CONCRETE BLOCK STRUCTURE
 - E- OVERHEAD UTILITY WIRES
 - A/C AIR CONDITIONER
 - *5.34 ELEVATIONS

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.

- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK @ JEFFERSON STREET AND 16TH AVENUE. ELEVATION = 4.19' NAVD88



SKETCH OF SURVEY

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN JANUARY, 2022. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

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

SURVEY DATE : 01/21/22

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 9701-21

CLIENT :

URBAN GROUP

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	12/05/21	SKETCH	AM	REC
REVISED FLOOD ZONE AND ADDED LINE	01/18/22	SKETCH	JD	REC
ADDED TREES	01/21/22	SKETCH	JD	REC

FLOOD ZONE INFORMATION
COMMUNITY NUMBER 125113
PANEL NUMBER 0569 H
ZONE AE & X
BASE FLOOD ELEV 7 & N/A
EFFECTIVE DATE 08/18/14

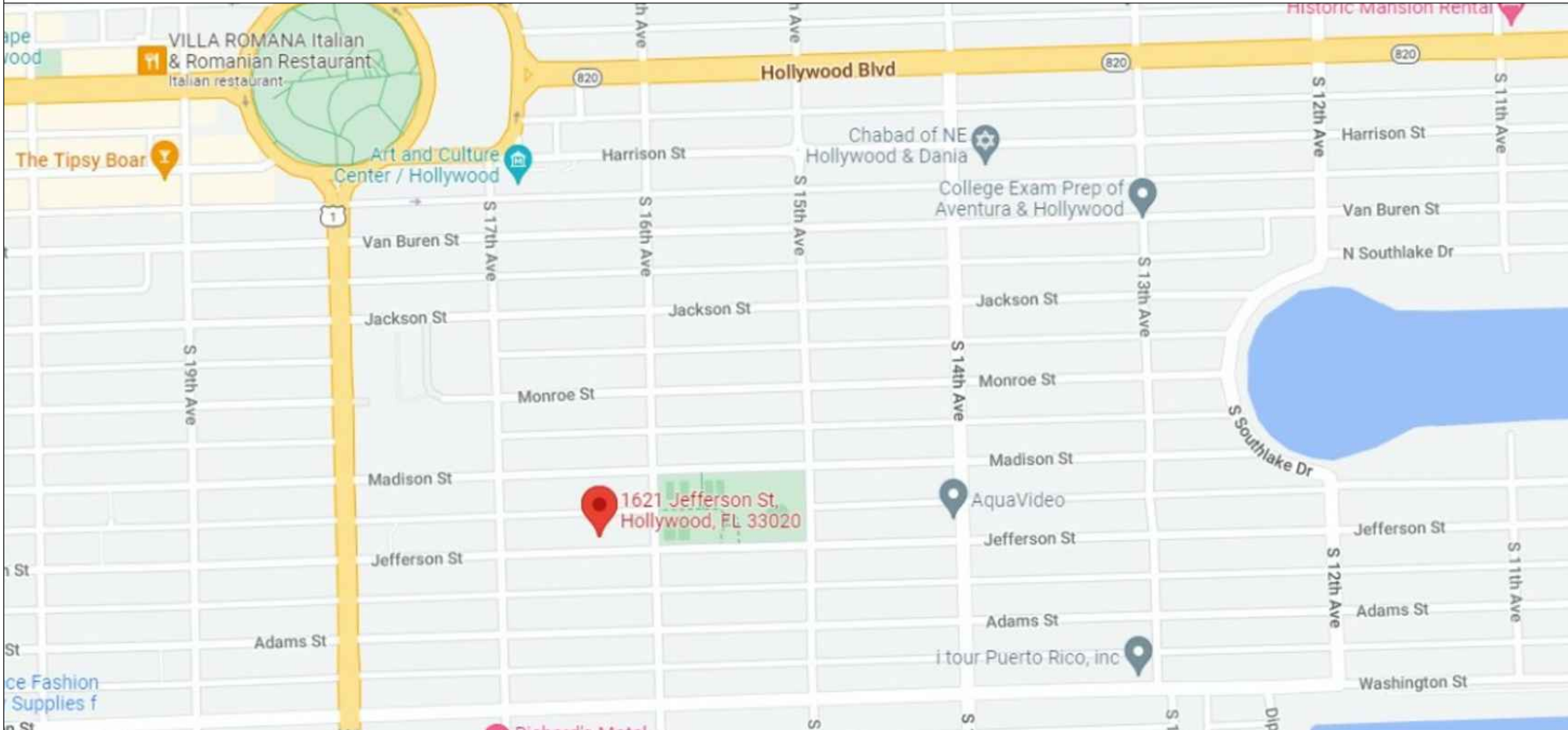
PROPERTY ADDRESS :
1621 JEFFERSON STREET

SCALE: 1"= 16'

SHEET 1 OF 1

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

1. PROJECT LOCATION



4. PROJECT TEAM

OWNER	DESING TEAM
ABELLA FAMILY 1621 JEFFERSON ST, HOLLYWOOD, FL 33020	URBAN GROUP ARCHITECT 511 SE 5TH AVE, FORT LAUDERDALE, FL 33301 TEL: +1 (305) 466 9308 click@ugdesignbuild.com
CIVIL ENGINEER	LANDSCAPE ARCHITECT
ZEPHYR ENGINEERING (C) WILFORD ZEPHYR 5451 PIERCE STREET, HOLLYWOOD FL, 33021 TEL: +1 (786) 302 7693 wzephyreng@gmail.com	LANDSCAPE ARCHITECTURAL SERVICES, LLC (C) PAUL GOULAS 1708 SE JOY HAVEN STREET, PORT ST LUCIE FL, 34983 TEL: +1 (772) 631 8400 paul@las-fl.com
SURVEYOR	
COUSIN SURVEYORS (C) AMANDA 3921 SW 47th AVE, SUITE 101 DAVIE FL 33314 TEL: +1 (954) 689 7766 office@csasurvey.net	

2. LEGAL

LEGAL DESCRIPTION:

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

5. PROJECT RENDERING



7. SITE APPROVAL

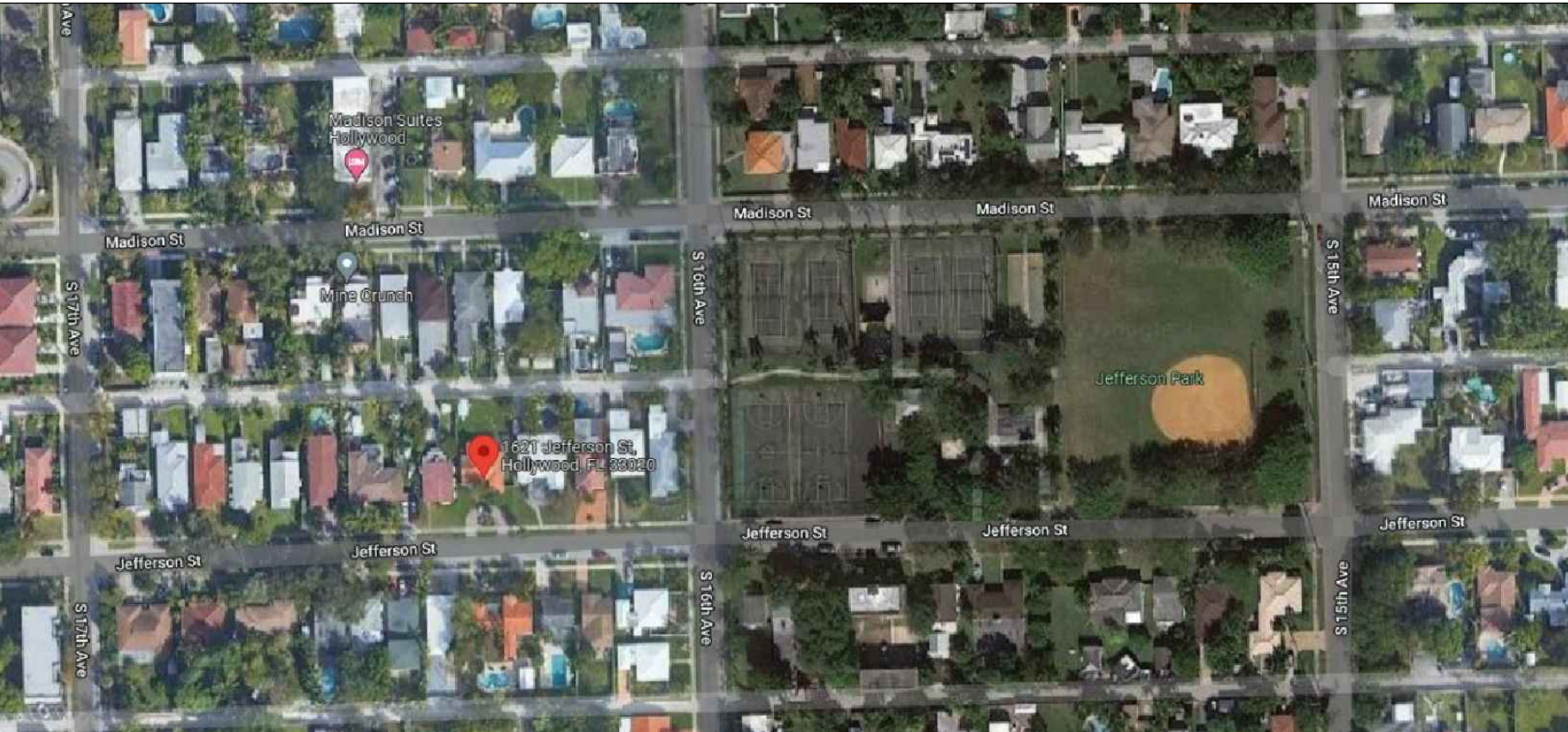
JURISDICTION

CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

BUILDING CRITERIA:

- | | |
|-------------------------|---------------------------------------|
| 1. ZONING | RS-6 |
| 2. LAND USE DESIGNATION | LRES |
| 3. TYPE OF CONSTRUCTION | TYPE IV |
| 4. BUILDING HEIGHT | ALLOWED 30'-0" - PROVIDED 26'-6" |
| 5. NUMBER OF STORIES | 2 STORIES |
| 6. PARKING | 4 SPACES REQUIRED - 4 SPACES PROVIDED |
| 7. NET LOT AREA | 8,175.71 SQ. FT. |
| 8. BUILDING AREA | BUILDING FOOTPRINT 3,088.15 SF. |

3. AERIAL VIEW



6. DRAWING INDEX

REVISION NO	SHEET NO	DISCIPLINE / DRAWING TITLE
	SP-1.1	PROPOSED SITE PLAN / CALCULATIONS
	SP-1.2	ARCHITECTURAL / SURVEY
	SP-1.3	ARCHITECTURAL / STREET PROFILE
	A-1.1	ARCHITECTURAL / PROPOSED 1ST FLOOR PLAN
	A-1.2	ARCHITECTURAL / PROPOSED 2ND FLOOR PLAN
	A-1.3	ARCHITECTURAL / PROPOSED ROOF PLAN
	A-2.1	ARCHITECTURAL / ELEVATIONS
	A-2.2	ARCHITECTURAL / ELEVATIONS
	A-4.1	ARCHITECTURAL / DRIVEWAY DETAILS
	A-4.2	ARCHITECTURAL / GENERAL DETAILS
	C-1	CIVIL / EROSION AND SEDIMENT CONTROL
	C-2	CIVIL / PAVING, GRADING & DRAINAGE
	C-3	CIVIL / WATER PLAN
	L-1	LANDSCAPING
	L-2	LANDSCAPING
	L-3	LANDSCAPING



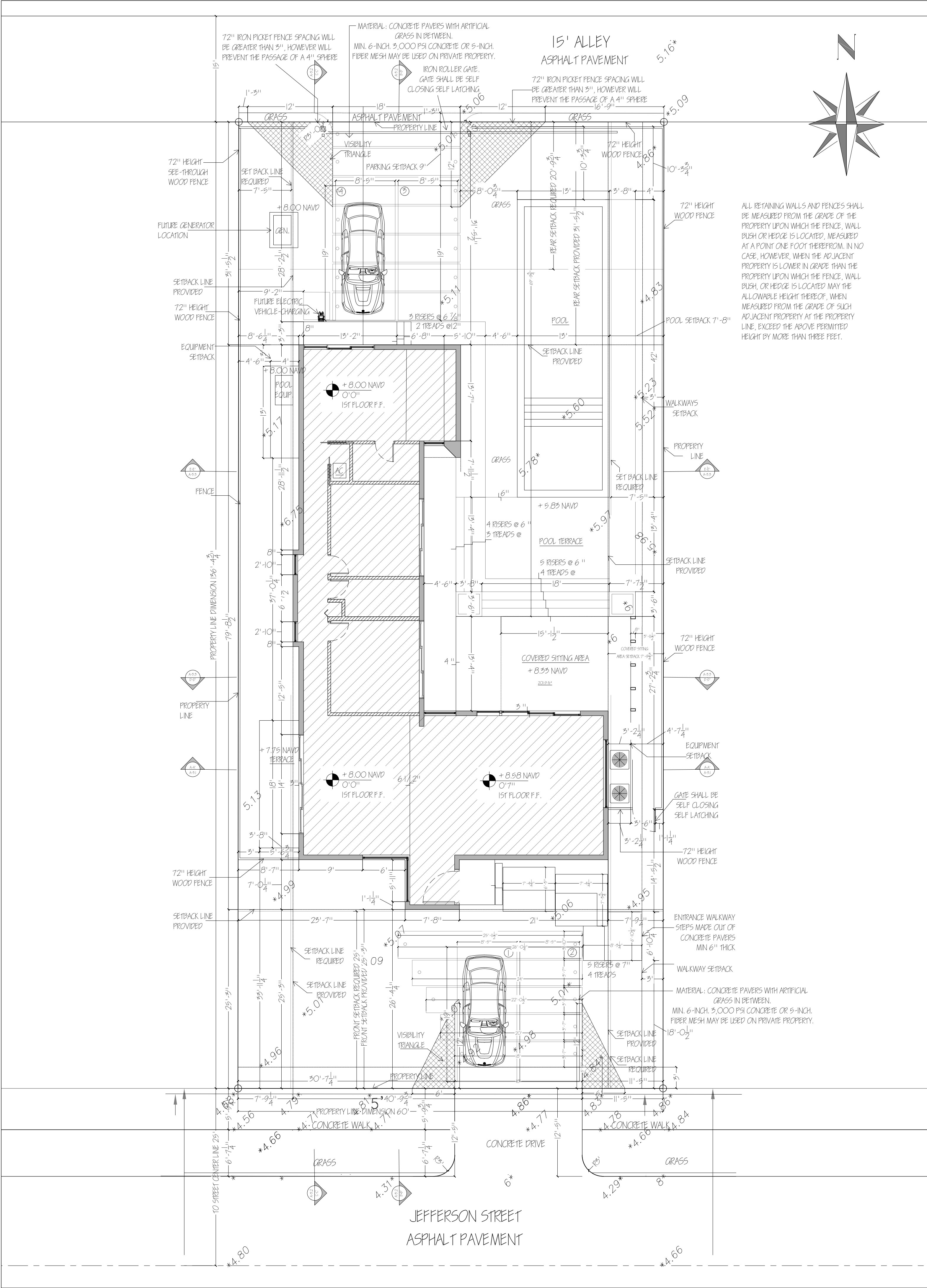
URBAN GROUP ARCHITECT
OFFICE: +1 (305) 466 9308
E-MAIL: CLICK@UGDESIGNBUILD.COM
ADDRESS: 511 SE 5TH AVE,
FORT LAUDERDALE FL 33301

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

△	REVISION / DATE

DRAWN BY:	AC
CHECKED BY:	MI
SCALE:	
DATE:	11/09/2022

1 - 1



PROPOSED SITE PLAN

SCALE 1/8" = 1'

GENERAL NOTES

- WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017 EDITION, ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.
- THE GENERAL NOTES AND SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.
- ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES DIMENSIONS.
- THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE SHOWN OR NOTED. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 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 CONTRACTOR.
- ALL PERMITS, INSPECTIONS AND APPROVALS, SHALL BE APPLIED FOR BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION INSPECTIONS.
- ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.
- 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 APPLICABLE TO AFFORD A FINISHED AND NEAT APPEARANCE.
- ALL WORK AND MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS OR STANDARDS.
- GENERAL CONTRACTOR TO DETERMINE EXACT LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- GREEN BUILDING REQUIREMENTS
 - 1- 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.
 - 11- 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

SITE CALCULATIONS	
TOTAL SITE AREA	8,175.71 SF
FOOTPRINT AREA	3,088.15 SF

SETBACK CALCULATIONS		
BUILDING	REQUIRED	PROVIDED
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 1/2"

HEIGHT CALCULATIONS		
BUILDING	PERMITTED	PROVIDED
BUILDING HEIGHT	30'-0"	26' - 6"

SITE CALCULATIONS		
ITEM	PROVIDED	REQUIRED
TOTAL SITE AREA	8,175.71 SF	-
TOTAL IMPERVIOUS AREA	5,195.45 SF	-
PERCENTAGE OF LANDSCAPE AREA	63%	40%
PERCENTAGE OF LANDSCAPE IN THE FRONT OF THE PROPERTY	60%	20%

A/ C CALCULATION	
FIRST FLOOR PLAN	1,802.19 SF
SECOND FLOOR PLAN	645.74 SF
TOTAL A/ C AREA	2,447.93 SF
NON A/ C AREA	-

PARKING CALCULATIONS	
REQUIRED	4
PROVIDED	4



URBAN GROUP ARCHITECT

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E-MAIL: CLICKE@UGDESIGNBUILD.COM
ADDRESS: 511 SE 5TH AVE.
FORT LAUDERDALE FL 33301

NEW SINGLE-FAMILY RESIDENCE FOR:

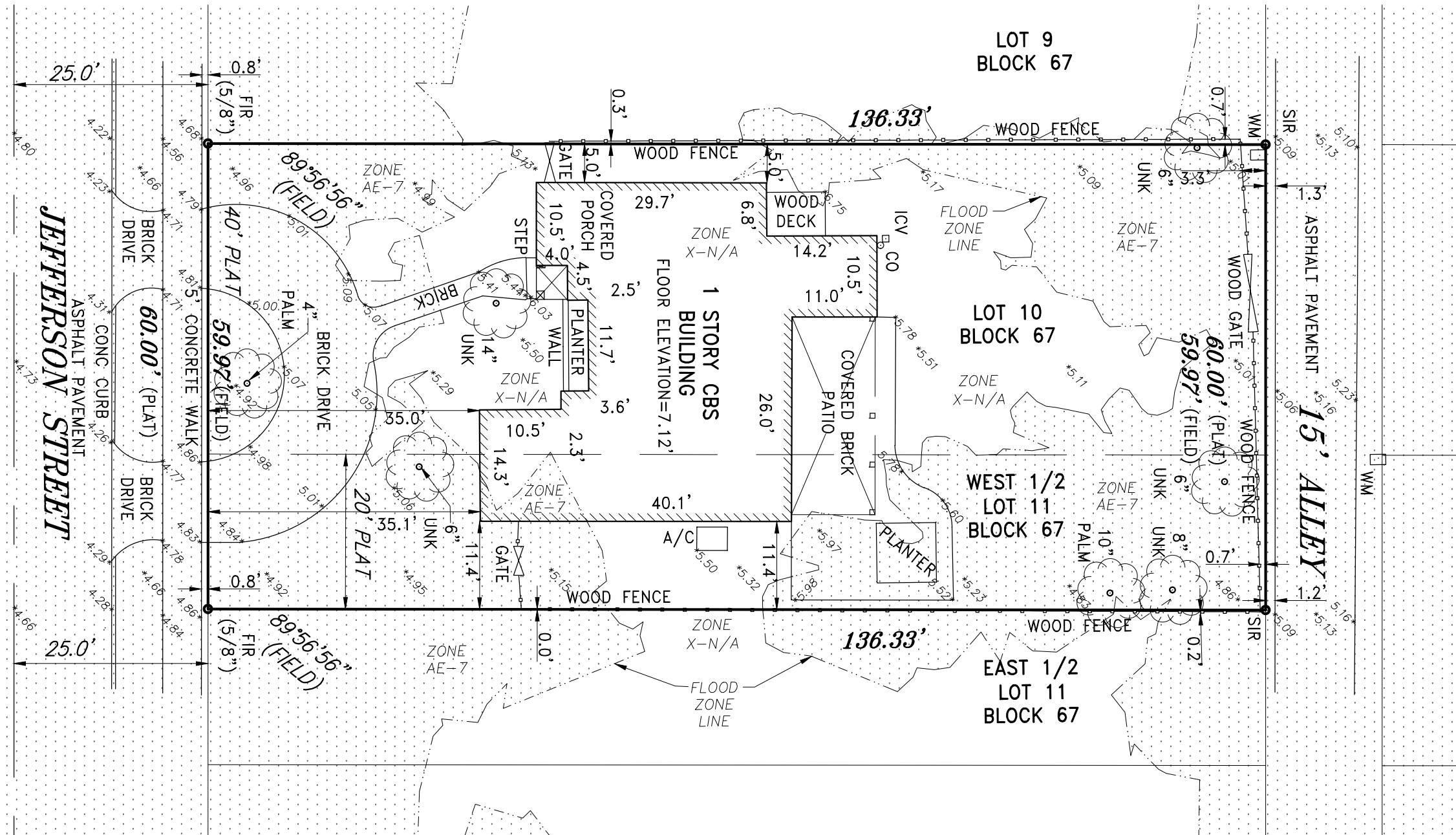
ABELLA FAMILY

1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

Δ	REVISION / DATE

DRAWN BY:	AC
CHECKED BY:	MI
SCALE:	1/8"
DATE:	11/09/2022

SP-1.1

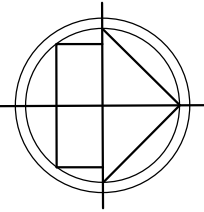


- LEGEND:
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET IRON ROD & CAP #6448
 - SNC SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - B.C.R. BROWARD COUNTY RECORDS
 - X- CHAIN LINK/ WOOD FENCE
 - ELEV ELEVATION
 - CBS CONCRETE BLOCK STRUCTURE
 - E- OVERHEAD UTILITY WIRES
 - A/C AIR CONDITIONER
 - *5.34 ELEVATIONS

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.

- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK @ JEFFERSON STREET AND 16TH AVENUE. ELEVATION = 4.19' NAVD88



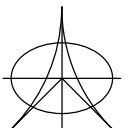
SKETCH OF SURVEY

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN JANUARY, 2022. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

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

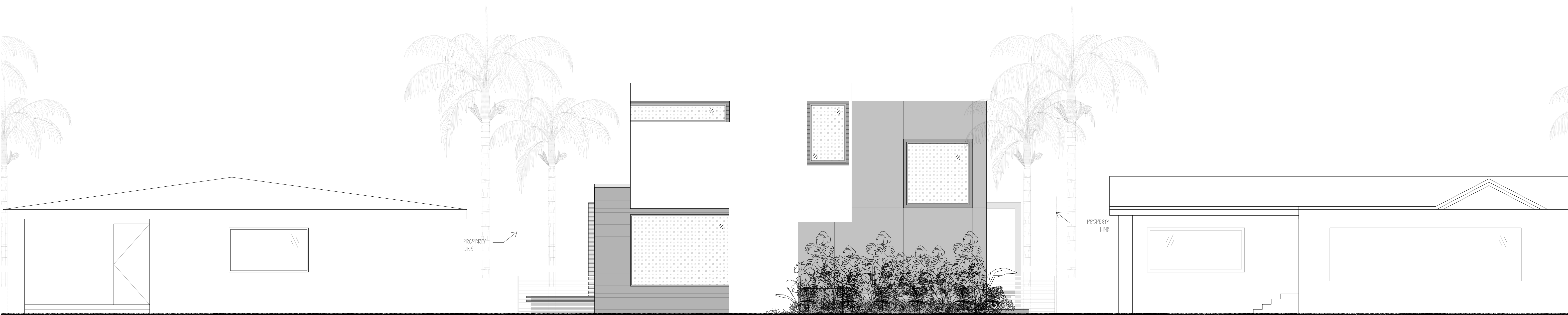
SURVEY DATE : 01/21/22



COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 9701-21	REVISIONS	DATE	FB/PG	DWN	CKD	FLOOD ZONE INFORMATION	PROPERTY ADDRESS :
CLIENT : URBAN GROUP	BOUNDARY & IMPROVEMENTS SURVEY	12/05/21	SKETCH	AM	REC	COMMUNITY NUMBER 125113	1621 JEFFERSON STREET
	REVISED FLOOD ZONE AND ADDED LINE	01/18/22	SKETCH	JD	REC	PANEL NUMBER 0569 H	SCALE: 1"= 16'
	ADDED TREES	01/21/22	SKETCH	JD	REC	ZONE AE & X	
						BASE FLOOD ELEV 7 & N/A	
						EFFECTIVE DATE 08/18/14	SHEET 1 OF 1



URBAN GROUP ARCHITECT

OFFICE: +1 (305) 466 9308
E-MAIL: CLICK@UGDESIGNBUILD.COM
ADDRESS: 511 SE 5TH AVE,
FORT LAUDERDALE FL 33301

NEW SINGLE-FAMILY RESIDENCE FOR:

ABELLA FAMILY

1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

△	REVISION / DATE

DRAWN BY:	AC
CHECKED BY:	MI
SCALE:	3/16"
DATE:	11/09/2022

SP-1.3



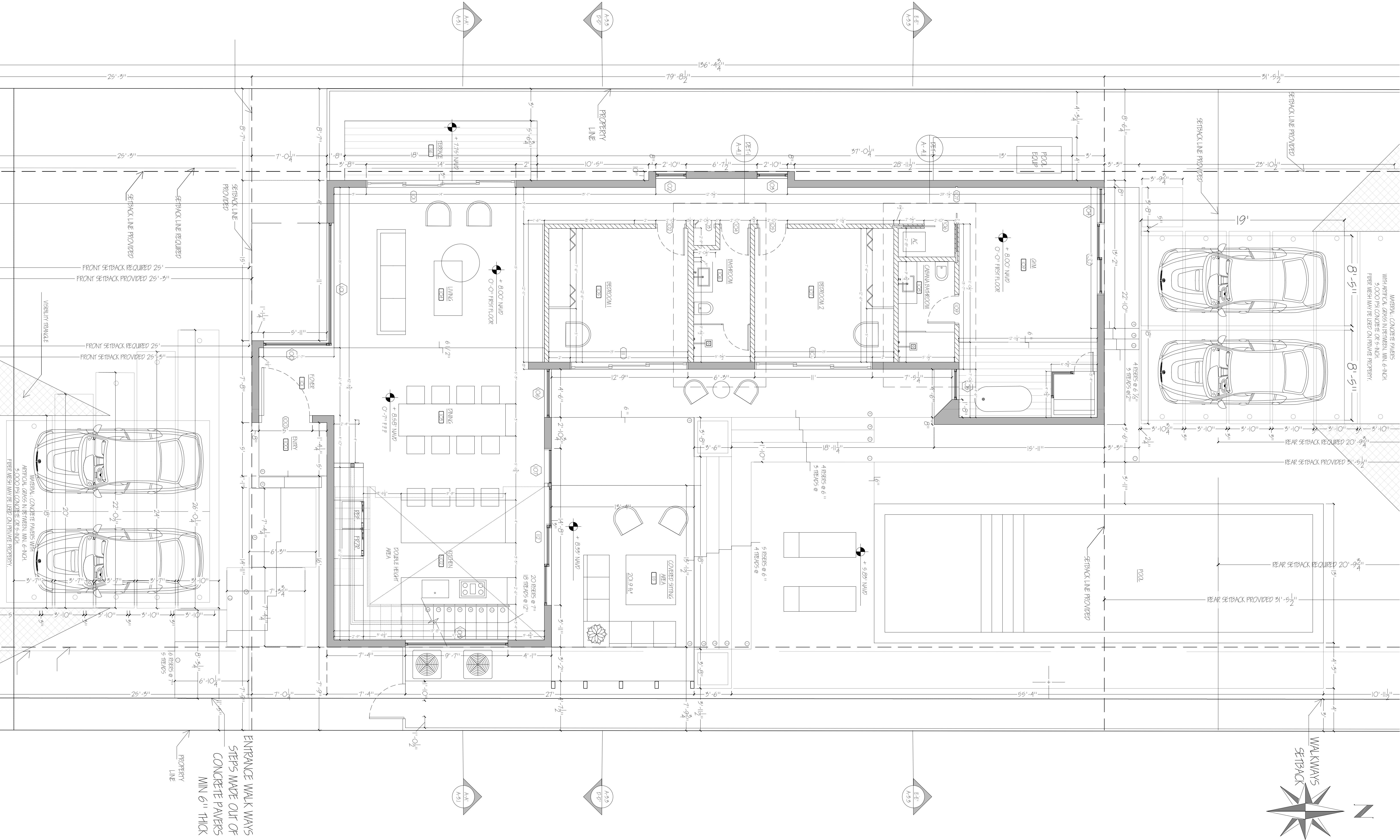
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HOLLYWOOD, FL 33020

REVISION / DATE

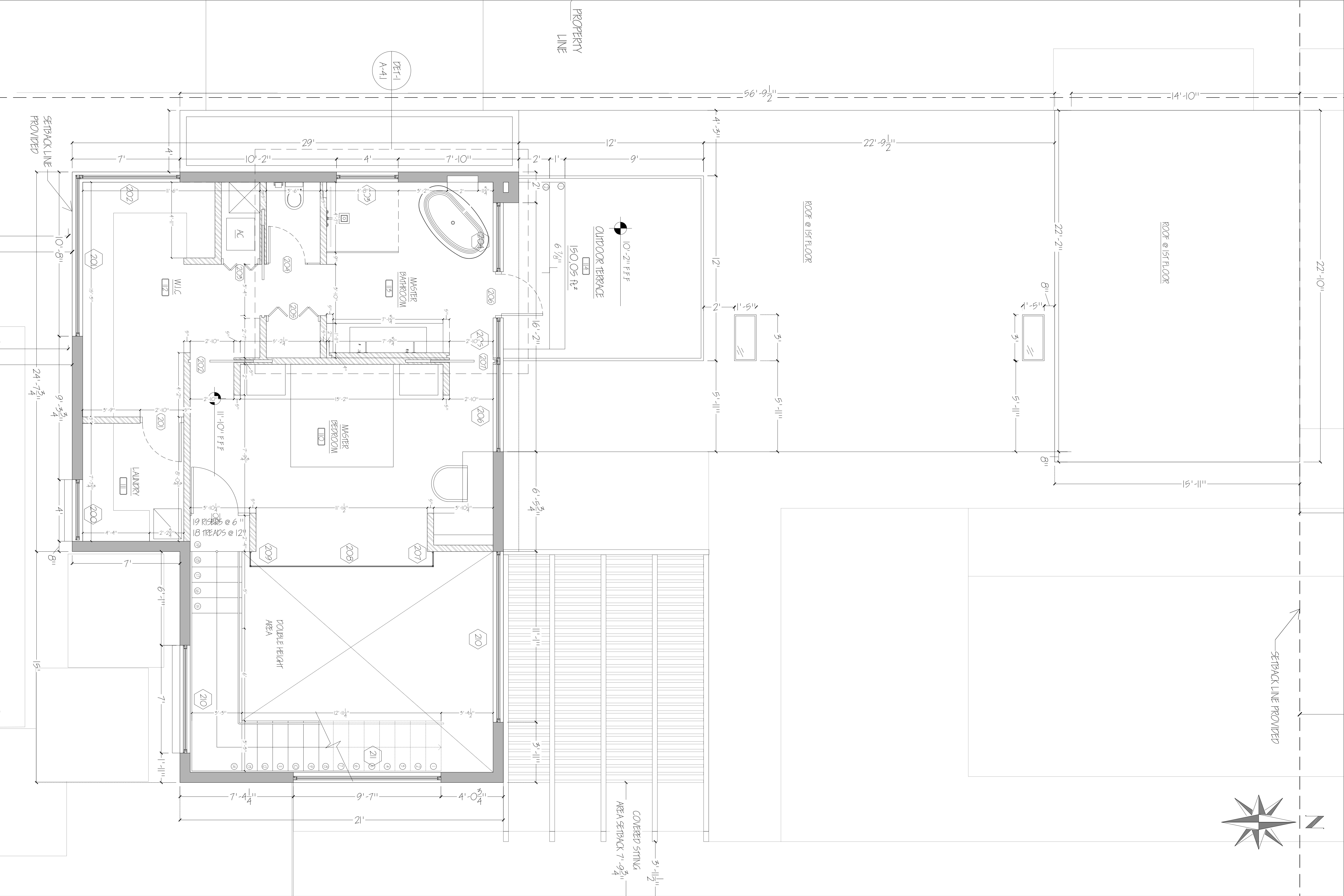
DRAWN BY:	AC
CHECKED BY:	MI
SCALE:	1/4"
DATE:	11/09/2022

A-1.1



PROPOSED SECOND FLOOR PLAN

SCALE 3/8" = 1'



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ABELLA FAMILY
1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

△	REVISION / DATE

DRAWN BY:	AC
CHECKED BY:	MI
SCALE:	3/8"
DATE:	11/09/2022

A-1.2



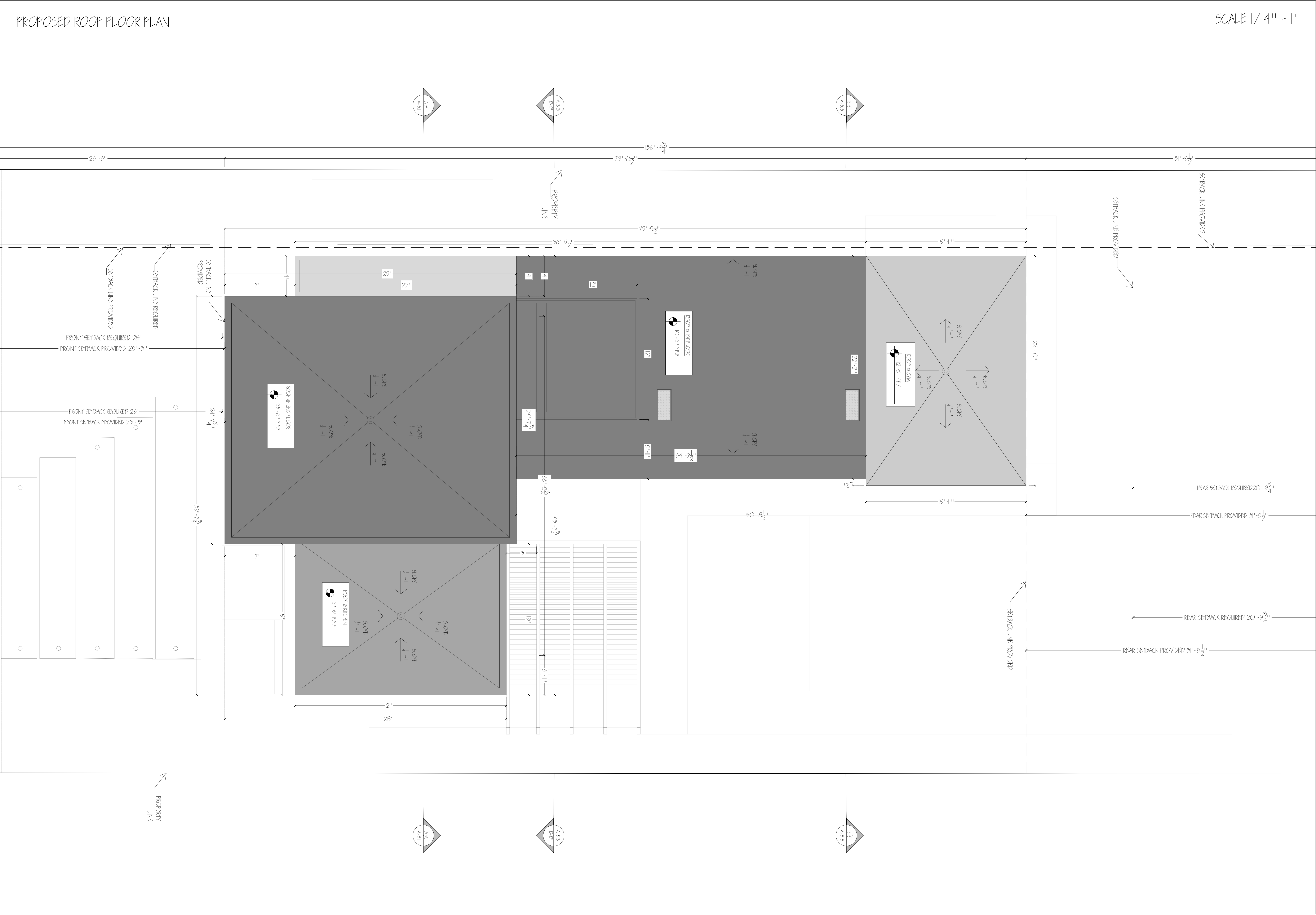
URBAN GROUP ARCHITECT
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ABELLA FAMILY
1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

△	REVISION / DATE

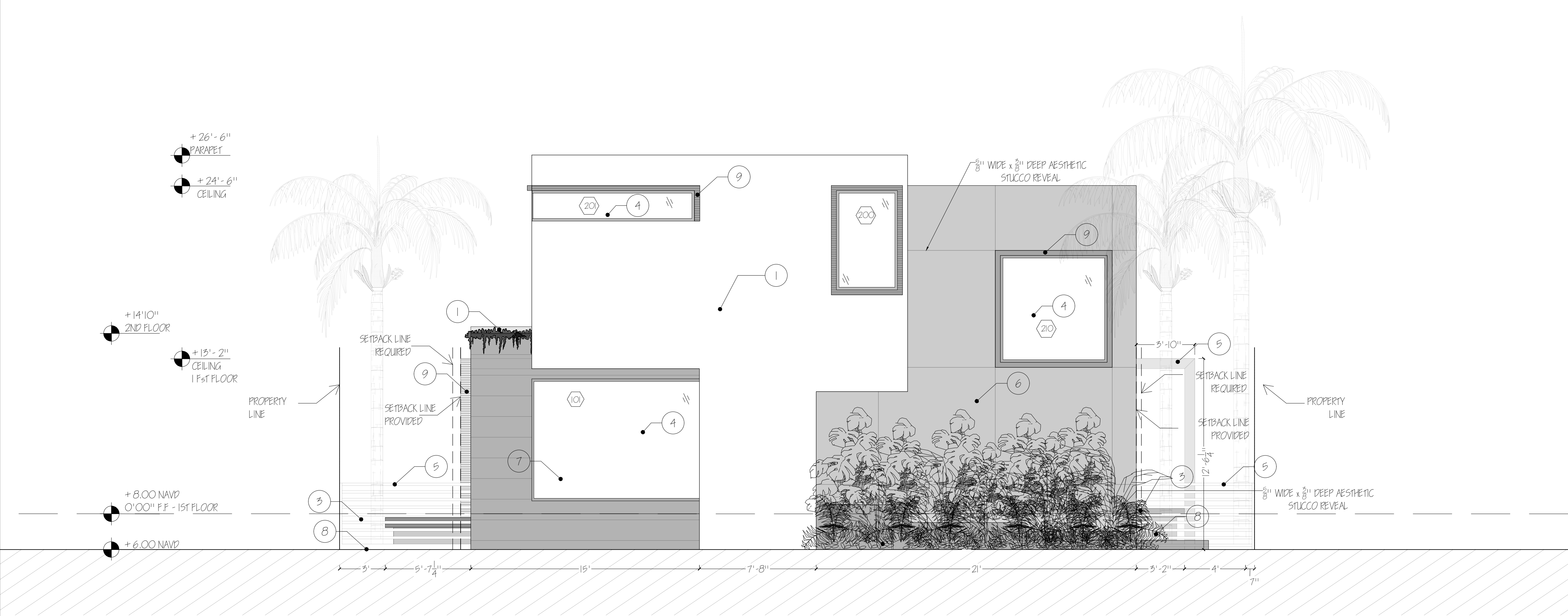
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CHECKED BY:	MI
SCALE:	1/4"
DATE:	11/09/2022

A-1.3



PROPOSED NORTH ELEVATION

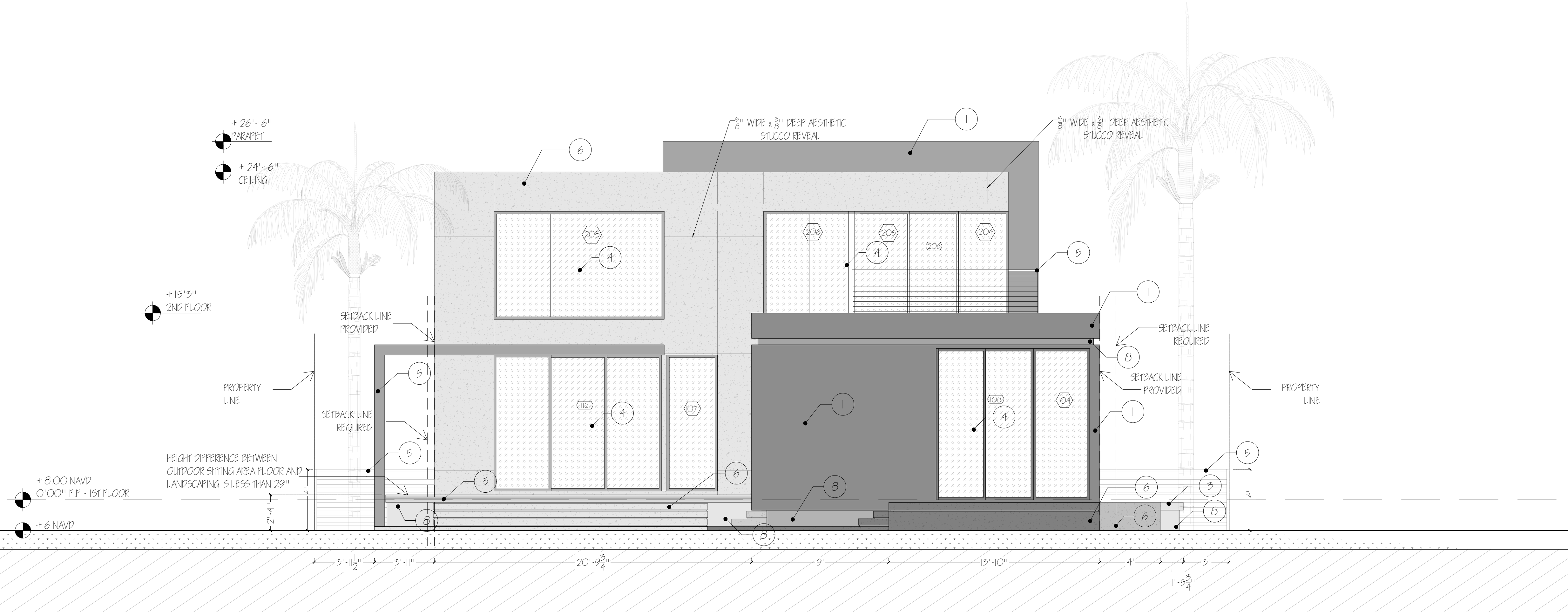
SCALE 1/4" = 1'



MATERIALS LEGEND	
1	WHITE PAINT OVER SMOOTH STUCCO
2	CONCRETE LOOK PAINT OVER SMOOTH STUCCO
3	WOOD
4	WINDOWS WITH BRONZE FRAMES AND CLEAR GLASS
5	TEAK WOOD FENCE
6	EXPOSED CONCRETE
7	$\frac{5}{8}$ " WIDE x $\frac{3}{8}$ " DEEP AESTHETIC STUCCO REVEAL EVERY 10" LIGHT GRAY PAINT
8	BLACK PAINT OVER SMOOTH STUCCO
9	TEAK WOOD
10	TEAK TYPE EXTERIOR PANELING

PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'



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FORT LAUDERDALE FL 33301

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ABELLA RESIDENCE
1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

REVISION / DATE

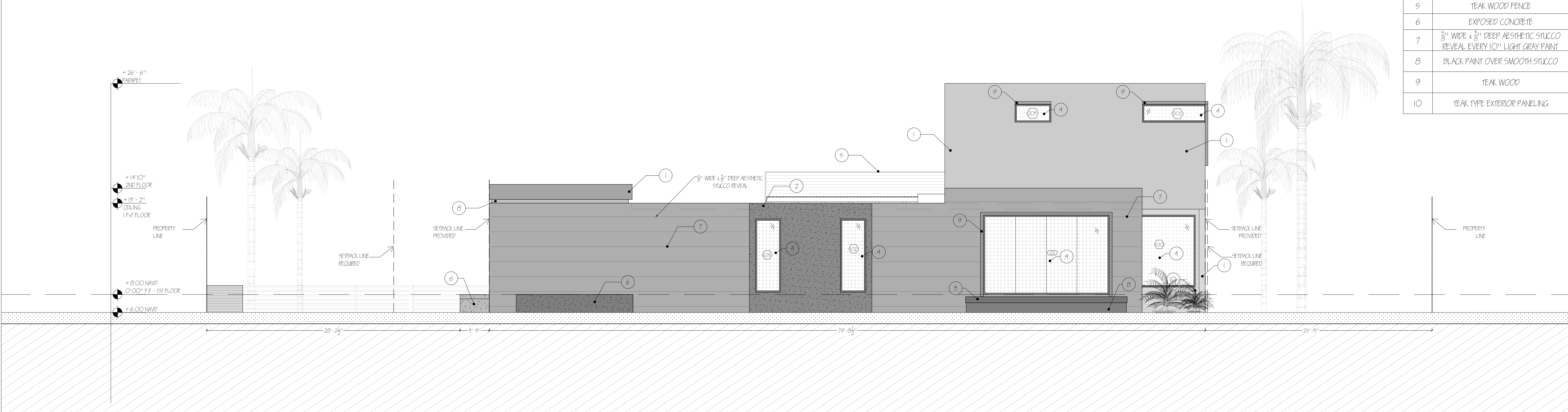
DRAWN BY:	AC
CHECKED BY:	MI
SCALE:	1/4"
DATE:	11/09/2022

A-2.1

PROPOSED WEST ELEVATION

SCALE 3/16" = 1'

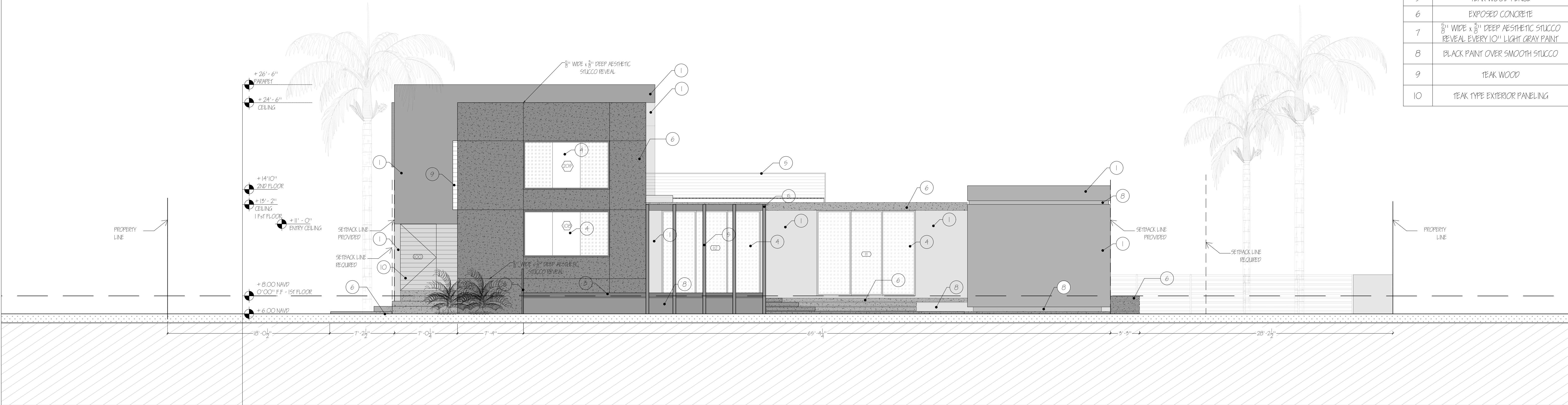
MATERIALS LEGEND	
1	WHITE PAINT OVER SMOOTH STUCCO
2	CONCRETE LOOK PAINT OVER SMOOTH STUCCO
3	WOOD
4	WINDOWS WITH BRONZE FRAMES AND CLEAR GLASS
5	TEAK WOOD FENCE
6	EXPOSED CONCRETE
7	5/8" WIDE x 3/8" DEEP AESTHETIC STUCCO REVEAL EVERY 10" LIGHT GRAY PAINT
8	BLACK PAINT OVER SMOOTH STUCCO
9	TEAK WOOD
10	TEAK TYPE EXTERIOR PANELING



PROPOSED EAST ELEVATION

SCALE 3/16" = 1'

MATERIALS LEGEND	
1	WHITE PAINT OVER SMOOTH STUCCO
2	CONCRETE LOOK PAINT OVER SMOOTH STUCCO
3	WOOD
4	WINDOWS WITH BRONZE FRAMES AND CLEAR GLASS
5	TEAK WOOD FENCE
6	EXPOSED CONCRETE
7	5/8" WIDE x 3/8" DEEP AESTHETIC STUCCO REVEAL EVERY 10" LIGHT GRAY PAINT
8	BLACK PAINT OVER SMOOTH STUCCO
9	TEAK WOOD
10	TEAK TYPE EXTERIOR PANELING



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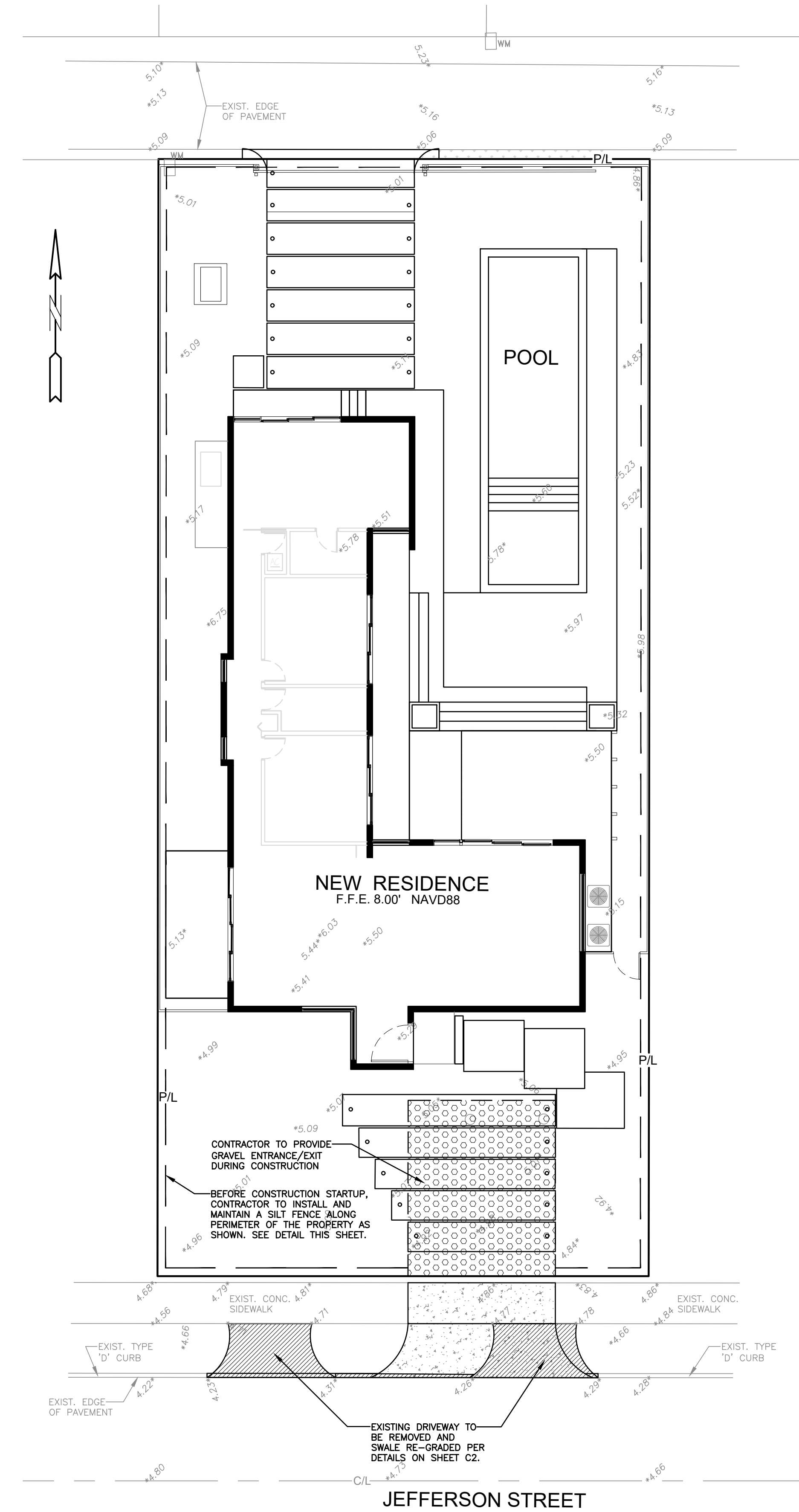
NEW SINGLE-FAMILY RESIDENCE FOR:
ABELLA RESIDENCE
1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

△	REVISION / DATE

DRAWN BY:	SB
CHECKED BY:	MI
SCALE:	3/16"
DATE:	07/22/2022

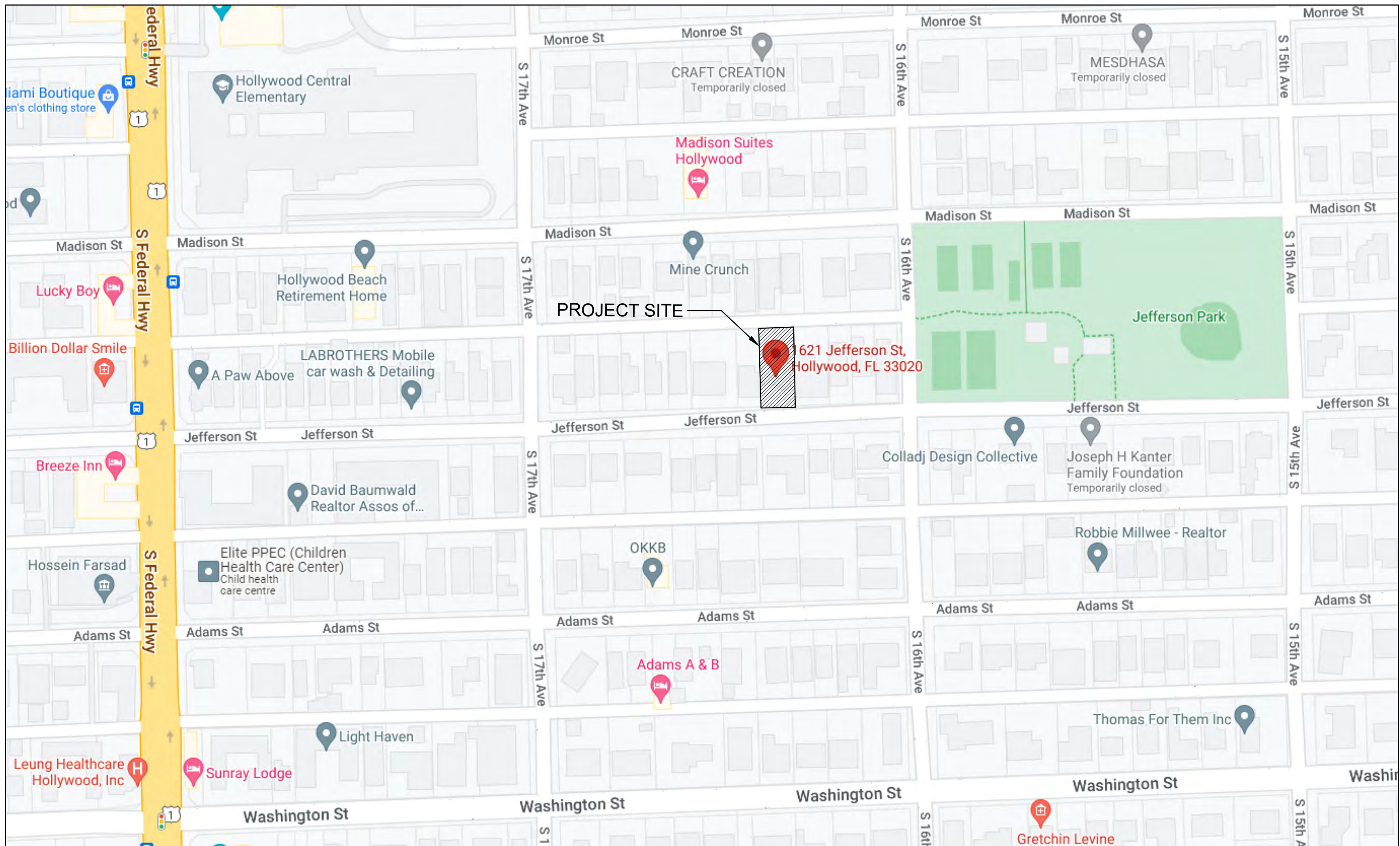
A-2.2

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



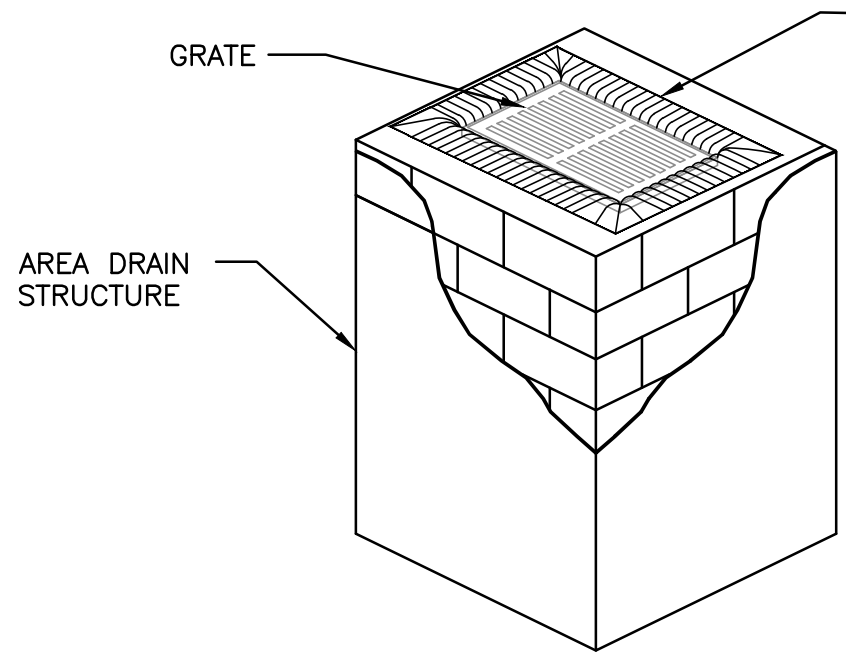
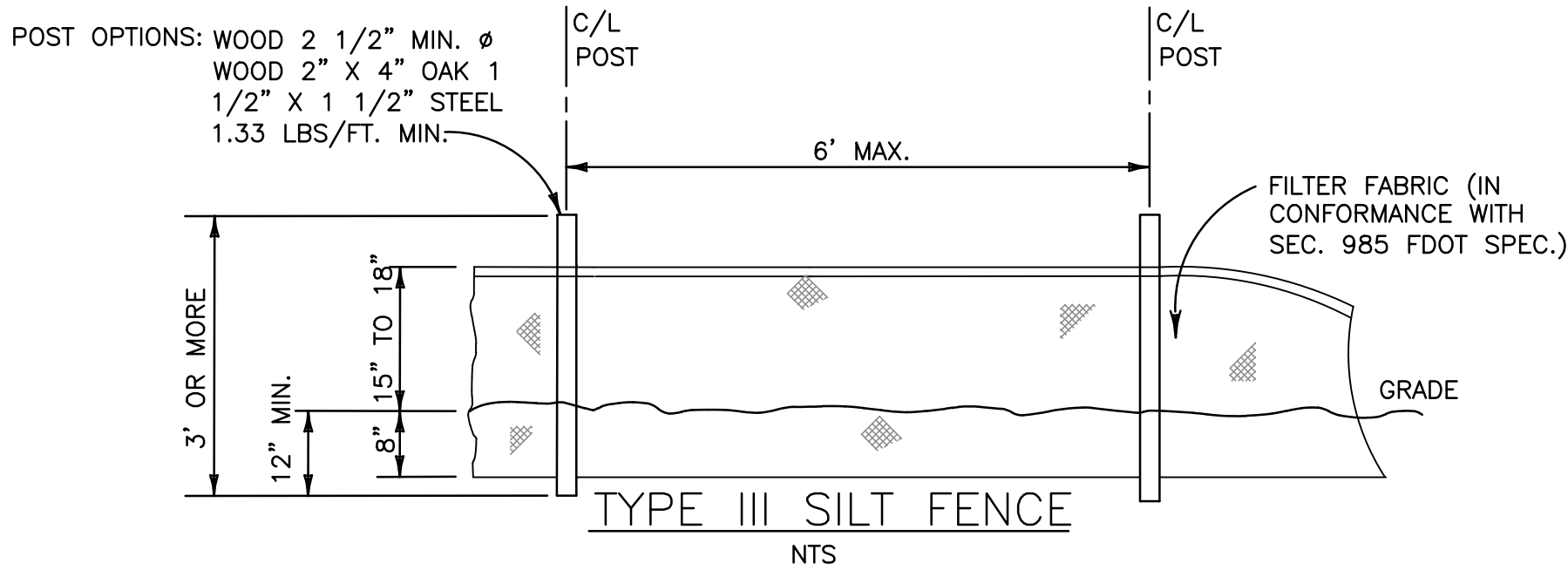
LEGEND

- PROPOSED CONCRETE
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED WATER METER
- PROPOSED BMP DEVICE



LOCATION MAP

NOT TO SCALE



POLLUTION PREVENTION FOR AREA DRAIN

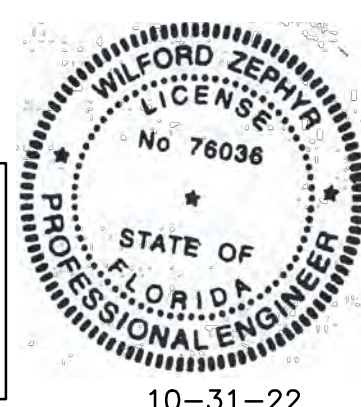
N.T.S.

NOTES:

1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM AREA DRAIN AFTER SOD & PAVER SAND SET PAVER INSTALLATION.

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.



10-31-22

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION	CITY REVIEW COMMENTS
1	7/20/22		

ZEPHYR ENGINEERING

WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA# 31158

ZE

NEW RESIDENCE
FOR
1621 JEFFERSON STREET
HOLLYWOOD, FLORIDA

P.E.#:76036

DATE: 5/13/22

SCALE: 1"=10'

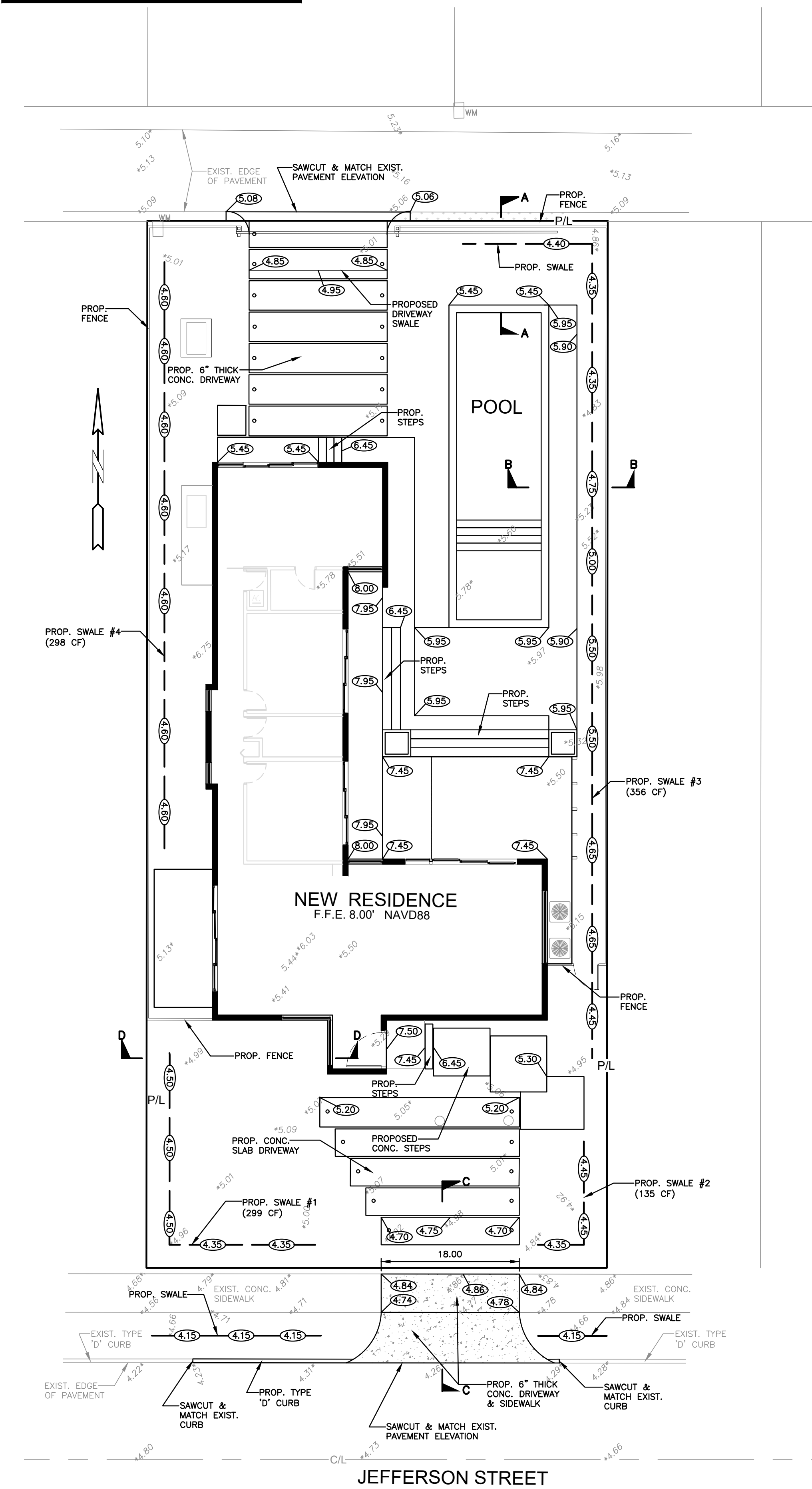
SHEET NO.:

C1

1 OF 3

PROJECT NO.: 22-04

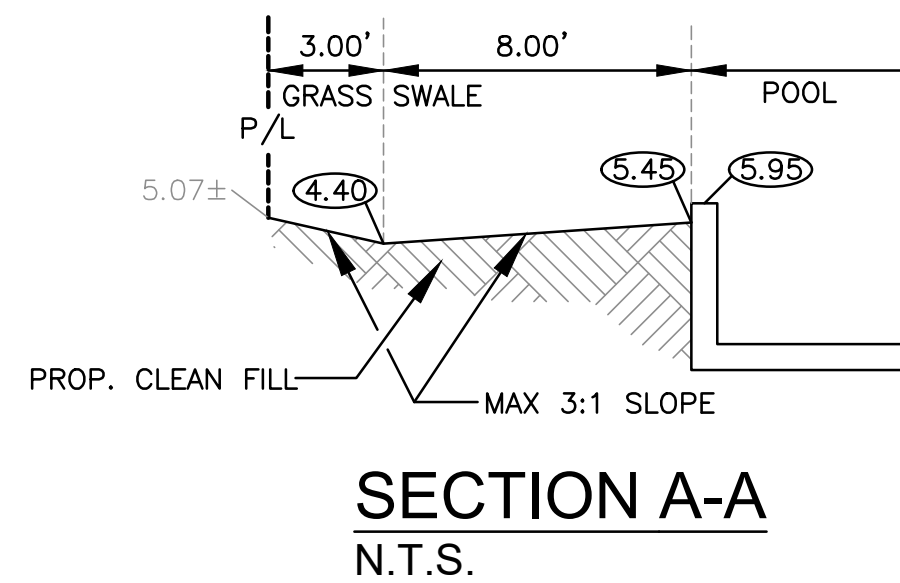
ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED GRADE
 - EXISTING ELEVATION
 - PROPOSED WATER METER
 - PROPOSED BFP DEVICE

NOTES:

- 1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
- 2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
- 3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS 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. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
- 4) 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.
- 5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
- 6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
- 7) 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.



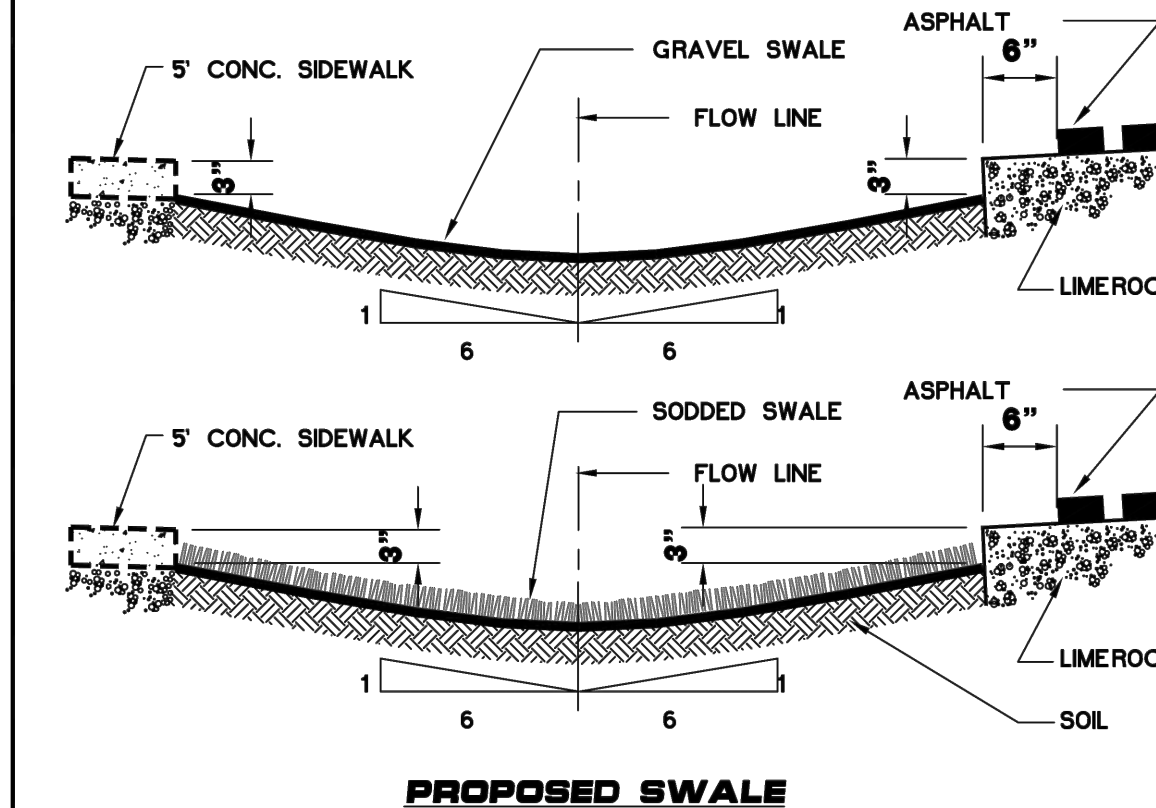
SWALE GRADING SPECIFICATIONS:

GRASS REPLACEMENT TO MATCH LOT WHICH SWALE FRONTS.

SOIL AND GRASS TO BE HAULED OFF TO DUMP SITE.

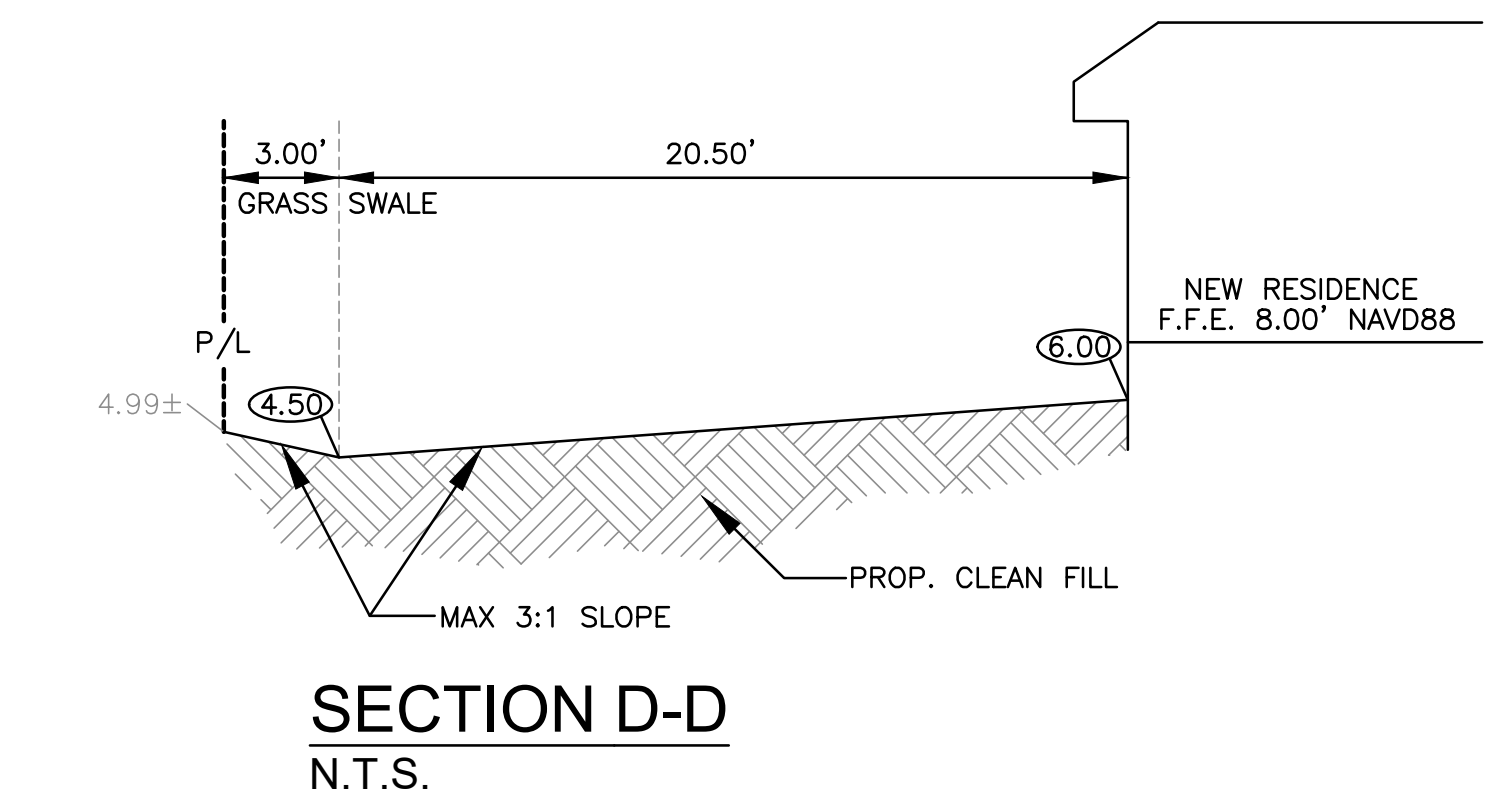
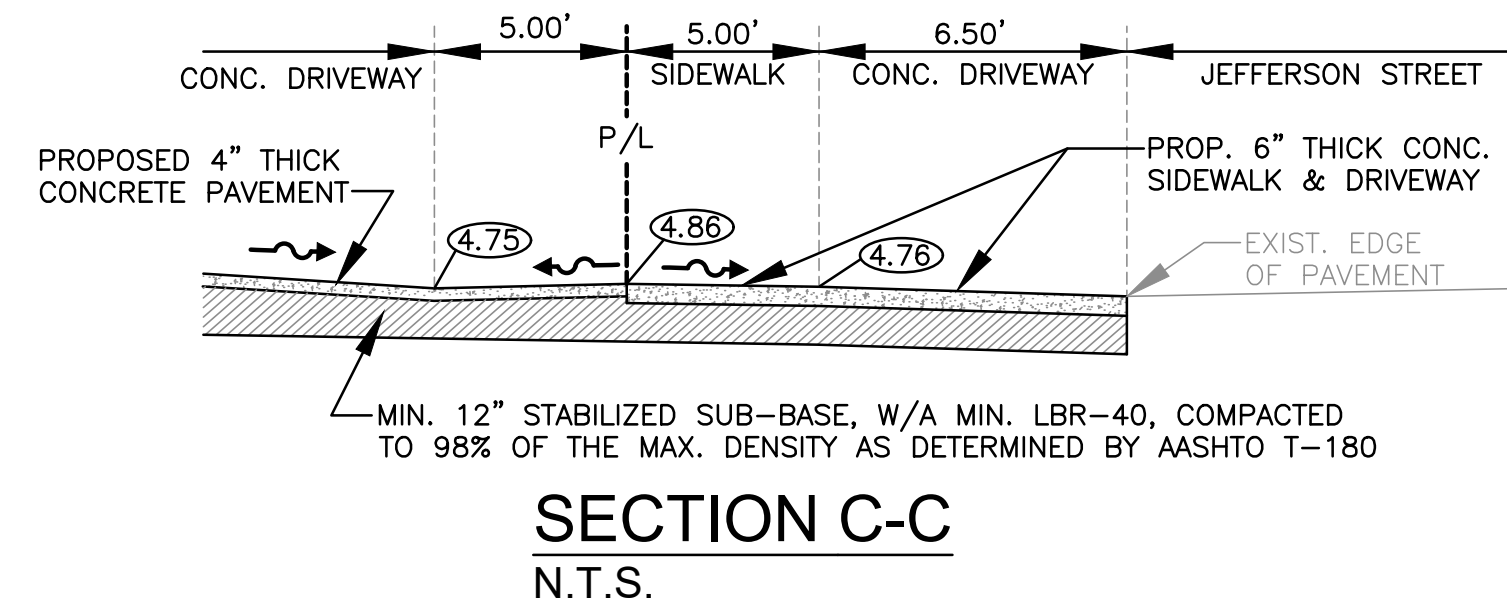
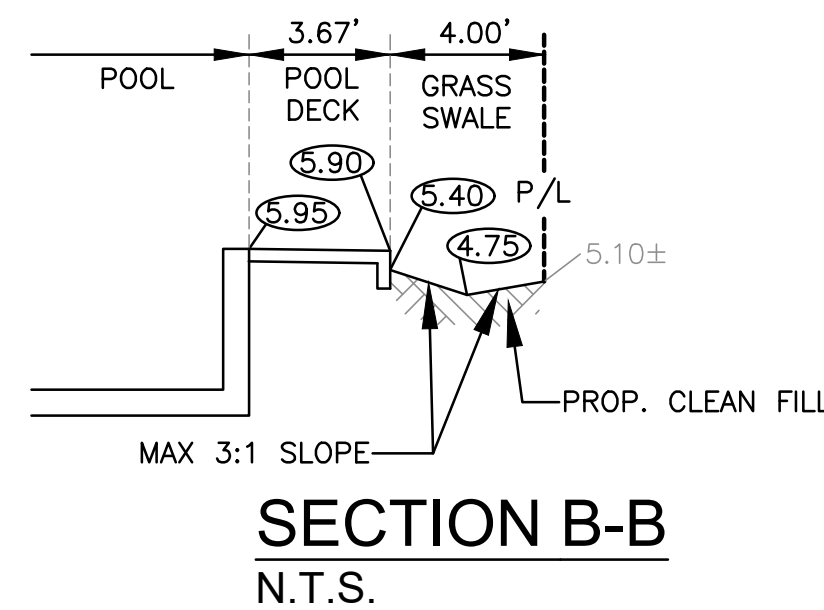
SPRINKLER SYSTEM TO BE REMOVED, LOWERED, AND RECONNECTED WHERE APPLICABLE.

UNDERGROUND LOCATIONS AND ALL OTHER SAFETY FACTORS, ARE THE CONTRACTORS RESPONSIBILITIES.



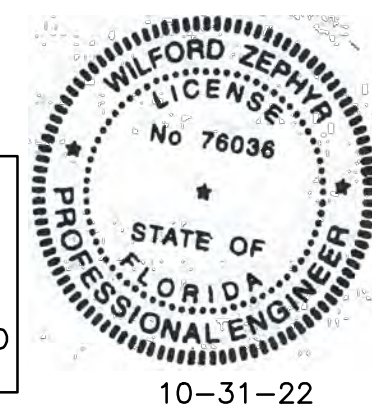
ENGINEERING SUPPORT SERVICES
PUBLIC UTILITIES DEPARTMENT
CITY OF HOLLYWOOD, FLORIDA

SWALE GRADING SPECIFICATIONS



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.



PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION
1	7/20/22	CITY REVIEW COMMENTS

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA#: 31158

ZE

**NEW RESIDENCE
FOR
1621 JEFFERSON STREET
HOLLYWOOD, FLORIDA**

P.E.#: 78036

DATE: 5/13/22

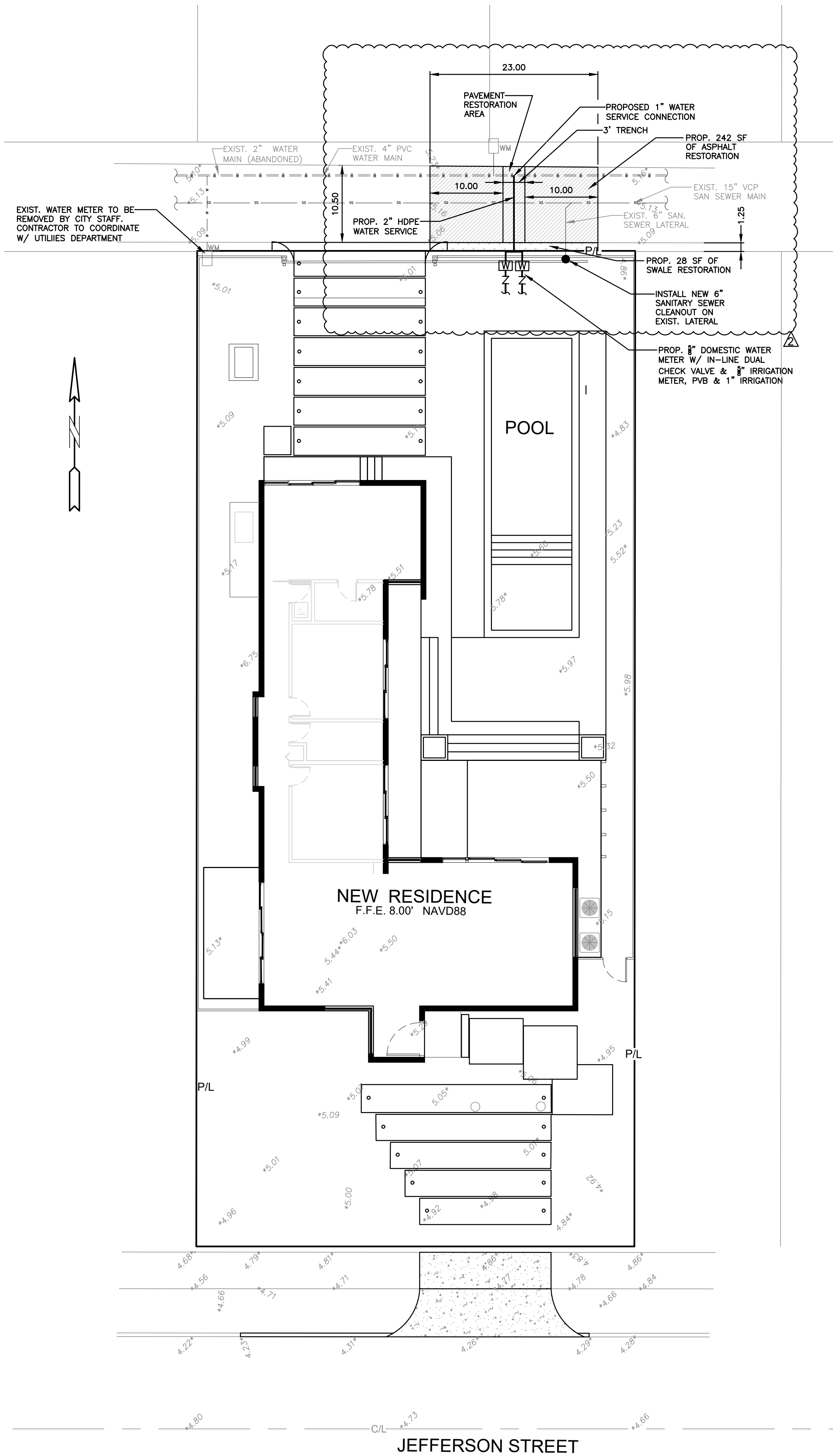
SCALE: 1"=10'

SHEET NO.:

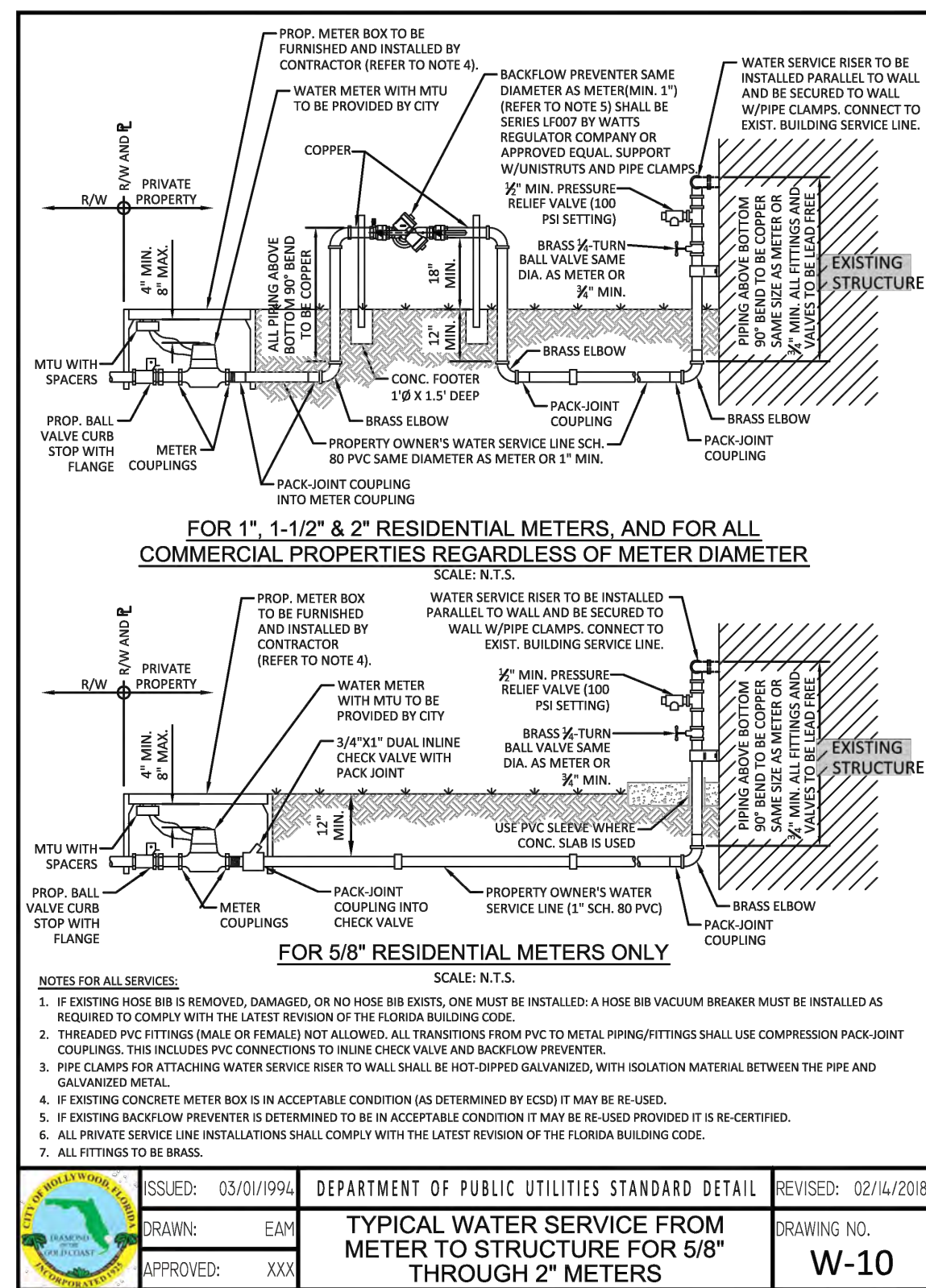
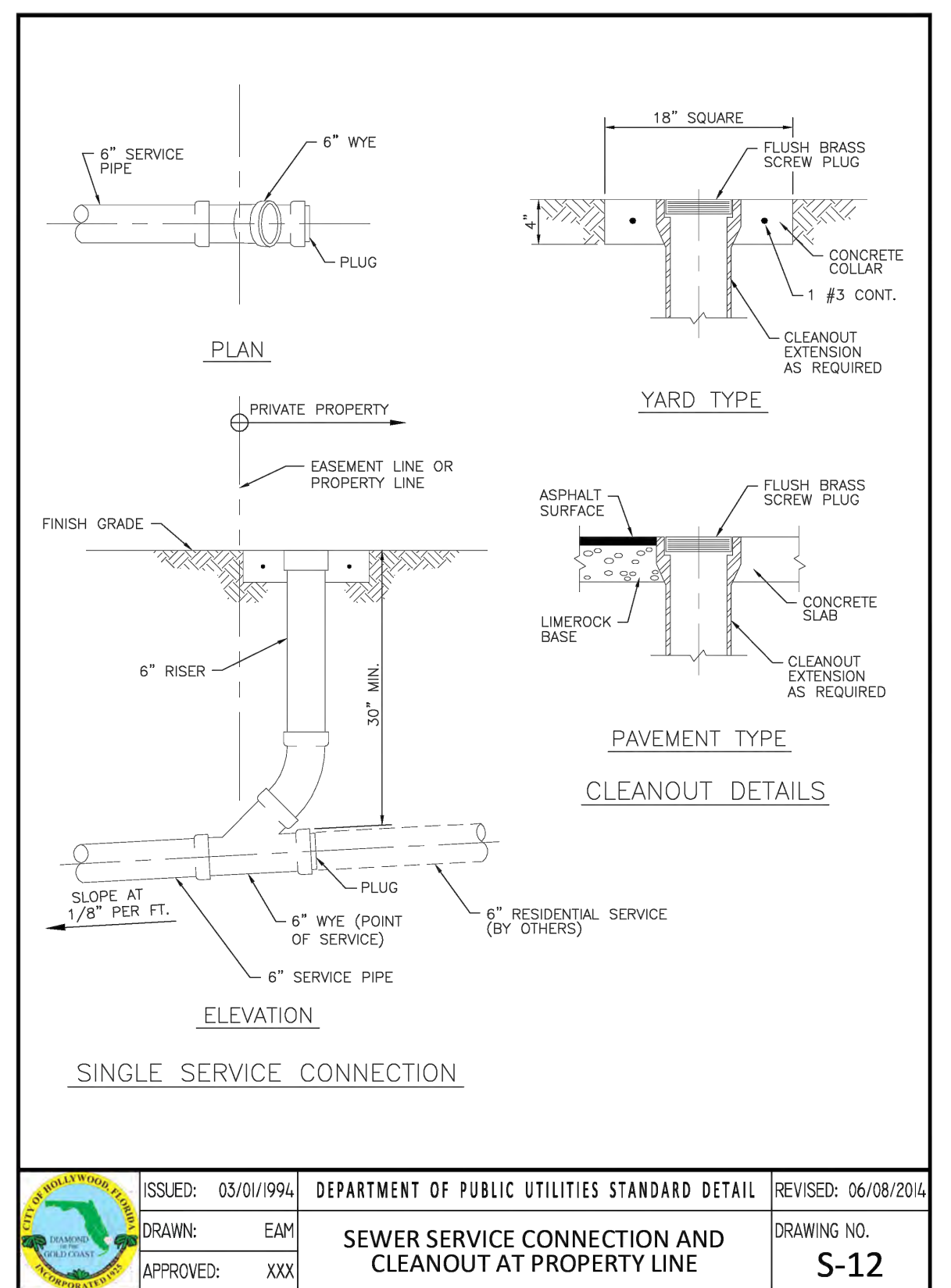
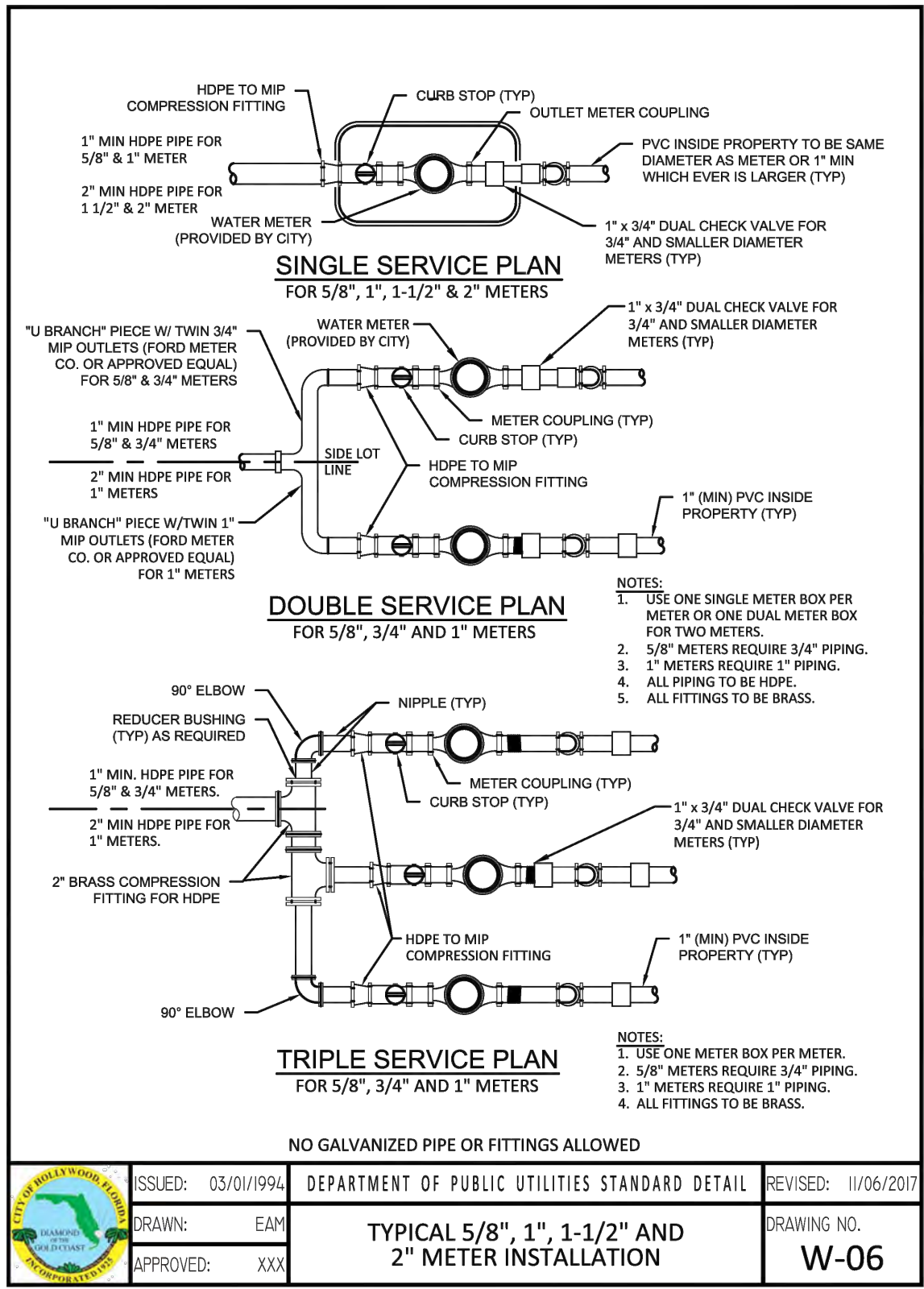
C2
2 OF 3

PROJECT NO.: 22-04

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED GRADE
 - EXISTING ELEVATION
 - PROPOSED WATER METER
 - PROPOSED BFP DEVICE



WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:
SINGLE FAMILY RESIDENCE

WATER DEMAND
(1 RESIDENTIAL UNIT)X(199 GPD/UNIT)=199 GPD

TOTAL WATER DEMAND=199 GPD

WASTEWATER DEMAND
(1 RESIDENTIAL UNIT)X(142 GPD/UNIT)=142 GPD

TOTAL WASTEWATER DEMAND=142 GPD

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.

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'

REVISIONS		
NO.	DATE	DESCRIPTION
1	7/20/22	CITY REVIEW COMMENTS
2	10/27/22	CITY REVIEW COMMENTS

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA#: 31158

ZE

NEW RESIDENCE
FOR
1621 JEFFERSON STREET
HOLLYWOOD, FLORIDA

P.E.#:76036

DATE: 5/13/22

SCALE: 1"=10'

SHEET NO.:

C3

3 OF 3

PROJECT NO.: 22-04

Landscape Data:

Single Family Districts (RS)	Required	Provided
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)	2 Trees (Purple Tabebuia)
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)	1 Trees (1 Live Oak)
Mitigation Trees 28" of Tree Mitigation Required; see sheet LA-2 for details.	14 Trees (2"DBH)	14 Trees (Silver Buttonwood & Geiger Trees)
Total Minimum Tree Sizes Shade trees: 2" DBH/ 12' height. Palm trees: 8' of GW or CT.	17 Trees	17 Trees
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	8 Trees (60% of 17 = 11)	15 Trees

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.

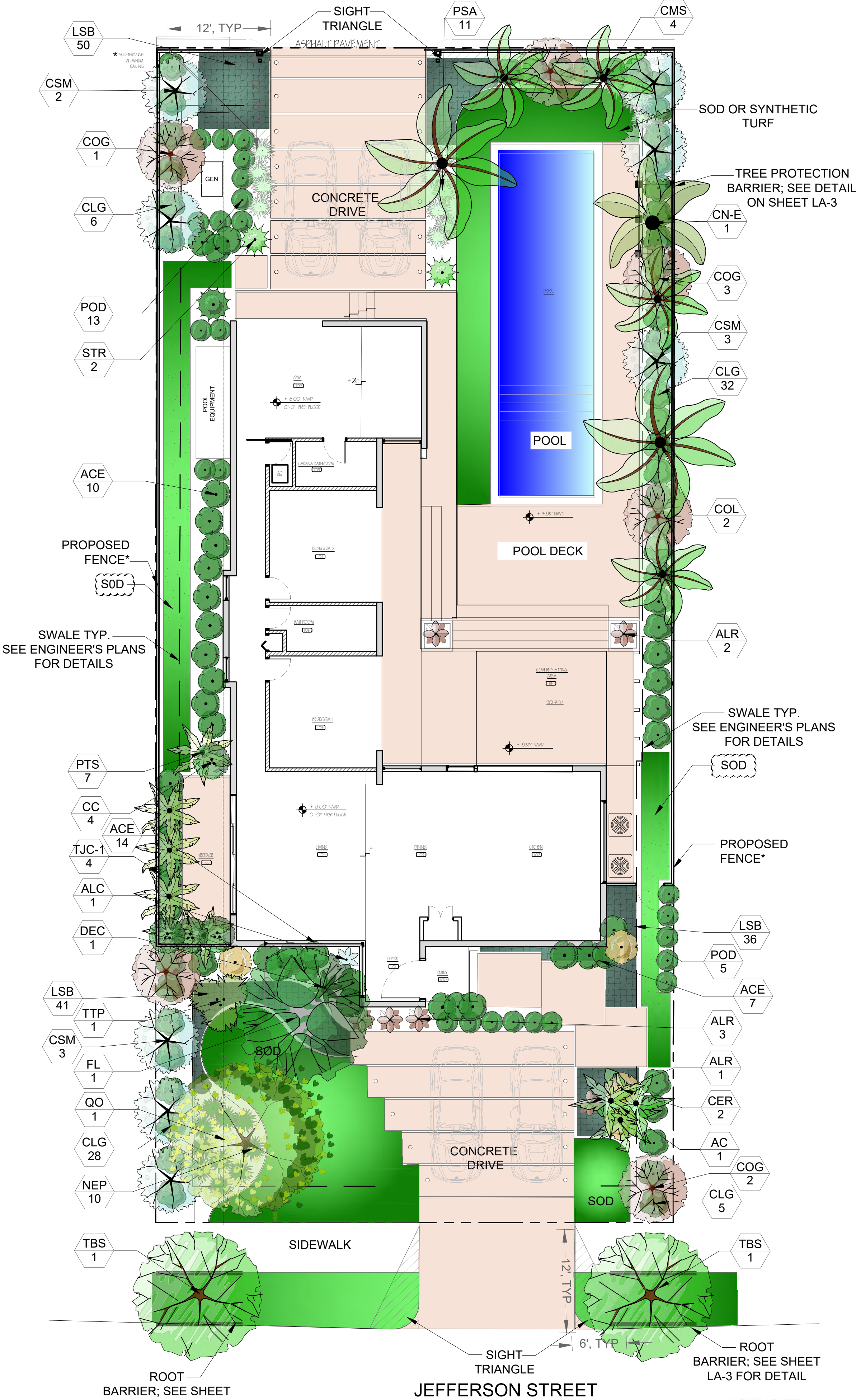
-Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, 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 JEFFERSON 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 'Ipe'	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	WIDTH	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	WIDTH	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	CONTAINER	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	Tri, 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 'Floritam'	Floritam 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.



*SEE ARCHITECT'S PLANS FOR ALL FENCE & RAILING DETAILS



Project Team

Landscape Architect:

LAS

LANDSCAPE
ARCHITECTURAL
SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983
Architect:

URBAN GROUP ARCHITECT

OFFICE: +1 (305) 466 8308
E-MAIL: CLUCK@UGDESIGNBUILD.COM
ADDRESS: 511 SE 6TH AVE,
FORT LAUDERDALE FL 33301

NEW SINGLE-FAMILY RESIDENCE FOR:

ABELLA RESIDENCE

1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

Landscape Plan

Revisions		
Date	Init.	Description
04.03.22	PG	Initial Submittal
07.06.22	PG	Rev Per Site Plan
10.11.22	PG	Rev Per Site Plan
11.01.22	PG	Rev Per Side Setback/Aggregate Removal

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG

Checked By: PG

Municipal Project:

Scale:

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

LA-1

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

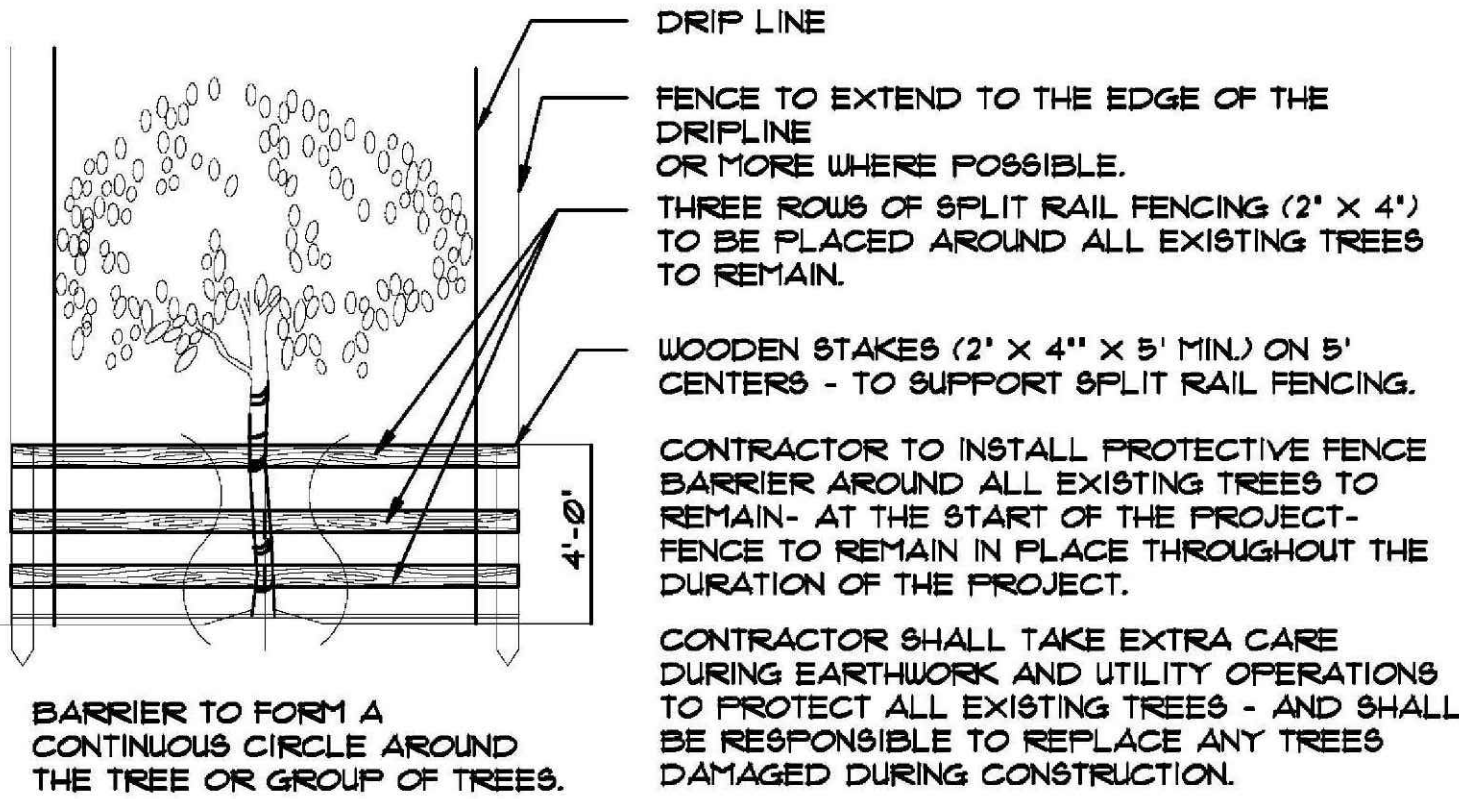
Existing Trees to Remain:

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

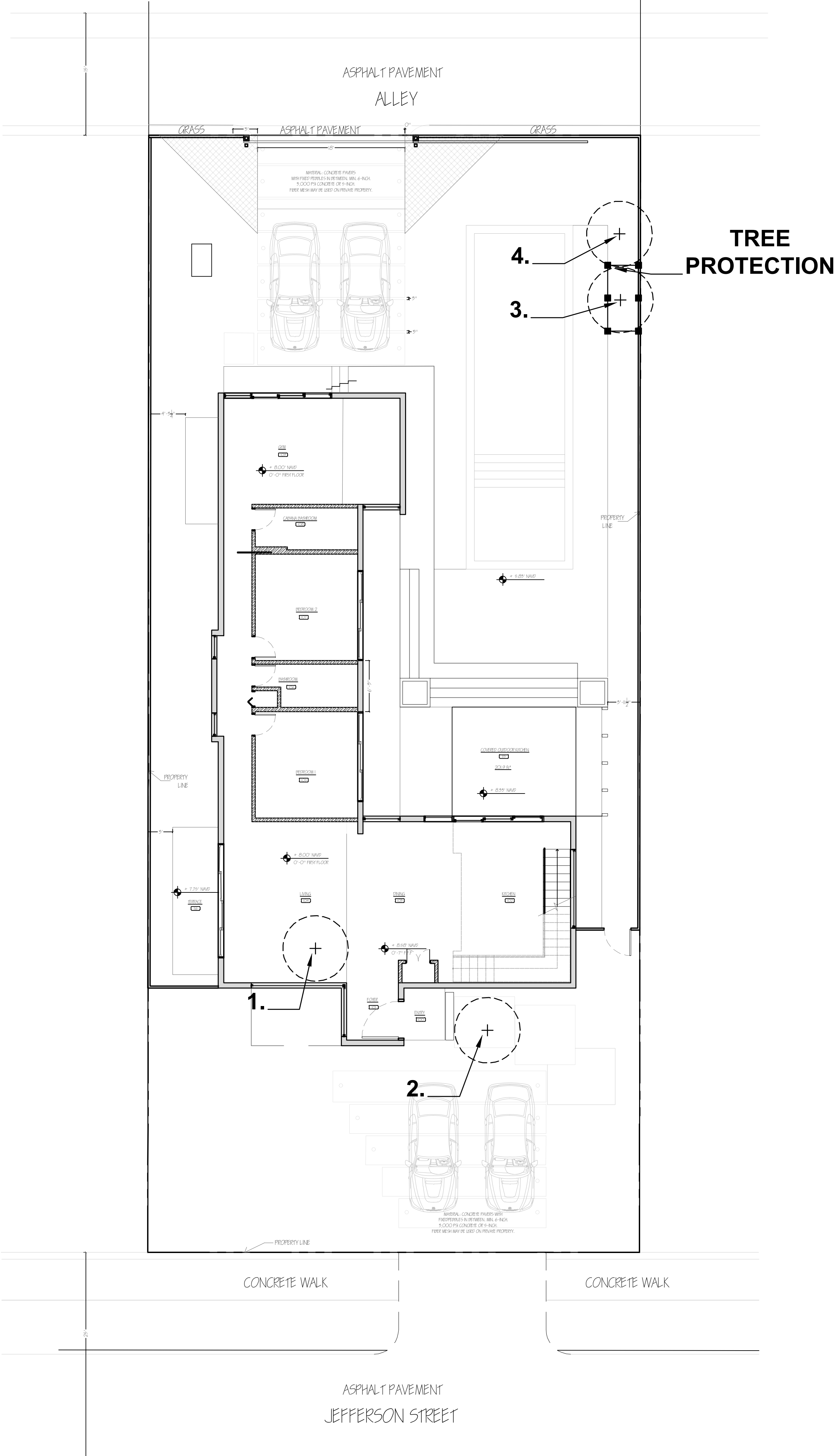
Landscape Tree Mitigation Data:

Trees Removed	Replacement Provided
<i>Tabebuia impetignosa</i> , Purple Trumpet, 25' Canopy Spread, 14" DBH	14" Mitigation Planted On-site (See Mitigation Trees, Plant Schedule Sheet 1)
<i>Citrus spp</i> , Citrus Species, 10' Canopy Spread, 6" DBH	6" Mitigation Planted On-site (See Mitigation Trees, Plant Schedule Sheet 1)
<i>Citrus spp</i> , Citrus Species, 10' Canopy Spread, 8" DBH	8" Mitigation Planted On-site (See Mitigation Trees, Plant Schedule Sheet 1)

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.



TREE PROTECTION DETAIL
NOT TO SCALE



Project Team

Landscape Architect:

LAS

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983
Architect:

URBAN GROUP ARCHITECT

OFFICE: +1 (888) 466-9308
E-MAIL: CLICK@UGDESIGNBUILD.COM
ADDRESS: 511 SE 6TH AVE,
FORT LAUDERDALE FL 33301

NEW SINGLE-FAMILY RESIDENCE FOR:

ABELLA RESIDENCE

1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

Existing Tree Information

Revisions		
Date	Init.	Description
02.27.22	PG	Initial Submittal
07.06.22	PG	Rev Per Site Plan
10.11.22	PG	Rev Per Site Plan

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: BW

Checked By: PG

Municipal Project:

Scale:

NORTH

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

0 4' 8' 16'

LA-2

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 guaranteeing 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:

- A. 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:
1. A financial statement showing assets and liabilities of the company current to date.
 2. A listing of not less than (3) completed projects of similar scope and nature.
 3. Permanent name and address of place of business.
 4. 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.

- C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal 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.

- E. 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.

2.02 INSPECTION:

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

2.03 PROTECTION OF 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 damage to plants.

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

2.04 STORAGE:

- A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

- B. No plant material shall be stored longer than seventy-two (72) hours unless approved 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 to each cubic yard of planting soil.

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

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	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:

- A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.
- B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.

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 interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:

- A. 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:

- A. Planting shall take place during favorable weather conditions.
- B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
- C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.
- D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".
- E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

- F. 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.
 - Lero 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.

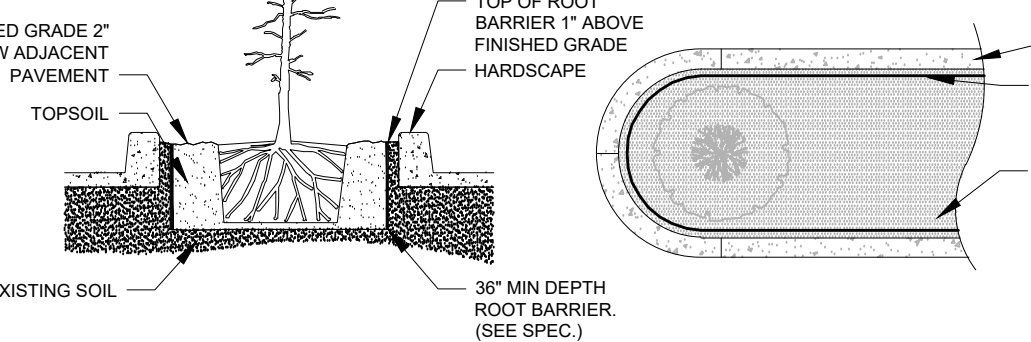
- J. All flagging ribbon shall be removed from trees and shrubs before planting.

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

- L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed 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.
- D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

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

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 trees 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, and in mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
- E. 6-8-6 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 curbs, 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 hulls Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
- C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
- D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:

- A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:

- A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.
- B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
- C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
- D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
- E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.
- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
- A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
- B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
- C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
- D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

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.

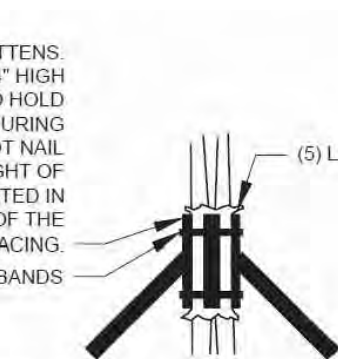
- C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

- 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.

BRACING DETAIL

NOT TO SCALE



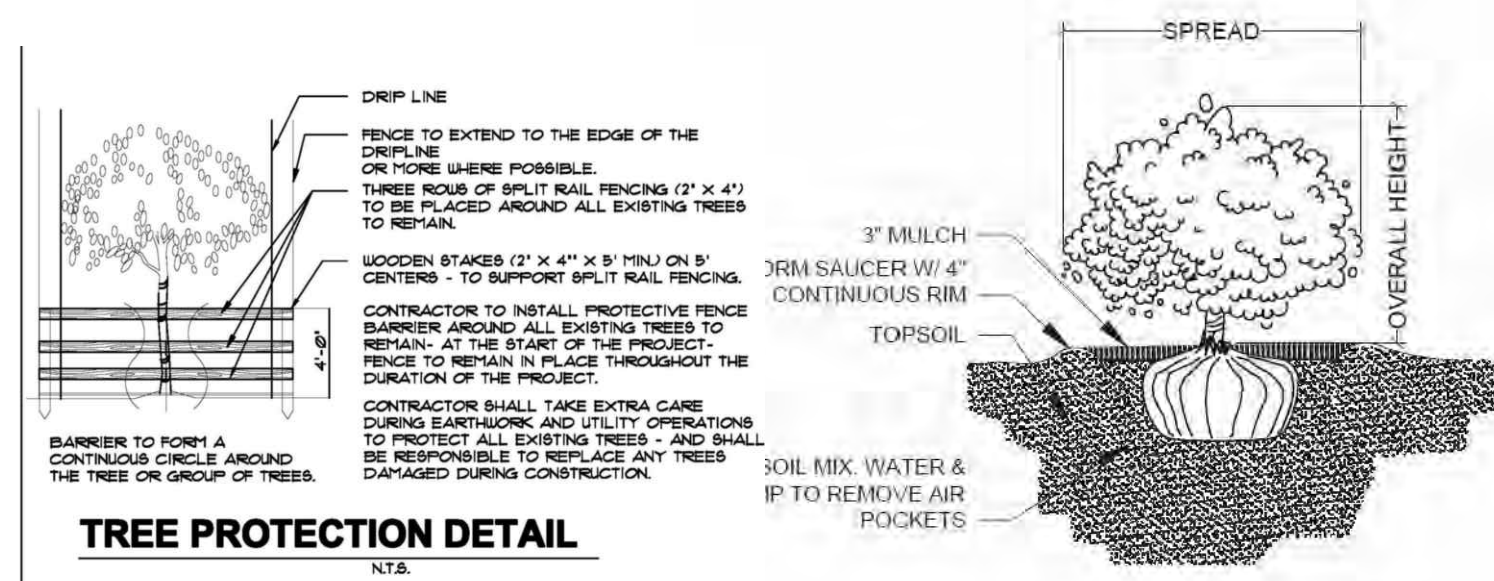
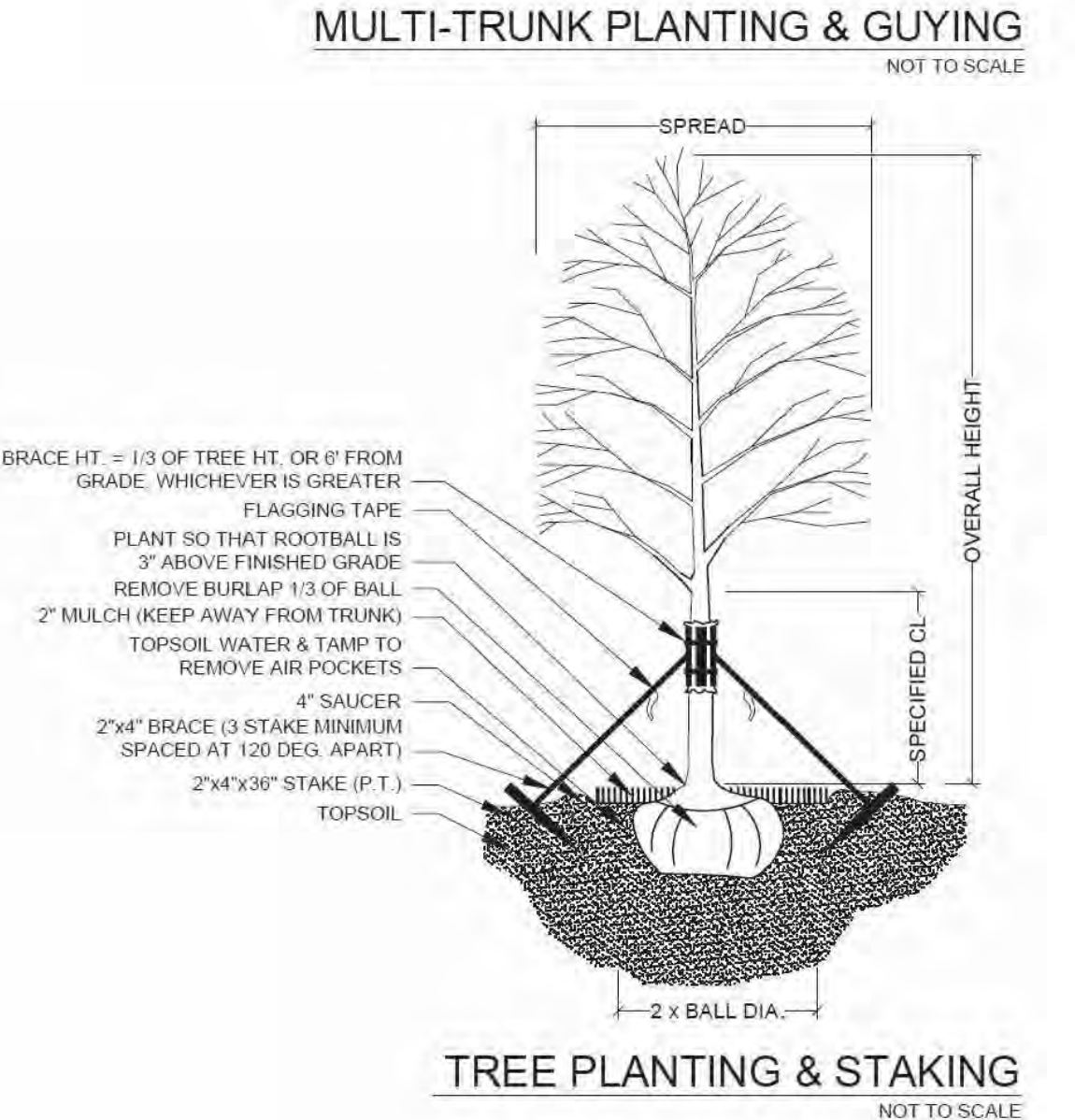
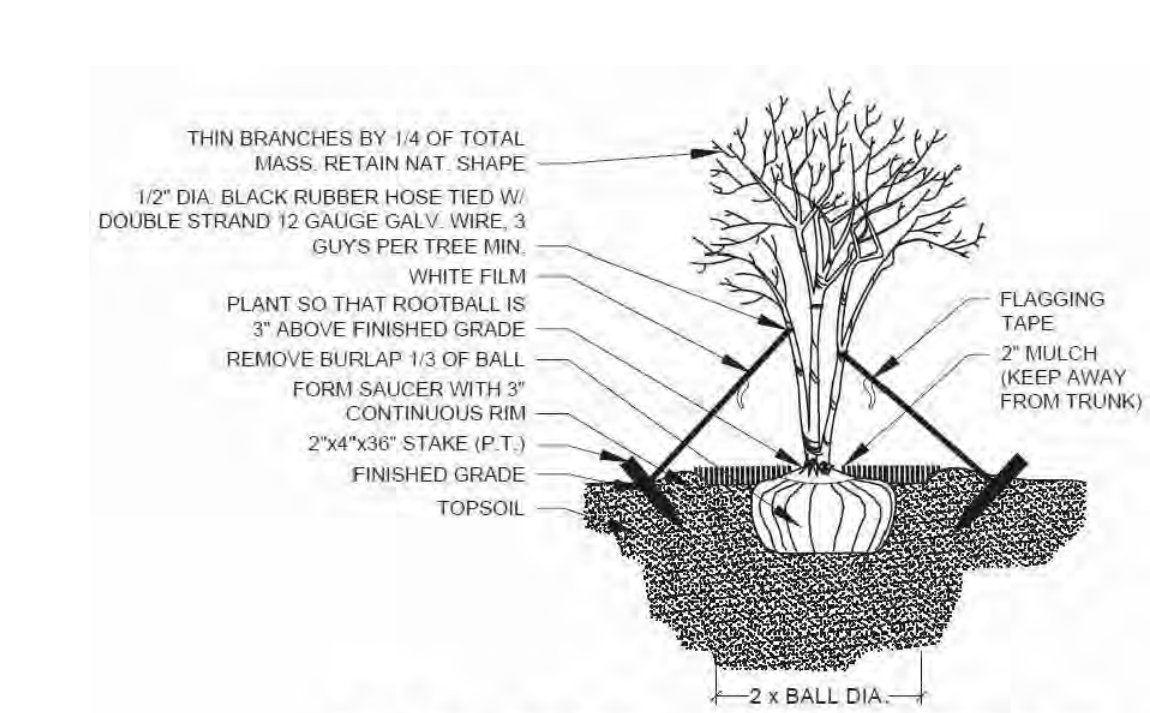
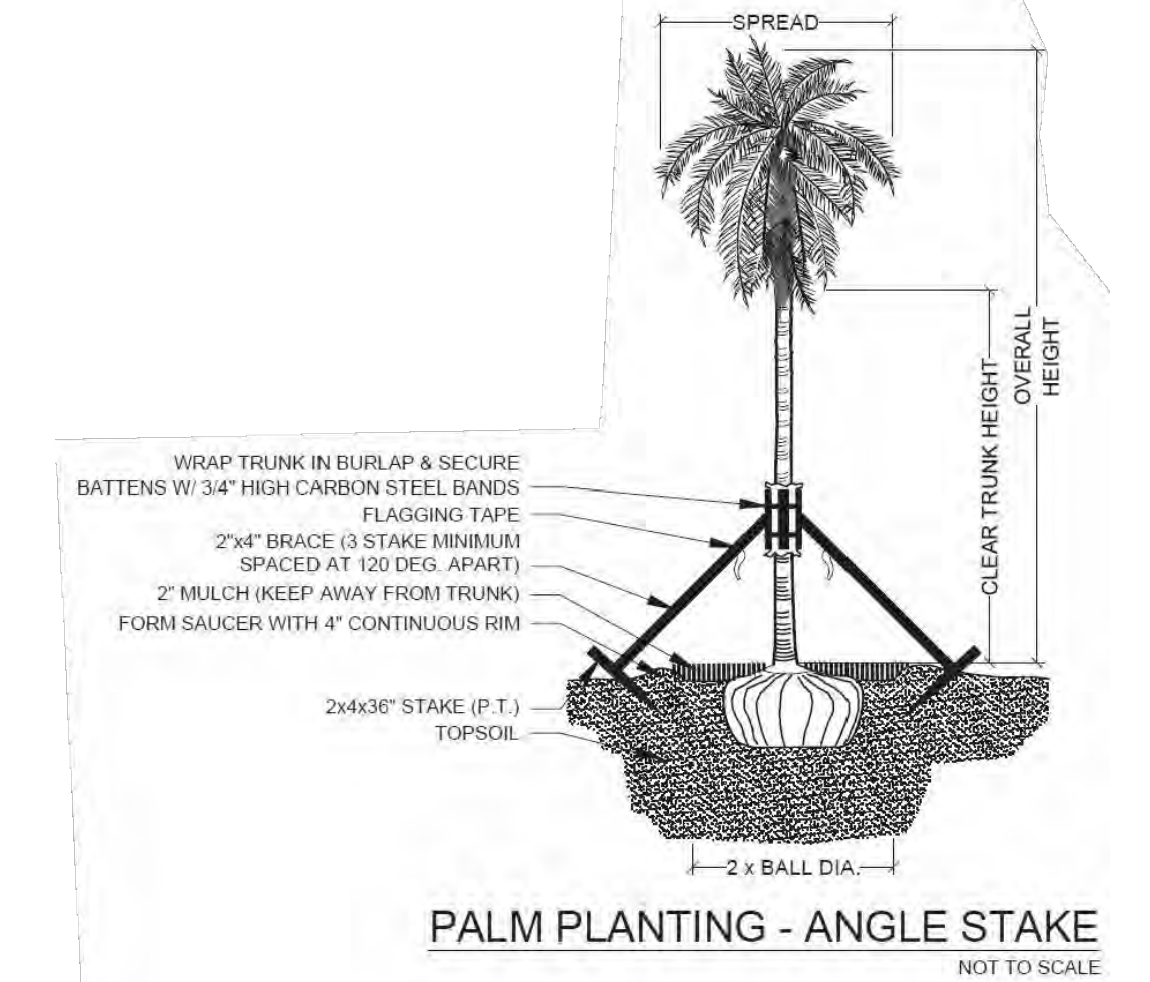
DRAINAGE TESTING DETAIL

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



Project Team

Landscape Architect:

LA6 LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Architect:

URBAN GROUP ARCHITECT

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ADDRESS: 511 SE 5TH AVE.
FORT LAUDERDALE FL 33301

NEW SINGLE-FAMILY RESIDENCE FOR:

ABELLA RESIDENCE

1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

Landscape Details & Specifications

Revisions		
Date	Init.	Description
02.27.22	PG	Initial Submittal
07.06.22	PG	Rev Per Site Plan
10.11.22	PG	Rev Per Site Plan

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG

Checked By: PG

Municipal Project:

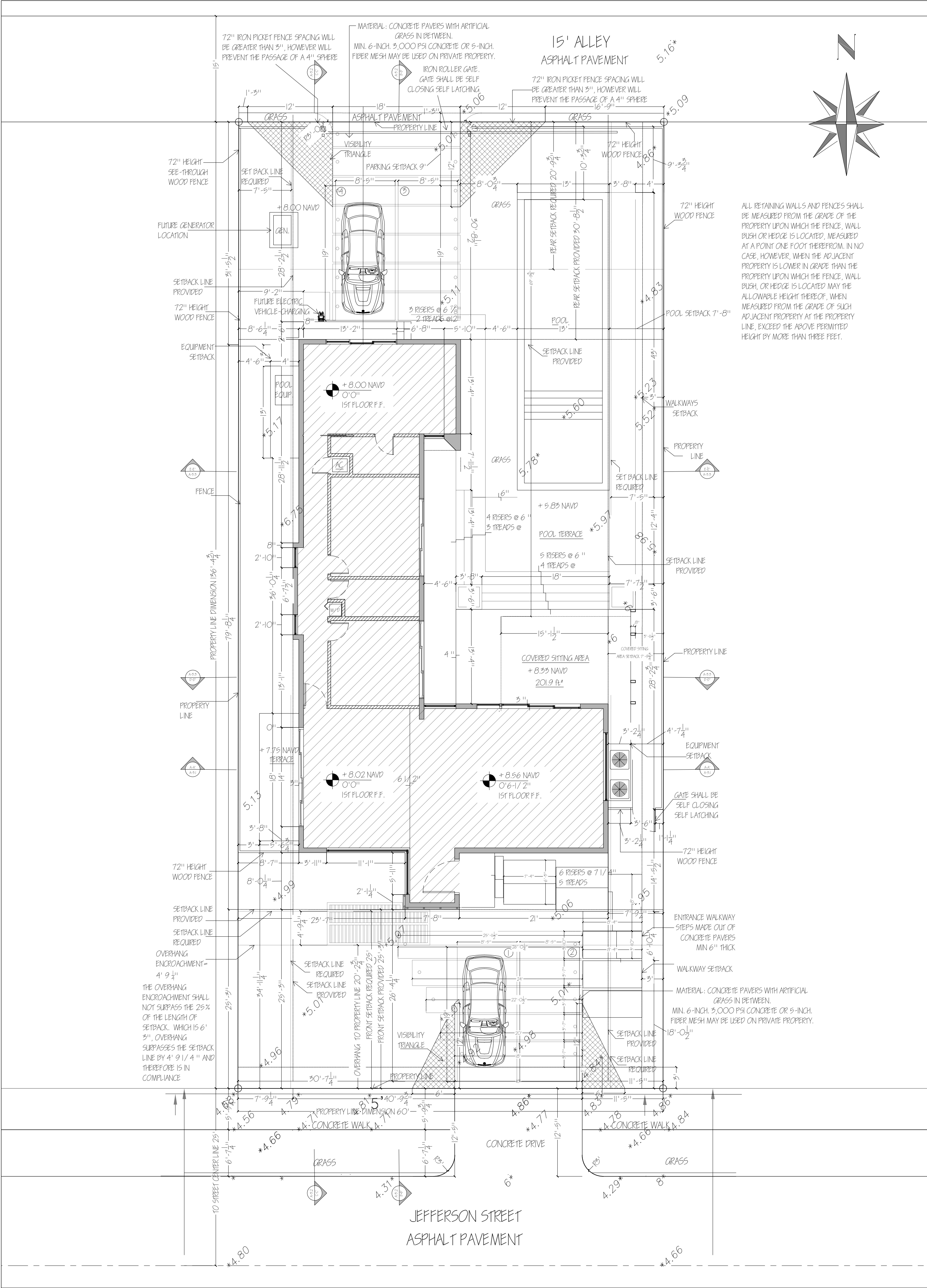
Scale:

LA-3









PROPOSED SITE PLAN

SCALE 1/8" = 1'

GENERAL NOTES

- WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017 EDITION, ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.
- THE GENERAL NOTES AND SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.
- ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES DIMENSIONS.
- THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE SHOWN OR NOTED. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 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 CONTRACTOR.
- ALL PERMITS, INSPECTIONS AND APPROVALS, SHALL BE APPLIED FOR BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION INSPECTIONS.
- ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.
- 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 APPLICABLE TO AFFORD A FINISHED AND NEAT APPEARANCE.
- ALL WORK AND MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS OR STANDARDS.
- GENERAL CONTRACTOR TO DETERMINE EXACT LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- GREEN BUILDING REQUIREMENTS
 - 1- 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.
 - 11- 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

SITE CALCULATIONS	
TOTAL SITE AREA	8,184.36 SF
FOOTPRINT AREA	3,088.15 SF

SETBACK CALCULATIONS		
BUILDING	REQUIRED	PROVIDED
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 1/2"

HEIGHT CALCULATIONS		
BUILDING	PERMITTED	PROVIDED
BUILDING HEIGHT	30'-0"	26'-6"

SITE CALCULATIONS		
ITEM	PROVIDED	REQUIRED
TOTAL SITE AREA	8,184.36 SF	-
TOTAL IMPERVIOUS AREA	5,195.45 SF	-
PERCENTAGE OF LANDSCAPE AREA	63%	40%
PERCENTAGE OF LANDSCAPE IN THE FRONT OF THE PROPERTY	60%	20%

A/ C CALCULATION	
FIRST FLOOR PLAN	1,802.19 SF
SECOND FLOOR PLAN	645.74 SF
TOTAL A/ C AREA	2,447.93 SF
NON A/ C AREA	-

PARKING CALCULATIONS	
REQUIRED	4
PROVIDED	4



URBAN GROUP ARCHITECT

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ADDRESS: 511 SE 5TH AVE.
FORT LAUDERDALE FL 33301

NEW SINGLE-FAMILY RESIDENCE FOR:

ABELLA FAMILY
1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

Δ	REVISION / DATE

DRAWN BY:	AC
CHECKED BY:	MI
SCALE:	1/8"
DATE:	11/09/2022

SP-1.1



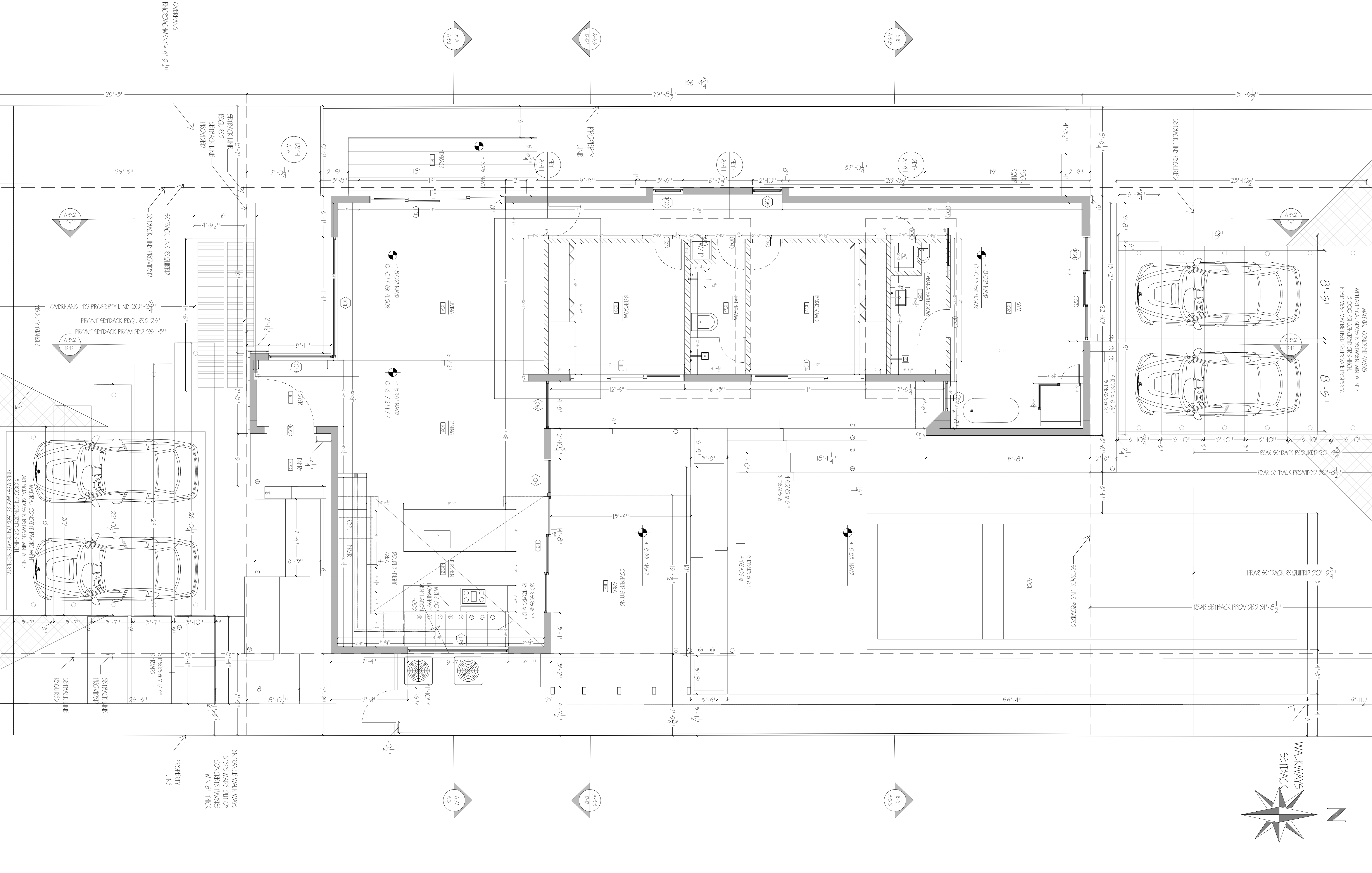
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HOLLYWOOD, FL 33020

REVISION / DATE

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CHECKED BY:	MI
SCALE:	1/4"
DATE:	11/09/2022

A-1.1

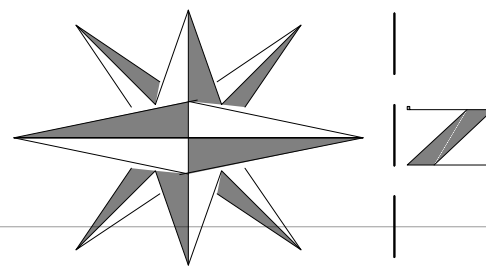


SCALE 3/8" = 1'



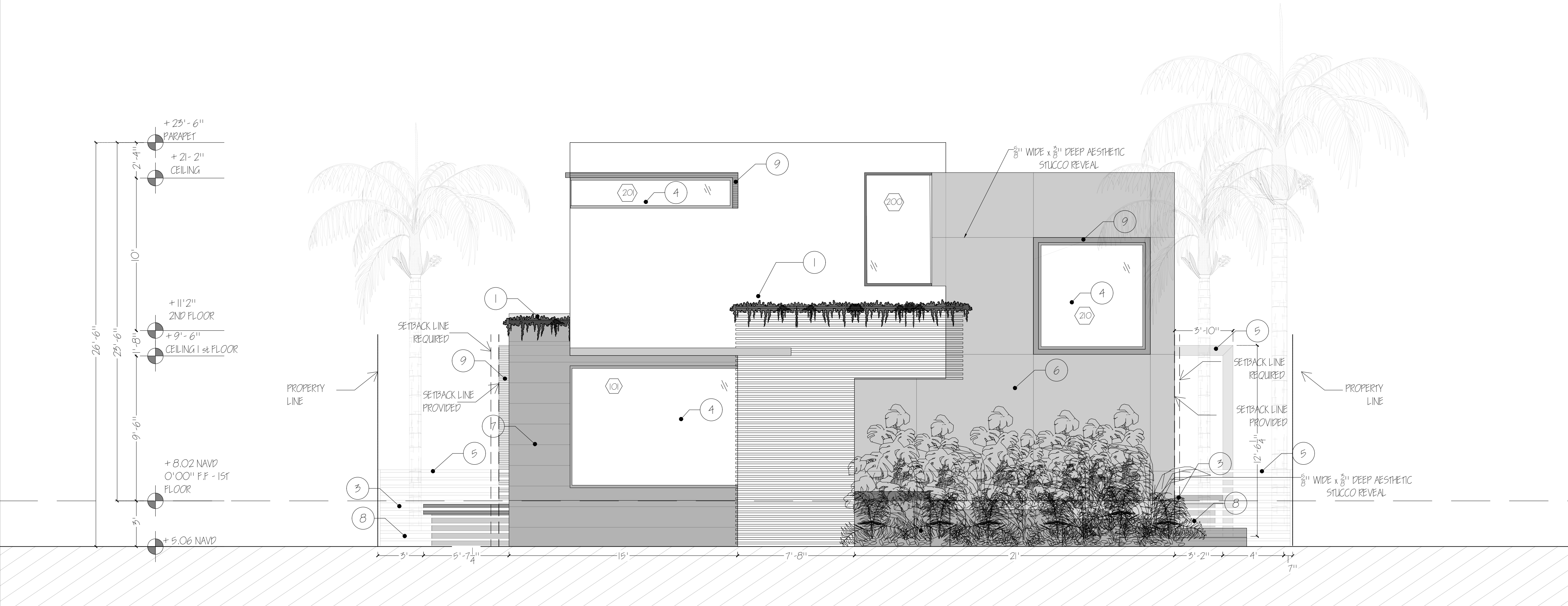
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A-1.2

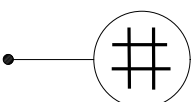


PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'



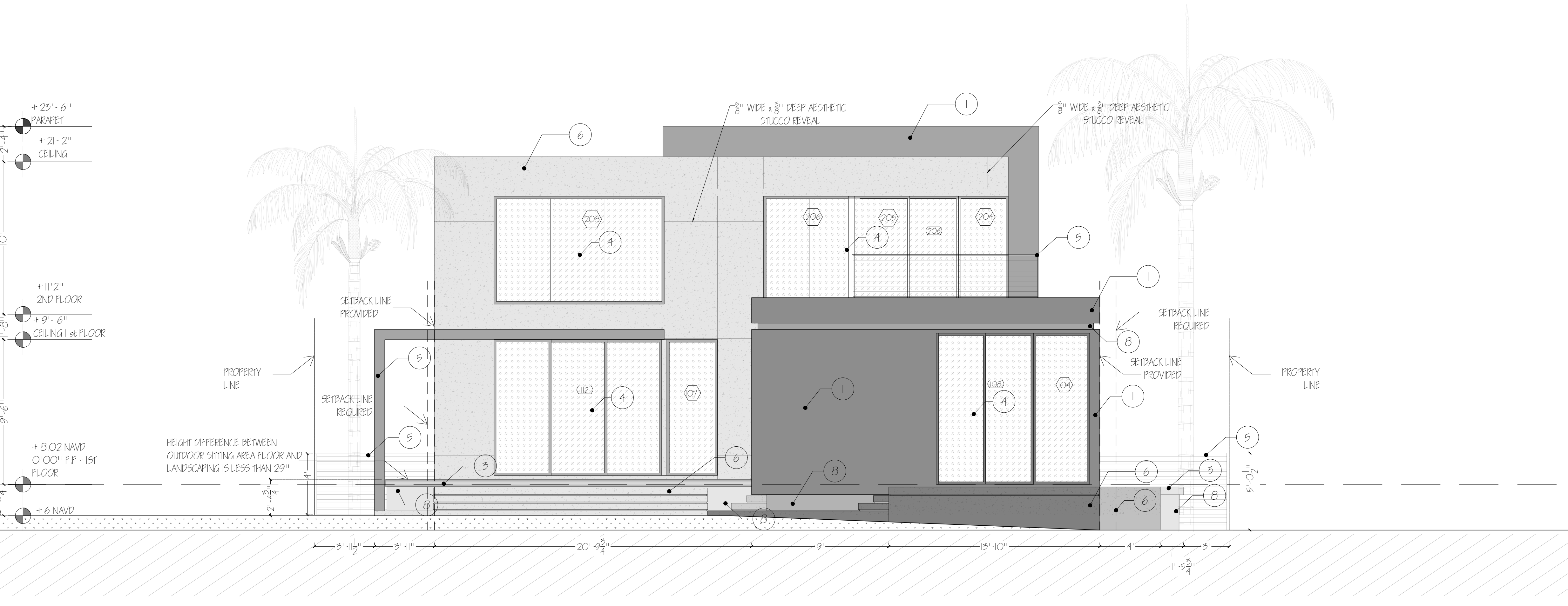
MATERIALS LEGEND



1	WHITE PAINT OVER SMOOTH STUCCO
2	CONCRETE LOOK PAINT OVER SMOOTH STUCCO
3	WOOD
4	WINDOWS WITH BRONZE FRAMES AND CLEAR GLASS
5	TEAK WOOD FENCE
6	EXPOSED CONCRETE
7	5/8" WIDE x 3/8" DEEP AESTHETIC STUCCO REVEAL EVERY 10" LIGHT GRAY PAINT
8	BLACK PAINT OVER SMOOTH STUCCO
9	TEAK WOOD
10	TEAK TYPE EXTERIOR PANELING

PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'



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NEW SINGLE-FAMILY RESIDENCE FOR:

ABELLA RESIDENCE

1621 JEFFERSON ST.
HOLLYWOOD, FL 33020

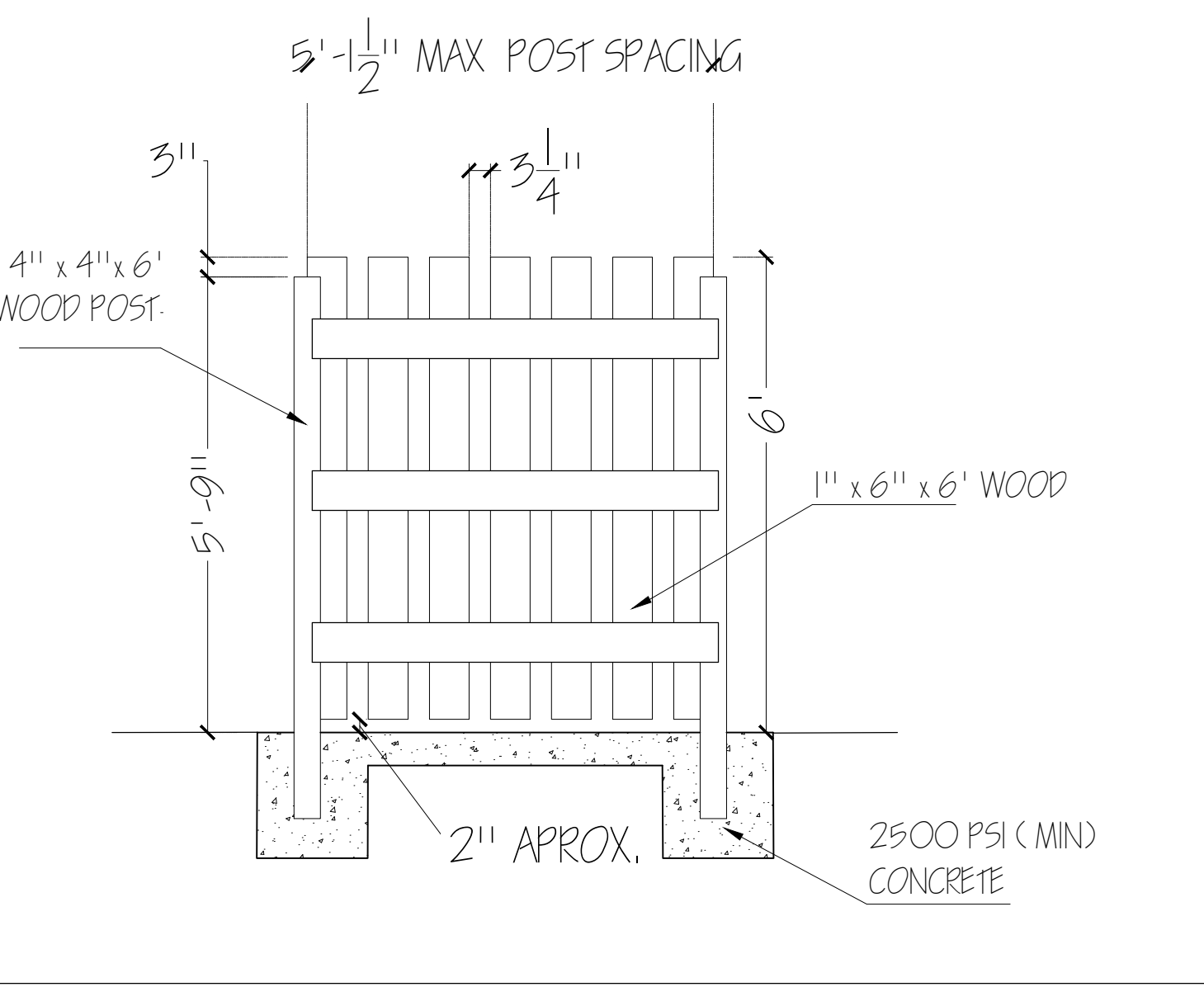
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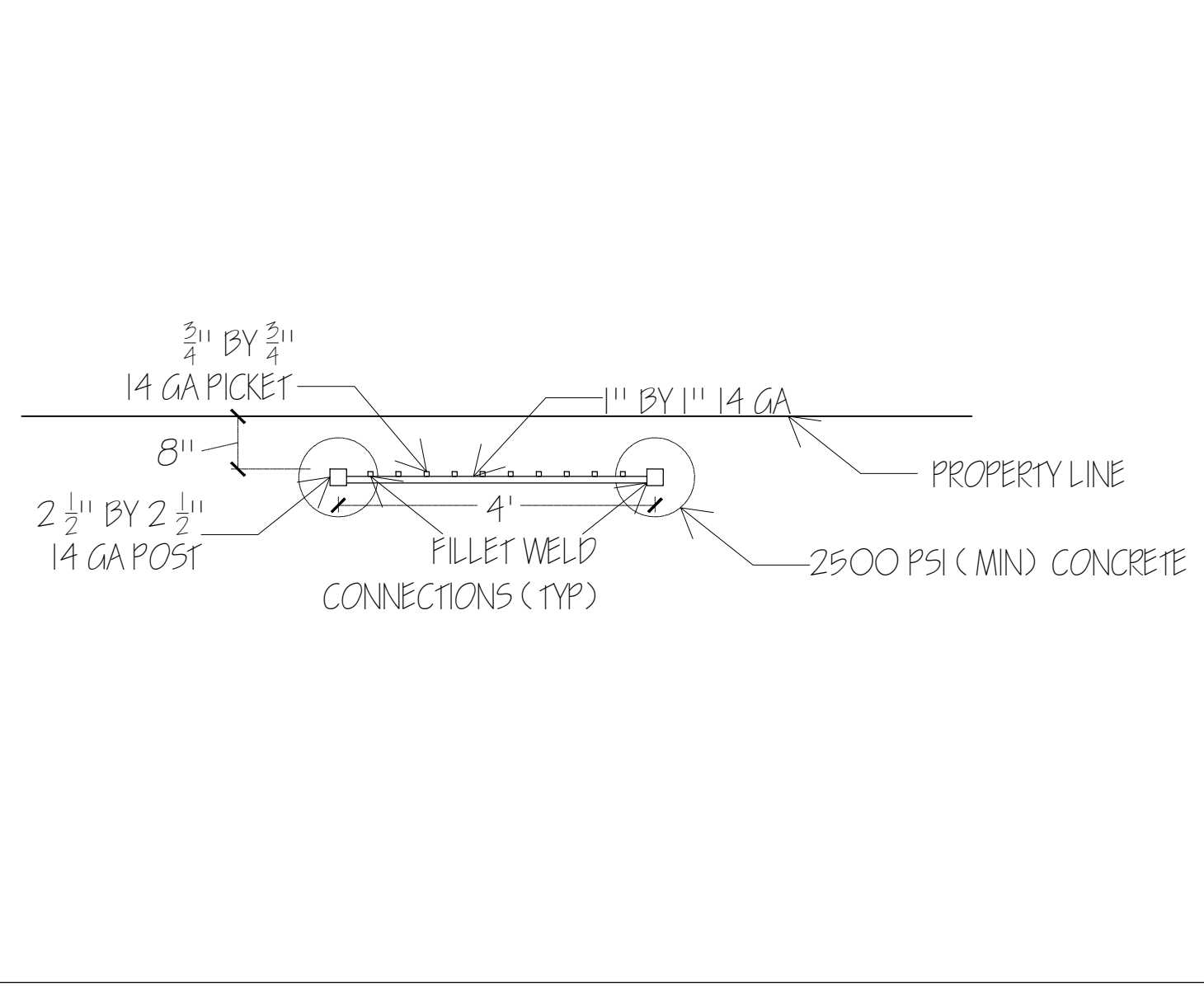
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GENERAL DETAILS

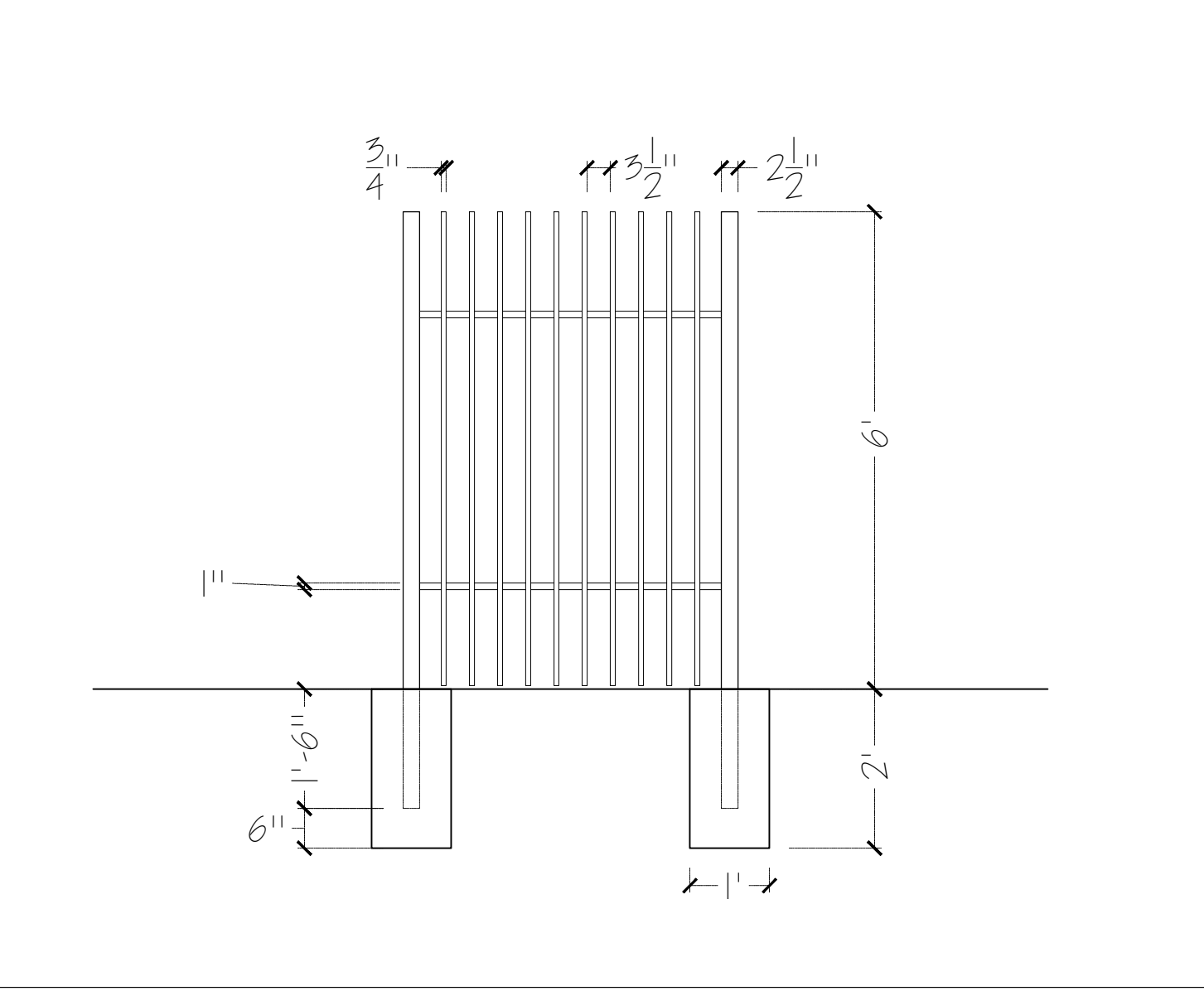
WOOD FENCE DETAIL SCALE 1/ 2" - 1'



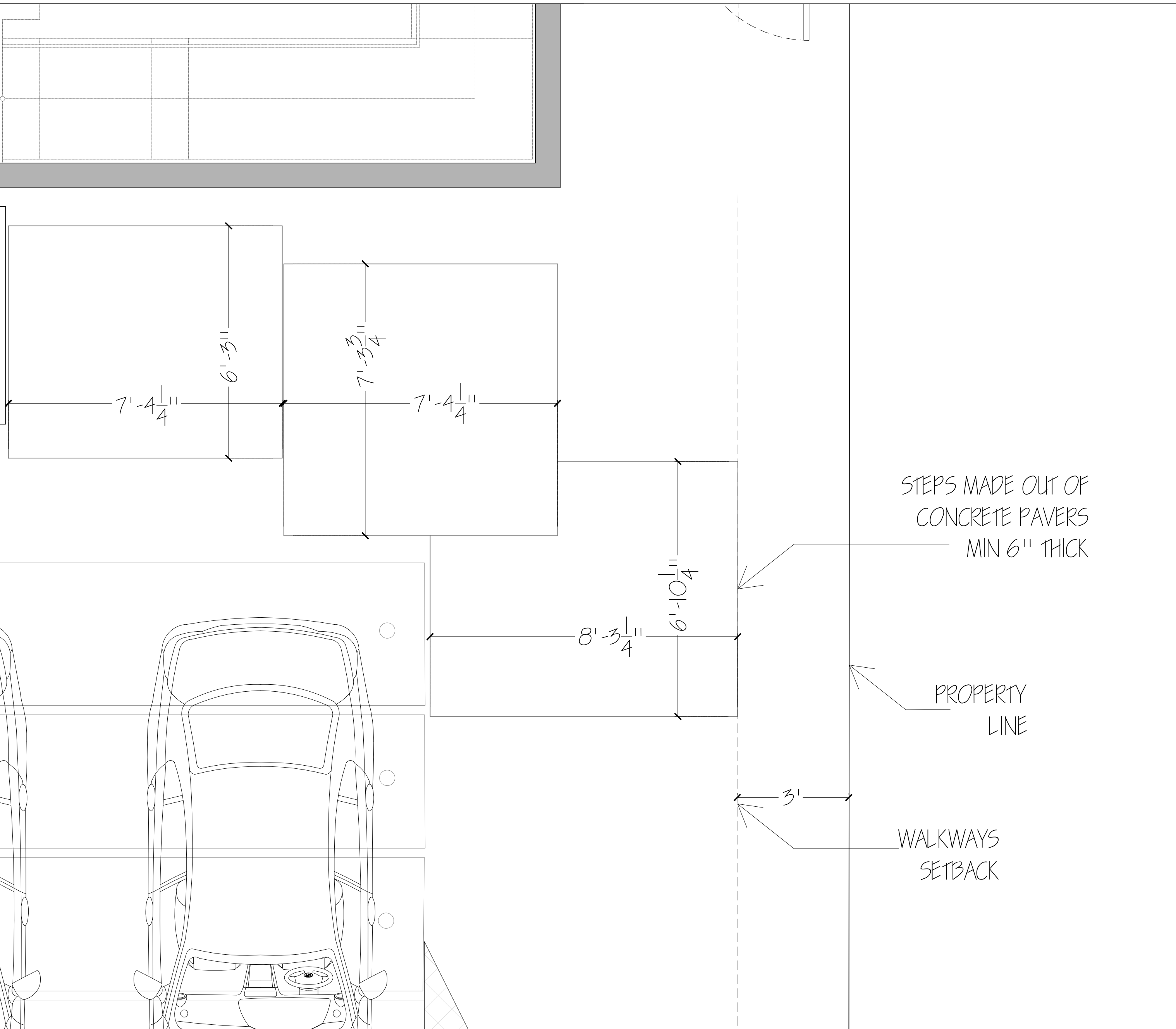
PICKET FENCE DETAIL SCALE 1/ 2" - 1'



PICKET FENCE DETAIL SCALE 1/ 2" - 1'



ENTRANCE WALKWAY DETAIL SCALE 1/ 2" - 1'



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

△	REVISION / DATE

DRAWN BY:	SB
CHECKED BY:	MI
SCALE:	
DATE:	07/21/2022

A-5.2



City of Hollywood

Staff Summary

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

File Number: 2.2023_0207

Agenda Date: 2/7/2023

To: Historic Preservation Board

Title: FILE NO.: 22-CMV-58
APPLICANT: ColonelMSC Enterprises, LLC./Bravo Investments & Rentals, LLC.
LOCATION: 301 Oregon Street
REQUEST: Certificate of Appropriateness for Demolition, Design and Variance for a new duplex in the Hollywood Beach Historic Overlay District (301 Oregon)

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

DATE: February 7, 2023 **FILE:** 22-CMV-58

TO: Historic Preservation Board

VIA: Andria Wingett, Assistant Director

FROM: Carmen Diaz, Planning Administrator

SUBJECT: Colonelmsc Enterprises, LLC and Bravo Investments & Rentals, LLC request a Certificate of Appropriateness for Demolition, a Certificate of Appropriateness for Design, and Variances to build a new duplex located at 301 Oregon Street, within the Hollywood Beach Historic Overlay District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Demolition, Certificate of Appropriateness for Design, and Variances for a duplex located at 301 Oregon Street, within the Hollywood Beach Historic Overlay District.

Variance 1: Reduce the required setbacks for the base and tower building on the south (cross street) and north (interior side) and increase the balcony encroachment from 25% to 75%.

Variance 2: Increase the number of parking spaces from 3 to 4 parking spaces.

STAFF'S RECOMMENDATION

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

Variances 1 & 2: Approval, if Certificate of Appropriateness for Demolition is granted.

Certificate of Appropriateness for Design: Approval, if Certificate of Appropriateness for Demolition and Variances are granted.

BACKGROUND

The subject property is located at 301 Oregon Street and contains an existing two-story multi-family building, approximately 1,907 square feet in floor area, that was originally constructed in 1939 (based on the Broward County Property Appraiser records) and altered numerous times since construction. The lot is surrounded by residential uses (single family and multi-family) to the north, west and south, and

Hollywood Beach and boardwalk to the east. The property has street frontage to S. Surf Rd on its west side and Oregon Street on its south side.

The proposed new duplex aims to introduce a more modern design to the locality, emphasizing views to the ocean and intracoastal.

REQUEST

The Applicant requests a Certificate of Appropriateness for Demolition of the existing building, variances for setbacks and parking and a Certificate of Appropriateness for Design for an approximately 6,389 square foot, 4-story duplex.

The feasibility study provided by the Applicant states that several components of the building are below FEMA Base Flood Elevation requirements (B.F.E) and wood framing and masonry walls are aging and showing signs of deterioration. The report determines that the proposed improvements will trigger requirements to raise the floor levels to meet FEMA B.F.E and that maintaining any portions of the existing building is counterproductive when such improvements are required to facilitate use as a duplex.

The report concludes as follows:

- The current structural and building condition are beyond state of obsolescence to be considered useful for a continued use for a renovation, addition or upgraded building project.
- The quality of lifestyle will be greatly compromised as a result of maintaining the existing building as opposed to a new construction project.
- The insurability and property value can only be secured by providing a new higher finish floor with a new building.
- A new building construction project is the required method to achieve full use and enjoyment of the property.

The proposed duplex residence sits on a narrow, 40' wide lot and will have vehicular access to a first-floor parking area via Oregon Street. The proposed development consists of two dwelling units, one accommodating on the second floor and the other accommodating the third and fourth floors. Rooftop amenities include a pool, sitting / outdoor kitchen area.

The following variances are also being requested:

1. Setback Encroachments:
 - a. Interior Side (north)
 - Base: Required: 10'-0" Provided: 0'-0"
 - Tower: Required: 10'-0" Provided: 0'-0"
 - b. Cross Street (south – Oregon St.)
 - Base: Required: 10'-0" Provided: 5'-0"
 - Tower: Required: 20'-0" Provided: 10'-0"
 - c. Balcony Encroachment
 - Allowed 25% encroachment of the required setback or 6' max: 3'-9"
 - Provided encroachment 11'-1" to 11'-5" (75%)

2. Parking – to increase the maximum number of parking spaces on-site from 3 spaces to 4 spaces. Residential uses require a minimum of 1 space per dwelling unit and maximum of 1.5 spaces per dwelling unit. The proposed duplex required a maximum of 3 parking spaces, whereas 4 parking spaces are proposed.

Other than requested variances, the proposed development meets all applicable requirements of the Zoning and Land Development Regulations.

The proposed development has a modern-contemporary style. The proposed materials are compatible and consistent in quality, color, texture, finish, and dimension to other properties in the historic district. The design utilizes a neutral palette of smooth and scored stucco, as well as raw concrete finishes, as well as aluminum louvers with wood finish and glass railings and guardrails on the balconies. Additionally, the proposed landscaping will enhance the ambience achieved by the proposed design, allowing for 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 Hollywood Beach Historic Overlay District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	Colonelmsc Enterprises, LLC and Bravo Investments & Rentals, LLC
Address/Location:	301 Oregon Street, Hollywood, Florida, 33019
Size of Property:	3,186 sq. ft. (0.07 acres)
Present Zoning:	Broadwalk Historic District Residential (BWK-25-HD-R) Hollywood Beach Historic Overlay District (HPOD-3)
Present Land Use:	Medium High (25) Residential (MHRES)
Present Use of Land:	Multi-family residential (triplex)
Year Built:	1939 (BCPA)

ADJACENT ZONING

North:	Broadwalk Historic District Residential (BWK-25-HD-R) Hollywood Beach Historic Overlay District (HPOD-3)
South:	Broadwalk Historic District Residential (BWK-25-HD-R) Hollywood Beach Historic Overlay District (HPOD-3)
East:	Broadwalk Historic District Residential (BWK-25-HD-R) Hollywood Beach Historic Overlay District (HPOD-3)
West:	Beach Resort Residential District (BRT-25-R)

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 use of their property. By allowing the Applicant to construct a new, modern development, the City is accomplishing the desired reinvestment in the Hollywood Beach Historic Overlay District and Hollywood Beach Community Redevelopment Agency CRA) area.

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 duplex and improvements are sensitive to the character of the Hollywood Beach Sub-Area (Sub-Area 4) through its design which possess similar characteristics to existing structures in the surrounding neighborhood, whilst also providing a catalyst for redevelopment of the area.

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

Policy 4.1: Recognize and protect the unique character of Hollywood Beach and each of the three areas that comprise it; North, Central, and South Beach; and provide a clear vision for creating a more harmonious and attractive community.

Policy 4.34: Work within the framework of the Beach CRA to implement the Master Plan vision for Hollywood Beach within the CRA boundaries.

Policy 4.36: Identify obsolete structures and work to have them demolished and redeveloped, while preserving buildings of historical value.

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 original building was built in 1939 and is located within the Hollywood Beach Historic Overlay District. 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 redevelop the property as a duplex which will take advantage of the site's beachfront location. This 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 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 building was originally constructed in 1939 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 the existing building does not exhibit any 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 building 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 building and construct a new , 4-storey duplex on the property. The proposed design is consistent with the scale and massing of the surrounding area. The proposed development is modern-contemporary and functional, allowing the Applicant to maximize the use of their property. Required parking is accommodated on-site. 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 building. 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 building is not a feasible option and is proposing a new development 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 non-historic 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 building 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 Findings for a Variance as stated in the City of Hollywood’s Zoning and Land Development Regulations, Article 5.

Variance 1: To allow the following setback variances:

1. Interior Side (north)
 - a. Base: Required: 10’-0” Provided: 0’-0”
 - b. Tower: Required: 10’-0” Provided: 0’-0”
2. Cross Street (south – Oregon Street)
 - a. Base: Required: 10’-0” Provided: 5’-0”
 - b. Tower: Required: 20’-0” Provided: 10’-0”
3. Balcony Encroachment

- a. Maximum allowed encroachment into the required yard of 25%, up to a maximum of 6 feet: 3'-9"
- b. Provided encroachment: 11'-1" to 11'-5" (75%)

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The subject property is a narrow, 40' wide x 80' deep, corner lot. Strict compliance with the setback regulations on such a small lot makes redevelopment for a permitted use challenging. The proposed variances will facilitate redevelopment within the beach area. The design provides articulation and architectural relief in its design, and utilizes a variety of finishes and materials, breaking up the mass of the building. As such, the requested variances still meet the intention of the regulations and do not affect the stability or appearance of the city.

FINDING: Consistent.

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The requested variance will provide for a design that will be compatible with, and enhance, the surrounding medium and higher density residential land uses. The proposed development is a modern-contemporary design that will contribute to the vision of the Hollywood Beach Historic Overlay District and CRA area.

FINDING: Consistent.

CRITERIA 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

ANALYSIS: The goal of the Land Use Element *is to promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property*. In order to construct a residential development on such a small lot, that will still meet the needs of future occupants, the variances are necessary.

FINDING: Consistent.

CRITERIA 4: That the need for the requested Variance is not economically based or self-imposed.

ANALYSIS: The Applicant is proposing a compact development on a small corner lot which presents physical constraints that make compliance with all property development difficult. Therefore, the requested Variance is not economically based and better serves the intent of the applicable regulations.

FINDING: Consistent.

CRITERIA 5: That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

Variance 2: **To allow an increase in the maximum number of parking spaces from 3 spaces to 4 spaces.**

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The subject property requires a maximum of 3 on-site parking spaces be provided (1.5 spaces per unit), whereas the Applicant is proposing 4 on-site spaces to serve the development. Staff finds that the requested variance maintains the basic intent of the regulation and will have a minimal impact on the appearance of the City. All parking is proposed to be provided on the ground floor and screened from public view. For the scale of development proposed (which includes one two story unit and one single story unit) the amount of proposed parking is suitable to serve the needs of the residents.

FINDING: Consistent.

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The requested variance will provide all parking on-site and will not create incompatibility with any surrounding land uses nor detrimental to the surrounding community.

FINDING: Consistent.

CRITERIA 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

ANALYSIS: The goal of the Land Use Element *is to promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property*. In order to achieve a compact development in a form that will enhance the community and provide safety and service to the residents, the variance is necessary.

FINDING: Consistent.

CRITERIA 4: That the need for the requested Variance is not economically based or self-imposed.

ANALYSIS: The Applicant is proposing a compact development on a small corner lot which presents challenges for providing on-site parking. Combined with the need to elevate floor levels above base flood elevation, the property lends itself to providing all parking under the

proposed building. Therefore, the requested Variance is not economically based and better serves the intent of the applicable regulations.

FINDING: Consistent.

CRITERIA 5: That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

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 duplex that maximizes the natural benefit of the location while complying with regulations to the greatest extent possible given the relatively small size of the lot. Being only 40 feet wide and situated on a corner, any redevelopment of the property would face challenges adhering to all zoning regulations. Additionally, the design is of a scale that is consistent with the built form of the surrounding area, which consists of a range of medium and higher density residential uses.

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 modern-contemporary and offers a cohesive and well-defined architectural style that will serve as a catalyst for future development in the area.

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 Hollywood Beach Historic Overlay 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 utilizes a neutral palette of smooth and scored stucco, as well as raw concrete finishes, as well as aluminum louvres with wood finish and glass railings and guardrails on the balconies. Additionally, the proposed landscaping will enhance the design, allowing 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 duplex 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*. Although the applicant is requesting relief from the setback requirement in the Code, the lot is narrow (only 40 feet in width) and small in area, as are many of the developed lots in the beachfront area. 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

ATTACHMENT A

Application Package

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: OCTOBER 10, 2022

Location Address: 301 OREGON STREET, HOLLYWOOD FL 33019

Lot(s): Lot 4 Block(s): BLOCK 13 Subdivision: HOLLYWOOD BEACH

Folio Number(s): 5142 13 01 2890

Zoning Classification: BWK - 25 - HD - R Land Use Classification: RESID. MULTIFAMILY

Existing Property Use: MULTIFAMILY Sq Ft/Number of Units: 2 TOTAL 3,186 SQFT

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): P.A.C.O on May 2nd 2022

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

Explanation of Request: New ground up construction of 4 story duplex seeking base and tower setback variances

Number of units/rooms: 2 units total Sq Ft: TOTAL 4 stories + roof lobby = 6,389

Value of Improvement: 2.2 MIL Estimated Date of Completion: MARCH.15.2023

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

Name of Current Property Owner: COLONELMSC ENTERPRISES LLC / PEG 50 LLC

Address of Property Owner: 10054 HARBOURTWON CT BOCA RATON FL 33498

Telephone: 312-623-5544 Fax: _____ Email Address: colonelmsc@hotmail.com

Name of Consultant/Representative Tenant (circle one): Joseph B. Kaller

Address: 2417 Hollywood Blvd Telephone: 954.920.5746

Fax: -- Email Address: joseph@kallerarchitects.com

Date of Purchase: 04.07.2021 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: n/a

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 10/10/2022

PRINT NAME: MAHARAJ S CHADHA

Date: 10/10/2022

Signature of Consultant/Representative: _____

Date: 10-10-2022

PRINT NAME: JOSEPH B. KALLER

Date: 10-10-2022

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

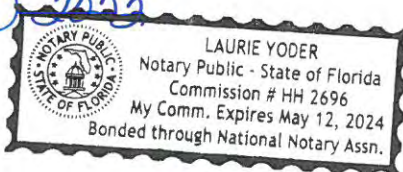
Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 10 day of October, 2022

Notary Public
State of Florida



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

Signature of Current Owner

MAHARAJ S CHADHA

Print Name



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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$318,820	\$454,810	\$773,630	\$773,630	
2020	\$318,820	\$454,810	\$773,630	\$139,980	\$4,212.21
2019	\$318,820	\$375,290	\$694,110	\$134,350	\$3,943.46

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$773,630	\$773,630	\$773,630	\$773,630
Portability	0	0	0	0
Assessed/SOH	\$773,630	\$773,630	\$773,630	\$773,630
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$773,630	\$773,630	\$773,630	\$773,630

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/7/2021	SWD-Q	\$2,200,000	117182113	\$100.07	3,186	SF
5/1/1980	QCD		8887 / 75			
				Adj. Bldg. S.F. (Card, Sketch)		1907
				Units/Beds/Baths		3/4/2
				Eff./Act. Year Built: 1970/1939		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
3								

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

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

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name COLONELMSC ENTERPRISES, LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 301 OREGON STREET				Company NAIC Number:	
City HOLLYWOOD		State Florida		ZIP Code 33019	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 4, BLOCK 13, HOLLYWOOD BEACH, P.B. 1, PG. 27, B.C.R. (I.D.# 5142 13 01 2890)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>26°00'32.09"N</u> Long. <u>80°06'57.78"W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>851.00</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>11</u>					
c) Total net area of flood openings in A8.b <u>1330.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number HOLLYWOOD - 125113			B2. County Name BROWARD		B3. State Florida
B4. Map/Panel Number 12011C0588	B5. Suffix H	B6. FIRM Index Date 08-18-2014	B7. FIRM Panel Effective/ Revised Date 08-18-2014	B8. Flood Zone(s) AE / VE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) AE(9'/10') / VE(10'/12')
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 301 OREGON STREET			Policy Number:
City HOLLYWOOD	State Florida	ZIP Code 33019	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

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

Benchmark Utilized: B.C.E.D. BM.#1915,E LEV. = 3.27' Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

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

Check the measurement used.

- | | | | |
|-------------------------------------------------------------------------------------------------------------------------------|------------|------------------------------------------|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>6.2</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>7.4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>7.9</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>5.6</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>7.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.Certifier's Name
JASON H. PINNELLLicense Number
5734Title
PROFESSIONAL SURVEYOR & MAPPERCompany Name
PINNELLSURVEY, INC.Address
5300 W. HILLSBORO BOULEVARD, 215-ACity
COCONUT CREEKState
FloridaZIP Code
33073

Signature

Date

Telephone
(954) 418-4940

Ext.

Place
Seal
Here

2/23/21

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

Comments (including type of equipment and location, per C2(e), if applicable)

1. THIS ELEVATION CERTIFICATE IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LINE C2(a) REPRESENTS SLAB ON GRADE.
3. LINE C2(e) REFERS TO A/C UNIT ON WALL.
4. LINE C2(b) REPRESENTS FINISH FLOOR ABOVE CRAWL SPACE.
5. CRAWLSPACE ELEVATION = 5.6 FEET
6. WE WERE UNABLE TO OBTAIN MEASUREMENT FOR LINE C2(c).
7. REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING CORPSCON 6.0.1.
8. LINE A5 WAS OBTAINED WITH HANDHELD GPS UNIT.

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 301 OREGON STREET			Policy Number:
City HOLLYWOOD	State Florida	ZIP Code 33019	Company NAIC Number

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

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

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

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

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

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 301 OREGON STREET			Policy Number:
City HOLLYWOOD	State Florida	ZIP Code 33019	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

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

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

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

- G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____
- G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)
<div><input type="checkbox"/> Check here if attachments.</div>

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 301 OREGON STREET			Policy Number:
City HOLLYWOOD	State Florida	ZIP Code 33019	Company NAIC Number

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



Photo One

Photo One Caption FRONT VIEW

Clear Photo One



Photo Two

Photo Two Caption SIDE VIEW

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 301 OREGON STREET			Policy Number:
City HOLLYWOOD	State Florida	ZIP Code 33019	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption SIDE VIEW

Clear Photo Three



Photo Four

Photo Four Caption REAR VIEW

Clear Photo Four

JOB CARD

OWNER ANTHONY KOMESNDER		JOB ADDRESS 301 Oregon St.	
LEGAL DESCRIPTION	LOT NUMBER 4	BLOCK 13	SUBDIVISION OR ADDITION Hwd. Bch.
MICROFILM NO.	ARCHITECT	FEE \$ 10.00	VALUATION \$ 200

DESCRIPTION OF CONSTRUCTION Imitation Brick	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
------------------------------------------------	----------------------------------------------------------------------------

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	40816	5/23/77	Hwd. Simulated	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: 1613-13

NAME OF OWNER Anthony Komander
 ADDRESS 301 Oregon St
 LEGAL DESCRIPTION Lot 4 B-13 Hwd Bch
 DESCRIPTION OF CONST. _____ FEE 7.50
 ARCHITECT: _____ EVAL. 250.00

Alterations + repairs

PERMIT TYPE	NO.	DATE	TO WHOM	FIXT. or OUT.
BLOG.	4286	9-3-70	owner	
ROOF				
ELECTRICAL				
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

6 permits were found for
301 OREGON ST

View	<u>Process #</u>	<u>Permit #</u>	<u>Description</u>	<u>Appl. Date</u>	<u>Permit Date</u>
Details		E20-101825	ELECTRICAL WORK	8/26/2020	9/10/2020
Details		B17-107382	AWNINGS - ALUM OR CANVAS	12/11/2017	2/5/2018
Details		B17-103681	REROOF - METAL, TILE, WOOD, SHINGLE OR SHAKE	6/19/2017	10/12/2017
Details		B17-102733	ROW (RIGHT OF WAY) PERMIT (ENGIN & UTIL)	5/9/2017	10/12/2017
Details		M07-100213	A/C WINDOW/WALL UNIT	7/17/2007	7/20/2007
Details		B9502749	WINDOW REPLACEMENT		6/2/1995

6 permits were found for
301 OREGON ST 1-3

<u>View</u>	<u>Process #</u>	<u>Permit #</u>	<u>Description</u>	<u>Appl. Date</u>	<u>Permit Date</u>
Details		E20-101825	ELECTRICAL WORK	8/26/2020	9/10/2020
Details		B17-107382	AWNINGS - ALUM OR CANVAS	12/11/2017	2/5/2018
Details		B17-103681	REROOF - METAL, TILE, WOOD, SHINGLE OR SHAKE	6/19/2017	10/12/2017
Details		B17-102733	ROW (RIGHT OF WAY) PERMIT (ENGIN & UTIL)	5/9/2017	10/12/2017
Details		M07-100213	A/C WINDOW/WALL UNIT	7/17/2007	7/20/2007
Details		B9502749	WINDOW REPLACEMENT		6/2/1995



**CITY OF HOLLYWOOD
PLANNING & ZONING DEPARTMENT**

2600 Hollywood Blvd.
Hollywood, FL 33020
Attn: Carmen Diaz, Planner

RE: STRUCTURAL EVALUATION REPORT

Residential Triplex
301 Oregon Street #1-3
Hollywood, FL 33019
Folio: 5142 13 01 2890

September 6, 2022
Total Pages: 15 Plus Annex
"A" and Annex "B"

This report is prepared for the specific scope of evaluating the current building condition for major addition/renovation scope and the impact on the existing building's structural system. The descriptions that follow are our determinations from visual field observations performed on September 05, 2022. The methodology for this investigation was primarily visual. We find that the information obtained through this method is sufficient to conclude the findings mentioned. At this time we do not require any additional investigations such as soil testing or any destructive investigations in order to conclude our findings.

Although there are hidden conditions of this project that have not been explored and are not identified such as the complete attic or all crawl spaces, this does not hinder the principal conclusion stated in this report.

Existing Building Construction and Descriptions:

- The building is a two-story structure with approximately 2,527 SF according to BCPA information.
- The building was constructed in 1939. The multi-family residence construction type is concrete grade beam and deep foundation piles with 8" CMU masonry walls, concrete tie beams.
- The first and second floors are wood framed.
- Terraces and balcony are structural concrete with structural columns.
- The roof system is gable style hand framed wood construction spaced at 16" o/c with T & G roof sheathing and tile.
- The interiors and ceiling finishes are plaster finish throughout.
- The main building finish floor elevation is 6.18 NAVD '88 according to the property survey (copy provided).
- There is a lower finish floor level at the studio detached portion of (level unknown).

FRONTIER ENGINEERING DEVELOPMENT, LLC
FL C.A. NO: 30629 · LB8042
P.O. Box 222023, HOLLYWOOD, FL 33022
OFFICE (954) 678-2030 · FAX (954) 678-2032
INFO@MYFLORIDAENGINEERING.COM



- The building elevation is approximately 1' above the broadwalk level.
- There is a grade beam at the perimeter with short wall marking the property.
- The windows and doors are not considered for this report.
- The exterior concrete patioterraces or other site improvements are not considered for this report.
- Ground and grade conditions appear to be stable.

Our inspection findings are as follows:

- The building wood framing is aging and showing distress with past repairs indicating the need to regular maintenance for deterioration with harsh coastal conditions.
- The existing CMU walls are past their expected life span showing signs of aging building conditions.
- The building finish floor is --- The rear studio building section is lower than the main building having a greater impact on the Fema requirements.
- The crawl space access is below grade elevation and the vents are below FEMA Base Flood elevation. The venting is very limited for the existing raised floor condition. The crawl space access is from inside the kitchen area with no ability to access the underside without tunneling the existing sand.
- The electrical service system has been upgraded and is in good shape.
- Other building components such as the cast iron sanitary plumbing or HVAC systems are not included in this report.

Client's continued building use considerations:

- The client requires that the triplex be able to at minimum provide for two units for use. This project requires that the building undergo a major renovation with major structural member upgrades. This building will fall under the FBC Alteration Level III classification and a substantial improvement condition having a construction cost greater than 50% of the current building value.
- The finish floor will be required to be raised from the 6.18" to min. of VE 10.0' & VE 12' NAVD '88 to satisfy the FEMA B.F.E. +1.0' in-agreement with the client's desire to protect the property from any potential flood hazards.
- Maintaining any portions of this existing building are counterproductive when it is determined that the floor elevation must be raised and include: causing the second floor/ceiling headers of the doors and windows as well as the window sills to become non-compliant, slab/piles foundation will be potentially overloaded with the additional elevated floor solution, etc.
- The other existing building components, such as the electrical, plumbing and mechanical also impact the cost of the project.

Our conclusions at this time:

- Our conclusion at this time is that the current structural and building condition are beyond state of obsolescence to be considered useful for a continued use for a renovation, addition or upgraded building project.
- The quality of lifestyle will be greatly compromised as a result of maintaining the existing building as opposed to a new construction project.
- The insurability and property value can only be secured by providing a new higher finish floor with a new building.
- Therefore, a new building construction project will be the required method to achieve full use and enjoyment of this residential property with increase in size and additional building features securing the future insurability and property value.

If after reading this report you have any questions, please contact me at your earliest convenience. I would be glad to clarify or provide any additional information as much as I am able to.

Sincerely,

VENKATESAN M. BALAKRISHNAN, P.E.
FL. REG. No: 63107

Encl.: Annex "A" - Inspection Images

ANNEX "A"

INSPECTION IMAGES



FRONT VIEW



REAR VIEW (S. WEST)



SIDE VIEW (NORTH)



FRONT VIEW (EAST)



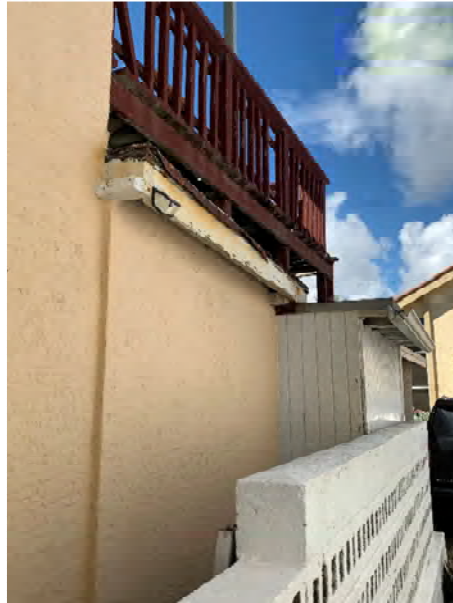
REAR VIEW (WEST)



FRONT PATIO AREA (EAST)



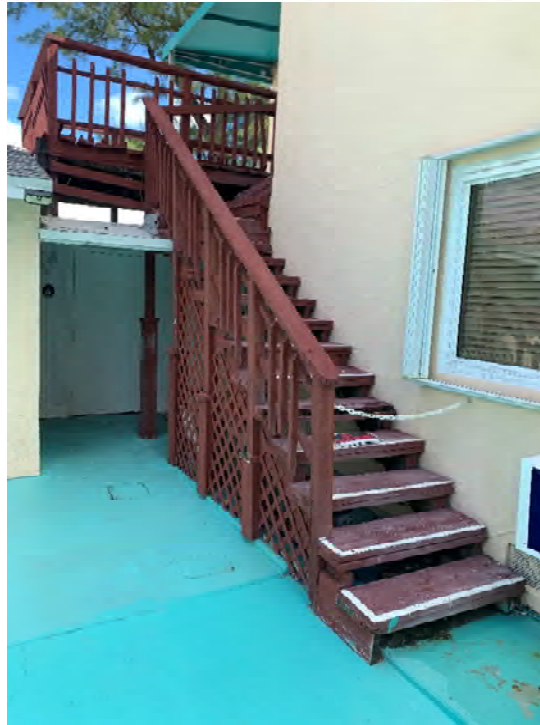
SIDE PATIO (SOUTH)



SIDE VIEW (NORTH)



SIDE VIEW (NORTH)



EXTERIOR STAIR



CRAWL SPACE VENT BLOCKS



EXTERIOR GLASS DOOR



EXTERIOR WINDOW



ELECTRIC SERVICE EQUIPMENT



BATHROOM



INTERIOR VIEW



INTERIOR AT KITCHEN



ANNEX "B"

BCPA Info

FRONTIER ENGINEERING DEVELOPMENT, LLC
FL C.A. NO: 30629 · LB8042
P.O. Box 222023, HOLLYWOOD, FL 33022
OFFICE (954) 678-2030 · FAX (954) 678-2032
INFO@MYFLORIDAENGINEERING.COM



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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$318,820	\$454,810	\$773,630	\$773,630	
2020	\$318,820	\$454,810	\$773,630	\$139,980	\$4,212.21
2019	\$318,820	\$375,290	\$694,110	\$134,350	\$3,943.46

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$773,630	\$773,630	\$773,630	\$773,630
Portability	0	0	0	0
Assessed/SOH	\$773,630	\$773,630	\$773,630	\$773,630
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$773,630	\$773,630	\$773,630	\$773,630

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/7/2021	SWD-Q	\$2,200,000	117182113	\$100.07	3,186	SF
5/1/1980	QCD		8887 / 75			
				Adj. Bldg. S.F. (Card, Sketch)		1907
				Units/Beds/Baths		3/4/2
				Eff./Act. Year Built: 1970/1939		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
3								

[illegible]

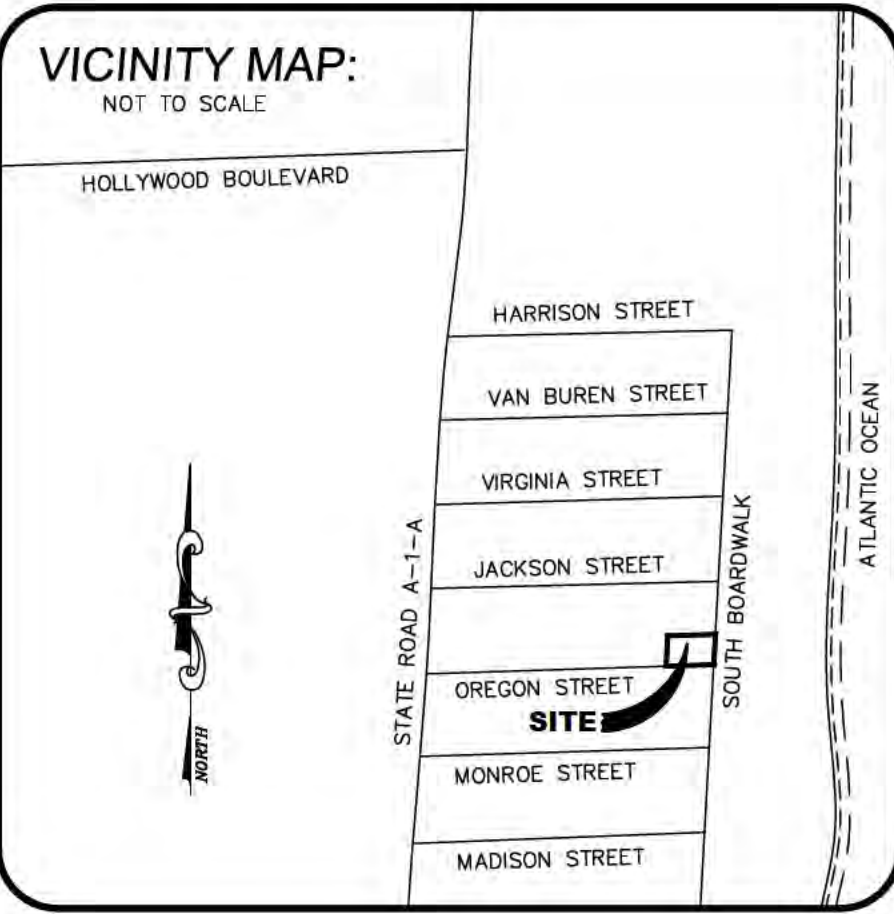
Subject information :

[illegible]



ANNEX "C"

Survey



ALTA/NSPS LAND TITLE SURVEY



PROJECT ADDRESS: 301 OREGON STREET
HOLLYWOOD, FLORIDA 33019

LEGAL DESCRIPTION:

LOT 4, BLOCK 13, HOLLYWOOD BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ENCROACHMENT NOTES:

- 1 - 3 FOOT C.B.S. WALL AND CONCRETE CROSS OVER THE SOUTHERLY PROPERTY LINE.
- 2 - ASPHALT PAVEMENT AND CORAL WALK CROSS OVER THE NORTHERLY PROPERTY LINE.
- 3 - BRICK PAVERS AND CONCRETE CROSS OVER THE EASTERLY PROPERTY LINE.

SCHEDULE "B" TITLE NOTES:

THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 1010669, DATED JANUARY 27, 2021 @ 11:00 P.M.

- ITEMS 1 THROUGH 3 AND 8 THROUGH 11 IN SCHEDULE B - SECTION II ARE STANDARD EXCEPTIONS, MORTGAGES, TERMS AND CONDITIONS AND LIENS THAT ARE NOT MATTERS OF SURVEY.
- ITEM 4: ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 27, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- ITEM 5: PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT TO BROWARD COUNTY RECORDED IN O.R. BOOK 32598, PAGE 1510, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.
- ITEM 6: CITY OF HOLLYWOOD HISTORIC PRESERVATION BOARD RESOLUTION NO.06-H-107 RECORDED IN O.R. BOOK 43442, PAGE 1496, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.
- ITEM 7: CITY OF HOLLYWOOD HISTORIC PRESERVATION BOARD RESOLUTION NO.06-H-108 RECORDED IN O.R. BOOK 44133, PAGE 758, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

GENERAL NOTES:

- 1) TYPE OF SURVEY: BOUNDARY
- 2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
- 3) THE BROWARD COUNTY TAX I.D. NUMBER FOR THE PROPERTY SHOWN HEREON IS 5142-13-01-2890 AND IS CURRENTLY OWNED BY DIANE D. ZIOL AND DEBORAH Z. WASYLUK.
- 4) THE AREA OF THE PROPERTY SHOWN HEREON IS 3,188 SQUARE FEET (0.0732 ACRES) MORE OR LESS.
- 5) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
- 6) ALL ELEVATIONS SHOWN HEREON, ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- 7) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN MULTIPLE FLOOD ZONES, AS SHOWN ON F.L.R.M. MAP 125113-0588-H, BEARING A MAP REVISION DATE OF 08/18/14 AND AN INDEX MAP REVISION DATE OF 08/18/14.
- 8) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- 9) UNLESS OTHERWISE NOTED, ALL FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- 10) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- 11) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- 12) THE PROPERTY SHOWN HEREON FALLS SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE.
- 13) REFERENCE B.M. ELEV. DATUM WAS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING COPSCON 6.0.1.
- 14) REFERENCE B.M.: BROWARD COUNTY B.M. #1915 ELEV.=3.268' NGVD '29/ ELEV.=1.677' NAVD '88.
- 15) DATE FIELDWORK PERFORMED: 02/12/21 (FIELD BOOK 626, PAGE 40)
- 16) DRAWN BY: J.P. CHECKED BY: J.P.

CERTIFICATION:

TO:

CAPITAL ABSTRACT & TITLE
COLONELMSC ENTERPRISES, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LENDER, TBO

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(c), 8 (LOCATION OF SUBSTANTIAL FEATURES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION; NO LANDSCAPED AREAS ARE LOCATED), 9, 11 (LOCATION OF UTILITIES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION), 13 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 12, 2021.

CERTIFICATE
No. 5734
STATE OF FLORIDA
JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 - STATE OF FLORIDA

REVISIONS:

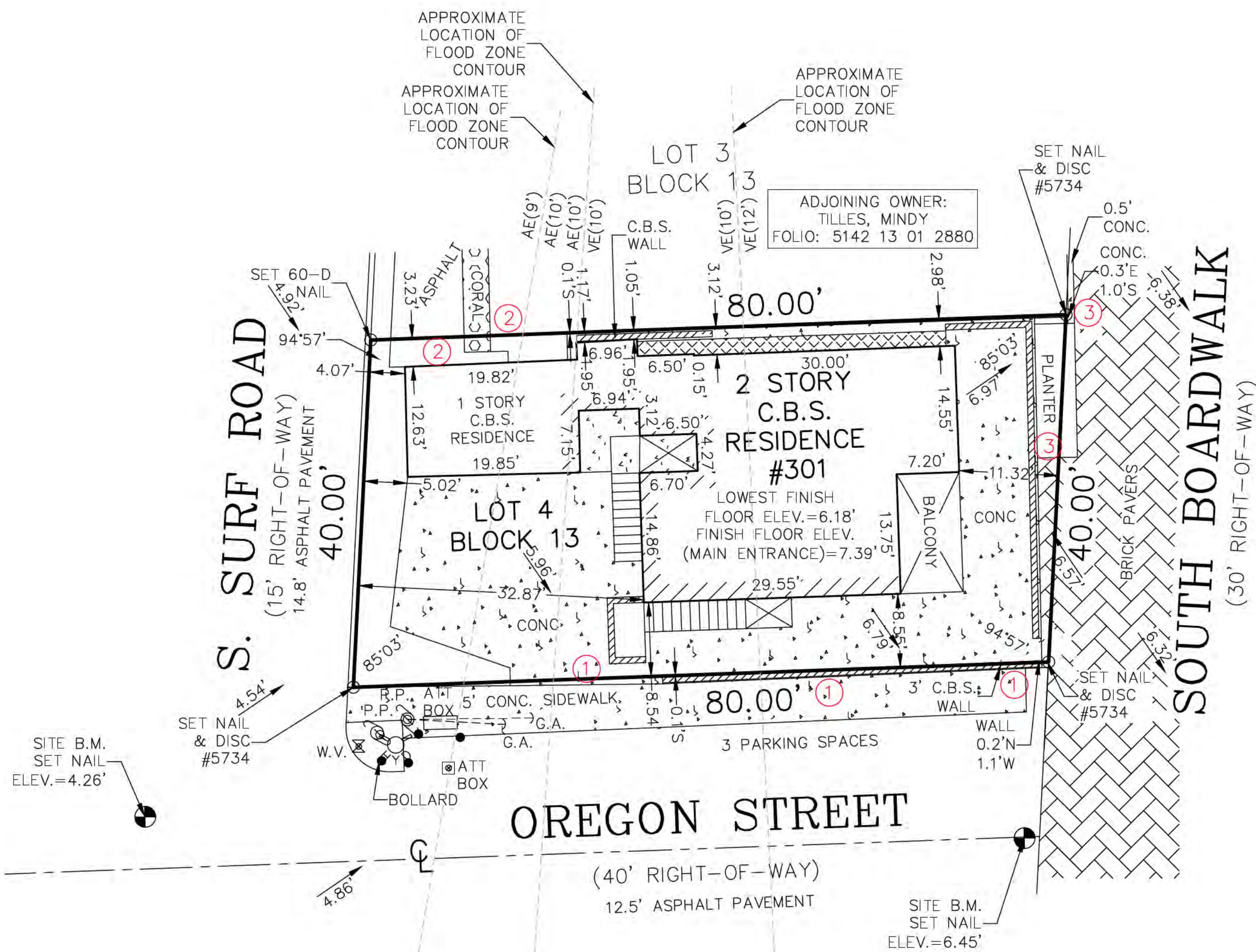
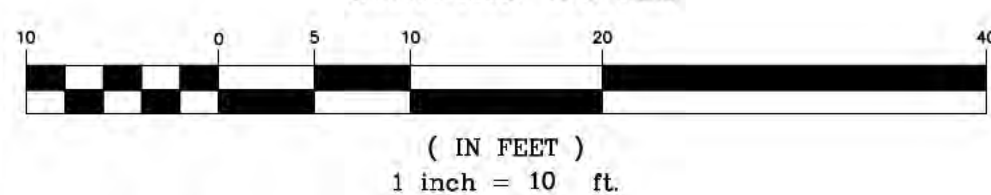
REVISION	DATE	CHECKED BY
ADD SITE ELEVATIONS (22-0072)	01/19/22	K.M.

PROJECT NAME: COLONELMSC ENTERPRISES JOB NO.: 21-0293

LEGEND:

- B.C.R. = BROWARD COUNTY RECORDS
C = CALCULATED MEASUREMENT
C = CENTERLINE
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.L.F. = CHAIN LINK FENCE
C.O. = CLEAN OUT
CONC. = CONCRETE
C.L.P. = CONCRETE LIGHT POLE
C.P.P. = CONCRETE POWER POLE
C.R. = CABLE RISER
D = DEED MEASUREMENT
E.S. = ELECTRIC SERVICE
F.P.L. = FLORIDA POWER & LIGHT
G.A. = GUY ANCHOR
G.V. = GATE VALVE
L.P. = LIGHT POLE
M = MEASURED
M.C. = METAL COVER
M-D.C.R. = MIAMI-DADE COUNTY RECORDS
M.H. = MANHOLE
M.W. = MONITORING WELL
NAVD = NORTH AMERICAN VERTICAL DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORDS BOOK
P = PLAT MEASUREMENT
P.B. = PLAT BOOK
P.E. = POOL EQUIPMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.P. = POWER POLE
TYP. = TYPICAL
W.M. = WATER METER
o/s = OFFSET
A/C = AIR CONDITIONING UNIT
H = HANDI-CAPPED PARKING
F = FIRE HYDRANT
U = UTILITY POLE
I = LOCATION OF INGRESS/EGRESS
H = LOCATION OF BUILDING HEIGHT MEASUREMENT
E = ENCROACHMENT REFERENCE
S = SITE ELEVATION

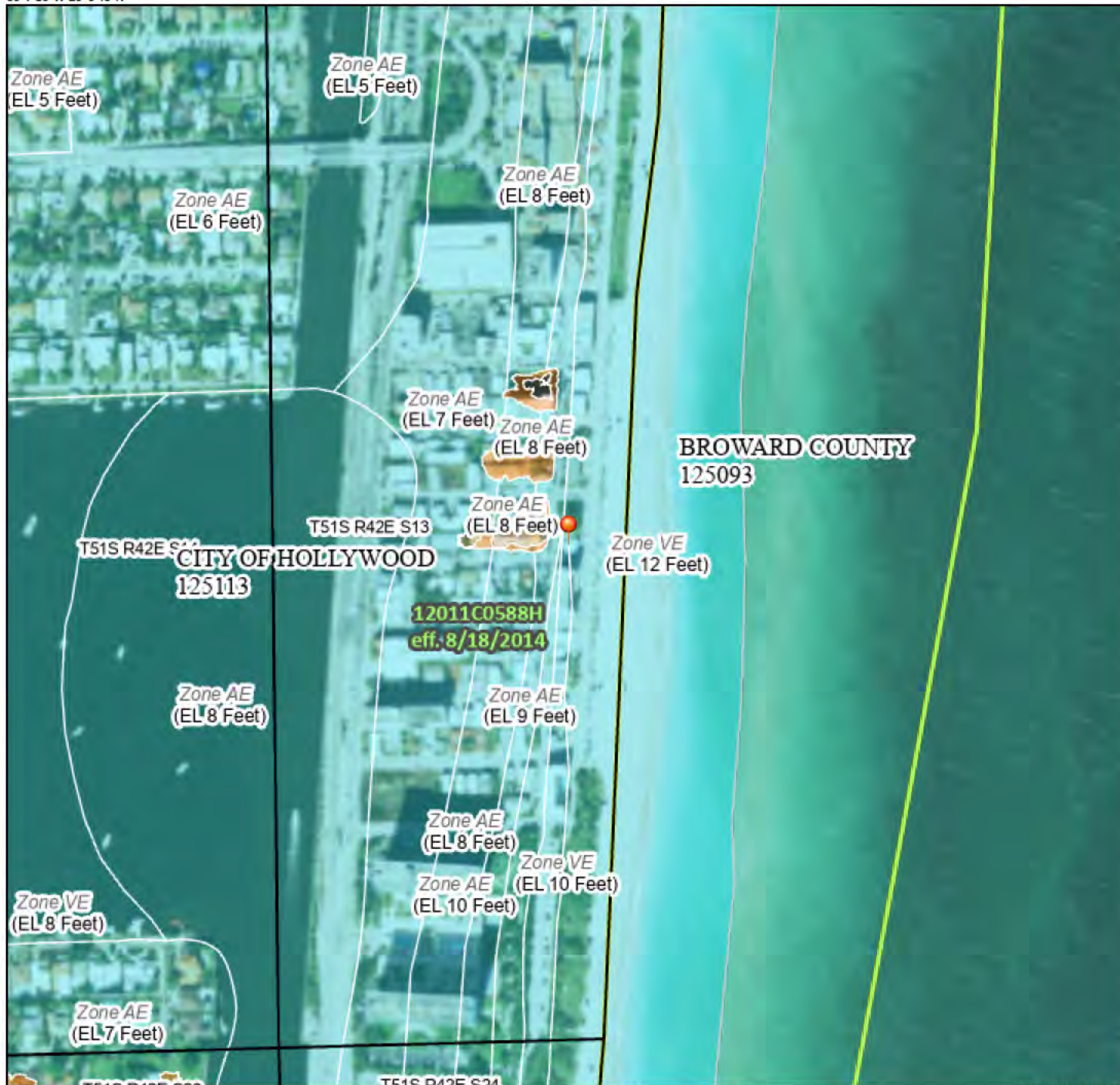
GRAPHIC SCALE



National Flood Hazard Layer FIRMMette



80°7'16"W 26°0'48"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/6/2022 at 2:52 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

301 OREGON STREET, HOLLYWOOD, FL 33019

**DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR
DEMOLITION FOR EXISTING STRUCTURE**

The Zoning and Land Development Regulations **Section 5.5.F.4.e** states the Historic Preservation Board shall consider the following Criteria in evaluating an Application for Certificate of Appropriateness for Demolition.

CRITERION 1: *The building, structure, improvement, or site is designated on either a National, State or Local level as a Historic Preservation District or an Architectural Landmark or Site.*

ANALYSIS: The Building is in Hollywood Beach Broadwalk Historic District on the North-East corner of the intersection of Oregon St and Broadwalk.

CRITERION 2: *The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or expense.*

ANALYSIS: The finish floor elevation of the existing two-story structure is currently 6.18' NAVD '88, approximately 1'-0" above boardwalk level which makes it difficult for the existing structure to comply with today's FEMA's minimum standards and still be compliant with the 50% improvement rule.

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 existing building has been altered and repaired numerous times in the past and has lost its original identity from being one of the few two-story residential

structures standing on the Boardwalk from the 1950's making it an eclectic structure. The original structure is not considered to be an architectural example.

CRITERION 4: *The building, structure, improvement, or site contributes significantly to the Historic Character of a Historically Designated District.*

ANALYSIS: The existing building does not contribute to the Historical Character of the neighborhood in any way shape or form, but the new proposed 4 story Modern-Contemporary building will make a statement emphasizing intracoastal and ocean views being first of its kind on the Broadwalk Historic 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: The existing building being demolished does not in any way add value to the Community. Its removal will help the transition between the unmaintained 1950's Eclectic Architectural style to the Modern come together re-establishing what the new modern Broadwalk will be.

CRITERION 6: *There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely affect the historic character of the Historic District.*

ANALYSIS: The new 4 story Contemporary-Modern building will add more Drama and Character to the Broadwalk and Oregon street curb appeal making it the Oregon Street gateway for pedestrians to walk to and from the Beach

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: This has not been reviewed by the Unsafe Structures Board.

CRITERION 8: *The information listed in the Historic Properties Database (a listing of historic and non-historic properties), as a guideline in determining whether a certification of Appropriateness for Demolition should be issued.*

ANALYSIS: There are no records of this house in archives.

Sincerely,



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KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Jan 4th, 2022

Re:
301 Oregon street
Hollywood, Florida 33019
Architect's Project #21171

CRITERIA OF APPROPRIATENESS FOR DESIGN

301 Oregon street – New Duplex

CRITERION 1: INTEGRITY OF LOCATION

The property is located in Hollywood Beach Boardwalk Historic District on the southern side of the boardwalk on Oregon street, built in 1939 as a 2-story multifamily residence it sits alongside other structures from that era. The property sits on a 40'-0" wide lot which is one of the smallest lots left on the Boardwalk.

CRITERION 2: DESIGN

ANALYSIS: The existing building was built in 1939 and there are no records revealing the existing structure has any contribution to the Historic District. Through the years, it was reconstructed and repaired with poor workmanship diminishing the integrity of the structure itself.... On the contrary, the new proposed building design refreshes the curb appeal with a modern-contemporary style. It will be the gateway for pedestrians going in and out of the beach on Oregon street, which concept is based on the bookend of the east and west corners at the higher floors with a full "glass" (south-east) and a full solid "balcony" (south-west)

The main concept design is based on a floating glass cube that wraps around the southeast corner and dematerializes itself as it blends in through the flat south façade which has certain architectural features throughout and balances itself with an “empty” cube at the higher floors on the southwest corner and certain decorative element that resemble the concept of the full glass enclosure.

CRITERION 3: SETTING

The setting of the existing Multi-family Residence is typical to most of the homes in the Boardwalk Historic District Section seating on the north side of Oregon st. with direct access to Hollywood Beach Broadway.

CRITERION 4: MATERIALS

All materials to be used in the proposed Addition will be carefully selected not only in quality but also in color and texture as well, this will allow a harmonious contrast with the surrounding properties making it one of its kind in the Hollywood Beach Historic District.

CRITERION 5: ASSOCIATION

The proposed new construction has been designed to be a 4 story with a rooftop building hosting 2 families sharing the rooftop connected with an elevator and emergency stair going to the roof. On the ground floor, there will be 4 parking spaces and a small air conditioning space to host dinner with a powder bathroom to be accessed on the ground floor while on the beach. The second floor will host 1 self-contained family on the entire 2nd floor completely independent with 3 beds 2.5 bathrooms, a kitchen living room, and a small terrace, and the third floor and fourth floors will host a one 2 story unit to be occupied by the 2nd family with 4 bedrooms, 2 full bathroom and 2 half bathrooms, Yoga room, office kitchen and living room connected with an independent stair from 3rd to 4th floors.

The building is Modern-Contemporary style with pure geometry emphasizing Intracoastal and ocean views to contrast with the existing surrounding environment –

CRITERION 6: WORKMANSHIP

The workmanship on the proposed new construction will be a guarantee that all State and Local regulations are to be upheld. Proper barricading will be provided during the demolition of the existing structure and new construction work. All practices will meet or exceed requirements of the Florida Building Code 2020, 7th edition and the State of Florida Department of Environmental Protection.

Should you have any questions, please feel free to contact this office.

Sincerely,



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KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Jan 19rd, 2023

Re: Duplex at:
301 Oregon street
Hollywood, Florida 33019
Architect's Project #21171

SETBACK REQUIREMENT VARIANCE CRITERIA

Required north

- Base : 10'-0" >
- Tower : 10'-0" >

Proposed

Base : 0'-0"
Tower : 0'-0"

Required south

- Base : 10'-0" >
- Tower : 20'-0" >

Base : 5'-0"
Tower : 10'-0"

Balcony Encroachment

- Max allowed 25% = 3'-9" > Proposed = 11'-4"

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The setback variance for the base and tower on the north and south side are triggered by the lot size 40'-0" wide by 80'-0" deep making it physically impossible to accommodate the minimum architectural components to make any building work and develop the land, height, and density by right.

The northern base & tower setback variance is triggered by the fact the egress stair connecting all 4 floors allowed by the right needs to be 18'-0" x 9'-0" to comply with minimum life-safety standards pushing the building towards the north side to 0'- 0". Additionally, the existing structure existing today at 1.05' from the northern property line re-iterates the nature of the request as the lot is so narrow in width no structure would be able to be developed without asking for base & tower setbacks.

The southern base & tower setback variance is triggered by the parking placement of the egress stair connecting all floors the remainder area for development is less than 10'-0". Should we not ask for tower setback variance the building would not be a functional building as out of the 40'-0" lot wide side the stair width is 9'-0" building and tower setback 20'-0", on the contrary, the proposed building will provide a substantially improved street view.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The variance being requested will not affect the current use of the property and the proposed improvements to the property which will provide a better contiguous setback context to the abutting empty plot to the north side of the subject property so the entire block from Oregon to Jackson Street and the future structure itself will be a cohesive structure from street to street

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives, and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan, and all other similar plans adopted by the city

ANALYSIS: Hollywood Beach Boardwalk Historic District showcases many styles of architecture, each of these representing a certain time in the early 1900's, Each building brings a special characteristic to Hollywood Beach itself, with most uses directed to tourism such as commercial uses and hotels this duplex building will be one of very few family owned-homestead buildings on the boardwalk enhancing the objectives of the City of Hollywood's Comprehensive Plan and the Hollywood's Design Guidelines for historic properties

This new building expresses a new and creative opening for the future of the Boardwalk to be an iconic addition to the inventory of the Hollywood Beach Boardwalk Historic District it is important that any proposed building respects the scale, height, and rhythm of fenestrations that the setback which the surrounding Historic District has, which this building is a representation of such respect to its neighborhood.

CRITERION 4: That the need for the requested Variance is not economically based or self-imposed.

ANALYSIS: The requested variance is not economically based or self-imposed. It is a variance request born out of the present site dimensions and how the applicable development code standards affect such small lots which make it impossible to develop due to its size and code regulations established. The proposed building keeps the context and sense of the scale of the surrounding structures, the variance request does not harm the character of the street, on the contrary, it enhances the curb appeal of such a prominent corner and the new building will be an example for future developments to come.

CRITERION 5: That the variance is necessary to comply with State or Federal Law and is the minimum Variance Necessary to comply with the applicable law

ANALYSIS: The Variances being requested do not conflict with any State or Federal Laws With or without the requested Variances, all laws, State and Federal will be followed.

Should you have any questions, please feel free to contact this office.

Sincerely,



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KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Jan 03rd, 2023

Re: Duplex at:
301 Oregon street
Hollywood, Florida 33019
Architect's Project #21171

PARKING REQUIREMENT VARIANCE REVIEW

Required 3 PARKING SPACES
Provided 4 PARKING SPACES

Duplex on 301 Oregon Street.

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The parking count calculation is based on the combined minimum requirement of 1.5 parking spaces per unit. The second floor is a self-contained unit and third and fourth floor are a 2-story unit. The distribution of parking spaces will be equally divided among both units, 2 parking spaces for each unit and the nature of the distribution of the ground floor parking level is enclosed with a combination of louvers and CMU block wall around all sides which the additional parking space proposed does not affect the stability nor the appearance of the city itself.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The variance being requested will not affect the current use of the property and the proposed improvements to the property which will provide the parking within the site itself to comfortably have 2 spaces per unit, since the requested variance is to be able to provide 1 additional parking space of what the minimum required in an area that has high street parking demand, it provides a comfortable ability for each units while it complies and exceeds the minimum parking requirements without affecting the community or its surroundings as it is in a self-contained space within the property .

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives, and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city

ANALYSIS: All of the parking spaces are provided within the property itself in the event that either family has guest, the surrounding neighborhood provides sufficient on-street public parking to accommodate the excess of cars if needed. The intent of having an enclosed garage with louvers is to protect against the imminent weather having green landscape around the property be the prominent Area to keep the residential neighborhood feel throughout the entire property

CRITERION 4: That the need for the requested Variance is not economically based or self-imposed.

ANALYSIS: The requested variance is not economically based or self-imposed. It is a variance request born out of the column layout within the building perimeter and a fair parking space distribution for both units.

CRITERION 5: That the variance is necessary to comply with State or Federal Law and is the minimum Variance Necessary to comply with the applicable law

ANALYSIS: The Variances being requested do not conflict with any State or Federal Laws With or without the requested Variances, all laws, State and Federal will be followed.

Should you have any questions, please feel free to contact this office.

Sincerely,



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KA

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SEAL

NEW DUPLEX
301 OREGON STREET
HOLLYWOOD, FL 33019

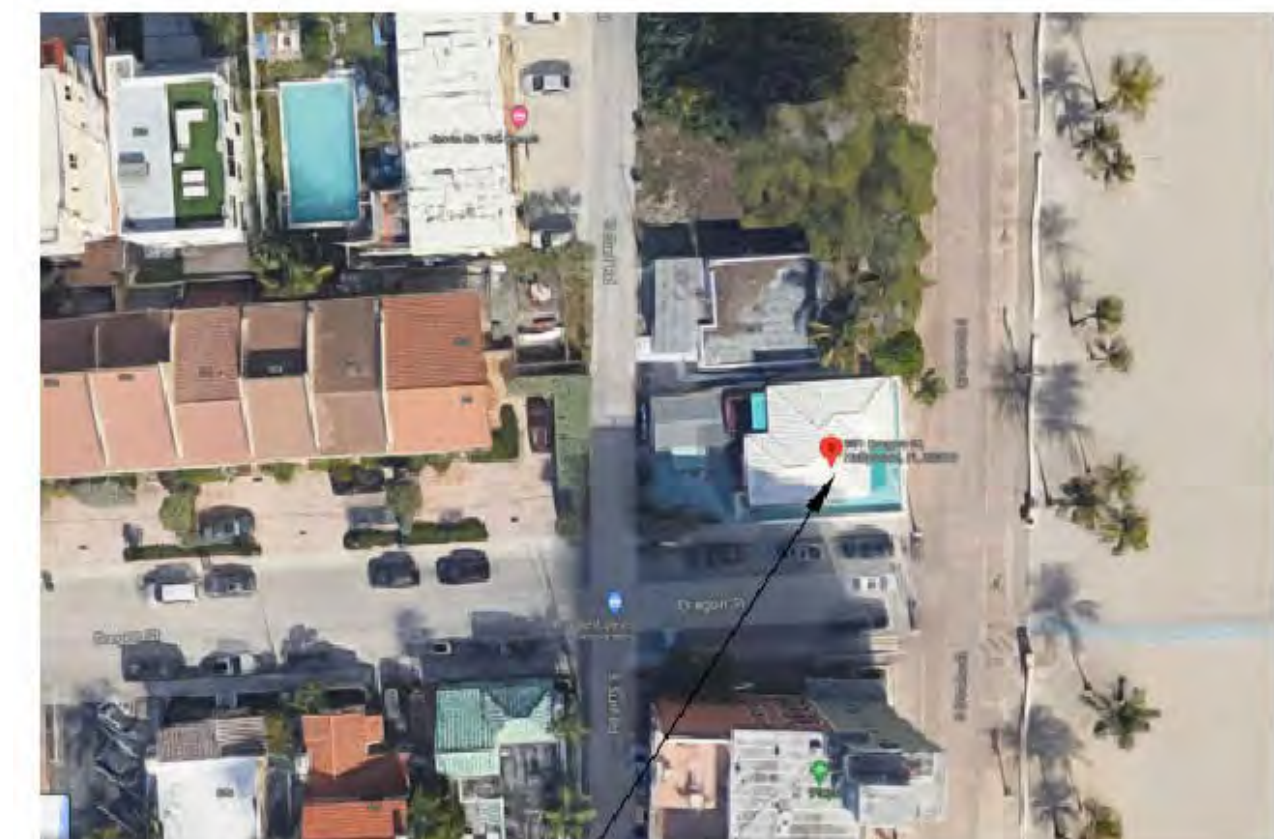
281



AERIAL



SITE



— SITE

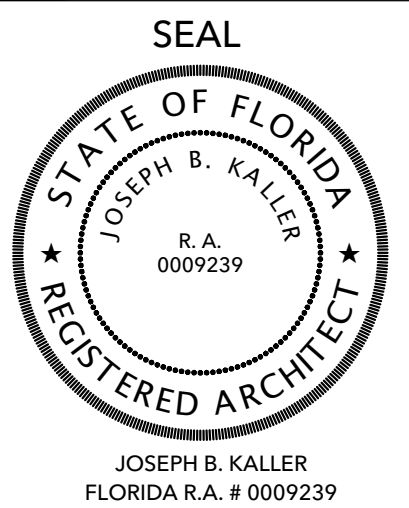
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DRAWN BY: GioMV
CHECKED BY: JBK

SHEET

A-0



PROJECT TITLE
**NEW DUPLEX
301 OREGON STREET
HOLLYWOOD, FL
33019**

PROJECT TITLE

SHEET TITLE

DEMOLITION PLAN

SHEET IIIILE

REVISIONS		
No.	DATE	DESCRIPTION

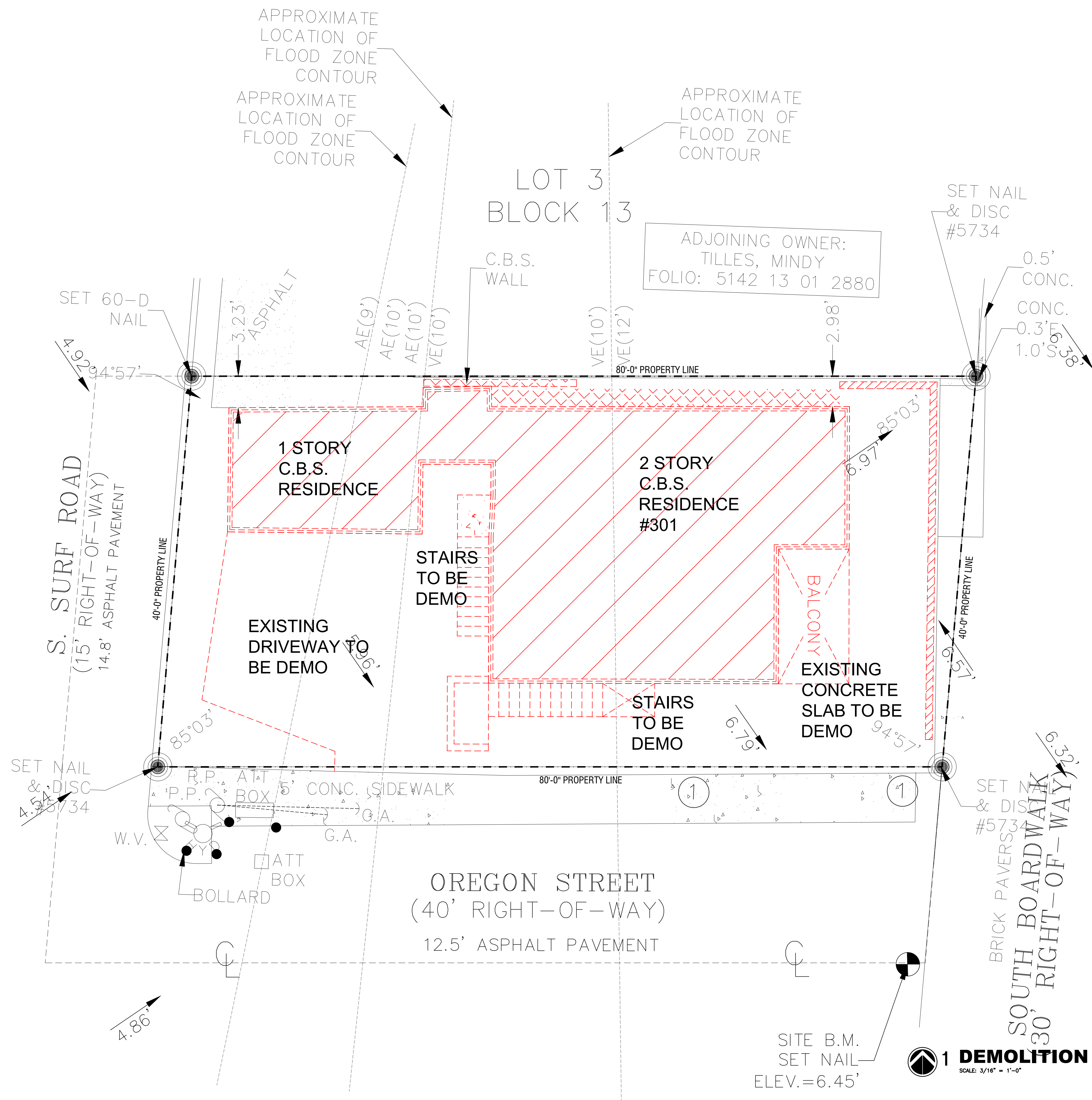
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PROJECT No.: 21171
DATE: 03.09.22
DRAWN BY: GMV
CHECKED BY: JBK

SHEET

D-1



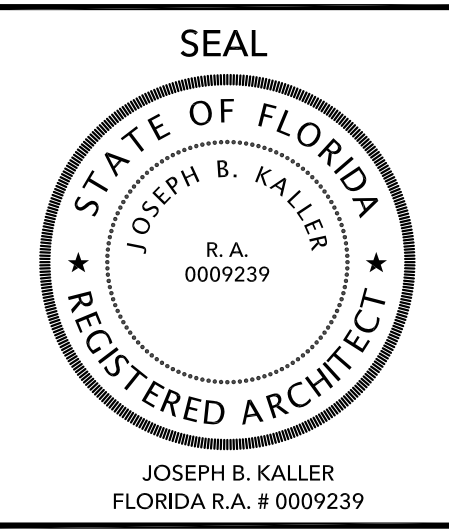
DEMOLITION PLAN

SCALE: $3/16" = 1'-0"$





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PROJECT TITLE
NEW DUPLEX
301 OREGON STREET
HOLLYWOOD, FL
33019

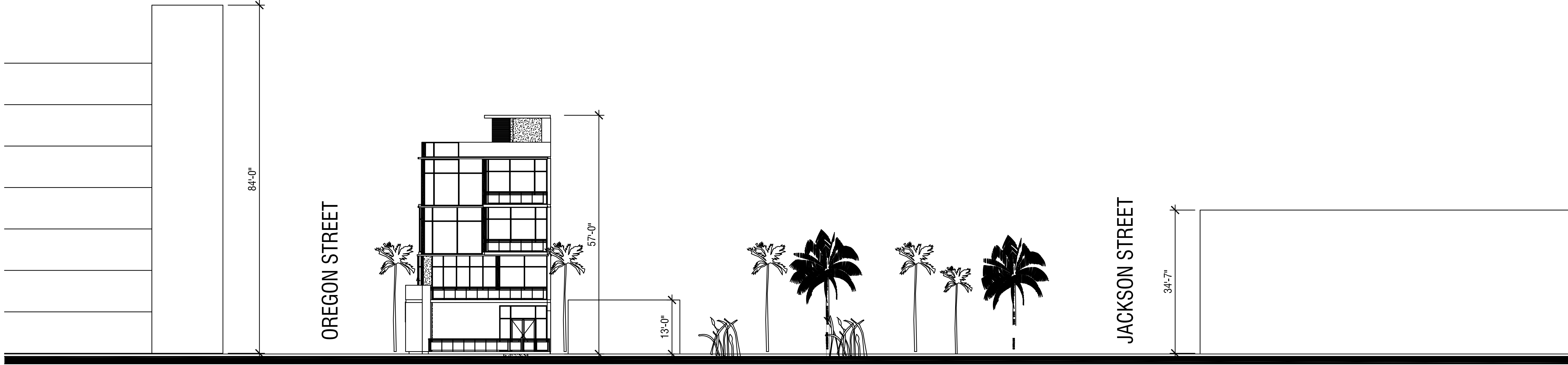
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REVISIONS			CITY COMMENTS
No.	DATE	DESCRIPTION	
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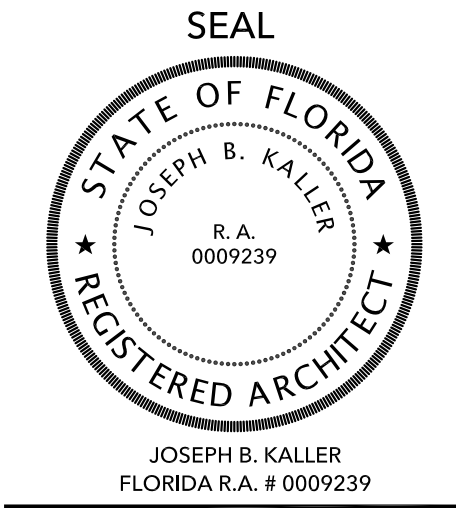
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PROJECT No.: 21171
DATE: 03.09.22
DRAWN BY: GMV
CHECKED BY: JBK

SHEET
SP-3



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PROJECT TITLE
NEW DUPLEX
301 OREGON STREET
HOLLYWOOD, FL
33019

SHEET TITLE
STREET PROFILE SHEET

REVISIONS			CITY COMMENTS
No.	DATE	DESCRIPTION	
1			
2			

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PROJECT No.: 21171
DATE: 03.09.22
DRAWN BY: GMV
CHECKED BY: JBK

SHEET
SP-4

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GROUND LEVEL FLOOR PLAN

REVISIONS

[illegible]

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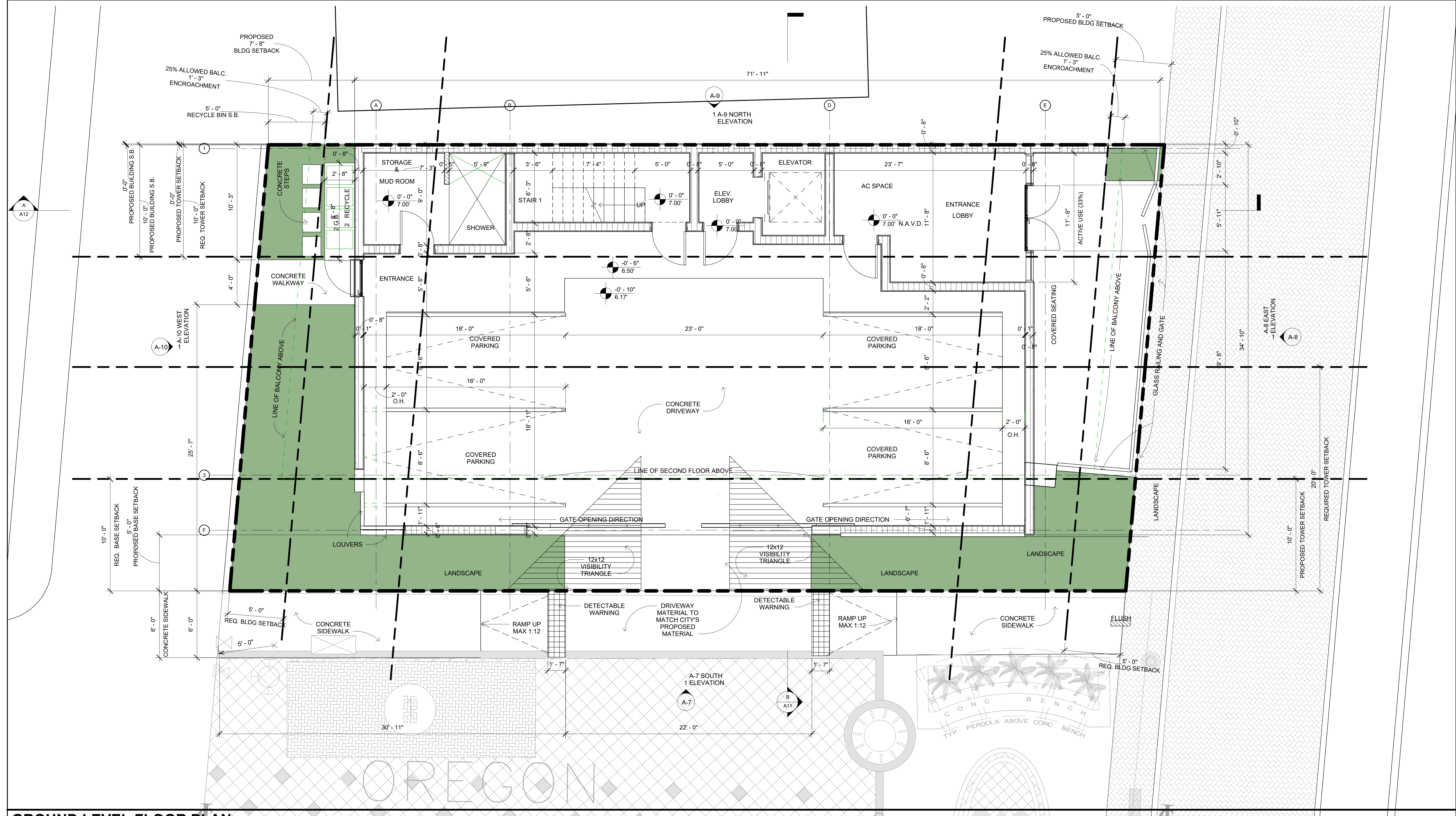
PROJECT No.: 21171

DATE: 01.05.23

RAWN BY: GLOMV

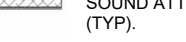
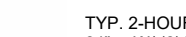

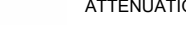



SHEET

A-1



GROUND LEVEL FLOOR PLAN

$$1/4" = 1'-0"$$

- | | | |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>STEEL COLUMN TO BE PROTECTED W/ 5/8" X GWB FOR (UL DESIGN K30B) BEFORE APPLYING ANY INTERIOR FINISHES (FIELD VIEW ATTACHED THE INTERIOR STEEL IS PROTECTED)</p> |  <p> TYP: 1 HR. FIRE RATED DWELLING UNIT PARTITION WALL (UL ASSEMBLY U410) W/ 20G MTL STUDS @ 16"OC W/ (1) ONE LAYER OF 5/8" TYPE-X GYPSUM WALL BOARD ON BOTH FACES FROM FLOOR TO THE CEILING (TYP). PROVIDE R-11 BLANKET INSULATION AND SOUND ATTENUATION BOARD FULL HEIGHT. FINISH & COLOR SELECTION BY OWNER. (TYP). </p> |
| | <p>STRUCTURAL STEEL COLUMN TO RECEIVE AHR. SPRAY ON FIRE RESISTIVE PROTECTION ON ALL SIDES. FULL HEIGHT. PROVIDE ALUMINUM SLEEVES TO MATCH WINDOW / DOOR FINISH.</p> |  <p> TYP: 2 HOUR FIRE RATED INTERIOR WALL (UL ASSEMBLY U410) W/ 20g MTL STUDS @ 24"OC W/ (2) TWO LAYERS OF 5/8" TYPE-X GYPSUM WALL BOARD ON BOTH FACES FROM FLOOR TO THE CEILING (TYP). PROVIDE R-11 BLANKET INSULATION AND SOUND ATTENUATION BOARD FULL HEIGHT. FINISH & COLOR SELECTION BY OWNER. (TYP). </p> |
|  | <p>REINFC. CONCRETE COLUMN / SHEAR WALL (SEE STRUCTURAL DRAWINGS). PROVIDE FINISHED 5/8" GWB AT INTERIOR CONDITIONED SPACES ATTACHED TO TYP: 1x P.T. WOOD SET @ 16" O.C. AT ALL INTERIOR LOCATIONS.</p> |  <p> TYP: INTERIOR PARTITION WALL W/ 4" 20g MTL STUDS @ 16"OC W/ (1) ONE LAYER OF 1/2" CEMENT BOARD ON SIDE FACING SHOWERS. SCREWS TO BE SET EVERY 8" O.C MAX. APPLY (2) TWO COATS OF REGULAR OR APPROVED SAR W/ WATERPROOFING MEMBRANE AT ALL CORNERS (MIN.) FACING WET AREAS. FINISH & COLOR SELECTION BY OWNER. (TYP). </p> <p> TYP: INTERIOR PARTITION WALL W/ 4" OR 8" 20g MTL STUDS @ 16"OC W/ (1) LAYER OF 5/8" GWB (BOTH FACES IF FACING TWO HABITABLE SPACES) FROM FLOOR TO / ABOVE THE CEILING (TYP). FINISH & COLOR SELECTION BY OWNER. (TYP). </p> |
|  | <p>TYP: 8" WIDE REINFORCED CMU WALL W/ CORE FILL 500 EXPANDABLE SPRAY FOAM MASONRY INSULATION R-14.2 VALUE BY TAILORED FORM PROVIDE (2) TWO COATS OF PAINT OVER LIGHT STUCCO AT INTERIOR FACE. EXTERIOR FINISH AS SPECIFIED ON ELEVATIONS.</p> | |
|  | <p>TYP: CONCRETE SHEAR WALL OR 8" WIDE REINFORCED CMU WALL W/ CORE FILL 500 EXPANDABLE SPRAY FOAM MASONRY INSULATION R-14.2 VALUE BY TAILORED FORM PROVIDE 5/8" GWB AT HABITABLE SPACES ATTACHED TO TYP: 1x P.T. WOOD SET @ 16" O.C. FINISHES & COLOR SELECTION BY OWNER. (TYP).</p> | |
|  | <p>TYP: FIRE RATED, CONCRETE SHEAR WALL OR 8" CMU BLOCK WALL W/ (1) LAYER OF 5/8" GWB ATTACHED TO 1x P.T. WOOD OR 4" 20g MTL STUDS @ 16" O.C. (BOTH SIDES WHERE APPLICABLE). FINISHES & COLOR SELECTION BY OWNER. (TYP).</p> | |

NOTES

- 1.CONTRACTOR SHALL CONTACT AND COORDINATE WITH DESIGNER/OF RECORD (D.O.R.) IMMEDIATELY SHOULD ANY DISCREPANCIES ARISE.
- 2.NO TO SCALE DRAWINGS, WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE.
- 3.DIMENSIONS SHOWN ARE TAKEN TO OUTSIDE FACE OF STUDS, CM OR COLUMNS. G.C. IS RESPONSIBLE FOR VERIFYING DIMENSIONS.
- 4.CONTRACTOR SHALL FIELD VERIFY ALL AREA DIMENSIONS & ALL EXISTING FIELD CONDITIONS PRIOR TO PUBLISHING A COST ESTIMATE/PROPOSAL TO THE CLIENT.
- 5.CONTRACTOR SHALL FIELD VERIFY ALL AREAS/SPACES DIMENSIONS PRIOR TO FABRICATING OR PURCHASING ANY MILLWORK AND/OR FURNITURE.
- 6.CONTRACTOR SHALL FIELD VERIFY ALL SPECIFICATIONS OF ALL EQUIPMENT PRIOR TO INSTALLATION. EQUIPMENT SUPPLIER TO PROVIDE CUT SHEETS FOR ALL EQUIPMENT.
- 7.CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS. PERMITS DOWNS ARE TO BE SUPPLIED BY EQUIPMENT SUPPLIER/CONTRACTOR FOR OWNER/ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION.
- 8.CONTRACTOR TO SUPPLY ALL WALL-BLOCKING TO SUPPORT ALL FURNITURE & OTHER FIXTURES THAT REQUIRE BEING ATTACHED TO WALLS.
- 9.GFI OUTLETS ARE TO BE PROVIDED @ ALL WET AREAS.
- 10.WET AREAS TO BE PROVIDED WITH PERMITS DOWNS FOR GFI OUTLETS.
- 11.PROVIDE MOISTURE RESISTANT FLOOR FILL SET TO 1/2" MILLIMETER.
- 12.PROVIDE TIE BACKS TO FLOOR FOR FABRICATION.
- 13.PROVIDE MOISTURE RESISTANT CEILING BOARD @ ALL WET AREAS.
- 14.PROVIDE TILE BATHROOM WALLS-FINISH SELECTION BY OWNER (D.O.R.)
- 15.PROPOSED CEILING SHALL NOT BE LESS THAN 8'-0" (4" TYP.)
- 16.ALL WOOD IN CONCEALED SPACES SHALL BE THE FIRST MATERIAL.
- 17.GLAZING IN SAFEGUARDS SHALL MEET THE REQUIREMENTS OF ANSI Z97.
- 18.INTERIOR FINISH IS IN COMPLIANCE WITH THE 2015 IBC.
- 19.PROVIDE WATERPROOFING AT GROUND LEVEL UP TO 8" TO 8'0" N.A.D. INSULATED FLOOR TIEINS TO BE INSTALLED 12" MIN.
- 20.PROVIDE PROTECTIVE MAT PATHS AROUND MECHANICAL EQUIPMENT AT FLOOR TO PROTECT FLOOR SURFACE.

TERMITE PROTECTION NOTES: SLABS ON GRADE: F.B.C. 1816.1.7.
PRIOR TO THE BUILDING FINAL INSPECTION AND PLACEMENT OF SLAB, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES." AND THE FLORIDA BUILDING CODE'S MOST RECENT EDITION.

FIRE PROTECTION

- ANY WORK TO BE USED ON THE GROUND LEVEL, MUST BE FIRE RETARDANT PRESSURE TREATED WOOD (FRTW) ATTACHED TO STAINLESS STEEL OR GALVANIZED FASTENERS
- GENERAL NOTES:**
1. **PERMITS:** CONTRACTOR SHALL CONTAIN IN THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED TO: ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS. AT HIS EXPENSE, THAT THE OWNER CAN OBTAIN HIS /HER CERTIFICATE OF OCCUPANCY.
2. **QUALIFICATION OF CONTRACTOR:** THE GENERAL CONTRACTOR AND ALL SUB - CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA AS WELL AS THE COUNTY AND BE INSURED TO MEET THE REQUIREMENTS OF DADE COUNTY.
3. **OWNER SHALL HAVE THE RIGHT OF APPROVAL OR REJECTION OF ALL SUBCONTRACTORS PRIOR TO SIGNING THE GENERAL CONTRACTOR SHALL SUBMIT LIST OF ALL PROPOSED SUBCONTRACTORS AND SUPPLIERS TO THE OWNER FOR THIS PURPOSE.**
4. **EXISTING CONDITIONS:** CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE PROPOSED PLANS, THE LOCATION OF ALL PROPOSED WORK AND THE LOCATION OF ALL EXISTING UTILITIES, AND THAT HE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADVISE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF EXISTING CONDITIONS, THE LOCATION OF ALL EXISTING UTILITIES, AND THE LOCATION OF ALL EXISTING STRUCTURES, AND THAT HE SHALL BE RESPONSIBLE FOR ALL OTHER PHYSICAL CHARACTERISTICS OF THE SITE. IN PROPER THAT HE MAY INCLUDE IN HIS PRICE ALL COSTS OF REMOVAL OF EXISTING UTILITIES, STRUCTURES, AND OTHER OBSTRUCTIONS, AND THE COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.

6. COMPLY AT ALL TIMES WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, LIFE AND SAFETY CODE (N.F.P.A. 101) AND ALL LOCAL CODES AND ORDINANCES.

7. **SHOP DRAWINGS:** THE CONTRACTOR SHALL SUBMIT ONE COPY OF EACH AND EVERY SHOP DRAWING FOR REVIEW AND APPROVAL BY THE ARCHITECT. THE CONTRACTOR SHALL SUBMIT ONE COPY OF EACH AND EVERY SHOP DRAWING FOR REVIEW AND APPROVAL BY THE ARCHITECT. THE CONTRACTOR SHALL SUBMIT ONE COPY OF EACH AND EVERY SHOP DRAWING FOR REVIEW AND APPROVAL BY THE ARCHITECT.

6.01 EMAIL AND FOUR (4) HARD COPIES OF ALL REQUIRED SHOP DRAWINGS CALLED FOR ON THE DRAWINGS OR REQUIRED BY BUILDING OFFICIALS TO THE ARCHITECT IN SUFFICIENT TIME TO BE REVIEWED AND PROCESSED SO AS TO CAUSE NO TIME DELAY IN THE CONSTRUCTION SEQUENCE.

9. PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION, AND BE LIABLE FOR SAME.

10 WORKMANSHIP: ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.

11. ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.

12. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.

13. CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.

14. GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEP BROOM CLEAN, CARPETS VACUUMED, AND DISHWASHERS AND ALL APPLIANCES SHINED.

15. STORE MATERIALS IN A SAFE AND APPROVED LOCATION. COMPLY WITH ALL REGULATIONS GOVERNING THE

10. ALL WOOD IN CONTACT WITH GROUND SHALL BE PRESERVE TREATED.

17. ALL EXTERIOR AND CORRIDOR INTERIOR CONCRETE MASONRY UNIT WALLS SHALL RECEIVE CORE FILL 500 (R-14.2) FRAMABLE POLYSTYRENE INSULATION IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS AND COMPLETED PER

EXPANDABLE SPRAY FOAM INSULATION IN EVERY VOID CELL. INSTALLATION OF INSULATION SHALL OCCUR AFTER ROOF HAS BEEN DRIED-IN AND AFTER INTERIOR FRAMING HAS PASSED INSPECTION.



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SEAL

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288

PROJECT TITLE

SECOND FLOOR

SHEET TITLE

REVISIONS

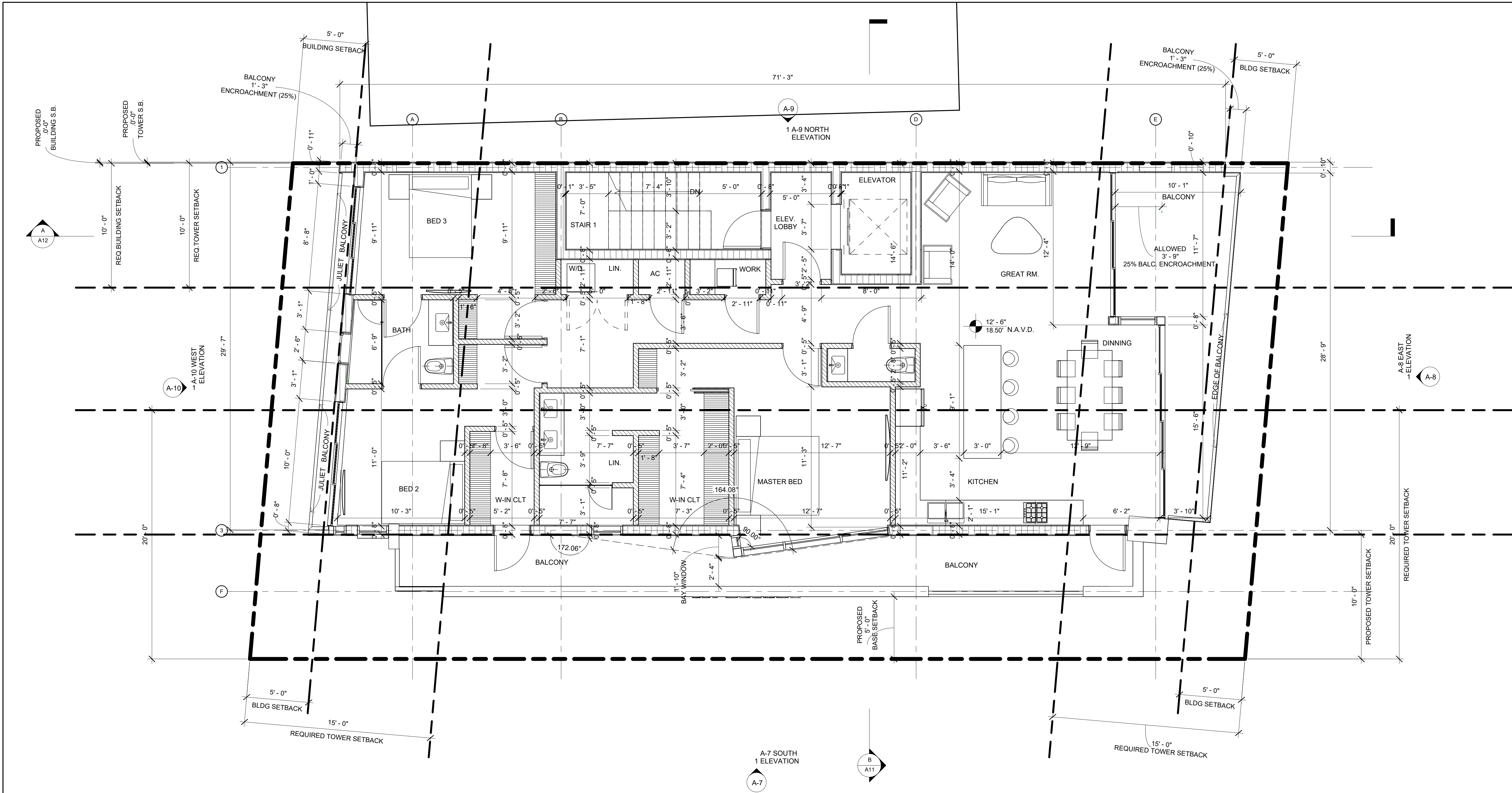
No.	Description	Date

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PROJECT No.: 21171
DATE: 01.05.23
DRAWN BY: GioMV
CHECKED BY: JBK

SHEET

A-2



SECOND FLOOR

1/4" = 1'-0"

- STEEL COLUMN TO BE PROTECT W/ 3/8" X 3/8" GWR. FOR (UL DESIGN X328) BEFORE APPLYING ANY INTERIOR FINISHES. (FIELD VERIFY THAT ALL INTERIOR STEEL IS PROTECTED)
- STRUCTURAL STEEL COLUMN TO RECEIVE 4HR. SPRAY ON FIRE RESISTIVE PROTECTION ON ALL SIDES. FULL HEIGHT. PROVIDE ALUMINUM SLEEVE TO MATCH WINDOW / DOOR FINISH.
- REINFC. CONCRETE COLUMN / SHEAR WALL (SEE STRUCTURAL DRAWINGS). PROVIDE FINISHED 5/8" GWR AT INTERIOR CONDITIONED SPACES ATTACHED TO TYP. 1x P.T. WOOD SET @ 16" O.C. AT ALL INTERIOR LOCATIONS.
- TYP. 8" WIDE REINFORCED CMU WALL W/ CORE FILL 500 EXPANDABLE SPRAY FOAM MASONRY INSULATION R-14.2 VALUE BY TAILORED FOAM. PROVIDE (2) TWO COATS OF PAINT OVER LIGHT STUCCO AT INTERIOR FACE. EXTERIOR FINISH AS SPECIFIED ON ELEVATIONS.
- TYP. CONCRETE SHEAR WALL OR 8" WIDE REINFORCED CMU WALL W/ CORE FILL 500 EXPANDABLE SPRAY FOAM MASONRY INSULATION R-14.2 VALUE BY TAILORED FOAM. PROVIDE 5/8" GWR AT HABITABLE SPACE ATTACHED TO TYP. 1x P.T. WOOD SET @ 16" O.C. FINISHES & COLOR SELECTION BY OWNER. (TYP.)
- TYP. FIRE RATED - CONCRETE SHEAR WALL OR 8" CMU BLOCK WALL W/ (1) LAYER OF 5/8" GWR (BOTH FACES IF FACING TWO HABITABLE SPACES) FROM FLOOR TO 6' ABOVE THE CEILING (TYP.) FINISH & COLOR SELECTION BY OWNER. (TYP.)
- TYP. 1 HR. FIRE RATED DWELLING UNIT PARTITION WALL (UL ASSEMBLY U419) W/ 6"-20ga MTL STUDS @ 16" O.C. W/ (1) ONE LAYER OF 5/8" TYPE-X GYPSUM WALL BOARD ON BOTH FACES FROM FLOOR TO THE CEILING (TYP.) PROVIDE R-11 BLANKET INSULATION AND SOUND ATTENUATION BOARD FULL HEIGHT. FINISH & COLOR SELECTION BY OWNER. (TYP.)
- TYP. 2-4 HOUR FIRE RATED INTERIOR WALL (UL ASSEMBLY U419) W/ 6"-20ga MTL STUDS @ 24" O.C. W/ (2) TWO LAYERS OF 5/8" TYPE-X GYPSUM WALL BOARD ON BOTH FACES FROM FLOOR TO THE CEILING (TYP.) PROVIDE R-11 BLANKET INSULATION AND SOUND ATTENUATION BOARD FULL HEIGHT. FINISH & COLOR SELECTION BY OWNER. (TYP.)
- TYP. INTERIOR PARTITION WALL W/ 4"-20ga MTL STUDS @ 16" O.C. W/ (1) ONE LAYER OF 1/2" CEMENT BOARD ON SIDE FACING SHOWER. SCREWS TO BE SET EVERY 8" O.C. MAX. APPLY (2) TWO COATS OF REDGARD OR APPROVED SIMILAR WATERPROOFING MEMBRANE AT ALL CORNERS (MIN.) FACING WET AREAS. FINISH & COLOR SELECTION BY OWNER. (TYP.)
- TYP. INTERIOR PARTITION WALL W/ 4" OR 6"-20ga MTL STUDS @ 16" O.C. W/ (1) LAYER OF 5/8" GWR (BOTH FACES IF FACING TWO HABITABLE SPACES) FROM FLOOR TO 6' ABOVE THE CEILING (TYP.) FINISH & COLOR SELECTION BY OWNER. (TYP.)

- NOTES:
- 1.CONTRACTOR SHALL CONTACT AND COORDINATE WITH DESIGNER-OF-RECORD (D.O.R.) IMMEDIATELY SHOULD ANY DISCREPANCIES ARISE.
 - 2.DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE.
 - 3.DIMENSIONS SHOWN ARE TAKEN TO OUTSIDE FACE OF STUDS, CMU OR COLUMNS. G.C. IS RESPONSIBLE FOR CONFIRMING DIMENSIONS ON SITE.
 - 4.CONTRACTOR SHALL FIELD VERIFY ALL AREA DIMENSIONS & ALL EXISTING FIELD CONDITIONS PRIOR TO PUBLISHING A COST ESTIMATE/PROPOSAL TO THE CLIENT.
 - 5.CONTRACTOR SHALL FIELD VERIFY ALL AREAS/SPACES' DIMENSIONS PRIOR TO FABRICATING OR PURCHASING ANY MILLWORK AND/OR FURNITURE.
 - 6.CONTRACTOR MUST REVIEW ALL SPECIFICATIONS OF ALL EQUIPMENT PRIOR TO INSTALLATION. EQUIPMENT SUPPLIER TO PROVIDE CUT SHEETS FOR ALL EQUIPMENT.
 - 7.ALL CUPBOARDS & CABINETS (MILLWORK) SHOP DWGS ARE TO BE SUPPLIED BY EQUIPMENT SUPPLIER/CONTRACTOR FOR OWNER/ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION.
 - 8.CONTRACTOR TO SUPPLY ALL WALL-BLOCKING TO SUPPORT ALL FURNITURE & OTHER FIXTURES THAT REQUIRE BEING MOUNTED OR FIXED TO THE WALL.
 - 9.GFI OUTLETS ARE TO BE PROVIDED @ ALL WET AREAS.
 - 10.CONTRACTOR SHALL PROVIDE FULL SET OF MILLWORK SHOP-DWGS FOR OWNER AND D.O.R. FOR REVIEW/REVIEW PRIOR TO FABRICATION.
 - 11.PROVIDE MOISTURE RESISTANT CEMENT BOARD @ ALL WET AREAS.
 - 12.PROVIDE TILE BATHROOMS WALLS- FINISH SELECTION BY OWNER/ (D.O.R.)
 - 13.PROPOSED CEILING SHALL NOT BE LESS THAN 8'-0" AFF. (TYP.)
 - 14.ANY WOOD IN CONCEALED SPACES SHALL BE FIRE RETARDANT (TYP.)
 - 15.GLAZING IN SAFEGUARDS SHALL MEET THE REQUIREMENTS OF ANSI Z97.
 - 16.THE INTERIOR FINISH IS IN COMPLIANCE WITH FBC 12.3.3 & 10.2.
 - 17.PROVIDE WATERPROOFING AT GROUND LEVEL UP TO 8' 0" N.A.D. INSULATED FLOOD VENTS TO BE INSTALLED 12" ABOVE GRADE LEVEL.
 - 18.PROVIDE PROTECTIVE MAT PATHS AROUND MECHANICAL EQUIPMENT AT ROOFTOP TO PROTECT ROOFTOP SURFACE.

- TERMITE PROTECTION NOTE - SLABS ON GRADE - F.B.C. 1816.1.7.
- PRIOR TO THE BUILDING FINAL INSPECTION AND PLACEMENT OF SLAB, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
- "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES," AND THE FLORIDA BUILDING CODE'S MOST RECENT EDITION.
- FIRE PROTECTION
- ANY WOOD TO BE USED ON THE GROUND LEVEL MUST BE FIRE RETARDANT PRESSURE TREATED WOOD (FRTW) ATTACHED WITH STAINLESS STEEL OR GALVANIZED FASTENERS
- GENERAL NOTES:
- 1.PERMITS: CONTRACTOR SHALL CONTAIN IN THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED: ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS / HER CERTIFICATE OF OCCUPANCY.
 - 2.QUALIFICATION OF CONTRACTORS: THE GENERAL CONTRACTOR AND ALL SUB - CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, AS WELL AS THE COUNTY AND BE INSURED TO MEET THE REQUIREMENTS OF DADE COUNTY.
 - 3.OWNER SHALL HAVE THE RIGHT OF APPROVAL OR REJECTION OF ALL SUBCONTRACTORS PRIOR TO SIGNING THE CONTRACT. GENERAL CONTRACTOR SHALL SUBMIT A LIST OF ALL PROPOSED SUBCONTRACTORS AND SUPPLIERS TO THE OWNER FOR THIS PURPOSE.
 - 4.EXISTING CONDITIONS: CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE PROPOSED PLANS, THE LOCATION OF ALL PROPOSED WORK, AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PERSONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF EXISTING CONDITIONS, THE LOCATION OF EXISTING UTILITIES AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE SITE. IN ORDER THAT HE MAY INCLUDE IN HIS PRICE ALL COSTS PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.
 - 5.ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD. THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE BUILDING DOCUMENTS PERMIT. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO THE COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS - USE DIMENSIONS ONLY. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL. IF DIMENSIONS ARE NOT DESIGNATED ON THE PLANS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEM WITH THE ARCHITECT.

- 6.COMPLY AT ALL TIMES WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, LIFE AND SAFETY CODE (N.F.P.A. 101), AND ALL LOCAL CODES AND ORDINANCES.
- 7.SUPE DRAWINGS: THE CONTRACTOR SHALL SUBMIT ONE COPY 8 BY 11, AND FOUR (4) HARD COPIES OF ALL REQUIRED SHOP DRAWINGS CALLED FOR ON THE DRAWINGS OR REQUIRED BY BUILDING OFFICIALS TO THE ARCHITECT IN SUFFICIENT TIME TO BE REVIEWED AND PROCESSED SO AS TO CAUSE NO TIME DELAY IN THE CONSTRUCTION SEQUENCE.
- 8.FIRE PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION, AND BE LIABLE FOR SAME.
- 9.WORKMANSHIP: ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.
- 10.WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.
- 11.THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.
- 12.CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.
- 13.GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEP BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED AND ALL LABELS REMOVED.
- 14.STORE MATERIALS IN A SAFE AND APPROVED LOCATION, COMPLY WITH ALL REGULATIONS GOVERNING THE NEIGHBORHOOD AS TO MINIMIZE INTERRUPTIONS AND/OR INTERFERENCE WITH ANY OF THE SURROUNDING OPERATIONS.
- 15.ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
- 16.ALL EXTERIOR AND CORRIDOR INTERIOR CONCRETE MASONRY UNIT WALLS SHALL RECEIVE CORE FILL 500 (R-14.2) EXPANDABLE SPRAY FOAM INSULATION IN EVERY VOID CELL. INSTALLATION OF INSULATION SHALL OCCUR AFTER ROOF HAS BEEN DRIED-IN AND AFTER INTERIOR FRAMING HAS PASSED INSPECTION.



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SEAL

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290

PROJECT TITLE

SHEET TITLE

FOURTH FLOOR

REVISIONS

[illegible]

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PROJECT No.: 21171

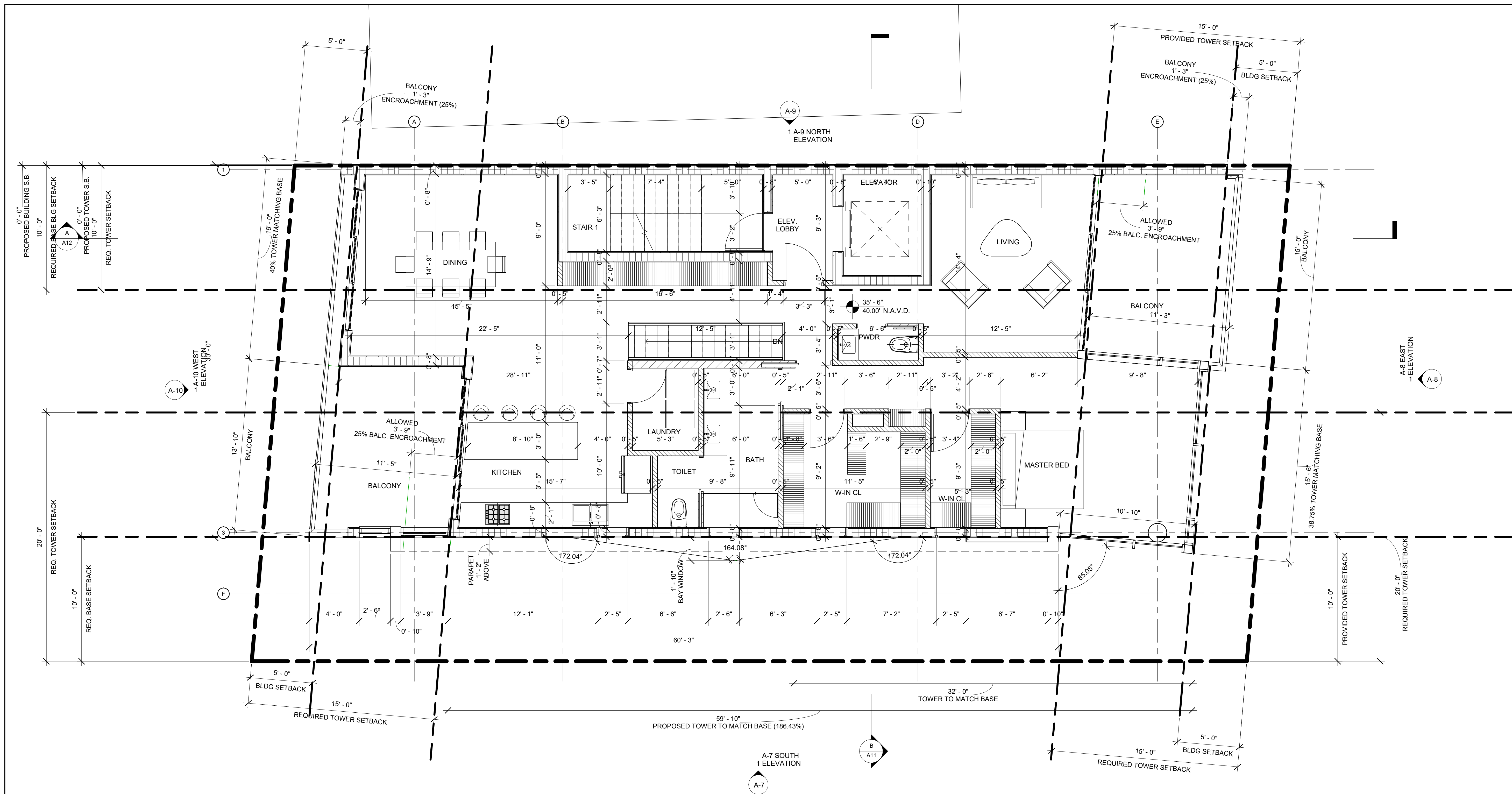
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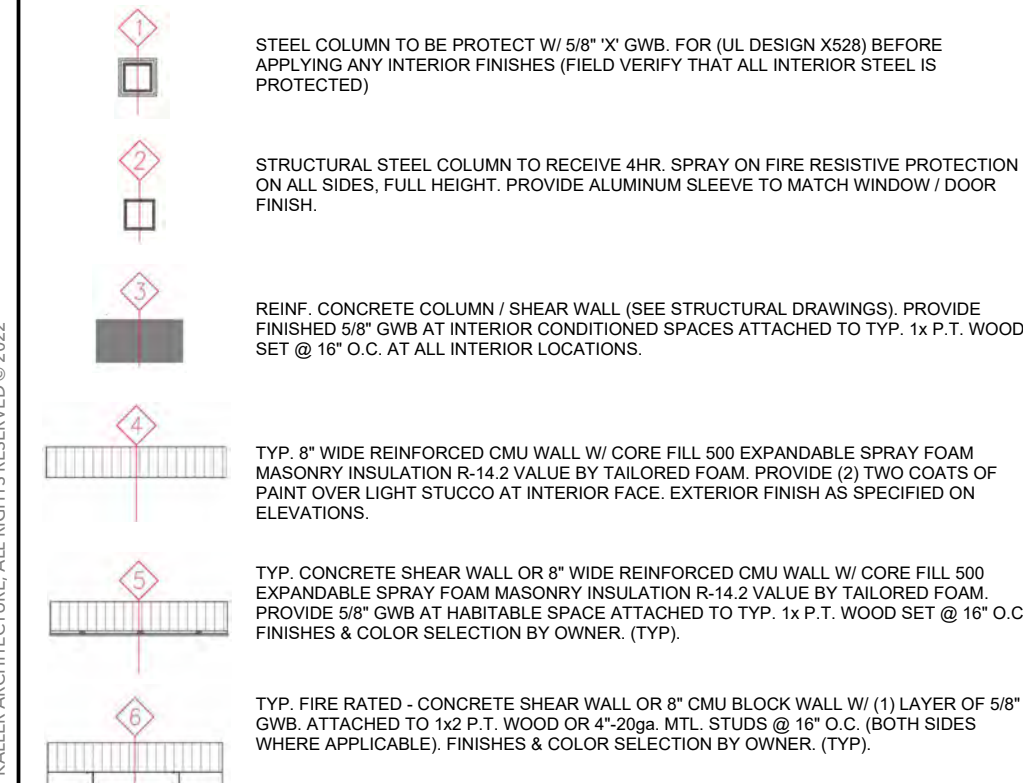
CHECKED BY: JBI

SHEET

A-4



FOURTH FLOOR

$$1/4" = 1'-0"$$


TYP. 1 HR. FIRE RATED DWELLING UNIT PARTITION WALL (UL ASSEMBLY U419) W/ 6"-20GA
 MTL STUDS @ 16"OC W/ (1) ONE LAYER OF 5/8" TYPE-X GYPSUM WALL BOARD ON BOTH
 FACES FROM FLOOR TO THE CEILING (TYP). PROVIDE R-11 BLANKET INSULATION AND
 SOUND ATTENUATION BOARD FULL HEIGHT. FINISH & COLOR SELECTION BY OWNER.
 (TYP).

TYP. 2-HOUR FIRE RATED INTERIOR WALL (UL ASSEMBLY U419) W/6"-20ga MTL STUDS @ 24"oc W/ (2) TWO LAYERS OF 5/8" TYPE-X GYPSUM WALL BOARD ON BOTH FACES FROM FLOOR TO THE CEILING (TYP). PROVIDE R-11 BLANKET INSULATION AND SOUND ATTENUATION BOARD FULL HEIGHT. FINISH & COLOR SELECTION BY OWNER. (TYP).

TYP. INTERIOR PARTITION WALL W/ 4"-20ga MTL STUDS @ 16"oc W/ (1) ONE LAYER OF 1/2" CEMENT BOARD ON SIDE FACING SHOWER. SCREWS TO BE SET EVERY 8" O/C MAX. APPLY (2) TWO COATS OF REDGARD OR APPROVED SIMILAR WATERPROOFING MEMBRANE AT ALL CORNERS (MIN.) FACING WET AREAS. FINISH & COLOR SELECTION BY OWNER. (TYP).

TYP. INTERIOR PARTITION WALL W/ 4" OR 6"-20ga MTL STUDS @ 16"oc W/ (1) LAYER OF 5/8" GWB (BOTH FACES IF FACING TWO HABITABLE SPACES) FROM FLOOR TO 6" ABOVE THE CEILING (TYP). FINISH & COLOR SELECTION BY OWNER. (TYP).

NOTES

1. CONTRACTOR SHALL CONTACT AND COORDINATE WITH DESIGNER-OF-RECORD (D.O.R.) IMMEDIATELY SHOULD ANY DISCREPANCIES ARISE.

2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE.

3. DIMENSIONS SHOWN ARE NOT TO EXCEED OUTSIDE FACE OF STUDS, CMU OR COLLUMNS. C.E. IS RESPONSIBLE FOR VERIFYING DIMENSIONS.

4. CONTRACTOR SHALL FIELD VERIFY ALL AREA DIMENSIONS & ALL EXISTING FIELD CONDITIONS PRIOR TO PUBLISHING A COST ESTIMATE/PROPOSAL TO THE CLIENT.

5. CONTRACTOR SHALL FIELD VERIFY ALL SPACES/DIMENSIONS PRIOR TO FABRICATING OR PURCHASING ANY MILLWORK AND/OR FURNITURE.

6. CONTRACTOR SHALL FIELD VERIFY ALL SPECIFICATIONS OF ALL EQUIPMENT PRIOR TO INSTALLATION. EQUIPMENT SUPPLIER TO PROVIDE CUT SHEETS FOR ALL EQUIPMENT.

7. ALL CUPBOARDS & CABINETS (MILLWORK) SHOP DWGS ARE TO BE SUPPLIED BY EQUIPMENT SUPPLIER/CONTRACTOR FOR OWNER/ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION.

8. CONTRACTOR TO SUPPLY ALL WALL-BLOCKING TO SUPPORT ALL FURNITURE & OTHER FIXTURES THAT REQUIRE BENEATH.

9. ALL OUTLETS ARE TO BE PROVIDED AT ALL WET AREAS.

10. EQUIPMENT OR SHALL PROVIDE FULL SET OF MILLWORK SHOP-DWGS FOR OWNER AND D.O.R. FOR REVIEW/APPRAVAL PRIOR TO FABRICATION.

11. PROVIDE MOISTURE RESISTANT CEMENT BOARD @ ALL WET AREAS.

12. PROVIDE THE BATHROOM WALLS: FINISH TO D.O.R.

13. GLAZED CASHIERS SHALL NOT BE LESS THAN 8'-0" WIDE (TYP.)

14. 4" VOID IN CONCEALED SPACES SHALL BE 12" MINIMUM (TYP.)

15. PROPOSED IN SAFEGUARDS SHALL MEET THE REQUIREMENTS OF ANSI Z97.

16. THE INTERIOR FINISH IS IN COMPLIANCE WITH FCPS 12.3.3 & 10.2.

17. PROVIDE WATERPROOF AT GROUND LEVEL. INSULATED FLOOR TOPS TO BE INSTALLED 12" ABOVE GRADE LEVEL.

18. PROVIDE PROTECTIVE MAT PATHS AROUND MECHANICAL EQUIPMENT AT FLOOR TOP TO PROTECT ROOFING SUBSTRATE.

TERMITE PROTECTION NOTE - SLABS ON GRADE: F.B.C. 1816.1.7
PRIOR TO THE BUILDING FINAL INSPECTION AND PLACEMENT OF SLAB, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES." AND THE FLORIDA BUILDING CODE'S MOST RECENT EDITION.

FIRE PROTECTION

ART WOOD TO BE USED ON THE GROUND LEVEL MUST BE FIRE RETARDANT PRESSURE TREATED WOOD (PTW) ATTACHED WITH STAINLESS STEEL OR GALVANIZED FASTENERS

GENERAL NOTES:

1. PERMITS: CONTRACTOR SHALL OBTAIN IN THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED, ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS / HER CERTIFICATE OF OCCUPANCY.

2. **QUALIFICATION OF CONTRACTOR:** THE GENERAL CONTRACTOR AND ALL SUB - CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, AS WELL AS THE COUNTY AND BE INSURED TO MEET THE REQUIREMENTS OF DADE COUNTY.

3. **OWNER SHALL HAVE THE RIGHT OF APPROVAL OR REJECTION OF ALL SUBCONTRACTORS PRIOR TO SIGNED THE CONTRACT.** GENERAL CONTRACTOR SHALL SUBMIT A LIST OF ALL PROPOSED SUBCONTRACTORS AND SUPPLIERS TO THE OWNER FOR THIS PURPOSE.

4. EXISTING CONDITIONS: CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE PROPOSED PLANS, THE LOCATION OF ALL PROPOSED WORK AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PERSONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL

OF EXISTING UTILITIES AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE SITE, IN ORDER THAT HE MAY INCLUDE IN HIS PRICE ALL COST PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.

5. ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD, THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE BUILDING DOCUMENTS PERMIT. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO THE COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS - USE DIMENSIONS ONLY. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL. IF DIMENSIONS ARE NOT DESIGNATED ON THE PLANS, AT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEM WITH THE ARCHITECT

6.COMPLY AT ALL TIMES WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, LIFE AND SAFETY CODE (N.F.P.A. 101) AND ALL LOCAL CODES AND ORDINANCES.

7. SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT ONE COPY
8. BY EMAIL AND FOUR (4) HARD COPIES OF ALL REQUIRED SHOP DRAWINGS CALLED FOR ON THE DRAWINGS OR
REQUIRED BY BUILDING OFFICIALS TO THE ARCHITECT IN SUFFICIENT TIME TO BE REVIEWED AND PROCESSED SO AS
TO CAUSE NO TIME DELAY IN THE CONSTRUCTION SEQUENCE.

9. PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION, AND BE LIABLE FOR SAME.

10 WORKMANSHIP: ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.

11. ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.

13. CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.

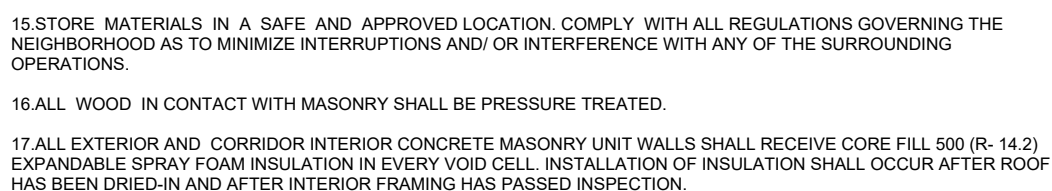
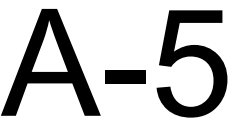
14. GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY

15. STORE MATERIALS IN A SAFE AND APPROVED LOCATION. COMPLY WITH ALL REGULATIONS GOVERNING THE NEIGHBORHOOD AS TO MINIMIZE INTERRUPTIONS AND/OR INTERFERENCE WITH ANY OF THE SURROUNDING

16. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.

EXPANDABLE SPRAY FOAM INSULATION IN EVERY VOID CELL. INSTALLATION OF INSULATION SHALL OCCUR AFTER ROOF HAS BEEN DRIED-IN AND AFTER INTERIOR FRAMING HAS PASSED INSPECTION.

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1 A-7 SOUTH ELEVATION 1/4" = 1'-0"

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ELEVATIONS / SECTIONS

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KA

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SEAL

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PROJECT TITLE
NEW DUPLEX
301 OREGON STREET
HOLLYWOOD, FL 33019

293

SHEET TITLE
SOUTH ELEVATION

REVISIONS

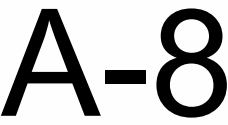
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DATE: 01.05.23
DRAWN BY: GioMV
CHECKED BY: JBK

SHEET

A-7





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PROJECT TITLE
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HOLLYWOOD, FL 33019

295

SHEET TITLE
NORTH ELEVATION

REVISIONS

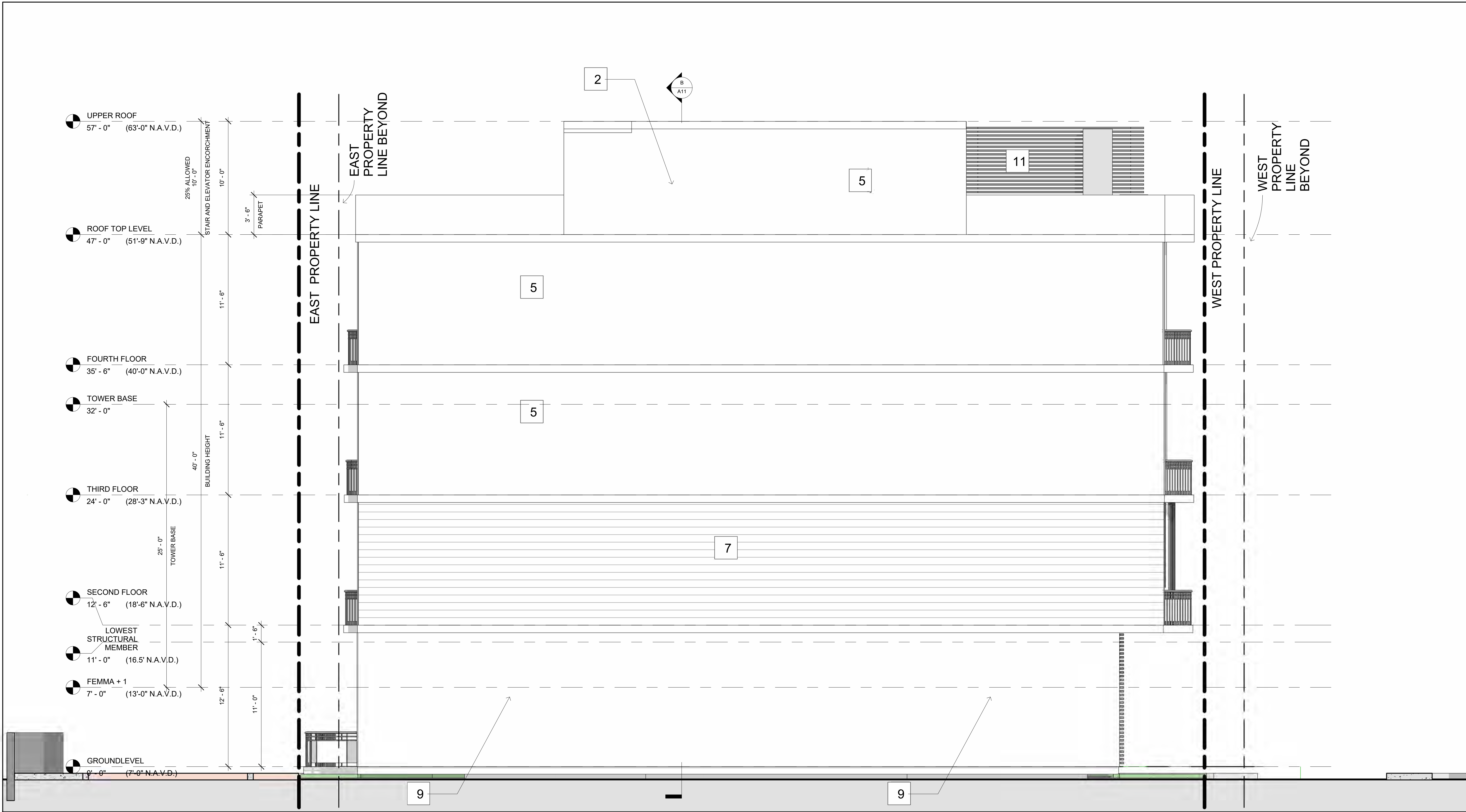
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DATE: 01.05.23
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CHECKED BY: JBK

SHEET

A-9



1 NORTH ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

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- ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
- ALL EXTERIOR AND CORRIDOR INTERIOR CONCRETE MASONRY UNIT WALLS SHALL RECEIVE CORE FILL 900 (R) 14.25 EXPANDABLE SPRAY FOAM INSULATION IN EVERY VOID CELL. INSTALLATION OF INSULATION SHALL OCCUR AFTER ROOF HAS BEEN DRIED-IN AND AFTER INTERIOR FRAMING HAS PASSED INSPECTION.

ELEVATIONS / SECTIONS

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- ALUMINUM LOUVERS WOOD FINISH > (SESAME COLOR / NATURCLAD-B CLADDING)



SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

NEW DUPLEX
301 OREGON STREET
HOLLYWOOD, FL 33019

296

PROJECT TITLE

SHEET TITLE

WEST ELEVATION

REVISIONS

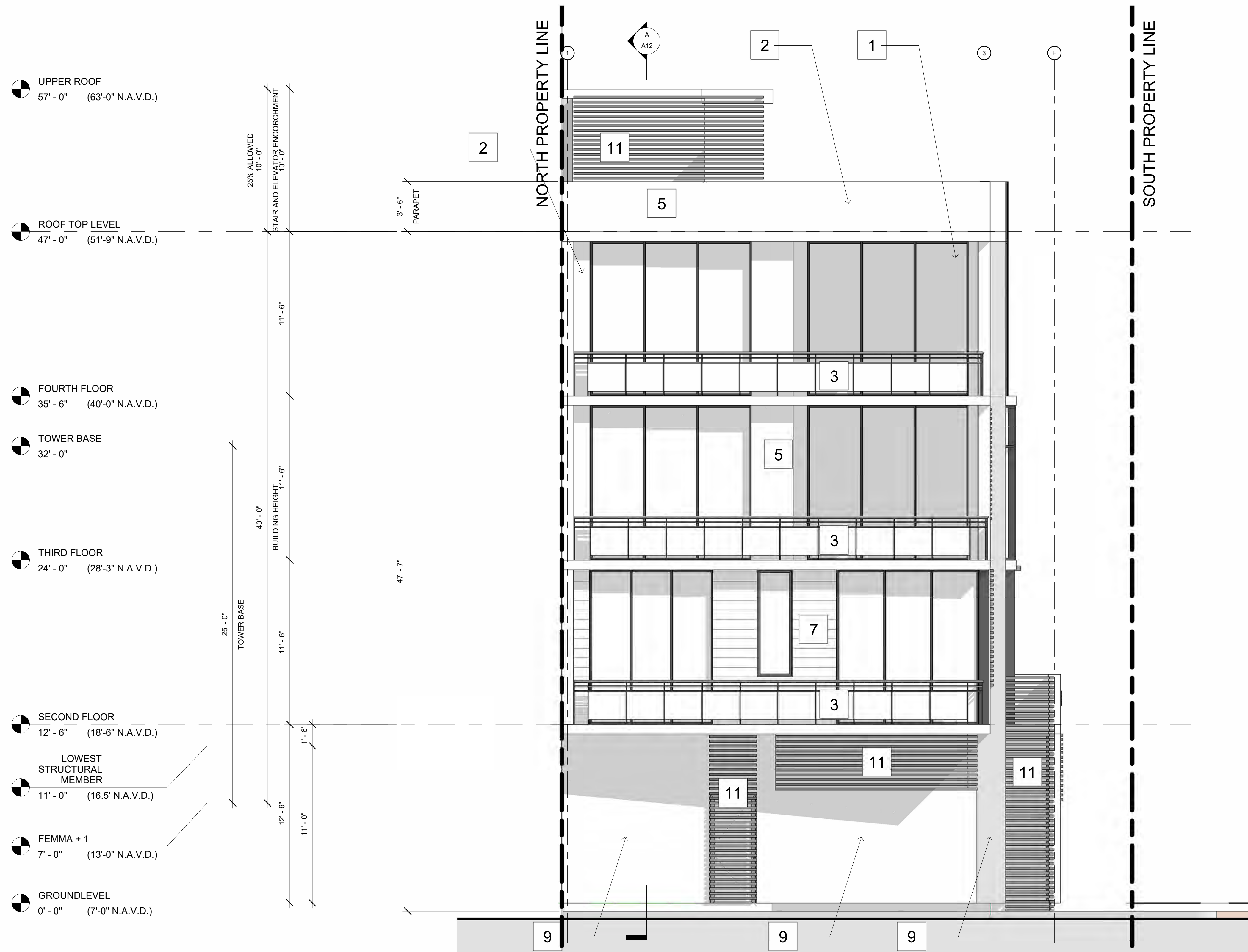
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DATE:	01.05.23
DRAWN BY:	GioMV
CHECKED BY:	JBK

SHEET

A-10



1 WEST ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

- 1. PERMITS.** CONTRACTOR SHALL CONTAIN IN THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED, ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY OR OTHER PERMITS. AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS HER CERTIFICATE OF OCCUPANCY.
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- 6. COMPLY AT ALL TIMES WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, LOCAL SAFETY CODE (N.F.C.P.A 101), AND ALL LOCAL CODES AND ORDINANCES.**

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ELEVATIONS / SECTIONS

- | | | | |
|---|-----------------------------------------------------------------------------------------------|----|---------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | NEW IMPACT RESISTANT WINDOW/DOOR (TYP) | 8 | BUILDING NUMBER TO BE INTEGRATED INTO LASERCUT PATTERN WHERE, GC TO PROVIDE SHOPDRAWINGS TO ARCH FOR REVIEW AND APPROVAL PRIOR FABRICATION. |
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SEAL

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FLORIDA R.A. #0009239

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297

PROJECT TITLE

SHEET TITLE

SECTIONS

REVISIONS

[illegible]

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PROJECT No.: 21171

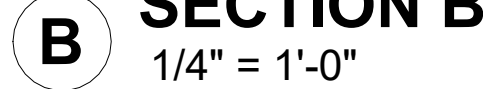
DATE: 01.05.23

DRAWN BY: GioMV

CHECKED BY:

SHEET

A11


$$1/4" = 1'-0"$$

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- 5. ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD. THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE BUILDING DOCUMENTS PERMIT. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO THE BEGINNING OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE DRAWINGS SHALL COVER OVER SMALL IF DIMENSIONS ARE NOT DESIGNATED ON THE PLANS. AT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS WITH THE ARCHITECT.**
- 6. COMPLY WITH ALL TIMES WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND SAFETY CODE (F.P.A. 101), AND ALL LOCAL CODES AND ORDINANCES.**

7. **SHOW DRAWINGS.** THE CONTRACTOR SHALL SUBMIT ONE COPY BY EMAIL AND FOUR (4) HARD COPIES OF ALL REQUIRED SHOP DRAWINGS CALLED FOR ON THE DRAWINGS OR REQUIRED BY ANY CITY, COUNTY, STATE OR FEDERAL AGENCY, BEFORE ANY WORK IS REVIEWED AND PROCESSED SO AS TO CAUSE NO TIME DELAY IN THE CONSTRUCTION SEQUENCE.
8. **PROTECTION.** THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDINGS AND ADJACENT AREAS FROM DAMAGE BY THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT AREAS.
9. **WORKMANSHIP.** ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.
10. **ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.**
11. **THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR MATERIALS AND EQUIPMENT UNLESS OTHERWISE NOTED/REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.**
12. **CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AND REMOVE IT FROM THE SITE. THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.**
13. **GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED. FLOORS SHALL BE CLEANED AND POLISHED. ALL FIXTURES WASHED AND ALL UNLASH REMOVED.**
14. **STORE MATERIALS IN A SAFE AND APPROVED LOCATION COMPLY WITH ALL REGULATIONS GOVERNING THE NEIGHBORHOOD AS TO MINIMIZE INTERRUPTIONS AND OR INTERFERENCE WITH ANY ADJACENT AREAS.**
15. **ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.**
16. **ALL EXTERIOR AND CORRIDOR INTERIOR CONCRETE MASONRY UNIT WALLS SHALL RECEIVE CODE FIBR 500 IR-14.2) EXPOSURE SPRAY FOAM INSULATION IN EVERY VOID CELL. INSTALLATION OF INSULATION SHALL OCCUR AFTER ROOF HAS BEEN DRIED IN AND AFTER INTERIOR FRAMING HAS**

ELEVATIONS / SECTIONS

- | | | | |
|---|-----------------------------------------------------------------------------------------------|----|---------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | NEW IMPACT RESISTANT WINDOW/DOOR (TYP) | 8 | BUILDING NUMBER TO BE INTEGRATED INTO LASERCUT PATTERN WHERE. GC TO PROVIDE SHOPDRAWINGS TO ARCH FOR REVIEW AND APPROVAL PRIOR FABRICATION. |
| 2 | NEW SMOOTH STUCCO WHITE COLOR > BENJAMIN MOORE (ATRIUM WHITE - OC-145) | 9 | RAW CONCRETE FINISH (MATE) GC TO POUR WITH METAL FORMS FOR SMOOTH FINISH |
| 3 | NEW 42" GLASS GUARDRAIL AND HAND RAIL, GC TO IMPROVE SHOP SHOPDRAWINGS FOR ARCHITECT APPROVAL | 10 | CURTAIN WALL SYSTEM INTEGRATED WITH HANDRAIL ABOVE. |
| 4 | CONTINUOUS DRIP EDGE TROUGH ALL FACIAS | 11 | ALUMINUM LOUVERS WOOD FINISH > (SESAME COLOR / NATURCLAD-B CLADDING) |
| 5 | PAPERBACK, METAL LATH & SMOOTH STUCCO FINISH THROUGHOUT. | | |
| 6 | GARAGE DOOR TO MATCH LOUVERS FINISH. > (SESAME COLOR / NATURCLAD-B) | | |
| 7 | HORIZONTAL SCORED STUCCO @ 8" O.C. (TYP). | | |

KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2022

- UPPER ROOF

57' - 0" (63'-0" N.A.V.D.)
- ROOF TOP LEVEL

47' - 0" (51'-9" N.A.V.D.)
- FOURTH FLOOR

35' - 6" (40'-0" N.A.V.D.)
- TOWER BASE

32' - 0"
- THIRD FLOOR

24' - 0" (28'-3" N.A.V.D.)
- SECOND FLOOR

12' - 6" (18'-6" N.A.V.D.)
- LOWEST STRUCTURAL MEMBER

11' - 0" (16.5' N.A.V.D.)
- FEMMA + 1

7' - 0" (13'-0" N.A.V.D.)
- GROUNDLEVEL

0' - 0" (7'-0" N.A.V.D.)

25% ALLOWED
10' - 0"

STAIR AND ELEVATOR ENCROACHMENT

10' - 0"

3' - 6"

PARAPET

11' - 6"

40' - 0"

BUILDING HEIGHT

11' - 6"

25' - 0"

TOWER BASE

11' - 6"

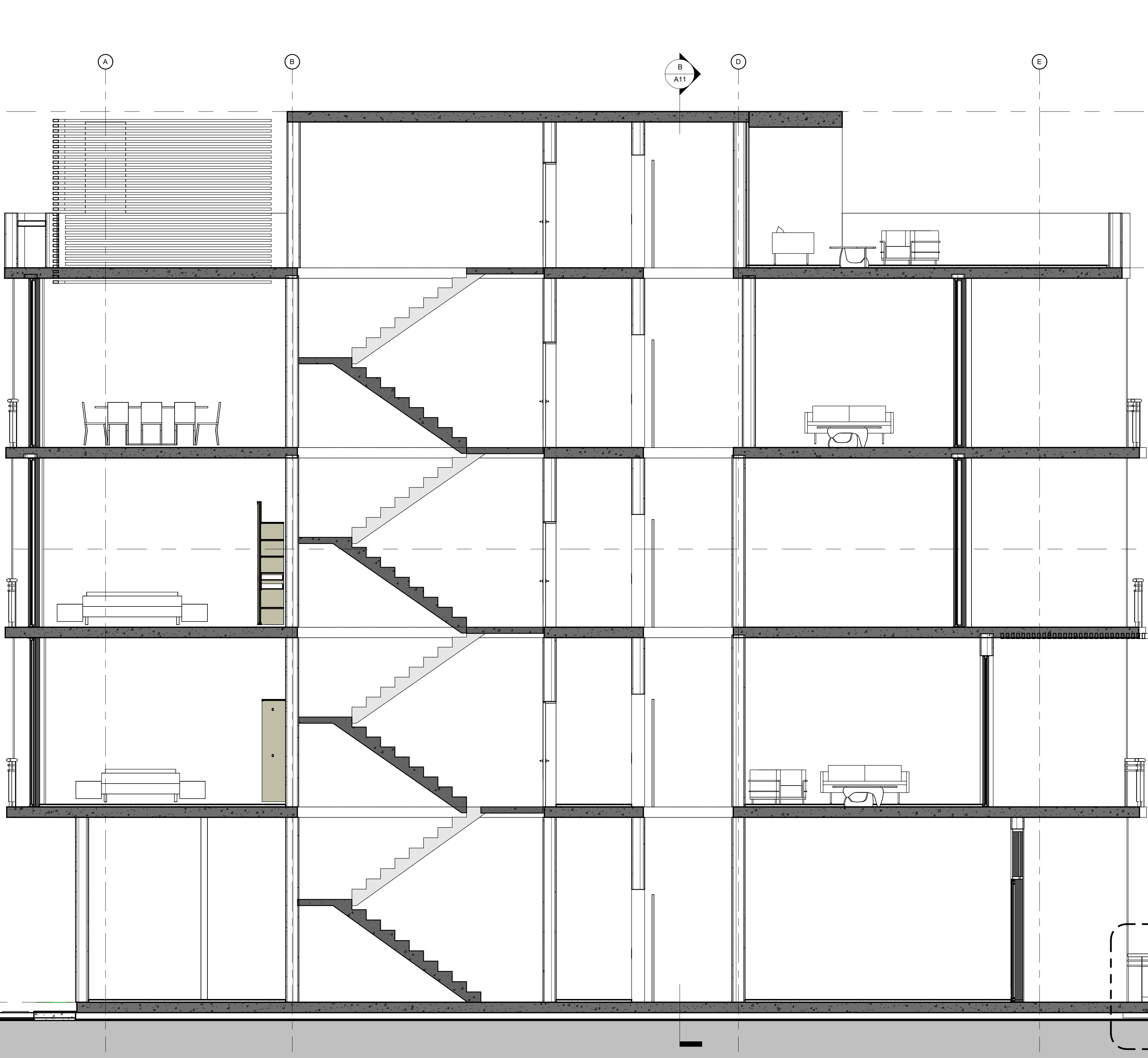
1' - 6"

12' - 6"

11' - 0"

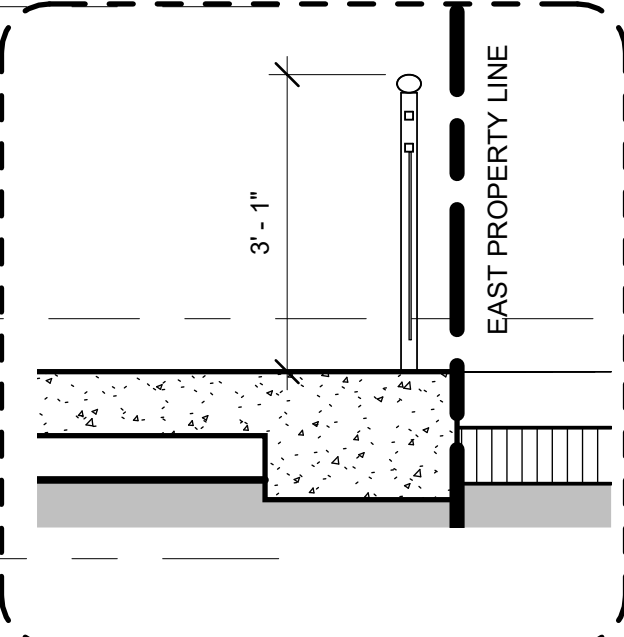
WEST PROPERTY LINE

WEST PROPERTY LINE BEYOND



EAST PROPERTY LINE

EAST PROPERTY LINE BEYOND



SECTION A

1/4" = 1'-0"

GENERAL NOTES:

- PERMITS: CONTRACTOR SHALL CONTAIN IN THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED, ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS / HER CERTIFICATE OF OCCUPANCY.
- QUALIFICATION OF CONTRACTOR: THE GENERAL CONTRACTOR AND ALL SUB - CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, AS WELL AS THE COUNTY AND BE INSURED TO MEET THE REQUIREMENTS OF DADE COUNTY.
- OWNER SHALL HAVE THE RIGHT OF APPROVAL OR REJECTION OF ALL SUBCONTRACTORS PRIOR TO SIGNING THE CONTRACT. GENERAL CONTRACTOR SHALL SUBMIT A LIST OF ALL PROPOSED SUBCONTRACTORS AND SUPPLIERS TO THE OWNER FOR THIS PURPOSE.
- EXISTING CONDITIONS: CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE PROPOSED PLANS, THE LOCATION OF ALL PROPOSED WORK AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PERSONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF EXISTING CONDITIONS, THE LOCATION OF EXISTING UTILITIES AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE SITE, IN ORDER THAT HE MAY INCLUDE IN HIS PRICE ALL COSTS PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.
- ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD. THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE BUILDING DOCUMENTS PERMIT. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO THE COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS - USE DIMENSIONS ONLY. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL IF DIMENSIONS ARE NOT DESIGNATED ON THE PLANS, AT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEM WITH THE ARCHITECT.
- COMPLY AT ALL TIMES WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, LIFE AND SAFETY CODE (IF P.A. 101), AND ALL LOCAL CODES AND ORDINANCES.

ELEVATIONS / SECTIONS

- NEW IMPACT RESISTANT WINDOW/DOOR (TYP)
- NEW SMOOTH STUCCO WHITE COLOR > BENJAMIN MOORE (ATRIUM WHITE - OC-145)
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- CURTAIN WALL SYSTEM INTEGRATED WITH HANDRAIL ABOVE.
- ALUMINUM LOUVERS WOOD FINISH > (SESAME COLOR / NATURCLAD-B CLADDING)



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www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

NEW DUPLEX
301 OREGON STREET
HOLLYWOOD, FL 33019

PROJECT TITLE

SHEET TITLE

SECTIONS

REVISIONS

No.	Description	Date

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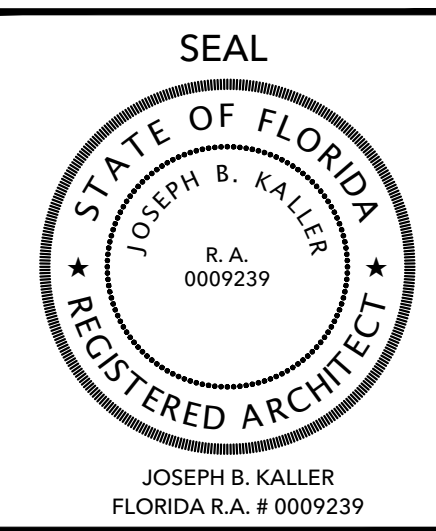
PROJECT No.: 21171
DATE: 01.05.23
DRAWN BY: GioMV
CHECKED BY: JBK

SHEET

A12



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PROJECT TITLE
NEW DUPLEX
301 OREGON STREET
HOLLYWOOD, FL
33019

SHEET TITLE
SOUTH PERSPECTIVE

REVISIONS			CITY COMMENTS
No.	DATE	DESCRIPTION	
2			

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PROJECT No.: 21171
DATE: 03.09.22
DRAWN BY: GMV
CHECKED BY: JBK

SHEET
A13



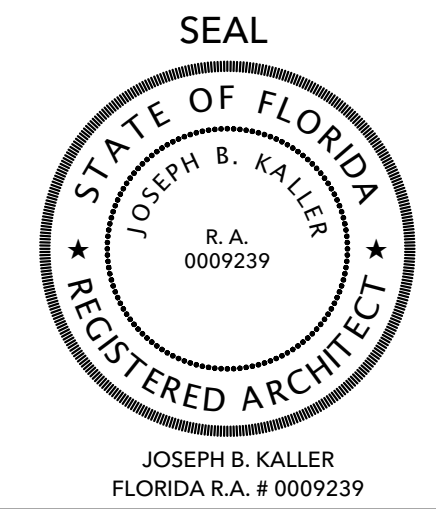


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PROJECT TITLE
NEW DUPLEX
301 OREGON STREET
HOLLYWOOD, FL
33019

SHEET TITLE
WEST PERSPECTIVE

REVISIONS
No. DATE DESCRIPTION

		CITY COMMENTS
1		
2		

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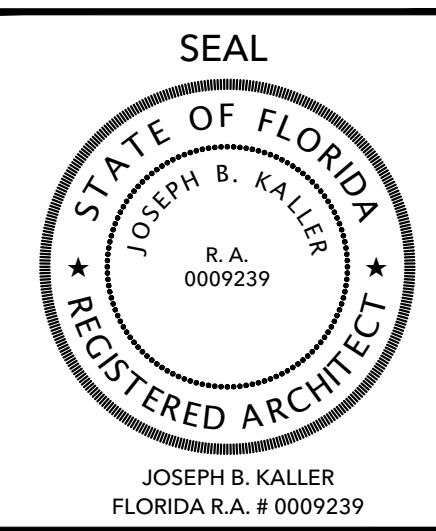
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DATE: 03.09.22
DRAWN BY: GMV
CHECKED BY: JBK

SHEET

A14



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PROJECT TITLE
NEW DUPLEX
301 OREGON STREET
HOLLYWOOD, FL
33019

SHEET TITLE
SOUTH PERSPECTIVE

REVISIONS			CITY COMMENTS
No.	DATE	DESCRIPTION	
1			
2			

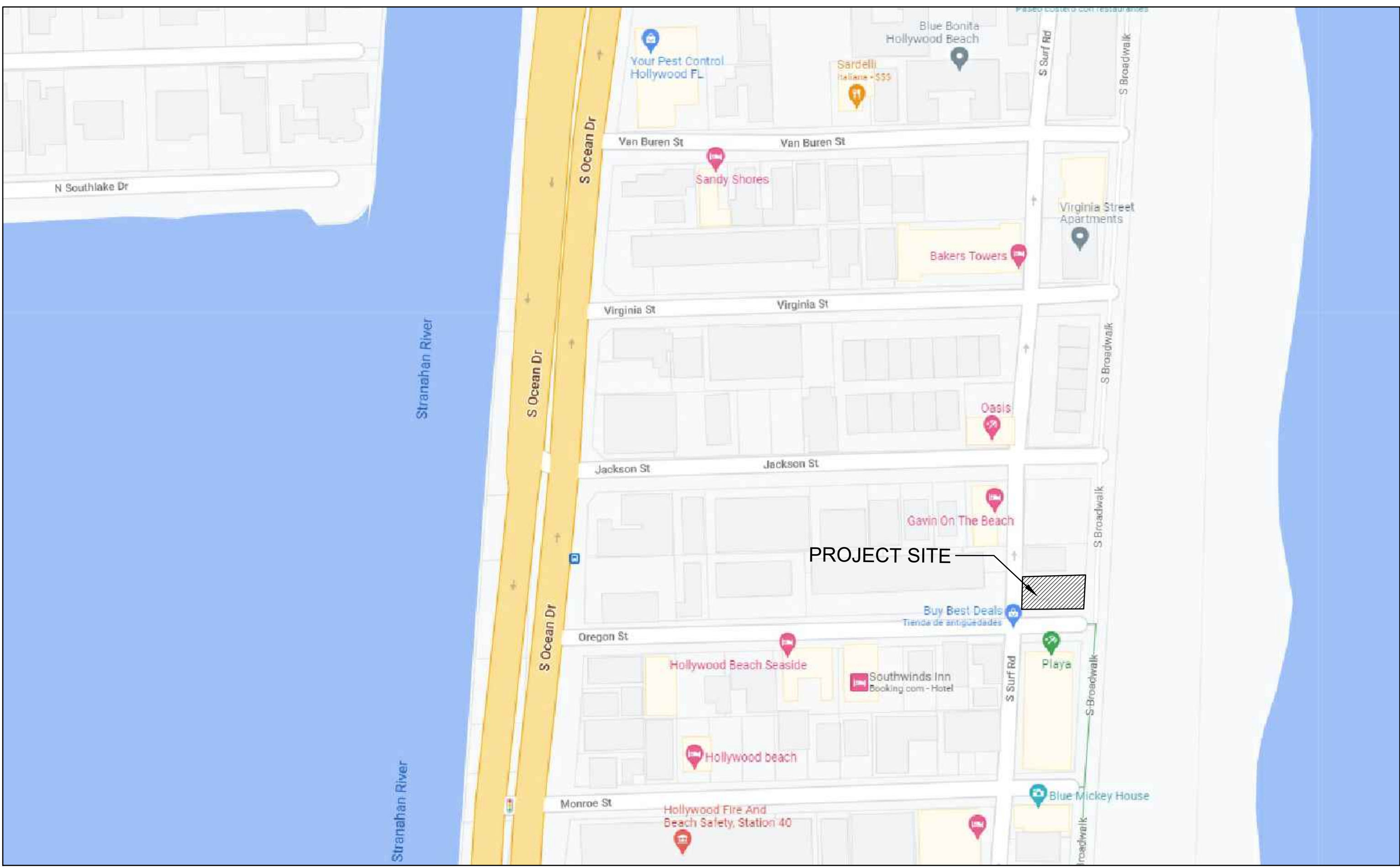
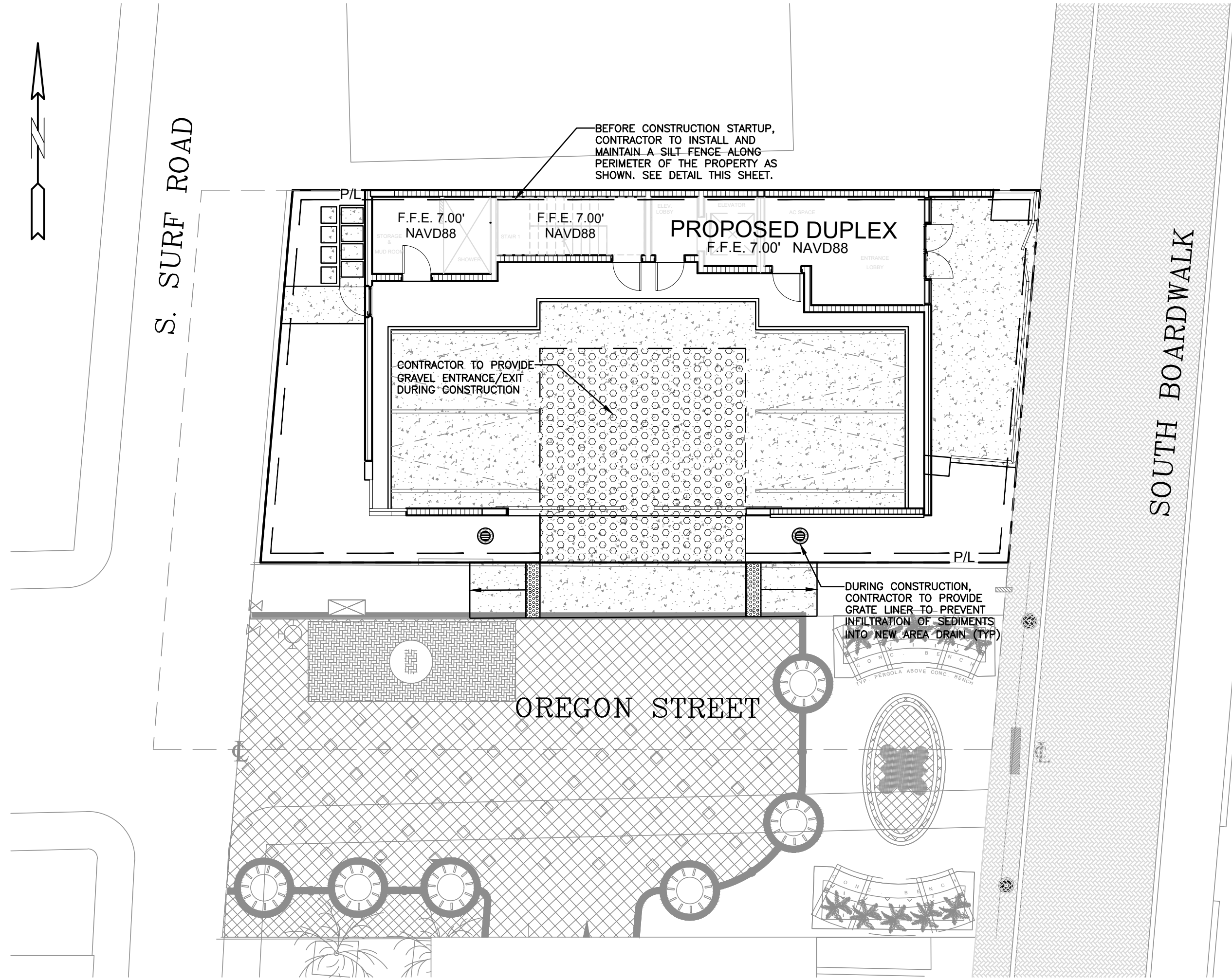
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DATE: 03.09.22
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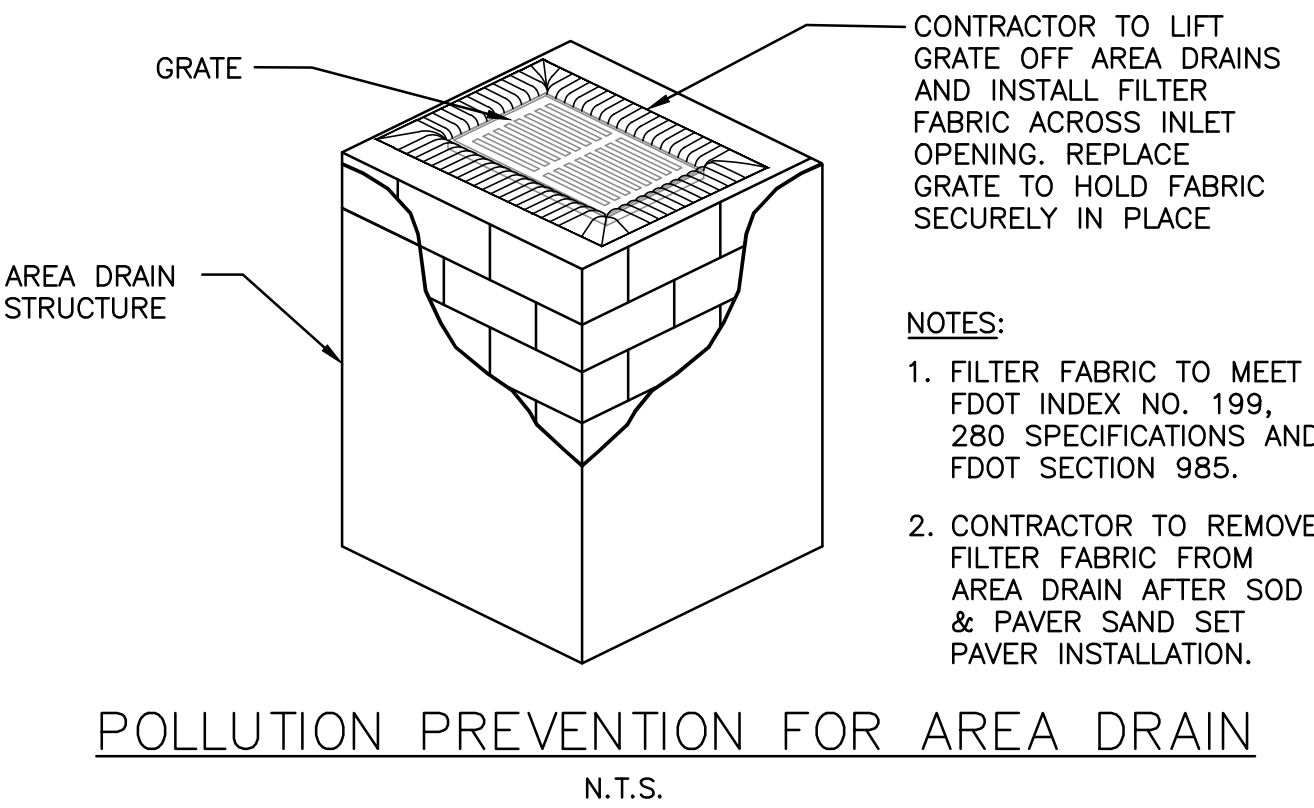
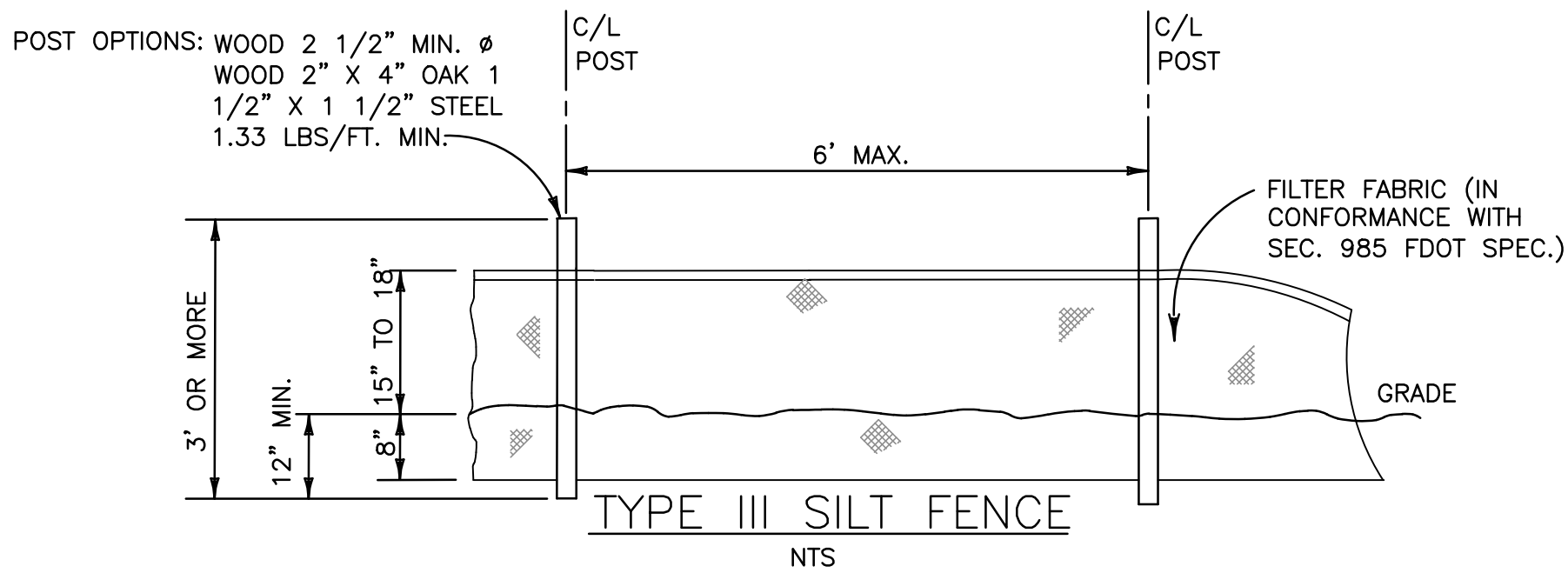
SHEET
A15

Bidder's shall use complete sets of Building Documents in preparing bids. Neither the Owner nor Architect assumes responsibility for errors or omissions resulting from the use of incomplete or preliminary sets of Building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work for the Contractor. The Contractor Documents are complementary and what is required for all performance by the Contractor shall be required only to the extent consistent with the Contract Documents as are reasonably flexible from time to time necessary to produce the intended results.

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



LOCATION MAP
NOT TO SCALE



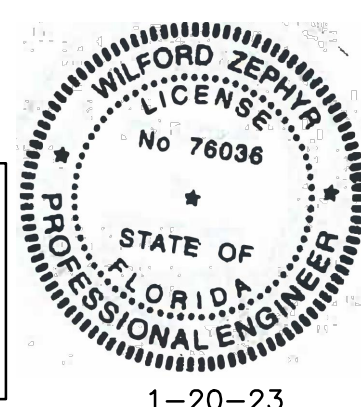
LEGEND

- PROPOSED CONCRETE
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED WATER METER
- PROPOSED BMP DEVICE

- BMP NOTES:**
1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
 2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
 3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
 4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
 5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
 6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
 7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
 8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
 9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
 10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
 11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

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

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ON ANY ELECTRONIC COPIES.



1-20-23

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'

REVISIONS	
NO.	DATE

ZEPHYR ENGINEERING

WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA#: 31158

ZE

NEW DUPLEX
301 OREGON STREET
HOLLYWOOD, FL 33019

P.E.#:76036

DATE: 10/4/22

SCALE: 1"=10'

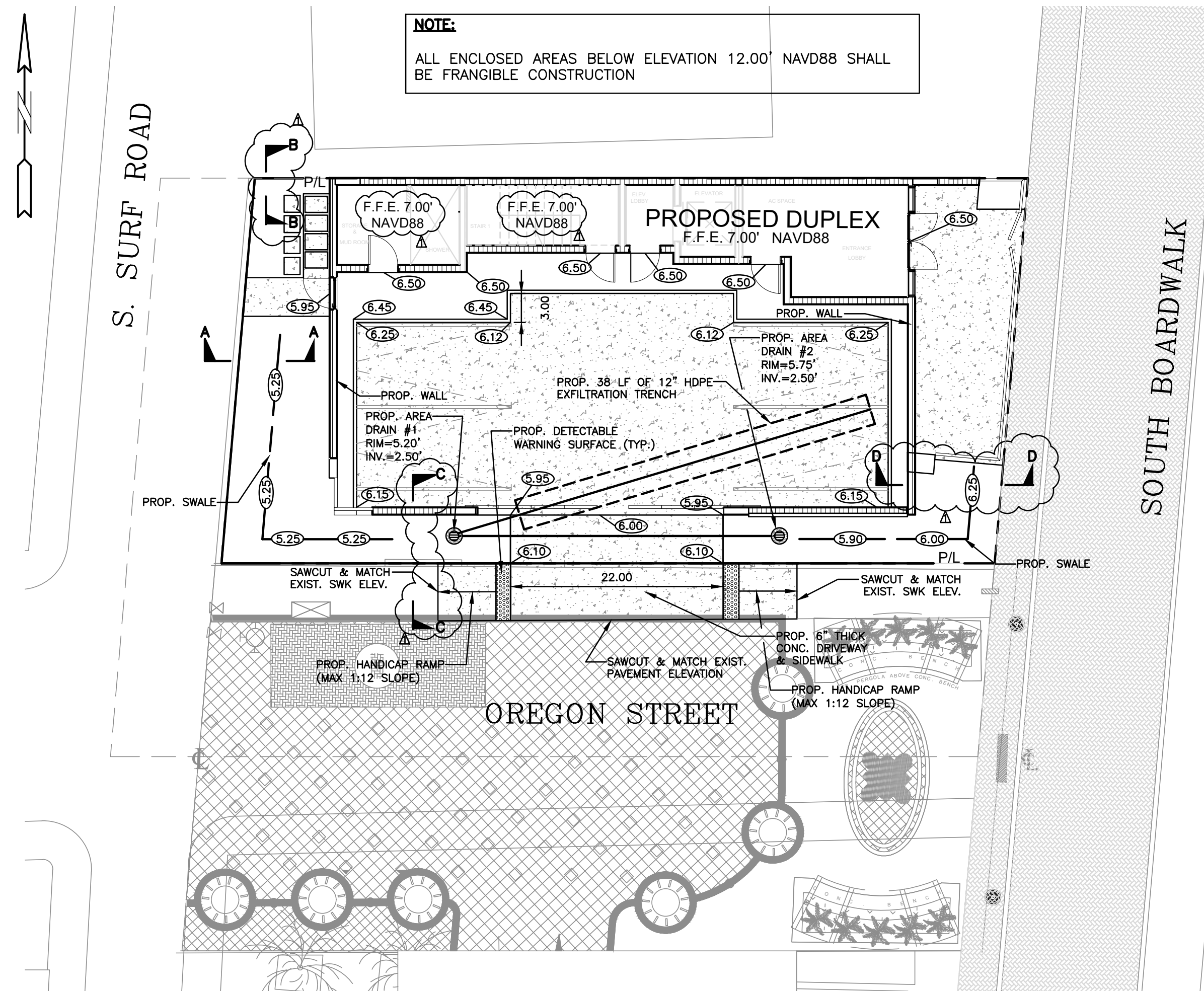
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1 OF 3

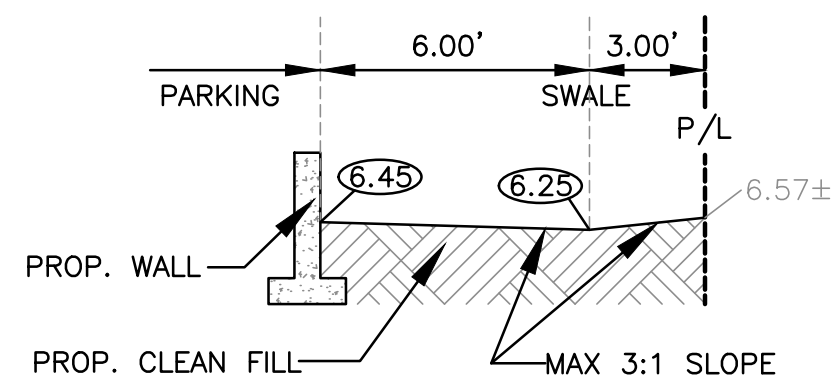
PROJECT NO.: 22-73

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM

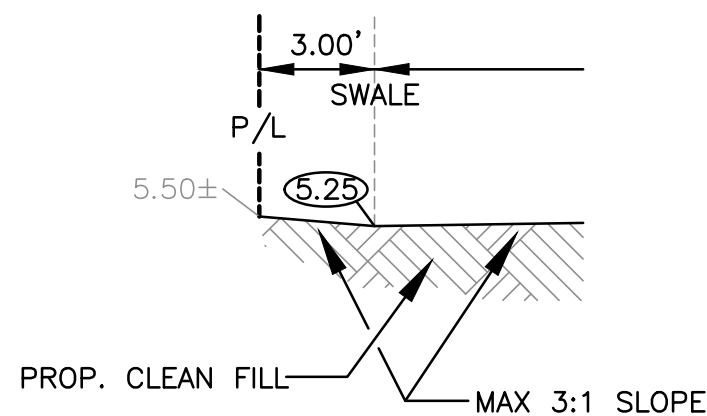


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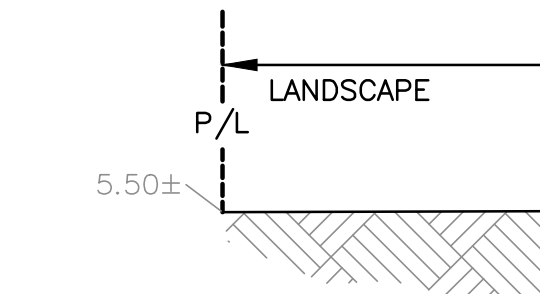
- 1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
- 2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
- 3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS 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. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
- 4) 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.
- 5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
- 6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
- 7) 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.



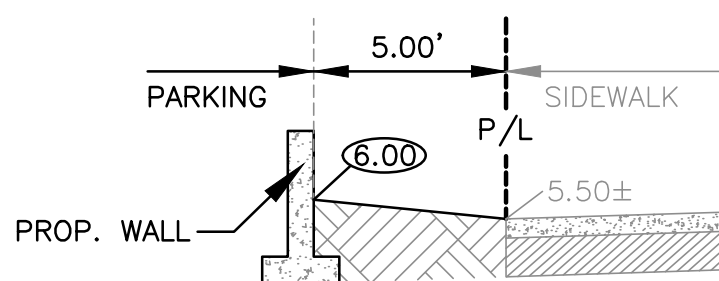
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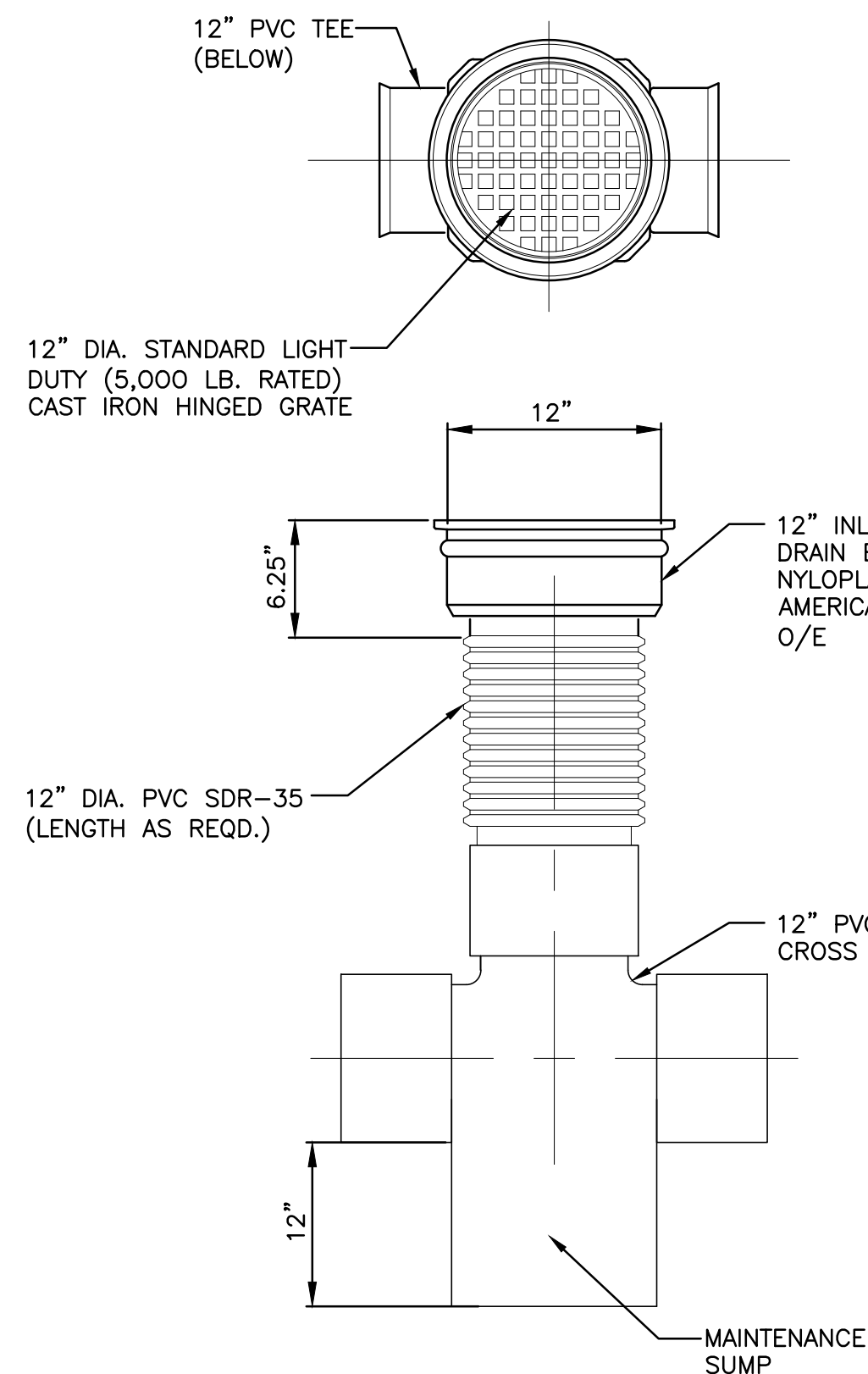
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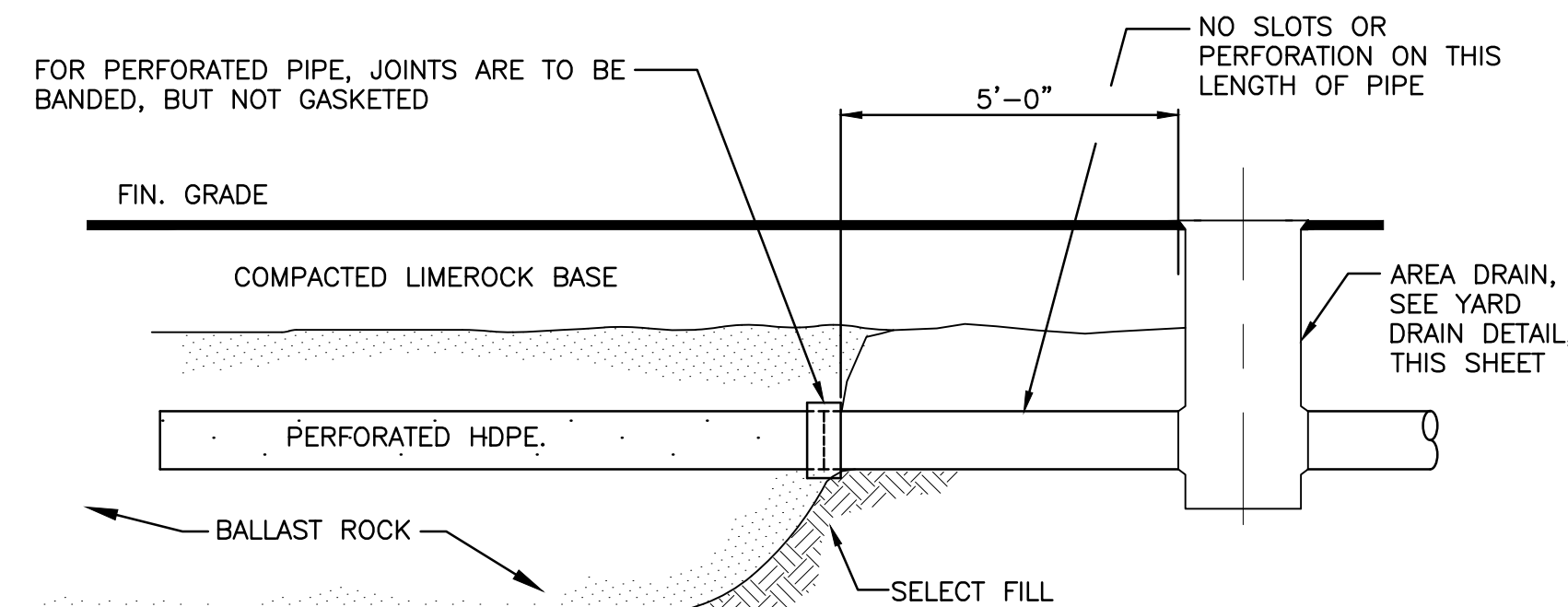
SECTION B-B
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SECTION C-C
N.T.S.

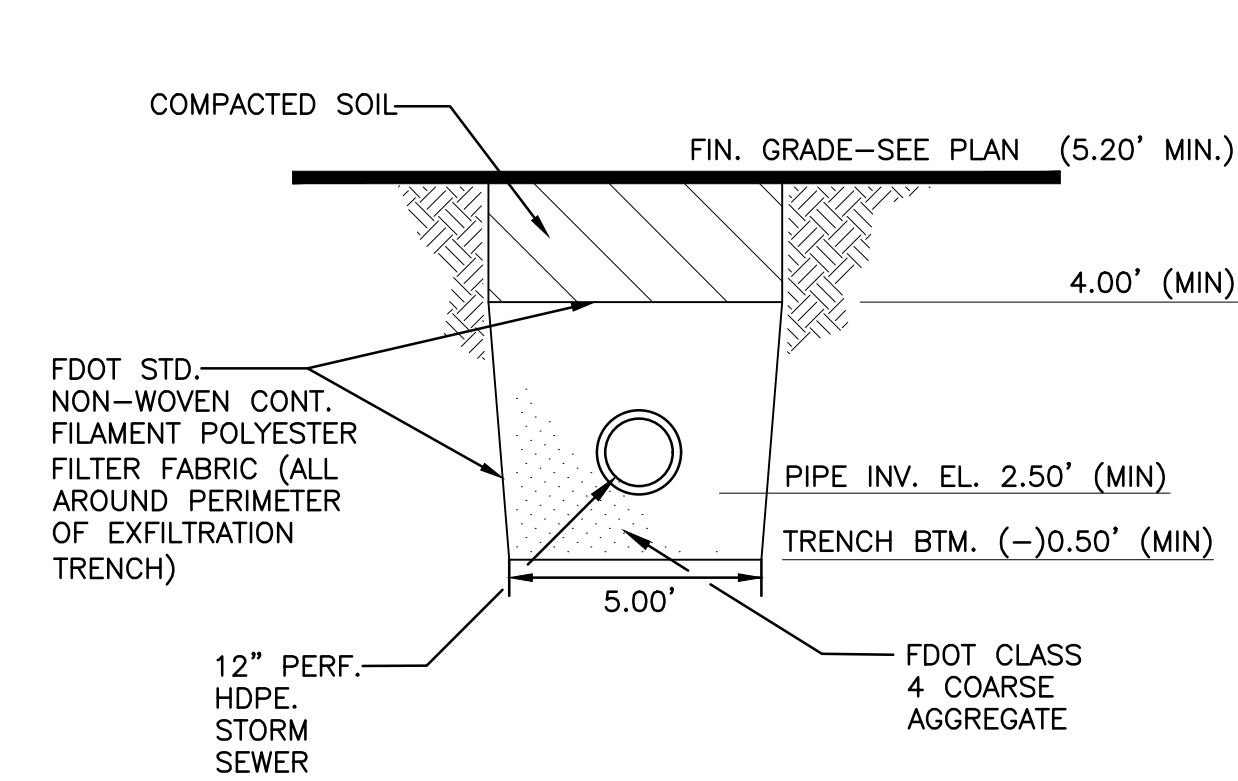


12" & 15" DRAIN BASIN YARD INLET
NTS

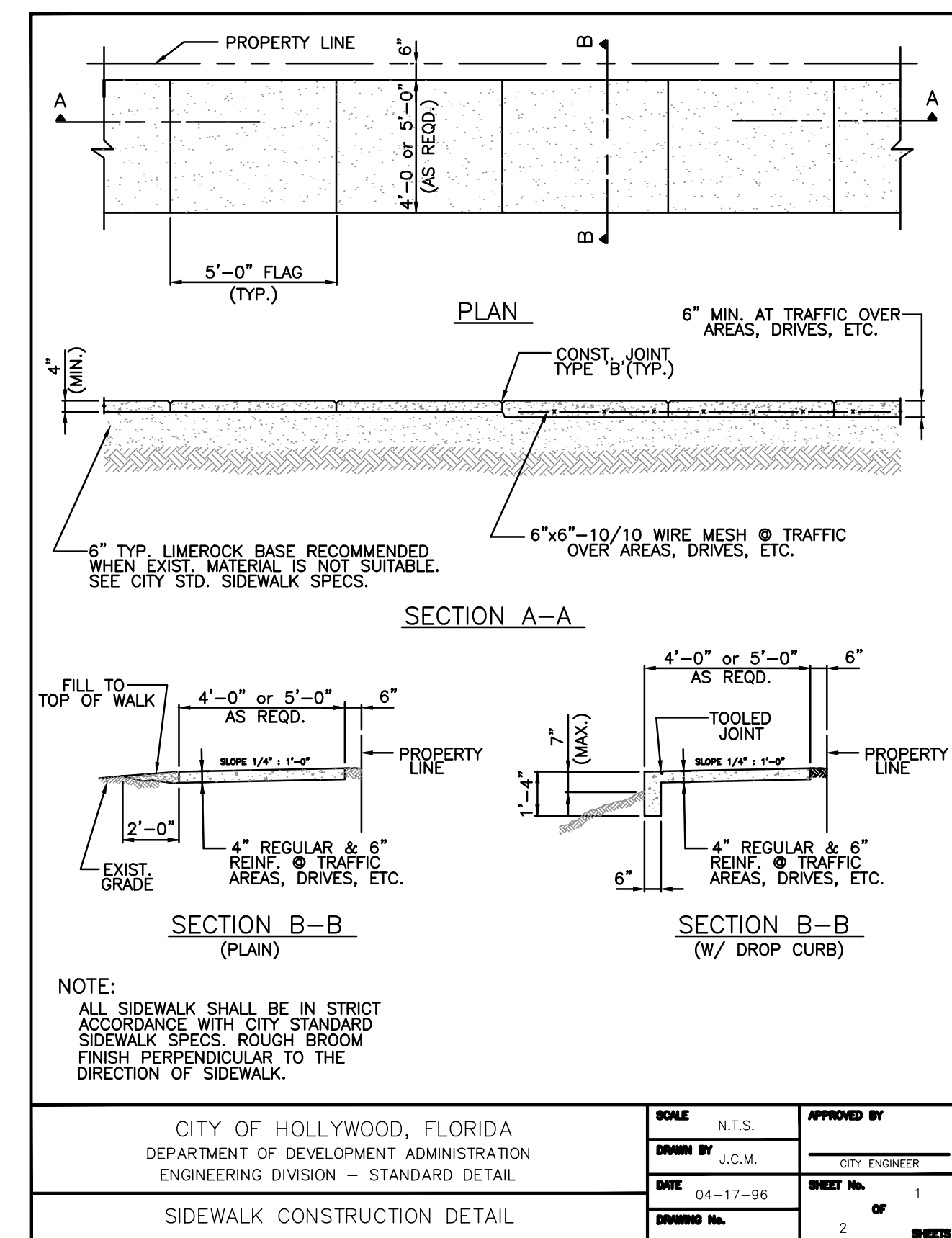


EXFILTRATION NOTES:

1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTT.) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER.

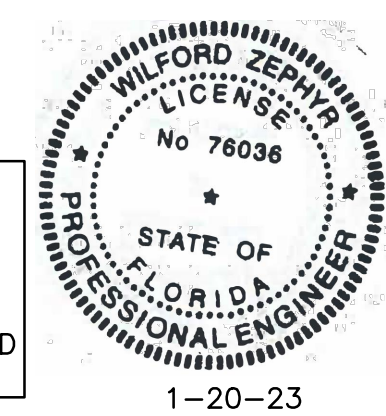


EXFILTRATION TRENCH DETAIL
NTS



LEGEND

- PROPOSED CONCRETE
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED WATER METER
- PROPOSED BFP DEVICE



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PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=10'

NO.	DATE	DESCRIPTION
1	12/14/22	CITY REVIEW COMMENTS

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HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA#: 31158

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NEW DUPLEX
301 OREGON STREET
HOLLYWOOD, FL 33019

P.E.#: 78036

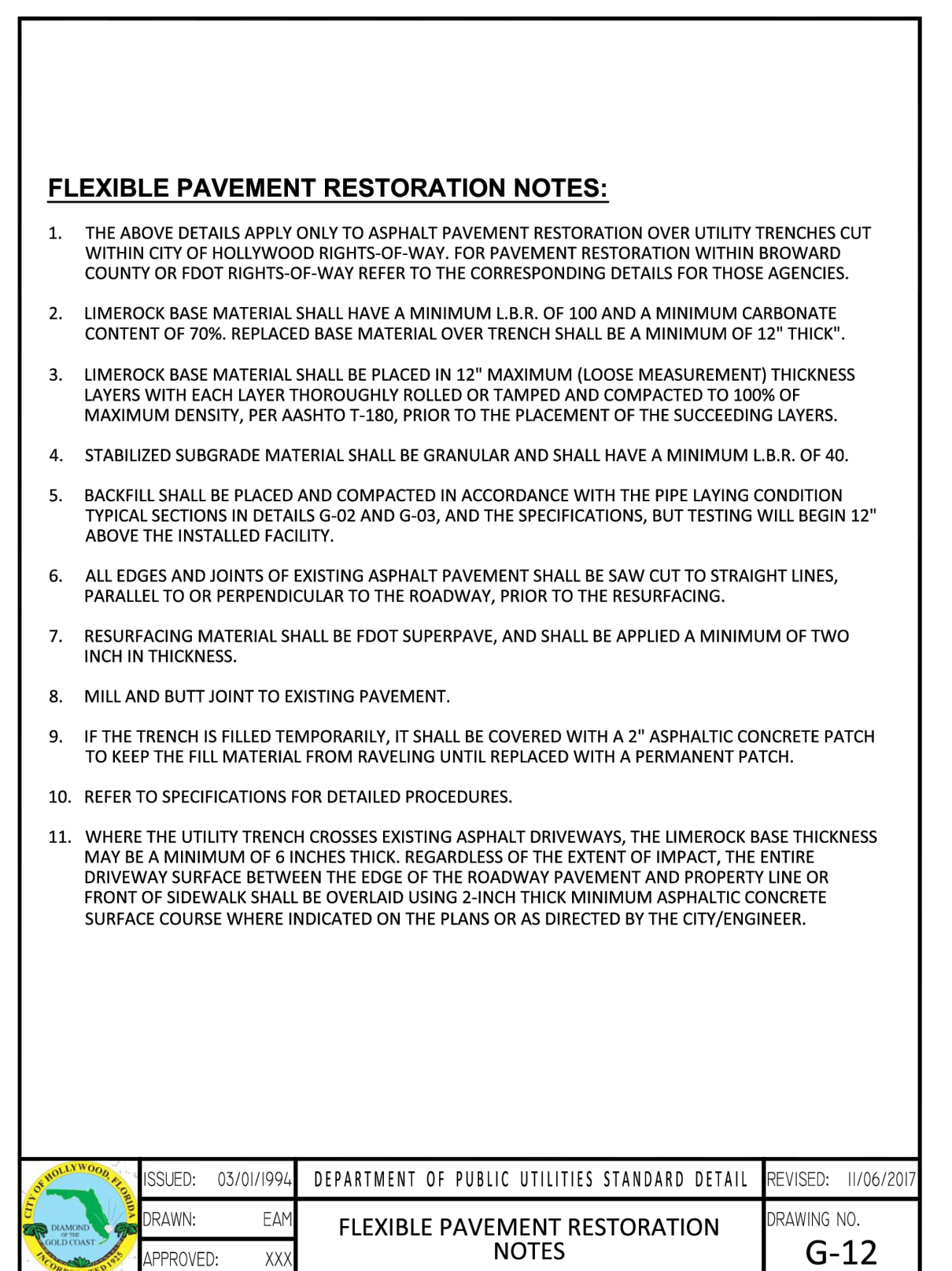
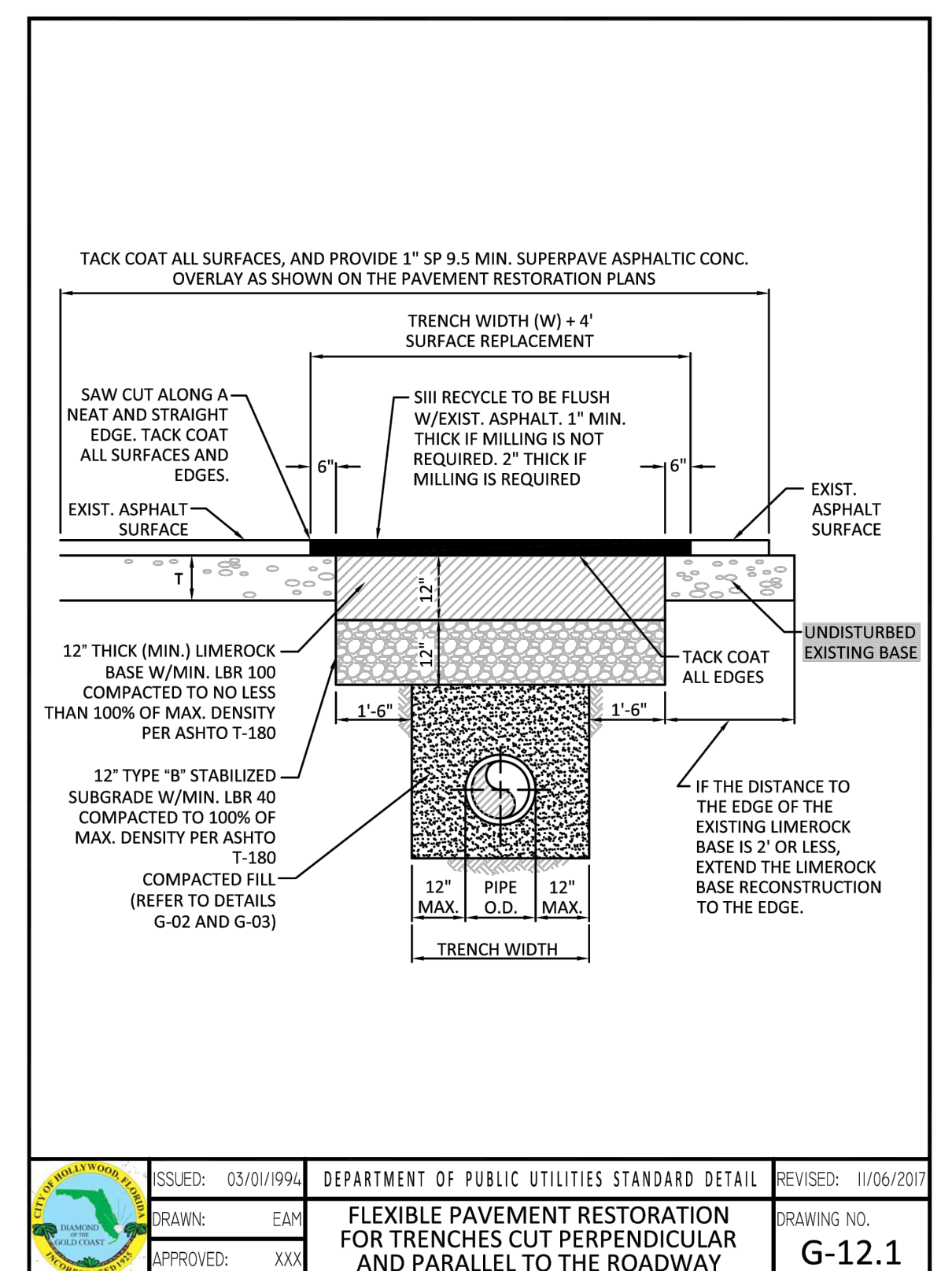
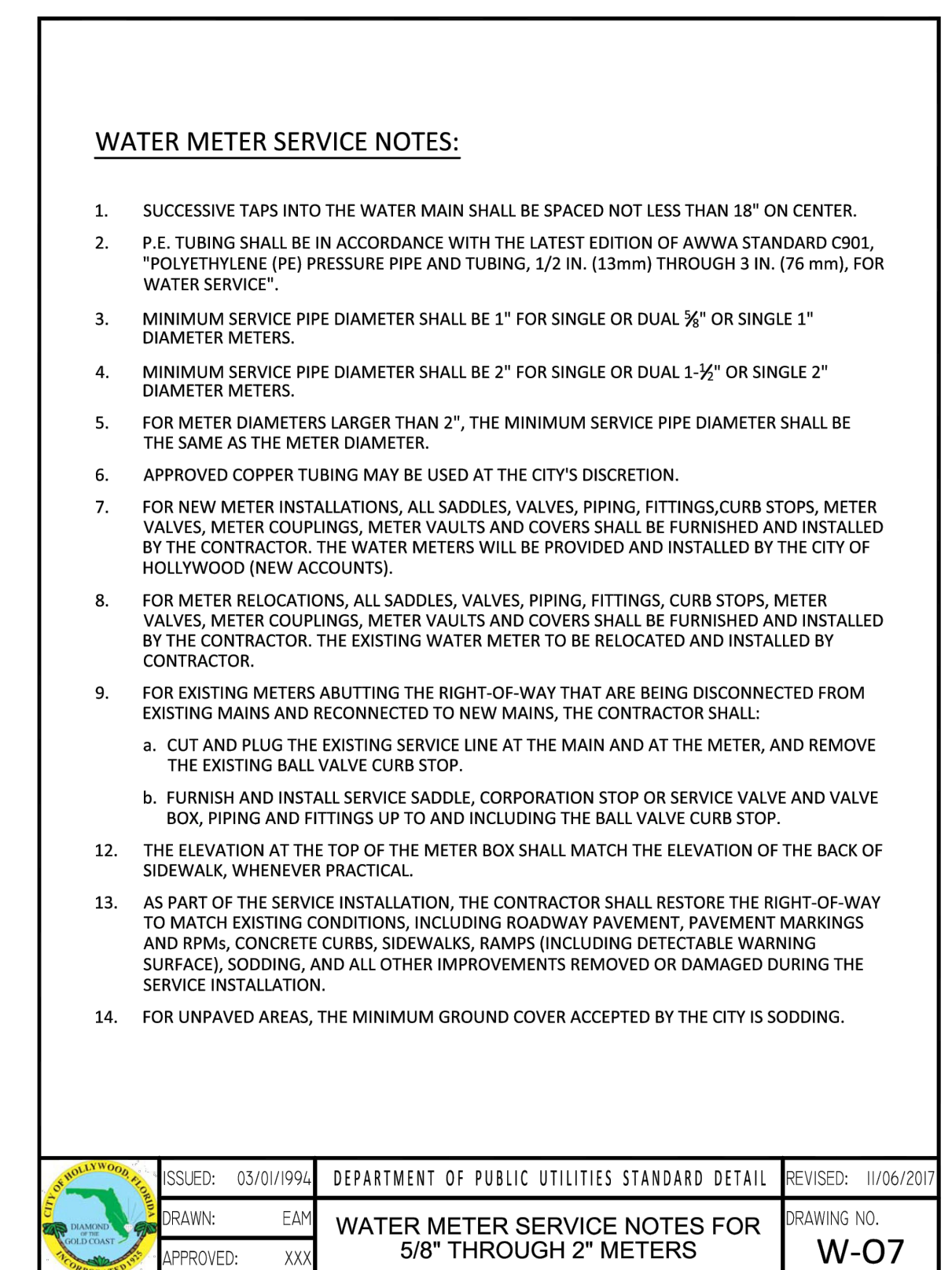
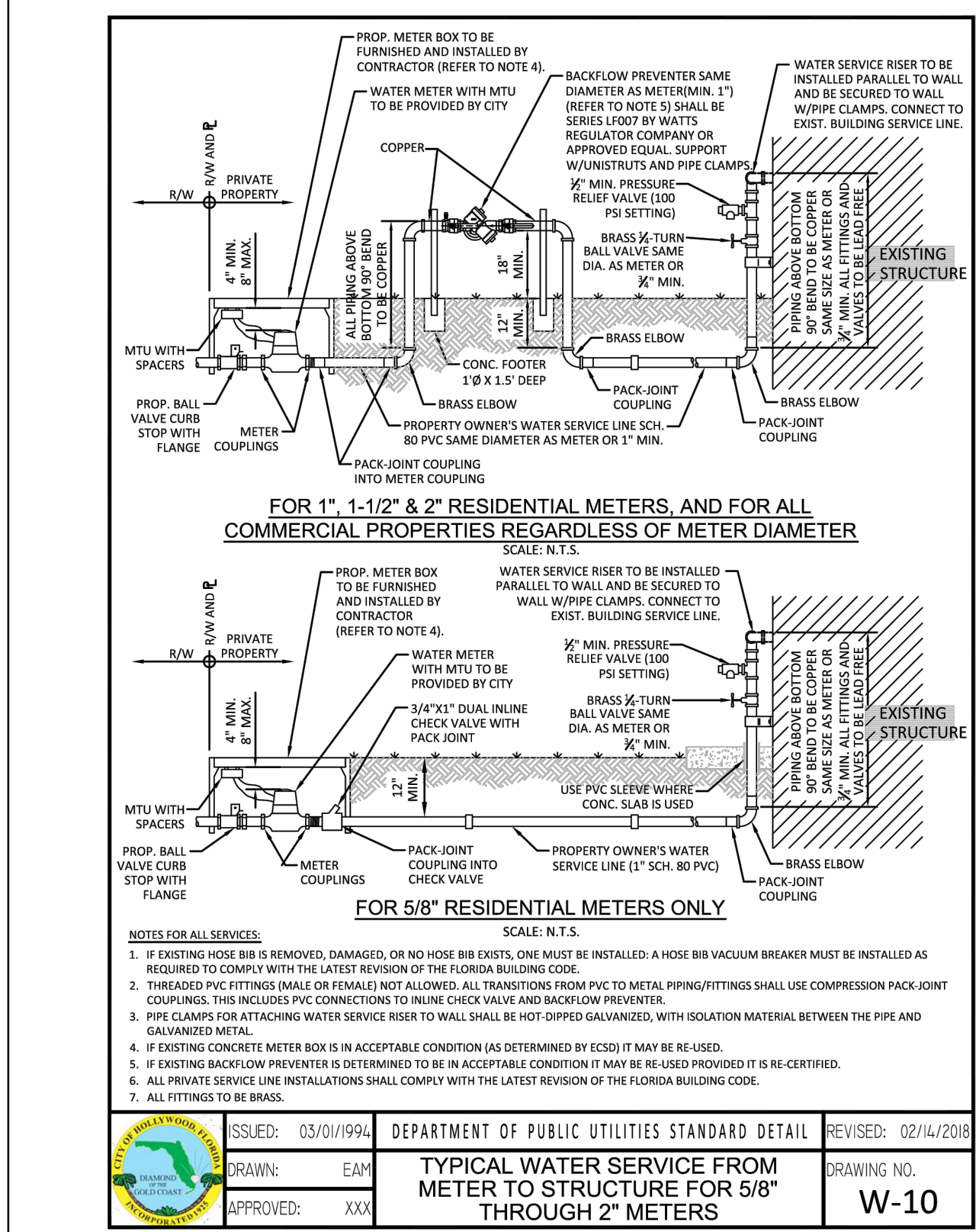
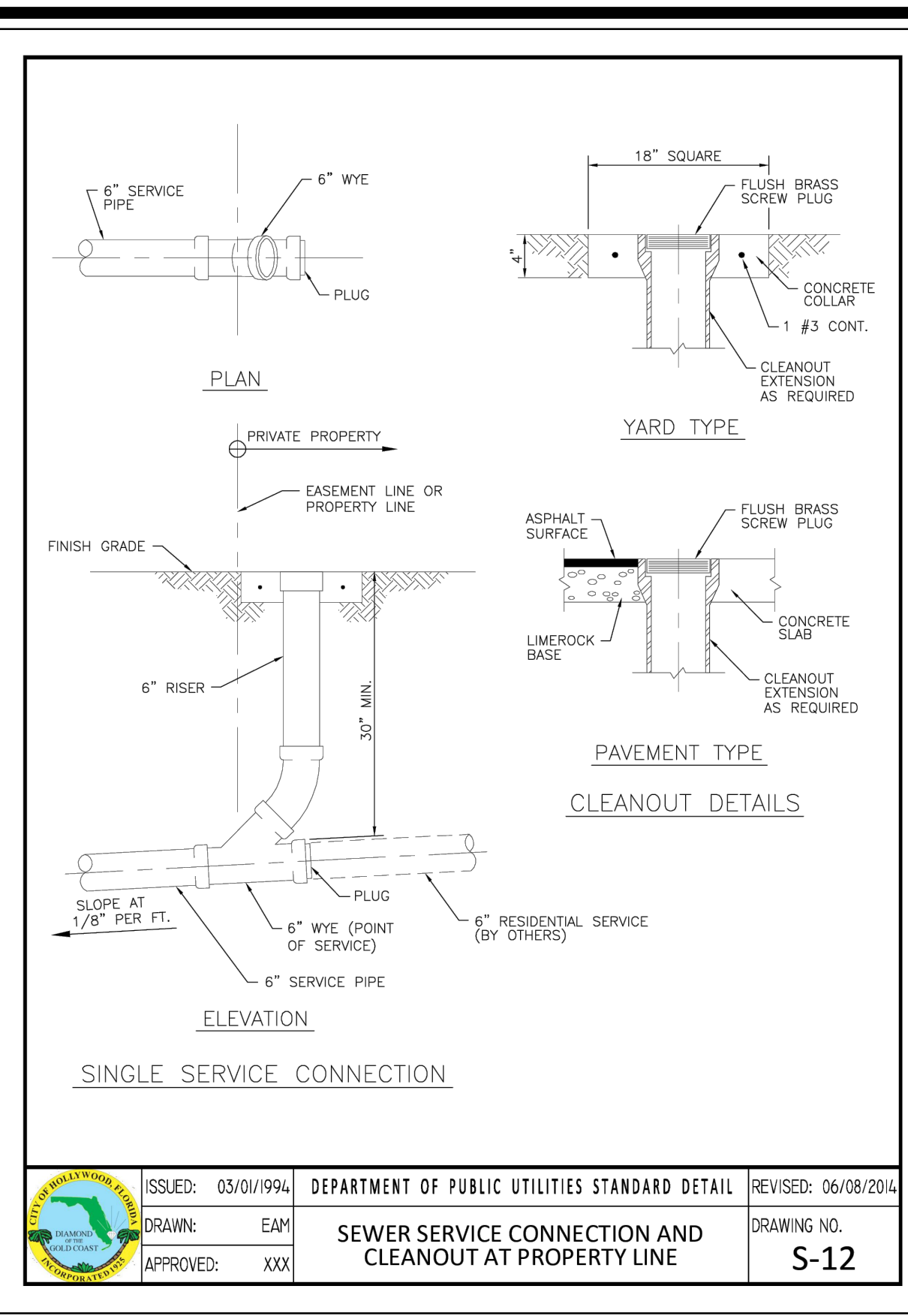
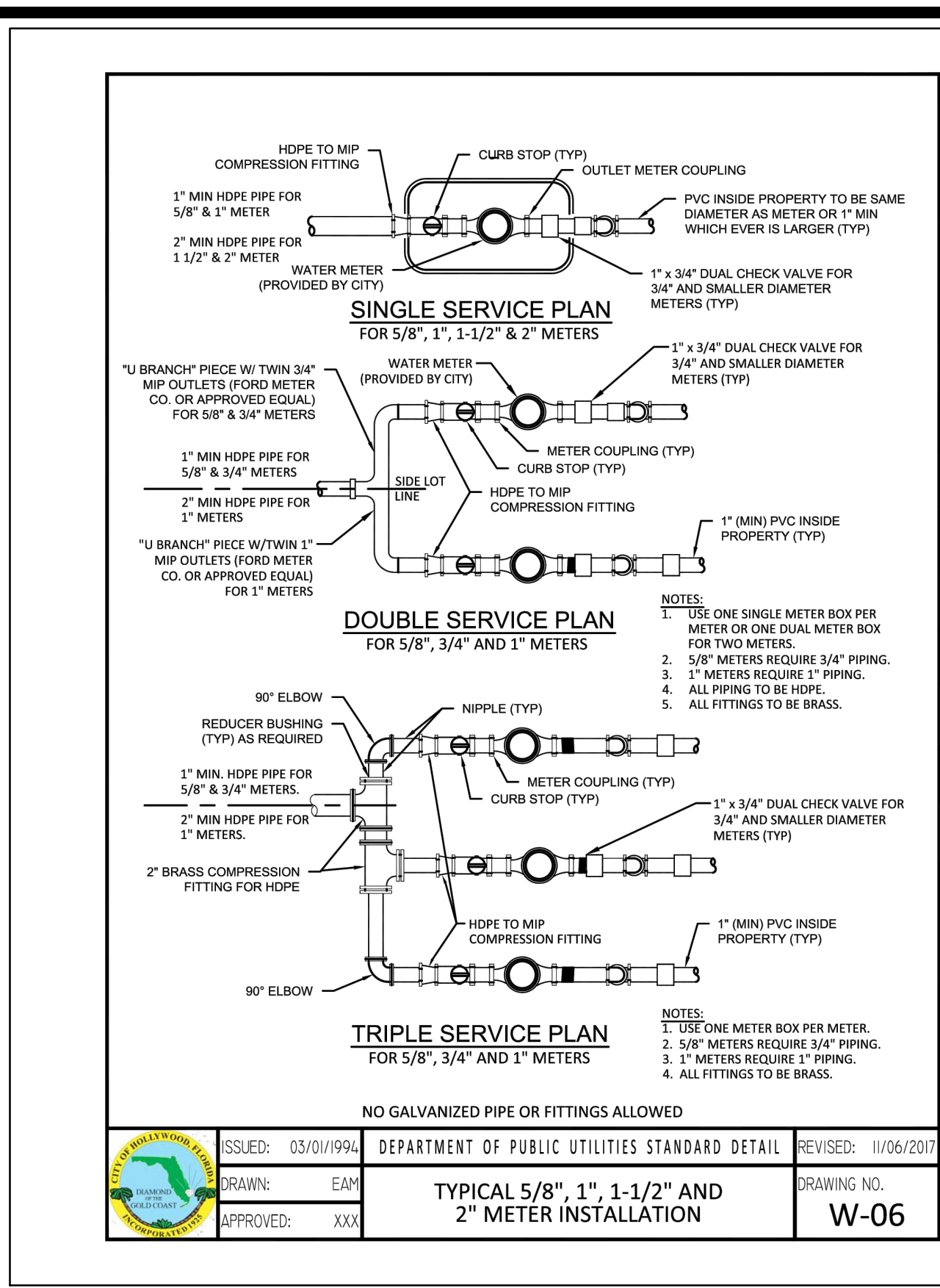
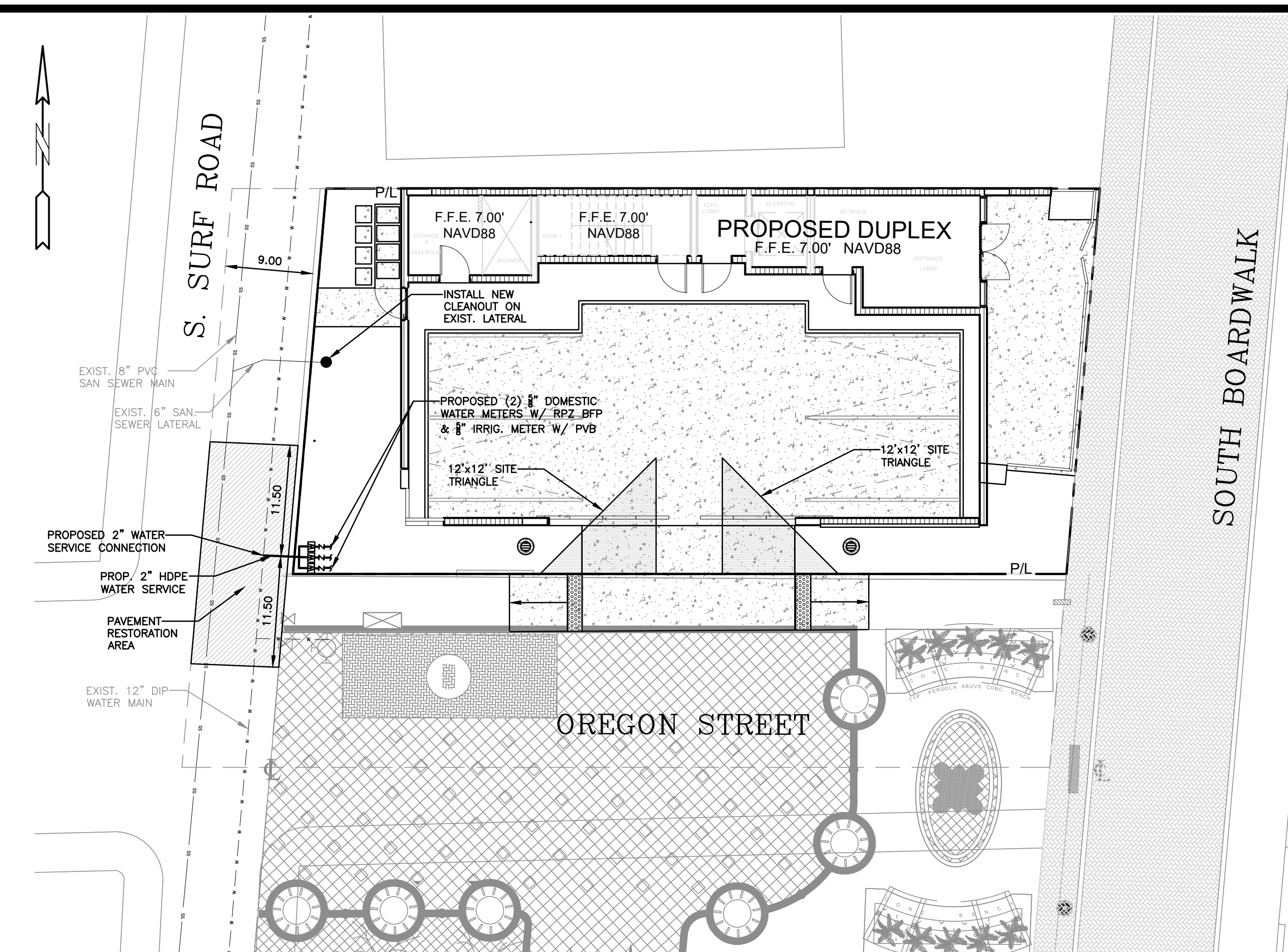
DATE: 10/4/22

SCALE: 1"=10'

SHEET NO.: C2

2 OF 3

PROJECT NO.: 22-73



PROPOSED CONCRETE
 PROPOSED GRADE
 EXISTING ELEVATION
 PROPOSED WATER METER
 PROPOSED BFP DEVICE

LEGEND
 5.50
 +4.74'
 N

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

- 2 RESIDENTIAL UNITS

WATER DEMAND
(2 RESIDENTIAL UNITS)X(250 GPD/UNIT)=500 GPD

WASTEWATER DEMAND
(2 RESIDENTIAL UNITS)X(250 GPD/UNIT)=500 GPD

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

R.O.W. RESTORATION AREAS:

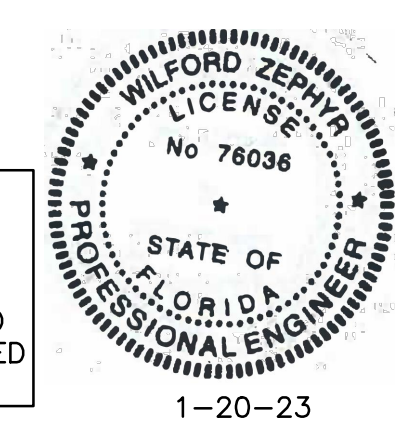
MILLING & RESURFACING: 192 SF

NEW ASPHALT (OVER TRENCH): 17 SF

TRENCH: 17 SF

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'

REVISIONS

NO.	DATE	DESCRIPTION	CITY REVIEW COMMENTS
1	12/14/22		

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA#: 31158

NEW DUPLEX
301 OREGON STREET
HOLLYWOOD, FL 33019

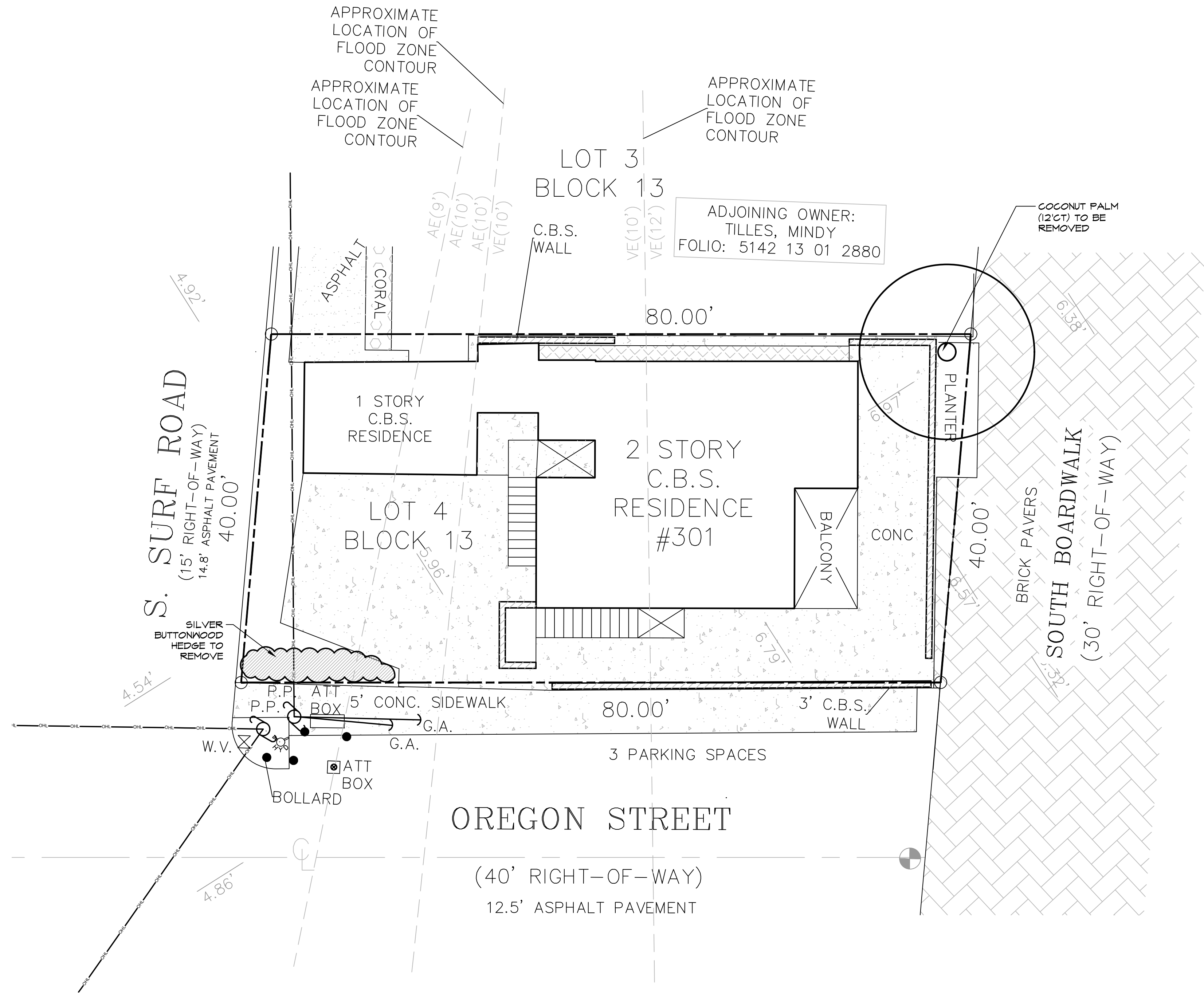
P.E.#:76036

DATE: 10/4/22

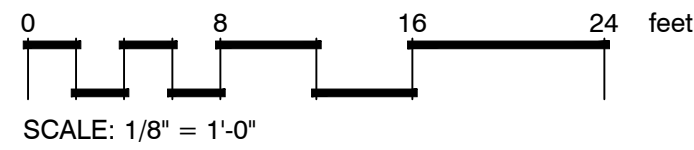
SCALE: 1"=10'

SHEET NO.: C3
3 OF 3

PROJECT NO.: 22-73



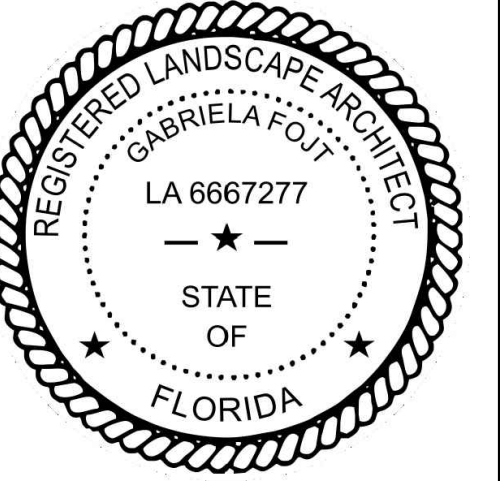
A GENERAL LAYOUT
scale 1/8" = 1'-0"



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1-800-432-4770
SUNSHINE STATE ONECALLING
OF FLORIDA, INC.
IT'S THE LAW

NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.

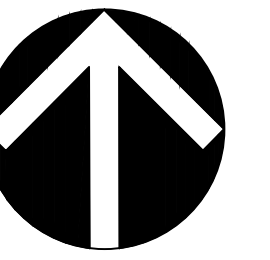
REMOVED PALM WILL BE MITIGATED BY 1
COCONUT (8'CT) - SEE LP-1 FOR DETAILS



The Mirror of Paradise

Gabriela Fojt
LA 6667277
LC 26000628

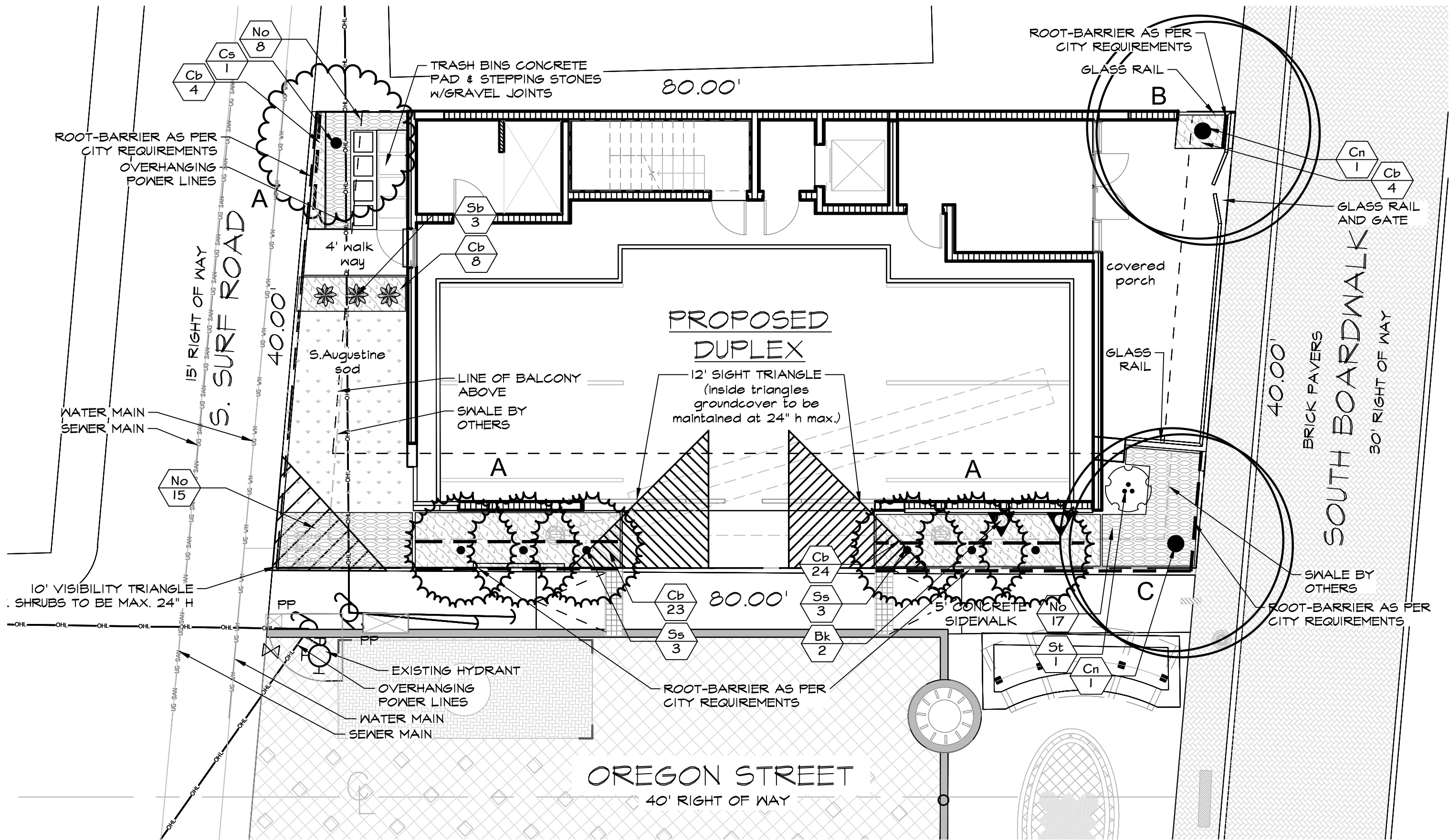
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gabriela@themirrorofparadise.com



SCALE	1/8"=1'-0"
DESIGNED BY	GF
DRAWN BY	GF
CHECKED BY	GF
CAD DWG.	
DATE	10.10.2022
REVISIONS	
per city comments	12.14.2022
per city comments	01.05.2023
per city comments	01.10.2023
per city comments	01.13.2023
per city comments	01.19.2023

301 OREGON STREET
HOLLYWOOD
FLORIDA

REMOVAL PLAN



LANDSCAPE CODE REQUIREMENTS BWK-25-HD-R

Code letter	Code requirement	Required	Proposed	Provided
A	Perimeter landscape Street tree - one 12'OA tree/each 50 lf of street frontage (120 lf/50=2.4)	100 lf/50=3 trees	1 Silver Buttonwood, 6 Sabal palms (counted 3:1=2 trees)	3 provided
B	Open space 1 tree per 1,000 square feet of front yard (340 sf/1,000) 20% minimum lot space as open/landscape (3,186 sf x.2=637.2 sf) 60% of required trees to be native 4 x.6=2.4) No more than 50% of trees to be palms (3:1 count) (4 x.5=2) Automated irrigation to provide 100%+ coverage	1 tree 637.2 sf (=20%) 3 native trees (=60%) max. 2 trees to be substituted by palms	1 Coconut 646.4 sf (=20.3 %) 1 Silver Buttonwood, 6 Sabal palms (3:1=2 trees) 6 Sabal palms (counted 3:1=2 trees)	1 provided 20.3% provided 3 provided 1 provided 100% provided
C	Mitigation trees	1 palm	1 Coconut	1 provided

B CODE CHART

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

IRRIGATION

Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

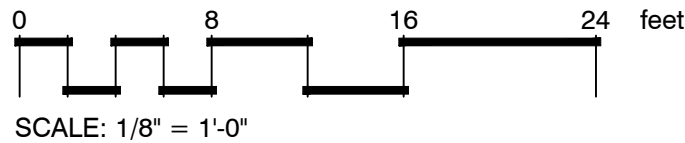
INSPECTION:

Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.

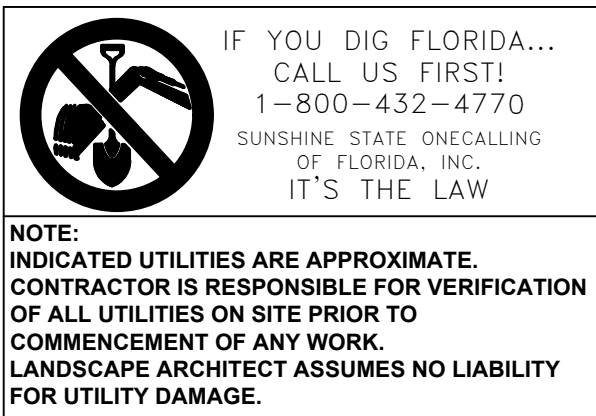
A GENERAL LAYOUT
scale 1/8"=1'-0"



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANCE
	Cn	2	Cocos nucifera	Coconut Palm	8'CT	AS SHOWN	NO	HIGH
	Cs	1	Conocarpus erectus sericeus	Silver Buttonwood	12'OA, 2\"dbh, std, matched	AS SHOWN	YES	HIGH
	Ss	6	Sabal palmetto	Cabbage Palmetto	8'-12'CT	AS SHOWN	YES	HIGH
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANCE
	Bk	2	Bougainvillea x 'Barbara Karst'	Barbara Karst Bougainvillea	7 gal trellis	AS SHOWN	NO	HIGH
	St	1	Sophora tomentosa	Yellow Necklacepod	7 gal.	48\"OC	YES	HIGH
	Sb	4	Spartina bakeri	Sand Cordgrass	3 gal	30\"OC	YES	HIGH
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANCE
	Cb	72	Carissa macrocarpa 'Emerald blanket'	Emerald blanket Natal Plum	3 gal ffb	24\"OC	NO	HIGH
	No	46	Nerium oleander 'Dwarf Pink Ice'	Dwarf Pink Ice Oleander	3 gal, ffb	24\"OC	NO	HIGH

- NOTES:
- SOD & MULCH ALL BEDS AS INDICATED ON DETAIL.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
 - PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.



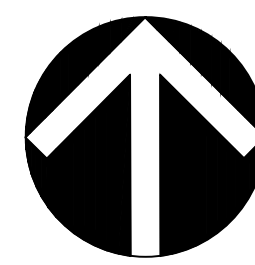
ALL PROJECT PLANTS
ARE HIGHLY SALT
RESISTANT



The Mirror of Paradise

Gabriela Fojt
LA 6667277
LC 26000628

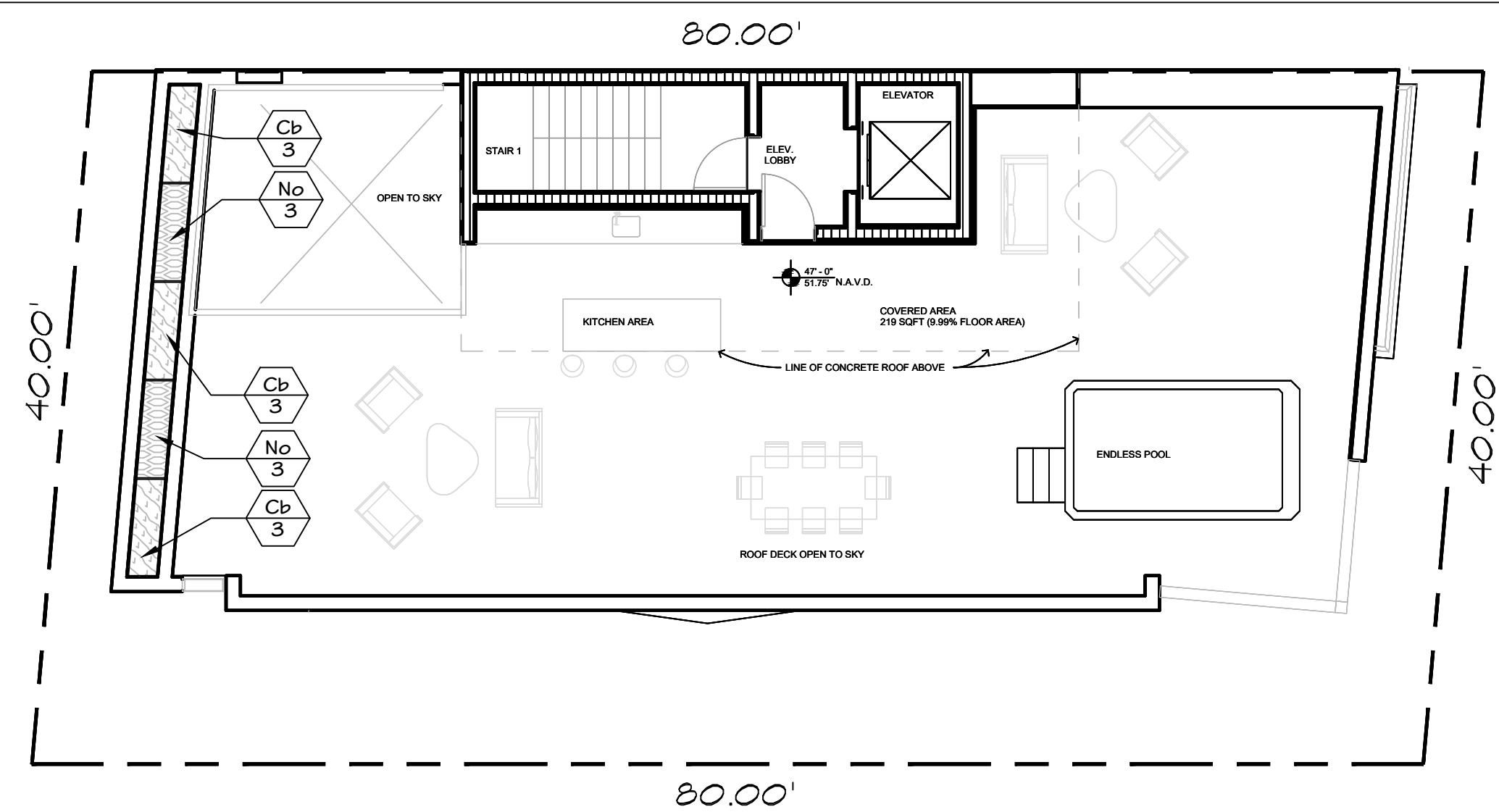
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gabriela@themirrorofparadise.com



SCALE	1/8"=1'-0"
DESIGNED BY	GF
DRAWN BY	GF
CHECKED BY	GF
CAD DWG.	
DATE	10.10.2022
REVISIONS	
per city comments	1 12.14.2022
per city comments	2 01.05.2023
per city comments	3 01.10.2023
per city comments	4 01.13.2023
per city comments	5 01.19.2023

301 OREGON STREET
HOLLYWOOD
FLORIDA

LANDSCAPE PLAN, PLANT SCHEDULE, CODE CHART

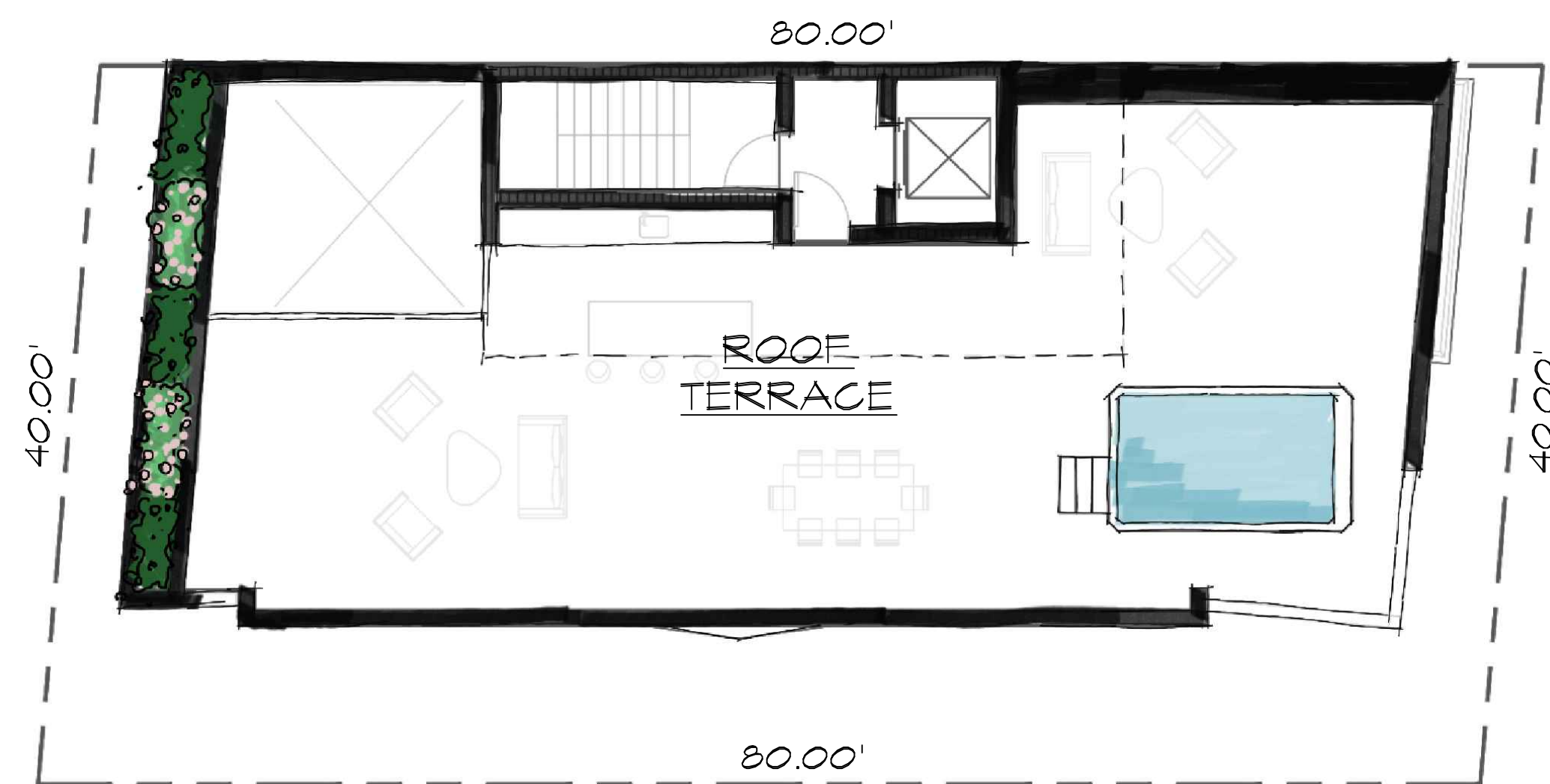


A ROOF TERRACE
scale 1/8"=1'-0"

0 8 16 24 feet
SCALE: 1/8" = 1'-0"

PLANT SCHEDULE ROOF TERRACE

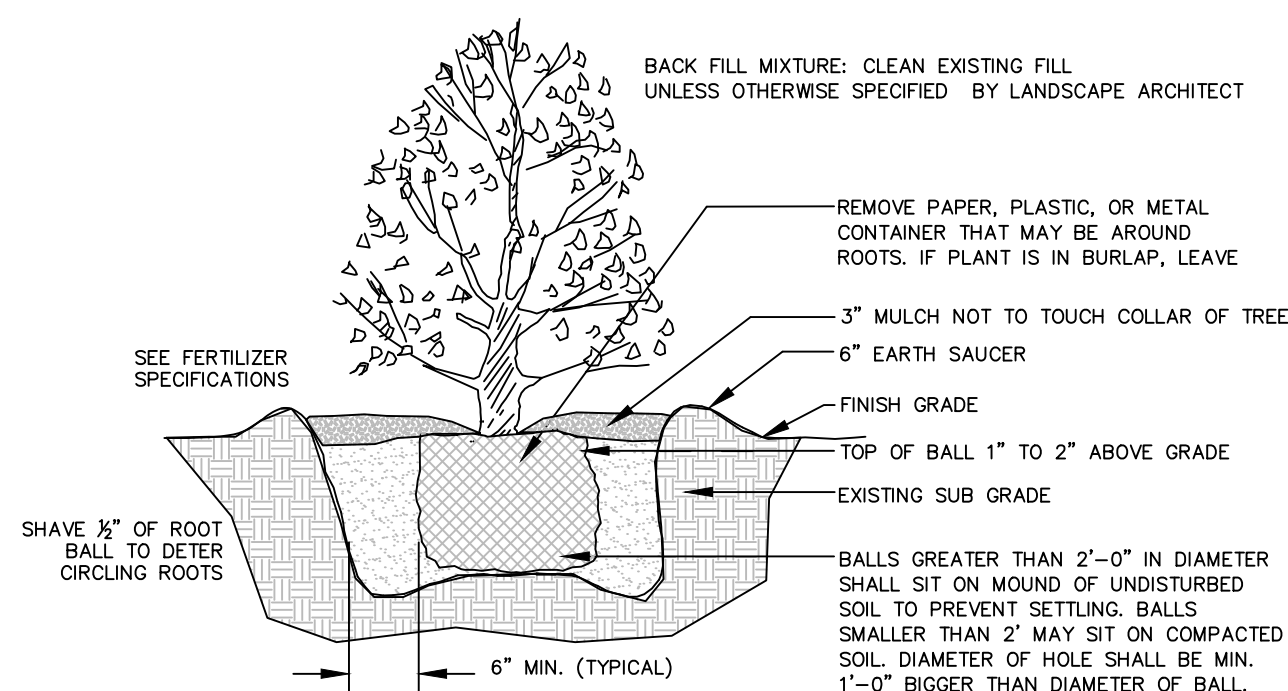
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANCE
	Cb	9	Carissa macrocarpa 'Emerald blanket'	Emerald blanket Natal Plum	3 gal ffb	24'OC	NO	HIGH
	No	6	Nerium oleander 'Dwarf Pink Ice'	Dwarf Pink Ice Oleander	3 gal, ffb	24'OC	NO	HIGH



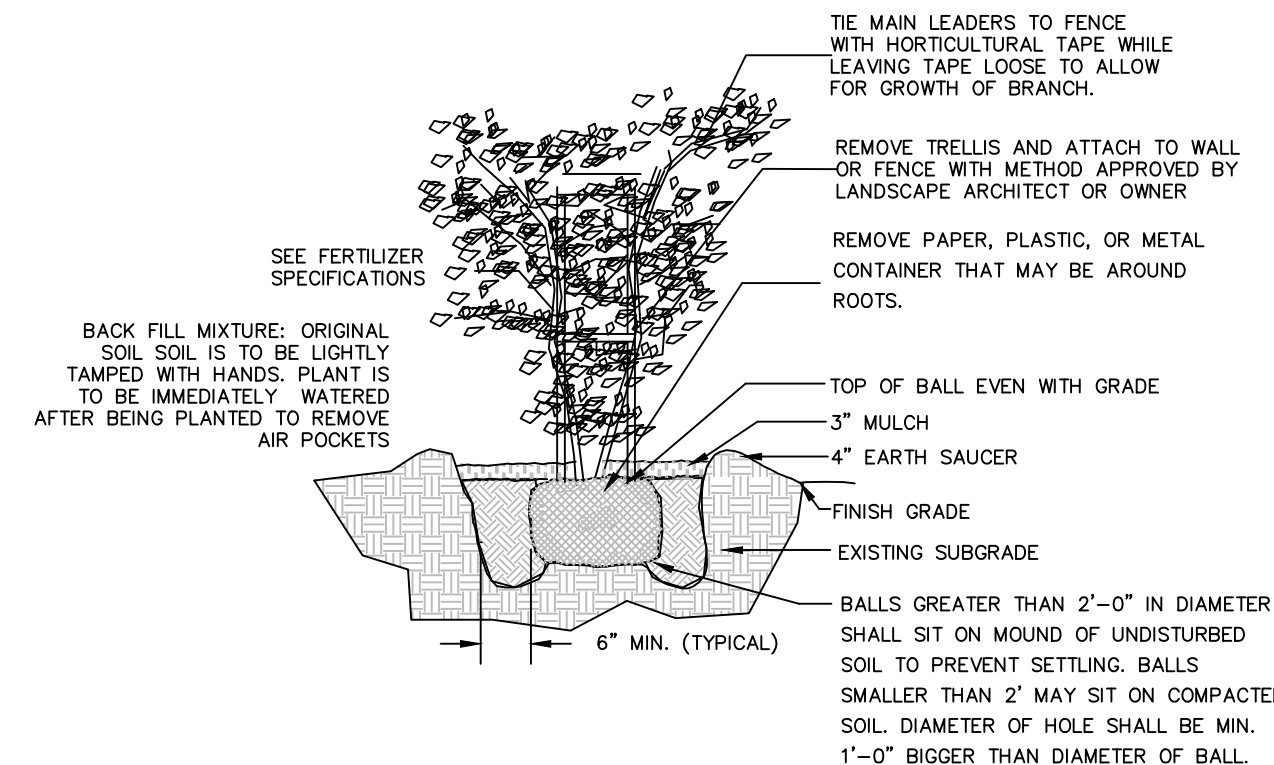
B ROOF TERRACE COLORED PLAN
scale 1/8"=1'-0"

0 8 16 24 feet
SCALE: 1/8" = 1'-0"

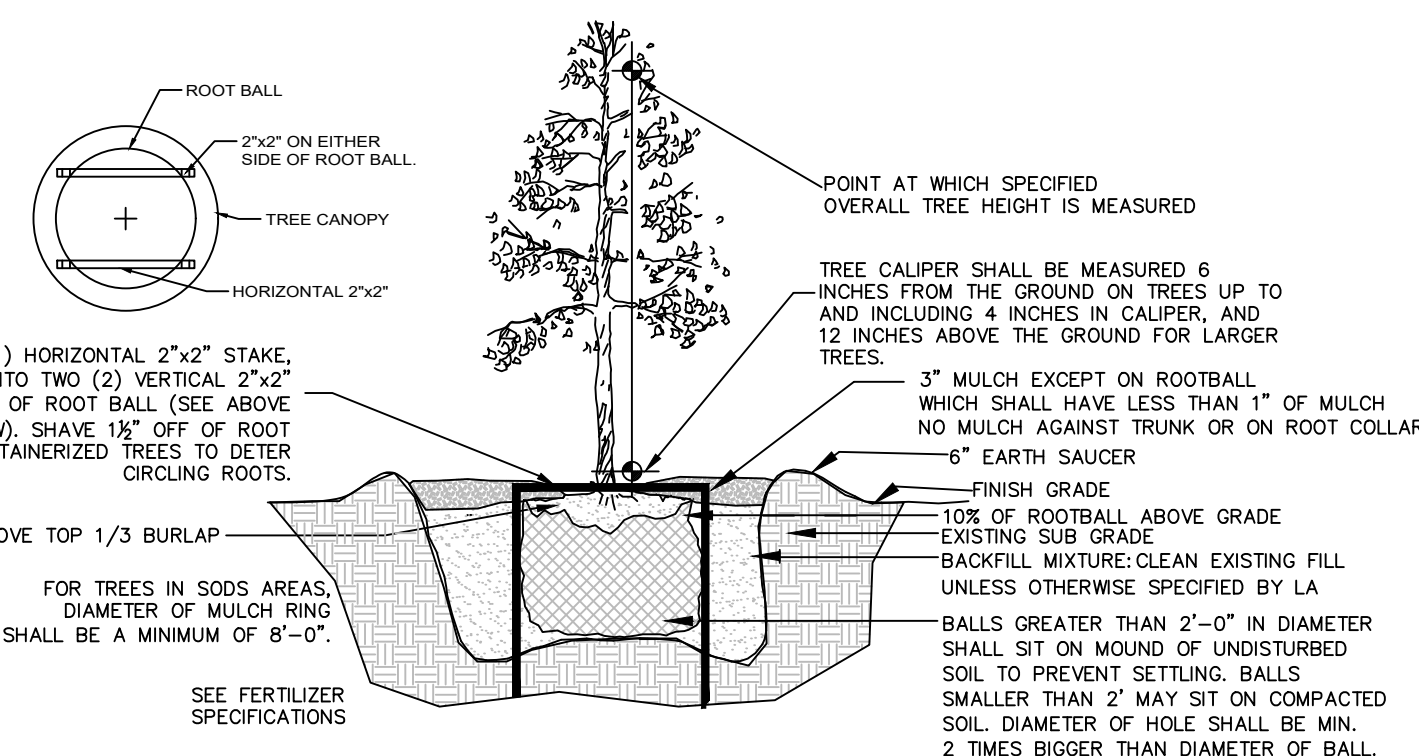
C PLANTING DETAILS
not to scale



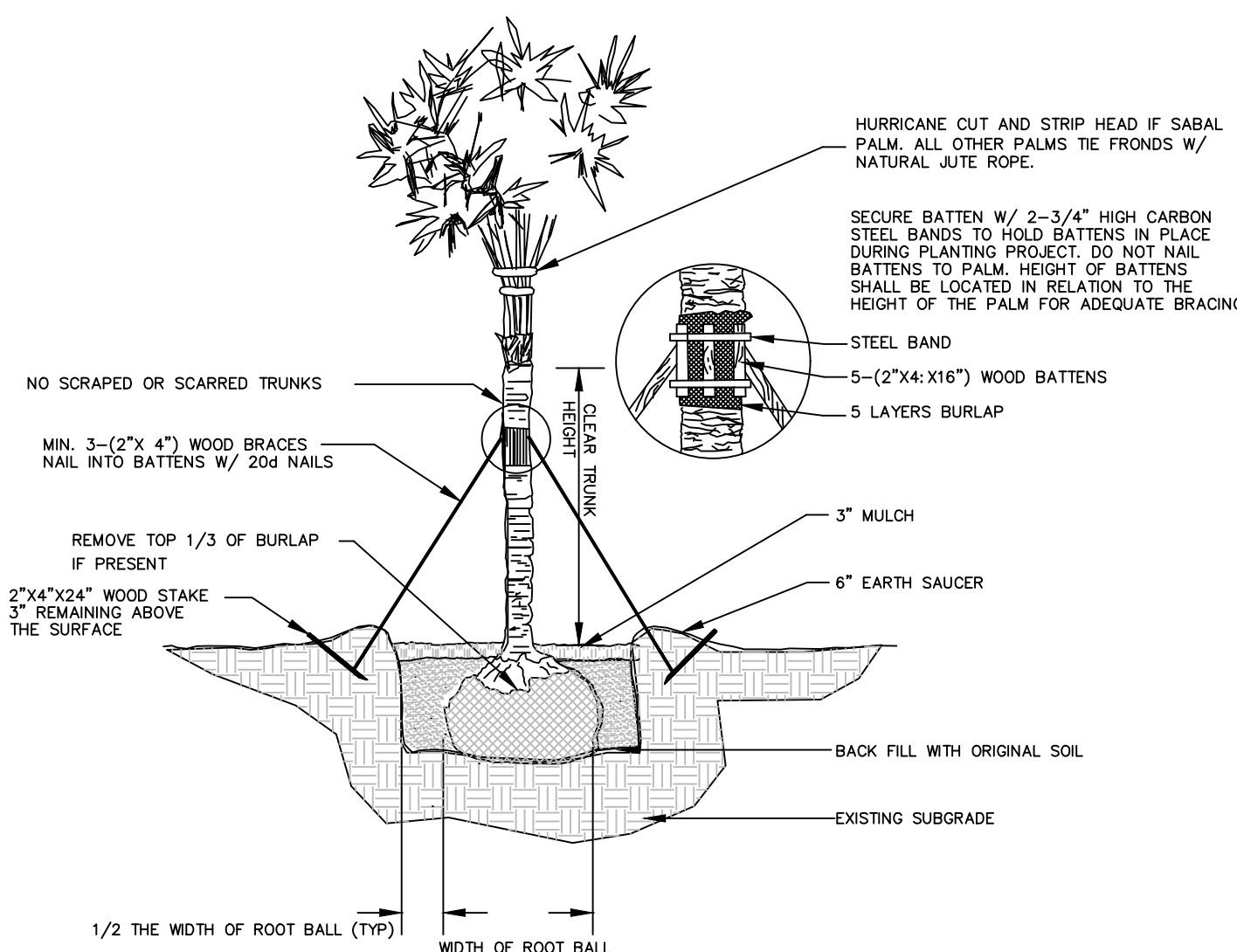
SHRUB PLANTING DETAIL



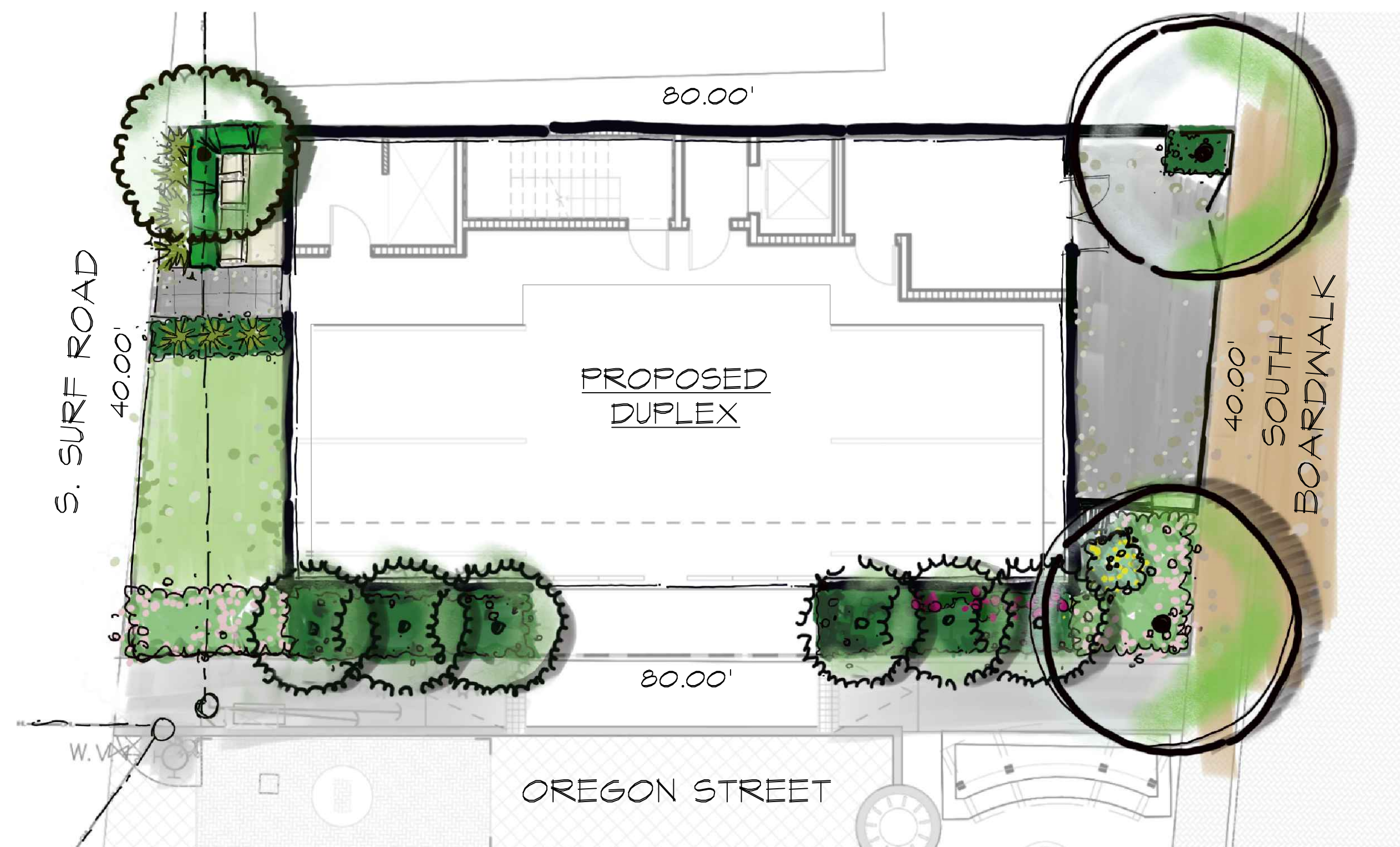
VINE PLANTING DETAIL



TREE PLANTING DETAIL



PALM PLANTING DETAIL



D GROUND LEVEL - COLORED PLAN
scale 1/8"=1'-0"

0 8 16 24 feet
SCALE: 1/8" = 1'-0"

GENERAL LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
- ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, MARCH 1998.
- PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF MILORGANITE PER 6 CU. YDS.
- TREES & PALMS GUARANTEED TO BE IN HEALTHY THRIVING CONDITION FOR ONE YEAR FROM PROJECT COMPLETION.
- APPLY 3" MELALEUCA/EUCALYPTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
- CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
- WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PREFERENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
- ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE SODDED WITH FLORATAM SOD. SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS.
- ALL LANDSCAPED AREAS INSIDE PROPERTY AND ADJACENT ROW AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 50% OVERLAP USING RUST FREE WATER AND A RAIN CHECK DEVICE.
- TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
- ROOT FLARES TO BE SET ABOVE GRADE AND VISIBLE WITH ROOT SYSTEMS 10% ABOVE FINAL GRADE AT TIME OF PLANTING.
- LANDSCAPING SHALL COMPLY WITH ALL ZONING AND LAND DEVELOPMENT REGULATIONS.

HOLLYWOOD LANDSCAPE NOTES

- PLANT MATERIAL WILL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.
- THERE WILL BE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF HOLLYWOOD'S LANDSCAPE PLAN REVIEWER.

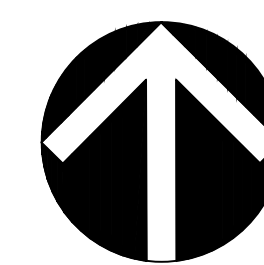
E HOLLYWOOD CITY NOTES



The Mirror of Paradise

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SCALE	as noted
DESIGNED BY	GF
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CAD DWG.	
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301 OREGON STREET
HOLLYWOOD
FLORIDA

ROOF TERRACE, COLORED PLANS & DETAILS

SPRAY PATTERNS MAY CHANGE. CONTRACTOR TO MAKE NECESSARY ADJUSTMENT IN FIELD TO PREVENT OVER SPRAY

DIRECT SPRAY INTO PLANTERS SYMBOLS DO NOT REPRESENT THE DIRECTION OF SPRAY

LATERAL AND MAIN PIPE LOCATION IS SHOWN FOR CLARITY PURPOSE ONLY. INSTALL PIPES WITHIN PLANTING BEDS.

THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO ENSURE 100% COVERAGE.

THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.

THE CONTRACTOR SHALL PROVIDE FULL SIZE "AS BUILT" DRAWINGS AS WELL AS A REDUCED SIZE WITH COLOR CODED ZONES SHOWING ZONES AND LIMITS, IN A WATERPROOF CLEAR SHEET PROTECTOR FOR CONTROLLER.

LAWN AND PLANTING BEDS SHALL BE ON SEPARATE ZONES.





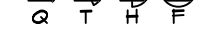








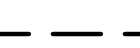
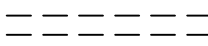
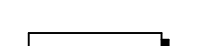
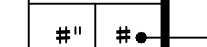
CONTRACTOR SHALL REVIEW VALVE, CONTROLLER AND RAIN SWITCH LOCATION WITH GENERAL CONTRACTOR OR OWNER PRIOR TO CONSTRUCTION.




WHEN LOCATING ONE VALVE BOX NEXT TO ANOTHER, THERE SHALL BE A MIN. OF 18" SEPARATION TO ALLOW SOD TO GROW BETWEEN.

CRITICAL ANALYSIS

Generated:	2022-12-14 10:13
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	5/8"
Flow Available:	15 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Elevation Change:	1.00 ft
Service Line Size:	2"
Length of Service Line:	5 ft
Pressure Available:	60 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	7.66 GPM
Flow Available at POC:	15 GPM
Residual Flow Available:	7.34 GPM
Critical Station:	2
Design Pressure:	30 PSI
Friction Loss:	2.9 PSI
Fittings Loss:	0.24 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.9 PSI
Pressure Req. at Critical Station:	35.0 PSI
Loss for Fittings:	0.07 PSI
Loss for Main Line:	0.69 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.1 PSI
Loss for Water Meter:	2.07 PSI
Critical Station Pressure at POC:	50.0 PSI
Pressure Available:	60 PSI
Residual Pressure Available:	10.0 PSI

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	PSI
	Hunter PROS-04 5' strip spray	1	30
	Hunter PROS-04 10' radius	4	30
	Hunter PROS-12 short radius nozzles	2	30
	Hunter PROS-12 5' strip spray	4	30
	Hunter PROS-12 10' radius	3	30
	Hunter PROS-00 5' strip spray	2	30
	Hunter PROS-00 5' radius	1	30
	Hunter PROS-00 12' radius	2	30
	Hunter AFB 10	9	20
SYMBOL	MANUFACTURER/MODEL	QTY	
	Hunter PGV-1016	2	
	Febco 825Y 1"	1	
	Hunter Pro-G	1	
	Hunter FLOW-CLIK-100	1	
	Water Meter 5/8"	1	
	Irrigation Lateral Line: PVC Schedule 40	215.9 l.f.	
	Irrigation Mainline: PVC Schedule 40	14.1 l.f.	
	Pipe Sleeve: PVC Class 200 SDR 21	51.1 l.f.	

Valve Callout	
	Valve Number
	Valve Flow
	Valve Size



IRRIGATION SPECIFICATIONS

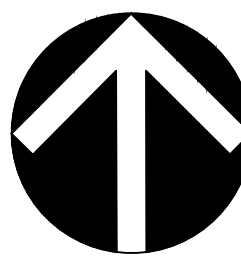
- A. EXTENT:
Includes furnishing all labor, materials and equipment for the proper installation of the irrigation system. The work includes, but is not limited to the following: (1) Trenching and Backfill; (2) Automatically Controlled Irrigation System; (3) Test All Systems and Make Operative; (4) "As-Built" Drawings.
- B. GENERAL:
- Permits and Fees: Obtain all permits and pay required fees to any governmental agency having jurisdiction over the work. Inspections required by local ordinances during the course of construction shall be arranged as required. On completion of the work, satisfactory evidence (on representative to show shall be furnished to the Tenant's construct that all work has been installed in accordance with the ordinances and code requirements.
 - Approval: Whenever the terms "approve" or "approved" are used in the specifications, they shall mean the approval of the tenant's construction representative in writing.
 - Before any work is started, a conference shall be held between the contractor and the Tenant's construction representative concerning the work under this Contract.
 - Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - Inspection of Site:
 - Contractor shall acquaint himself with all site conditions. Submission of his proposal shall be considered evidence that the examination has been conducted. Should utilities not shown on the plans be found during excavations, Contractor shall promptly notify the Tenant's as to further action. Construction representative for instructions Failure to do so will make contractor liable for any and all damage thereto arising from his operations subsequent to discovery of such utilities not shown in plans.
 - Contractor shall make necessary adjustments in the layout as may be required to correct to existing stubouts, should such stubs not be located exactly as shown, and as may be required to work around existing work at no increase in cost to the Tenant's construction representative.
 - Protection of Existing Plants and Site Conditions: The Contractor shall take necessary precautions to protect site conditions to remain. Should damage be incurred, the Contractor shall repair the damage to its original condition at his own expense.
 - The owner reserves the right to substitute, add, or delete any material or work as the work progresses. Adjustments to the contract price shall be negotiated if deemed necessary by the Owner on a per item basis. material or work which does not conform.
 - The Owner reserves the right to reject Rejected work shall be removed or corrected to the Contract Documents. time possible, at the earliest.
 - Work Schedule: Within 10 days after award of the Contract, the contractor shall submit to the Owner a work schedule.
 - "As-Built" Irrigation Drawings: Prepare an "As-Built" drawing on a blueprint which shall show deviations from the bid documents made during construction affecting the main line pipe, controller locations, remote control valves and quick coupling valves. The drawings shall also indicate of size, material and manufacturer's name and show approved substitutions and catalog name and catalog number. The drawings shall be delivered to the Tenant's construction representative before final acceptance of Final Acceptance: Final acceptance of the work may be obtained from the Tenant's construction representative upon the satisfactory work. completion of all work. guarantee. All work shall be guaranteed for one year from date of acceptance against all defects in material, equipment and workmanship. guarantee shall also cover repair of damage to any part of the premises resulting from leaks or other defects in material, equipment and workmanship. workmanship to the satisfaction of the Tenant's Representative, if required, shall be done promptly at no cost to the Owner.
- C. MATERIALS:
- General: All materials throughout the system shall be new and in perfect condition.
 - Plastic Piping: All main lines shall be Sch. 40 Type 1220-1220 polyvinyl chloride (PVC) pipe and shall conform to CS-256-63 All lateral piping shall be class 40 Type 1220-1220 polyvinyl chloride (PVC) pipe and shall conform to CS-256-63
 - Plastic Fittings: Sch. 80 solvent weld, polyvinyl chloride (PVC) for mainline and Sch. 40 solvent weld, polyvinyl chloride (PVC) for zone laterals. as manufactured by Sloane, Lisco, or approved equal.
 - Solvent Cement: Compatible with PVC pipe, of proper consistency, and color.
 - Sprinkler Head Risers: Sch. 40 PVC for risers. Pipe shall be cut in a standard pipe cutting tool with sharp cutters. Ream only to full diameter of pipe and clean all rough edges or burrs. Cut all threads accurately with sharp dies. Not more than three(3) full threads shall show beyond fittings when pipe is made up. Assemblies shall be as detailed.
 - Automatic Controllers: See Legend
 - Remote Control Valves:
 - Control Wiring: 24 volt solid UL approved for direct burial in ground. Minimum wire size: 14 gauge
 - Sleeves for Control Wiring: Under all walks and paved areas and where indicated on drawings. Minimum PVC 1220-160 psi plastic pipe. See Legend
 - Sprinkler Heads:
- D. WORKMANSHIP:
- Lay out work as accurately as possible to the drawings. The drawings, though carefully drawn, are generally diagrammatic to the extent that swing joints, offsets, and all fittings are not shown.
 - The Contractor shall be responsible for full and complete coverage of all irrigated areas and shall make any necessary minor adjustments at no additional cost to the Tenant's construction representative.
 - Any major revisions to the Irrigation system must be submitted and answered in written form, along with any change in contract price.
- E. INSTALLATION:
- Excavation and Trenching:
 - Perform all excavations as required for the installation of the work. Including under this section, including shoring of earth banks to prevent cave-ins. Restore all surfaces, existing underground installations, etc., damaged or cut as a result of the excavations to their original condition and in a manner approved by the Owner.
 - Trenches shall be made wide enough to allow a minimum of 6 inches between parallel pipe lines. Trenches for pipe lines shall be made of sufficient depths to provide the minimum cover from finish grade as follows:
 - 18" minimum cover over main lines
 - 18" minimum cover over control wiring from controller to valves.
 - 12" minimum cover over lateral lines to heads.
 - Maintain all warning signs, shoring, barricades, flares and red lanterns as required by the Safety Orders of the Division of Industrial Safety and local ordinances.
 - Pipe Line Assembly:
 - Install remote control valves where shown and group together where practical; place no closer than 6 inches to walk edges, buildings and
 - Plastic pipe and fittings shall be solvent welded using solvents and methods recommended by manufacturer of the pipe, except where screwed connections are required. Pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before applying solvent with a non-synthetic bristle brush.
 - Pipe may be assembled and welded on the surface. Snake pipe from side to side of trench bottom to allow for expansion and contraction.
 - Make all connections between plastic pipe and metal valves or steel pipe with threaded fittings using plastic male adapters.
 - Sprinkler Heads:
 - Do not scale plans for exact head location.
 - Flushing Lines:
 - Thoroughly flush out all water lines before installing valves and sprinkler heads.
 - Upon completion of the flushing and installing valves and heads, the contractor adjust sprinkler heads for proper distribution to the landscape areas, limiting unnecessary overspray.
 - Automatic Controllers:
 - Connect remote control valves to controller in a clockwise sequence to correspond with station setting beginning with Stations 1, 2, 3, etc.
 - Automatic Control Wiring:
 - Install control wiring, sprinkler mains and laterals in common Tie wires in bundles trenches whenever possible.
 - Install control wires at least 24" below finish grade and lay to the side and below the main line. Provide looped slack at valves and snake wires in trench to allow for contraction of wires at intervals.
 - Control wire splices will be allowed only runs over 500 ft.
 - All wiring passing under existing or future paving, construction, etc., shall be encased in plastic or galvanized steel conduit extending beyond edges of paving or construction.
 - at least 12"
 - Backfill and Compacting:
 - After system is operating and required tests and inspections have been made, backfill excavations and trenches with clean soil, free of rubbish.
 - Backfill for all trenches, regardless of the type of pipe covered, shall be compacted to minimum 90% density.
 - Compact trenches in areas to be planted by thoroughly flooding the backfill. Jetting process may be used in those areas.
 - Dress off all areas to finish grades.
 - CLEAN-UP: Remove from the site all debris resulting from work of this section.



The Mirror of Paradise

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SCALE 1/8" = 1'-0"

DESIGNED BY GF

DRAWN BY GF

CHECKED BY GF

CAD DWG.

DATE 10.10.2022

REVISIONS

per city comments 1 12.14.2022

per city comments 2 01.05.2023

per city comments 3 01.10.2023

per city comments 4 01.13.2023

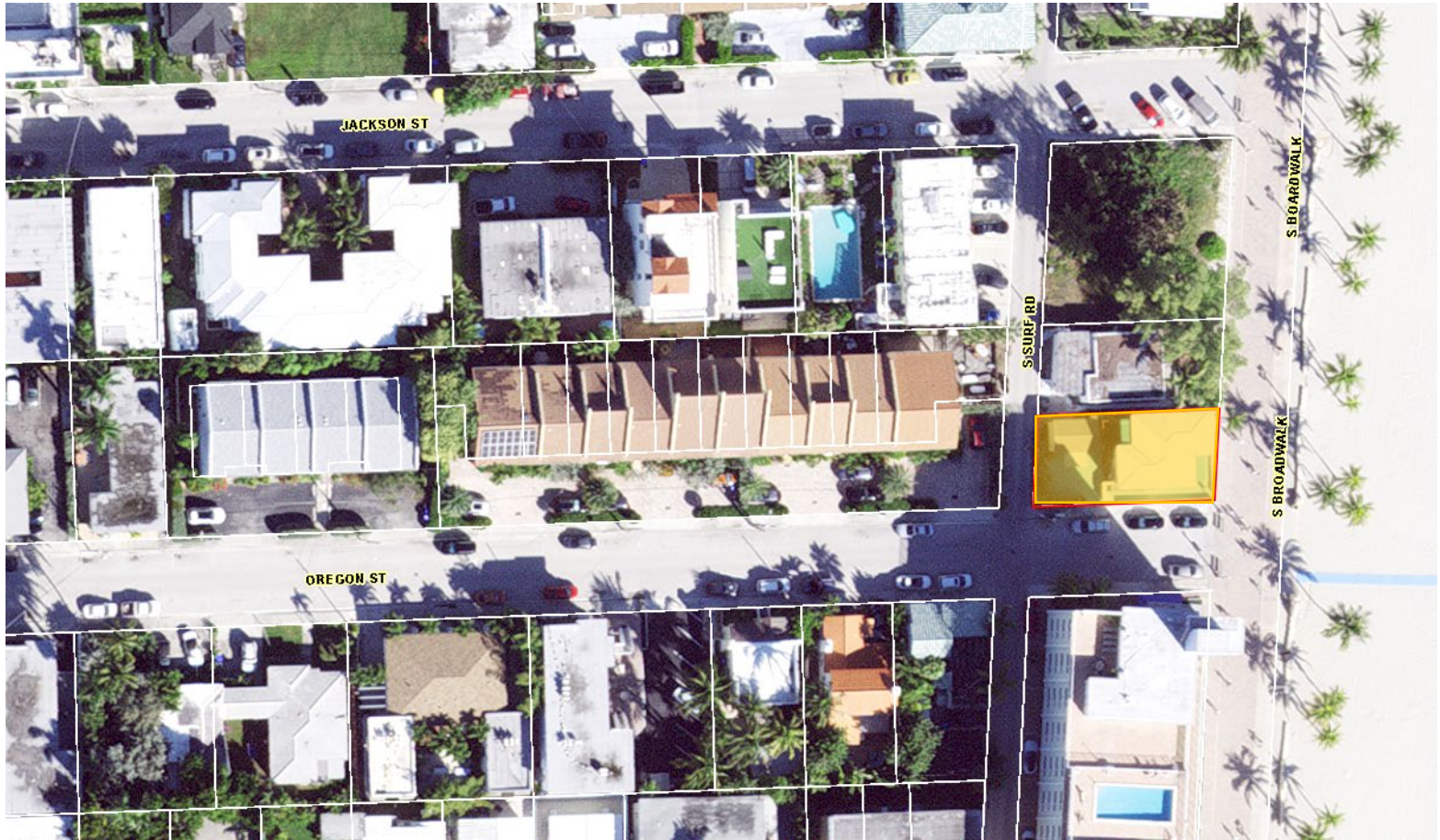
per city comments 5 01.19.2023

301 OREGON STREET
HOLLYWOOD
FLORIDA

GROUND LEVEL IRRIGATION PLAN, DETAILS & NOTES

ATTACHMENT B

Aerial Photograph



301 OREGON STREET



City of Hollywood

Staff Summary

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

Agenda Date: 2/7/2023

Agenda Number:

To: Historic Preservation Board

Title:

RULES OF PROCEDURE



HOLLYWOOD HISTORIC PRESERVATION BOARD

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SECTION 1: AUTHORITY - DUTIES AND POWERS

By the authority granted by the Hollywood City Commission these Rules of Procedure are hereby adopted by the Hollywood Historic Preservation Board. These Rules, as may be amended from time to time, shall govern the conduct of its business and the holding of public hearings. These Rules of Procedure shall supersede any and all pre-existing rules of procedure.

SECTION 1.1 ETHICAL CONDUCT

The Hollywood Historic Preservation Board, as an advisory board, is an instrument of government providing an important function with imposed obligations, responsibilities, and duties. In accepting an appointment to serve as a member of the Board, one also accepts and adopts the Code of Ethics and Standards of Conduct for Public Officers and Employees set by Federal, State, County or other applicable law pursuant to City Charter.

In addition, Board appointees shall not subvert the integrity of the Board as a whole or any member of the Board.

SECTION 2: REFERENCE DOCUMENTS

The following documents form, but not exclusively, an integral part of these Rules of Procedure as they refer to matters of the Historic Preservation Board, its business and public hearings:

- The Hollywood City Charter.
- The City of Hollywood Zoning and Land Development Regulations, as adopted by the City Commission.
- The Hollywood Comprehensive Plan, as adopted by the City Commission.
- The City of Hollywood City Wide Master Plan, as adopted by the City Commission
- The procedures governing ex parte communications with local public officials concerning quasi-judicial matters, as adopted by the City Commission.
- Ordinance 2001-15, an ordinance of the City of Hollywood providing for the creation of the City of Hollywood Development Review Procedures relative to the Historic Preservation Board.
- City of Hollywood's Design Guidelines for Historic Properties, as adopted by the Historic Preservation Board.

SECTION 3: MEMBERS

The Board shall consist of seven (7) Voting and two (2) Alternate members who shall be appointed in accordance with the procedures set for in Chapter 37 of the Code of Ordinances.

SECTION 3.1 BOARD MEMBER ATTENDANCE

A member who has three consecutive absences from meetings, or misses more than one third of the regularly scheduled meetings during any six-month period, shall be automatically removed as a member of the Board. The City Commission shall then appoint a person to fill such vacancy upon certification from and signed by the Chairperson of the Board. However, the automatic removal of a member shall not be deemed effective until the City confirms that the member has received written notice from the City Manager or his/her designee of the reason for the action being taken by the City Manager. An excused absence shall not count toward removal of the member. The Chairperson of the Board shall be responsible for verifying accurate attendance records of all Board meetings and provide semi-annual reports of the number of absences required for expulsion of a member. Such reports shall consist of a complete catalogue of permitted absences including

the following: personal illness, family illness, death in the family, other civic emergency responsibilities and absences caused by being out of town during a scheduled or other reasons as deemed appropriate by the Board in Compliance with the City Code of Ordinances. Board meeting but only if a majority of the members present vote to excuse such absence. Attendance policy is required by Section 37.25 of the City of Hollywood Code of Ordinances.

SECTION 4: OFFICERS

A Chair and Vice-Chair shall be elected from its membership at the July meeting when the new Board members are appointed and shall serve for terms of two (2) years.

SECTION 4.1 CHAIR

The Chair shall vote and be recorded with other members in the official record on all matters coming before the Board. Subject to these rules, the Chair shall decide all points of order unless overruled by a majority of the Board in session at the time. A point of order can be appealed by a 2/3 vote of the members in attendance to Counsel for the Board whose decision shall be final. The Chair shall appoint such committees as may be found necessary or desirable.

SECTION 4.2 VICE-CHAIR

The Vice-Chair shall act as Chair in case the Chair is absent, disabled, or otherwise unable to perform the Chair's duties. Upon the resignation, death, or removal of the Chair, the Vice-Chair shall assume the office of Chair for the remainder of the current term.

SECTION 4.3 OFFICERS' DUTIES AND RESPONSIBILITIES

It shall be the duty and responsibility of all officers to be thoroughly familiar with all the reference documents stated in SECTION 2 as they apply to the Historic Preservation Board, Robert's Rules of Order 1990 Edition, or as may be updated, and these Rules of Procedure, as adopted. In the event of a conflict, these Rules of Procedure will prevail. Each elected officer of the Board shall serve at the pleasure of the City Commission until the expiration of the member's term or until the member's successor is elected.

(1) CHAIR: The Chair is the chief spokesperson for the Board and shall be the presiding officer, when present and eligible, at all meetings of the Board.

Whenever a public statement is required which involves the business of the Board, it shall be the responsibility of the Chair, as chief spokesperson, to make such statement.

As presiding officer, the Chair's duties are generally as follows:

- (a) To open all meetings at the time at which the Board is to meet, by taking the Chair and calling members to order.
- (b) To announce the business before the Board in the order in which it is to be acted upon.
- (c) To recognize members entitled to the floor; to state and put to vote all questions, which are regularly moved or necessarily arise in the course of business, and to announce the result of the vote. When a motion has been seconded it is the duty of the Chair, unless the Chair rules it out of order, immediately to state the exact question that is before the Board for its

consideration and action. If the question is debatable or amendable, the Chair shall immediately ask, "Is there any discussion?" If no one then responds, the Chair shall put the question to a vote of the Board. If the question cannot be debated or amended, the Chair shall immediately put the question to a vote of the Board after stating it. The responsibility of announcing the vote lies with the Chair, and the Chair, therefore, shall have the right to have the vote taken again if the Chair is in doubt as to the result. In announcing the vote the Chair shall state ~~first whether the motion is carried or lost; second, what is the effect or result of the vote; third, what is the immediately pending question or business before the Board. the result of the vote and the next question before the Board as it relates to the vote.~~

- (d) To protect the Board from annoyance and patently frivolous or dilatory motions by refusing to recognize them. Whenever the Chair is satisfied that members are using parliamentary forms merely to obstruct business, the Chair shall either not recognize them or rule them out of order. While the Chair shall always be courteous and fair, the Chair shall be firm in protecting the Board from imposition, even though it is done in strict conformity with parliamentary rules.
- (e) To assist in expediting business in every way compatible with the rights of members, as by allowing brief comments when undebatable motions are pending, if the Chair thinks it advisable; to restrain the members when engaged in debate, within the rules of order; to enforce on all occasions the observance of order and decorum among the members, deciding all questions of order.
- (f) To authenticate, by the Chair's signature, when necessary, all the acts, orders and proceedings of the Board, declaring its will and in all things obeying its commands.

(2) VICE-CHAIR: The Vice-Chair shall act as parliamentarian, and assist the Chair and other members of the Board in matters of parliamentary law.

The Vice-Chair shall become the Chair pro-tempore upon the absence of the Chair for all or part of any meeting. The Vice-Chair will have such other duties as may from time to time be assigned by the Chair.

SECTION 5: ELECTION

At the first regular meeting of the Board in July of every year, if there is a vacancy amongst the Officers of the Board, the Board shall elect its officers for the ensuing year. At the time of elections, or when filling vacancies, the presiding officer shall assume the Chair for the purpose of conducting the election.

The Chair shall be elected first and the Vice-Chair second, except in the case of an election to fill a vacancy.

SECTION 6: VACATED OFFICE

An office shall be deemed vacated whenever an officer:

- Dies
- Resigns from the Board or the office, or
- Is removed from the Board by action of the City Commission or City Manager.

A new officer shall be elected as soon thereafter as practical to complete the term of the office vacated, as prescribed in Section 5.

SECTION 7: CLERK OF THE BOARD

A designated representative of the Community Planning Division shall act as Clerk of the Board. The Clerk shall be responsible for the clerical work of the Board including Rules of the Board and preparing minutes of Board proceedings. The Clerk of the Board shall record the vote of each member upon each questions, or if absent, or if failing to vote, indicating such fact. The Clerk of the Board will record and take notes of the meeting, each agenda item and its disposition for future reference. The Clerk of the Board, or the City Clerk shall prepare notices required by law.

SECTION 8: QUORUM AND VOTING REQUIREMENTS

1. **Voting** - It is a rule that all Board members shall vote on all questions. A Board member can not vote or participate in debate, or discussion on an item at a public hearing, or a question, or a proposal in which the Board member has a direct or indirect interest in, as per Section 11.4. This does not prevent a member from voting for themselves for any office or other position.

The customary method of taking a vote shall be by voice (ayes or nays).

When a quorum is present, a vote of the majority of the members present is sufficient for the adoption of any motion that is in order. On a tie vote ~~the motion is lost~~. The item may be revisited and a new motion can be made.

A member has the right to change their vote up to the time the vote is finally announced. After that, the member can make the change only by permission of the Board, which may be given by general consent; that is, by no members objecting when the Chair inquires if anyone objects. If objection is made, a motion may be made to grant the permission, which motion is undebatable.

2. **Quorum** - A quorum for the transaction of business shall consist of four (4) members. If a quorum is not present, all cases will be continued until the next meeting or as otherwise provided by resolution of the Board.
3. **Short Board** - A "Short Board" shall be a majority of the total membership, but less than full Board in attendance.
4. **Voting Requirements** - In order for the Board to adopt any motion, there must be the concurring votes of at least four (4) of the members present.

SECTION 8.1: ALTERNATE BOARD MEMBERS

In case of the absence, tardiness or disqualification of any regular member of the Historic Preservation Board, the Chairperson of the Board shall designate an alternate member of the Board to serve on the board during the period of such absence or disqualification. The Chairperson shall decide the designation of an alternate member by lots for each meeting. In cases where alternates are designated to serve for such limited periods, alternates shall have the same powers as regular members. When an alternate member is designated to be on the Board, due to an absence or disqualification of any regular members, the alternate member shall continue on the Board for all petitions presented at such meeting including those petitions that may be continued to a later date and time. If the alternate member is designated due to the tardiness of a member, the alternate shall hear all petitions until the arrival of the tardy Board member. The alternate member shall continue on the Board for all petitions presented prior to the arrival of the tardy Board member, including those petitions that may be continued to a later date and time.

Alternates are required to attend all meetings and that the absence policy used for regular members will also be in effect for the alternates.

SECTION 9: MEETINGS

The business of the Board shall be conducted by either form of meetings: Regular Meetings or Special Meetings. Both types of meetings shall be scheduled to provide sufficient notice to the public, and shall be open to the public. The Chair shall preside at all Regular and Special Meetings. In the event of the absence or lateness of the Chair, the Vice Chair or in his/her absence or lateness, the longest serving member of the Board shall become the Chair pro-tempore, respectively in that order.

All regular meetings shall have an imposed curfew of 11:00PM. ~~to be announced at the beginning of any meeting and after any recess.~~ All special meetings shall have an imposed curfew of 10:00PM. If public hearings are before the Board, the public hearing portion of the agenda in process before the Board must be completed. When the public hearing is completed or if no public hearing is occurring, the Board may then take either of two actions:

1. CONTINUE THE MEETING

Upon a majority vote of the Board, the meeting may continue as prescribed in the approved motion.

2. ADJOURN THE MEETING

The Board will adjourn the meeting to a certain future time and date. Nothing herein shall prevent the Board from postponing to a time certain public hearing, if it should be apparent that such a hearing cannot be concluded by the time set for adjournment.

SECTION 9.1 REGULAR MEETINGS

Regular meetings of the Board for the purpose of conducting public hearings shall, unless otherwise designated, be held on the second Tuesday of each month. All regular meetings shall be held in the City Commission Chambers of the City Hall at 4:00 P.M. Any regular meeting may be postponed or canceled by a motion adopted by a majority vote of the members present.

SECTION 9.2 SPECIAL MEETINGS

Special meetings of the Board may be called by the following, whenever in their opinion, City business requires it.

- Chair of the Board or any five (5) members
- City Commission
- City Manager
- Director of the Community Planning Department

At least 48 hours notice of the special meeting shall be delivered to Board members and the Community Planning Division.

Public notice of each special public meeting shall be effected by posting that meeting's agenda in a conspicuous location within the City of Hollywood, City Hall at least twenty-four (24) hours prior to the special meeting.

SECTION 10: NOTICE

A. Public notice shall be provided for cases in accordance with applicable State Statutes and the Zoning and Land Development Code.

B. All items coming before the Board for public hearing, with the exception of special meetings, shall be on file at the Community Planning Division where they may be reviewed at least seven (7) days prior to the hearing date. The aforementioned seven (7) day requirement shall not apply to items coming before the Board during a special meeting, or for a public meeting item upon which the Board will not take an action, or pertaining to transmittals without recommendations from the Board.

SECTION 11: CONDUCT OF BUSINESS

The business of the Board shall be transacted at regular or special meetings as provided in SECTION 9.

Robert's Rules of Order 1990 Edition, or as may be updated from time to time, shall govern in procedural questions not covered by these Rules, except that in the case of a conflict between these Rules and Robert's Rules of Order, these Rules shall prevail.

SECTION 11.1 TESTIMONY AND DOCUMENTS

A. At the hearing of the case before the Board, the applicant may appear on their own behalf or be represented by an attorney or agent. If the owner, agent or attorney is absent, the item ~~shall~~ may be continued provided, ~~however, that only one continuation will be given by reason of such absence.~~ subject to board approval.

B. Any person testifying shall fill out a speaker's form and clearly identify themselves, their address, their interest in the proceedings, and any special credentials that they may have pertaining to the subject matter or their testimony.

C. Every person before the rostrum shall abide the order and direction of the Chair. Discourtesy or disorderly conduct shall be regarded as a breach of the privileges of the Board and shall be dealt with, as the Chair deems proper.

D. Any documents, including any written protests or petitions provided to the Board, shall be clearly identified by name, or some other designation, and the person so providing them shall also be identified on the document. All documents so provided become part of the public record for the file and shall be retained for that purpose. The Clerk of the Board shall keep all documents.

E. A record shall be made of all the proceedings by either a tape recorder or some other appropriate means selected by the City. This record shall be retained for municipal purposes.

F. The Chair shall have the discretion to establish time limitations for all presentations before the Board, provided that no person is precluded from speaking on an issue.

G. Quasi-judicial proceedings will follow the City's quasi-judicial hearing procedures, unless such formalities are waived.

SECTION 11.2 DEBATE AND DECORUM

The Chair is entitled to open and close the debate, but not until everyone wishing to speak has spoken.

~~In debate, a member must confine themselves to the question before the Board and avoid personalities. In referring to other members, a member should, as much as possible, avoid using their name, rather referring to the person as "the member who spoke last" or in some other way describing them. The officers of the Board should always be referred to by their official titles. It is not the person, but the measure, that is the subject of debate.~~

During debate, and while the Chair is speaking, or the Board is engaged in voting, no member, Staff or other person, is permitted to disturb the Board in any way.

SECTION 11.3 CONFLICT OF INTEREST

Each member present shall cast an “aye” or “nay” vote on each question before the Board except that no member shall vote upon any measure which inures to their special private gain or shall knowingly vote upon any measure which inures to the special gain of any principal other than an agency (as defined in Florida Statutes) by whom the member is retained. Prior to this vote-taking place, the member shall publicly state to the assembly the nature of their interest in the matter from which the member is abstaining from voting. Each member who abstains in any matter must file a Memorandum of Voting Conflict with the City Clerk within fifteen (15) days after such abstention. This prohibition does not preclude Historic Preservation Board members from representing clients before other City Boards or City Administrative Staff. All Historic Preservation Board members should seek to avoid any appearance or conflict of interest.

SECTION 11.4 CONTINUANCES

Two (2) continuances of an application, not to exceed a total of sixty (60) days, may be granted by the Board upon request of the Community Planning Director or upon agreement between the applicant and the Community Planning Director, if the Board determines there is a need for further study, documents or information.

SECTION 11.5 WITHDRAWALS

The applicant prior to a public hearing may withdraw any application by giving written notice to the Community Planning Director. An application may be withdrawn by the applicant at a public hearing; however, after the conclusion of the public hearing concerning the application, it may be withdrawn only upon the approval of a majority of the membership of the Board present. Withdrawals shall be without prejudice.

SECTION 11.6 RECONSIDERATION

Following action by the Board, an application may be reconsidered only upon a motion of a member who voted with the prevailing side of the original vote. A motion to reconsider must be made at the same time or the next regular meeting of the board, and may be seconded by any member. A motion to reconsider will be approved only upon the approval of a majority of the membership of the Board.

SECTION 11.7 RESUBMITTALS

Applications for the same request after denial of original application may only be processed in accordance with the regulations established within the Zoning and Land Development Regulations of the City.

SECTION 12: ORDER OF BUSINESS

The order of business at all regular meetings of the Board shall be as follows:

- A. Call to order
- B. Roll Call
 - If appropriate, the Chair will announce the lack of a full Board, stating further that applicants may seek a deferral if ~~a Short Board~~ only a quorum is present. Alternates are seated by drawing lots to fill a short Board.

- C. Pledge of Allegiance
- D. Approval of minutes of the previous meeting.
- E. Announcements, deletions, deferrals or continuance from the agenda and if appropriate, a vote will be taken. Matters not on the agenda shall not be considered.
- F. Summary of Appeals to the City Commission
- G. Swearing in of those giving testimony
- H. Agenda Items (including Public Hearing portion)
- I. Old Business/New Business
- J. Voting of Absences
 - ☐ Voting of absences shall take place at the following meeting.
 - ☐ Only unexcused absences shall be discussed.
- K. Adjournment

SECTION 13: CONDUCT OF PUBLIC HEARINGS

A general procedure shall be followed in conducting Public Hearings, in order that the public may be informed and receive the benefit of the Board's action. The order of conduct shall be as follows:

1. The Chair of Board shall announce the Public Hearing by reading the application number, the significant purpose of the hearing and the identification of the applicant.
2. The Director of Community Planning Division, or his/her designee, shall introduce the representative from the Community Planning Division or other City Staff who will present the case under consideration. The report shall contain all materials, diagrams, slides, drawings, documents, and departmental reports pertinent to the subject. The Community Planning Division's recommendations and any other agency or Board recommendations shall be presented at this time.
3. The Chair shall then open the Public Hearing for public input with a statement declaring the rules under which the hearing will be conducted as follows:
 - (a) Staff presentation (Community Planning Division or other related City Divisions), including all materials diagrams, slides, drawings, documents, and departmental reports pertinent to the subject.
 - (b) The applicant (if any), their agent, attorney or representative shall present such relevant material, evidence and statements as the applicant deems would be of assistance to the Board.
 - (c) All other persons may then present like information to the Board.
 - (d) Each speaker will give their name, address and shall disclose any relationship they may have with the subject matter under consideration.
 - (e) Order and decorum shall prevail and shall be enforced by the presiding officer. The hearing shall not be allowed to be conducted as a debate or a political forum.

- (f) Upon recognition by the presiding officer, a member of the Board may courteously and briefly question a speaker to gain information or assistance in reaching a decision but shall not engage in debates, disagreements or discussions with the speaker.
- (g) The purpose of the public hearing is to inform the Board of the relevant views of interested persons and the general public and to present such factual information as is necessary for the Board to make a decision or recommendation. Any action, conduct or statement not reasonably in accord with this purpose may be ruled out of order by the presiding officer, subject to appropriate point of order of the Board.
- (h) An attorney or other spokesperson may represent any person. No person serving as a member of the Board conducting a particular hearing shall represent a person before the Board.
- (i) Should provisions of the Charter, Ordinances of the City or law delineate matters which shall be considered in reaching a decision, the presentation to the Board and the deliberations of the Board shall be reasonably restricted to such considerations.
- (j) The applicant, their agent, attorney or representative may, before the close of the public hearing, present a brief rebuttal not to exceed ~~ten (10)~~ five (5) minutes.

Upon the conclusion of the statements of the public, the Chair shall thank all for their interest and attendance, assure them that their views will be carefully studied before final action, and then close the Public Hearing.

When a quasi-judicial procedure is followed this provision and the City's Quasi-Judicial Hearing Procedures shall complement each other. However, in the event of any conflict between the two, the Quasi-Judicial Procedures shall prevail and control.

4. After the public hearing has been closed, the Chair shall entertain a motion and then discussion concerning the item. After discussion, the Chair shall direct a vote in the presence of the assembly upon every position to be acted upon and all votes shall be taken by the ayes and nays. Final action taken by the Board at the public hearing or meeting shall be by the affirmative vote of the majority of the membership of the Board, i.e., a motion for approval failing a majority does not constitute a resolution of denial; conversely, a motion for denial, failing a majority does not constitute a resolution for approval. In case of a tie vote on any question at a public hearing, such vote shall be construed as an abstention ~~a denial~~. Each vote of the Board shall be recorded and become a part of the official Board minutes.
 - (a) At the discretion of the presiding officer, with the consent of the majority of the other Board Members who are present, the applicant or members of the public or staff, or any or all of them, may be requested or permitted to comment further upon the matter being considered.
 - (b) In making its final decision, the Board shall consider all the facts, the public's input and the recommendations of the staff. In considering the public's views presented at the hearing, the Board shall also consider the citizens of the community who did not come out to express themselves publicly.

SECTION 14: AMENDMENTS

These rules may be amended by majority vote of the membership of the Board, provided that such amendment shall be presented in writing at a regular meeting, delivered or mailed to all Board members at least seven (7) days before the amendment is voted upon, and the amendment is affirmatively voted upon at a subsequent regular meeting.

These By-Laws and Rules of Order are hereby adopted this _____ day of _____, 2001.

Lee Seligman, Chair

Jaye M. Epstein, AICP, Director of Community Development

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RULES OF PROCEDURE



HOLLYWOOD HISTORIC PRESERVATION BOARD

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SECTION 1: AUTHORITY - DUTIES AND POWERS

By the authority granted by the Hollywood City Commission these Rules of Procedure are hereby adopted by the Hollywood Historic Preservation Board. These Rules, as may be amended from time to time, shall govern the conduct of its business and the holding of public hearings. These Rules of Procedure shall supersede any and all pre-existing rules of procedure.

SECTION 1.1 ETHICAL CONDUCT

The Hollywood Historic Preservation Board, as an advisory board, is an instrument of government providing an important function with imposed obligations, responsibilities, and duties. In accepting an appointment to serve as a member of the Board, one also accepts and adopts the Code of Ethics and Standards of Conduct for Public Officers and Employees set by Federal, State, County or other applicable law pursuant to City Charter.

In addition, Board appointees shall not subvert the integrity of the Board as a whole or any member of the Board.

SECTION 2: REFERENCE DOCUMENTS

The following documents form, but not exclusively, an integral part of these Rules of Procedure as they refer to matters of the Historic Preservation Board, its business and public hearings:

- The Hollywood City Charter.
- The City of Hollywood Zoning and Land Development Regulations, as adopted by the City Commission.
- The Hollywood Comprehensive Plan, as adopted by the City Commission.
- The City of Hollywood City Wide Master Plan, as adopted by the City Commission
- The procedures governing ex parte communications with local public officials concerning quasi-judicial matters, as adopted by the City Commission.
- Ordinance 2001-15, an ordinance of the City of Hollywood providing for the creation of the City of Hollywood Development Review Procedures relative to the Historic Preservation Board.
- City of Hollywood's Design Guidelines for Historic Properties, as adopted by the Historic Preservation Board.

SECTION 3: MEMBERS

The Board shall consist of seven (7) Voting and two (2) Alternate members who shall be appointed in accordance with the procedures set for in Chapter 37 of the Code of Ordinances.

SECTION 3.1 BOARD MEMBER ATTENDANCE

A member who has three consecutive absences from meetings, or misses more than one third of the regularly scheduled meetings during any six-month period, shall be automatically removed as a member of the Board. The City Commission shall then appoint a person to fill such vacancy upon certification from and signed by the Chairperson of the Board. However, the automatic removal of a member shall not be deemed effective until the City confirms that the member has received written notice from the City Manager or his/her designee of the reason for the action being taken by the City Manager. An excused absence shall not count toward removal of the member. The Chairperson of the Board shall be responsible for verifying accurate attendance records of all Board meetings and provide semi-annual reports of the number of absences required for expulsion of a member. Such reports shall consist of a complete catalogue of permitted absences including the following: personal illness, family illness, death in the family, other civic emergency responsibilities and absences caused by being out of town during a scheduled or other reasons as deemed appropriate by the Board in Compliance with the City Code of Ordinances. Board meeting but only if a majority of the members present vote to excuse such absence. Attendance policy is required by Section 37.25 of the City of Hollywood Code of Ordinances.

SECTION 4: OFFICERS

A Chair and Vice-Chair shall be elected from its membership at the July meeting when the new Board members are appointed and shall serve for terms of two (2) years.

SECTION 4.1 CHAIR

The Chair shall vote and be recorded with other members in the official record on all matters coming before the Board. Subject to these rules, the Chair shall decide all points of order unless overruled by a majority of the Board in session at the time. A point of order can be appealed by a 2/3 vote of the members in attendance to Counsel for the Board whose decision shall be final. The Chair shall appoint such committees as may be found necessary or desirable.

SECTION 4.2 VICE-CHAIR

The Vice-Chair shall act as Chair in case the Chair is absent, disabled, or otherwise unable to perform the Chair's duties. Upon the resignation, death, or removal of the Chair, the Vice-Chair shall assume the office of Chair for the remainder of the current term.

SECTION 4.3 OFFICERS' DUTIES AND RESPONSIBILITIES

It shall be the duty and responsibility of all officers to be thoroughly familiar with all the reference documents stated in SECTION 2 as they apply to the Historic Preservation Board, Robert's Rules of Order 1990 Edition, or as may be updated, and these Rules of Procedure, as adopted. In the event of a conflict, these Rules of Procedure will prevail. Each elected officer of the Board shall serve at the pleasure of the City Commission until the expiration of the member's term or until the member's successor is elected.

(1) CHAIR: The Chair is the chief spokesperson for the Board and shall be the presiding officer, when present and eligible, at all meetings of the Board.

Whenever a public statement is required which involves the business of the Board, it shall be the responsibility of the Chair, as chief spokesperson, to make such statement.

As presiding officer, the Chair's duties are generally as follows:

- (a) To open all meetings at the time at which the Board is to meet, by taking the Chair and calling members to order.
- (b) To announce the business before the Board in the order in which it is to be acted upon.
- (c) To recognize members entitled to the floor; to state and put to vote all questions, which are regularly moved or necessarily arise in the course of business, and to announce the result of the vote. When a motion has been seconded it is the duty of the Chair, unless the Chair rules it out of order, immediately to state the exact question that is before the Board for its consideration and action. If the question is debatable or amendable, the Chair shall immediately ask, "Is there any discussion?" If no one then responds, the Chair shall put the question to a vote of the Board. If the question cannot be debated or amended, the Chair shall immediately put the question to a vote of the Board after stating it. The responsibility of announcing the vote lies with the Chair, and the Chair, therefore, shall have the right to have the vote taken again if the Chair is in doubt as to the result. In announcing the vote the Chair shall state first whether the motion is carried or lost; second, what is the effect or result of the vote; third, what is the immediately pending question or business before the Board; the result of the vote and the next question before the Board as it relates to the vote.
- (d) To protect the Board from annoyance and patently frivolous or dilatory motions by refusing to recognize them. Whenever the Chair is satisfied that members are using parliamentary forms merely to obstruct business, the Chair shall either not recognize them or rule them out of order. While the Chair shall always be courteous and fair, the Chair shall be firm in protecting the Board from imposition, even though it is done in strict conformity with parliamentary rules.
- (e) To assist in expediting business in every way compatible with the rights of members, as by allowing brief comments when undebatable motions are pending, if the Chair thinks it advisable; to restrain the members when engaged in debate, within the rules of order; to enforce on all occasions the observance of order and decorum among the members, deciding all questions of order.
- (f) To authenticate, by the Chair's signature, when necessary, all the acts, orders and proceedings of the Board, declaring its will and in all things obeying its commands.

(2) VICE-CHAIR: The Vice-Chair shall act as parliamentarian, and assist the Chair and other members of the Board in matters of parliamentary law.

The Vice-Chair shall become the Chair pro-tempore upon the absence of the Chair for all or part of any meeting. The Vice-Chair will have such other duties as may from time to time be assigned by the Chair.

SECTION 5: ELECTION

At the first regular meeting of the Board in July of every year, if there is a vacancy amongst the Officers of the Board, the Board shall elect its officers for the ensuing year. At the time of elections, or when filling vacancies, the presiding officer shall assume the Chair for the purpose of conducting the election.

The Chair shall be elected first and the Vice-Chair second, Secretary third, except in the case of an election to fill a vacancy.

SECTION 6: VACATED OFFICE

An office shall be deemed vacated whenever an officer:

- Dies
- Resigns from the Board or the office, or
- Is removed from the Board by action of the City Commission or City Manager.

A new officer shall be elected as soon thereafter as practical to complete the term of the office vacated, as prescribed in Section 5.

SECTION 7: CLERK OF THE BOARD

A designated representative of the Planning Division shall act as Clerk of the Board. The Clerk shall be responsible for the clerical work of the Board including Rules of the Board and preparing minutes of Board proceedings. The Clerk of the Board shall record the vote of each member upon each questions, or if absent, or if failing to vote, indicating such fact. The Clerk of the Board will record and take notes of the meeting, each agenda item and its disposition for future reference. The Clerk of the Board, or the City Clerk shall prepare notices required by law.

SECTION 8: QUORUM AND VOTING REQUIREMENTS

1. **Voting** - It is a rule that all Board members shall vote on all questions. A Board member can not vote or participate in debate, or discussion on an item at a public hearing, or a question, or a proposal in which the Board member has a direct or indirect interest in, as per Section 11.4. This does not prevent a member from voting for themselves for any office or other position.

The customary method of taking a vote shall be by voice (ayes or nays).

When a quorum is present, a vote of the majority of the members present is sufficient for the adoption of any motion that is in order. On a tie vote ~~the motion is lost~~. The item may be revisited and a new motion can be made.

A member has the right to change their vote up to the time the vote is finally announced. After that, the member can make the change only by permission of the Board, which may be given by general consent; that is, by no members objecting when the Chair inquires if anyone objects. If objection is made, a motion may be made to grant the permission, which motion is undebatable.

2. **Quorum** - A quorum for the transaction of business shall consist of four (4) members. If a quorum is not present, all cases will be continued until the next meeting or as otherwise provided by resolution of the Board.
3. **Short Board** - A "Short Board" shall be a majority of the total membership, but less than full Board in attendance.
4. **Voting Requirements** - In order for the Board to adopt any motion, there must be the concurring votes of at least four (4) of the members present.

SECTION 8.1: ALTERNATE BOARD MEMBERS

In case of the absence, tardiness or disqualification of any regular member of the Historic Preservation Board, the Chairperson of the Board shall designate an alternate member of the Board to serve on the board during the period of such absence or disqualification. The Chairperson shall decide the designation of an alternate member by lots for each meeting. In cases where alternates are designated to serve for such limited periods, alternates shall have the same powers as regular members. When an alternate member is designated to be on the Board, due to an absence or disqualification of any regular members, the alternate member shall continue on the Board for all petitions presented at such meeting including those petitions that may be continued to a later date and time. If the alternate member is designated due to the tardiness of a member, the alternate shall hear all petitions until the arrival of the tardy Board member. The alternate member shall continue on the Board for all petitions presented prior to the arrival of the tardy Board member, including those petitions that may be continued to a later date and time.

Alternates are required to attend all meetings and that the absence policy used for regular members will also be in effect for the alternates.

SECTION 9: MEETINGS

The business of the Board shall be conducted by either form of meetings: Regular Meetings or Special Meetings. Both types of meetings shall be scheduled to provide sufficient notice to the public, and shall be open to the public. The Chair shall preside at all Regular and Special Meetings. In the event of the absence or lateness of the Chair, the Vice Chair or in his/her absence or lateness, the longest serving member of the Board shall become the Chair pro-tempore, respectively in that order.

All regular meetings shall have an imposed curfew of 11:00PM. ~~to be announced at the beginning of any meeting and after any recess~~. All special meetings shall have an imposed curfew of 10:00PM. If public

hearings are before the Board, the public hearing portion of the agenda in process before the Board must be completed. When the public hearing is completed or if no public hearing is occurring, the Board may then take either of two actions:

1. CONTINUE THE MEETING

Upon a majority vote of the Board, the meeting may continue as prescribed in the approved motion.

2. ADJOURN THE MEETING

The Board will adjourn the meeting to a certain future time and date. Nothing herein shall prevent the Board from postponing to a time certain public hearing, if it should be apparent that such a hearing cannot be concluded by the time set for adjournment.

SECTION 9.1 REGULAR MEETINGS

Regular meetings of the Board for the purpose of conducting public hearings shall, unless otherwise designated, be held on the second Tuesday of each month. All regular meetings shall be held in the City Commission Chambers of the City Hall at 3:00 P.M. Any regular meeting may be postponed or canceled by a motion adopted by a majority vote of the members present.

SECTION 9.2 SPECIAL MEETINGS

Special meetings of the Board may be called by the following, whenever in their opinion, City business requires it.

- Chair of the Board or any five (5) members
- City Commission
- City Manager
- Planning Manager

At least 48 hours notice of the special meeting shall be delivered to Board members and the Planning Division.

Public notice of each special public meeting shall be effected by posting that meeting's agenda in a conspicuous location within the City of Hollywood, City Hall at least twenty-four (24) hours prior to the special meeting.

SECTION 10: NOTICE

A. Public notice shall be provided for cases in accordance with applicable State Statutes and the Zoning and Land Development Code.

B. All items coming before the Board for public hearing, with the exception of special meetings, shall be on file at the Planning Division where they may be reviewed at least seven (7) days prior to the hearing date. The aforementioned seven (7) day requirement shall not apply to items coming before the Board during a

special meeting, or for a public meeting item upon which the Board will not take an action, or pertaining to transmittals without recommendations from the Board.

SECTION 11: **CONDUCT OF BUSINESS**

The business of the Board shall be transacted at regular or special meetings as provided in SECTION 9.

Robert's Rules of Order 1990 Edition, or as may be updated from time to time, shall govern in procedural questions not covered by these Rules, except that in the case of a conflict between these Rules and Robert's Rules of Order, these Rules shall prevail.

SECTION 11.1 **TESTIMONY AND DOCUMENTS**

- A. At the hearing of the case before the Board, the applicant may appear on their own behalf or be represented by an attorney or agent. If the owner, agent or attorney is absent, the item ~~shall~~ may be continued provided, ~~however, that only one continuation will be given by reason of such absence.~~ subject to board approval.
- B. Any person testifying shall fill out a speaker's form and clearly identify themselves, their address, their interest in the proceedings, and any special credentials that they may have pertaining to the subject matter or their testimony.
- C. Every person before the rostrum shall abide the order and direction of the Chair. Discourtesy or disorderly conduct shall be regarded as a breach of the privileges of the Board and shall be dealt with, as the Chair deems proper.
- D. Any documents, including any written protests or petitions provided to the Board, shall be clearly identified by name, or some other designation, and the person so providing them shall also be identified on the document. All documents so provided become part of the public record for the file and shall be retained for that purpose. The Clerk of the Board shall keep all documents.
- E. A record shall be made of all the proceedings by either a tape recorder or some other appropriate means selected by the City. This record shall be retained for municipal purposes.
- F. The Chair shall have the discretion to establish time limitations for all presentations before the Board, provided that no person is precluded from speaking on an issue.
- G. Quasi-judicial proceedings will follow the City's quasi-judicial hearing procedures, unless such formalities are waived.

SECTION 11.2 **DEBATE AND DECORUM**

The Chair is entitled to open and close the debate, but not until everyone wishing to speak has spoken.

~~In debate, a member must confine themselves to the question before the Board and avoid personalities. In referring to other members, a member should, as much as possible, avoid using their name, rather referring to the person as "the member who spoke last" or in some other way describing them. The officers of the~~

~~Board should always be referred to by their official titles. It is not the person, but the measure, that is the subject of debate.~~

During debate, and while the Chair is speaking, or the Board is engaged in voting, no member, Staff or other person, is permitted to disturb the Board in any way.

SECTION 11.3 CONFLICT OF INTEREST

Each member present shall cast an “aye” or “nay” vote on each question before the Board except that no member shall vote upon any measure which inures to their special private gain or shall knowingly vote upon any measure which inures to the special gain of any principal other than an agency (as defined in Florida Statutes) by whom the member is retained. Prior to this vote-taking place, the member shall publicly state to the assembly the nature of their interest in the matter from which the member is abstaining from voting. Each member who abstains in any matter must file a Memorandum of Voting Conflict with the City Clerk within fifteen (15) days after such abstention. This prohibition does not preclude Historic Preservation Board members from representing clients before other City Boards or City Administrative Staff. All Historic Preservation Board members should seek to avoid any appearance or conflict of interest.

SECTION 11.4 CONTINUANCES

Two (2) continuances of an application, not to exceed a total of sixty (60) days, may be granted by the Board upon request of the Planning Manager or upon agreement between the applicant and the Planning Manager, if the Board determines there is a need for further study, documents or information.

SECTION 11.5 WITHDRAWALS

The applicant prior to a public hearing may withdraw any application by giving written notice to the Planning Manager. An application may be withdrawn by the applicant at a public hearing; however, after the conclusion of the public hearing concerning the application, it may be withdrawn only upon the approval of a majority of the membership of the Board present. Withdrawals shall be without prejudice.

SECTION 11.6 RECONSIDERATION

Following action by the Board, an application may be reconsidered only upon a motion of a member who voted with the prevailing side of the original vote. A motion to reconsider must be made at the same time or the next regular meeting of the board, and may be seconded by any member. A motion to reconsider will be approved only upon the approval of a majority of the membership of the Board.

SECTION 11.7 RESUBMITTALS

Applications for the same request after denial of original application may only be processed in accordance with the regulations established within the Zoning and Land Development Regulations of the City.

SECTION 12: ORDER OF BUSINESS

The order of business at all regular meetings of the Board shall be as follows:

- A. Call to order
- B. Roll Call
 - If appropriate, the Chair will announce the lack of a full Board, stating further that applicants may seek a deferral if ~~a Short Board~~ only a quorum is present. Alternates are seated by drawing lots to fill a short Board.
- C. Pledge of Allegiance
- D. Approval of minutes of the previous meeting.
- E. Review of projects before the Technical Advisory Committee
- F. Summary of City Commission actions.
- G. Additions, deletions, withdrawals or continuance from the agenda and if appropriate, a vote will be taken. Matters not on the agenda shall not be considered.
- H. City Attorney Announcements
- I. Agenda Items (including Public Hearing portion)
- J. Old Business.
- K. New Business.
- K. Adjournment

SECTION 13: CONDUCT OF PUBLIC HEARINGS

A general procedure shall be followed in conducting Public Hearings, in order that the public may be informed and receive the benefit of the Board's action. The order of conduct shall be as follows:

1. The Chair of Board shall announce the Public Hearing by reading the application number, the significant purpose of the hearing and the identification of the applicant.
2. The Planning Manager, or his/her designee, shall introduce the representative from the Planning Division or other City Staff who will present the case under consideration. The report shall contain all materials, diagrams, slides, drawings, documents, and departmental reports pertinent to the subject. The Planning Division's recommendations and any other agency or Board recommendations shall be presented at this time.

3. The Chair shall then open the Public Hearing for public input with a statement declaring the rules under which the hearing will be conducted as follows:

- (a) Staff presentation (Planning Division or other related City Divisions), including all materials diagrams, slides, drawings, documents, and departmental reports pertinent to the subject.
- (b) The applicant (if any), their agent, attorney or representative shall present such relevant material, evidence and statements as the applicant deems would be of assistance to the Board.
- (c) All other persons may then present like information to the Board.
- (d) Each speaker will give their name, address and shall disclose any relationship they may have with the subject matter under consideration.
- (e) Order and decorum shall prevail and shall be enforced by the presiding officer. The hearing shall not be allowed to be conducted as a debate or a political forum.
- (f) Upon recognition by the presiding officer, a member of the Board may courteously and briefly question a speaker to gain information or assistance in reaching a decision but shall not engage in debates, disagreements or discussions with the speaker.
- (g) The purpose of the public hearing is to inform the Board of the relevant views of interested persons and the general public and to present such factual information as is necessary for the Board to make a decision or recommendation. Any action, conduct or statement not reasonably in accord with this purpose may be ruled out of order by the presiding officer, subject to appropriate point of order of the Board.
- (h) An attorney or other spokesperson may represent any person. No person serving as a member of the Board conducting a particular hearing shall represent a person before the Board.
- (i) Should provisions of the Charter, Ordinances of the City or law delineate matters which shall be considered in reaching a decision, the presentation to the Board and the deliberations of the Board shall be reasonably restricted to such considerations.
- (j) The applicant, their agent, attorney or representative may, before the close of the public hearing, present a brief rebuttal not to exceed ~~ten (10)~~ five (5) minutes.

Upon the conclusion of the statements of the public, the Chair shall thank all for their interest and attendance, assure them that their views will be carefully studied before final action, and then close the Public Hearing.

When a quasi-judicial procedure is followed this provision and the City's Quasi-Judicial Hearing Procedures shall complement each other. However, in the event of any conflict between the two, the Quasi-Judicial Procedures shall prevail and control.

4. After the public hearing has been closed, the Chair shall entertain a motion and then discussion concerning the item. After discussion, the Chair shall direct a vote in the presence of the assembly upon every position to be acted upon and all votes shall be taken by the ayes and nays. Final action taken by the Board at the public hearing or meeting shall be by the affirmative vote of the majority of the membership of the Board, i.e., a motion for approval failing a majority does not constitute a resolution of denial; conversely, a motion for denial, failing a majority does not constitute a resolution for approval. In case of a tie vote on any question at a public hearing, such vote shall be construed as an abstention ~~a denial~~. Each vote of the Board shall be recorded and become a part of the official Board minutes.
- (a) At the discretion of the presiding officer, with the consent of the majority of the other Board Members who are present, the applicant or members of the public or staff, or any or all of them, may be requested or permitted to comment further upon the matter being considered.
- (b) In making its final decision, the Board shall consider all the facts, the public's input and the recommendations of the staff. In considering the public's views presented at the hearing, the Board shall also consider the citizens of the community who did not come out to express themselves publicly.