

## **Historic Preservation Board**

**Tuesday, February 13, 2024**

**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 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 Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: [cip@hollywoodfl.org](mailto:cip@hollywoodfl.org). For the hearing and speech impaired at 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](mailto:planningdivision@hollywoodfl.org).

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

Please silence all cell phones prior to entering the meeting.



**A. Administration**

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

**Attachments:** [2024\\_0123\\_Minutes.pdf](#)  
[2023\\_1212\\_Minutes\\_DraftRev\\_HPB.pdf](#)

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

**Attachments:** [Witness List P-23-19.pdf](#)  
[Quasi-Judicial Hearing Procedures.pdf](#)

**B. Applications****ITEMS # 1-2 BELOW ARE CONSIDERED QUASI-JUDICIAL**[1. 2024 0213](#)

**FILE NO.:** 23-CM-66  
**APPLICANT:** SF & GM Property LLC.  
**LOCATION:** 813 Harrison Street  
**REQUEST:** Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design to build a new house in the Lakes Area Historic Multiple Resource Listing District.

**Attachments:** [2366\\_CM\\_StaffReport\\_2023\\_1212.pdf](#)  
[2366\\_HPB\\_Memo\\_2023\\_0213.pdf](#)  
[Attachment B\\_Aerial Map.pdf](#)  
[Attachment I\\_Initial Application Package.pdf](#)

[2. 2024 0213](#)

**FILE NO.:** 23-CM-95  
**APPLICANT:** Henry and Rosa Leace  
**LOCATION:** 1030 South Southlake Drive  
**REQUEST:** Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design for a new single-family house in the Lakes Area Historic Multiple Resource Listing District.

**Attachments:** [2395\\_HPB\\_Memo\\_2023\\_0213.pdf](#)  
[2395\\_HPB\\_Staff Report\\_2023\\_0123.pdf](#)  
[Attachment B\\_Aerial Map.pdf](#)  
[Attachment I\\_Initial Application Package.pdf](#)

**C. Old Business****D. New Business****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 Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: [cip@hollywoodfl.org](mailto:cip@hollywoodfl.org). 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>

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**Agenda Date:** 2/13/2024

**To:** Historic Preservation Board

**Title:**

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## SUMMARY OF THE MINUTES HISTORIC PRESERVATION BOARD

CITY OF HOLLYWOOD  
2600 HOLLYWOOD BOULEVARD  
HOLLYWOOD, FLORIDA 33020

### A. ADMINISTRATION

1. Pledge of Allegiance
2. Roll Call

The meeting of the Historic Preservation Board was called to order by Terry Cantrell on **Tuesday, January 24, 2024, at 3:03 p.m.** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Terry Cantrell  
Fred Villiers-Furze  
Dulce Conde  
Stephen Piper

William Treece  
Ari Sklar  
Steven Toth

Development Services, Division of Planning and Urban Design Staff present:

Andria Wingett  
Anand Balram  
Carmen Diaz  
Shellie Thompson

Director of Development Services  
Planning Manager  
Planning Administrator  
Assistant Planner

Also Present:

Kim Phan

Assistant City Attorney

3. Approval of the Meeting Minutes.

**December 12<sup>th</sup> - Approved**

**MOTION WAS MADE BY TERRY CANTRELL AND SECONDED BY DULCE CONDE TO APPROVE THE December 12, 2023, MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

### B. APPLICATIONS

None.

4. Summary of City Commission actions

None.

5. Additions, Deletions, Withdrawals, and Continuances

1. **FILE NO.:** 23-CM-95  
**APPLICANT:** Henry and Rosa Leace  
**LOCATION:** 1030 South Southlake Drive  
**REQUEST:** Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design to build a new house in the Lakes Area Historic Multiple Resource Listing District.

Anand Balram mentioned that Planning and Legal staff are currently reviewing State Statutes that might impact the proposal. Therefore, the Staff would like to continue this item date and time certain to the February 13, 2024, meeting of the Historic Preservation Board.

**MOTION WAS MADE BY STEPHEN PIPER AND SECONDED BY DULCE CONDE TO CONTINUE THE ITEM DATE AND TIME CERTAIN TO FEBRUARY 13, 2024, HISTORIC PRESERVATION BOARD. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

6. City Attorney Announcements  
Kim Phan informed the Board of Quasi-Judicial Proceedings.

C. **OLD BUSINESS**

None.

D. **NEW BUSINESS**

A CRA member Sarita Shamah, Senior Project Manager made a presentation about PHASE IV: Private Property Harmonization.

- Raising the roadway profile and installing additional drainage structures
- Undergrounding of the overhead power lines
- Replacing roadway asphalt surfaces with permeable pavers
- Harmonizing the adjacent properties with the new, higher roadway profile
- Installing or reconstructing ADA-compliant sidewalks
- Installing new, pedestrian, and turtle-friendly lighting
- Replacing landscaping and irrigation, as well as public furnishings along the streets

E. **ADJOURNMENT**

The meeting was adjourned at **3:32 P.M.**

## SUMMARY OF THE MINUTES HISTORIC PRESERVATION BOARD

CITY OF HOLLYWOOD  
2600 HOLLYWOOD BOULEVARD  
HOLLYWOOD, FLORIDA 33020

### A. ADMINISTRATION

1. Pledge of Allegiance
2. Roll Call

The meeting of the Historic Preservation Board was called to order by Terry Cantrell on **Tuesday, December 12, 2023, at 3:07 p.m.** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Terry Cantrell  
Fred Villiers-Furze  
Dulce Conde

William Treece  
Ari Sklar

Development Services, Division of Planning and Urban Design Staff present:

Andria Wingett  
Anand Balram  
Carmen Diaz  
Shellie Thompson  
Solange Baquero-Meza

Director of Development Services  
Planning Manager  
Planning Administrator  
Assistant Planner  
Development Review Coordinator

Also Present:

Denise Manos  
Kim Phan  
Richard Doody

Assistant City Attorney  
Assistant City Attorney  
Staff Attorney

3. Approval of the Meeting Minutes.

**July 11** - Approved

**September 12** - Approved

**November 14** - Approved

**MOTION WAS MADE BY WILLIAM TREECE AND SECONDED BY ARI SKLAR TO APPROVE THE JULY 11, SEPTEMBER 12 AND NOVEMBER 14, 2023, MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

#### 4. Summary of City Commission actions

Andria Wingett mentioned that the Harrison property presented before the Board and found to have Historical value, was intended to go before City Commission. However, it was withdrawn, as Staff was made aware of State Statutes that are in place regarding flood zones impacting the demolition of single-family homes.

#### 5. Additions, Deletions, Withdrawals, and Continuances

1. **FILE NO.:** 23-CM-66  
**APPLICANT:** SF & GM Property LLC.  
**LOCATION:** 813 Harrison Street  
**REQUEST:** Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design to build a new house in the Lakes Area Historic Multiple Resource Listing District.

Anand Balram mentioned that, for the same reasons previously stated by Andria, in addition to the applicant wanting to revise their design for the first item, Staff would like to continue this item date and time certain to the February 13, 2024, Historic Preservation Board.

**MOTION WAS MADE BY ARI SKLAR AND SECONDED BY DULCE CONDE TO CONTINUE THE ITEM DATE AND TIME CERTAIN TO THE FEBRUARY 13, 2024, HISTORIC PRESERVATION BOARD. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

#### 6. City Attorney Announcements

Kim Phan informed the Board of Quasi-Judicial Proceedings.

### B. APPLICATIONS

**ITEMS # 2 AND 3 BELOW MAY BE CONSIDERED QUASI-JUDICIAL AND MAY BE SUBJECT TO THE CRR REGULATION**

2. **FILE NO.:** 23-CV-82  
**APPLICANT:** Israel and Jennifer Bryski  
**LOCATION:** 122 N. 15th Avenue  
**REQUEST:** Certificate of Appropriateness for Design and Variance for an addition to a single-family house in the Lakes Area Historic Multiple Resource Listing District.

Terry Cantrell read the Application.

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

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

Mauricio Salazar, Applicant's Architect, and Israel Briyski, the applicant, were present and answered questions from the Board.

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

Board discussion ensued.

**MOTION WAS MADE BY FRED VILLIERS-FURZE AND SECONDED BY DULCE CONDE TO APPROVE THE VARIANCE TO KEEP THE EXISTING LOW WALL. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**MOTION WAS MADE BY WILLIAM TREECE AND SECONDED BY DULCE CONDE TO APPROVE THE VARIANCE TO KEEP THE EXISTING SETBACK FOR THE DRIVEWAY. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**MOTION WAS MADE BY ARI SKLAR AND SECONDED BY DULCE CONDE TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

3. **FILE NO.:** 23-C-83  
**APPLICANT:** 1935 LLC  
**LOCATION:** 1935 Hollywood Boulevard  
**REQUEST:** Certificate of Appropriateness for Design of the front façade of an existing building in the Historic Hollywood Business District.

Terry Cantrell read the Application.

Ari Sklar, Board Member, recused himself from the Board as he is the Architect on record for the project, and signed form 8B Memorandum of voting conflict for County, Municipal, and other local public officers.

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

Shellie Thompson, Assistant Planner, made a presentation and answered questions from the Board.

Silvia Svera, the applicant, and Ari Sklar, applicant's Architect, were present and answered questions from the Board.

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

Board discussion ensued.

**MOTION WAS MADE BY DULCE CONDE AND SECONDED BY FRED VILLIERS-FURZE TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**



Revised

**C. OLD BUSINESS**

None.

**D. NEW BUSINESS**

None.

**E. ADJOURNMENT**

The meeting was adjourned at **3:54 P.M.**

DRAFT

# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Sklar, Ari		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Historic Preservation Board	
MAILING ADDRESS 20131 NE 21st Ave.		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Miami	COUNTY Dade	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 12/12/23		NAME OF POLITICAL SUBDIVISION: City of Hollywood	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

\* \* \* \* \*

### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

**PRIOR TO THE VOTE BEING TAKEN** by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

**WITHIN 15 DAYS AFTER THE VOTE OCCURS** by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

\* \* \* \* \*

### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

**IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:**

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

### APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

### DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Ari Sklar, hereby disclose that on December 12, 20 23:

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, \_\_\_\_\_;
- ☐ inured to the special gain or loss of my relative, \_\_\_\_\_;
- ☒ inured to the special gain or loss of 1935 LLC, by whom I am retained; or
- ☐ inured to the special gain or loss of \_\_\_\_\_, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I am retained as the architect for applicant 1935 LLC for the project located at 1935 Hollywood. BLVD.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

1/29/2024

Signature



NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



# City of Hollywood

## Staff Summary

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

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**Agenda Date:** 2/13/2024

**Agenda Number:**

**To:** Historic Preservation Board

**Title:**

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

**DATE:** September 6, 2023

**MEMO NO.:** P-23-19

**TO:** City Clerk

**FROM:** Andria Wingett, Interim Director of Development Services

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

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**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	Assistant City Manager
Andria Wingett	Interim Director, Development Services
Azita Behmardi	Deputy Director, Development Services
Clarissa Ip	City Engineer
Rick Mitinger	Transportation Engineer
Lisa Bernstein	External Traffic Consultant
Ralph Aronberg	External Traffic Expert, Aronberg and Associates Consultants Engineers Inc.
Carina Harvey	District Access Management Manager, FDOT Consultant
Favio Perez	Landscape Plans Examiner
Russell Long	Chief Building Official
Daniel Quintana	Assistant Building Official
Timothy Jones	Chief Structural Inspector
Rolando Rodriguez	Building Compliance Officer
Jovan Douglas	Parking Division Director
Elaine Franklin	Environmental Sustainability Coordinator
Feng Jiang	Assistant Director of Public Utilities
Alicia Vereas-Feria	Engineer, Public Utilities
Chris Clinton	Fire Marshal / Division Chief
Marcy Hofle	Deputy Fire Marshal / Battalion Chief
Maribel Medina	Fire Prevention Officer III
Meghan Grimsley	Fire Prevention Officer III
Ryan Ostrowsky	Police Sergeant
Christine Adamcik	Crime Prevention Specialist
Doreen Avitabile	Crime Prevention Specialist

Annalie Holmes	Assistant Director, Public Works
David Vazquez	Assistant Director, Parks, Recreation, and Cultural Arts
Anand Balram	Planning Manager
Cameron Palmer	Principal Planner
Carmen Diaz	Planning Administrator
Tasheema Lewis	Associate Planner
Jorge Camejo	Executive Director, CRA
Susan Goldberg	Deputy Director, CRA
Francisco Diaz-Mendez	Project Manager, CRA
Herbert Conde-Parlato	Economic Development Manager
Joseph Kroll	Director, Public Works

**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

## Staff Summary

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

**File Number: 1. 2024 0213**

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**Agenda Date:** 2/13/2024

**Agenda Number:**

**To:** Historic Preservation Board

**Title:** FILE NO.: 23-CM-66  
APPLICANT: SF & GM Property LLC.  
LOCATION: 813 Harrison Street  
REQUEST: Certificate of Appropriateness for Demolition and  
Certificate of Appropriateness for Design to build a new house in  
the Lakes Area Historic Multiple Resource Listing District.

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

**DATE:** December 12, 2023 **FILE:** 23-CM-66

**TO:** Historic Preservation Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Carmen Diaz, Planning Administrator

**SUBJECT:** SF&GM Property LLC requests a Certificate of Appropriateness for Demolition and Design for a single-family home located at 813 Harrison Street within the Lakes Area Historic Multiple Resource Listing District.

**APPLICANT'S REQUEST**

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

**STAFF'S RECOMMENDATION**

Certificate of Appropriateness for Demolition: To be determined by the Historic Preservation Board, based on criteria 5.5.D.3.b. of the Zoning and Land Development Regulations.

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

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

Certificate of Appropriateness for Design: Based on staff determination on provided proposal, the following shall apply:

- a. The Applicant shall improve the architectural design by exploring alternative options that would allow for the sympathetic redevelopment of the property while retaining some of its historical essence, re-designing the new structures to pay homage to the original design, incorporating original materials into the new design to establish a connection between the past and present.
- b. Return to the board for approval.
- c. Approved if Certificate of Appropriateness for Demolition is granted.

## **BACKGROUND**

As per the Broward County Appraiser and archival history, the home was constructed in 1925. The existing two-story home proposed to be demolished was constructed on an approximate 12,134 square feet lot located at 813 Harrison Street and archival history does not reveal the name of the architect that designed the home.

The original plans of the home reflect the Mission Style architecture that was prevalent during 1910-1930 and is characteristic of Mediterranean Revival Style. According to the Historic District Design Guidelines, Mission Style architecture and Mediterranean Revival Style are the predominant styles of historic properties on Harrison and Tyler Streets in Hollywood. This style is often flamboyant and was a strong influence for Joseph Young in the planning of early Hollywood.

Mission Style architecture is characterized by central curved parapets that conceal flat roofs or interrupt sloped roofs. Parapets are repeated on dormers or porches and frequently adorned with decorative edges. Where parapets are interrupted by roof sections, there may be generous overhangs. Additional features include arched doorways or windows, bell towers, and arcades. Openings may or may not be arched, and windows are usually casement or sash. Striped awnings over windows and porch windows are common.

Archival history and building permit search reveal that throughout the years, there have been various renovations to the original design of the home. Documentation provided from the Historic Society Research Center indicates that due to noteworthy events that occurred on the property lend it to have historical significance. This building is significant because it dates from the earliest construction period in Hollywood, Florida. Although this building itself is not architecturally significant on an individual basis, its significance in the historic built environment may become greater as the older structures in Hollywood are demolished.

The property at 813 Harrison Street has a rich history of ownership. The permit history shows that Samuel Black, founder of Black's Drug Store at Hollywood Boulevard and Twentieth Avenue was the former owner of the property. Doctor Black arrived in Hollywood in 1922 and is a pioneer of Hollywood and worked as a pharmacist for forty years. The property holds historic local significance as the owner of Blacks Drug Store, the community's first Pharmacy. The Drugstore was located at the Bastian Building on the southeast corner of Hollywood Boulevard and 20th Avenue, during Mid-Summer of 1923, Samuel Black purchased the corner unit of Bastian building and later on a travel agency was added to the drug store. It was a bus stop for local and Greyhound buses for many years. After World War II, Black sold out the business to Frank Yaguda.

## **REQUEST**

The Applicant requests a Certificate of Appropriateness for Demolition for a two-story single-family home and a Certificate of Appropriateness for Design for an approximate 6,000 square foot two-story house that host five bedrooms one office space, five bathrooms, a powder room, a two vehicle carport and private pool deck with access to a rooftop terrace, and social spaces. The feasibility study provided by the applicant concludes that the residence in its current condition is dangerous and the cost to bring the existing home into compliance would exceed the cost of a new home. Therefore, the Applicant is proposing to demolish the existing home and construct a new home that is compliant with FEMA



regulations and, therefore, not at risk for future hazard as a result of potential flooding. According to the feasibility analysis it would be highly inadvisable to rehabilitate the current structure without raising the FFE.

Additionally, the observation report submitted by ARBAB Engineering Inc., dated July 31, 2023, made the following findings with respect to the existing residence:

#### **STRUCTURAL INSPECTION AND FINDINGS:**

1. The majority of the first floor wood joists are completely collapsed into the crawl space and only minor portion of the floor system stayed in place. The first floor area is in poor and unsafe condition. The extent of the collapsed floor is to the point that makes it difficult to walk inside the house. Please see attached photographs.
2. The existing wood stair and railing is also affected by the collapse of the floor and they are in very poor and unsafe condition.
3. Second floor joists are also affected by first floor collapse and appeared to be in poor and unsafe condition at this time.
4. In order to repair and replace the interior of the house, the entire first and most or all of second floor framing shall be removed, leaving only the exterior walls in place.
5. Condition of the exterior walls of this house are unknown and requires additional investigation, in order to completely verify their condition.
6. Much of the original electrical system still in place, which represents a potential fire hazard, due to the use of outdated cloth wiring.
7. Finished floor of the house appeared to be below the minimum FEMA flood elevation criteria.
8. Despite relatively fair condition of this house from outside, due to the extent of the damage to interior of the house, which include first floor, second floor, damaged interior stud walls, damaged existing stair, the entire interior of the main house needs to be demolished and completely replaced with new.
9. Sub-standard windows and door shall be replaced with new, to comply with the requirements of South Florida Building Code.
10. All damaged concrete beams, some with exposed reinforcing, require complete structural restoration.
11. A/C unit requires replacement.

The existing home proposed to be demolished was constructed in 1925 (according to Florida State Site Master File) archival history shows that this building is not architecturally significance on an individual basis.

The new home has Modern-Contemporary style with pure orthogonal geometries and hierarchical volumes. The proposal of two-story home with common areas on the first level, including kitchen, dining, and living room areas, as well as a carport, covered terrace, and a pool. The second floor has the bedrooms and bathrooms, and a balcony. Required parking for the home will be provided via driveway and a two car carport. The driveways are accessed from Harrison Street. The new home meets all applicable requirements including setbacks, height, and 40% minimum green areas required. Colors pallet to be used in the proposed building are to be a series of light and dark grey tones with features of composite wood panels and smooth stucco finishes.

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing, and location for all properties within the District. The

proposed home is consistent with the character of the Lakes Area Historic Multiple Resource Listing District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

#### **SITE BACKGROUND**

<b>Applicant/Owner:</b>	SF&GM Property LLC
<b>Address/Location:</b>	813 Harrison Street
<b>Size of Property:</b>	12,134 sq. ft. (0.28 acres)
<b>Present Zoning:</b>	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>Present Land Use:</b>	Low Residential (LRES)
<b>Present Use of Land:</b>	Single Family
<b>Year Built:</b>	1925/1940 (Florida State Site Master File/BCPA)

#### **ADJACENT ZONING**

<b>North:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>South:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>East:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>West:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)

#### **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

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

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

#### **CONSISTENCY WITH THE CITY-WIDE MASTER PLAN**

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving, and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood.

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

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

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

### **CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN**

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

The existing two-story home was constructed in 1925. It is one of the oldest houses in the Lakes area. It is an example of a Mission style home; however, the existing house requires restoration to improve the deteriorating conditions.

### **APPLICABLE CRITERIA**

**Decisions on Certificate 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.

**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*.

**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:** Presently, there is no portion of the structure or design element on the home or site that could not be reproduced or replicated without great difficulty or expense. The Applicant desires to increase the size of the existing house that will require a major renovation to the existing structure and will have challenges to overcome without the ability to meet applicable building code requirements. 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*. Although this building itself is not architecturally significant on an individual basis, its significance in the historic built environment may become greater as an older structure in Hollywood.

**CRITERION 4:** The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.

**ANALYSIS:** Staff finds there is not substantial historic character that could be considered to significantly contribute to the character of the district.

**CRITERION 5:** Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

**ANALYSIS:** As stated hereinabove, the existing home does not embody a structure steeped in architectural style or historical character that would provide an opportunity for study of local history, architecture, or design. That said, the home was inhabited by figures that are locally significant to the City's History. Should the Board approve the demolition, Staff recommend that the new home should include a commemorative plaque (pedestal or affixed to the new structure), visible from the public realm honoring previous local historical significance of the property and structure. The Board may also request that the Hollywood Historical Society, or the owner, at the owner's expense, document and record the existing home for archival records. Such documentation may include measured drawings and high-definition photography.

**CRITERION 6:** There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely effect on the historic character of the Historic District.

**ANALYSIS:** The Applicant is proposing to demolish the existing home and construct one new home. The proposed home is contemporary and functional, allowing the Applicant to maximize

the use of their property. The design is enhanced by a formal landscape plan which includes an array of native species. Required parking is accommodated.

**CRITERION 7:** The Unsafe Structures Board has ordered the demolition of a structure, or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.

**ANALYSIS:** The Unsafe Structures Board has not ordered the demolition of this home. However, improvements, such as increasing the finished floor elevation to meet FEMA's regulatory heights, impede the owner's ability to move forward with design in manner that is financially feasible or sound. The reinvestment in the property without the freedom of design for a property that does not represent a Period of Significance or possess historic merit would be an undue burden for the Applicant. Therefore, the Applicant purports that restoring the existing home is not a feasible option and is proposing one new home to enhance the property in a manner consistent with the goals of the district.

**CRITERION 8:** The information listed in the Historic Properties Database (a listing of historic and non-historic properties) has been considered as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued.

**ANALYSIS:** This house is not individually designated, but it is a contributing building based on the Florida Master Site File available because it is one of the oldest buildings in Hollywood Lakes. This house was owned by a pharmacist Dr. Samuel Black who had his business located on the southeast corner of Hollywood Boulevard and 20<sup>th</sup> Avenue.

**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 that maximizes the natural benefit of the location while complying with regulations including setbacks, lot coverage and does not adversely affect the character of the neighborhood.

**FINDING:** Consistent.

**CRITERION:** DESIGN

**ANALYSIS:** The Historic District Design Guidelines encourage new construction to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape, and environment. The proposed home design represents this current time in architecture, creating unique and interesting massing on the home.

**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 new homes shall maintain their integrity of location while creating setting and transition in scale from the public realm to the private realm.

**FINDING:** Inconclusive.

**CRITERION:** MATERIALS

**ANALYSIS:** Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used. The design of the proposed homes utilizes a neutral palette with simplified design elements and cohesive materials such as stucco, glass, metal, and wood cladding. The proposed request is consistent with other modern home designs within the district. Additionally, the proposed landscaping will enhance the ambience achieved by the home’s design, allowing for shade, visibility, and framing of the property.

**FINDING:** Consistent.

**CRITERION:** WORKMANSHIP

**ANALYSIS:** The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. Materials of the addition are sensitive in design and nature to the home and adjacent properties. The design of the new single-family home is consistent with current workmanship styles and methods in the area.

**FINDING:** Consistent.

**CRITERION:** ASSOCIATION

**ANALYSIS:** Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings... Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district.* Meeting all applicable code requirements, the proposed design is not consistent with the scale and massing of the adjacent neighborhood.

**FINDING:** Inconclusive.

**ATTACHMENTS**

ATTACHMENT A:      Application Package  
ATTACHMENT B:      Aerial Map

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

**DATE:** February 13, 2024 **MEMO NO.:** P-24-02

**TO:** Planning and Development Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Carmen Diaz, Planning Administrator

**SUBJECT:** A Certificate of Appropriateness for Demolition and a Certificate of Appropriateness for Design for a new single-family home located in the Lakes Historic District

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**EXPLANATION:**

SF & GM Property LLC. requests a Certificate of Appropriateness for Demolition and a Certificate of Appropriateness for Design for a new single-family home located at 813 Harrison Street, project No. 23-CM-66 within the Lakes Area Historic Multiple Resource Listing District.

The item was not presented at the Historic Preservation Board (HBP) meeting on December 12, 2023. At the meeting the Board voted to continue the item time and date certain to the February 13, 2024 meeting in order to give more time to the architect to revise the design and Planning and Legal staff to review State Statutes that might impact the proposal.

Attachments: Initial Application Package



# ATTACHMENT B

## Aerial Map

813 Harrison Street

Aerial Map



## 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: 08.08.23

Location Address: 813 HARRISON STREET

Lot(s): 12-13 Block(s): 74 Subdivision: HOLLYWOOD LAKES

Folio Number(s): 514214024580

Zoning Classification: RS-6 Land Use Classification: RESIDENTIAL

Existing Property Use: SINGLE FAMILY Sq Ft/Number of Units: 3,249 SQFT (1)

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

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

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

Explanation of Request: New Two Story Single Family Residence

Number of units/rooms: 1 Sq Ft: 4,616 SQFT

Value of Improvement: 400,000 Estimated Date of Completion: 12.15.2024

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

Name of Current Property Owner: SF&GM PROPERTY LLC

Address of Property Owner: 137 GOLDENISLED DR # 403

Telephone: 954-488-4321 Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name of Consultant Representative / Tenant (circle one): KALLER ARCHITECTURE

Address: 2417 HOLLYWOOD BLVD Telephone: 305-586-7952

Fax: \_\_\_\_\_ Email Address: JOSEPH@KALLERARCHITECTS.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



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022


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

# GENERAL APPLICATION

## CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: GRANT MANUKYAN  Date: 07/10/2023

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

Signature of Consultant/Representative: Joseph B. Kaller  Date: 7-10-23

PRINT NAME: JOSEPH B. KALLER Date: 7-10-23

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

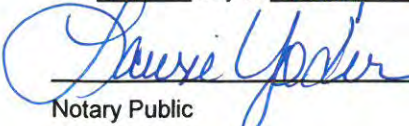
PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

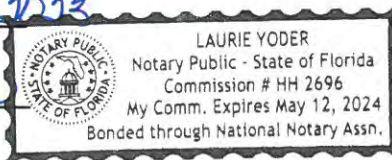
## Current Owner Power of Attorney

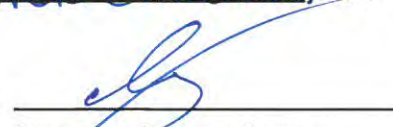
I am the current owner of the described real property and that I am aware of the nature and effect the request for Historic Preservation Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the Historic Preservation (Board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

Sworn to and subscribed before me

this 10 day of July 2023

  
Notary Public  
State of Florida



  
Signature of Current Owner

Grant Manukyan  
Print Name

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



NAME OF OWNER L. D. GREISHORF

ADDRESS OF CONSTRUCTION

813 HARRISON ST

LEGAL DESCRIPTION

lot 12 - BLK - 7 + lower  
direction

OWNERS ADDRESS

DESCRIPTION OF CONSTRUCTION

COST \$ 11,000.00

ALTERATIONS & ADDITION

ARCHITECT  
CEDRIC STANT

PERMIT TYPE	NO.	DATE ISSUED	TO WHOM	FIXTURES OR OUTLETS
BLDG.	57837	8-6-64	BERRY ELDR'S	
ROOF				
ELECTRICAL	31548	9-4-64	MOORE	1-1-330
(6) PLUMBING & GAS	25708	9-3-64	HEH P.B.	(6)
SEPTIC TANK				
Chainlink Wood Fence	54979	2-5-65	Do Fly Fence	

INSPECTIONS REVERSE SIDE



# JOB CARD

OWNER  C. GLASSO	JOB ADDRESS  813 Harrison St.
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LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
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MICROFILM NO.	ARCHITECT	FEE \$ 12.00	VALUATION \$ 300
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DESCRIPTION OF CONSTRUCTION Replace front door & Fram & Stucco Front of House	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
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TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	46311	3/13/78	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:

## Permit Search Results

[Search](#) > Properties located at/on/near '...813...'

3 permits were found for  
**813 HARRISON ST 1-2**

View	<u>Process #</u>	<u>Permit #</u>	<u>Description</u>	<u>Appl. Date</u>	<u>Permit Date</u>
<a href="#">Details</a>	2729	<b>E0501923</b>	ELECTRICAL WORK	9/8/2005	<b>9/8/2005</b>
<a href="#">Details</a>	19549	<b>B9602139</b>	RE-ROOF-FLAT	4/1/1996	<b>4/1/1996</b>
<a href="#">Details</a>		<b>B9106363</b>	CITY SIDEWALK (IN R.O.W)		<b>9/26/1991</b>



FLORIDA MASTER SITE FILE  
Site Inventory Form

FDAHRM 802 = =  
1009 = =

Site Name S.A. Black Residence (FORMER) Site No. 830 = =  
Address of Site: 813 Harrison Street Hollywood, Florida Survey Date 8008 820 = =  
Instruction for locating on the N. side of Harrison St. between 8th and 9th St. 813 = =  
Location: Hollywood Lakes Section 1-32 B 74 12,13 868 = =  
County: Broward 808 = =  
Owner of Site: Name: C.M. and Bernadette Glassco ;  
Address: 813 Harrison Street  
Hollywood, Florida 33020 902 = =  
Type of Ownership Private 848 = = Recording Date 832 = =  
Recorder: Marlyn Kemper, Director ;  
Name & Title: Historic Broward County Preservation Board ;  
Address: 1900 Tyler Street Hollywood, Florida 33020 818 = =  
Condition of Site: Integrity of Site: Original Use Residence 838 = =  
Check One Check One or More  
☐ Excellent 863 = = ☒ Altered 858 = = Present Use Residence 850 = =  
☒ Good 863 = = ☐ Unaltered 858 = = Dates: Beginning c1925 844 = =  
☐ Fair 863 = = ☒ Original Site 858 = = Culture/Phase American 840 = =  
☐ Deteriorated 863 = = ☐ Restored ( ) (Date: ) 858 = = Period Twentieth Century 845 = =  
☐ Moved ( ) (Date: ) 858 = =  
NR Classification Category: Building 916 = =  
Threats to Site:  
Check One or More  
☐ Zoning ( ) 878 = = ☐ Transportation ( ) 878 = =  
☐ Development ( ) 878 = = ☐ Fill ( ) 878 = =  
☐ Deterioration ( ) 878 = = ☐ Dredge ( ) 878 = =  
☐ Borrowing ( ) 878 = =  
☒ Other (See Remarks Below): Unknown 878 = =  
Areas of Significance: Historical, Other, Streetscape 910 = =

Significance:

HISTORICAL: c1925: As indicated on "Building Cards, Broward County Appraiser's Office."

HOLLYWOOD GUIDE AND CITY DIRECTORY 1928-1929)

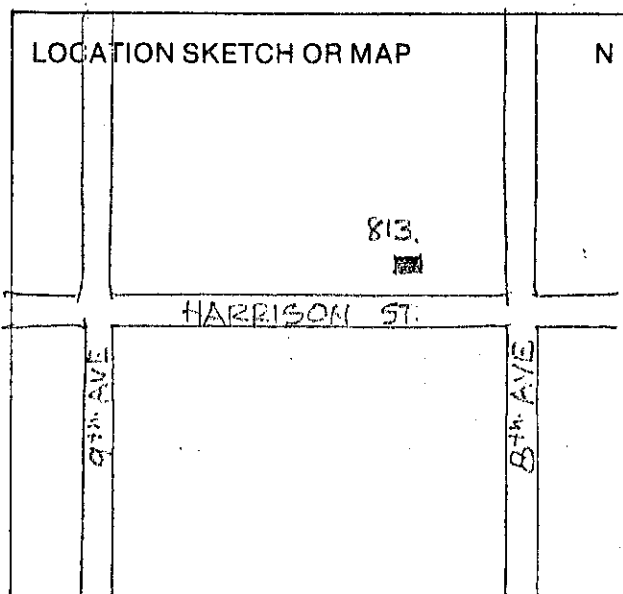
According to this publication, Dr. Black's occupation is listed as "druggist."

"Frank Yaguda Buys Black's Drug Store," HOLLYWOOD HERALD, May 24, 1940.

Dr. Black is one of Hollywood's pioneers and has been in business as a druggist for forty years. He came in 1922 and has operated his business at the present location at Hollywood Boulevard and Twentieth Avenue for the last 18 years. His Walgreen Drug Store changed hands when he sold it to Frank Yaguda of Albany, New York. Yaguda operates his own chain of five drug stores in that city. 911 = =

Additional Statement of Significance attached.

ARCHITECT Unknown 872 ==  
 BUILDER Unknown 874 ==  
 STYLE AND/OR PERIOD Masonry vernacular 964 ==  
 PLAN TYPE Irregular: unknown 966 ==  
 EXTERIOR FABRIC(S) Stucco: unknown 854 ==  
 STRUCTURAL SYSTEM(S) Masonry: hollow tile 856 ==  
 PORCHES Unknown  
 942 ==  
 FOUNDATION: Piling: unknown, unknown 942 ==  
 ROOF TYPE: Flat, built-up 942 ==  
 SECONDARY ROOF STRUCTURE(S): Hip 942 ==  
 CHIMNEY LOCATION: NA 942 ==  
 WINDOW TYPE: Awning, metal, single 942 ==  
 CHIMNEY: NA 882 ==  
 ROOF SURFACING: Built-up, tile 882 ==  
 ORNAMENT EXTERIOR: None 882 ==  
 NO. OF CHIMNEYS 1 952 == NO. OF STORIES 2 950 ==  
 NO. OF DORMERS None 954 ==  
 Map Reference (incl. scale & date) USGS Ft. Lauderdale South, Fla.  
7.5 Min. 1962 (1969) 809 ==  
 Latitude and Longitude:  
 " " " " " " 800 ==  
 Site Size (Approx. Acreage of Property): LT 1 833 ==



Township	Range	Section
51S	42E	14

812 ==

UTM Coordinates:

17 587860 2877000 890 ==  
 Zone Easting Northing

Photographic Records Numbers R18/F1 860 ==

Contact Print

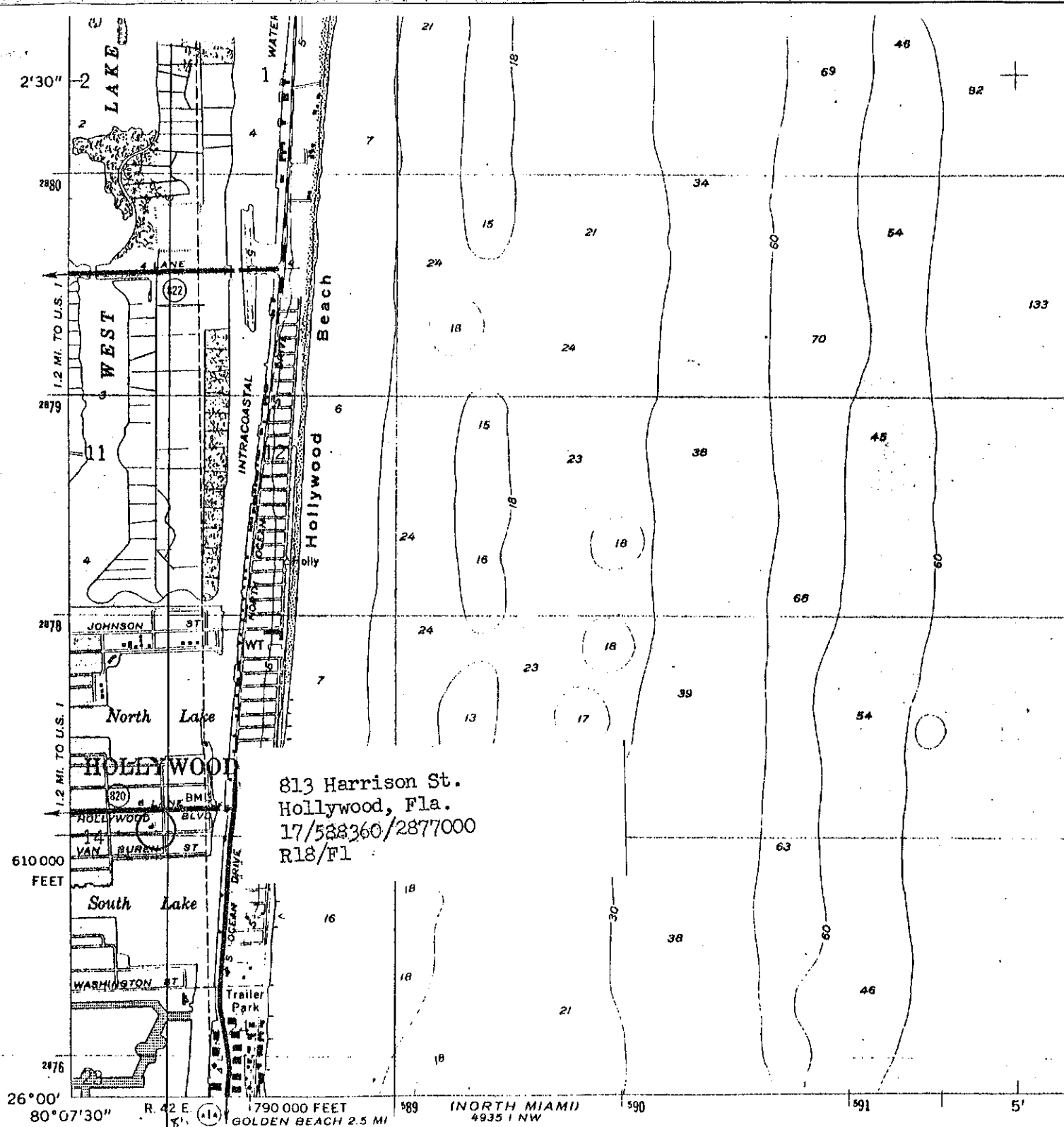
813 Harrison Street

Statement of Significance (use continuation sheet if necessary)

OTHER: This building is significant because it dates from the earliest construction period in Hollywood, Florida. Although this building is not architecturally significant on an individual basis, its significance in the historic built environment may become greater as the older structures in Hollywood are demolished.

STREETSCAPE: One of a series of residences on Harrison St. between 8th and 16th Ave. Establishes a definite character, but the sites are too dispersed to form a district. However, neighborhood conservation is recommended.

911==



Mapped by the U.S. Coast and Geodetic Survey  
 Edited and published by the Geological Survey

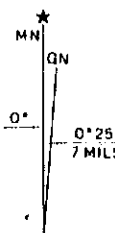
Control by USC&GS and USCE

Planimetry by photogrammetric methods from aerial photographs  
 taken 1942. Topography by planetable surveys 1945  
 Revised by the Geological Survey from aerial photographs taken 1961  
 Field checked 1962

Selected hydrographic data compiled from USC&GS Charts 1248 (1961)  
 and 546 (1963). This information is not intended for navigational purposes

Polyconic projection. 1927 North American datum  
 10,000-foot grid based on Florida coordinate system, east zone  
 1000-meter Universal Transverse Mercator grid ticks,  
 zone(17, shown in blue

Red tint indicates areas in which only landmark buildings are shown



UTM GRID AND 1969 MAGNETIC NORTH  
 DECLINATION AT CENTER OF SHEET

Revisions shown in purple compiled by the Geological  
 Survey in cooperation with State of Florida  
 agencies from aerial photographs taken 1969  
 This information not field checked.

**HISTORICAL STRUCTURE FORM  
FLORIDA SITE FILE**

*Update*

Site #8 \_\_\_\_\_  
Recorder #: \_\_\_\_\_  
Field Date: 5/20/95  
Form Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

*Black*

Site Name: S.A.<sup>A</sup> Residence (former) (Mult. List. #8 \_\_\_\_\_)  
Survey: \_\_\_\_\_ (Survey # \_\_\_\_\_)  
National Register Category: Building

**LOCATION AND IDENTIFICATION**

Address: 813 Harrison Street  
Cross Streets: N. side of Harrison Street between 8th and 9th Avenues  
Nearest City/Town: Hollywood In Current City Limits: Yes  
County: Broward Tax Parcel #: 314241024580  
Subdivision Name: Hollywood Lakes 1-32B Block: 74 Lot: 12, 13  
Ownership: ☐ priv.-profit ☐ priv.-indiv. ☐ priv. unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unk.  
Name of Public Tract (e.g., park): \_\_\_\_\_  
Route To: \_\_\_\_\_

**MAPPING**

USGS 7.5' Map Name: USGS Ft. Lauderdale South, Fl. 7.5 Min. 1962 (1969)  
Township: 51S Range: 42E Sect: 14 1/4 \_\_\_\_ 1/4-1/4 \_\_\_\_ Irreg. Sect.? ☐ y ☐ n  
(UTM: Zone 17 Easting 5/8/7/8/6/0 Northing 2/8/7/7/0/0/0)  
Plat or Other Map (map's name, location): \_\_\_\_\_

**DESCRIPTION**

Style: Masonry Vernacular Exterior Plan: Irregular No. Stories: 2  
Structural Systems: Masonry: hollow tile  
Foundations: Types: Piling Materials: unknown  
Exterior Fabrics: Stucco  
Roof: Types: combination: flat, sloped, hip  
Materials: barrel tile  
Secondary structures (dormers, etc.): None  
Chimney: No.: 1 Materials: stucco Locations: east  
Windows (types, materials, placement): aluminum awning, fixed  
Main Entrance (stylistic details): None significant  
Porches: None  
Exterior ornament: brick capping  
Interior Plan: unknown Condition: Good  
Surroundings: A - All or nearly all residential  
Ancillary Features (No., type of outbuildings; major landscape features): None  
Archaeological Remains at Site: Archaeological form completed? No - NA  
Narrative: Facade has not been significantly altered since 1980 survey. The property has an incompatible addition to the front, which had already been constructed by the 1980 survey.

## HISTORY

Construction Date: 1925      Circa: Yes

Architect (last name first): Unknown

Builder (last name first): Unknown

Moves: No

Alterations: Yes      Dates: \_\_\_\_\_ Nature: \_\_\_\_\_

Additions: Yes

Original Uses: Residence

Intermediate Uses: Residence

Present Uses: Residence

Ownership History: \_\_\_\_\_

## SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? ☒ yes ☐ no ☐ insuff. info.      LOCAL DESIG. CATEGORY

Individually elig. for Nat. Register? ☐ yes ☒ no ☐ insuff. info.      \_\_\_\_\_

Potential contributor to NR district? ☐ yes ☒ no ☐ insuff. info.      \_\_\_\_\_

**Historical associations (ethnic heritage, etc.):** c1925: As indicated on "Building Cards, Broward County Appraiser's office." Also, according to *Hollywood Guide and City Directory* 1928-1929, Dr. Black 's occupation is listed as "druggist." See attached *Statement of Significance*.

**Explanation of evaluation:** This building is significant because it dates from the earliest construction period on Hollywood, Florida. Although this building is not architecturally significant on an individual basis, its significance in the historic built environment will become greater as the older structures in Hollywood are demolished. See attached *Statement of Significance*.

## CROSS REFERENCES

**Bibliographic references (author, date, title, publication information. If unpublished, give FSF Manuscript Number, or location where available):** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Photographs:** B&W print(s) at least 3X5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.

**Location of negatives/neg. nos.** Neg. Nos. 6A-7 and 7A-8/Sheet 2

## RECORDER

**Name (last first)/Addr/Phone/Affiliation:** Rosenthal, Melinda; 1933 Wilson Street, Hollywood, Florida 33020; (305) 921-9663; Intern, City of Hollywood

**REQUIRED:** (1) USGS MAP WITH STRUCTURE PINPOINTED  
(2) LARGE SCALE STREET OR PLAT MAP  
(3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5

913 HARRISON ST

hot 12-BL-7 f hwe  
direction

**COST \$ 11,000.00**

**CARDIC STAFF**

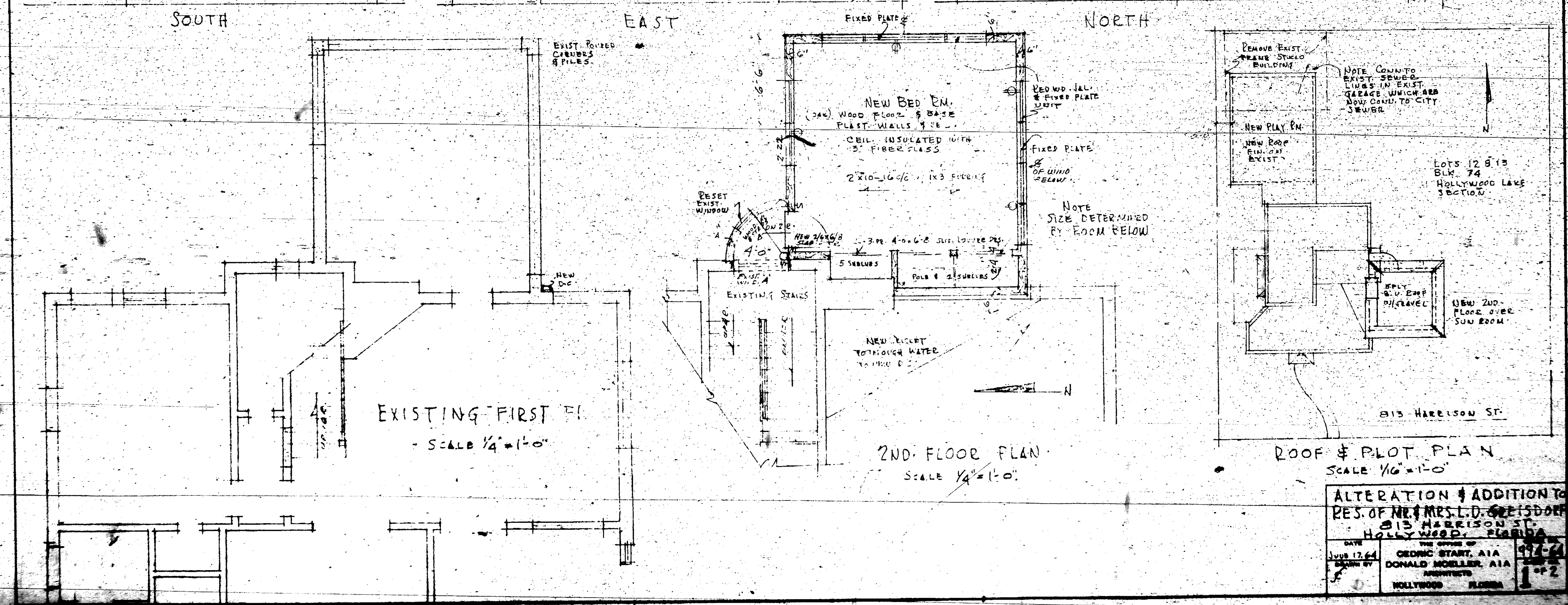
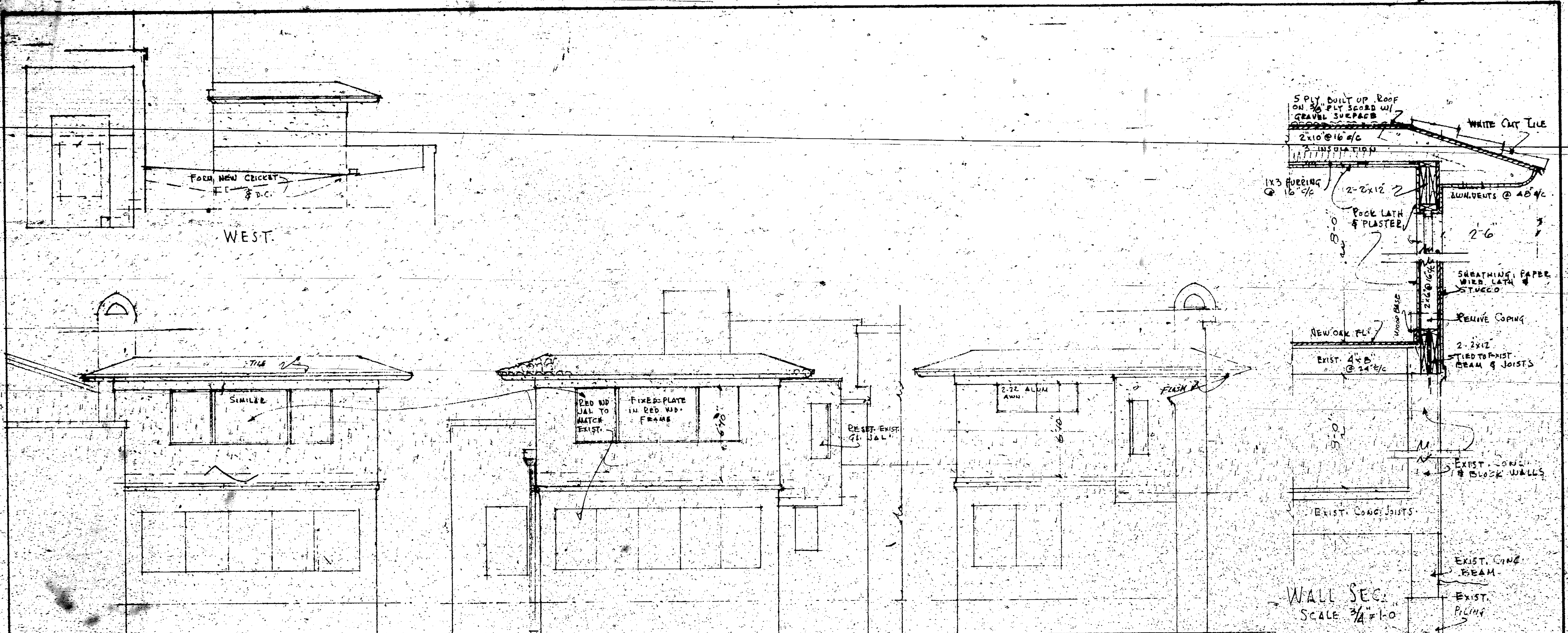
INSPECTIONS REVERSE SIDE

Date 8/6/64 Permit No. 57837  
Owner L. D. Schneider  
Description Alterations & Additions  
Location 813 Harrison  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Sub. Div. \_\_\_\_\_  
Contractor or Builder Berry Bldgs.  
Architect Redic Start  
Cubic Ft. \_\_\_\_\_ Valuation \$ 11,000.00  
Electric \_\_\_\_\_ Plumbing 6 P. 75  
Chief Bldg. Inspector [Signature]  
Zoning Inspector [Signature]  
City Engineer \_\_\_\_\_  
State Hotel Inspector \_\_\_\_\_  
State Health Inspector \_\_\_\_\_

27.00  
27.00

For owner use only  
No Rental - ~~Kitchen~~



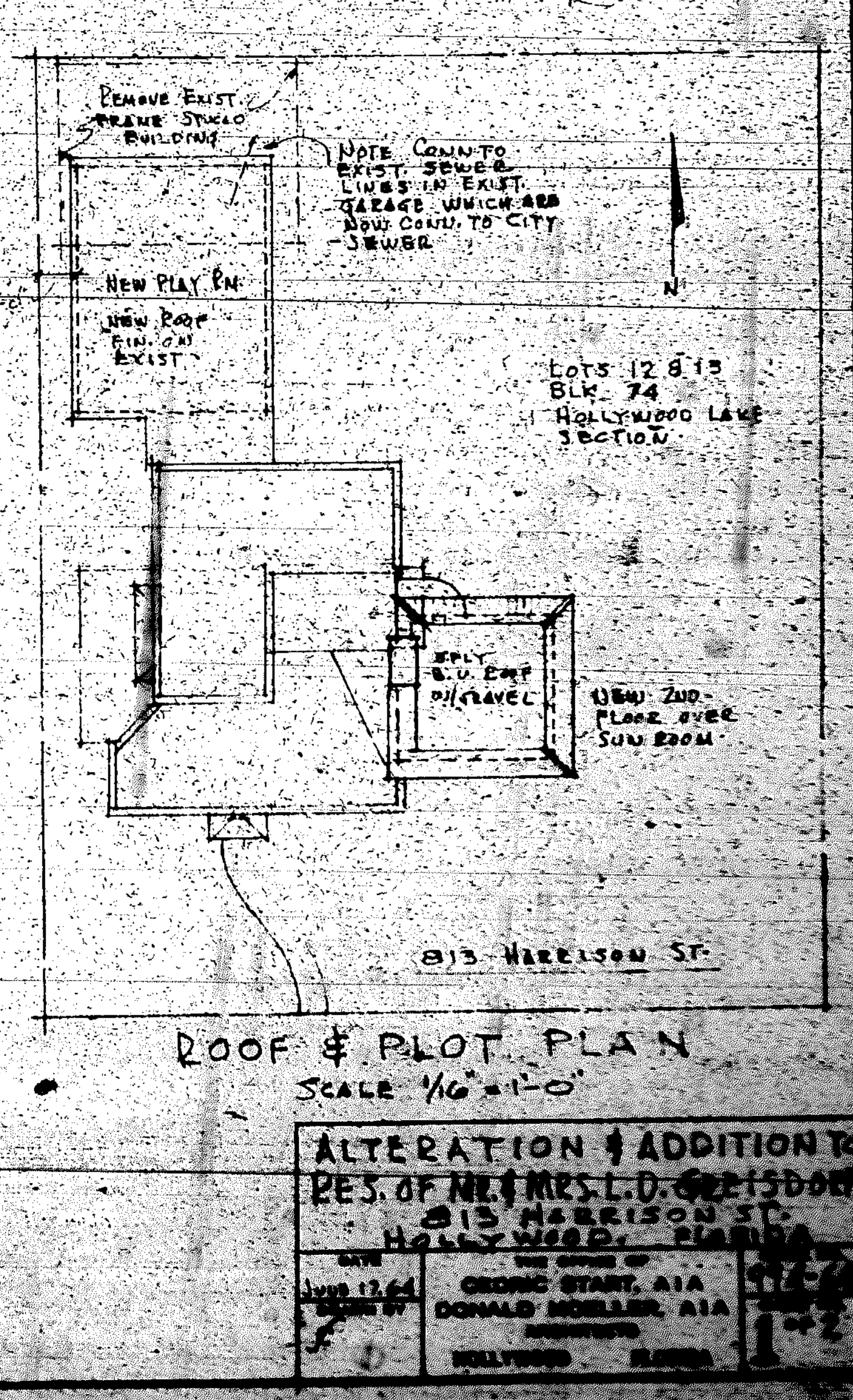
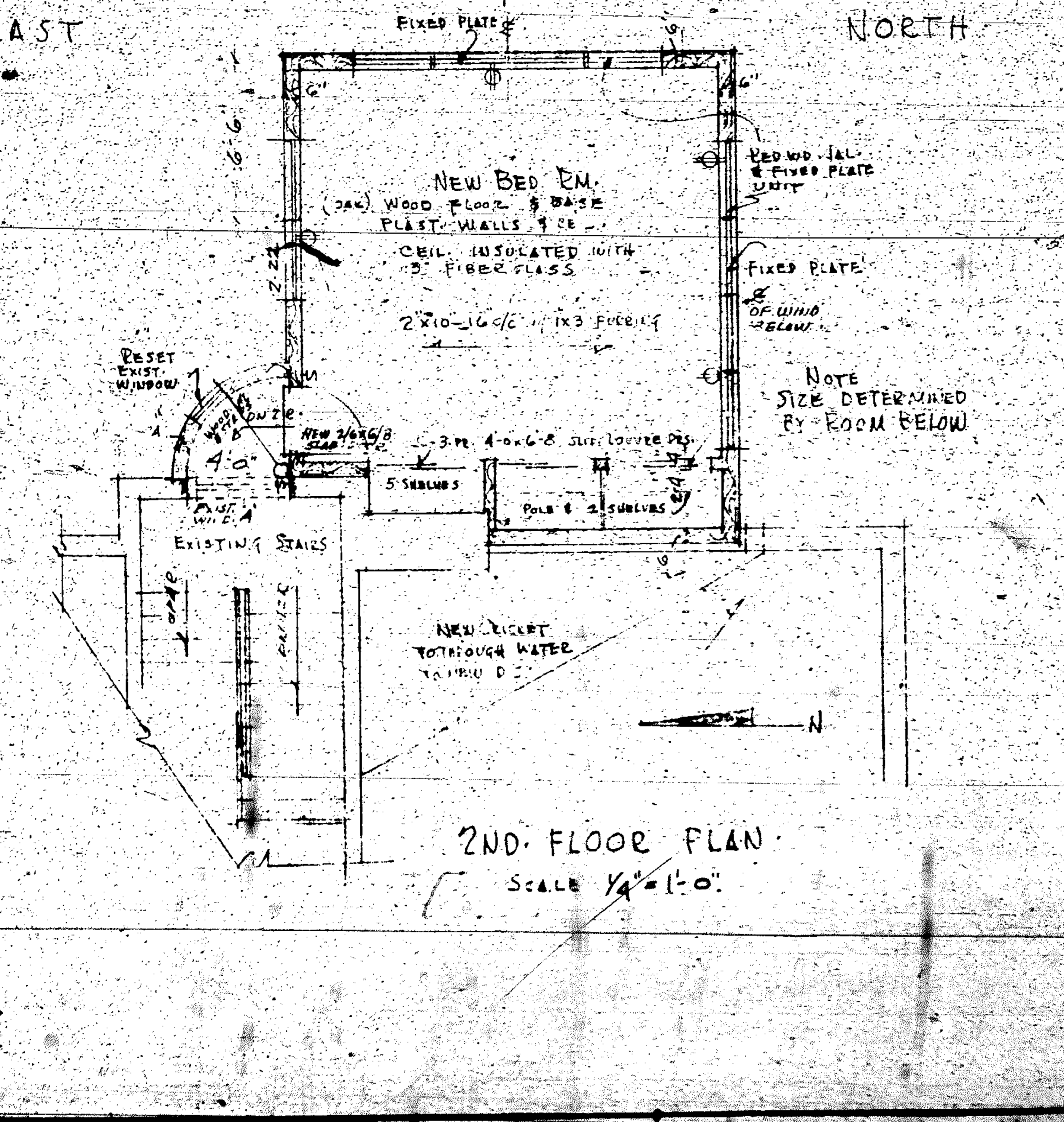
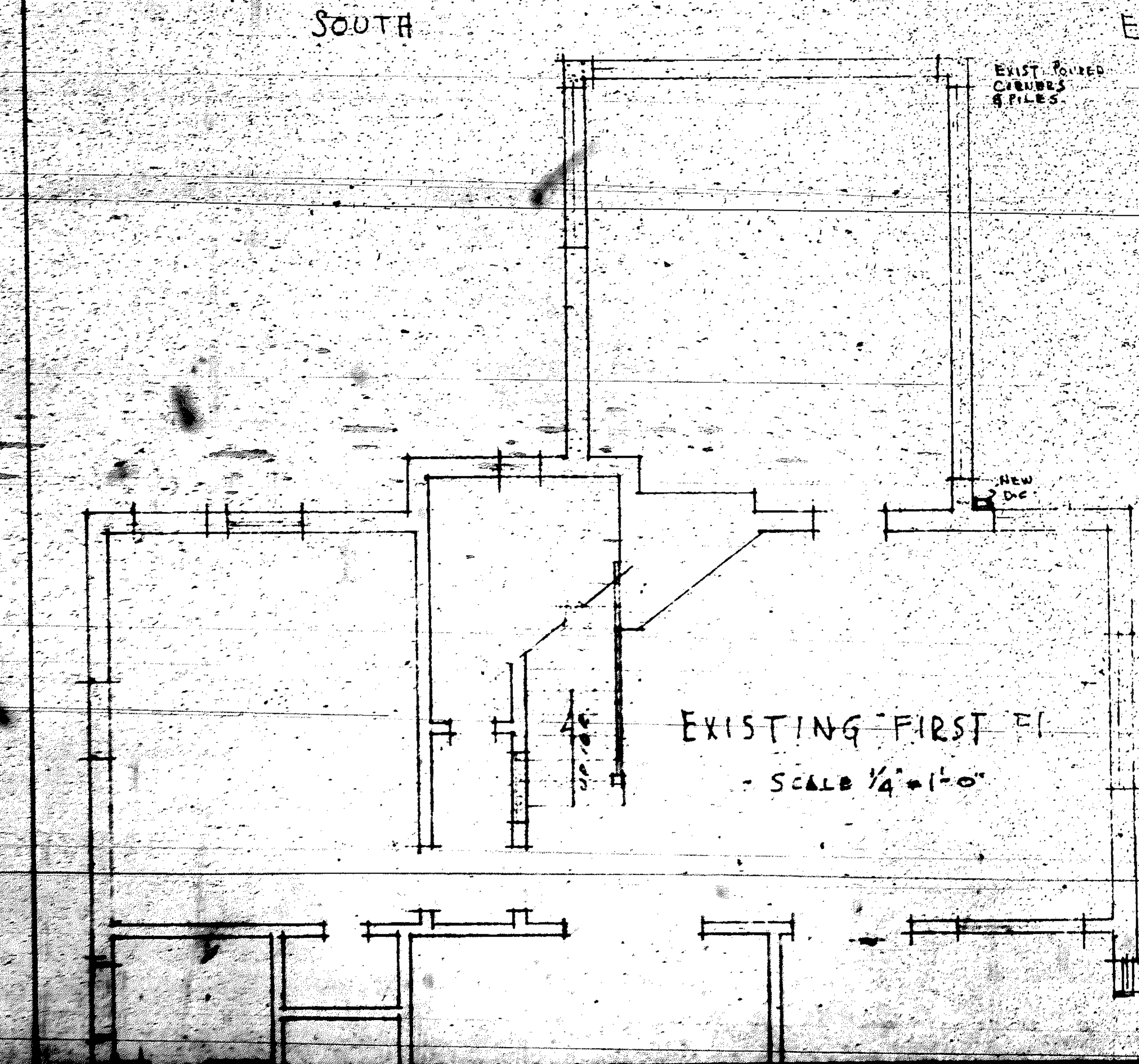
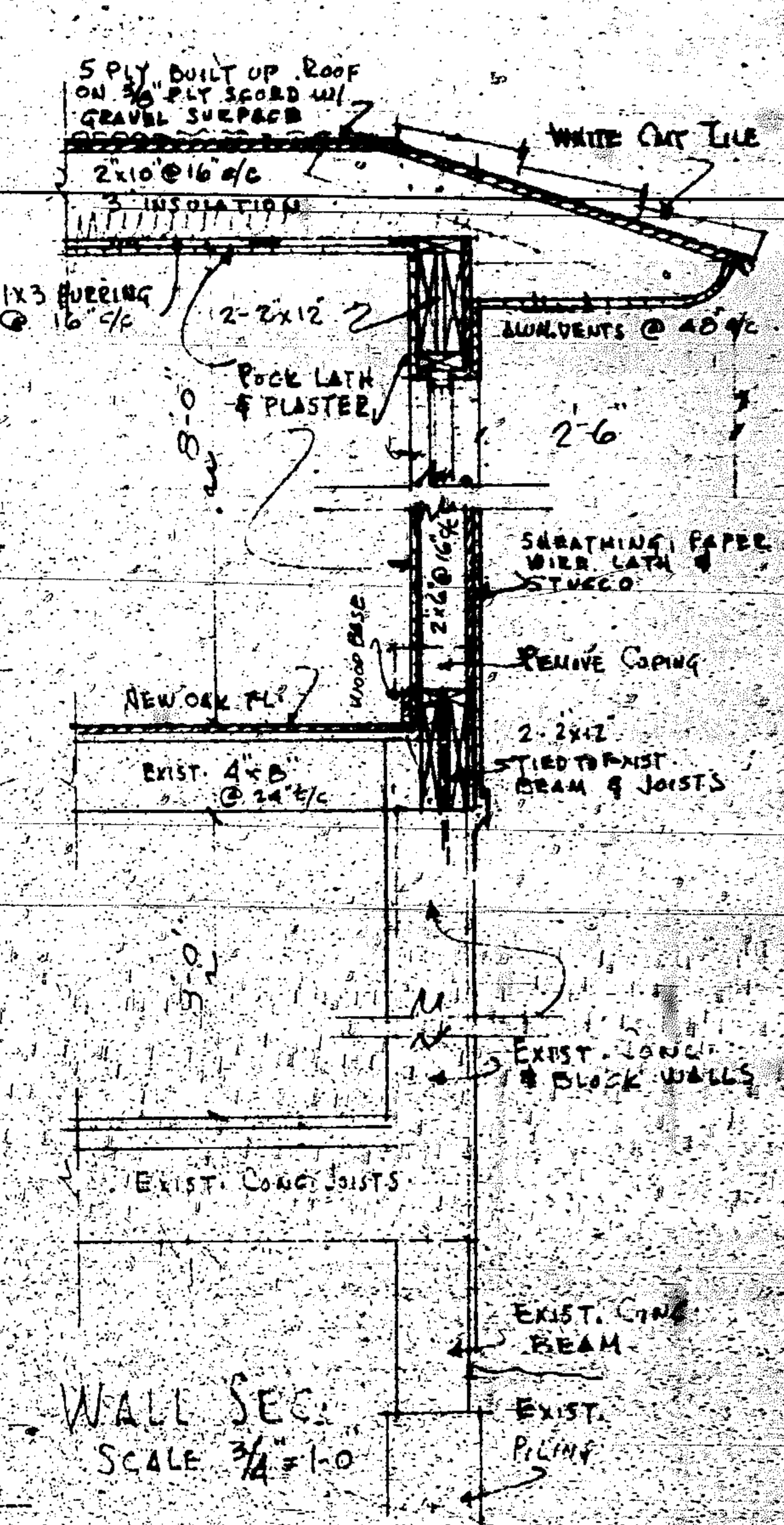
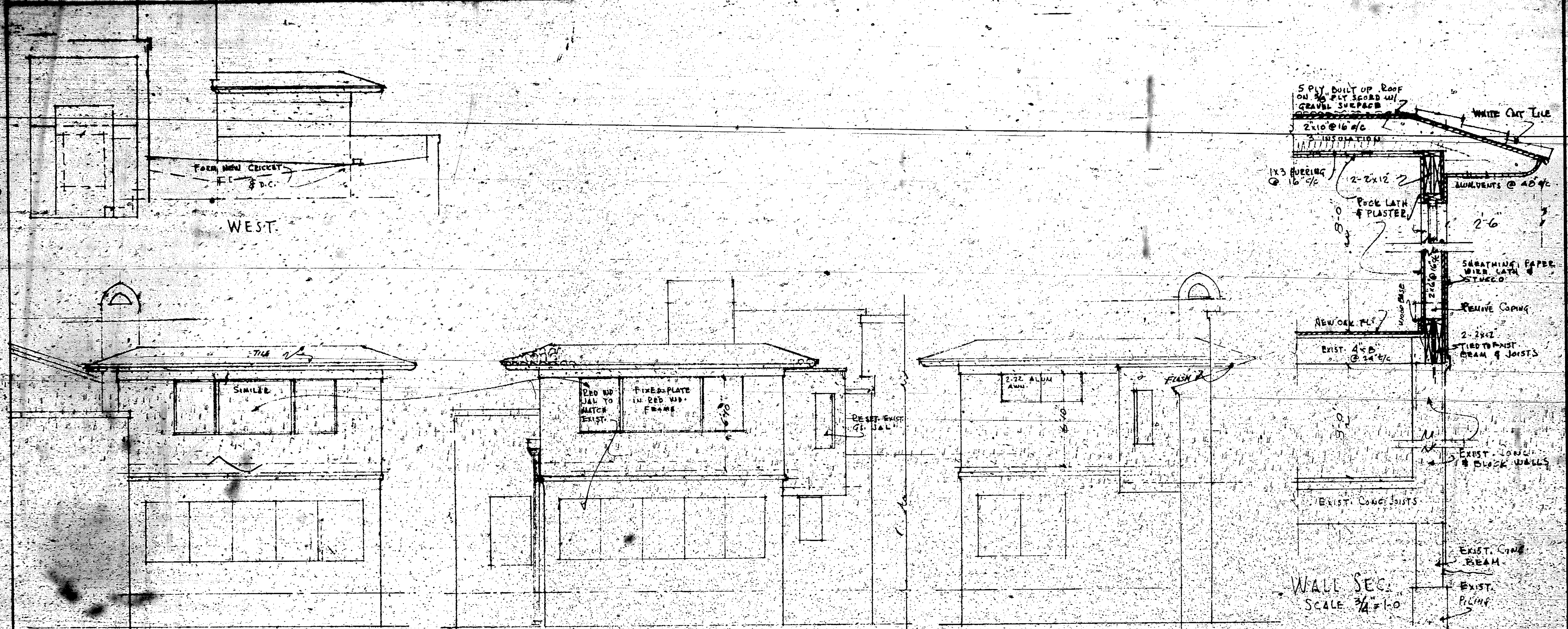


ALTERATION & ADDITION TO  
RES. OF MR. & MRS. L.D. GREISDORF  
813 HARRISON ST.  
HOLLYWOOD, FLORIDA

DATE: JUNE 17, 64  
DESIGNED BY: CEDRIC STANT, AIA  
DRAWN BY: DONALD MOELLER, AIA  
HOLLYWOOD, FLORIDA

994-64  
1 OF 2



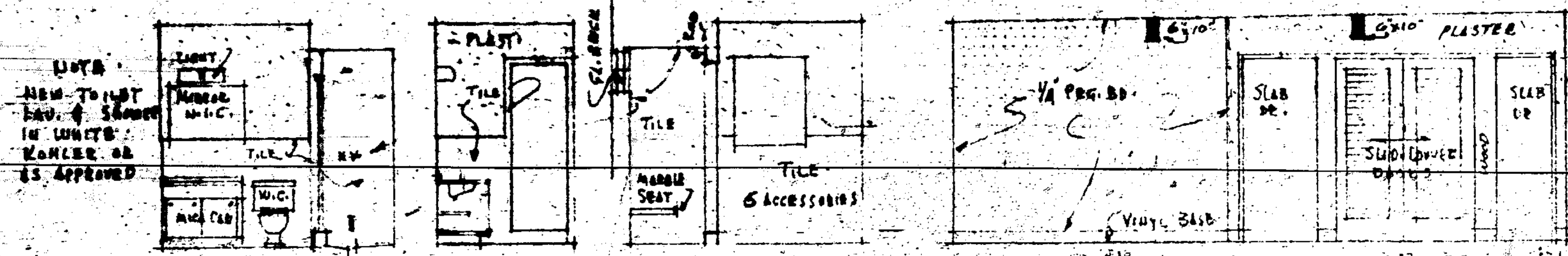


ALTERATION & ADDITION TO  
 RES. OF MR. & MRS. D. GRISBORN  
 813 HARRISON ST.  
 HOLLYWOOD, FLORIDA  
 DATE: JUN 12, 64  
 DRAWN BY: DONALD HOLLER, AIA  
 HOLLYWOOD, FLORIDA

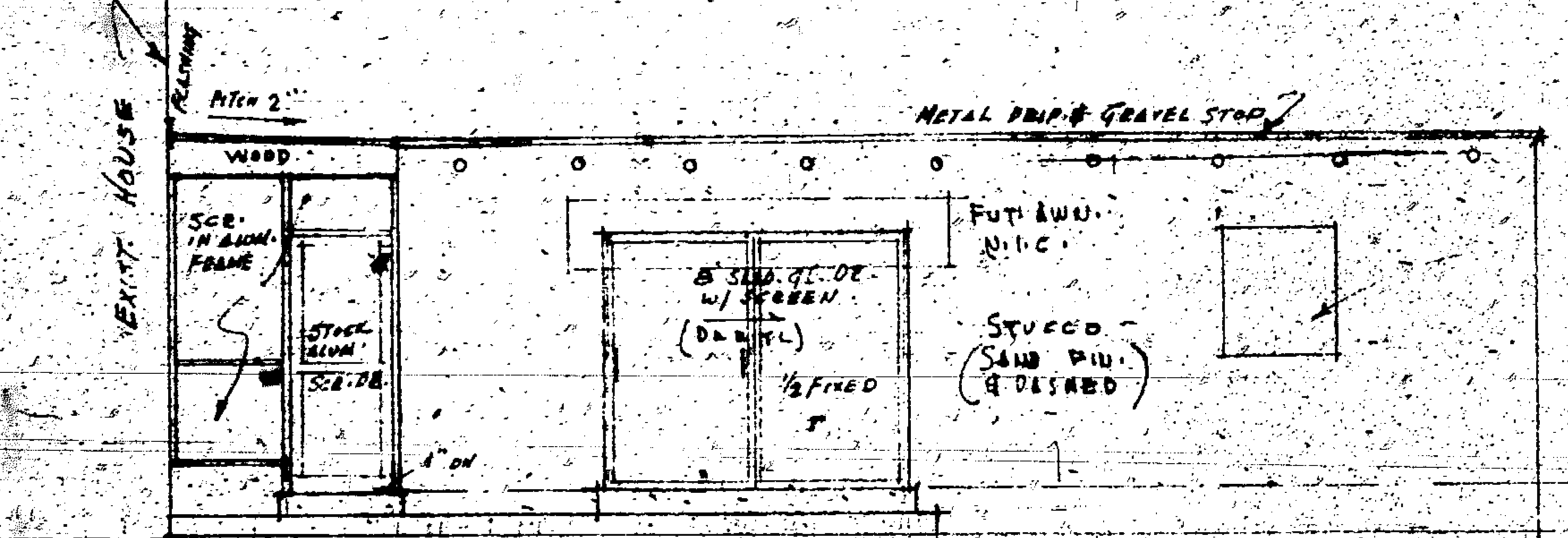


# GENERAL NOTES

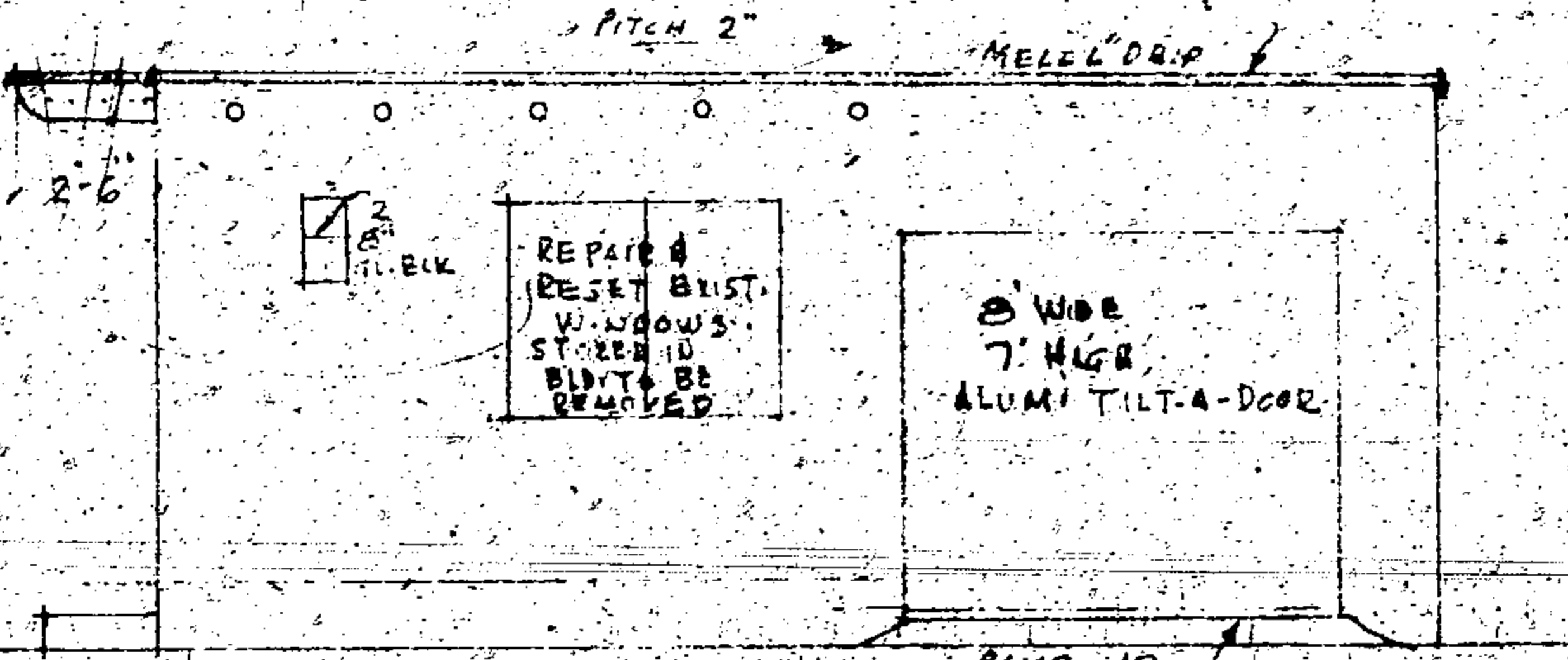
ALL WORK SHALL COMPLY WITH LOCAL BUILDING CODES IS MIN.  
ALL LUMBER IN CONTACT WITH MASONRY SHALL BE TREATED WITH CREOSOTE OR WOOD LIFE ACCORD. TO M.F.C.S. DIRECTIONS.  
ALL NEW EXTERIOR CMT. & STUCCO SHALL BE PAINTED W/ 2 COATS OF APPROVED POLYVINYL PAINT.  
ALL NEW INTERIOR STUCCO WALLS SHALL BE GIVEN 2 COATS TO MATCH SAND FIN. PLAST. ALL NEW OLD WOOD SHALL BE GIVEN 2 COATS OF OIL PAINT WHERE EXPOSED. PEG BOARD ON RUMPS CM. SIDE SHALL HAVE 2 COATS OF APPROVED VINYL PAINT.  
USE SCHLAGE LOCKS WHERE REQUIRED. WHERE POSSIBLE USE EXISTING MATERIAL FROM EXIST. GARAGE.



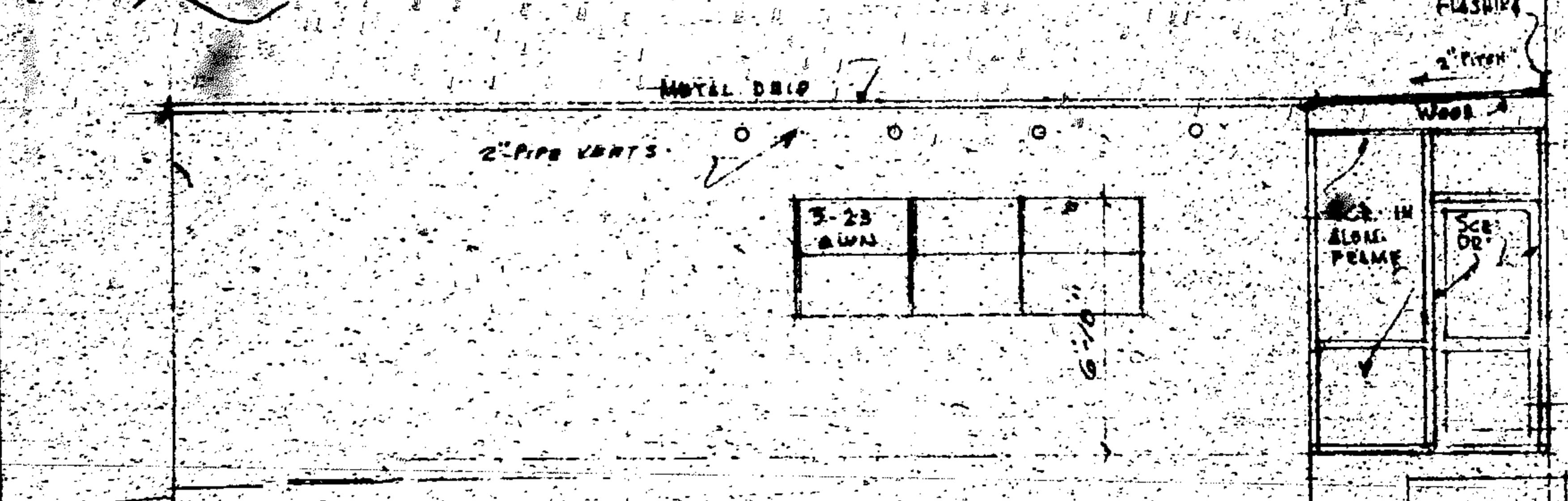
NORTH WALL OF RUMPS CM. SCALE 1/4" = 1'-0"



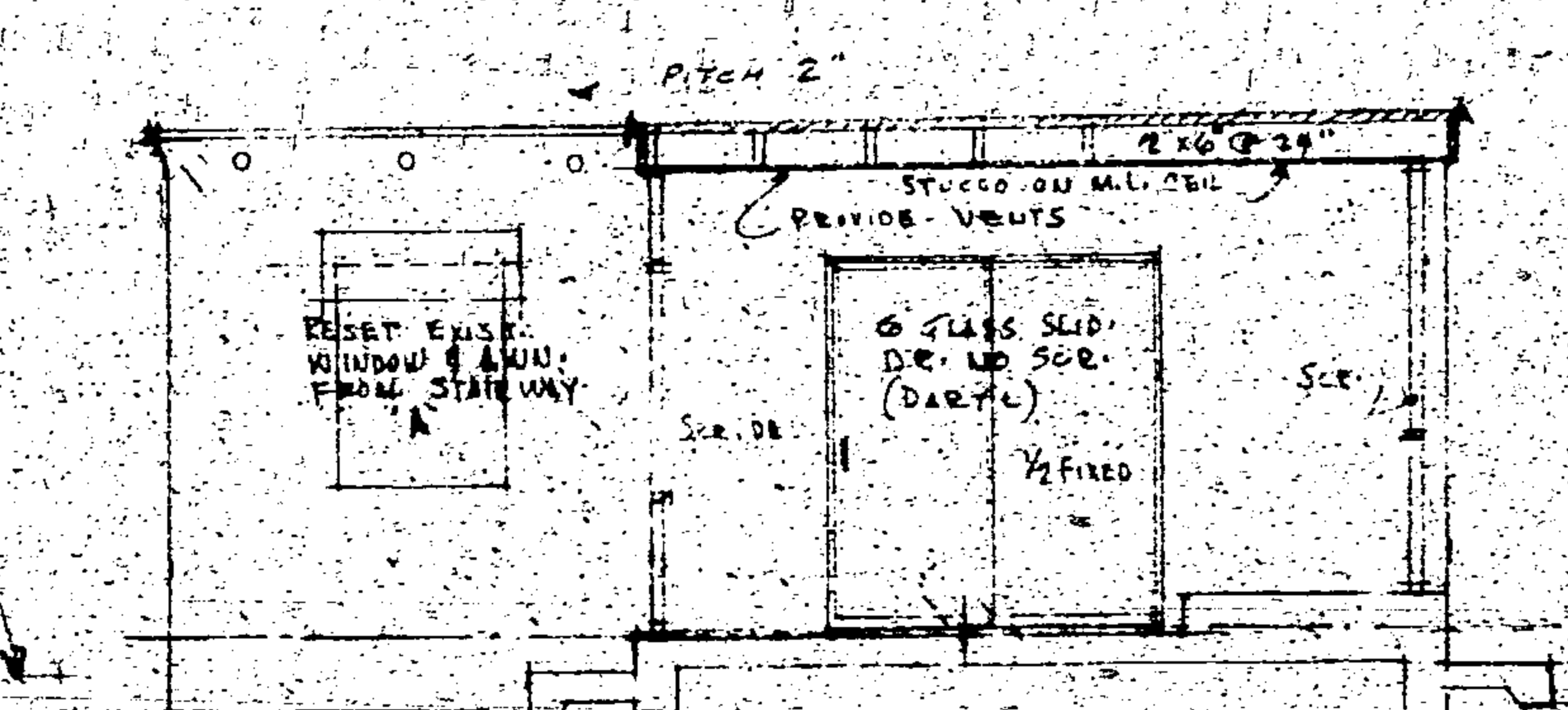
EAST WALL SCALE 1/4" = 1'-0"



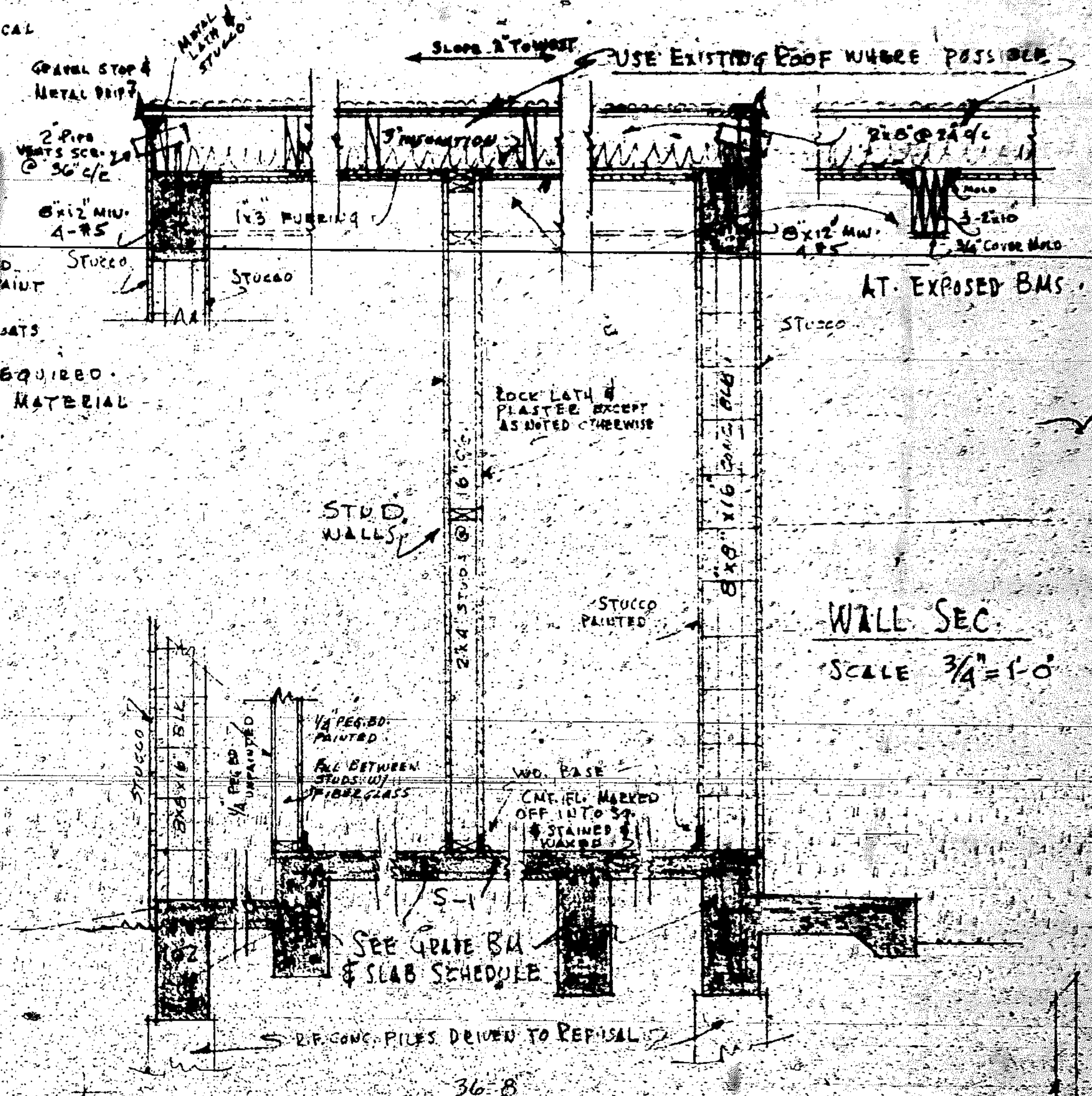
NORTH WALL



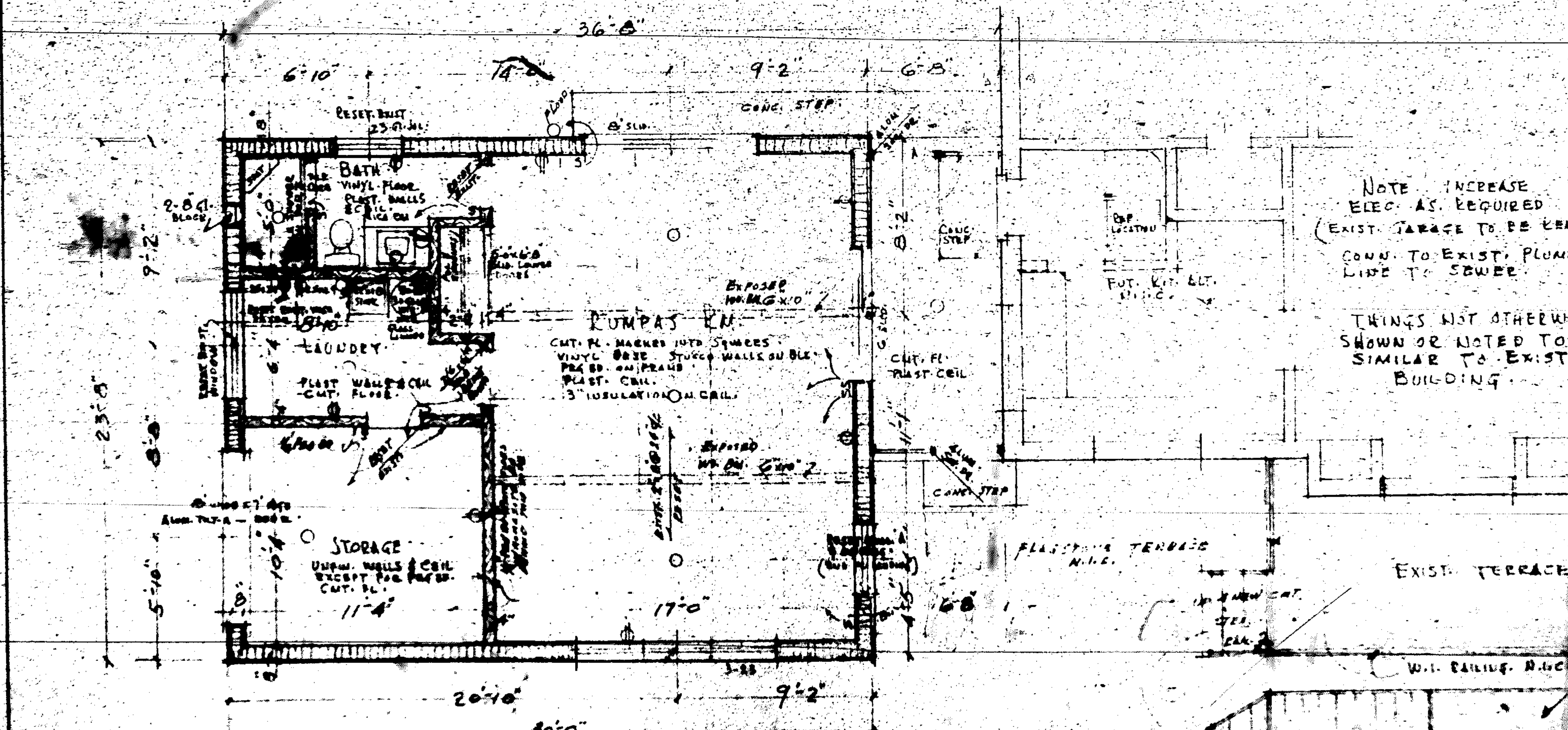
WEST WALL



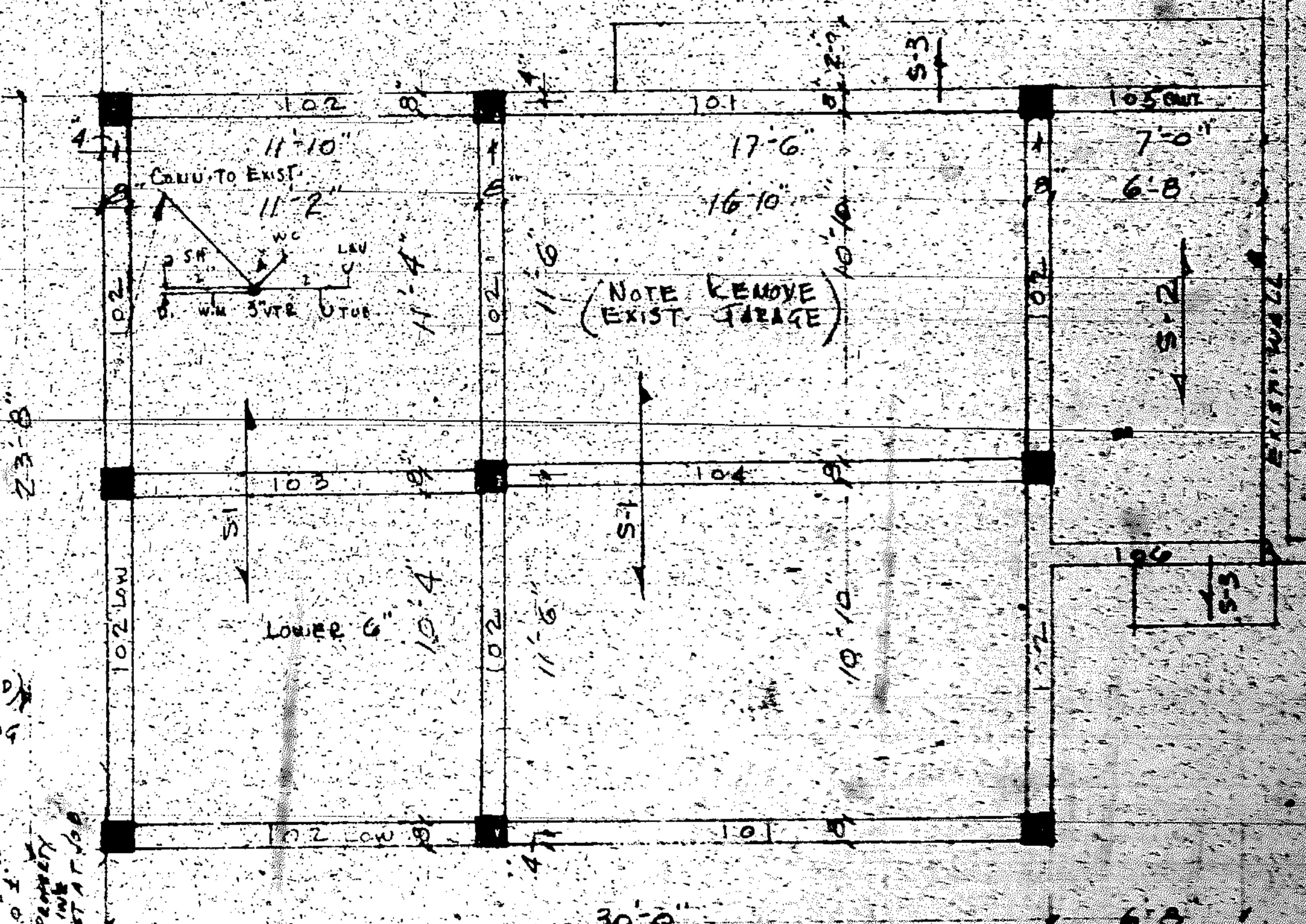
SECTION NORTH



WALL SEC. SCALE 3/4" = 1'-0"



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



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

NOTE INCREASE ELEC. AS REQUIRED (EXIST. GARAGE TO BE REMOVED) CONN. TO EXIST. PLUMBING LINE TO SEWER.

THINGS NOT OTHERWISE SHOWN OR NOTED TO BE SIMILAR TO EXIST. BUILDING.

## GRADE BEAM SCHEDULE

MARK	W	D	ST	BUT	TOP	REMARKS
101	8"	22"	1#4	1#4	2.45	EXTEND BUT 8" INTO 105
102	8"	22"	1#4	1#4	2.45	
103	8"	22"	1#4	1#4	2.45	
104	8"	22"	1#4	1#4	2.45	
105	8"	22"	1#4	1#4	2.45	EXTEND BUT 8" FROM 101
106	8"	22"	1#4	1#4	2.45	KEY INTO EXIST. CONCRETE

## SLAB SCHEDULE

MARK	THICK	REINFORCING	YEM.
S-1	4"	#5 @ 12" ON C.	#3 @ 12"
S-2	6"	#5 @ 12" ON C.	#3 @ 12"
S-3	6"	#5 @ 12" ON C.	#3 @ 12"

ALL SLAB & BEAM CONC. 3000 PSI.

## ALTERATION & ADDITION TO

RES. OF MR. & MRS. L.D. GEISDOERF

813 HARBOR BLVD. HOLLYWOOD, FLORIDA

DATE: 12-1-64

BY: [Signature]



REMOVE EXIST.  
FRAME STUDIO  
BUILDING

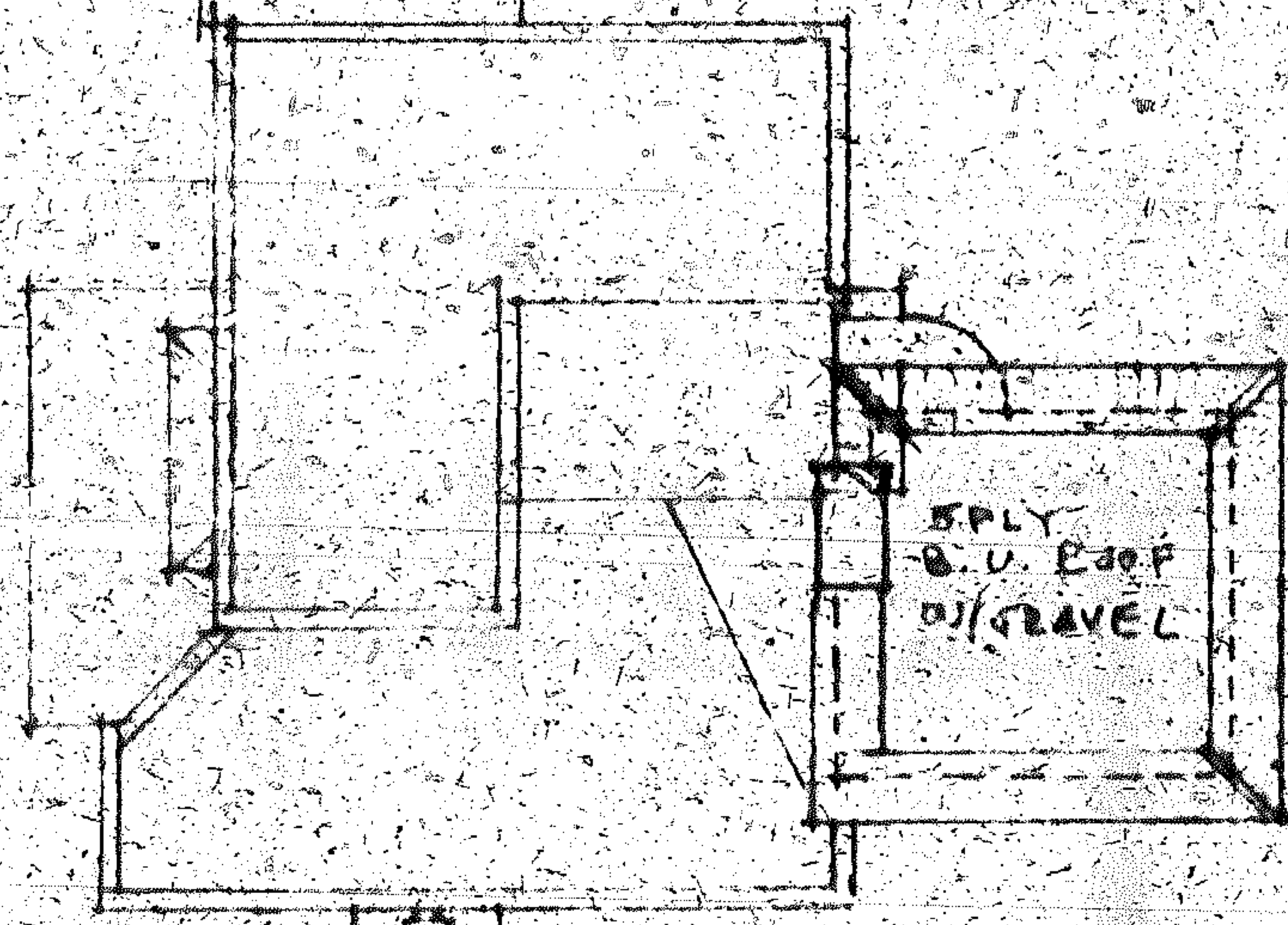
NOTE CONN. TO  
EXIST. SEWER  
LINES IN EXIST.  
GARAGE WHICH ARE  
NOW CONN. TO CITY  
SEWER



NEW PLAY RM.

NEW ROOF  
FIN. ON  
EXIST.

LOTS 12 8 13  
BLK 74  
HOLLYWOOD LAKE  
SECTION



5 PLY  
S.V. ROOF  
ON GRAVEL

NEW 2ND  
FLOOR OVER  
SUN ROOM

813 HARRISON ST.

ROOF & PLOT PLAN  
SCALE 1/16" = 1'-0"



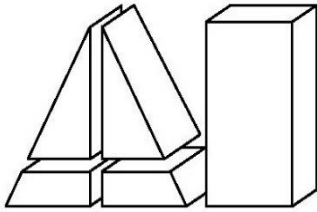


## **Existing**

**Lots 12 and 13, Block 74, Hollywood Lakes Section, according to the map or plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.**

## **Proposed**

**Two-Story Single-Family Residence. 5 bedrooms +1 office space, 5 bathrooms + 1 powder room 2 vehicle carport and private pool deck.**



## **ARBAB ENGINEERING, INC.**

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

---

July 31, 2023

City of Hollywood Planning Division  
2600 Hollywood Boulevard, Room 315  
Hollywood, Florida 33022

Re: **Structural Evaluation Report for:**  
**813 Harrison Street**  
**Hollywood, Florida**

To Whom It May Concern:

This report has been prepared for the specific purpose of evaluating the current structural condition of the two story single-family residence located at above referenced property. The descriptions below are our professional opinions based on experience as a result of visual observations of the building on June 15 and July 27, 2023.

While there may be latent conditions that have not been fully explored and are not identified such as attic and crawl spaces, this does not impede the fundamental conclusions stated in this report.

### **STRUCTURAL FRAMING OF THE HOUSE:**

The main house is a two-story residence, with roof and floor joists transferring the load to the existing exterior and interior load bearing walls and ultimately to the foundation.

The foundation of the house was not exposed for verification and there are no existing drawings for verification, however, it appeared to be on spread footing.

One story detached guest house is located to the North of the main residence.

The exterior walls of the two-story residence are masonry, with tie beams and tie columns. Ground floor framing consists of 2x wood floor joists above the crawl space which are supported by exterior and interior stem walls. The second floor of this house is also 2x wood joist members, supported by exterior masonry load bearing walls and interior stem walls.

A wood stair is providing access to the second floor of this residence.

Continued on Page 2

City of Hollywood Planning Division

Page 2  
July 31, 2023

Re: **Structural Evaluation Report for:  
813 Harrison Street**

### **STRUCTURAL INSPECTION AND FINDINGS:**

During our observations we noticed that the majority of the first floor wood joists are completely collapsed into the crawl space and only minor portion of the floor system stayed in place. The first floor area is in poor and unsafe condition. The extent of the collapsed floor is to the point that makes it difficult to walk inside the house. Please see attached photographs.

The existing wood stair and railing is also affected by the collapse of the floor and they are in very poor and unsafe condition.

Second floor joists are also affected by first floor collapse and appeared to be in poor and unsafe condition at this time.

In order to repair and replace the interior of the house, the entire first and most or all of second floor framing shall be removed, leaving only the exterior walls in place.

Condition of the exterior walls of this house are unknown and requires additional investigation, in order to completely verify their condition.

The one story detached guest house at North side of property appeared to be in fair condition at this time.

Much of the original electrical system still in place, which represents a potential fire hazard, due to the use of outdated cloth wiring.

Finished floor of the house appeared to be below the minimum FEMA flood elevation criteria.

Despite relatively fair condition of this house from outside, due to the extent of the damage to interior of the house, which include first floor, second floor, damaged interior stud walls, damaged existing stair, the entire interior of the main house needs to be demolished and completely replaced with new.

Sub-standard windows and door shall be replaced with new, to comply with the requirements of South Florida Building Code.

All damaged concrete beams, some with exposed reinforcing, require complete structural restoration.

A/C unit requires replacement.

Continued on Page 3



City of Hollywood Planning Division  
Page 3  
July 31, 2023

Re: **Structural Evaluation Report for:**  
**813 Harrison Street**

**Conclusion:**

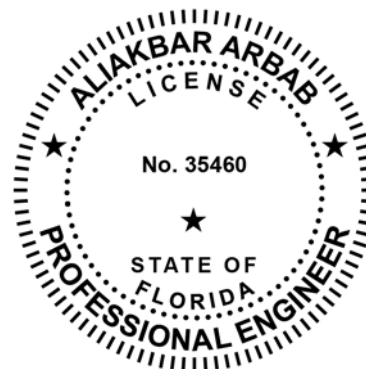
It is clear that the foundation, floor joists, floor & roof decking, plumbing system, and electrical systems are damaged and continue to deteriorate for reasons previously stated. The first floor of this residence appeared to be a couple of feet below flood level. It appears that the house is supported by spread footing and not by piles and grade beams. The lack of adequate reinforcing inside the exterior masonry walls and proper metal connectors to fasten the roof structure to the exterior walls and foundation, make the building unsafe and suspect to catastrophic failure and potential collapse during a hurricane or other strong wind event. The considerable cost required to repair, reinforce, replace, and reconstruct the structural of this residence, particularly reconstruction of the entire interior framing of this residence, due to collapse of the interior framing, and MEP systems. To provide a building that meets the current Florida Building Code and allow for the safe & healthy human habitation, would lead to a substantial improvement. That would mandate that the building be brought into full compliance with current FEMA regulations and the 2020 Florida Building Code. In my professional opinion, based on knowledge and experience, due to the extent and magnitude of damage to the structure that is visibly evident, FEMA flood requirement, as well as the latent damage and deterioration that is festering below the ground and behind finishes, the existing two-story residence may be considered to be replaced with re-building new residence, in order to comply with all requirements of the Florida Building Code, since rehabilitation is not a feasible option.

If you have any questions regarding this structural evaluation report, feel free to contact me in my office at 305-940-3088 during office hours.

Sincerely,

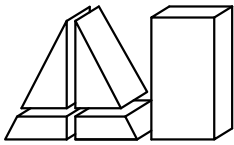


Ali Arbab, P.E.  
**For Arbab Engineering, Inc.**  
**FL # PE 35460, SI #456**



**Attachments**

AA/aa  
Z:\Drive\2023 Projects\728 Tyler/ Report\813 Harrison Evaluation Report



**ARBAB ENGINEERING, INC.**  
**CONSULTING ENGINEERS**

3363 NE 163rd STREET, SUITE 701  
NORTH MIAMI BEACH, FLORIDA 33160  
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Page: P-1  
Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street  
Hollywood, Florida

Date: July 31, 2023

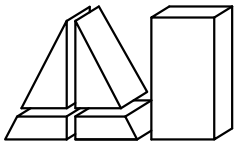


SOUTH ELEVATION AND ENTRANCE  
TO THE HOUSE



SOUTH-WEST CORNER OF THE  
HOUSE ( TWO STORY PORTION)





**ARBAB ENGINEERING, INC.**  
**CONSULTING ENGINEERS**

3363 NE 163rd STREET, SUITE 701  
NORTH MIAMI BEACH, FLORIDA 33160  
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

Page: P-2  
Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street  
Hollywood, Florida

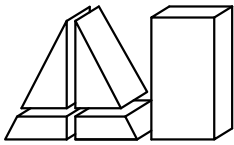
Date: July 31, 2023



REAR ENTRANCE TO THE HOUSE



VIEW OF NORTH DETACHED GUEST  
HOUSE AND TWO STORY  
RESIDENCE



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**CONSULTING ENGINEERS**

3363 NE 163rd STREET, SUITE 701  
NORTH MIAMI BEACH, FLORIDA 33160  
PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

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Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street  
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Date: July 31, 2023

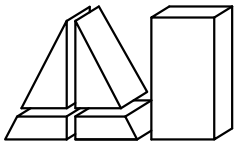


NORTH ELEVATION OF GUEST HOUSE



COLLAPSE OF INTERIOR OF FIRST FLOOR





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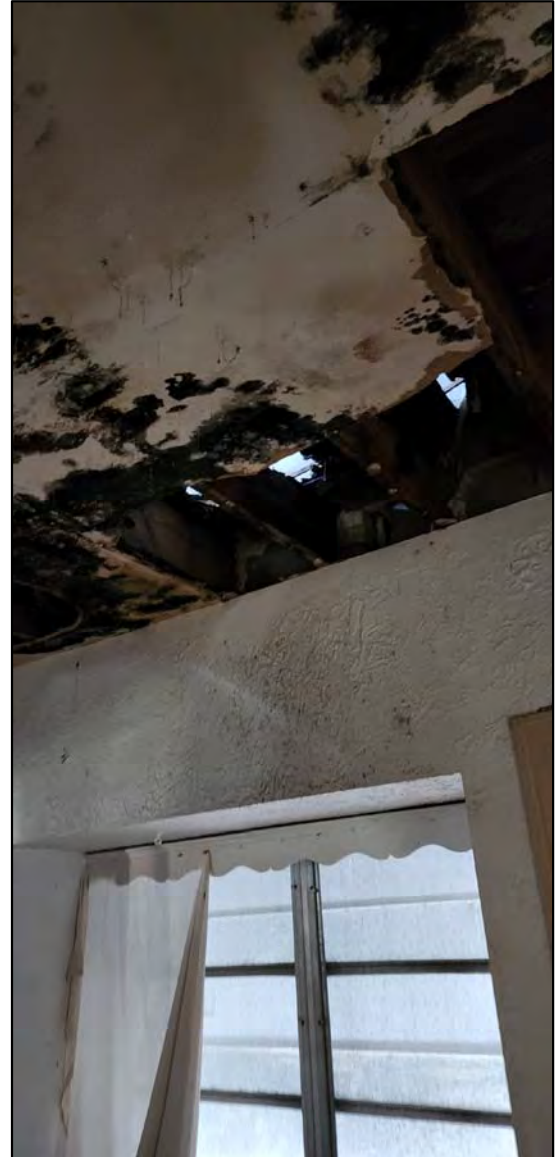
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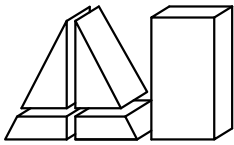
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DAMAGED INTERIOR OF THE HOUSE  
(VERY POOR CONDITION)



CEILING DAMAGE AND CONDITION  
OF INTERIOR FINISHES



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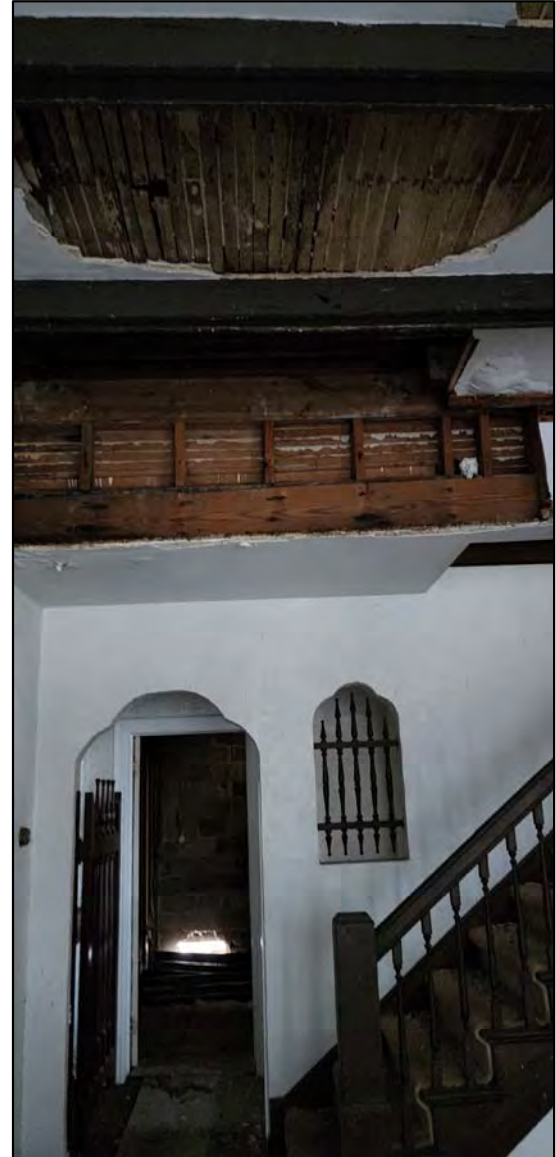
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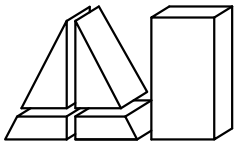


COMPLETE COLLAPSE OF FIRST  
FLOOR



WOOD STAIR AND DAMAGED  
CEILING





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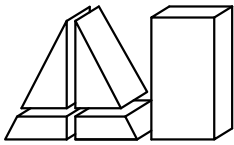
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COLLAPSE OF THE FIRST FLOOR AND  
EXPOSED DETERIORATED FLOOR  
JOISTS AND WOOD STUDS



COLLAPSED FLOOR AND  
DETERIORATED WOOD JOISTS AND  
WOOD STUDS



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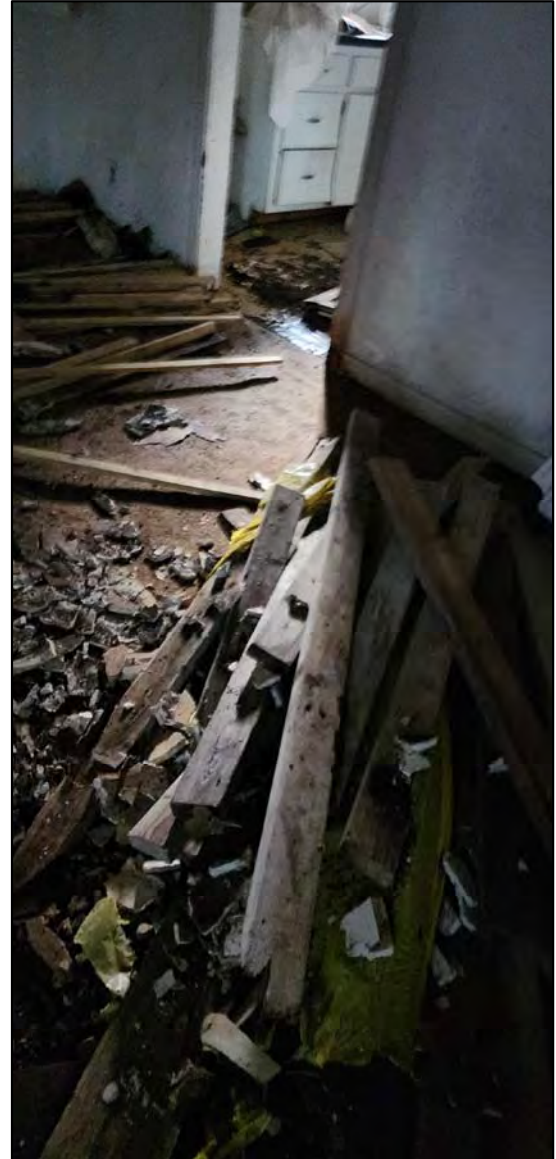
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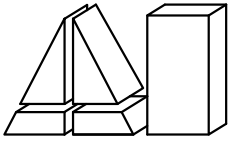


DAMAGED SECOND FLOOR



VIEW OF COLLAPSED FIRST FLOOR





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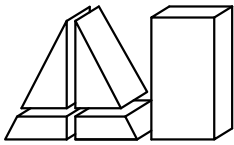
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PARTIAL VIEW OF SECOND FLOOR



DAMAGED INTERIOR FRAMING



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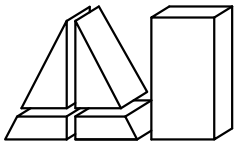


DETERIORATED WINDOW FRAME AND  
EXPOSED RUSTED REINFORCING IN  
CONCRETE BEAM



COLLAPSE OF ENTIRE FIRST FLOOR





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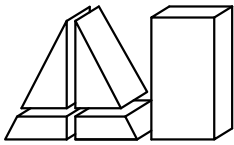
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COLLAPSE OF FIRST FLOOR



DIAGONAL CRACKS ABOVE THE  
DOOR



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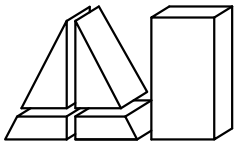


COLLAPSE OF FIRST FLOOR AND  
DETERIORATED MEMBERS



DAMAGED INTERIOR





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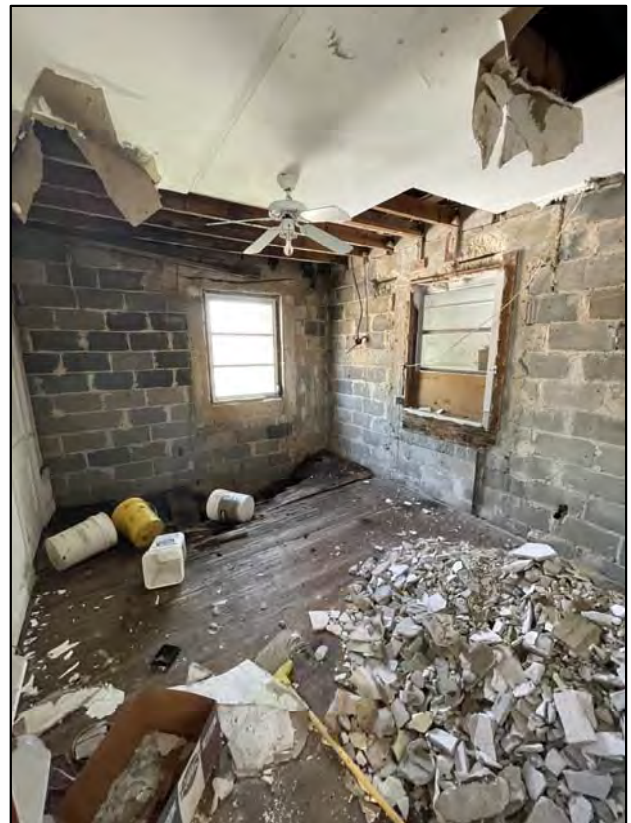
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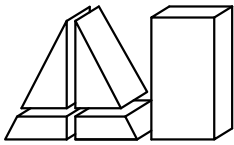
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DAMAGED INTERIOR



DAMAGED INTERIOR



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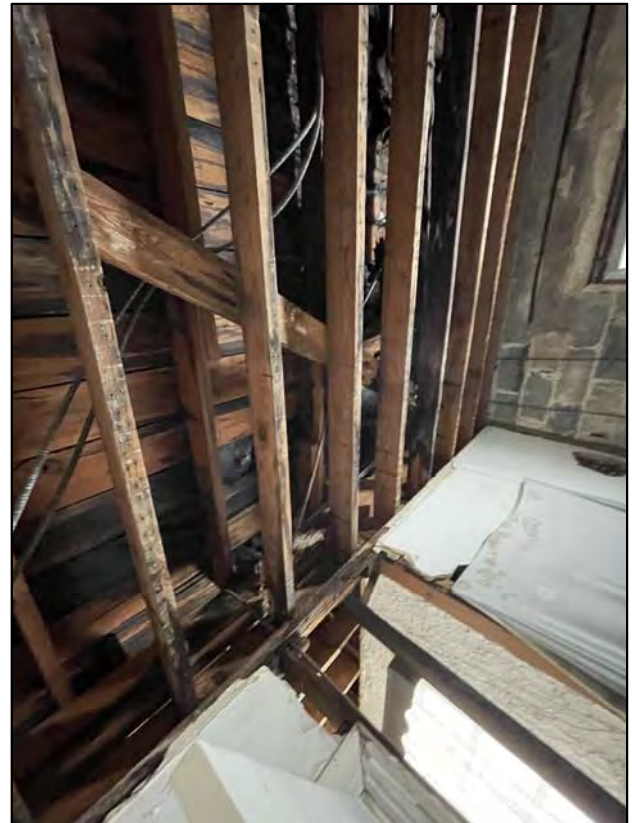
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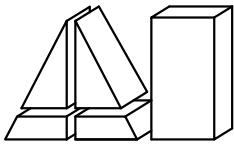
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DAMAGED INTERIOR



DAMAGED INTERIOR



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Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street  
Hollywood, Florida

Date: July 31, 2023



DAMAGED INTERIOR



DAMAGED INTERIOR



KallerArchitecture

City of Hollywood  
2600 Hollywood Boulevard  
Hollywood, Florida 33020

August 2nd, 2023

Re:  
813 Harrison Street  
Hollywood, Florida 33019  
Architect's Project #23064

## **CRITERIA OF APPROPRIATENESS FOR DESIGN**

### **813 Harrison Street – New Two-Story Single-Family Residence**

#### **CRITERION 1: INTEGRITY OF LOCATION**

The property is located in the Hollywood Beach North and Southlake District on the southern side of Hollywood Boulevard close proximity to the Intracoastal Waterway, built in 1940 as a One-Story Multi-Family Duplex that sits alongside its respective residential zoning. The newly proposed Two-Story Single-Family Residence sits on a 100'-0" wide lot similar to its neighboring properties within its zoning designation of RS-6.

#### **CRITERION 2: DESIGN**

**ANALYSIS:** The existing building was built in 1940 and there are no records revealing the existing structure has any contribution to the Historic District. Through the years, it was repaired and renovated, however, in no way shape or form has it contributed to its aesthetic appeal. On the contrary, the new proposed building refreshes the curb appeal alongside Harrison Street with a modern-contemporary style. This proposed structure will become a gateway to Hollywood Beach Boardwalk from Harrison Street, in which the design highlights a two-story volume with horizontal and vertical glass windows at the front and rear of the building inviting an abundance of natural light while also highlighting the richness of the



surrounding contextual environment. The main design concept is based on two cubes that wrap around a tiered center core. The cube that wraps the southeast corner serves as the bedroom quarters. The second cube that wraps the southwest corner is comprised of social spaces, private bedroom and open to sky terrace. The center core serves as the main living space with a staircase that encompasses a two-story volume with a second floor “catwalk” connecting both cubes.

### **CRITERION 3: SETTING**

The setting of the existing duplex is typical to most of the homes in the Historic District Section seating on the north side of Harrison St. with access to Hollywood Beach Boardwalk and The Intracoastal Waterway.

### **CRITERION 4: MATERIALS**

All materials/colors to be used in the proposed building are to be a series of light and dark grey tones with features of composite wood panels and smooth stucco finishes.

### **CRITERION 5: ASSOCIATION**

The proposed new construction has been designed to be a Two- Story Single Family Residence with access to a rooftop terrace. On the ground floor will be a series of steps leading to the main entry door. Upon entry is the double-height living room, to the left will be a fully open staircase, utilities and social spaces. To the right side will be the main bedroom towards the rear of the building overlooking the private pool deck. Upon arrival at the second floor, to the left will be a private bedroom and a fully open outdoor terrace. To the right side of the “catwalk” will be the bedroom quarters with direct access to their respective private bathrooms and terraces.

The Architectural style reflects Modern-Contemporary with pure orthogonal geometries and hierarchical volumes.

## 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, 7<sup>th</sup> edition and the State of Florida Department of Environmental Protection.

Should you have any questions, please feel free to contact this office.

Sincerely,



KallerArchitecture

**Giovanni Muñoz Vargas** NCARB – NAR - AIA assoc. | Associate

2417 Hollywood Blvd Hollywood, FL

t. 954 920 5746 c. 305 586 7952

e. [giovanni@kallerarchitects.com](mailto:giovanni@kallerarchitects.com)

w. [kallerarchitects.com](http://kallerarchitects.com)



KallerArchitecture

**Mitchell Fraiman** | NCARB, AIA | Architectural Associate

2417 Hollywood Blvd Hollywood, FL

t. 954 920 5746 e. [mfraiman@kallerarchitects.com](mailto:mfraiman@kallerarchitects.com)

w. [Kallerarchitects.com](http://Kallerarchitects.com)









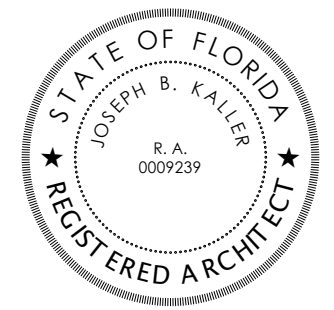




## KA

AA#26001212  
2417 Hollywood Blvd.  
Hollywood Florida 33020  
954.920.5746  
joseph@kallerarchitects.com

SEAL



PROJECT TITLE

**NEW TWO-STORY SINGLE-FAMILY RESIDENCE**

**813 HARRISON STREET**

**HOLLYWOOD, FL 33019**



**AERIAL**

## SITE \_\_\_\_\_

## COVER SHEET

[illegible]

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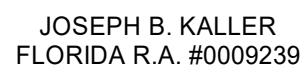
SHEET

**T-1**





SEAL



**813 HARRISON STREET**

**HOLLYWOOD, FL 33019**

## SITE DEMOLITION PLAN

SHEET TITLE

## REVISIONS

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PROJECT No.: 23064  
DATE: JULY 202  
DRAWN BY: CG  
CHECKED BY: GM

SHEET

# SDP

-80



1. AT ALL TIMES DURING DEMOLITION WORK, CONTRACTOR SHALL SECURE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE THROUGH STRUCTURAL, STRENGTH IN TEMPORARY SUPPORTS, STABILITY, SANITATION AND SAFETY TO LIFE AND PROPERTY DURING THE REMOVAL OF STRUCTURES, ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE PARTICULARLY CHAPTER 33 WITH REGARD TO DEMOLITION & SITE WORK.
3. THE EXTENT OF THE DEMOLITION WORK IS TO SHOW ON THE DEMOLITION DRAWING AND REFERRED TO IN ALL DRAWINGS. DEMOLITION INCLUDES THE COMPLETE REMOVAL OF PORTIONS OF THE BUILDING AS INDICATED, AND ALL MISCELLANEOUS DAMAGED PORTIONS OF THE BUILDING AS REQUIRED TO MEET SPECIFICATIONS AND DRAWINGS REQUIREMENTS. EXISTING PLUMBING AND ELECTRICAL LINES TO BE REMOVED OR CONCEALED BY EXISTING STRUCTURE AND NEW WORK SHALL BE FULLY DE-ACTIVATED.
4. REMOVE ALL DEMOLITION MATERIALS AND DEBRIS FROM THE CONSTRUCTION SITE.
5. ALL EXISTING EXPOSED SURFACES THAT ARE TO REMAIN IN PLACE THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AS REQUIRED TO MATCH EXISTING UNDAMAGED SURFACES.
6. ARRANGE WITH UTILITY COMPANIES FOR THE DISCONNECTION OF SERVICES AND REMOVAL FITTINGS AND EQUIPMENT BEFORE STARTING DEMOLITION WORK.

1. PROTECT PARTS OF THE EXISTING WORK SCHEDULED TO REMAIN. CUT AWAY CAREFULLY THE PARTS TO BE DEMOLISHED TO REDUCE THE AMOUNT OF NECESSARY REPAIRS.
2. SECURE OWNER'S EXISTING PROPERTY TO BE SALVAGED. COORDINATE THOSE ITEMS WITH THE OWNER.
3. SHORE, BRACE AND SECURE STRUCTURAL ITEMS TO REMAIN BEFORE DEMOLITION.
4. REMOVE ANY AND ALL NECESSARY EXISTING CONCRETE SLABS TO ACCOMMODATE NEW PLUMBING LINES, COLUMNS, FOUNDATIONS & OTHER STRUCTURAL ITEMS IN COORDINATION WITH THESE DRAWINGS.

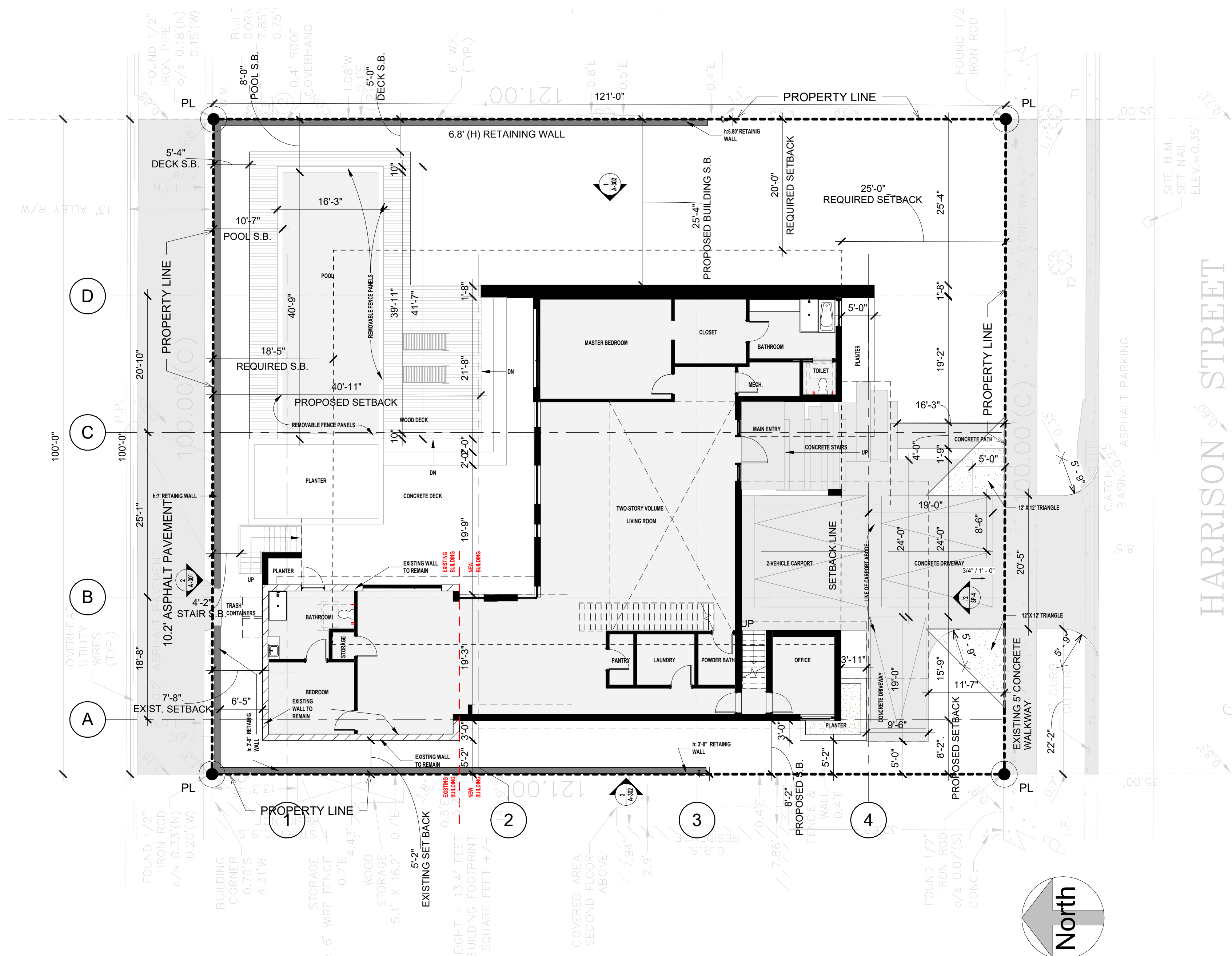
STANDARDS FOR DEMOLITION (SECTION 3406 OF FBC

1. DEMOLITION WORK HAVING COMMENCED SHALL BE PURSUED DILIGENTLY AND WITHOUT INTERRUPTION WITH DUE REGARD TO SAFETY. IT IS THE INTENT OF THIS SECTION TO LIMIT THE EXISTENCE OF ANY UNSAFE CONDITION OR NUISANCE ON THE PREMISES DURING THE PERIOD OF DEMOLITION OPERATIONS.
2. ANY SURFACE HOLES OR IRREGULARITIES, WELLS, SEPTIC TANKS, BASEMENTS, CELLAR, SIDEWALK VAULTS OR COAL CHUTES REMAINING AFTER DEMOLITION OF ANY BUILDING OR STRUCTURE SHALL BE FILLED WITH MATERIAL AS APPROVED BY THE BUILDING OFFICIAL, AND SHALL BE GRADED IN A MANNER THAT WILL PROVIDE EFFECTIVE SURFACE DRAINAGE.
3. ALL DEBRIS AND ACCUMULATION OF MATERIAL RESULTING FROM DEMOLITION OF ANY BUILDING OR STRUCTURE SHALL BE REMOVED FROM THE PREMISES.
4. ALL BUILDING SEWERS SHALL BE EFFECTIVELY PLUGGED WITH CONCRETE AT THE PROPERTY LINE, OR AS MAY BE REQUIRED BY THE BUILDING OFFICIAL.
5. IN ORDER TO CONTROL DUST DURING A DEMOLITION PROJECT, THE PERMIT HOLDER SHALL TAKE THE NECESSARY SAFEGUARDS TO ENSURE THAT WATER SUPPLY IS AVAILABLE AND APPROPRIATE ACTIONS ARE TAKEN TO RETAIN DUST AT THE IMMEDIATE VICINITY OF THE DEMOLITION PROJECT AND TO ENSURE THAT NO DUST IS TRANSMITTED TO NEIGHBORING PROPERTIES OR STREETS.

1. THE EXTENT OF THE DEMOLITION MAY BE ADJUSTED PENDING FIELD CONDITIONS OF THE STRUCTURE.
2. ALL EXT'G INTERIOR GYP. BD., AND STUCCO TO BE REMOVED.

**2 DEMO SITE DATA**  
3/4" = 1'-0"





**01. GROUND LEVEL.**  
3/32" = 1'-0"

**GREEN BUILDING PRACTICES  
FROM CITY OF HOLLYWOOD ORDINANCE  
#0-2015-06**

1. RADIANT BARRIER ROOF - SEALOFLEX COOL ROOF - REFLECTO WHITE. WALLS - AL-FOIL REFLECTIVE
2. WINDOWS AND GLAZING LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.56. SHGC 0.25
3. DOORS INSULATED AND FIRE RATED
4. ENERGY STAR ROOFING SEALOFLEX COOL ROOF - REFLECTO WHITE.
5. PROGRAMMABLE THERMOSTATS
6. OCCUPANCY SENSORS
7. DUAL FLUSH TOILETS
8. 80% OF PLANT MATERIAL NATIVE
9. ENERGY EFFICIENT OUTDOOR LIGHTING
10. INSULATED PIPING
11. RECYCLING AREA
12. ENERGY STAR APPLIANCES
13. ONE LOW FLOW SHOWERHEAD
14. ENERGY EFFICIENT OUTDOOR LIGHTING
15. ENERY EFFICIENCY 10% BETTER THAN STANDARD ESTABLISHED BY ASHRAE.
16. MERV 8 AC FILTERS

SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLYUSED AREAS.

SITE LIGHTING NOTE:  
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONE OR RESIDENTIALLYUSED AREAS.

PER NFPA 1, 12.3.2\* A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

NFPA 1(2015 EDITOR) CHAPTER 11.10 REQUIERS THAT MINIMUM RADIO SIGNAL STRENGTH FROM FIRE DEPARTMENT COMMUNICATIONS BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ FROM ALL NEW AND EXISTING BUILDINGS INCLUDING COMPLYNG WITH NFPA T2 (2013 EDITOR) BDA SYSTEM MAY BE REQUIRED

A PRE-HEAT MAP PLAN, CONCEPTUAL DRAWINGS AND CUT SHEETS WILL BE REQUIRED TO BE SUBMITTED WITH THE MAIN SET OF ARCHITECTURAL DRAWINGS FOR THE BDA SYSTEM

ALL CHANGES TO THE DESIGN WILL REQUIRE PLANING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

FEMA NOTE:  
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

NOTE:  
BUILDING TO COMPLY WITH CHAPTER 108 REGARDING ALL MARINE TURTLE PROTECTION

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE MC-1 ZONING DISTRICT. SEPARATE PERMIT ARE REQUIRED FOR EACH SIGN. ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION.

NOTE: PRIOR TO POURING THE FIRST FLOOR TIE BEAM A SPOT SURVEY OF THE FINISHED FLOOR ELEVATION MUST BE SUBMITTED TO THE BUILDING DEPT.

FEMA NOTE: THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS . AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

FEMA NOTE:  
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS.AT THE TIME OF BUILDING PERMIT THE FEMABASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLAINT

TWO WAY RADIO COMPLIANCE: BUILDING WILL BE IN COMPLIANCE WITH N.F.P.A. 1, 11.10 AND BROWARD COUNTY CODE AMENDMENT 118.2 FOR TWO WAY RADIO COMMUNICATION.

NOTE: TRASH AND RECYCLE BIN TO BE INDIVIDUAL PER UNIT

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE HOLLYWOOD LAKES SECTION 1-32 B LOT 12.13 BLK 74 RS-6 ZONING DISTRICT

PROPERTY ADDRESS		
813 HARRISON STREET HOLLYWOOD, FL 33019		
FOLIO		
# 514214024580		
LEGAL DESCRIPTION		
HOLLYWOOD LAKES SECTION 1-32 B LOT 12,13 BLK 74		
SITE INFORMATION	EXISTING	PROPOSED
ZONING:	RS-6	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	SINGLE FAMILY DWELLING	N/A
LAND USE DESIGNATION:	RESIDENTIAL	N/A
COUNTY USE DESIGNATION:	RESIDENTIAL	N/A
NET LOT AREA:	12,070 SQFT- 0.28 ACRES	N/A
GROSS LOT AREA:	15,564 SQFT- 0.36 ACRES	N/A
BASE FLOOD ZONE :	AE - 8.0' NAVD	
BUILDING INTENSITY	ALLOWED	PROVIDED
LOT COVERAGE	N/A	N/A
FAR:	N/A	N/A
A/C AREA:	N/A	5775.14 SF
BUILDING FOOT PRINT	N/A	3339.20
PROPOSED DWELLING:	1	1
NUMBER OF FLOORS	2	2
BUILDING HEIGHT	30 FEET	30 FEET
BUILDING INFORMATION	EXISTING	PROVIDED
TYPE OF CONSTRUCTION	TBD	TBD
SPRINKLER (REQUIRED)	TBD	TBD
FIRE ALARM (REQUIRED)	TBD	TBD
PARKING CALCULATION:	REQUIRED	PROVIDED
	5	5
SETBACKS:	REQUIRED	PROVIDED
(a) FRONTAGE (TYLER) (NORTH)	25' 0"	25' 0"
(b) SIDE INTERIOR (EAST)**	**	25' 4"
(c) SIDE INTERIOR (WEST)**	**	5'-2" EXISTING TO REMAIN
(d) REAR*	18.15'	7'-8" EXISTING TO REMAIN
* 15% LOT DEPTH ** 25% OF LOT WITH		
LANDSCAPE		PROVIDED
IMPERVIOUS AREA BUILDING FOOTPRINT, PARKING, SIDEWALKS & DRIVES		7,260.00 S.F.
PERVIOUS AREA LANDSCAPE AREAS (TOTAL)		4,840.64 S.F.
GROSS BUILDING AREA:		INTERIOR
	FIRST FLOOR (A.C.)	3,054.62 SF
	SECOND FLOOR (A.C.)	2,027.24 SF
	TOTAL	5,081.86 SF

KA

Kaller Architecture

AA#26001212  
2417 Hollywood Blvd.  
Hollywood Florida 33020  
954.920.5746  
joseph@kallerarchitects.com

www.kallerarchitects.com

SEAL

STATE OF FLORIDA

JOSEPH B. KALLER

R.A.

0009239

REGISTERED ARCHITECT

JOSEPH B. KALLER  
FLORIDA R.A. #0009239

PROJECT TITLE

NEW TWO-STORY SINGLE-FAMILY RESIDENCE

813 HARRISON STREET

HOLLYWOOD, FL 33019

81

SHEET TITLE

SITE PLAN

REVISIONS

No.	Description	Date

PROJECT No.:

23064

DATE:

JULY 2023

DRAWN BY:

CG

CHECKED BY:

GM

SHEET

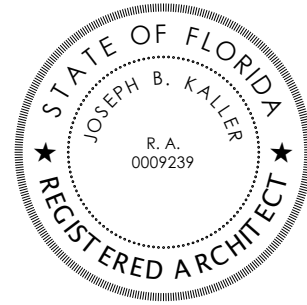
SP-1

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Source data and documents used: 1. Existing Documents: 2. Planning Data: 3. Survey Data: 4. Environmental Data: 5. Other Data: 6. Architectural Drawings: 7. Engineering Drawings: 8. Other Data: 9. Other Data: 10. Other Data: 11. Other Data: 12. Other Data: 13. Other Data: 14. Other Data: 15. Other Data: 16. Other Data: 17. Other Data: 18. Other Data: 19. Other Data: 20. Other Data: 21. Other Data: 22. Other Data: 23. Other Data: 24. Other Data: 25. Other Data: 26. Other Data: 27. Other Data: 28. Other Data: 29. Other Data: 30. Other Data: 31. Other Data: 32. Other Data: 33. Other Data: 34. Other Data: 35. Other Data: 36. Other Data: 37. Other Data: 38. Other Data: 39. Other Data: 40. Other Data: 41. Other Data: 42. Other Data: 43. Other Data: 44. Other Data: 45. Other Data: 46. Other Data: 47. Other Data: 48. Other Data: 49. Other Data: 50. Other Data: 51. Other Data: 52. Other Data: 53. Other Data: 54. Other Data: 55. Other Data: 56. Other Data: 57. Other Data: 58. Other Data: 59. 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PROJECT TITLE

**NEW TWO-STORY SINGLE-FAMILY RESIDENCE**

**813 HARRISON STREET**

**HOLLYWOOD, FL 33019**

SHEET TITLE

**SECOND FLOOR  
OVERLAY SITE PLAN**

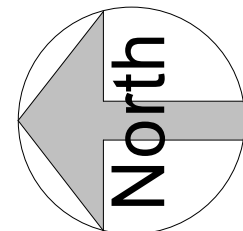
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# SP-1.1



**1** **02.SECOND LEVEL**  
3/32" = 1'-0"



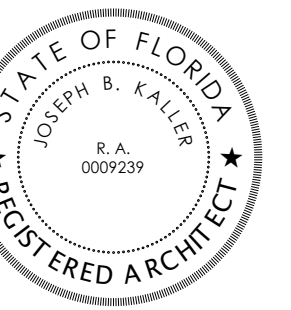


## Kaller Architecture

AA#26001212  
2417 Hollywood Blvd.  
Hollywood Florida 33020  
954.920.5746  
joseph@kallerarchitects.com

www.kallerarchitects.com

EAL



JOSEPH B. KALLER  
FLORIDA R.A. #0009239

## NEW TWO-STORY SINGLE-FAMILY RESIDENCE

**813 HARRISON STREET**

**HOLLYWOOD, FL 33019**

## HISTORIC

## REVISIONS

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# SP-2





**Kaller Architecture**  
AA#26001212  
2417 Hollywood Blvd.  
Hollywood Florida 33020  
954.920.5746  
joseph@kallerarchitects.com  
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. #0009239

**PROJECT TITLE**  
NEW TWO-STORY SINGLE-FAMILY RESIDENCE  
**813 HARRISON STREET**  
HOLLYWOOD, FL 33019

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REVISIONS		
No.	Description	Date

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**SP-3**

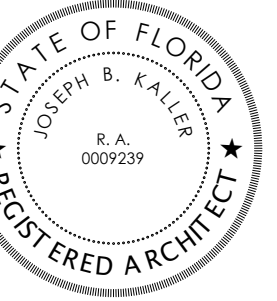




AA#26001212  
2417 Hollywood Blvd.  
Hollywood Florida 33020  
954.920.5746  
joseph@kallerarchitects.com

www.kallerarchitects.com

EAL



JOSEPH B. KALLER  
FLORIDA R.A. #0009239

## NEW TWO-STORY SINGLE-FAMILY RESIDENCE

**813 HARRISON STREET**

**HOLLYWOOD, FL 33019**

**STREET PROFILE VIEW**

## REVISIONS

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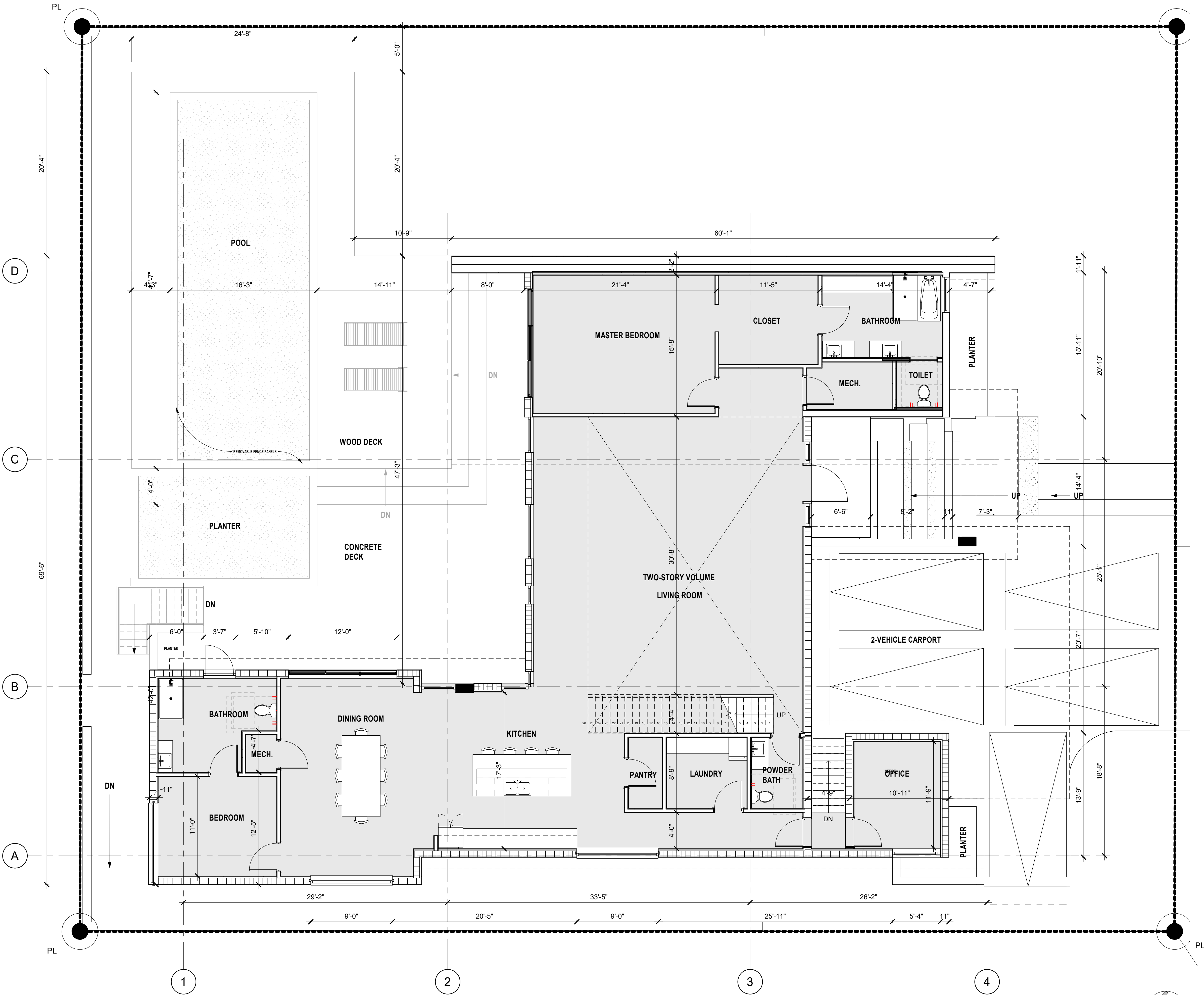
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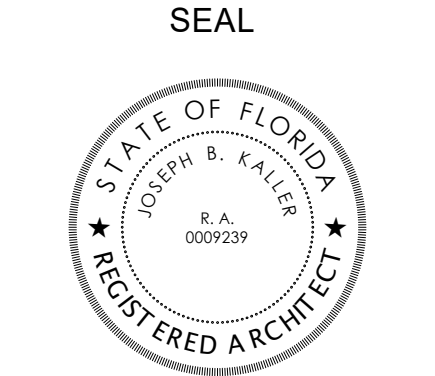
- GENERAL PLAN NOTES:**
1. ALL CUPBOARDS & CABINETS (MILLWORK) SHOP DWGS ARE TO BE SUPPLIED BY EQUIPMENT SUPPLIER/CONTRACTOR FOR OWNER/ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION
  2. CONTRACTOR TO SUPPLY ALL (TREATED) WALL-BLOCKING TO SUPPORT ALL FURNITURE & OTHER THAT REQUIRE BEING MOUNTED OR FIXED TO THE WALL
  3. GFCI OUTLETS ARE TO BE PROVIDED @ ALL WET AREAS & KITCHEN COUNTERS
  4. CONTRACTOR IS TO REVIEW ALL SPECIFICATIONS OF ALL EQUIPMENT PRIOR TO INSTALLATION. EQUIPMENT SUPPLIER TO PROVIDE CUT SHEETS FOR ALL EQUIPMENT
  5. CONTRACTOR SHALL PROVIDE FULL SET OF MILLWORK SHOP-DWGS FOR OWNER REVIEW/APPROVAL PRIOR TO FABRICATION
  6. CONTRACTOR SHALL CONTACT & COORDINATE WITH ARCHITECT OF RECORD IMMEDIATELY SHOULD ANY DISCREPANCIES ARISE
  7. CONTRACTOR SHALL FIELD VERIFY ALL AREA DIMENSIONS & ALL EXISTING FIELD CONDITIONS PRIOR TO PUBLISHING A COST ESTIMATE/PROPOSAL TO CLIENT
  8. CONTRACTOR SHALL FIELD VERIFY ALL AREAS/SPACES' DIMENSIONS PRIOR TO FABRICATING OR PURCHASING ANY MILLWORK AND/OR FURNITURE
  9. PROPOSED FRAMED/GWB CEILING SHALL NOT BE LESS THAN 7'-6" AFF (TYP)
  10. ANY WOOD IN CONCEALED SPACES SHALL BE FIRE RETARDANT (TYP)
  11. **TERMITE PROTECTION:** ALL SOIL AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDING SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTING AGAINST TERMITES THE STANDARDS OF THE NATIONAL PEST CONTROL ASSOCIATION SHALL BE DEEMED AS APPROVED IN RESPECT TO PRE- CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY
  12. CONTRACTOR SHALL PROVIDE A (GRADE) COMPACTION ENGINEERING REPORT PRIOR TO POURING OF CONCRETE STRUCTURES (G-BEAMS, SLABS, ETC)
  13. PROVIDE 15-mil VaporBlock G - VAPOR/MOISTURE RESISTANT BARRIER (OR EQUAL) UNDER ALL PROPOSED STRUCTURES (FLOOR SLABS & FOUNDATION) (TYP)
  14. ALL PROPOSED GLASS EXCEEDING 9 SQUARE FEET SHALL BE 'SAFETY GLAZING' CATEGORY II AS SPECIFIED IN THE FBC 2017 6TH EDITION SECTION 2406, TABLE 2406.2
  15. GLAZING IN SAFEGUARDS SHALL MEET THE REQUIREMENTS OF ANSI Z97
  16. CONTRACTOR SHALL PROVIDE PRE-ENG'd SHOP DRAWINGS FOR ALL INTERIOR & EXTERIOR 42" HIGH GUARD-RAILS & 36" HIGH HAND-RAILS (STAIRS & BALCONIES). GUARD RAILS SHALL NOT ALLOW THE PROTRUSION OF A 4" DIA. SPHERE.
  17. (TYPICAL) DIMENSIONS DO NOT CALCULATE/INCLUDE THE THICKNESS OF THE 7/8" METAL FURRING STRIPS + 5/8" GWB ON CONCRETE BLOCK WALLS
  18. GC SHALL PROVIDE AN 'AS-BUILT' SURVEY W/ F.F.E. PRIOR TO FINAL INSPECTION FROM THE ENGINEERING DEPARTMENT
  19. ALL UTILITIES (TELEPHONE, CABLE, ELECTRICAL, GAS, WATER, ETC) MUST BE INSTALLED UNDERGROUND
  20. CONTRACTOR SHALL COORDINATE ALL FINISHES, MILLWORK, BUILT-INS, AND FINAL FIXTURES W/ OWNER AND/OR INTERIOR DESIGNER. OWNER TO APPROVE ALL FINAL SELECTIONS (TYP)
  21. CONTRACTOR TO PROVIDE 'VIBRATION ABSORBING PADS OR SPRINGS' TO THE CONDENSING UNITS TO REDUCE NOISE VIBRATION (TYP)
  22. CONTRACTOR SHALL COORDINATE LABOR, INSTALLATION PROCESS & ALL WALL FINISHES (EX. STONE) W/ OWNER/D. (TYP)
  23. PROVIDE R-5 (min) INSULATION @ ALL EXTERIOR CBS WALLS (TYP)
  24. ALL BALCONIES/TERRACES SLOPES SHALL BE 1/4"/FT MIN.
  25. ALL WINDOWS TO BE IMPACT RESISTANT GLASS WINDOWS. GC TO PROVIDE NOA AND SHOP DRAWINGS FOR ARCHITECT'S APPROVAL. SEE WINDOWS SCHEDULE FOR SAFETY GLASS CATEGORY
  26. ALL EXTERIOR DOORS TO BE IMPACT RESISTANT WEATHER SEALED DOORS. SEE DOOR SCHEDULE. GC TO PROVIDE NOA.
  27. ALL EXTERIOR SLIDING ALUMINUM AND GLASS DOORS TO BE IMPACT RESISTANT SAFETY (CAT II) GLASS/ALUMINUM DOORS. SEE DOOR SCHEDULE.
  28. ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8, TABLE 803.11 OF THE 2017 FBC 5TH EDITION.
  29. ALL GUARDRAILS TO BE 42" AFF ALUMINUM & GLASS GUARDRAILS. GC TO PROVIDE SHOP DRAWINGS/NOA FOR APPROVAL.

- EGRESS NOTES:**
1. EACH SLEEPING ROOM SHALL HAVE (2) MEANS OF EGRESS. THE SECONDARY MEANS SHALL BE AN OPERABLE WINDOW AS PER NFPA 101 SECTION 24.2.2.3
  - A. THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44" AFF
  - B. A MIN WIDTH OF 20" & MIN HEIGHT 24"
  - C. SHALL NOT BE LESS THAN 5.7 sq. ft. CLEAR OPENING
- BATHROOM NOTES:**
1. PROVIDE (MOISTURE RESISTANT) 5/8" DENS-SHIELD TILE BACKER & WATER-PROOF JOINT- GROUT (OR SIMILAR) @ ALL WET AREAS
  2. PROVIDE A WIPABLE / NON-ABSORBENT SURFACES/FINISHES @ ALL BATHROOMS (WET LOCATIONS) (WALLS & CEILINGS) - FINISH SELECTION BY OWNER/ INTERIOR DESIGNER (TYP)
  3. ALL SHOWER ENCLOSURES & GLASS RAILS SHALL BE TEMPERED (SAFETY) GLASS CATEGORY II, AS SET FORTH BY FBC 6th ED
  4. FBC R307.2 - BATHTUB AND SHOWER SPACES, BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
  5. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1



**Kaller Architecture**  
AA#26001212  
2417 Hollywood Blvd.  
Hollywood Florida 33020  
954.820.5746  
joseph@kallerarchitects.com

www.kallerarchitects.com



JOSEPH B. KALLER  
FLORIDA R.A. #0009239

**NEW TWO-STORY SINGLE-FAMILY RESIDENCE**  
**813 HARRISON STREET**  
**HOLLYWOOD, FL 33019**

PROJECT TITLE

**GROUND LEVEL FLOOR**  
**PLAN**

SHEET TITLE

REVISIONS		
No.	Description	Date

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PROJECT No.: 23064  
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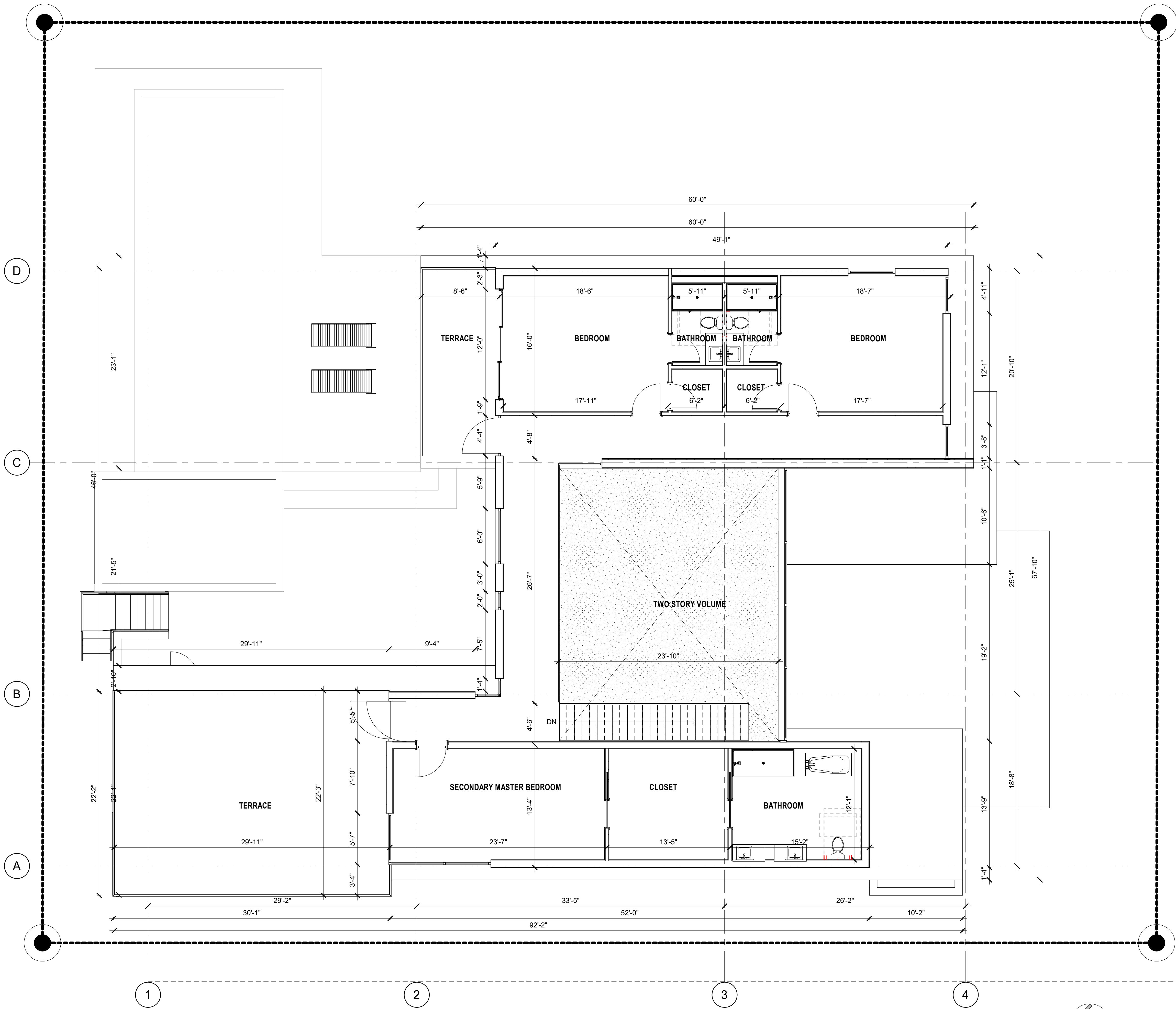
SHEET

**A-101**

**1**  
**GROUND FLOOR**  
3/16" = 1'-0"

**2**  
**GENERAL NOTES**





- GENERAL PLAN NOTES:**
- ALL CUPBOARDS & CABINETS (MILLWORK) SHOP DWGS ARE TO BE SUPPLIED BY EQUIPMENT SUPPLIER/CONTRACTOR FOR OWNER/ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION
  - CONTRACTOR TO SUPPLY ALL (TREATED) WALL-BLOCKING TO SUPPORT ALL FURNITURE & OTHER THAT REQUIRE BEING MOUNTED OR FIXED TO THE WALL
  - GFCI OUTLETS ARE TO BE PROVIDED @ ALL WET AREAS & KITCHEN COUNTERS
  - CONTRACTOR IS TO REVIEW ALL SPECIFICATIONS OF ALL EQUIPMENT PRIOR TO INSTALLATION. EQUIPMENT SUPPLIER TO PROVIDE CUT SHEETS FOR ALL EQUIPMENT
  - CONTRACTOR SHALL PROVIDE FULL SET OF MILLWORK SHOP-DWGS FOR OWNER REVIEW/APPROVAL PRIOR TO FABRICATION
  - CONTRACTOR SHALL CONTACT & COORDINATE WITH ARCHITECT OF RECORD IMMEDIATELY SHOULD ANY DISCREPANCIES ARISE
  - CONTRACTOR SHALL FIELD VERIFY ALL AREA DIMENSIONS & ALL EXISTING FIELD CONDITIONS PRIOR TO PUBLISHING A COST ESTIMATE/PROPOSAL TO CLIENT
  - CONTRACTOR SHALL FIELD VERIFY ALL AREAS/SPACES' DIMENSIONS PRIOR TO FABRICATING OR PURCHASING ANY MILLWORK AND/OR FURNITURE
  - PROPOSED FRAMED/GW CEILING SHALL NOT BE LESS THAN 7'-6" AFF (TYP)
  - ANY WOOD IN CONCEALED SPACES SHALL BE FIRE RETARDANT (TYP)
  - TERMITE PROTECTION: ALL SOIL AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDING SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTING AGAINST TERMITES THE STANDARDS OF THE NATIONAL PEST CONTROL ASSOCIATION SHALL BE DEEMED AS APPROVED IN RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY
  - CONTRACTOR SHALL PROVIDE A (GRADE) COMPACTION ENGINEERING REPORT PRIOR TO POURING OF CONCRETE STRUCTURES (G-BEAMS, SLABS, ETC)
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PROJECT TITLE

NEW TWO-STORY SINGLE-FAMILY RESIDENCE

813 HARRISON STREET

HOLLYWOOD, FL 33019

SHEET TITLE

SECOND LEVEL FLOOR  
PLAN

REVISIONS

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SHEET

A-102

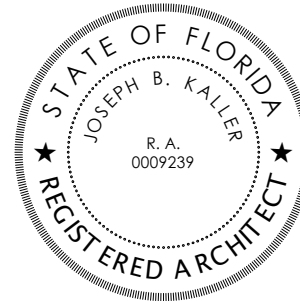


Kaller Architecture

AA#26001212  
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954.820.5746  
joseph@kallerarchitects.com

www.kallerarchitects.com

SEAL



JOSEPH B. KALLER  
FLORIDA R.A. #0009239

PL

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PROJECT TITLE

SHEET TITLE

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SHEET

A-103

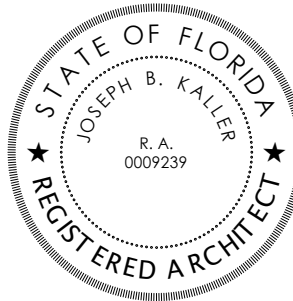


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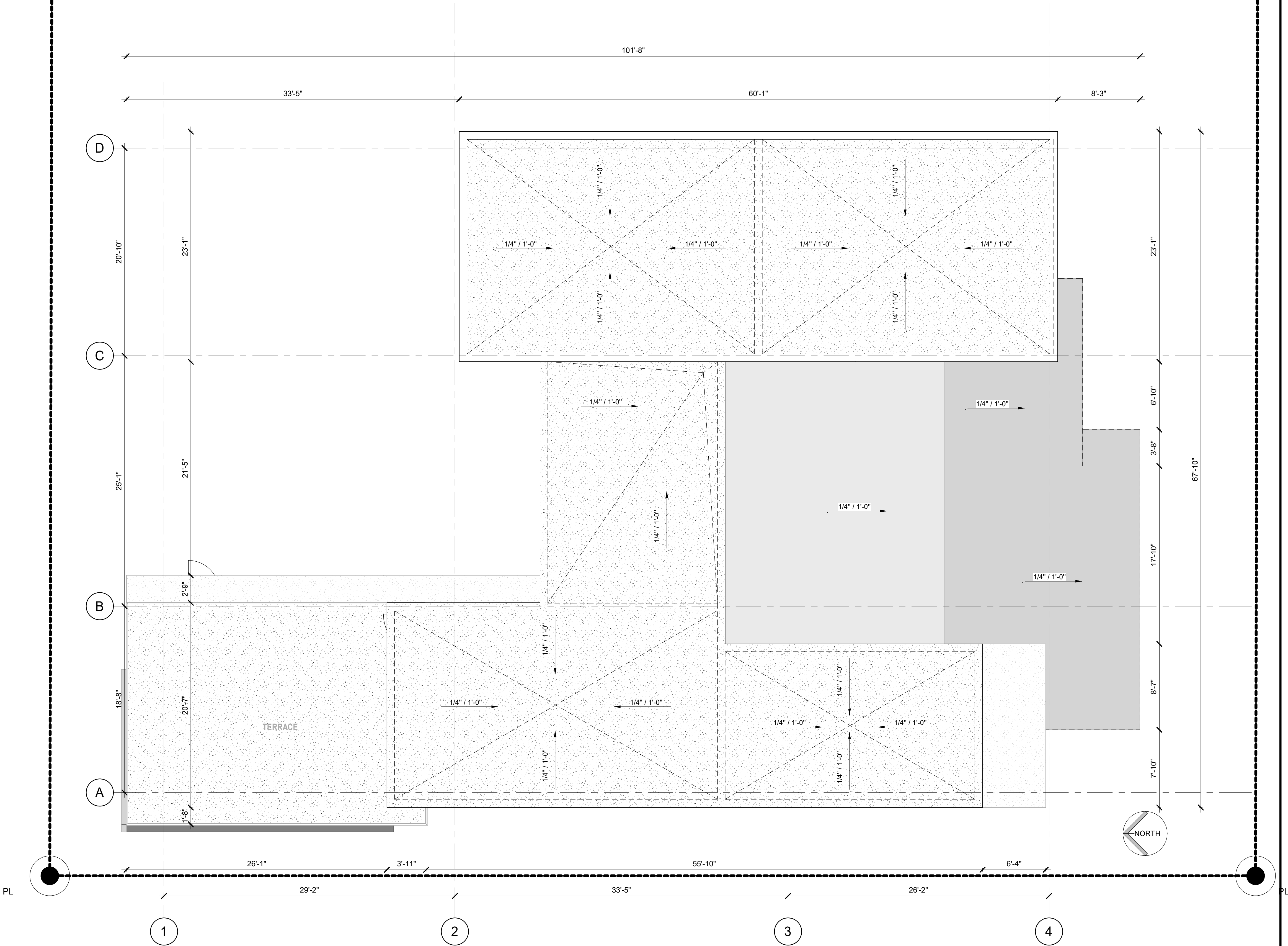
JOSEPH B. KALLER  
FLORIDA R.A. #0009239

NEW TWO-STORY SINGLE-FAMILY RESIDENCE

813 HARRISON STREET

HOLLYWOOD, FL 33019

ROOFTOP LEVEL



1

1 03. ROOFTOP LEVEL  
3/16" = 1'-0"

2

GENERAL NOTES





**2 REAR ELEVATION (NORTH)**  
3/16" = 1'-0"



**1 FRONT ELEVATION (SOUTH)**  
3/16" = 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 AND OTHER PERMITS AS MAY BE REQUIRED. CONTRACTOR SHALL OBTAIN HIS OWN CERTIFICATE OF OCCUPANCY.
2. **QUALIFICATION OF CONTRACTOR:** THE GENERAL CONTRACTOR AND ALL SUB- CONTRACTORS SHALL BE LICENSED IN THE STATE OF FLORIDA, AS WELL AS THE COUNTY AND BE INSURED TO MEET THE REQUIREMENTS OF DATE 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 HIS REVIEW.**
4. **EXISTING CONDITIONS:** CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID AGREES THAT HE SHALL BE RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE PROPOSED PLANS, THE EXISTING RECORDS AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE SITE. IN ORDER THAT HE MAY KNOW HIS OWN LIMITS AND THE EXTENT OF HIS OBLIGATIONS, CONTRACTOR SHALL PROVIDE FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN CONNECTION WITH THE 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 BEGINNING OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS DRAWINGS SHALL COVER OVER WORK. IF DIMENSIONS ARE NOT DESIGNATED ON THE PLANS, AT THE TIME THERE IS NO TIME DELAY IN THE MATTER THE CONTRACTOR SHALL PROVIDE FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN CONNECTION WITH THE 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. **SHOWING/NOTICES:** THE OWNER SHALL SUBMIT FOUR COPIES OF THE PLANS AND FOUR (4) HARD COPIES OF THE CONTRACT DRAWINGS TO THE ARCHITECT. THE ARCHITECT MAY BE REQUIRED BY BUILDING OFFICIALS TO CONDUCT AN INSPECTION IN SUFFICIENT TIME TO THE DRAWINGS AND PROCESSED SO AS TO BE IN COMPLIANCE WITH THE BUILDING CODE.
8. **PROTECTION:** THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION AND BE LIABLE FOR SAME.
9. **WORKSMANSHIP:** ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST PRACTICES OF THE INDUSTRY.
10. **ALL WORK TO BE GUARANTEED AGAINST POOR WORKSMANSHIP 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 WORKMANSHIP APPEARANCE.**
13. **GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE. ACCEPTANCE SHALL REQUIRE THAT THE WORK SHALL BE COMPLETE AND ALL FINISHES SHALL BE SWEET 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 NEIGHBORHOODS AS TO MINIMIZE INTERRUPTIONS AND OR INTERFERENCE WITH ANY OF THE SURROUNDING OFFICES.**
15. **ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.**
16. **ALL EXTERIOR AND CORRIDOR INTERIOR CONCRETE MASONRY UNIT WALLS SHALL RECEIVE CODE FILL 500 R-12 EXPANDABLE SPRAY FOAM INSULATION IN EVERY VOID CELL. INSTALLATION OF INSULATION SHALL OCCUR AFTER ROOF HAS BEEN DRY-ED AND AFTER INTERIOR FINISHING HAS BEEN COMPLETED.**

## ELEVATIONS / SECTIONS

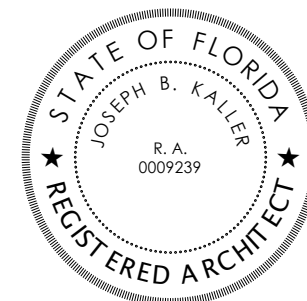
- 1 NEW IMPACT RESISTANT WINDOW/DOOR (TYP)
- 2 NEW SMOOTH STUCCO GREY COLOR > BENJAMIN MOORE (PIGEON GREY - 2133-50)
- 3 NEW 42" GLASS GUARDRAIL AND HAND RAIL, GC TO IMPROVE SHOP SHOPDRAWINGS FOR ARCHITECT APPROVAL
- 4 CONTINUOUS DRIP EDGE TROUGH ALL FACIAS
- 5 PAPERBACK, METAL LATH & SMOOTH STUCCO FINISH THROUGHOUT.
- 6 GARAGE DOOR TO MATCH LOUVERS FINISH. > (SESAME COLOR / NATURCLAD-B)
- 7 HORIZONTAL SCORED STUCCO @ 8" O.C. (TYP).
- 8 BUILDING NUMBER TO BE INTEGRATED INTO LASERCUT PATTERN WHERE GC TO PROVIDE SHOPDRAWINGS TO ARCH FOR REVIEW AND APPROVAL PRIOR FABRICATION.
- 9 RAW CONCRETE FINISH (MATE) GC TO POUR WITH METAL FORMS FOR SMOOTH FINISH.
- 10 CURTAIN WALL SYSTEM INTEGRATED WITH HANDRAIL ABOVE.
- 11 ALUMINUM LOUVERS WOOD FINISH > (SESAME COLOR / NATURCLAD-B CLADDING)
- 12 NEW SMOOTH STUCCO WHITE COLOR > BENJAMIN MOORE

## KA

**Kaller Architecture**  
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PROJECT TITLE

SHEET TITLE

**NORTH / SOUTH  
ELEVATIONS**

SHEET TITLE

## REVISIONS

[illegible]

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PROJECT No.: 23064

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DRAWN BY: CG  
CHECKED BY: GM

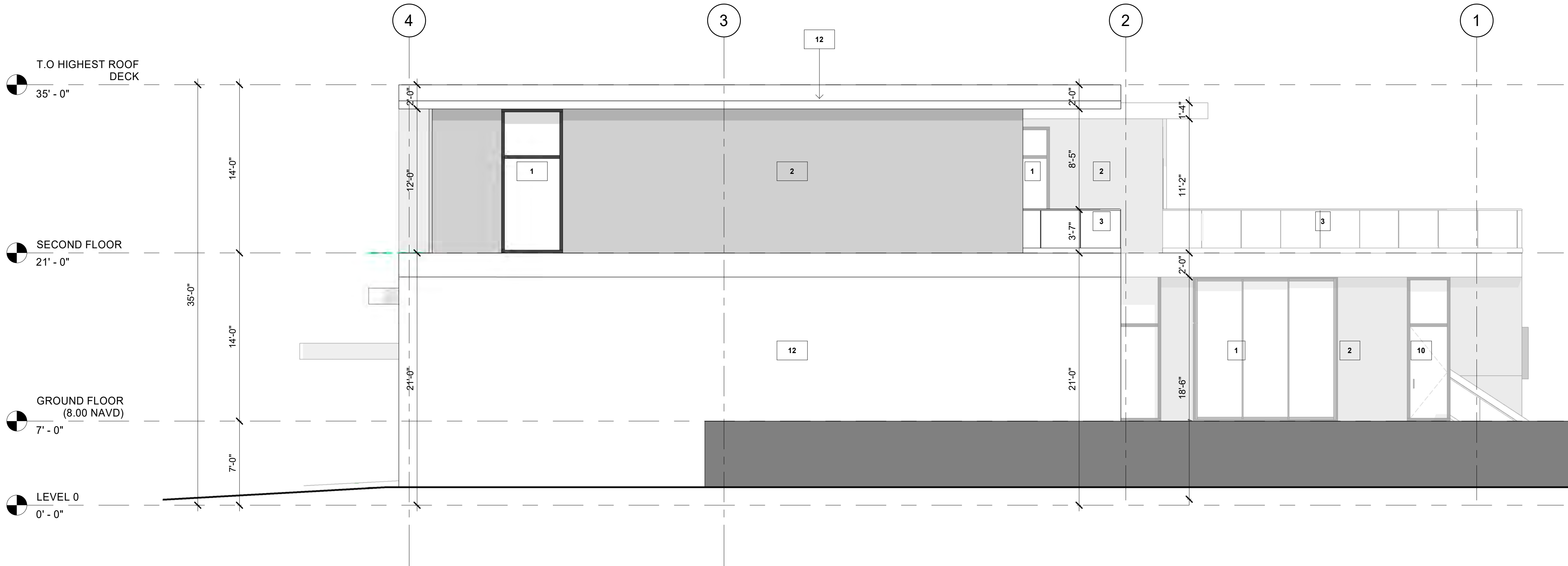
SHEET

3

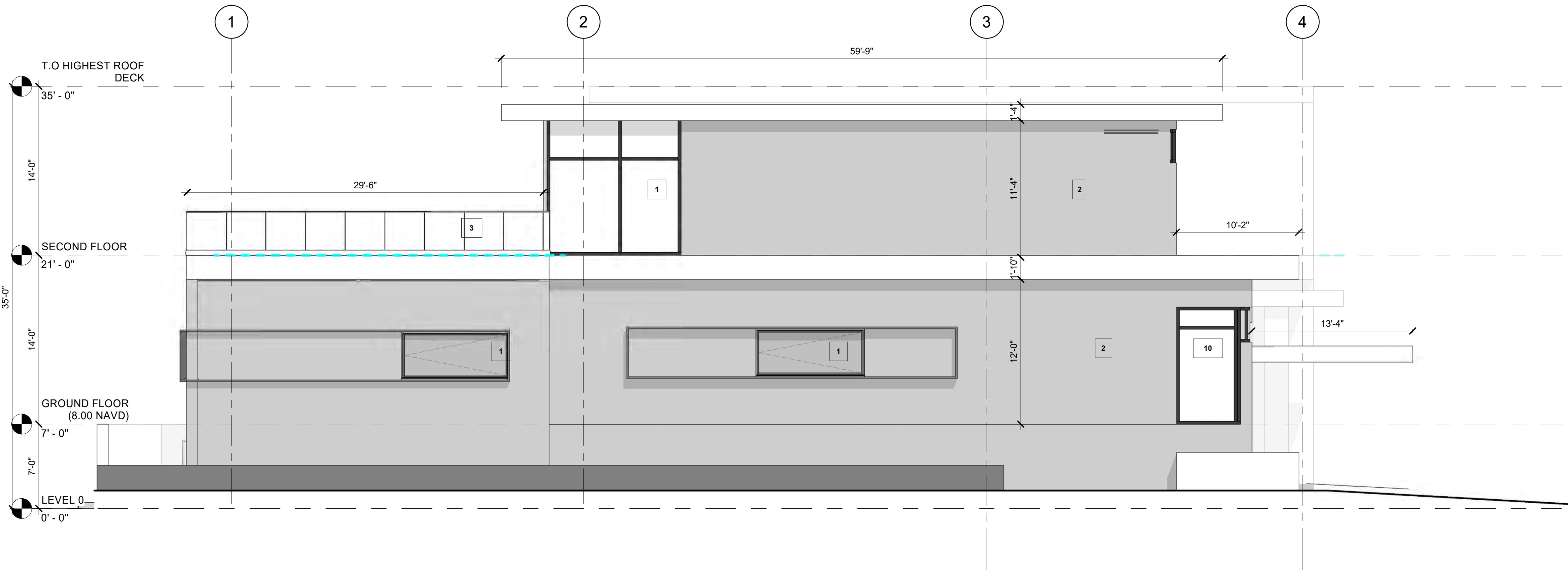
## GENERAL NOTES

A-301

KALLER ARCHITECTURE, ALL RIGHTS RESERVED ©



1 SIDE ELEVATION (EST)  
3/16" = 1'-0"



2 SIDE ELEVATION (WEST)  
3/16" = 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 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 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, AT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEM WITH THE ARCHITECT.
6. COMPLY AT ALL TIMES WITH REQUIREMENTS OF FLORIDA BUILDING CODE, LIFE AND SAFETY CODE (F.P.A. 101), AND ALL LOCAL CODES AND ORDINANCES.
7. SHOP 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 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. 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. 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 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 SWEEPED BROOM CLEAN, CARPETS VACUUMED, PICTURES 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 (50 (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.

ELEVATIONS / SECTIONS

- 1 NEW IMPACT RESISTANT WINDOW/DOOR (TYP)
- 2 NEW SMOOTH STUCCO GREY COLOR > BENJAMIN MOORE (PIGEON GREY - 2133-50)
- 3 NEW 42" GLASS GUARDRAIL AND HAND RAIL, GC TO IMPROVE SHOP SHOPDRAWINGS FOR ARCHITECT APPROVAL
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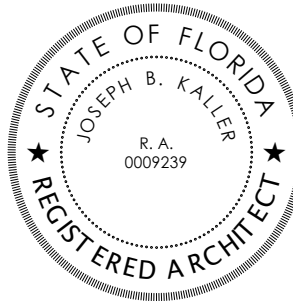


Kaller Architecture

AA#26001212  
2417 Hollywood Blvd.  
Hollywood Florida 33020  
954.820.5746  
joseph@kallerarchitects.com

www.kallerarchitects.com

SEAL



JOSEPH B. KALLER  
FLORIDA R.A. #0009239

PROJECT TITLE  
NEW TWO-STORY SINGLE-FAMILY RESIDENCE  
813 HARRISON STREET  
HOLLYWOOD, FL 33019

SHEET TITLE  
EAST / WEST  
ELEVATIONS

REVISIONS

No.	Description	Date

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PROJECT No.: 23064  
DATE: JULY 2023  
DRAWN BY: CG  
CHECKED BY: GM

SHEET

3

GENERAL NOTES

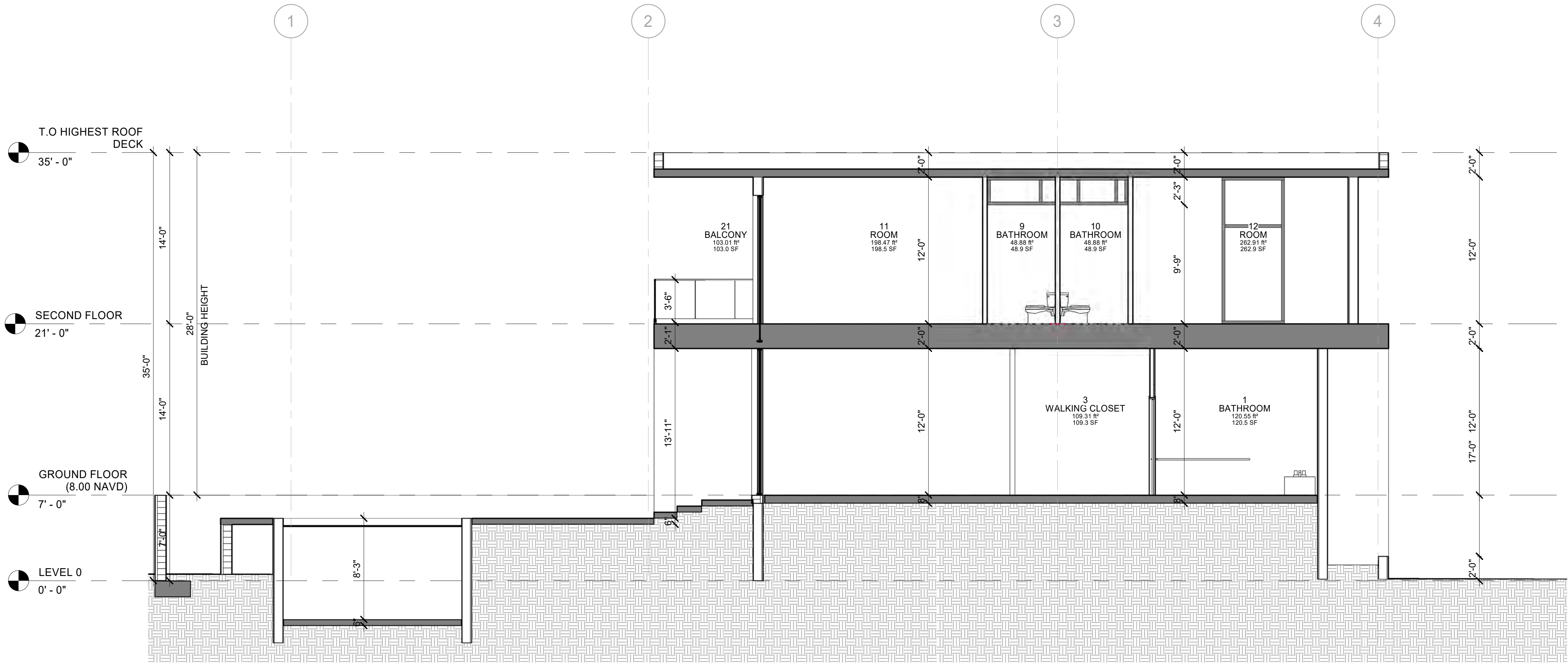
A-302



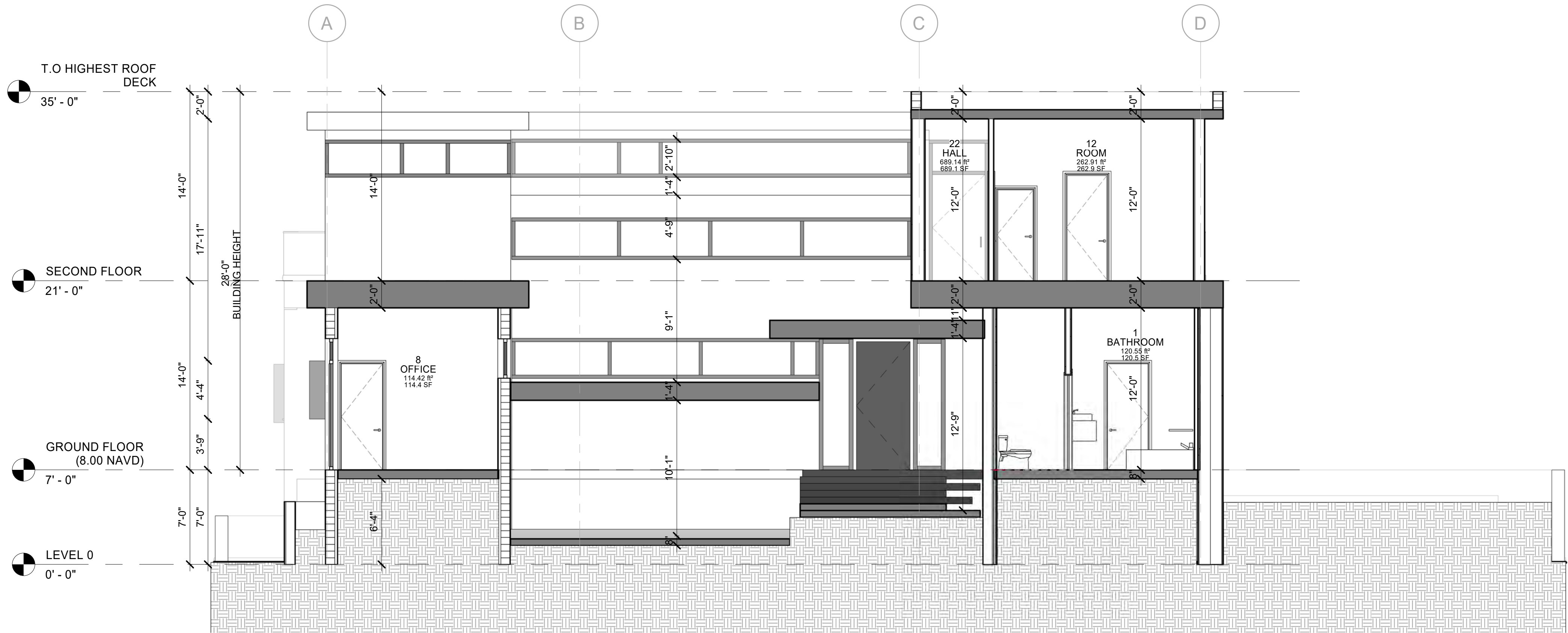




1 SECTION C  
3/16" = 1'-0"



2 SECTION D  
3/16" = 1'-0"



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Kaller Architecture  
AA#26001212  
2417 Hollywood Blvd.  
Hollywood Florida 33020  
954.820.5746  
joseph@kallerarchitects.com

www.kallerarchitects.com

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. #0009239

813 HARRISON STREET

HOLLYWOOD, FL 33019

PROJECT TITLE

GENERAL SECTIONS

SHEET TITLE

REVISIONS

No.	Description	Date

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PROJECT No.: 23064  
DATE: JULY 2023  
DRAWN BY: GioMV  
CHECKED BY: JBK

SHEET

2 PLAN NOTES

A-402

# **813 HARRISON STREET**

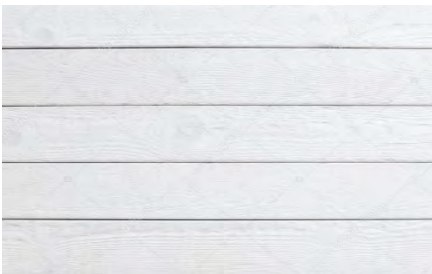
## **PROPOSED PAINT CHIPS AND MATERIALS**



**Benjamin Moore**  
**Timber Wolf (Selected Walls)**



**Benjamin Moore**  
**Charcoal Grey ( Garage door + Louvers)**



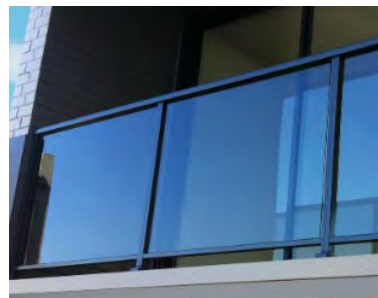
**Horizontal white stucco**  
**Selected Walls**



**Dark Bronze aluminum window h**



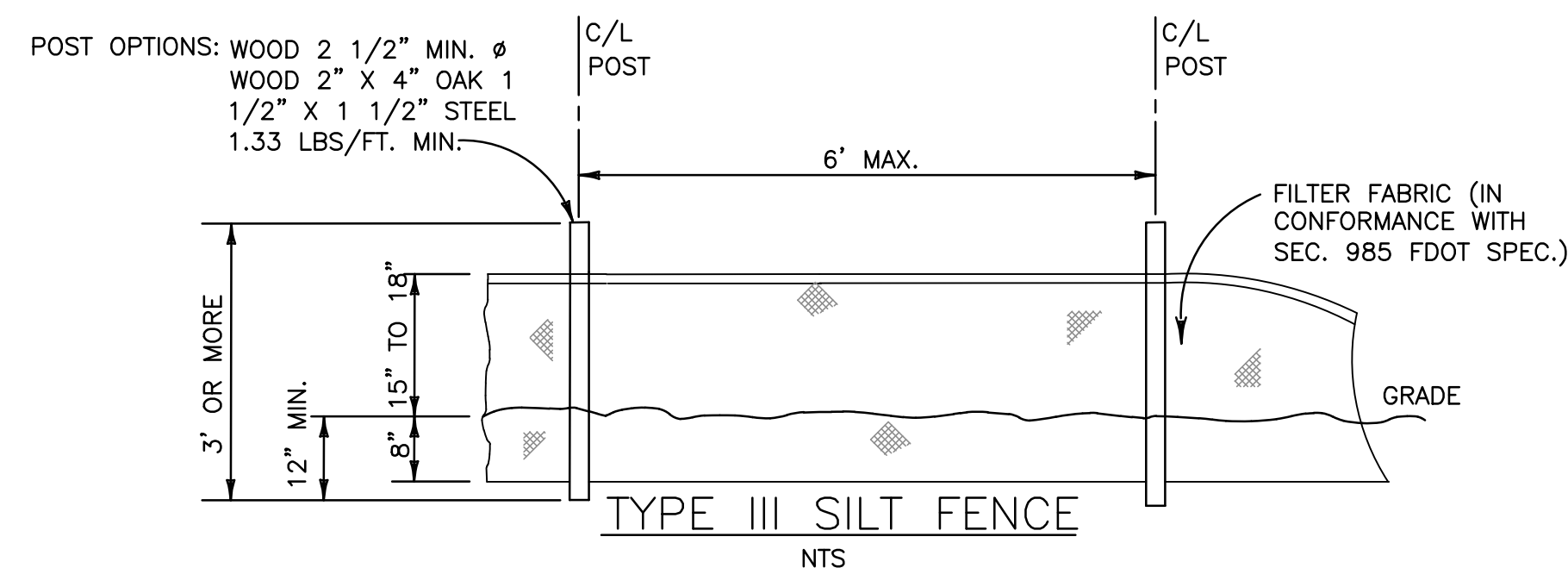
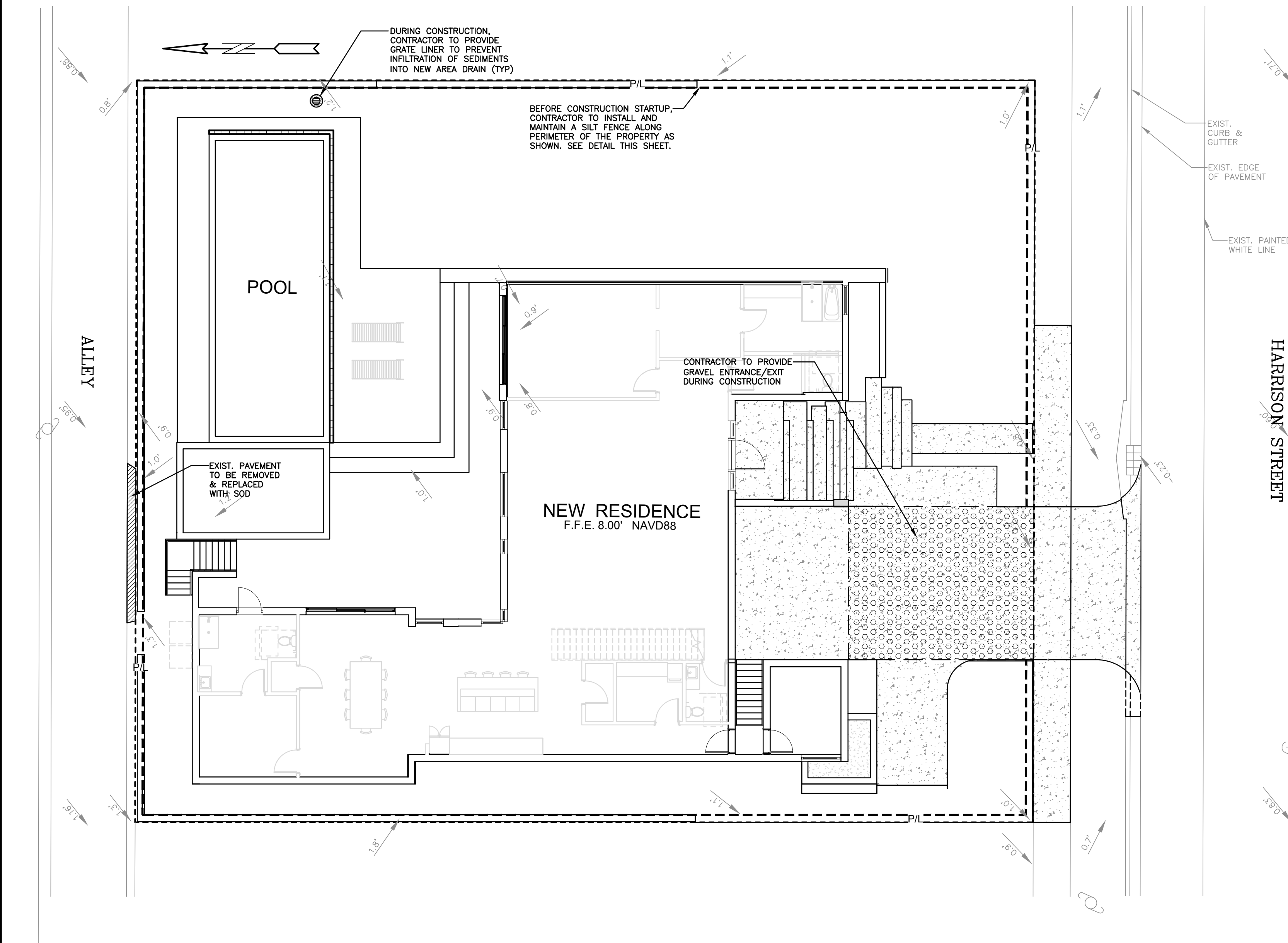
**Raw Concrete**  
**Ground floor and accent walls**








**Glass railings**



ALL ELEVATIONS ARE REFERENCED  
TO NAVD88 VERTICAL DATUM

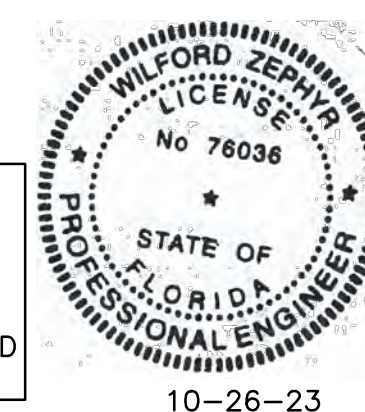


### LEGEND

- |   |                      |
|---|----------------------|
|  | PROPOSED CONCRETE    |
|  | PROPOSED GRADE       |
|  | EXISTING ELEVATION   |
|  | PROPOSED WATER METER |
|  | PROPOSED BFP DEVICE  |

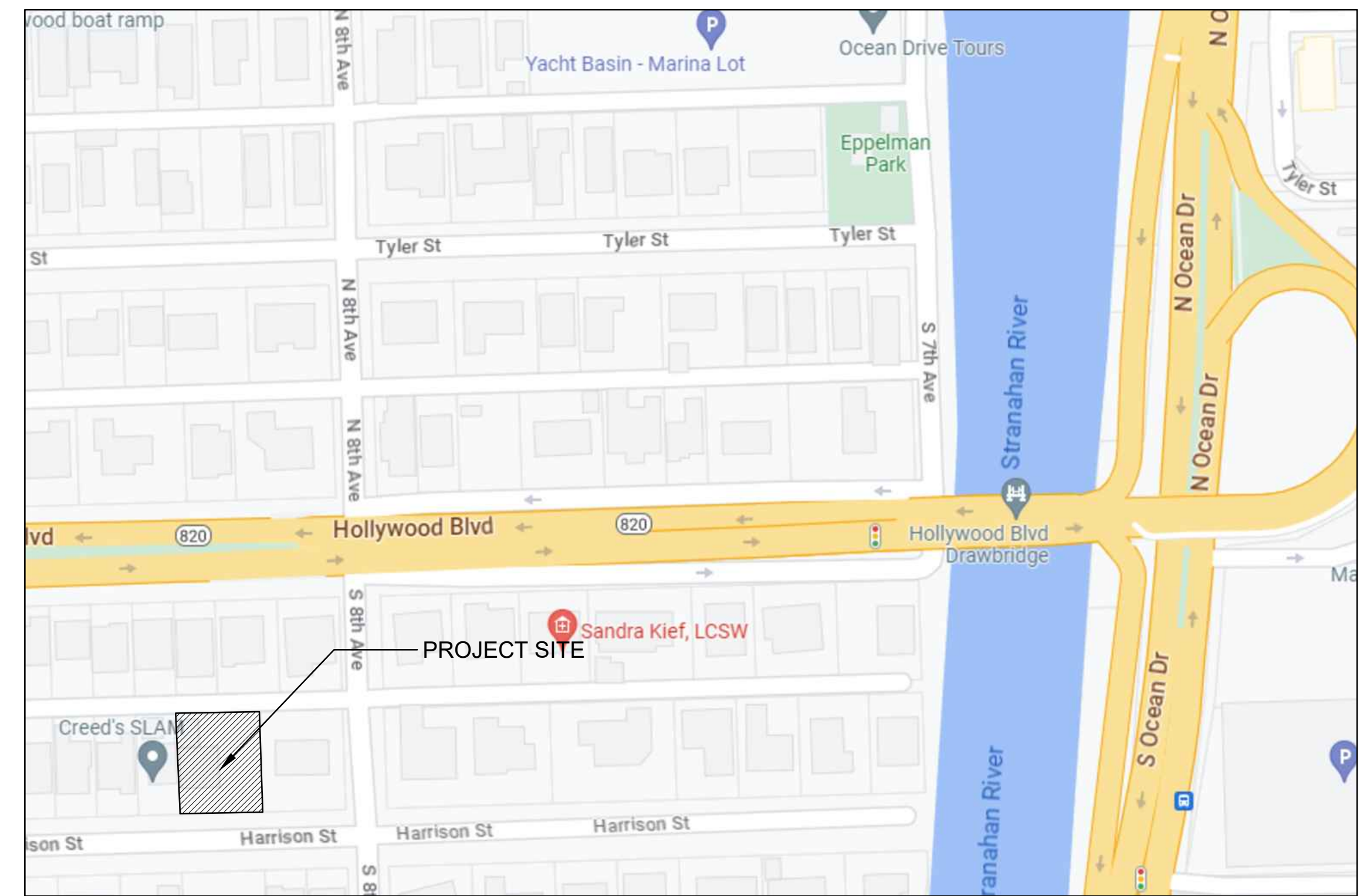
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WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL

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SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED  
ON ANY ELECTRONIC COPIES.



## EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'



*LOCATION MAP*  
NOT TO SCALE

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 ON 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.

<b>REVISIONS</b>			
<b>NO.</b>	<b>DATE</b>	<b>DESCRIPTION</b>	
1	10/25/23	CITY REVIEW COMMENTS	

**ZEPHYR ENGINEERING**  
WILFORD ZEPHYR, P.E.

HOLLYWOOD, FL  
(786) 302-7693  
wzephyreng@gmail.com  
CA#: 31158



**FOR  
NEW RESIDENCE**  
813 HARRISON STREET  
HOLLYWOOD, FLORIDA 33019

E.#:76036

DATE: 8/2/23

SCALE: 1"=10'

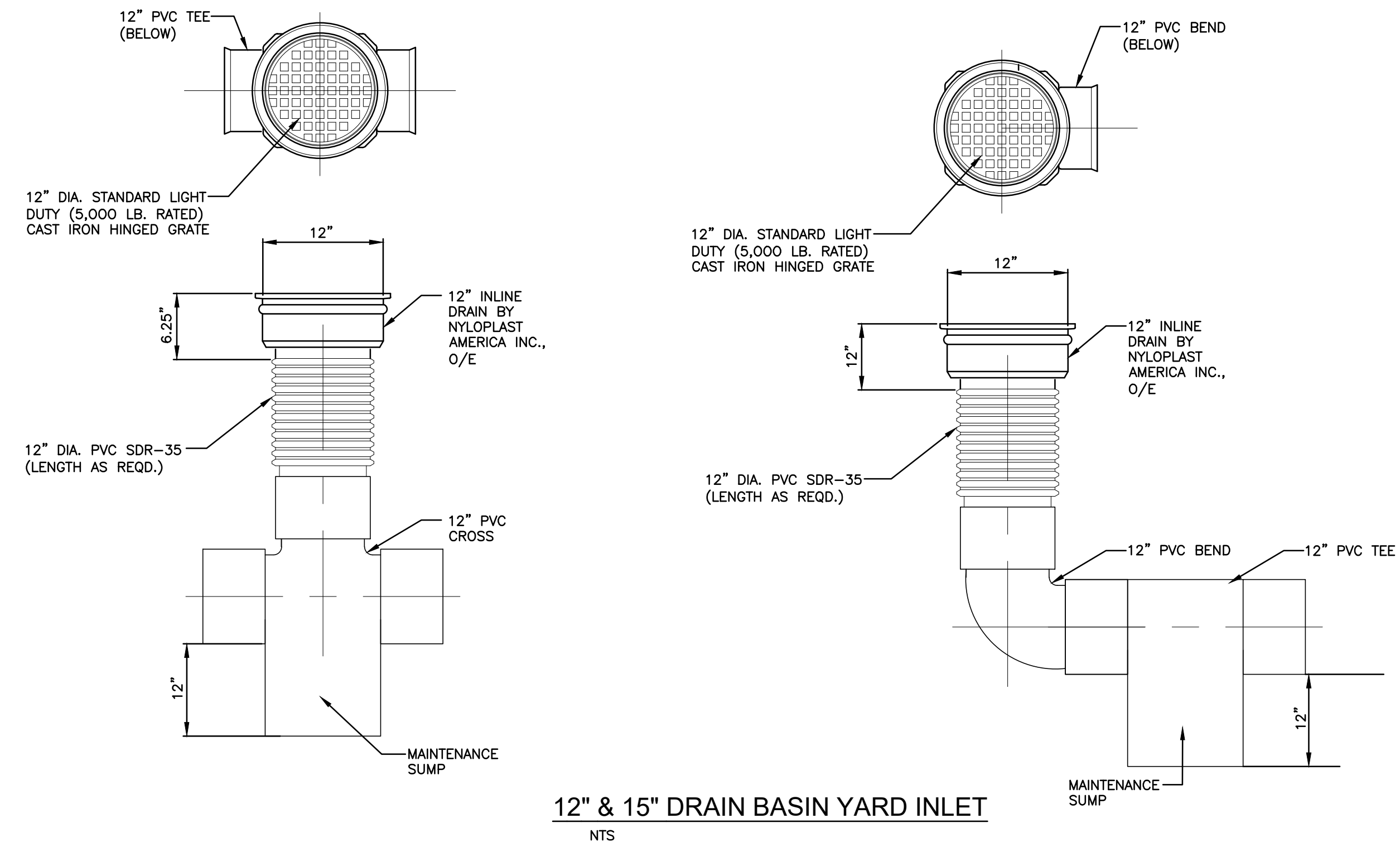
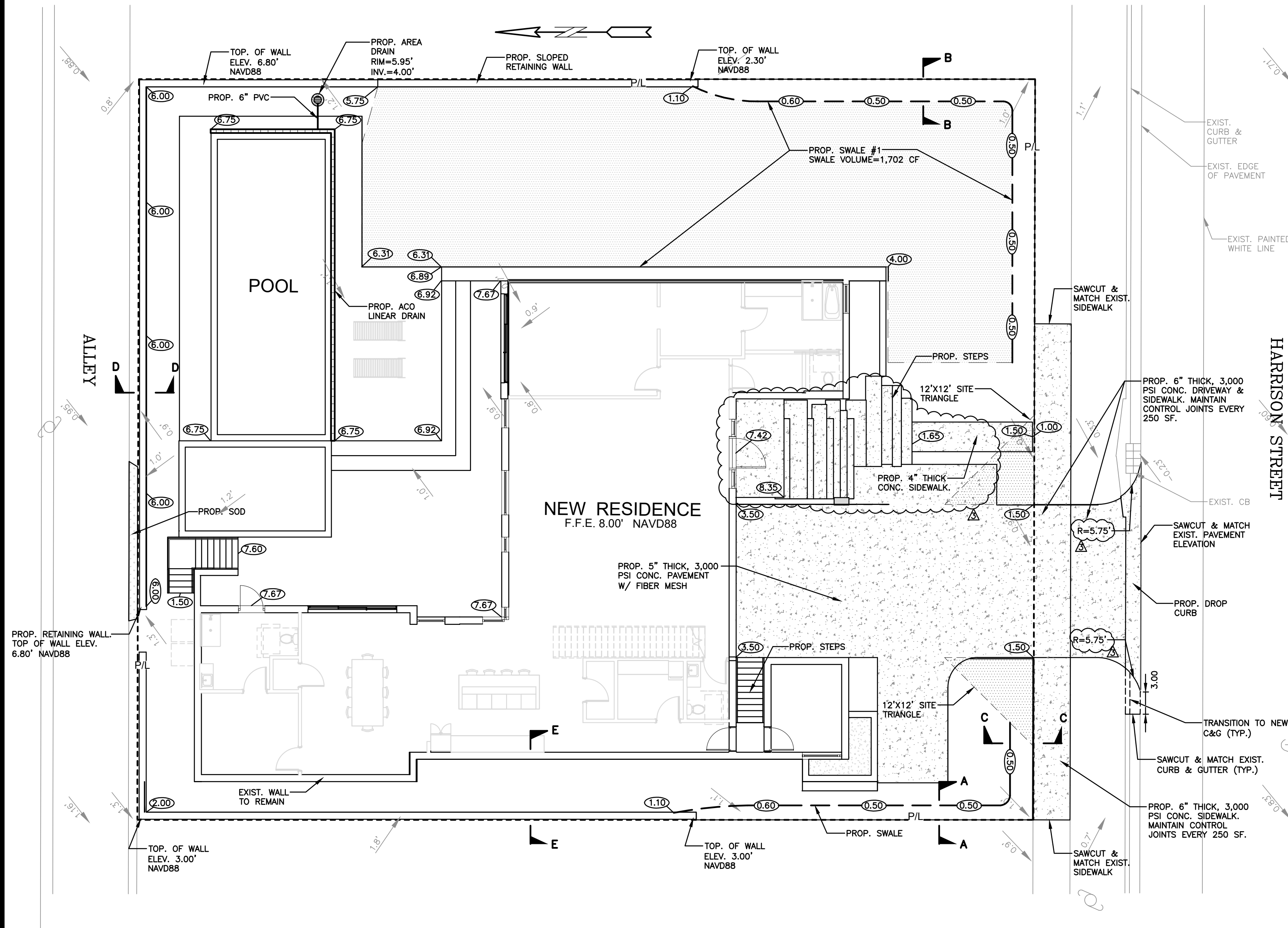
SHEET NO.:

C1

1 OF 5



ALL ELEVATIONS ARE REFERENCED  
TO NAVD88 VERTICAL DATUM



- 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.

**DRAINAGE CALCULATIONS:**

TOTAL SITE AREA = 12,100 SF  
BLDG AREA = 3,426 SF  
POOL = 675.37 SF  
POOL DECK = 1,509.96 SF  
DRIVEWAY & WALKWAYS= 1,574.98 SF  
TOTAL IMPERV. AREA = 7,186.31 SF  
TOTAL PERVIOUS AREA = 4,913.69 SF

**WATER QUALITY STORAGE REQUIRED:**

$$[(2.5 \text{ IN}) \times 7,186.31 \text{ SF}] / (12 \text{ IN/FT}) = 1,497 \text{ CF}$$

OR

$$[(1 \text{ IN}) \times 12,100 \text{ SF}] / (12 \text{ IN/FT}) = 1,008 \text{ CF}$$

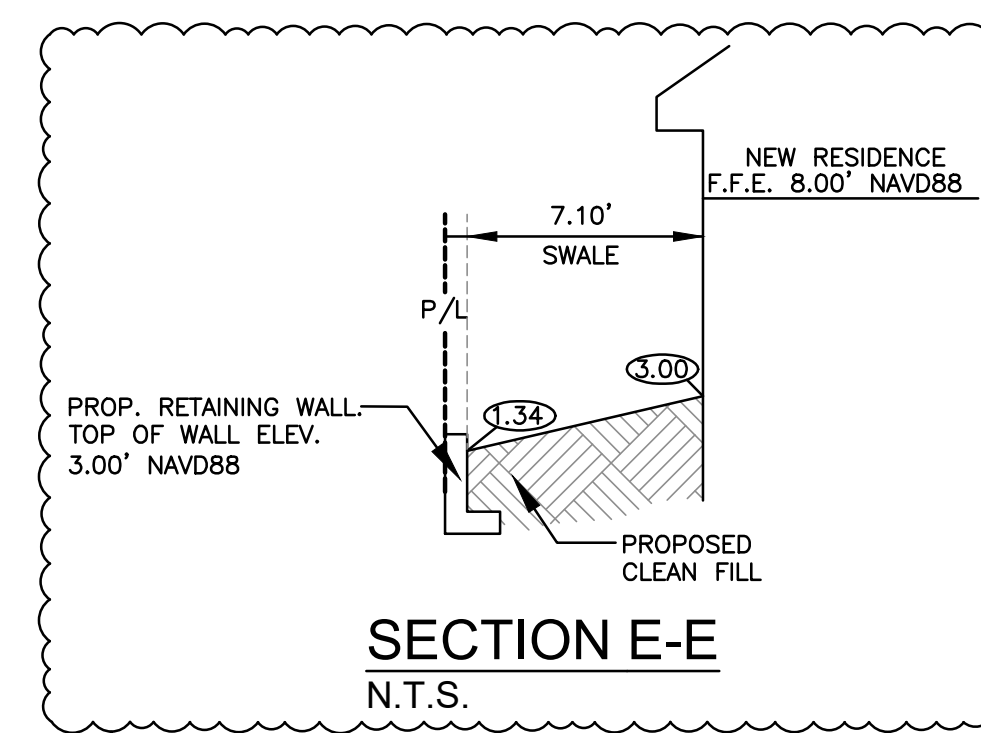
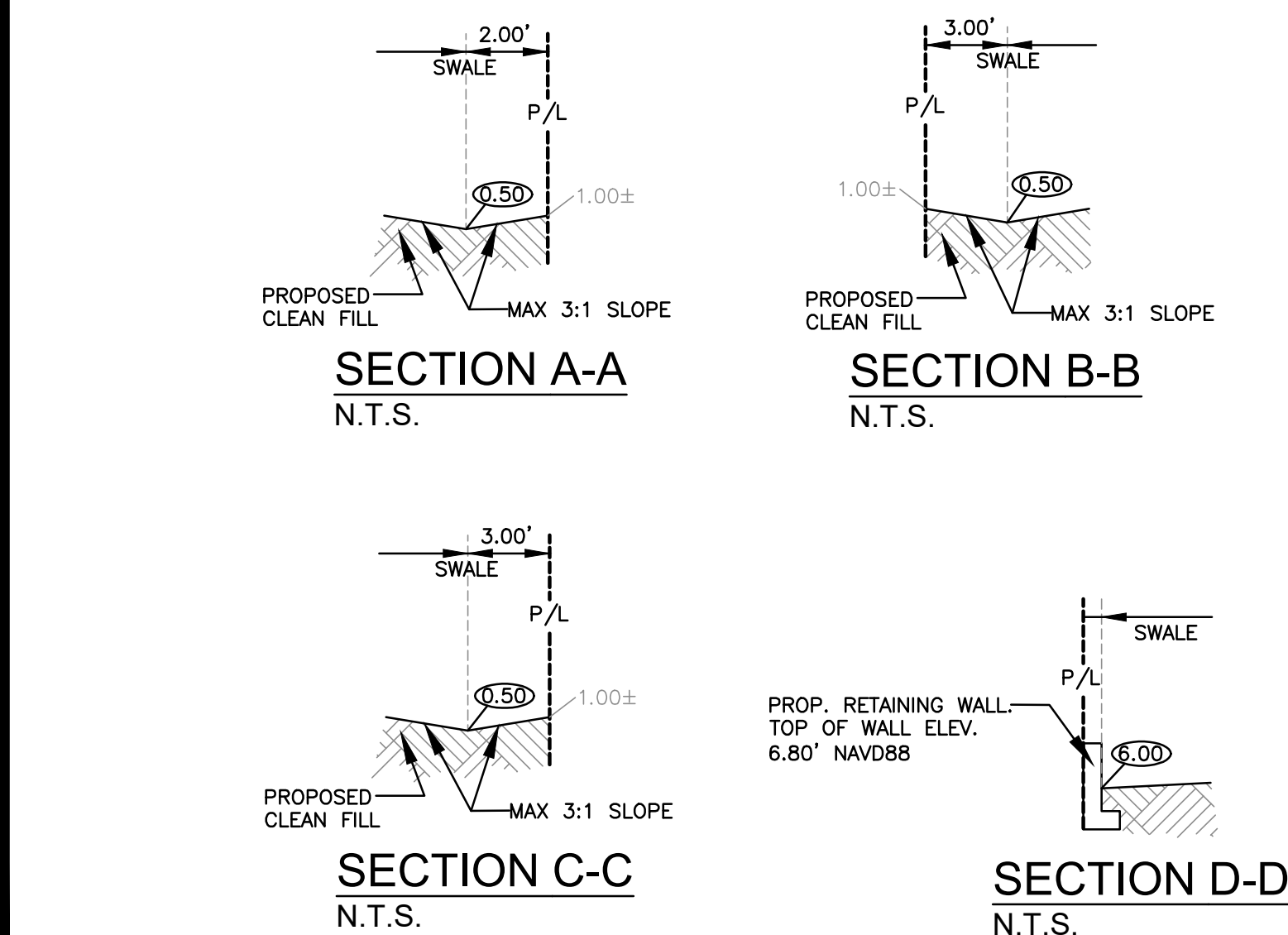
## 2.5 IN TIMES IMPERVIOUS AREA GOVERNS

REQUIRED STORAGE VOLUME: 1,497 CF





**WATER QUALITY STORAGE PROVIDED:**

SWALE AREA #1 = 1,702 CF

**TOTAL STORAGE = 1,702 CF**

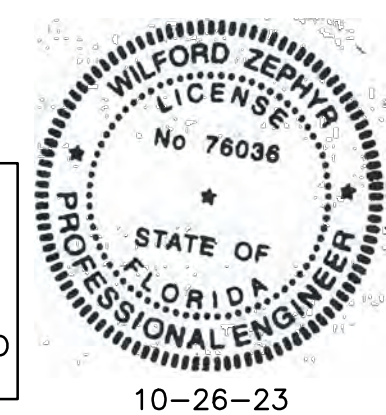


### LEGEND

- |   |                      |
|---|----------------------|
|  | PROPOSED CONCRETE    |
|  | PROPOSED GRADE       |
| *3.03   | EXISTING ELEVATION   |
|  | PROPOSED WATER METER |
|  | PROPOSED BFP DEVICE  |

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
## PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/20/23	CITY REVIEW COMMENTS
2	10/25/23	CITY REVIEW COMMENTS
3	10/26/23	CITY REVIEW COMMENTS

**ZEPHYR ENGINEERING**  
WILFORD ZEPHYR, P.E.

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



NEW RESIDENCE  
FOR  
813 HARRISON STREET  
HOLLYWOOD, FLORIDA 33019

P.E.#:76036

DATE: 8/2/23

SCALE: 1"=10'

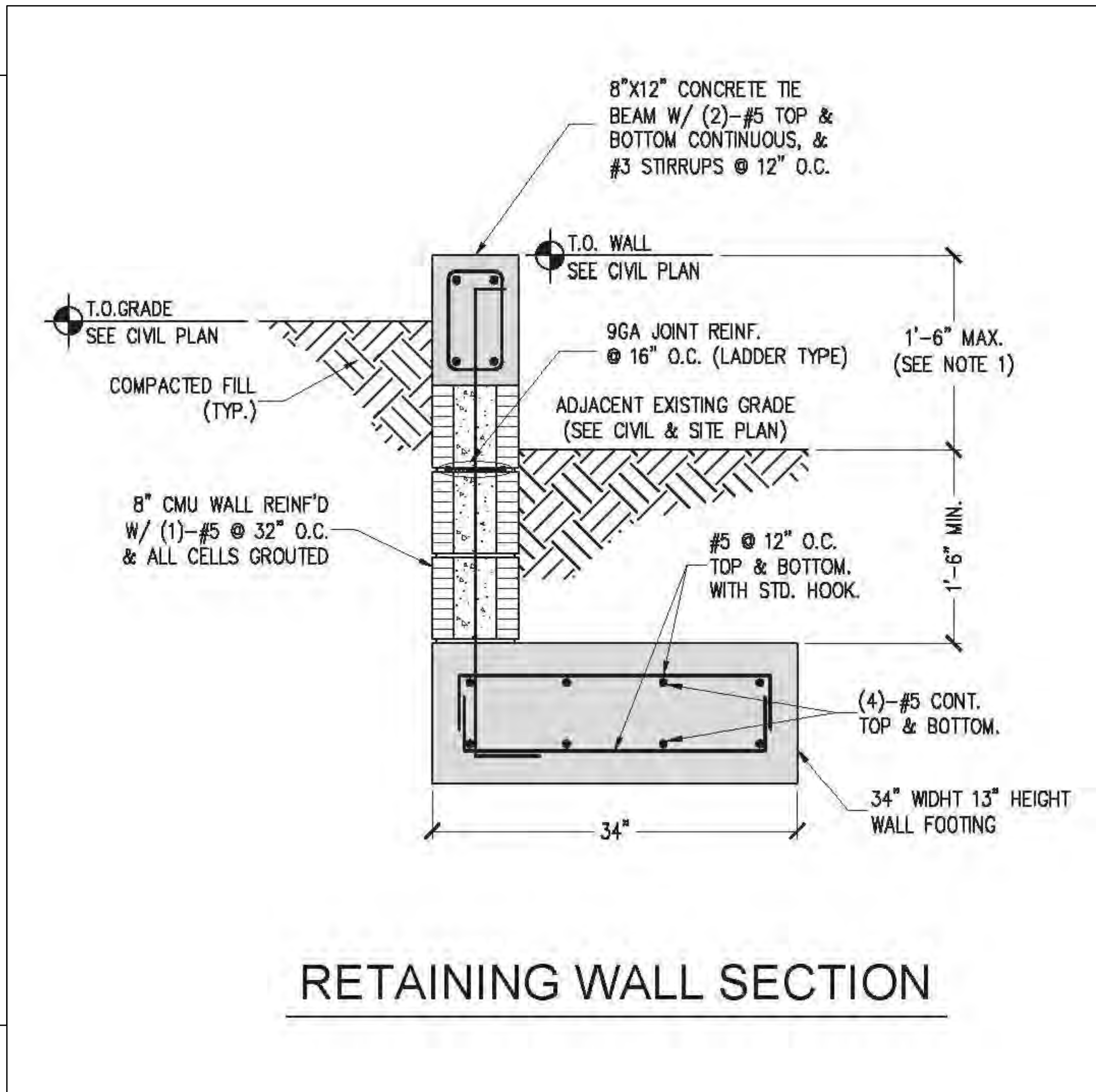
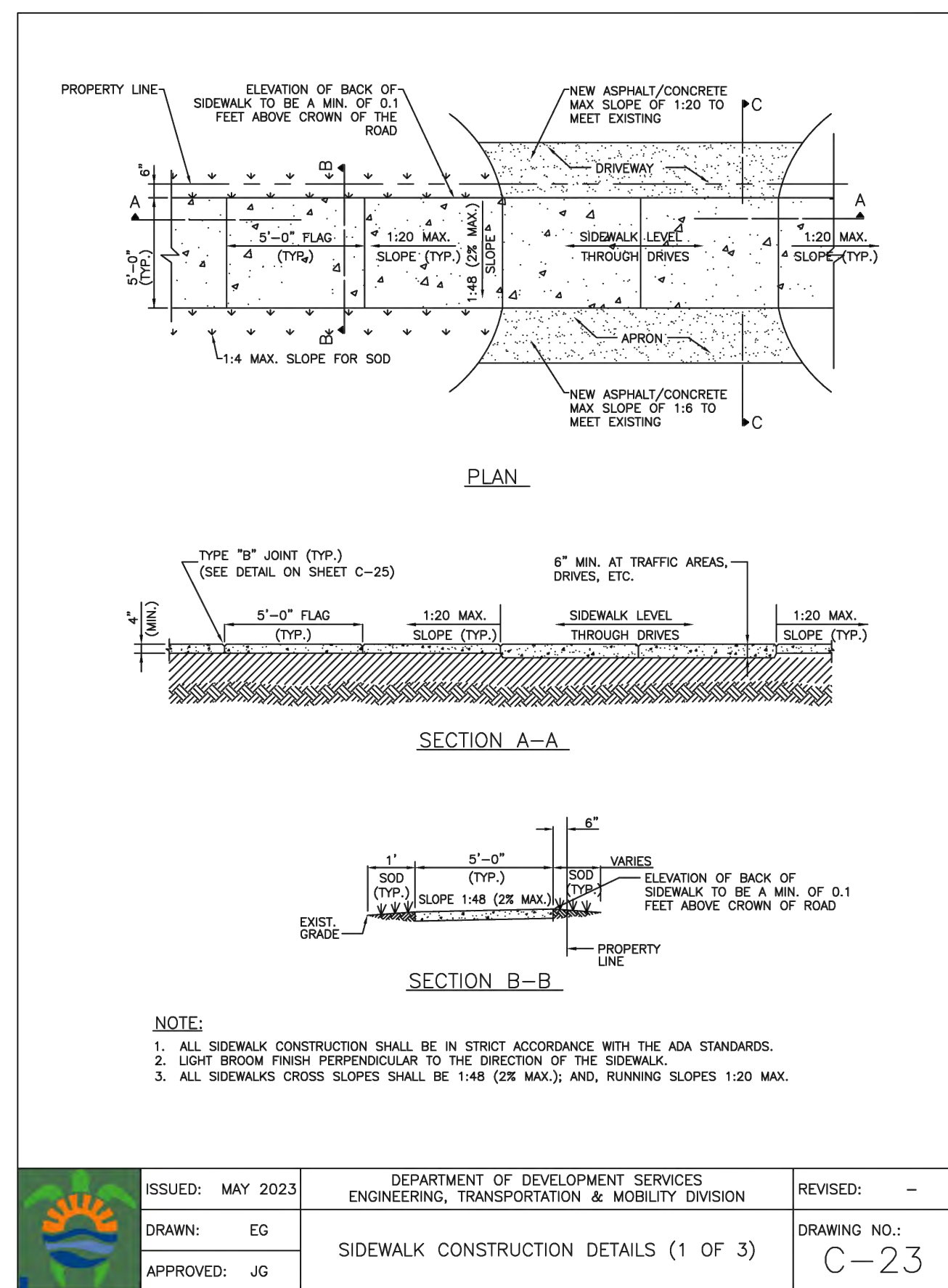
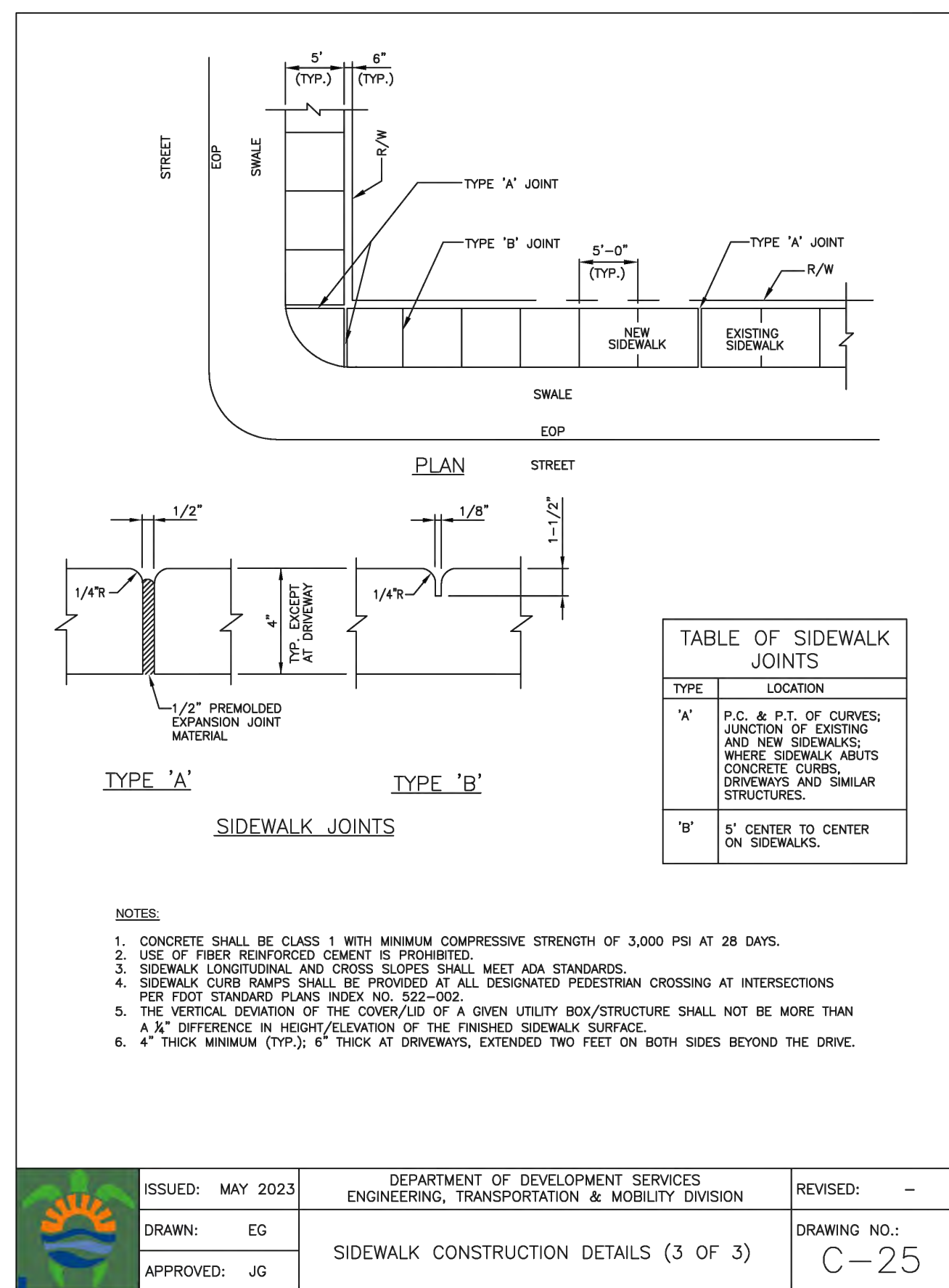
SHEET NO.:

C2

2 OF 5
PROJECT NO.: 23-36

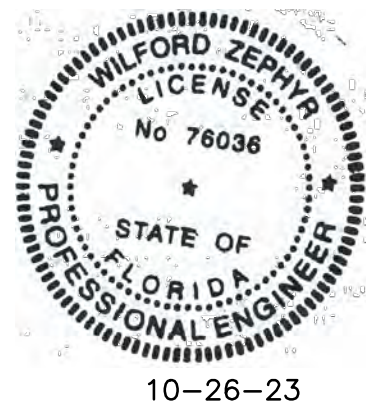


ALL ELEVATIONS ARE REFERENCED  
TO NAVD88 VERTICAL DATUM







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.



# CIVIL DETAILS

SCALE: N.T.S.

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

[illegible]

**ZE**

**ZEPHYR ENGINEERING**

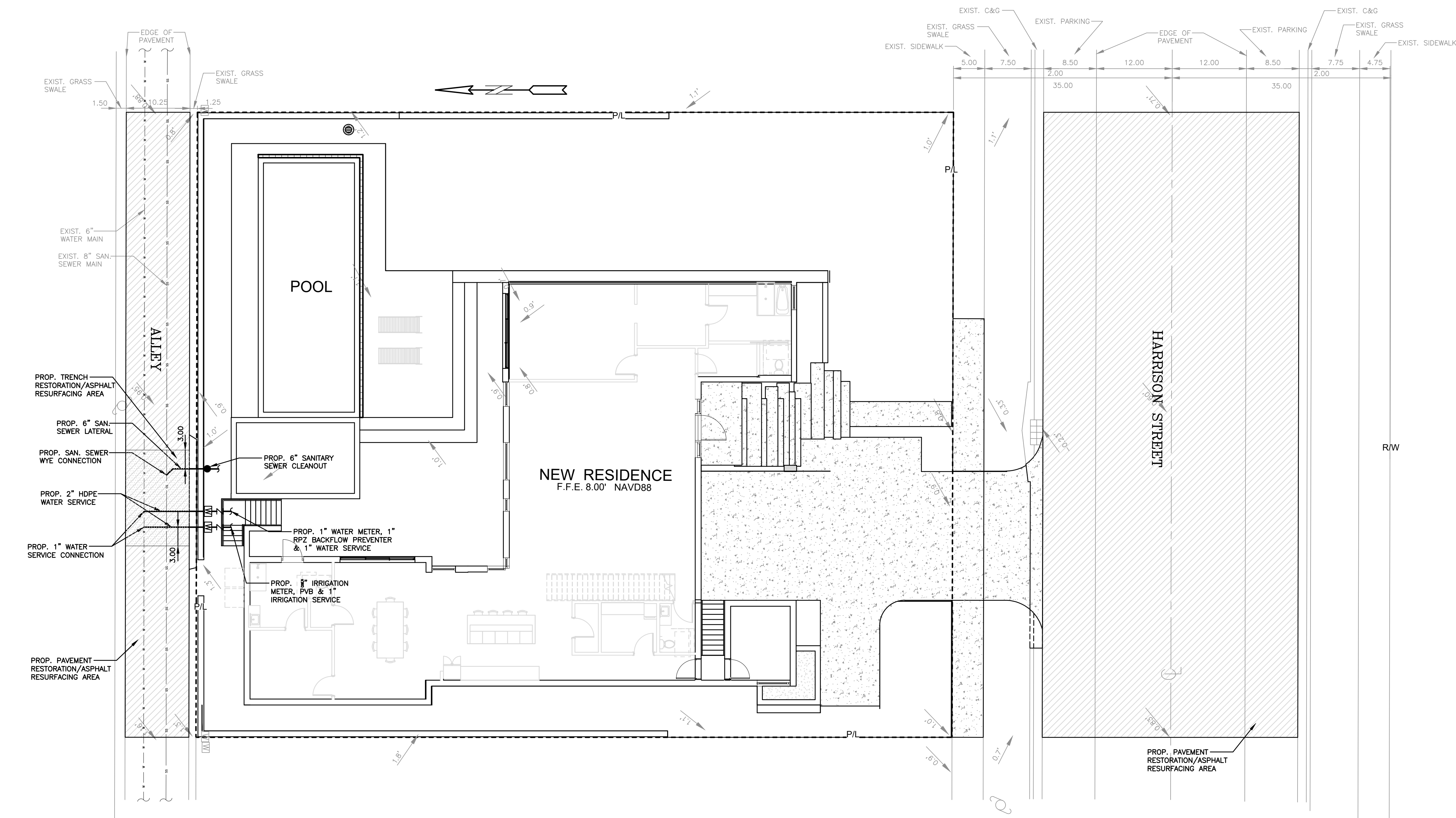
WILFORD ZEPHYR, P.E.  
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**NEW RESIDENCE  
FOR  
813 HARRISON STREET  
HOLLYWOOD, FLORIDA 33019**

P.E.#: 76036
DATE: 8/2/23
SCALE: N.T.S.
SHEET NO.: C3 3 OF 5
PROJECT NO.: 23-36



ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



**WATER & SEWER DEMAND CALCULATIONS:**

**PROJECT INFO:**

SINGLE FAMILY RESIDENCE

**WATER DEMAND**

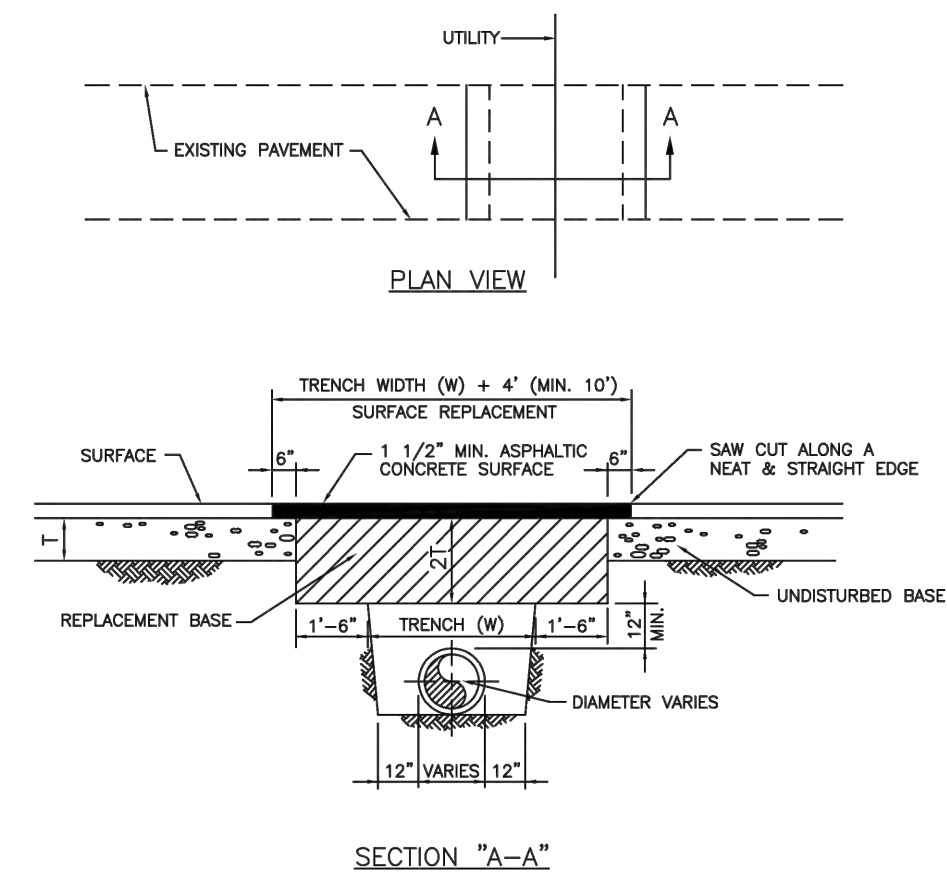
(1 RESIDENTIAL UNIT)X(199 GPD/UNIT)=199 GPD

**TOTAL WATER DEMAND=199 GPD**

**WASTEWATER DEMAND**

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

**TOTAL WASTEWATER DEMAND=142 GPD**



**LEGEND**

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



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

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**WATER PLAN & DETAILS**

SCALE: 1"=10'

REVISIONS	
NO.	DATE
1	10/20/23
1	10/25/23

**ZEPHYR ENGINEERING**

**ZE**

NEW RESIDENCE  
FOR  
813 HARRISON STREET  
HOLLYWOOD, FLORIDA 33019

P.E.#:78036

DATE: 8/2/23

SCALE: 1"=10'

SHEET NO.:

C4

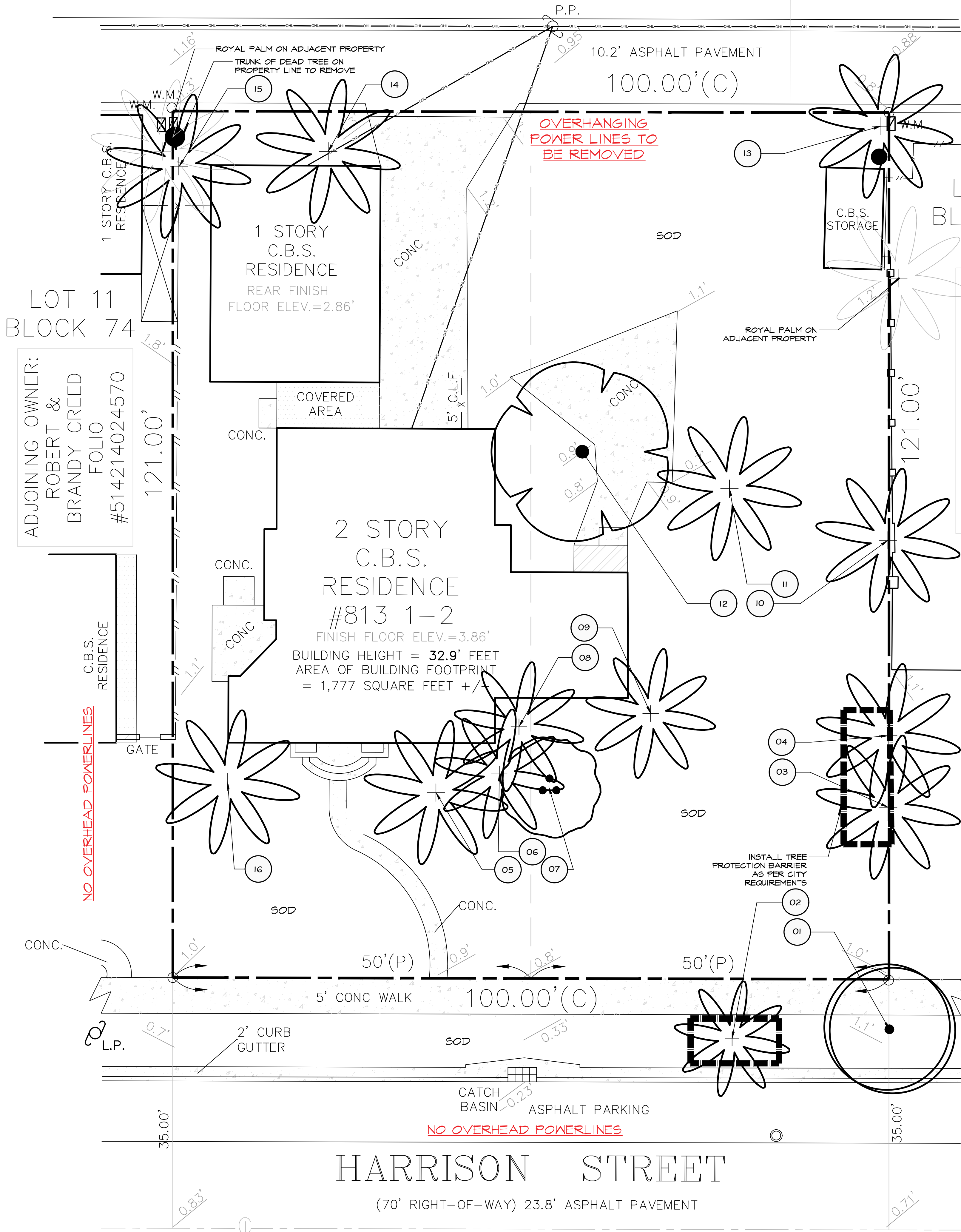
4 OF 5

PROJECT NO.: 23-36

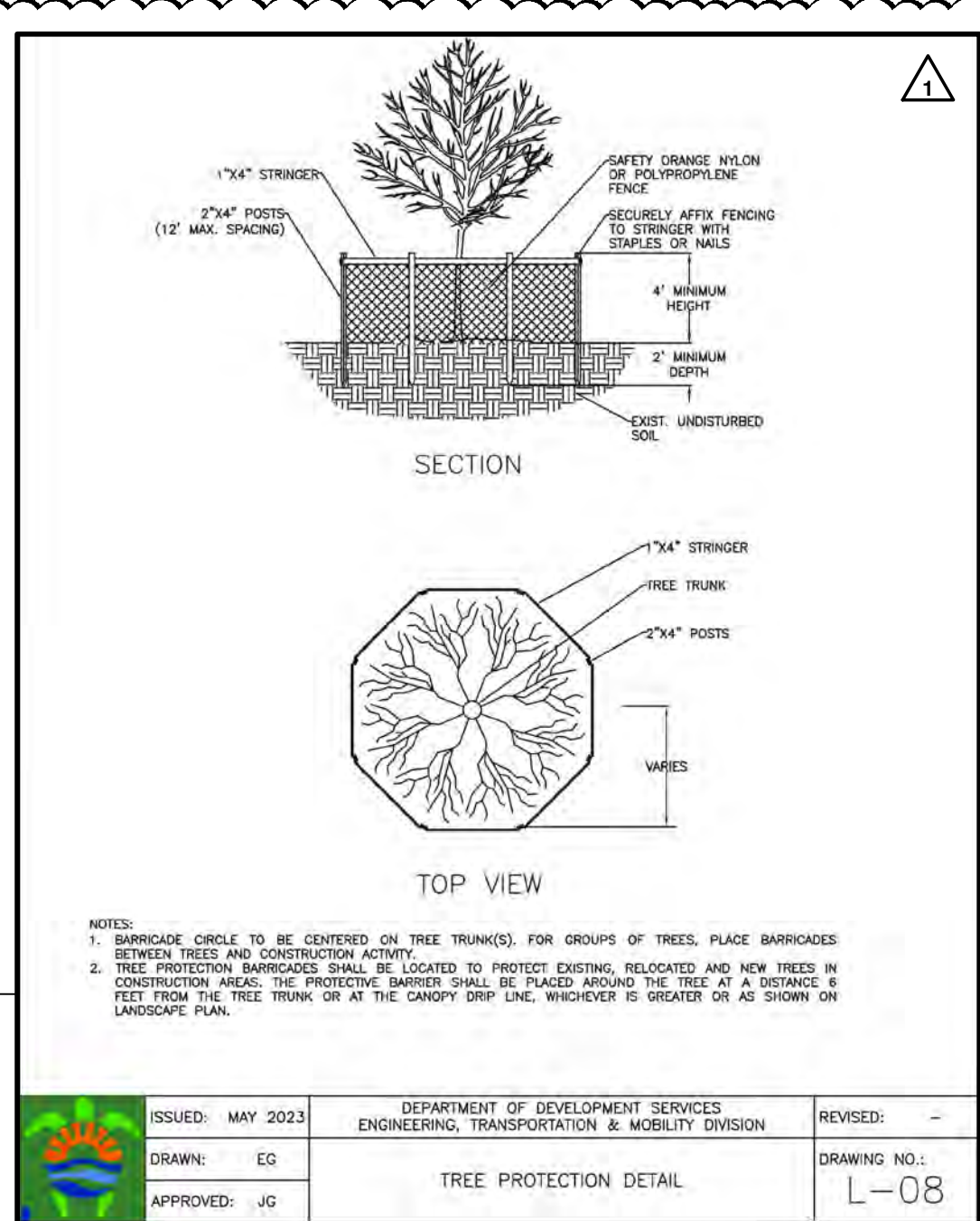








PLANT SCHEDULE								
TREES	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	SPREAD	NOTES	ACTION
	03	Roystonea elata	Florida Royal Palm	-	35' CT	20'	on property line	TO REMAIN
	04	Roystonea elata	Florida Royal Palm	-	30' CT	20'	on property line	TO REMAIN
	05	Roystonea elata	Florida Royal Palm	-	25' CT	20'		REMOVE
	06	Roystonea elata	Florida Royal Palm	-	25' CT	18'		REMOVE
	07	Bischofia javanica	Javanese Bishopwood	-			INVASIVE	REMOVE
	08	Roystonea elata	Florida Royal Palm	-	20' CT	18'		REMOVE
	09	Roystonea elata	Florida Royal Palm	-	25' CT	18'		REMOVE
	10	Roystonea elata	Florida Royal Palm	-	35' CT	20'	on property line	REMOVE
	11	Roystonea elata	Florida Royal Palm	-	35' CT	20'		REMOVE
	12	Ficus aurea	Strangler Fig	55'-half is embedded dead tree trunk	20' OA	25'	for mitig. detracted 27.5' of dead trunk	REMOVE
	13	Roystonea elata	Florida Royal Palm	-	35' CT	20'	OUT OF PROP. LINE	REMOVE
	14	Roystonea elata	Florida Royal Palm	-	25' CT	20'		REMOVE
	15	Roystonea elata	Florida Royal Palm	-	25' CT	20'		REMOVE
	16	Roystonea elata	Florida Royal Palm	-	25' CT	20'		REMOVE
TREES IN ROW	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	SPREAD	NOTES	ACTION
	01	Cocos nucifera	Coconut Palm	-	25' CT	18'	leaning toward street	REMOVE
	02	Roystonea elata	Florida Royal Palm	-	30' CT	16'		TO REMAIN



#### MITIGATION CALCULATIONS:

11 PALMS TO REMOVE 11 x \$350=\$3,850.00  
27.5" DBH TO REMOVE 27.5/2 x \$350=\$4,812.50  
**TOTAL \$8,662.50**

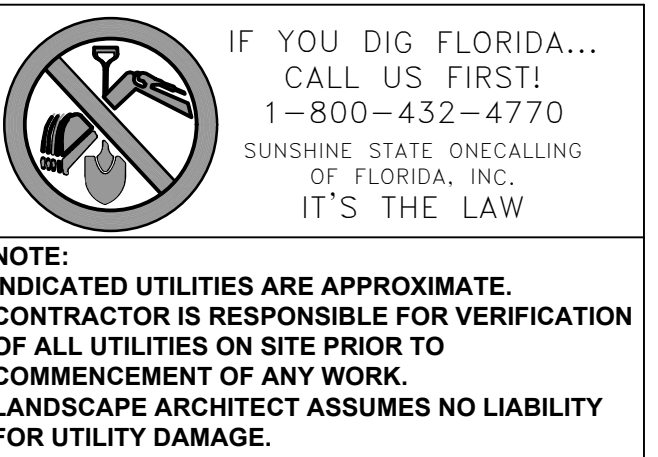
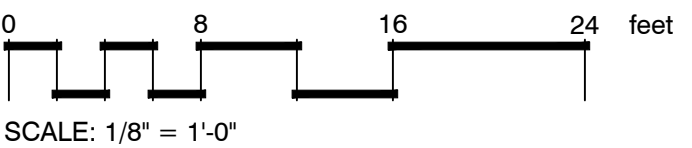
#### MITIGATION TREES PROVIDED:

6" DBH 6/2 x \$350=\$1,050.00  
2 PALMS COUNTED 1:1 2 x \$350= \$700.00  
7 palms COUNTED 3:2 3.5 x \$350=\$1,225.00  
**TOTAL PROVIDED \$2,975.00**

#### MITIGATION TO PAY TO CITY TREE FUND:

8,662.50 - 2,975.00= **\$5,687.50**

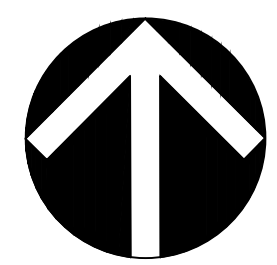
**A GENERAL LAYOUT**  
scale 1/8"=1'-0"



#### The Mirror of Paradise

Gabriela Fojt  
LA 6667277  
LC 26000628

2700 E Oakland Park Blvd  
Suite C  
Fort Lauderdale  
FL 33306  
c (954) 478 3064  
www.florida-landscape.com  
gabriela@themirrorofparadise.com

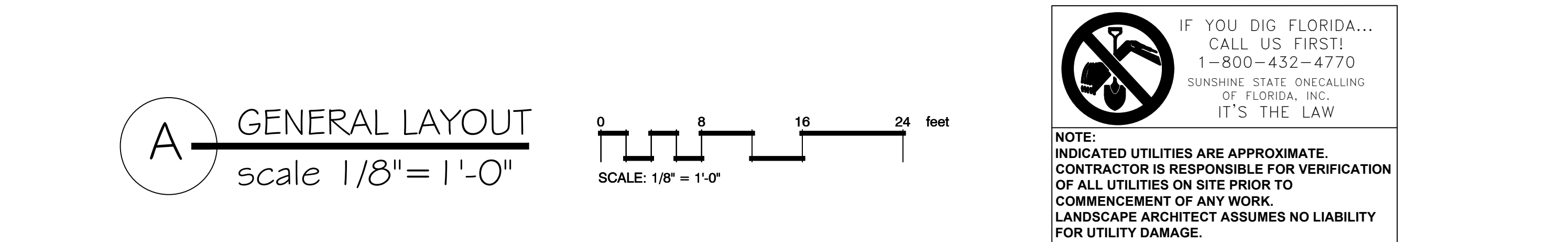


SCALE 1/8"=1'-0"  
DESIGNED BY GF  
DRAWN BY ...  
CHECKED BY GF  
CAD DWG.  
DATE 08.04.2023  
REVISIONS  
City comments 1/10.25.2023

813 HARRISON STREET  
HOLLYWOOD  
FLORIDA, 33019

REMOVAL PLAN, TREE PROTECTION DETAIL

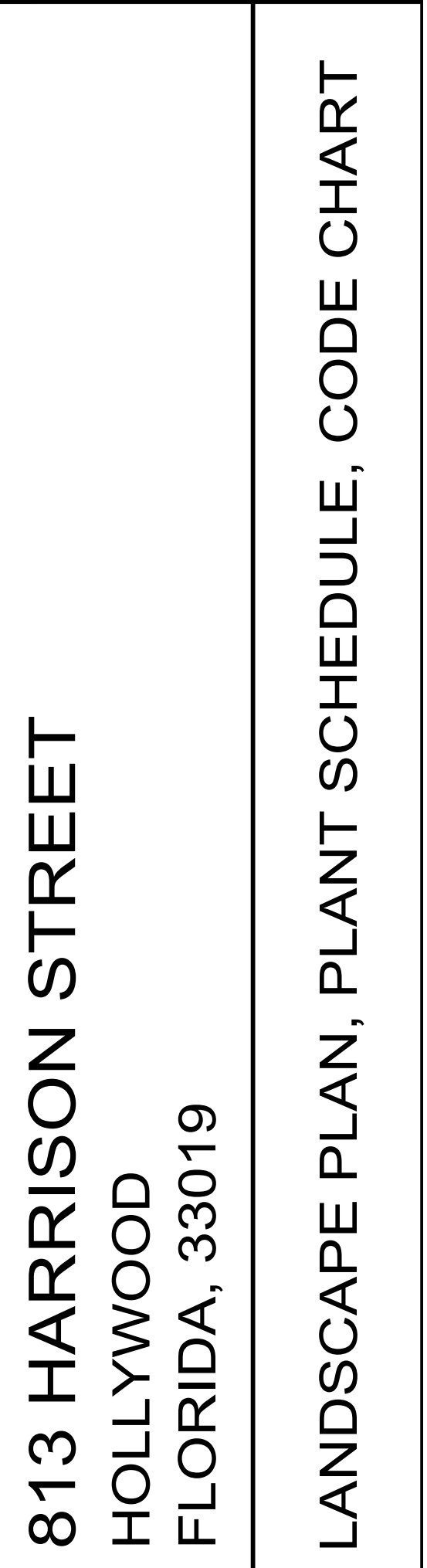




NOTES:

1. SOD AS INDICATED.
2. MULCH ALL BEDS AS INDICATED ON DETAIL.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
4. PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

**B** CODE CHART





GENERAL LANDSCAPE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
2. CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
3. ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, MARCH 1998.
4. PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF MILDORGANITE PER 6 CU. YDS.
5. TREES & PALMS GUARANTEED TO BE IN HEALTHY THRIVING CONDITION FOR ONE YEAR FROM PROJECT COMPLETION.
6. APPLY 3" MELALEUCA/EUCALYTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
7. CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
8. WHERE THERE IS A DISCREPENCY 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.
9. 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
10. 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.
11. TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
- \*12. ROOT FLARES TO BE SET ABOVE GRADE AND VISIBLE WITH ROOT SYSTEMS 10% ABOVE FINAL GRADE AT TIME OF PLANTING.
13. LANDSCAPING SHALL COMPLY WITH ALL ZDNING AND LAND DEVELOPMENT REGULATIONS.

HOLLYWOOD LANDSCAPE NOTES

1. PLANT MATERIAL WILL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.
2. THERE WILL BE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF HOLLYWOOD'S LANDSCAPE PLAN REVIEWER.

WHERE REQUIRED FOR SCREENING PURPOSES, HEDGE SHALL BE PLANTED AT EQUIPMENT HEIGHT FOR VISUAL SCREENING. PROVIDE MINIMUM OF 36" HT.

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.

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:

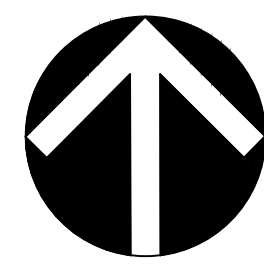
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



The Mirror of Paradise

Gabriela Fojt  
LA 6667277  
LC 26000628

2700 E Oakland Park Blvd  
Suite C  
Fort Lauderdale  
FL 33306  
c (954) 478 3064  
www.florida-landscape.com  
gabriela@themirrorofparadise.com



SCALE	as noted
DESIGNED BY	GF
DRAWN BY	...
CHECKED BY	GF
CAD DWG.	
DATE	08.04.2023
REVISIONS	
City comments	1 10.25.2023

813 HARRISON STREET  
HOLLYWOOD  
FLORIDA, 33019

LANDSCAPE NOTES & DETAILS

IF YOU DIG FLORIDA...  
CALL US FIRST!  
1-800-432-4770  
SUNSHINE STATE ONCALLING  
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.









# City of Hollywood

## Staff Summary

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

**File Number: 2. 2024 0213**

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**Agenda Date:** 2/13/2024

**Agenda Number:**

**To:** Historic Preservation Board

**Title:** FILE NO.: 23-CM-95  
APPLICANT: Henry and Rosa Leace  
LOCATION: 1030 South Southlake Drive  
REQUEST: Certificate of Appropriateness for Demolition and  
Certificate of Appropriateness for Design for a new single-family  
house in the Lakes Area Historic Multiple Resource Listing District.

---



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

**DATE:** February 13, 2024 **MEMO NO.:** P-24-01

**TO:** Planning and Development Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Carmen Diaz, Planning Administrator

**SUBJECT:** A Certificate of Appropriateness for Demolition and a Certificate of Appropriateness for Design for a new single-family home located in the Lakes Historic District

---

**EXPLANATION:**

Henry and Rosa Leace request a Certificate of Appropriateness for Demolition and a Certificate of Appropriateness for Design for a new single-family home located at 1030 South Southlake Drive, project No. 23-CM-95 within the Lakes Area Historic Multiple Resource Listing District.

The item was not presented at the Historic Preservation Board (HBP) meeting on January 23, 2024. At the meeting the Board voted to continue the item time and date certain to the February 13, 2024 meeting in order to give more time for Planning and Legal staff to review State Statutes that might impact the proposal.

Attachments: Initial Application Package



Revised

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

**DATE:** January 23, 2024 **FILE:** 23-CM-95

**TO:** Historic Preservation Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Carmen Diaz, Planning Administrator

**SUBJECT:** Request a Certificate of Appropriateness for Demolition and a Certificate of Appropriateness for Design to build a new single-family home located at 1030 South Southlake Drive, within the Lakes Area Historic Multiple Resource Listing District.

**APPLICANT'S REQUEST**

Certificate of Appropriateness for Demolition and Design for a single-family home located at 1030 South Southlake Drive, within the Lakes Area Historic Resource Listing District.

**STAFF'S RECOMMENDATION**

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

Certificate of Appropriateness for Design: Approved if Certificate of Appropriateness for Demolition is granted.

**BACKGROUND**

The existing one-story home was constructed in 1951 based on the Broward County Property Appraiser. The house was built in a lot approximately 23,000 square feet. The lot is surrounded by the intercoastal on the north, Southlake Drive on the south, and two other lots on the west and east sides respectively. The main and only entrance to this lot is located on South Southlake Drive. The existing house is approximately 2,700 sq. ft. The proposed new house aims to introduce a more functional layout by increasing the livable space while simultaneously maintaining a unified design.

**REQUEST**

The Applicant requests a Certificate of Appropriateness for Demolition of the existing one-story single family home and a Certificate of Appropriateness for Design for an approximately 6,000 square feet new



~~single-family home~~ and a Certificate of Appropriateness for Design of a new two-story single-family home. The existing house is currently below the Federal Emergency Management Agency's Base Floor Elevation (FEMA BFE). The feasibility study provided by the Applicant concludes that the home *finish floor will be required to be raised from the 4.43' to min. of 8.0' NAVD '88 to satisfy the FEMA BFE +1.0'.* *Modification of this existing building to raise the floor elevation, is counterproductive causing the headers of the doors and windows as well as the window sills to become non-compliant.*

The proposed project sits on a 100-foot-wide lot, centered on the site, and complies with all required setbacks. The new home has a contemporary style. It will be a two-story home of approximately 6,000 square feet, with common areas on the first level, a living and family room areas, an office, guest room and a theater/bar. On the ground floor exterior, there is a covered terrace with a BBQ area a swimming pool looking at the intracoastal. The second floor has two bedrooms, one guest room/gym, a lounge room, and three bathrooms. Required parking for the home will be provided via a driveway and two garages. The driveway is accessed from Southlake Drive. The new home meets all applicable requirements including setbacks, height, and approximately 49% green areas.

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

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

## **SITE BACKGROUND**

<b>Applicant/Owner:</b>	Henry and Rosa Leace
<b>Address/Location:</b>	1030 South Southlake Drive
<b>Size of Property:</b>	23,399 sq. ft. (0.58 acres)
<b>Present Zoning:</b>	Single-Family Residential (RS-9) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>Present Land Use:</b>	Low Residential (LRES)
<b>Present Use of Land:</b>	Single Family
<b>Year Built:</b>	1951 (BCPA)

## **ADJACENT ZONING**

<b>North:</b>	Government Use (GU)
<b>South:</b>	Single-Family Residential District (RS-6)
<b>East:</b>	Single-Family Residential District (RS-9)
<b>West:</b>	Single-Family Residential District (RS-9)

## **CONSISTENCY WITH THE COMPREHENSIVE PLAN**



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

The proposed design is consistent with the scale and massing of the adjacent neighborhood, while allowing the Applicant to maximize the living area of their property.

#### **CONSISTENCY WITH THE CITY-WIDE MASTER PLAN**

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

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

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

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

#### **CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN**

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

The existing one-story home was constructed in ~~1994~~ 1951. It is Mediterranean and it does not represent any period of significance architectural style described in the Design Guidelines. The proposed new two-story house is consistent with the architectural features described in the Design Guidelines for Historic Properties and Districts and enforced by the Historic Preservation Board. Therefore, it will not adversely affect the integrity of the Historic District.

#### **APPLICABLE CRITERIA**

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

**CRITERION 1:** Association with events that have made a significant contribution to the broad patterns of our history.

**CRITERION 2:** Association with the lives of persons significant in our past.



**CRITERION 3:** Embodiment of distinctive characteristics of a type, period, or method of construction.

**CRITERION 4:** Possession of high artistic values.

**CRITERION 5:** Representation of the work of a master.

**CRITERION 6:** Representation of a significant and distinguishable entity whose components may lack individual distinction.

**CRITERION 7:** Yield, or the likelihood of yielding information important in prehistory or history.

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

**CRITERION 1:** The building, structure, improvement, or site is designated on either a national, state, or local level as an historic preservation district or an architectural landmark or site.

**ANALYSIS:** The Historic District Design Guidelines recommend *identifying, retaining and preserving buildings which are important in defining the overall historic character of a historic district or neighborhood*. The existing house was built in 1951, the Applicant and staff have found no historical merit in the study of the property. There is not a Site Master file for this property.

**CRITERION 2:** The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

**ANALYSIS:** The Applicant desires to increase the size of the existing house that will require a major renovation to the existing structure and will have challenges to overcome without the ability to meet applicable building code requirements. This will be non-feasible, as it will result in great difficulty and expense for a structure that does not exemplify any specific craftsmanship or detailing.

**CRITERION 3:** The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.

**ANALYSIS:** The Historic District Design Guidelines allow for the removal of *non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood*. As previously stated, the existing one-story home was constructed in 1951 and does not exhibit any significant architectural style as indicated by the Design Guidelines for Historic Properties and Districts.

**CRITERION 4:** The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.

**ANALYSIS:** Staff finds there is not substantial historic character that could be considered to significantly contribute to the character of the district.



**CRITERION 5:** Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

**ANALYSIS:** As previously stated, the existing home does not embody a structure steeped in architectural style or historical character that would provide an opportunity for study of local history, architecture, or design. Should the Board approve the demolition, it may request that the Hollywood Historical Society, or the owner, at the owner's expense, document and record the existing home for archival records. Such documentation may include measured drawings and high-definition photography.

**CRITERION 6:** There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely effect on the historic character of the Historic District.

**ANALYSIS:** The Applicant is proposing to demolish the existing home and construct a new home. Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighbors. The proposed home is contemporary and functional, allowing the Applicant to maximize the use of his property. The design is enhanced by a formal landscape plan which includes an array of native species. Required parking is accommodated on the front side of the property and with two car garages. As such, the proposed redevelopment of the property, if the demolition is approved, will improve the character of the area.

**CRITERION 7:** The Unsafe Structures Board has ordered the demolition of a structure, or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.

**ANALYSIS:** The Unsafe Structures Board has not ordered the demolition of this home. However, improvements, such as increasing the finished floor elevation to meet FEMA's regulatory heights, impede the owner's ability to move forward with design in manner that is financially feasible or sound. The reinvestment in the property without the freedom of design for a property that does not represent a Period of Significance or possess historic merit would be an undue burden for the Applicant. Therefore, the Applicant purports that restoring the existing home is not a feasible option and is proposing a new home to enhance the structure and property in a manner consistent with the goals of the district.

**CRITERION 8:** The information listed in the Historic Properties Database (a listing of historic and non-historic properties) has been considered as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued.

**ANALYSIS:** The Applicant states in their Criteria Statement that a determination the home has no historic merit based on their research. It is not individually designated, and a Master Site File is not available for the existing structure.

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



**CRITERION:** INTEGRITY OF LOCATION

**ANALYSIS:** Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings*. The intent of the Applicant is to design a livable space by replacing the existing structure that maximizes the natural benefit of the location while complying with regulations including setbacks and lot coverage.

**FINDING:** Consistent.

**CRITERION:** DESIGN

**ANALYSIS:** The Historic District Design Guidelines encourage new construction to be compatible with the character of the neighborhood regarding scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape, and environment. The proposed design aims to deliver a cohesive architectural style. The Applicant is proposing a design that is contemporary that offers a cohesive and well-defined architectural style.

**FINDING:** Consistent

**CRITERION:** SETTING

**ANALYSIS:** As stated in the Design Guidelines, “...*setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood.*” The ~~addition~~ new design as proposed demonstrates compatibility with the neighborhood and does not disrupt the relationship. The proposed house and other improvements further the compatibility of the home within the Lakes Historic District and surrounding homes.

**FINDING:** Consistent.

**CRITERION:** MATERIALS

**ANALYSIS:** Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used. The design of the proposed improvements utilizes a warm palette with simplified design elements such as stucco, tile, glass, wood, and aluminum. The proposed request is consistent with other contemporary home designs within the district. Additionally, the proposed landscaping will enhance the ambience achieved by the home’s design. Allowing shade, visibility and framing of the property.

**FINDING:** Consistent.

**CRITERION:** WORKMANSHIP



**ANALYSIS:** The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. Materials of the addition are sensitive in design and nature to the home and adjacent properties. The design of the new single-family home is consistent with current workmanship styles and methods.

**FINDING:** Consistent.

**CRITERION:** ASSOCIATION

**ANALYSIS:** Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings...* Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district. Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighborhood.

**FINDING:** Consistent.

#### **ATTACHMENTS**

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Map

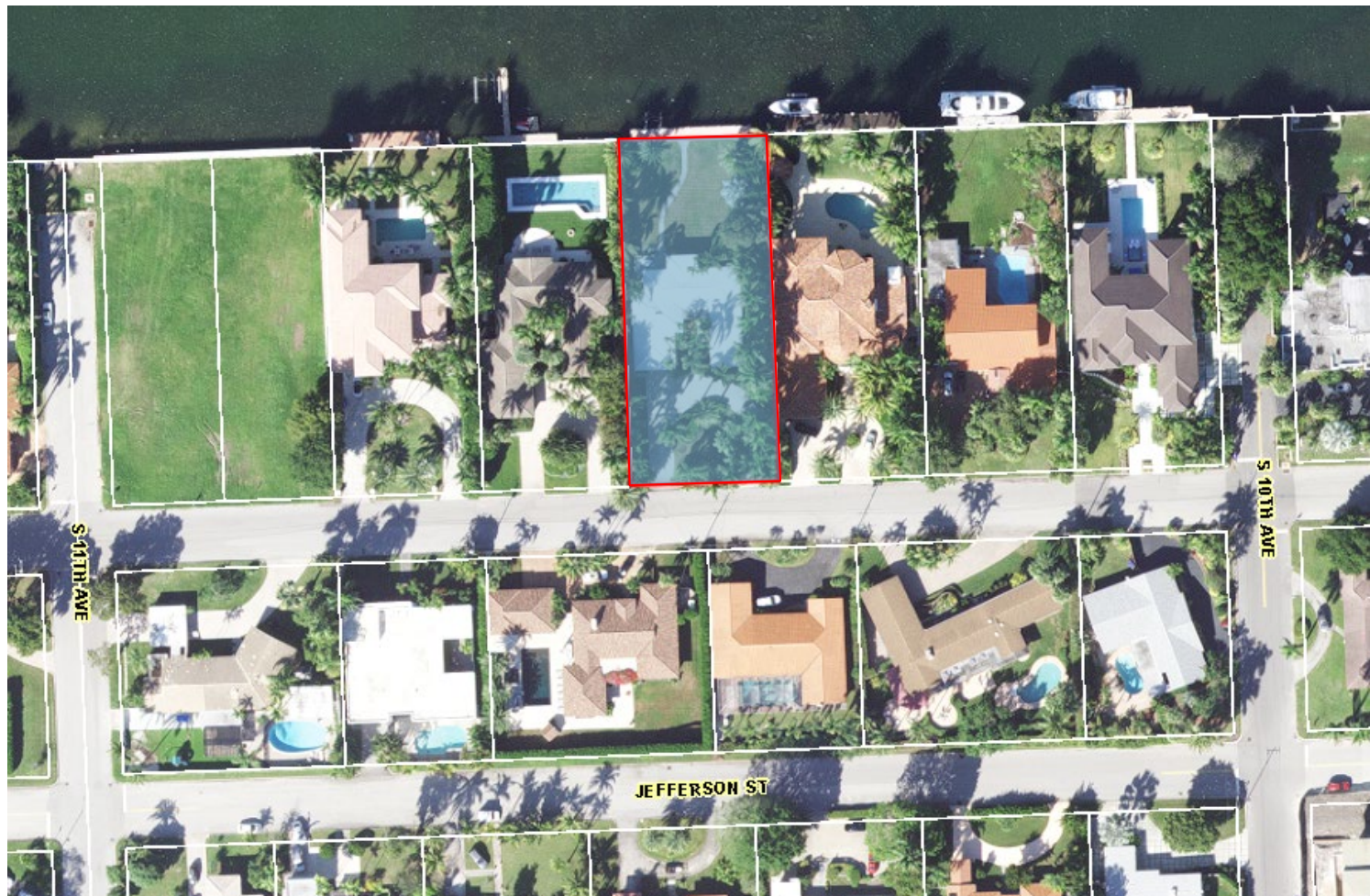


# ATTACHMENT B

## Aerial Map

1030 S. Southlake Drive

Aerial Map





## PLANNING DIVISION



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

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# GENERAL APPLICATION



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

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

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

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

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

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

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



### APPLICATION TYPE (CHECK ONE):

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

Date of Application: 10/25/23

Location Address: 1030 S Southlake Drive

Lot(s): 22, 23 Block(s): 1-32 Subdivision: Hollywood Lakes

Folio Number(s): 514214 02 0930

Zoning Classification: \_\_\_\_\_ Land Use Classification: LRES

Existing Property Use: \_\_\_\_\_ Sq Ft/Number of Units: \_\_\_\_\_

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: Existing Structure Demo/New Home Construction

Number of units/rooms: 1 Sq Ft: 5,000

Value of Improvement: 1,000,000 Estimated Date of Completion: July 2025

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

Name of Current Property Owner: Henry & Rosa Leace

Address of Property Owner: 1254 Madison Street, Hollywood, FL 33019

Telephone: 954-495-5986 Fax: \_\_\_\_\_ Email Address: Henry@themojitobar.com

Name of Consultant/Representative/Tenant (circle one): Vivien Robotis/VR Villas

Address: 1122 Polk Street Telephone: 954-394-3926

Fax: \_\_\_\_\_ Email Address: vrobotis@yahoo.com

Date of Purchase: May 2023 Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Mark Budd, Architect

Address: 221 S Federal Hwy Suite #4

PO Box 2463, Ft Laud, FL 33301 Email Address: marktbudd@gmail.com



## PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

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

# GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: \_\_\_\_\_

Date: 10/25/23

PRINT NAME: Henry Leace

Date: \_\_\_\_\_

Signature of Consultant/Representative: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: Vivien Robotis

Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_

Date: 10/25/23

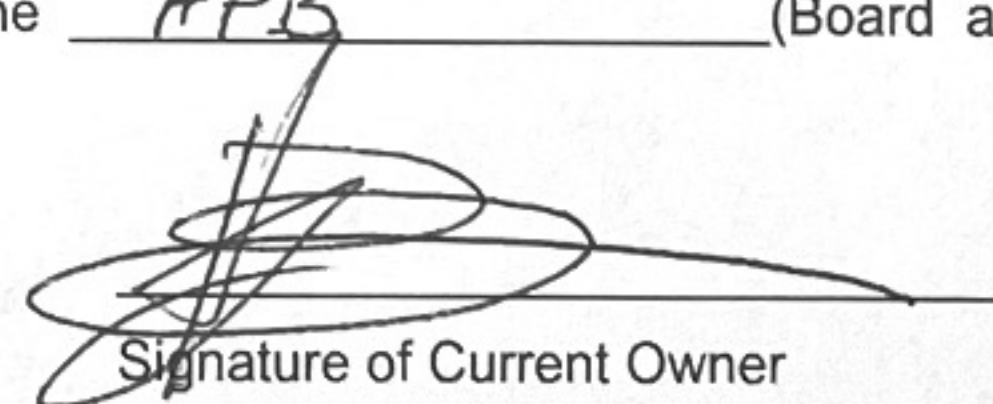
PRINT NAME: \_\_\_\_\_

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 DEMOLITION & NEW HOME to my property, which is hereby made by me or I am hereby authorizing VIVIEN ROBOTIS to be my legal representative before the HPIB (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

  
Signature of Current Owner

Henry Leace

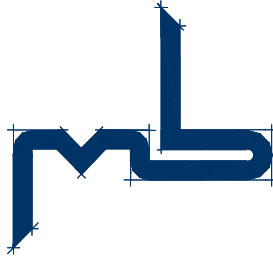
Print Name

Notary Public

State of Florida

My Commission Expires: \_\_\_\_\_ (Check One) \_\_\_\_\_ Personally known to me; OR \_\_\_\_\_ Produced Identification \_\_\_\_\_





**Mark Thomas Budd, Architect**

224 Commercial Blvd., Suite #302  
Lauderdale by the Sea, Florida 33308  
954-798-6570

October 20, 2023

**To:** City of Hollywood  
Historical Preservation Board

**Re:** Application for a Certificate of Appropriateness to the Historic Preservation Board for the

**Leace Residence**

1030 S. Southlake Drive  
Hollywood , Florida

**Legal Description:**

Lots 22 & 23, less and except the South 30 thereof, Block 54, Hollywood Lakes Section, according to the map or plat thereof as recorded in Plat Book 1, Page 32, public records of Broward County, Florida. Together with all that parcel of land described and bounded as follows: being a part of Madison Street and a part of Block 77, Hollywood Lakes Section bounded on the South by the North line of Lots 22 and 23, Block 54 of said subdivision, on the East by the East line of Lot 22, Block 54, extended northerly and on the west by the west line of Lot 23, Block 54, extended northerly as shown on the plat of Hollywood Lakes section recorded in Plat Book 1, page 32, of the Public Records of Broward County, Florida, being all that parcel of land laying north of lots 22 and 23, of the public records of Broward County, Florida, being all that parcel of land lying north of lots 22 and 23, block 54, Hollywood Lakes Section extending to the South lake in said subdivision. Hollywood Lakes Section, Plat Book 1, Page 32, Broward County, Florida

To whom it may concern,

The scope of the proposed work for this project is the demolition of an existing Residence and the construction of a new two-story Single Family Residence along with site improvements which include new driveway, swimming pool and landscaping.

Please contact this office should there be any questions regarding this matter.

Sincerely,

Mark Thomas Budd,  
Architect  
Fla. Reg. #AR-9549

Permit # \_\_\_\_\_

Date: 12.6.23

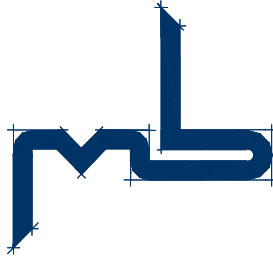
1030 S. SOUTHLAKE DRIVE

## LOT COVERAGE INFORMATION

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

1. 23,999 SQUARE FEET OF YOUR LOT (length x width)
2. 5,401 SQUARE FEET OF YOUR HOUSE
3. -0- SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)
4. N/A SQUARE FEET OF THE ADDITION, AND OR...
5. 6,484 SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.
6. 11,894 TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3+ 4+ 5)...
7. 51% PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No.6 by No. 1)





**Mark Thomas Budd, Architect**

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Lauderdale by the Sea, Florida 33308  
954-798-6570

October 20, 2023

**To:** City of Hollywood  
Historical Preservation Board

**Re:** Application for a Certificate of Appropriateness to the Historic Preservation Board for the  
**Leace Residence**  
1030 S. Southlake Drive  
Hollywood , Florida

To whom it may concern,

Based on the guideline criteria for design listed in 5.6.D.3 of the City of Hollywood Zoning and Land Development Regulations, the points of analysis of the proposed project are as follows:

**Citywide Master Plan:**

The proposed development will revitalize and promote stability of the neighborhood per Policy 2-46.  
The proposed development will enhance the residential neighborhood per Policy CW-15.

**Consistency with the Comprehensive Plan:**

The primary goal of the land use element is to enhance and improve the residential community while allowing the land owner to maximize the use of their property.

**Hollywood Lakes Neighborhood Plan:**

The proposed development will not impact the adjacent properties and will preserve the general Character of the Historic District by eliminating the encroachment of negative residential uses.

**Integrity of Location:**

The proposed residence will conform to zoning district setbacks.

**Design:**

The modern style design is compatible with, in size, proportion, materials, texture and colors of the surrounding area.

**Setting:**

The proposed development complies with the City's Zoning setback regulations.

**Materials:**

Materials uses in the new design, which include stucco & natural stone are totally compatible with residences in the surrounding area.

**Workmanship:**

There is no imitation or incompatibility of style. The proposed design can blend and fit into the neighborhood.

**Association:**

The proposed design provides an attractive look to the property and the elevation design and massing will continue to be consistent with the surrounding buildings and district character.

It is our professional opinion that this new modern style design will adhere to the Citywide Master Plan, the Comprehensive Plan, and the Hollywood Lakes Neighborhood Plan.

Please contact this office should there be any questions regarding this matter.

Sincerely,

Mark Thomas Budd,  
Architect  
Fla. Reg. #AR-9549





**CITY OF HOLLYWOOD  
PLANNING & ZONING DEPARTMENT**

2600 Hollywood Blvd.  
Hollywood, FL 33020

**RE: SFR STRUCTURAL EVALUATION**

Residential Single-Family Residence  
1030 S Southlake Dr.  
Hollywood, FL 33019  
Folio: 5142 14 02 0930

October 10, 2023  
Total Pages: 45

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 October 4 & 5<sup>th</sup> 2023. The methodology for this investigation was primarily visual and aided by measuring the building components observed. 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 type of 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 spaces, this does not hinder the principal conclusion stated in this report.

**Existing Building Construction and Descriptions:**

- The building is a one-story structure with approximately 2,790 SF living area, 600 SF Garage and 105 SF Wood deck according to BCPA information.
- The building was constructed in 1951 with an apparent renovation in 1962.
- The single-family residence construction system is concrete grade beam and structural concrete slab on deep foundation piles with concrete tie columns and 8" CMU reinforced masonry walls, concrete tie beams.
- The floor slab is on grade without a crawl space or sub-floor ventilation.
- The roof system is hip style hand framed 2"x6" wood joists spaced at 16" o/c with T & G roof sheathing and tile roofing.
- The interiors and ceiling finishes are GWB/Plaster finish throughout.
- The main building finish floor elevation is 4.43' NAVD '88 according to the finish floor elevation certificate (copy provided).
- The lower finish floor level at the garage is 3.16' NAVD '88.
- The front open covered porch is under the main roof area.
- The existing original windows and doors are not considered for this report.

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- The exterior concrete paver driveway, rear wood deck patio, concrete sea wall or other site improvements are not considered for this report.
- Ground and grade conditions appear to be stable.
- There is a wood gazebo structure at the rear yard also.

**Our inspection findings are as follows:**

- The building roof shows to be stable in nature with tile roofing of approximately 28 years old (Permit B9504980).
- The existing CMU walls appear well maintained and having horizontal fine cracks at the base of the block wall to slab joint.
- The building finish floor is approximately 30" below FEMA base floor elevation of AE-7 (see finish floor elevation attached and Firmette).
- The electrical system has components that are below the flood elevation.
- Other building components such as the likely original cast iron sanitary plumbing or HVAC systems are not included in this report.

**Client's continued building use considerations:**

- The client desires a major renovation with an increase of size that will be determined to be FBC 7<sup>TH</sup> Edition, 2020 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 4.43' to min. of 8.0' NAVD '88 to satisfy the FEMA B.F.E. +1.0'.
- This property is also waterfront having the north property-line fronting South Southlake and is of concern for water intrusion, or other event and it is 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 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.

**Financial Considerations and concerns:**

The re-construction and major renovation that would be an alternative method to a new construction according to the historical district considerations applied to this project are the basis for this financial consideration as described below.

The features of this property at this time are such that a renovation or major reconstruction will have challenges that cannot be solved. Such features include:

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- Limited grade-beams and piling capacities at the time of built as well as aging.
- Low finish floor elevation (30" below required Flood Elev.)
- Low interior ceilings/floor structure heights (8'-0")

Should these challenges be attempted to be solved, the methods used are to such extreme conditions that it may prove to be unreconcilable in nature due to the following code considerations:

- FBC and FBC Existing Building Code provisions for Alteration Level III
- FEMA Flood Elevation and flood proofing
- ASCE 07-16 wind loads and structural requirements

In addition to these items mentioned above, the age and conditions of the major structural components of the building place them past their functional and operational lifespan, therefore, a continuation of their function with a major increase in loading and higher structural load requirements prove to be an unreasonable proposition.

In conclusion, the financial costs related to the above-mentioned construction considerations are such that they are upwards of normal construction procedures and methods to the extent that much higher costs are to be expected should this path be attempted. It would be my determination that any contractor and design firm would incur greater costs in comparison to conventional new construction. Without further analysis or specific studies, further conclusions or specific conclusions are not able to be made at this time.

As a matter of clarification, it is my conclusion at this time and to the best of my knowledge and professional belief that the code requirements required for this property may not be able to be satisfied for a major renovation or rebuilding effort, in addition to the financial aspects mentioned.

#### **Our conclusions at this time:**

- Our conclusion at this time is that the current structural and building condition are not of any major concern and are not the evident and primary contributing factors to the outcome of the building improvements determination. Of the major concerns related to the building's determination is the existing finish floor elevation not being sufficient to provide the protection for the up-coming major renovation and impedes the FBC requirements for the investment for the building including increase in size, etc. that is necessary in order to obtain the full use and enjoyment of this property having 23,300 Sf lot size.
- The desired building increase in size (>200%) with the required 16" raising of the finish floor elevation is considered to be a substantial improvement condition. Compliance with alteration level III where all conditions of the buildings will be required to meet the complete FBC 7<sup>th</sup> Edition code requirements. I therefore find

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that the rehabilitation efforts of this residential property is not feasible considering the above mentioned details.

- It is also considered to be a relevant statement that the insurability and property value can only be secured at this time by providing a higher finish floor that is not possible with the building that is currently in-place.
- Therefore, a new building construction project will benefit the client and achieve full use and enjoyment of this SFR 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 "B" – BCPA Info  
Annex "C" – Survey and Elevation Certificate  
Annex "D" – Building Permit Records

## **ANNEX "A"**

### **INSPECTION IMAGES**

FRONTIER ENGINEERING DEVELOPMENT, LLC  
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STREET FRONT VIEW



FRONT ENTRY VIEW



FRONT COURTYARD AREA VIEW

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ENTRY AREA



REAR OF HOUSE VIEW





REAR DECK AREA



LAKEFRONT VIEW





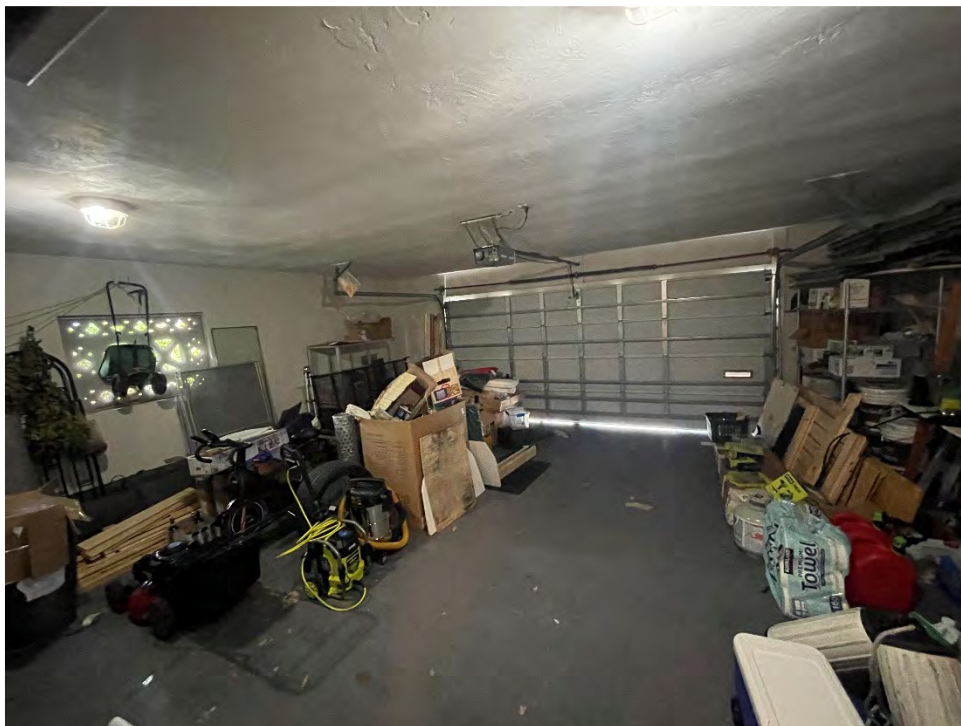
INSIDE FRONT ENTRY VIEW



KITCHEN AND DINING VIEW



LIVING TO KITCHEN AREA VIEW



GARAGE VIEW





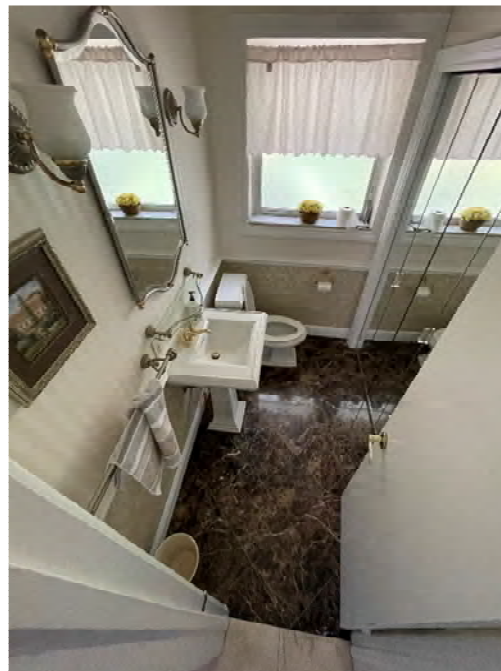
GARAGE TO LAUNDRY VIEW



MASTER BEDROOM



HALLWAY VIEW



BATHROOM VIEW





ELECTRIC SERVICE AT GARAGE AREA



MEECH. EQUIP AT GRADE AND SERVICE EQUIP. VIEW



MAIN ELECT. PANEL



SUB-PANEL

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ATTIC AREA ABOVE LIVING AREA VIEW



ATTIC AREA ABOVE GARAGE VIEW



HVAC EQUIP.



HVAC AT GRADE VIEW





## **ANNEX "B"**

BCPA Info

FRONTIER ENGINEERING DEVELOPMENT, LLC  
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P.O. Box 222023, HOLLYWOOD, FL 33022  
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<b>Site Address</b>	<b>1030 S SOUTHLAKE DRIVE, HOLLYWOOD FL 33019</b>	<b>ID #</b>	5142 14 02 0930
<b>Property Owner</b>	LEACE, HENRY LEACE, ROSA	<b>Millage</b>	0513
<b>Mailing Address</b>	1254 MADISON ST HOLLYWOOD FL 33019	<b>Use</b>	01-01
<b>Abbr Legal Description</b>	HOLLYWOOD LAKES SECTION 1-32 B LOTS 22,23,LESS S 30 FOR ST,TR OF LAND LYING N OF LOTS 22 & 23, BET SAME & LAKE BLK 54		

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\(8\)](#).

\* 2023 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$884,480	\$1,469,020	\$2,353,500	\$2,353,500	
2022	\$884,480	\$1,068,180	\$1,952,660	\$1,922,840	\$40,434.43
2021	\$884,480	\$863,560	\$1,748,040	\$1,748,040	\$36,835.14

### 2023\* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$2,353,500	\$2,353,500	\$2,353,500	\$2,353,500
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 23</b>	\$2,353,500	\$2,353,500	\$2,353,500	\$2,353,500
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$25,000	0	\$25,000	\$25,000
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$2,303,500	\$2,328,500	\$2,303,500	\$2,303,500

### Sales History

Date	Type	Price	Book/Page or CIN
5/11/2023	WD-Q	\$2,725,000	118855257
4/10/2003	WD	\$758,000	34996 / 899
1/22/2002	PRD	\$475,000	32929 / 1066

## Land Calculations

Price	Factor	Type
\$37.80	23,399	SF
Adj. Bldg. S.F. (Card, Sketch)		3142
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1962/1951		

## Special Assessments

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



Parcel ID Number	Calculation Num
514214020930	1 ▼

Use Code
01 - Single family

No. Bedrooms	No. Baths	No. Units	No. Stories	No. Buildings
3	2	1	1	1

Foundation	Exterior	Roof Type	Roof Material
PILING	C.B. STUCCO	HIP OR GABLE	TILE, BARREL

Interior	Floors	Plumbing	Electric
DRYWALL/PLASTR	WOOD, HARD	GOOD/TILE RES	GOOD RES CA

Ceiling Heights	Quality Of Construction	Current Condition of Structure	Construction Class
8' - 9'	Average	Average	Masonry

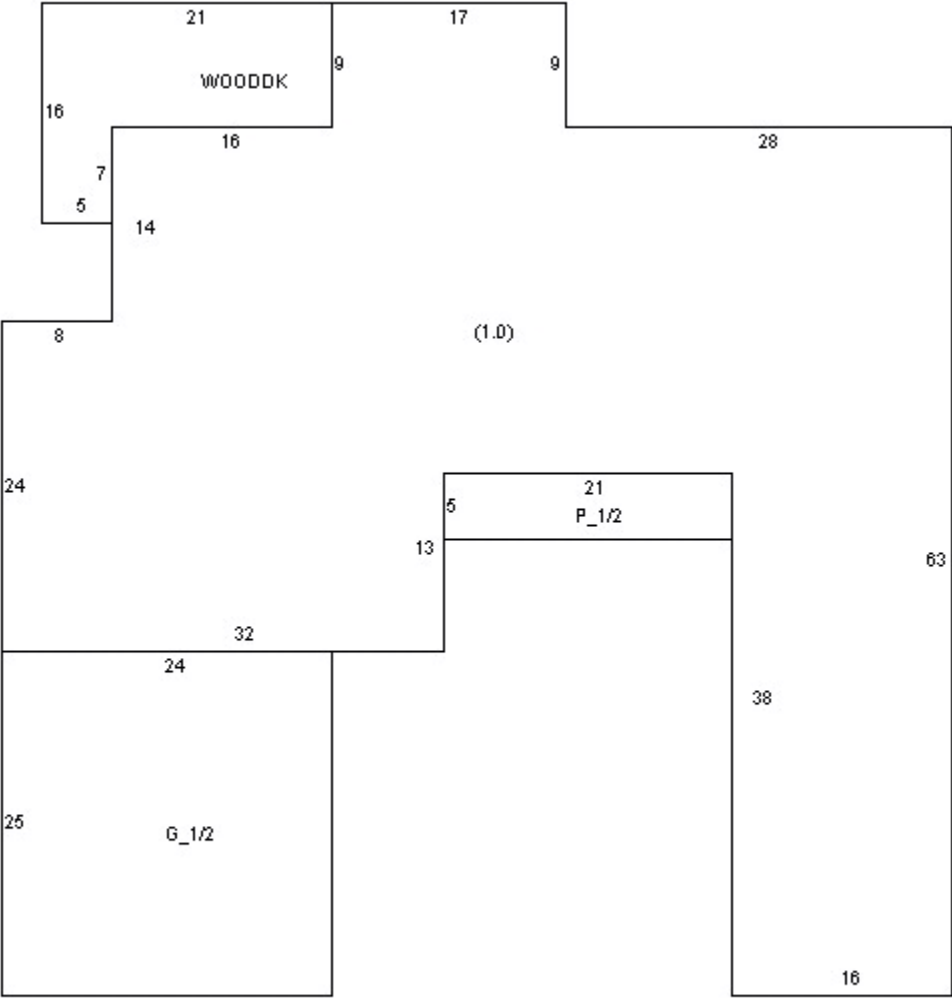
Extra Features
Paver driveway
Patios, Floors - Wood

Permit No.	Permit Type	Est. Cost	Permit Date	CO Date

There may be permits for the subject property which are not listed.  
Please [contact](#) the city's building department or [click here](#) to search for permits associated with this property.

Sketch: 514214020930  
Building: 1 of 1

Code	Description
(1.0)	One Story
G_1/2	Garage
P_1/2	Porch
WOODDK	Wood Deck



Code	Description	Area	Factor	Adj Area	Stories	Stories Under Air	Under Air Area
(1.0)	One Story	2,790	1.00	2,790	1	1	2,790
G_1/2	Garage	600	0.50	300	1	0	0
P_1/2	Porch	105	0.50	53	1	0	0
WOODDK	Wood Deck	224	0.00	0	0	0	0
Total				3,143			2,790



CU

VE

RS-9

AE

S SOUTHLAKE DR

RS-6



# North View

141



01/09/2023

© All EagleView Technology Corporation



# East View



© All EagleView Technology Corporation

# S View

143



01/09/2023



# West View

144



02/03/2023

© All EagleView Technology Corporation

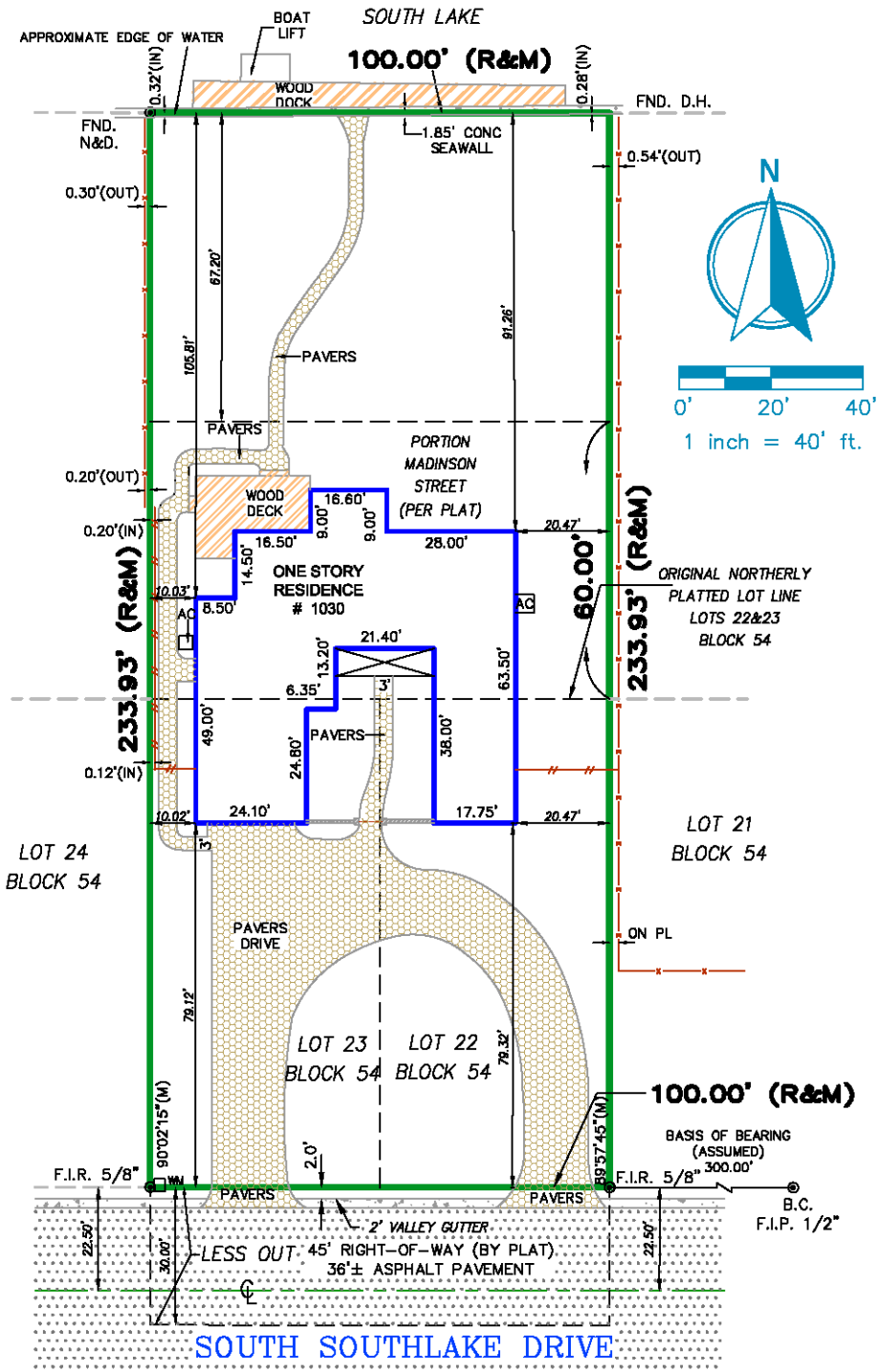


## **ANNEX "C"**

### Survey and Finish Floor Elevation Certificate

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





POINTS OF INTEREST:  
DRIVEWAY CROSSES LOT LINE; DOCK AND BOAT LIFT ARE LOCATED BEYOND LOT LINES.

MAP OF BOUNDARY SURVEY

Property Address:  
1030 S SOUTHLAKE DR  
HOLLYWOOD, FL 33019



**OnlineLand**  
SURVEYORS, INC.

6175 NW 153rd St # 401,  
Miami Lakes, FL 33014  
www.OnlineLandSurveyors.Com

**SURVEYOR'S CERTIFICATION:** I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED  FOR THE FIRM  
GUILLERMO A. GUERRERO P.S.M. No. 6453  
STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

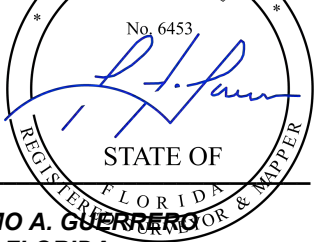




LEGAL DESCRIPTION:

LOTS 22 AND 23 , TOGETHER WITH THAT PARCEL OF LAND LYING BETWEEN SAID LOTS AND THE LAKE, LESS AND EXCEPT THE SOUTH 30 FEET THEREOF, BLOCK 54, HOLLYWOOD LAKES SECTION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**SURVEYOR'S CERTIFICATION:** I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



SIGNED \_\_\_\_\_ FOR THE FIRM

**GUILLERMO A. GUERRERO**  
**STATE OF FLORIDA** **P.S.M. No. 6453**

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.



6175 NW 153rd St # 401  
Miami Lakes, FL 33014  
Phone: (305) 910-0123  
Fax: (305) 675-0999  
LB #: 7904  
[www.OnlineLandSurveyors.Com](http://www.OnlineLandSurveyors.Com)

Accepted By: \_\_\_\_\_

# 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 HENRY LEACE				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1030 S SOUTHLAKE DR				Company NAIC Number:	
City HOLLYWOOD		State FLORIDA		ZIP Code 33019	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Folio #:5142 14 02 0930					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>N 26°0'26.18"</u> Long. <u>W 80°7'35.41"</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>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</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>400</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</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 CITY OF HOLLYWOOD 125113			B2. County Name BROWARD COUNTY		B3. State FLORIDA
B4. Map/Panel Number 12011C0569H	B5. Suffix H	B6. FIRM Index Date 8/18/2014	B7. FIRM Panel Effective/ Revised Date 8/18/2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 7.0
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: <u>N/A</u>					
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 CERTIFICATE

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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1030 S SOUTHLAKE DR			Policy Number:	
City HOLLYWOOD, FL 33019	State	ZIP Code	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: 1915      Vertical Datum: NAVD 1988

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



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)	4.43	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters	
b) Top of the next higher floor	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters	
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters	
d) Attached garage (top of slab)	3.15	<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)	3.16	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters	
f) Lowest adjacent (finished) grade next to building (LAG)	2.96	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters	
g) Highest adjacent (finished) grade next to building (HAG)	3.10	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters	
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	<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 <b>Guillermo A. Guerrero</b>	License Number <b>6453</b>		
Title PROFESSIONAL SURVEYOR & MAPPER			
Company Name Online Land Surveyors Inc.			
Address 6175 NW 153rd Street STE 401			
City Miami Lakes	State FL		ZIP Code 33014
Signature 	Date 4/27/2023	Telephone (305) 910-0123	Ext.

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)  
 LATITUDE LONGITUDE PER GOOGLE, ATTACHMENTS = BUILDING PICTURES  
 C2(E) DENOTES TO AIR CONDITIONER PAD  
 NOTE: THIS ELEVATION CERTIFICATE IS ONLY VALID FOR THE PERSON OR PERSONS NAMED ON THIS CERTIFICATE. THIS CERTIFICATE IS FOR FLOOD INSURANCE PURPOSES ONLY. THE INFORMATION ON THIS CERTIFICATE SHOULD NOT TO BE USED FOR CONSTRUCTION OR PLANNING.

# ELEVATION CERTIFICATE

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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>				<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1030 S SOUTHLAKE DR				Policy Number:	
City HOLLYWOOD, FL 33019		State		ZIP Code	
				Company NAIC Number	
<b>SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)</b>					
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 _____		<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.			
b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____		<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> 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 _____					
		<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.			
E3. Attached garage (top of slab) is _____					
		<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.			
E4. Top of platform of machinery and/or equipment servicing the building is _____					
		<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown. The local official must certify this information in Section G.					
<b>SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION</b>					
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					
<input type="checkbox"/> Check here if attachments.					



# ELEVATION CERTIFICATE

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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>		<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1030 S SOUTHLAKE DR		Policy Number:	
City HOLLYWOOD, FL 33019	State	ZIP Code	Company NAIC Number
<b>SECTION G – COMMUNITY INFORMATION (OPTIONAL)</b>			
<p>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.</p> <p>G1. <input type="checkbox"/> 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.)</p> <p>G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.</p> <p>G3. <input type="checkbox"/> The following information (Items G4–G10) is provided for community floodplain management purposes.</p>			
G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued	
<p>G7. This permit has been issued for:     <input type="checkbox"/> New Construction   <input type="checkbox"/> Substantial Improvement</p> <p>G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input checked="" type="checkbox"/> feet   <input type="checkbox"/> meters   Datum _____</p> <p>G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input checked="" type="checkbox"/> feet   <input type="checkbox"/> meters   Datum _____</p> <p>G10. Community's design flood elevation: _____ <input checked="" type="checkbox"/> feet   <input type="checkbox"/> meters   Datum _____</p>			
Local Official's Name		Title	
Community Name		Telephone	
Signature		Date	
<p>Comments (including type of equipment and location, per C2(e), if applicable)</p> <div style="text-align: right; margin-top: 10px;"><input type="checkbox"/> Check here if attachments.</div>			

# BUILDING PHOTOGRAPHS

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

## ELEVATION CERTIFICATE

See Instructions for Item A6.

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1030 S SOUTHLAKE DR			Policy Number:
City HOLLYWOOD, FL 33019	State	ZIP Code	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

Rear View

Clear Photo Two



# ELEVATION CERTIFICATE

## BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1030 S SOUTHLAKE DR			Policy Number:
City HOLLYWOOD, FL 33019	State	ZIP Code	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

Left View

Clear Photo Three



Photo Four

Photo Four Caption

Right View

Clear Photo Four



## **ANNEX "D"**

### Building Permit Records



## Permit Search Results

**Search > Properties located at/on/near '...1030 s southlake...'**

**9 permits were found for  
1030 S SOUTHLAKE DR**

<b><u>View</u></b>	<b><u>Process #</u></b>	<b><u>Permit #</u></b>	<b><u>Description</u></b>	<b><u>Appl. Date</u></b>	<b><u>Permit Date</u></b>
<b><u>Details</u></b>	59388	<b>P0301538</b>	GAS PIPING	11/19/2003	<b>12/3/2003</b>
<b><u>Details</u></b>	58409	<b>P0301473</b>	GAS PIPING	11/4/2003	<b>11/18/2003</b>
<b><u>Details</u></b>		<b>E0002786</b>	ELECTRICAL WORK		<b>8/4/2000</b>
<b><u>Details</u></b>		<b>B9608164</b>	DRIVEWAY		<b>11/18/1996</b>
<b><u>Details</u></b>		<b>P9600615</b>	LAWN SPRINKLER EXCL PUMP AND WELL		<b>4/17/1996</b>
<b><u>Details</u></b>		<b>E9601259</b>	ELECTRICAL WORK		<b>4/17/1996</b>
<b><u>Details</u></b>		<b>B9505356</b>	REPAIRS-STRUCTURAL		<b>9/29/1995</b>
<b><u>Details</u></b>		<b>B9504980</b>	RE-ROOF(COMBINATION OF TYPES)		<b>9/13/1995</b>
<b><u>Details</u></b>		<b>M9200386</b>	A/C - CENTRAL - REPLACEMENT		<b>4/7/1992</b>

### Register for E-Mail Notifications

<a href="#">New Search</a>	<a href="#">Permit</a>	<a href="#">Reviews</a>	<a href="#">Inspections</a>	<a href="#">Contractor</a>
----------------------------	------------------------	-------------------------	-----------------------------	----------------------------

### Permit Details

Process #: 59388	Permit #: P0301538	Master Permit: P0301538
Status: Closed		
<a href="#">List All Subpermits</a>		

Site Information		
Address: 1030 S SOUTHLAKE DR	Folio#: 514214020930	
Sub-division: HOLLYWOOD LAKES SECTION	Value: \$1,430.00	
Lot: 22	Block: 54	Sq Ft: 0

Permit Information	
Application Type: GAS PIPING Job Name: COVINO Film Number: 0308259	Application Date: 11/19/03 Permit Date: 12/03/03 CO/CC Date: Total Fees: \$54.30

Applicant / Contact Information
Name: E H WHITSON CO INC Address: 423 S 21 AVE HOLLYWOOD, FL

Property Owner Information
Name: O'CALLAHAN,SUSAN Address: 525 N BROADWAY SUITE 101 WHITE PLAINS NY 10603

Contractor Information
Name: E H WHITSON CO INC ( <a href="#">Permits + Details</a> ) Address: 423 S 21 AVE HOLLYWOOD, FL

### Register for E-Mail Notifications

To receive automatic e-mail notifications about plan review and inspection updates for this process/permit number, enter your email address below. Notifications are sent within one hour of a plan review or inspection update.

**E-mail notifications are not available for this permit.**

[Back to the Previous Page](#)



### Register for E-Mail Notifications

<a href="#">New Search</a>	<a href="#">Permit</a>	<a href="#">Reviews</a>	<a href="#">Inspections</a>	<a href="#">Contractor</a>
----------------------------	------------------------	-------------------------	-----------------------------	----------------------------

### Permit Details

Process #: 58409	Permit #: P0301473	Master Permit: P0301473
Status: Closed		
<a href="#">List All Subpermits</a>		

Site Information		
Address: 1030 S SOUTHLAKE DR	Folio#: 514214020930	
Sub-division: HOLLYWOOD LAKES SECTION	Value: \$400.00	
Lot: 22	Block: 54	Sq Ft: 0

Permit Information	
Application Type: GAS PIPING Job Name: COVING Film Number: 0400614	Application Date: 11/04/03 Permit Date: 11/18/03 CO/CC Date: Total Fees: \$45.35

Applicant / Contact Information
Name: TECO PEOPLES GAS Address: 15779 W DIXIE HWY N MIAMI BEACH, FL

Property Owner Information
Name: O'CALLAHAN,SUSAN Address: 525 N BROADWAY SUITE 101 WHITE PLAINS NY 10603

Contractor Information
Name: TECO PEOPLES GAS ( <a href="#">Permits + Details</a> ) Address: 15779 W DIXIE HWY N MIAMI BEACH, FL

### Register for E-Mail Notifications

To receive automatic e-mail notifications about plan review and inspection updates for this process/permit number, enter your email address below. Notifications are sent within one hour of a plan review or inspection update.

**E-mail notifications are not available for this permit.**

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<a href="#">New Search</a>	<a href="#">Permit</a>	<a href="#">Reviews</a>	<a href="#">Inspections</a>	<a href="#">Contractor</a>
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### Permit Details

Process #:	Permit #: E0002786	Master Permit: E0002786
Status: Closed		
<a href="#">List All Subpermits</a>		

Site Information		
Address: 1030 S SOUTHLAKE DR	Folio#: 514214020930	
Sub-division: HOLLYWOOD LAKES SECTION	Value: \$875.00	
Lot: 22	Block: 54	Sq Ft: 0

Permit Information	
Application Type: ELECTRICAL WORK Job Name: SPRAGUE Film Number: 0043573	Application Date: 00/00/00 Permit Date: 08/04/00 CO/CC Date: Total Fees: \$35.35

Applicant / Contact Information
Name: LEWIS STEVEN CURTIS Address: 20341 NE 30TH AVE., #108 AVENTURA, FL

Property Owner Information
Name: SPRAGUE, E S & EDITH C EST Address:

Contractor Information
Name: LEWIS STEVEN CURTIS ( <a href="#">Permits + Details</a> ) Address: 20341 NE 30TH AVE., #108 AVENTURA, FL

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<a href="#">New Search</a>	<a href="#">Permit</a>	<a href="#">Reviews</a>	<a href="#">Inspections</a>	<a href="#">Contractor</a>
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### Permit Details

Process #:	Permit #: B9608164	Master Permit: B9608164
Status: Closed		
<a href="#">List All Subpermits</a>		

Site Information		
Address: 1030 S SOUTH LAKE DR	Folio#: 514214020930	
Sub-division: HOLLYWOOD LAKES SECTION	Value: \$17,000.00	
Lot: 22	Block: 54	Sq Ft: 0

Permit Information	
Application Type: DRIVEWAY Job Name: SPRAGUE, E S & EDITH C EST Film Number: 9610023	Application Date: 00/00/00 Permit Date: 11/18/96 CO/CC Date: Total Fees: \$280.95

Applicant / Contact Information
Name: MASTER BRICK PAVERS Address: PO BOX 7195 LAKE WORTH, FL

Property Owner Information
Name: SPRAGUE, E S & EDITH C EST Address:

Contractor Information
Name: MASTER BRICK PAVERS ( <a href="#">Permits + Details</a> ) Address: PO BOX 7195 LAKE WORTH, FL

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<a href="#">New Search</a>	<a href="#">Permit</a>	<a href="#">Reviews</a>	<a href="#">Inspections</a>	<a href="#">Contractor</a>
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### Permit Details

Process #:	Permit #: P9600615	Master Permit: P9600615
Status: Closed		
<a href="#">List All Subpermits</a>		

Site Information		
Address: 1030 S SOUTH LAKE DR	Folio#: 514214020930	
Sub-division: HOLLYWOOD LAKES SECTION	Value: \$2,740.00	
Lot: 22	Block: 54	Sq Ft: 0

Permit Information	
Application Type: LAWN SPRINKLER EXCL PUMP AND WELL Job Name: SPRAGUE,E S & EDITH C Film Number: 9603279	Application Date: 00/00/00 Permit Date: 04/17/96 CO/CC Date: Total Fees: \$62.15

Applicant / Contact Information
Name: BOBS WATERWORKS Address: 7580 LINCOLN STREET HOLLYWOOD, FL

Property Owner Information
Name: SPRAGUE,E S & EDITH C Address:

Contractor Information
Name: BOBS WATERWORKS ( <a href="#">Permits + Details</a> ) Address: 7580 LINCOLN STREET HOLLYWOOD, FL

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### Register for E-Mail Notifications

<a href="#">New Search</a>	<a href="#">Permit</a>	<a href="#">Reviews</a>	<a href="#">Inspections</a>	<a href="#">Contractor</a>
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### Permit Details

Process #:	Permit #: E9601259	Master Permit: P9600615
Status: Closed		
<a href="#">Show Master Permit</a>		

Site Information		
Address: 1030 S SOUTH LAKE DR	Folio#: 514214020930	
Sub-division: HOLLYWOOD LAKES SECTION	Value: \$100.00	
Lot: 22	Block: 54	Sq Ft: 0

Permit Information	
Application Type: ELECTRICAL WORK Job Name: SPRAGUE,E S & EDITH C Film Number: 9603279	Application Date: 00/00/00 Permit Date: 04/17/96 CO/CC Date: Total Fees: \$35.35

Applicant / Contact Information
Name: ALS ELECTRIC Address: 4132 S.W. 52ND ST DANIA, FL

Property Owner Information
Name: SPRAGUE,E S & EDITH C Address:

Contractor Information
Name: ALS ELECTRIC ( <a href="#">Permits + Details</a> ) Address: 4132 S.W. 52ND ST DANIA, FL

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<a href="#">New Search</a>	<a href="#">Permit</a>	<a href="#">Reviews</a>	<a href="#">Inspections</a>	<a href="#">Contractor</a>
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### Permit Details

Process #:	Permit #: B9505356	Master Permit: B9505356
Status: Closed		
<a href="#">List All Subpermits</a>		

Site Information		
Address: 1030 S SOUTH LAKE DR	Folio#: 514214020930	
Sub-division: HOLLYWOOD LAKES SECTION	Value: \$9,000.00	
Lot: 22	Block: 54	Sq Ft: 0

Permit Information	
Application Type: REPAIRS-STRUCTURAL Job Name: SPRAGUE,E S & EDITH C Film Number: 9510880	Application Date: 00/00/00 Permit Date: 09/29/95 CO/CC Date: Total Fees: \$158.15

Applicant / Contact Information
Name: BILL COOPER INC Address: 3505 FIELD RD FT LAUDERDALE, FL

Property Owner Information
Name: SPRAGUE,E S & EDITH C Address:

Contractor Information
Name: BILL COOPER INC ( <a href="#">Permits + Details</a> ) Address: 3505 FIELD RD FT LAUDERDALE, FL

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<a href="#">New Search</a>	<a href="#">Permit</a>	<a href="#">Reviews</a>	<a href="#">Inspections</a>	<a href="#">Contractor</a>
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### Permit Details

Process #:	Permit #: M9200386	Master Permit: M9200386
Status: Closed		
<a href="#">List All Subpermits</a>		

Site Information		
Address: 1030 S SOUTH LAKE DR	Folio#: 514214020930	
Sub-division: HOLLYWOOD LAKES SECTION	Value: \$5,988.00	
Lot: 22	Block: 54	Sq Ft: 0

Permit Information	
Application Type: A/C - CENTRAL - REPLACEMENT Job Name: SPRAGUE,E S & EDITH C Film Number: F923399	Application Date: 00/00/00 Permit Date: 04/07/92 CO/CC Date: Total Fees: \$106.92

Applicant / Contact Information
Name: E H WHITSON COMPANY Address: 423 S 21 ST AVENUE HOLLYWOOD, FL

Property Owner Information
Name: SPRAGUE,E S & EDITH C Address:

Contractor Information
Name: E H WHITSON COMPANY ( <a href="#">Permits + Details</a> ) Address: 423 S 21 ST AVENUE HOLLYWOOD, FL

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1038 S. Southlake Drive



1021 S. Southlake Dive



Subject Property: 1030 S. Southlake Drive













LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE AND LYING IN THE CITY OF HOLLYWOOD, COUNTY OF BROWARD, STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
LOTS 22 AND 23, LESS AND EXCEPT THE SOUTH 30 THEREOF, BLOCK 54, HOLLYWOOD LAKES SECTION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL THAT PARCEL OF LAND DESCRIBED AND BOUNDED AS FOLLOWS: BEING A PART OF MADISON STREET AND A PART OF BLOCK 77, HOLLYWOOD LAKES SECTION BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOTS 22 AND 23, BLOCK 54 OF SAID SUBDIVISION, ON THE NORTH BY BLOCK 76, HOLLYWOOD LAKES SECTION, OTHERWISE DESCRIBED AS SOUTH LAKE OF SAID SUBDIVISION, ON THE EAST BY THE EAST LINE OF LOT 22, BLOCK 54, EXTENDED NORTHERLY AND ON THE WEST BY THE WEST LINE OF LOT 23, BLOCK 54, EXTENDED NORTHERLY AS SHOWN ON THE PLAT OF HOLLYWOOD LAKES SECTION RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING ALL THAT PARCEL OF LAND LYING NORTH OF LOTS 22 AND 23, BLOCK 54, HOLLYWOOD LAKES SECTION EXTENDING TO THE SOUTH LAKE IN SAID SUBDIVISION!



LEACE RESIDENCE  
1030 S. SOUTHLAKE DRIVE  
HOLLYWOOD, FLORIDA

DRAWING INDEX:

- COVER SHEET
- SURVEY
- A-1 SITE PLAN
- A-2 FIRST FLOOR PLAN
- A-3 SECOND FLOOR PLAN
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS
- A-6 STREET PROFILE / ELEVATIONS
- A-7 ROOF PLAN
- C-1 PRELIMINARY DRAINAGE PLAN

1030 S SOUTHLAKE DR,  
Hollywood, FL 33019



Parcel ID 514214020930

Alert: This parcel has a historic designation which may have more restrictive development regulations. Please contact the City of Hollywood directly for more information.

Zone	BS-2
Allowed Use(s) - Primary	Residential(1), Civic(2), Educational(1)
Allowed Use(s) - Accessory	Residential(1)
Overlays	
Informational Overlays	
Lot Area - Public Records	23,399 ft²
Lot Area - GIS	23,397 ft²
Maximum Lot Coverage	N/A
Residential Density	N/A
Floor Area Ratio	N/A
Existing Building Area	2,790 ft²
Maximum Building Footprint	9,230 ft²
Minimum Open Space	0%
Maximum Building Height	35 ft
Maximum Height - Stories	2
Estimated Residential Units Allowed	Unlimited
Estimated Lodging Rooms Allowed	Unlimited
Minimum Primary Frontage Setback	25.00 ft
Minimum Secondary Frontage Setback	N/A
Minimum Side Ground Setback	N/A

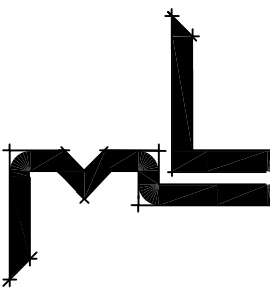
LOCATION MAP - ZONING INFO



DIGITAL SIGNATURE

MARK THOMAS BUDD, ARCHITECTURE  
224 COMMERCIAL BLVD.  
LAUDERDALE BY THE SEA, FLORIDA 33308  
(954) 761-3698  
FLA. REG. #AR-9549  
THESE DRAWINGS ARE THE PROPERTY OF MARK THOMAS BUDD, ARCHITECTURE AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM A PRINCIPAL OF THE FIRM OR BE ABLE FOR THE FULL LEGAL RECORDS OF THE CONTRACTOR. ANY REUSE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE FIRM OR BE ABLE FOR THE FULL LEGAL RECORDS OF THE CONTRACTOR. ANY REUSE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE FIRM OR BE ABLE FOR THE FULL LEGAL RECORDS OF THE CONTRACTOR. ANY REUSE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE FIRM OR BE ABLE FOR THE FULL LEGAL RECORDS OF THE CONTRACTOR.

PROJECT:  
LEACE RESIDENCE  
1030 S SOUTHLAKE DRIVE  
HOLLYWOOD, FLORIDA



DATE: 10-24-23  
REVISIONS:  
12-1-23

SHEET

CV - 1

OF 4



# MAP OF BOUNDARY SURVEY

DATE OF FIELD WORK 10/12/2023

PROPERTY ADDRESS:  
1030 S SOUTHLAKE DRIVE  
HOLLYWOOD, FL 33019

CERTIFIED TO:  
HENRY LEACE  
ROSA LEACE

## LEGAL DESCRIPTION (FROM BROWARD COUNTY RECORDS INSTRUMENT# 118855257):

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE AND LYING IN THE CITY OF HOLLYWOOD, COUNTY OF BROWARD, STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 22 AND 23, LESS AND EXCEPT THE SOUTH 30 THEREOF, BLOCK 54, HOLLYWOOD LAKES SECTION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH ALL THAT PARCEL OF LAND DESCRIBED AND BOUNDED AS FOLLOWS: BEING A PART OF MADISON STREET AND A PART OF BLOCK 77, HOLLYWOOD LAKES SECTION BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOTS 22 AND 23, BLOCK 54 OF SAID SUBDIVISION, ON THE NORTH BY BLOCK 76, HOLLYWOOD LAKES SECTION, OTHERWISE DESCRIBED AS SOUTH LAKE OF SAID SUBDIVISION, ON THE EAST BY THE EAST LINE OF LOT 22, BLOCK 54, EXTENDED NORTHERLY AND ON THE WEST BY THE WEST LINE OF LOT 23, BLOCK 54, EXTENDED NORTHERLY AS SHOWN ON THE PLAT OF HOLLYWOOD LAKES SECTION RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING ALL THAT PARCEL OF LAND LYING NORTH OF LOTS 22 AND 23, BLOCK 54, HOLLYWOOD LAKES SECTION EXTENDING TO THE SOUTH LAKE IN SAID SUBDIVISION.

## NATIONAL FLOOD INSURANCE PROGRAM INFORMATION:

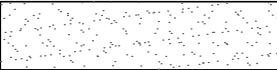
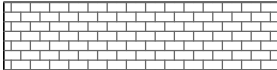



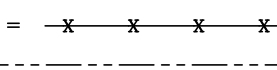
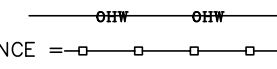
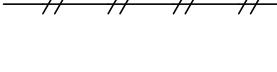


CITY OF HOLLYWOOD 125113  
MAP/PANEL NUMBER 12011C0569H  
INDEX DATE 8/18/14 PANEL EFFECTIVE DATE 8/18/14  
FLOOD ZONE "AE / VE" BASE FLOOD ELEVATION "7 / 8"

ELEVATION NOTES:  
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, AND REFERENCED INTO THE FLORIDA DEPARTMENT OF TRANSPORTATION GLOBAL POSITIONING SYSTEM CONTROL NETWORK FOR A 6 MINUTE CYCLE

SPOT ELEVATION = 1.5'±

## LEGEND AND ABBREVIATIONS

A/C = AIR CONDITIONER  
ASPH. = ASPHALT  
C/L = CENTER LINE  
C.N.A. = CORNER NOT ACCESSIBLE  
C.O. = CLEAN OUT  
(D) = DEED OR RESULT OF DEED  
E.F. = END FENCE  
E.H.H. = ELECTRIC HAND HOLE  
EL. = ELEVATION  
E.M. = ELECTRIC METER  
F.C. = FENCE CORNER  
F.I.P. = FOUND IRON PIPE  
F.I.R. = FOUND IRON ROD  
F.N.D. = FOUND NAIL AND DISC  
G.M. = GAS METER  
G.W.H. = GAS WATER HEATER  
ID? = IDENTIFICATION ILLEGIBLE  
IRR. = IRRIGATION EQUIPMENT  
L.P. = LIGHT POLE  
M.H. = MAN HOLE  
O/L = ON-LINE  
(P) = PLAT  
P.B. = PLAT BOOK  
PG. = PAGE  
PL. = PLANTER  
R/W = RIGHT-OF-WAY  
S.I.R. = SET 5/8" IRON ROD LB7689  
S.N.D. = SET NAIL AND DISC LB7689  
TELE. = TELECOMMUNICATIONS UTILITY  
TYP. = TYPICAL  
U.E. = UTILITY EASEMENT  
W.M. = WATER METER  
W.U.P. = WOOD UTILITY POLE  
W.V.R. = WATER VALVE RISER

ASPHALT =   
BRICK =   
CONCRETE =   
WALL OR COLUMN STRUCTURE =   
WOOD DECKING =   
CHAIN LINK FENCE =   
ROOFED OR OVERHANG =   
OVERHEAD WIRE =   
IRON OR ALUMINUM FENCE =   
WOOD FENCE = 

TREE NOTES:  
THE TREES AND INFORMATION ABOUT SUCH TREES, ARE LABELED HEREON TO THE BEST KNOWLEDGE OF THE SURVEYOR SHOWN HEREON, THE SURVEYOR IS NOT A LANDSCAPE ARCHITECT, BOTANIST, OR ARBORIST AND INFORMATION ABOUT SUCH TREES SHOULD BE VERIFIED BY A QUALIFIED INDIVIDUAL

TREE INFORMATION TABLE			
TREE #	WIDTH	TREE TYPE	HEIGHT
1	2'	ARECA PALM	10-15'
2	2 4"	ROBELLINI PALM	5-8'
3	2 4"	ROBELLINI PALM	8-10'
4	2 4"	ROBELLINI PALM	8-10'
5	2 4"	ROBELLINI PALM	8-10'
6	14"	ALEXANDER PALM CLUSTER	10-15'
7	4"	ALEXANDER PALM	15-20'
8	2 15"	ROYAL PALM	30-35'
9	2 10"	SAW PALMETTO	2' 10"
10	3'	ARECA PALM CLUSTER	15-20'
11	3'	ARECA PALM CLUSTER	15-20'
12	3'	ARECA PALM CLUSTER	15-20'
13	3 4"	ROBELLINI PALM	7-10'
14	3 4"	ROBELLINI PALM	10'
15	2 4"	ALEXANDER PALM	15-20'
16	3 4-6"	XMAS PALM	15-20'
17	3 4"	XMAS PALM	10-15'
18	3 4"	XMAS PALM	10-15'
19	3 4"	XMAS PALM	10-15'
20	4'	ARECA PALM CLUSTER	15-20'
21	4'	ARECA PALM CLUSTER	10-15'
22	4'	ARECA PALM CLUSTER	10-15'
23	4'	ARECA PALM CLUSTER	15-20'
24	4 4"	ALEXANDER PALM	15-20'
25	4 4"	XMAS PALM	5-10'
26	4"	ALEXANDER PALM	10-15'
27	4"	ALEXANDER PALM	25-30'
28	5'	ARECA PALM CLUSTER	20-25'
29	5'	ARECA PALM CLUSTER	15-20'
30	5 4"	ALEXANDER PALM	
31	8"	COCONUT PALM	10-15'
32	8"	COCONUT PALM	10-15'
33	8"	COCONUT PALM	15-20'
34	8"	COCONUT PALM	25-30'
35	8"	FOXTAIL PALM	15-20'
36	8"	FOXTAIL PALM	20-25'
37	10"	COCONUT PALM	20-25'
38	10"	COCONUT PALM	20-25'
39	10"	COCONUT PALM	20-25'
40	10"	FOXTAIL PALM	20-25'
41	10"	FOXTAIL PALM	20-25'
42	10"	FOXTAIL PALM	25-30'
43	14"	DATE PALM	15-20'
44	14"	ROYAL PALM	30-35'
45	14"	SILVER PALM	10-15'
46	15"	ROYAL PALM	30-35'
47	15"	ROYAL PALM	30-35'

TREE INFORMATION TABLE			
TREE #	WIDTH	TREE TYPE	HEIGHT
48	42"	MALECUA	30-35'
49	24"	CANARY ISLAND DATE PALM	25-30'
50	8"	CHINESE FAN PALM	10-15'
51	8"	CHINESE FAN PALM	15-20'
52	8"	CHINESE FAN PALM	15-20'
53	10"	CHINESE FAN PALM	10-15'
54	18"	ARECA PALM CLUSTER	6-10'
55	18"	ARECA PALM CLUSTER	6-10'
56	18"	ARECA PALM CLUSTER	10-15'
57	18"	ARECA PALM CLUSTER	10-15'
58	8"	FOXTAIL PALM	20-25'
59	10"	FOXTAIL PALM	25-30'
60	10"	FOXTAIL PALM	25-30'
61	10"	FOXTAIL PALM	25-30'
62	10"	FOXTAIL PALM	25-30'
63	10"	FOXTAIL PALM	25-30'
64	8"	QUEEN PALM	10-15'
65	8"	QUEEN PALM	10-15'
66	10"	QUEEN PALM	10-15'
67	10"	QUEEN PALM	10-15'
68	4"	ROBELLINI PALM	6-8'
69	4"	ROBELLINI PALM	8-10'
70	4"	ROBELLINI PALM	10'
71	4"	ALEXANDER PALM	15-20'
72	12"	ROYAL PALM	15-20'
73	4"	ALEXANDER PALM	15-20'
74	12"	ROYAL PALM	25-30'
75	12"	ROYAL PALM	30-35'
76	4"	ALEXANDER PALM	15-20'
77	12"	ROYAL PALM	30-35'
78	14"	ROYAL PALM	35-40'
79	15"	ROYAL PALM	35-40'
80	10"	SAW PALMETTO	4-8'
81	16"	ROYAL PALM	30-35'
82	16"	ROYAL PALM	30-35'
83	18"	ROYAL PALM	35-40'
84	18"	ROYAL PALM	35-40'
85	16"	ROYAL PALM	30-35'
86	16"	ROYAL PALM	30-35'
87	10"	SAW PALMETTO	4-8'
88	16"	ROYAL PALM	30-35'
89	8"	SAW PALMETTO	6-8'

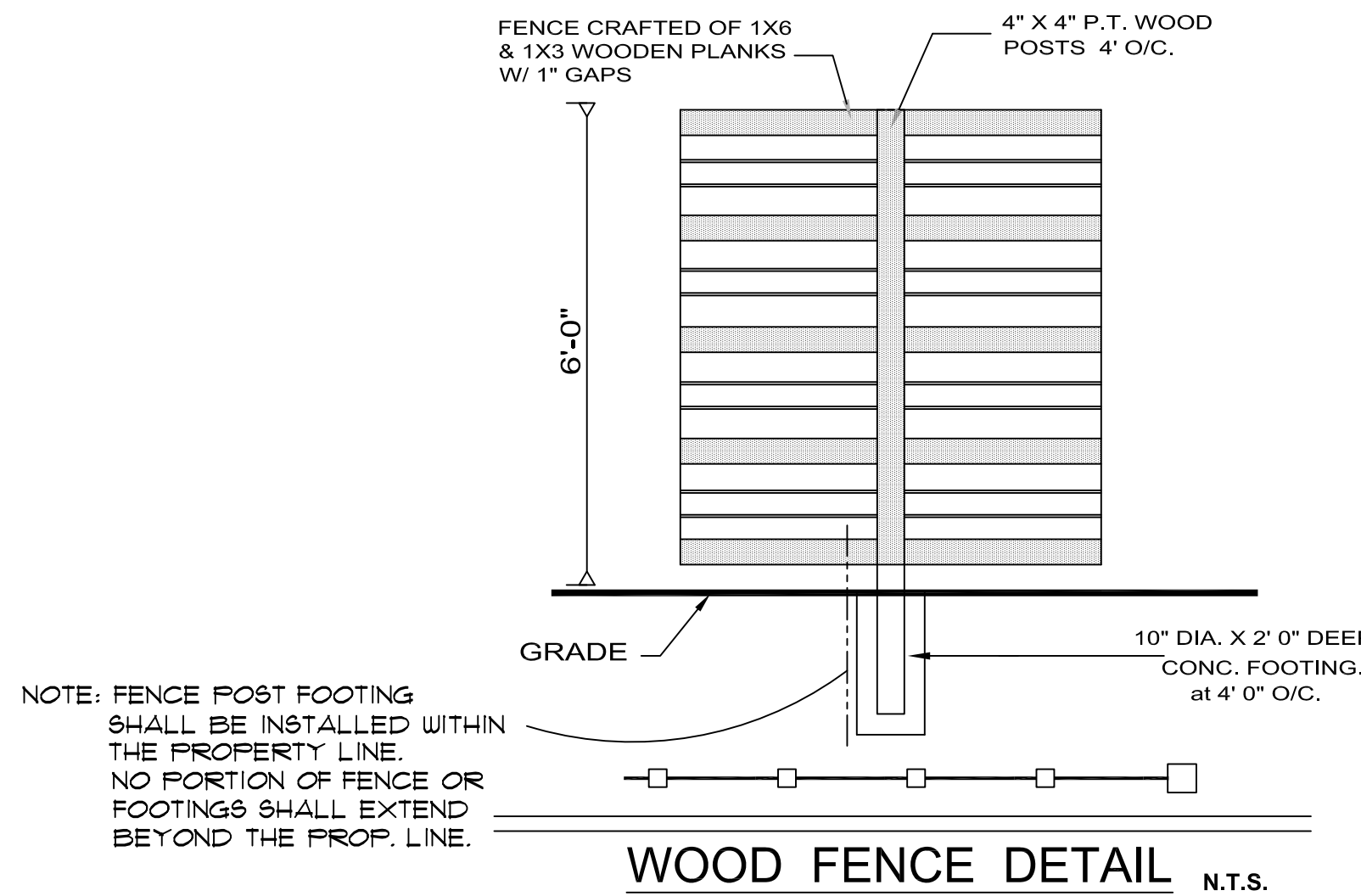
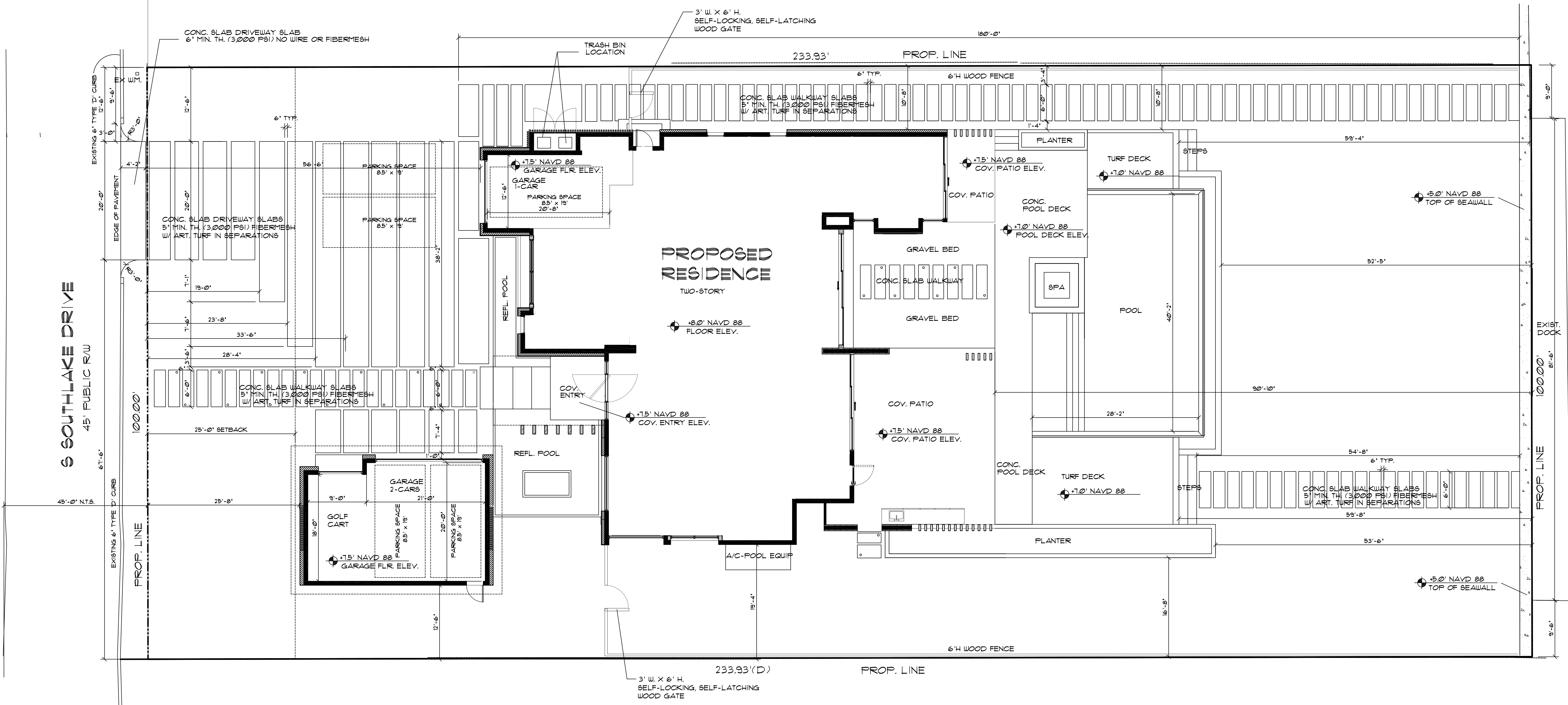
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10/12/23  
HENRY A. JOHNSTON P.L.S.#6843  
JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689  
7777 DAVIE ROAD EXT. #302A-7  
DAVIE, FL 33024  
PHONE: 954-296-9516  
WEB: WWW.JJSURVEYING.COM





### AREA CALCULATION:

TOTAL A/C FLOOR AREA=	6,180 SF
PARKING REQUIRED:	
2,000 SF	2 SPACES
4,180 SF / 500 =	8 SPACES
TOTAL REQ'D / PROVIDED:	5 SPACES

### SCOPE OF WORK:

- DEMOLITION OF EXISTING RESIDENCE.
- SITE IMPROVEMENTS AND CONSTRUCTION OF A NEW TWO-STORY RESIDENCE.

### GREEN BUILDING INITIATIVES:

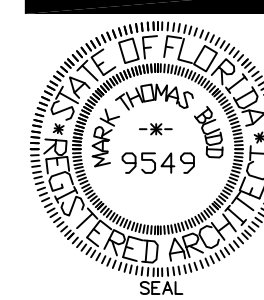
- SALT SYSTEM TO BE INSTALLED FOR POOL TO REDUCE CHLORINE USE.
- ENERGY STAR APPLIANCES SHALL BE INSTALLED.
- DUAL FLUSH TOILETS SHALL BE INSTALLED.
- ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE INSTALLED WITH TIMERS & LED LIGHTING.
- ELECTRIC VEHICLE CHARGING STATION TO BE LOCATED SW CORNER OF BUILDING -SEE SITE PLAN

### SITE PLAN

1/8"=1'-0"

### SITE INFO:

ZONE:	RS-9
SITE AREA:	23,399 SF
BUILDING FOOTPRINT:	5,401 SF
GROSS FLOOR AREA:	6,180 SF
LOT COVERAGE:	5,401 SF/23,399 SF = 23%
FAR:	6,180 SF/23,399 SF = 26%
IMPERVIOUS SITE AREA:	11,894 SF (51% OF SITE)
PERVIOUS SITE AREA:	11,505 SF (49% OF SITE), 40% MIN. REQUIRED
FRONT YARD LANDSCAPE AREA CALC:	
FRONT YARD AREA =	2,500 SF
FRONT YARD LANDSCAPED AREA =	2,250 SF = 90% PROVIDED, 20% MIN. REQUIRED



DIGITAL SIGNATURE

PROJECT: **LEACE RESIDENCE**  
1030 S SOUTHLAKE DRIVE  
HOLLYWOOD, FLORIDA

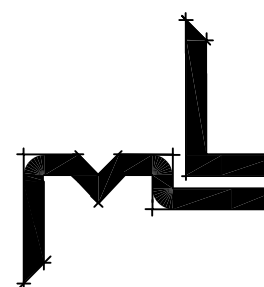
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224 COMMERCIAL BLVD.  
LAUDERDALE BY THE SEA, FLORIDA 33308  
(954) 761-3698

PLA. REC. #AR-9549

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REVISIONS:

11-20-23	
12-1-23	
12-13-23	

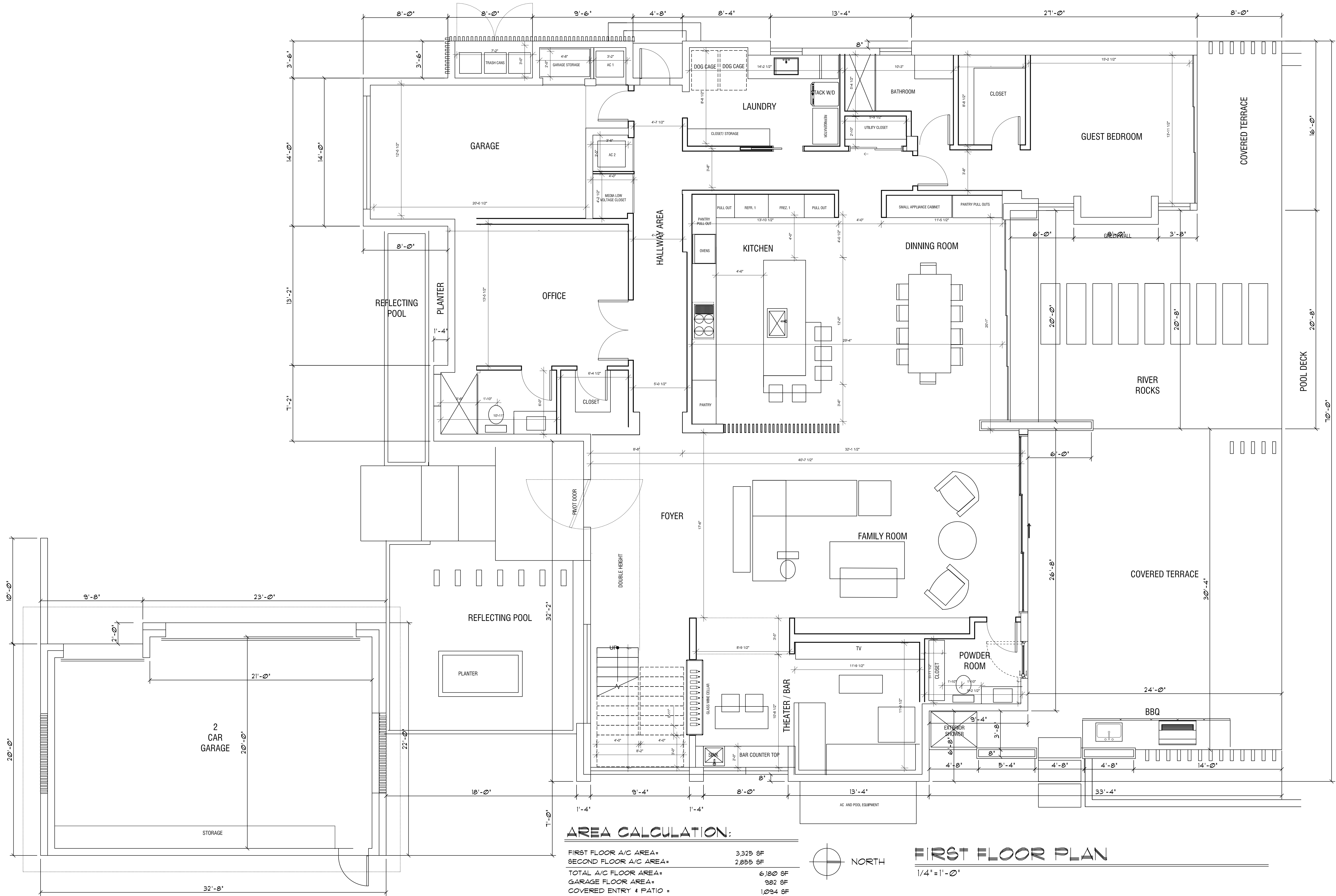


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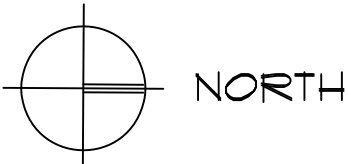
OF 6





AREA CALCULATION:

FIRST FLOOR A/C AREA=	3,325 SF
SECOND FLOOR A/C AREA=	2,855 SF
TOTAL A/C FLOOR AREA=	6,180 SF
GARAGE FLOOR AREA=	982 SF
COVERED ENTRY & PATIO =	1,094 SF
COVERED BALCONY =	949 SF
TOTAL BUILDING AREA=	9,205 SF



FIRST FLOOR PLAN

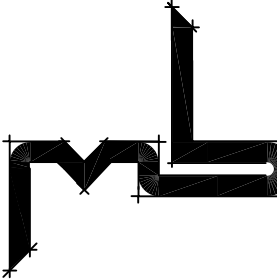
1/4" = 1'-0"



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PROJECT: LEACE RESIDENCE  
1030 S. SOUTHLAKE DRIVE  
HOLLYWOOD, FLORIDA

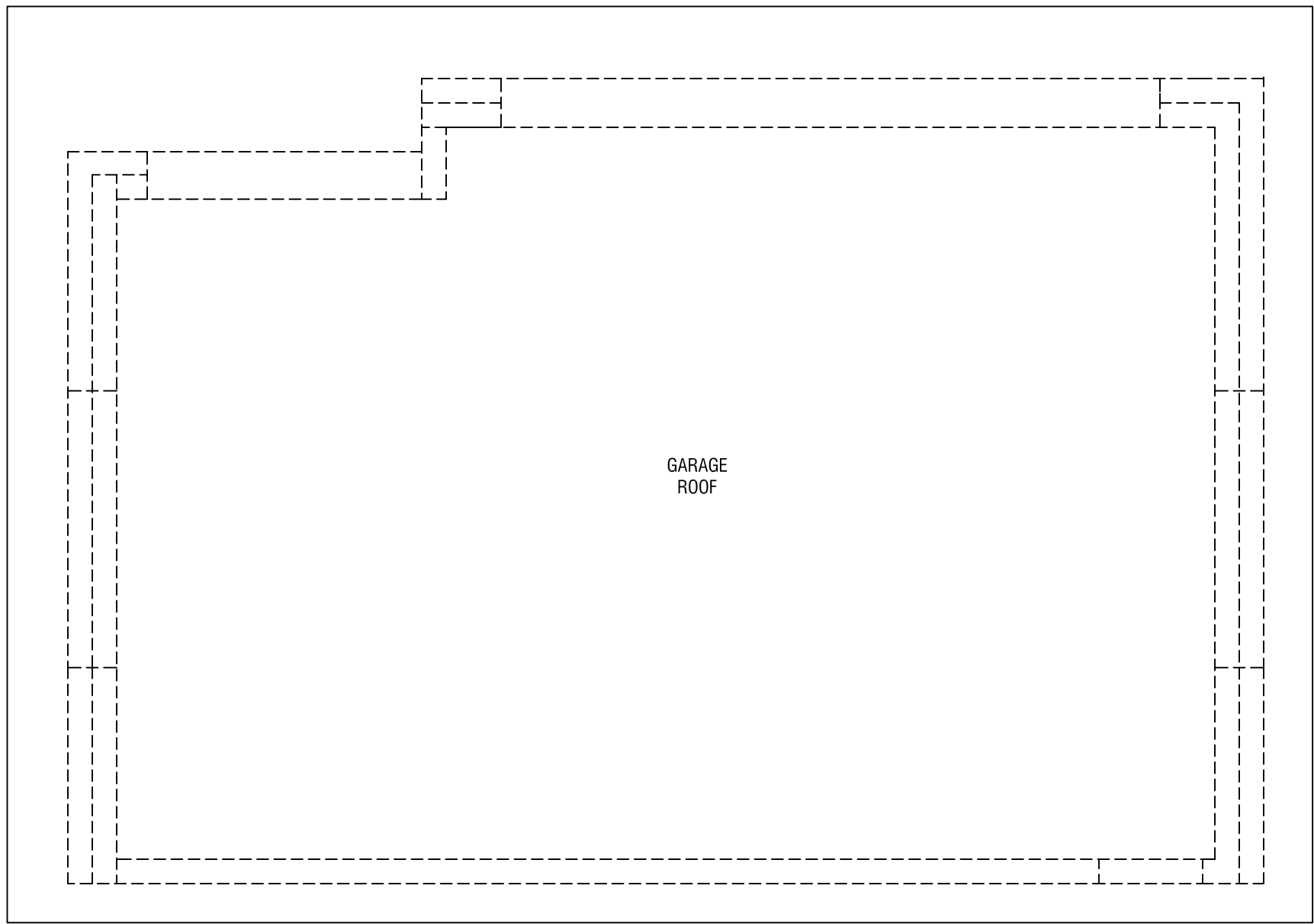


DATE: 12-1-23  
REVISIONS:  
12-1-23

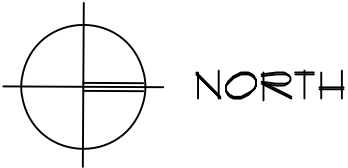
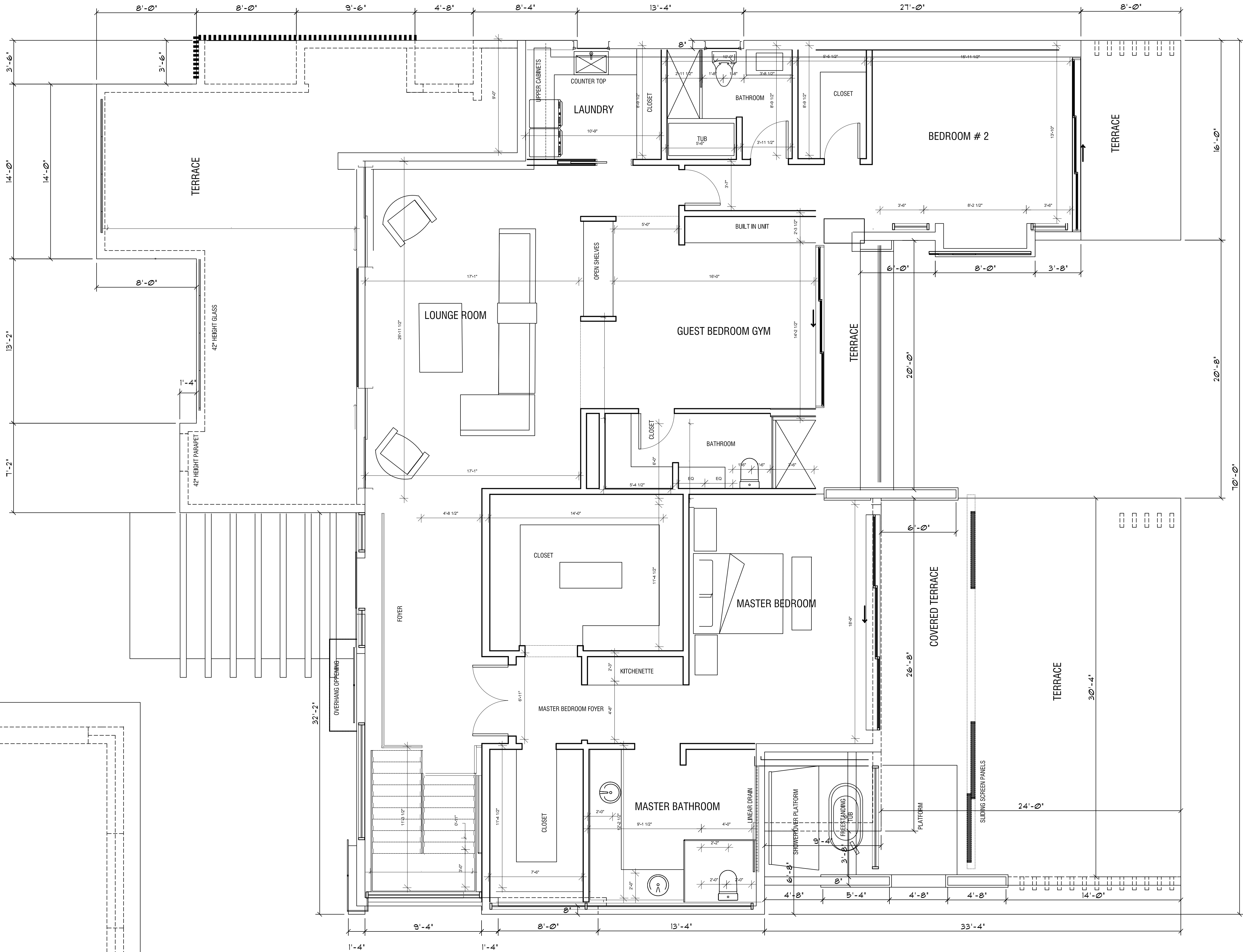
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A - 2

OF 1



GARAGE  
ROOF



NORTH

## SECOND FLOOR PLAN

1/4"=1'-0"

PROJECT:

**LEACE RESIDENCE**  
1030 S. SOUTHLAKE DRIVE  
HOLLYWOOD, FLORIDA

DATE: 10-24-23  
REVISIONS:

12-1-23

SHEET

A = 3

OF 1

MARK THOMAS BUDD, ARCHITECTURE

224 COMMERCIAL BLVD.  
LAUDERDALE BY THE SEA, FLORIDA 33308  
(954) 761-3698

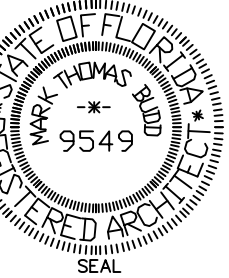
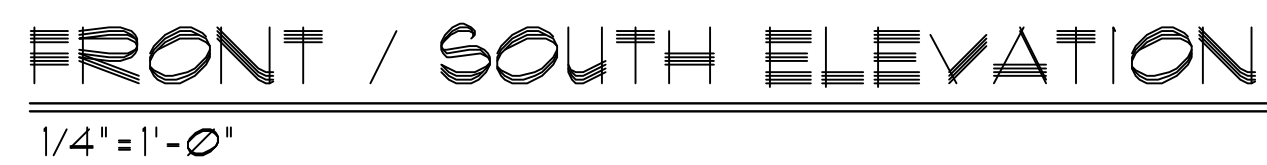
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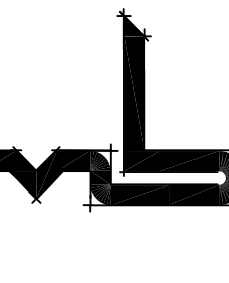


A	STANDING SEAM METAL ROOF
B	STONE VENEER
C	IMPACT ALUMINUM DOOR OR WINDOW - DARK BRINZE FRAME
D	SMOOTH STUCCO
E	ALUM. GARAGE DOOR W/ WOOD FAUX FINISH
F	ALUM. & GLASS RAILING
G	WOOD FINISH ALUM. TUBES



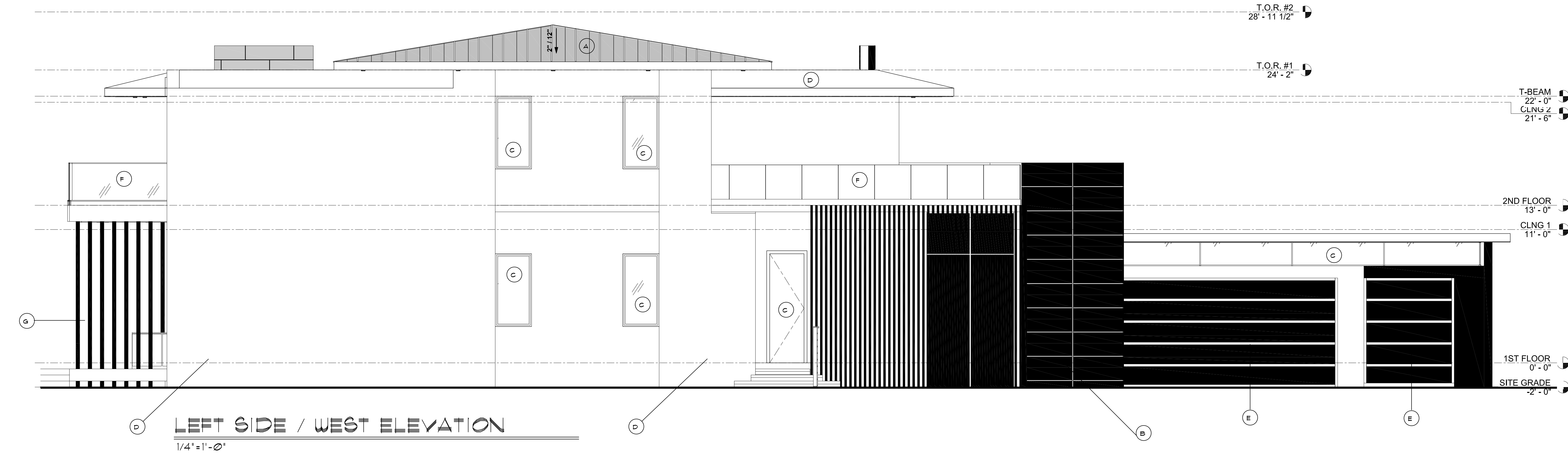
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**LEACE RESIDENCE**  
1030 S. SOUTHLAKE DRIVE  
HOLLYWOOD, FLORIDA



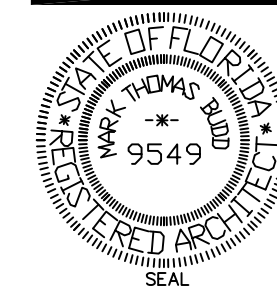
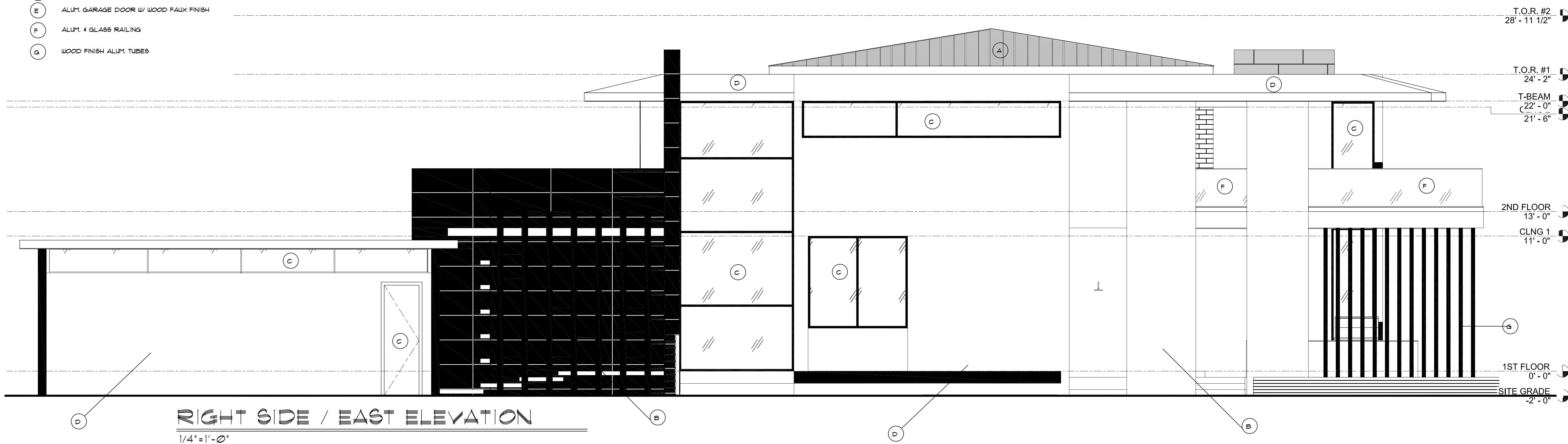
SHEET

OF 7



#### LEGEND:

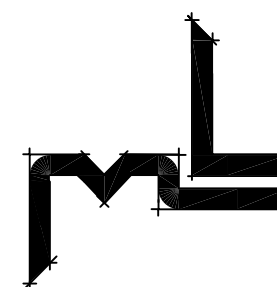
- A STANDING SEAM METAL ROOF
- B STONE VENEER
- C IMPACT ALUMINUM DOOR OR WINDOW - DARK BRONZE FRAME
- D SMOOTH STUCCO
- E ALUM. GARAGE DOOR W/ WOOD FAUX FINISH
- F ALUM. 4 GLASS RAILING
- G WOOD FINISH ALUM. TUBES



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PROJECT: LEACE RESIDENCE  
1030 S. SOUTH LAKE DRIVE  
HOLLYWOOD, FLORIDA



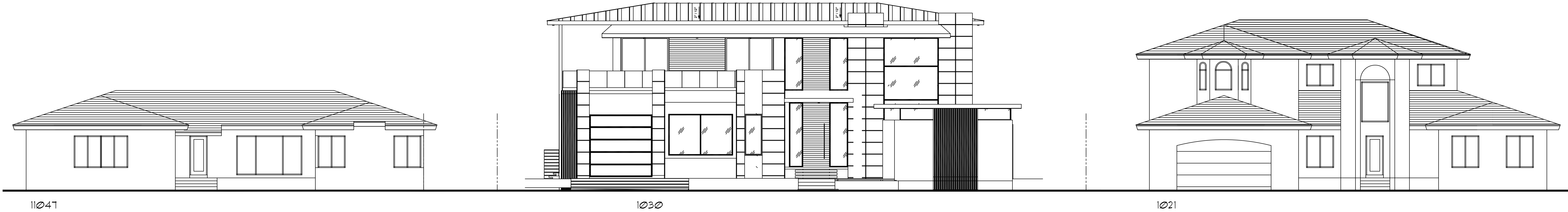
DATE: 10-24-23  
REVISIONS:  
12-1-23

SHEET

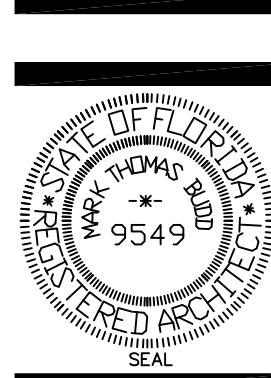
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OF 1





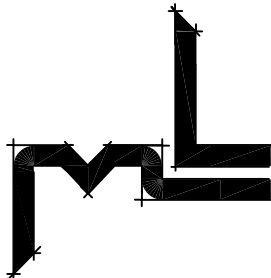
STREET PROFILE / ELEVATION  
S. SOUTHLAKE DRIVE VIEW  
1/8" = 1'-0"



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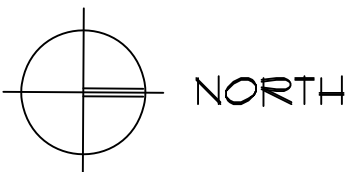
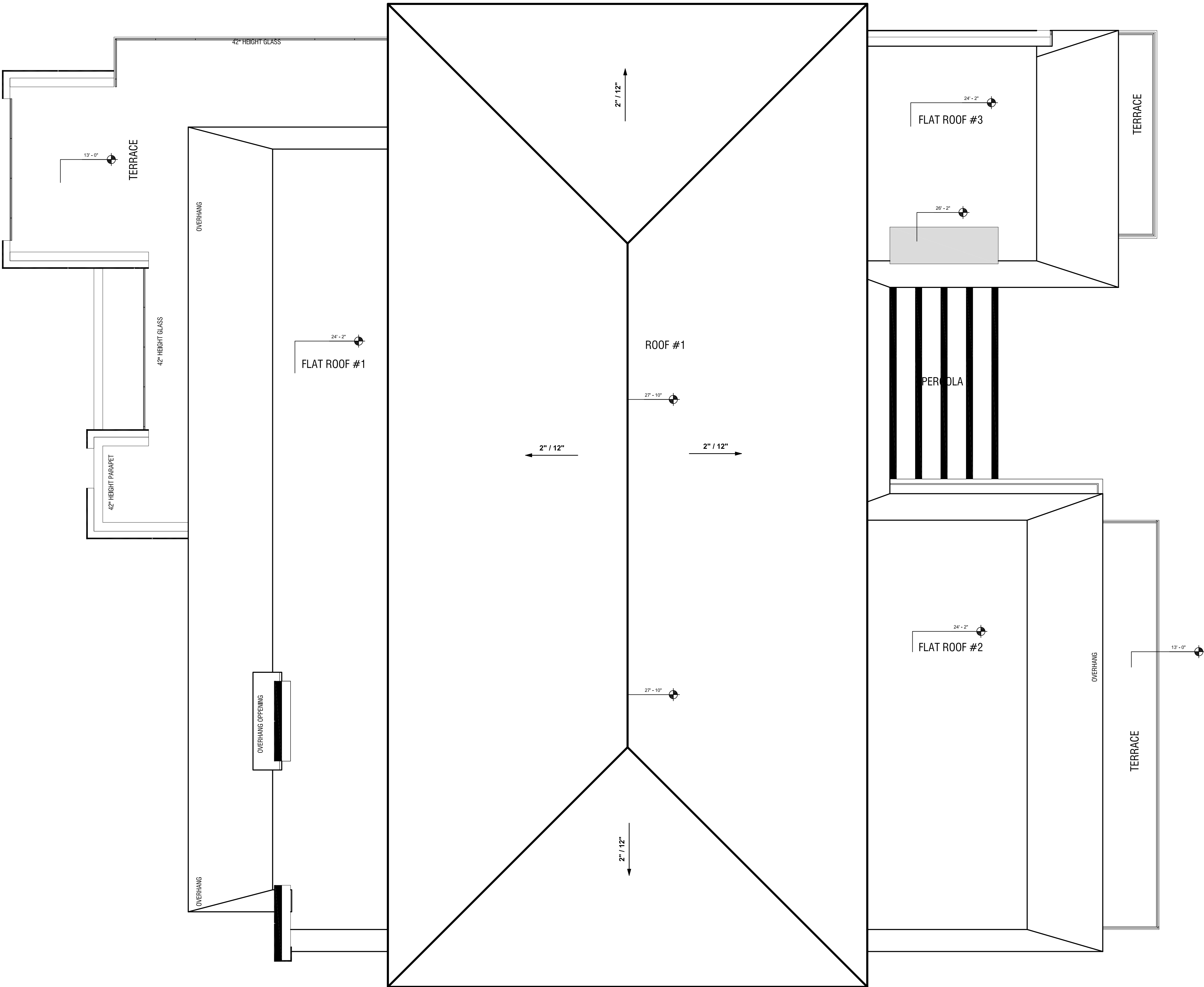
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PROJECT:  
LEACE RESIDENCE  
1030 S. SOUTHLAKE DRIVE  
HOLLYWOOD, FLORIDA

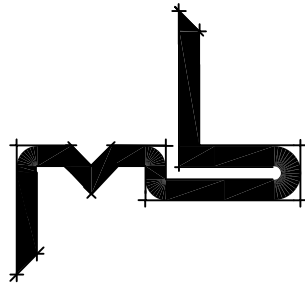


DATE: 10-24-23  
REVISIONS:  
12-1-23

SHEET  
A - 6  
OF 6



ROOF PLAN  
1/4" = 1'-0"



DATE: 12-24-23  
REVISIONS:  
12-1-23

SHEET  
1  
OF 1

PROJECT:  
**LEACE RESIDENCE**  
1030 S. SOUTHLAKE DRIVE  
HOLLYWOOD, FLORIDA

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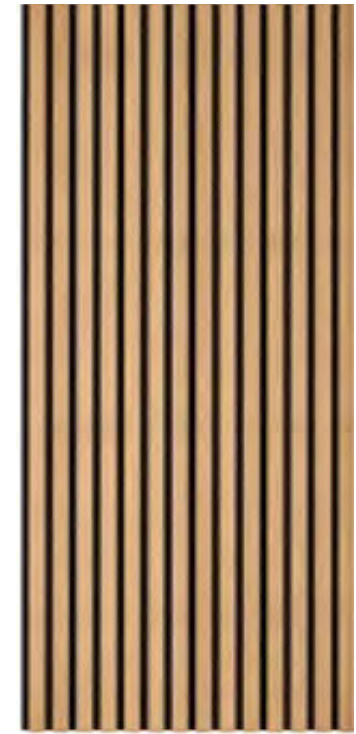
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1030 S Southlake Dr.,  
Hollywood, FL  
Exterior Finish Board

- Roof: Flat roof/Tiles painted in gray
- Walls: Stucco & wood looking composite cladding
- Entry way steps: Concrete look tile
- Driveway pavers: Concrete slabs with turf
- Main Entrance Door:
- Garage Doors: Tinted mirror look hurricane proof garage doors.



Wood looking composite for accent walls and pergolas.



Concrete slabs with turf at Driveway





Light accent color

Pediment SW 7634

Dark accent color

Less Brown SW 6040



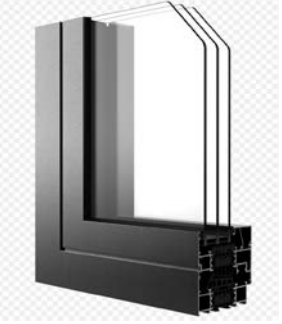
Clear hurricane proof  
tempered glass for balcony  
railing

- Pergola: Composite wood
- Paint colors: Light accent color: SW7634 Pediment  
Dark accent color: SW6040 Less Brown
- Balcony railing: Hurricane proof Tempered clear glass





Façade tile:  
Cement  
Block Gray



Black Aluminum  
Window frames



Opacity impact glass  
for Garage Doors

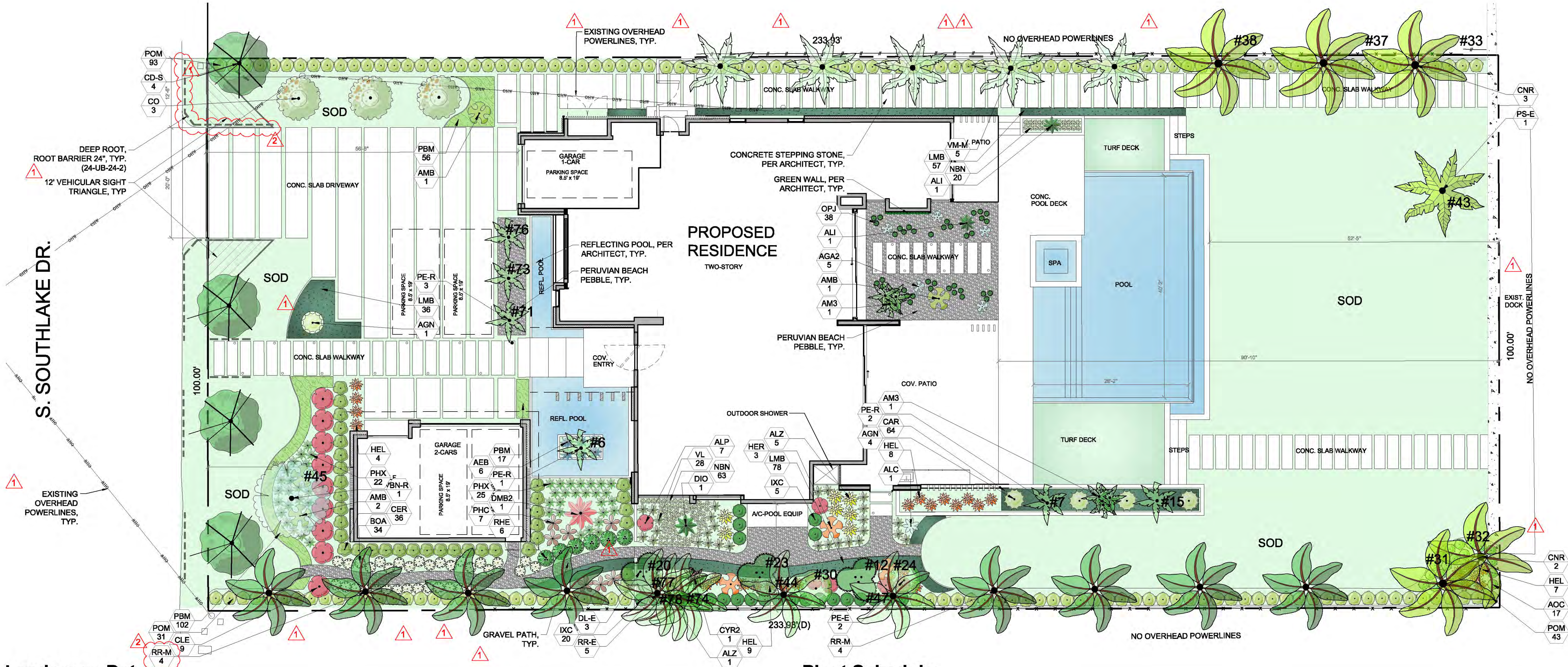


Live plants wall at  
Pool area









Landscape Data:

Single Family Districts (RS)	Required	Provided
<b>Perimeter Landscape</b> One 12' street tree per 50 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	2 Trees (100' / 50')	4 Trees (See Plant Schedule)
<b>Open Space</b> 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.	2 Trees (2,257 SF)	3 Trees (See Plant Schedule)
<b>Minimum Tree Sizes</b> Shade trees: 2" DBH/ 12' height. Palm trees: 8' of GW or CT.		
<b>Native Requirements</b> A minimum of 60% of required trees and 50% of required shrubs must be native species.	3 Trees	7 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.
- Landscape adjacent to vehicular traffic to be maintained to preserve sight 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:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING
MITIGATION TREES						
RR-M	8	Roystonea regia	Royal Palm	FG, 10' GW, SGL, SP, MATCHING	Yes	
VM-M	5	Veitchia montgomeryana	Montgomery Palm	FG, 12' GW, HVY, NO SCARS, FF, SP	No	
CODE TREES						
CO	3	Cordia sebestena	Orange Geiger Tree	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	
PALM TREES						
AM3	2	Adonia merrillii	Christmas Palm Triple	FG, 8' OA, TRP, SP	No	
CYR2	1	Cyrtostachys renda	Red Sealing Wax Palm	15G, 6'-8' HT, ML, SP	No	
RHE	6	Rhapis excelsa	Lady Palm	15G, 5' HT X 3' SPR, ML, SP	No	
RELOCATED & EXISTING TREES						
BN-R	1	Bismarckia nobilis 'Silver'	Bismark Palm	Relocated on Site	No	
CNR	5	Cocos nucifera 'Green Malayan'	Relocated Coconut Palm	Relocated on Site	No	
DL-E	3	Dypsis lutescens	Areca Palm	Existing to Remain	No	
PS-E	1	Phoenix sylvestris	Sylvestre Date Palm	Existing to Remain	No	
PE-E	2	Ptychosperma elegans	Alexander Palm	Existing to Remain	No	
PE-R	6	Ptychosperma elegans	Relocated Alexander Palm	Relocated on Site	No	
RR-E	5	Roystonea regia	Existing Royal Palm	Existing to Remain	Yes	
STREET TREES						
CD-S	4	Coccoloba diversifolia	Pigeon Plum	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	
SHRUBS						
AEB	6	Aechmea spp. 'Blue Tango'	Blue Tango Bromeliad	10" POT, 2' OA, F from bullis	No	
AGN	5	Agave angustifolia	Caribbean Century Plant	15G, 3'-4' OA, SP	No	
AGA2	5	Agave attenuata	Soft Tip Agave	3G, 24" OA, SP	No	
ALI	2	Alcantarea imperialis	Imperial Bromeliad	7G, 36" OA, F, SP, AS	No	
ALC	1	Alcantarea odorata	Giant Silver Bromeliad	7G, 36" OA, F, SP, AS	No	
AMB	4	Alcassia macrorrhiza 'Borneo Giant'	Giant Elephant Ear	15G, 4'-8' HT, F, SP	No	
AOC	17	Alcassia odora 'California'	Dwarf Elephant Ear	3G, 24" OA, SP	No	
ALP	7	Alpinia purpurata	Red Ginger	15G, 6' HT x 3' SPR, F, SP	No	
ALZ	8	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	3G, 24" HT, 3PP, F	No	
BOA	34	Begonia odorata 'Alba'	Giant White Angel Begonia	3G, 24" OA, F,	No	
CLE	9	Clerodendrum paniculatum	Pagoda Flower	3G, 24" OA, F,	No	
CER	36	Conocarpus erectus	Green Buttonwood	3G, 24" OA, F	Yes	
DIO	1	Dioon edule	Mexican Cycad	15G, 36" OA, SP	No	
DMB2	1	Dracaena marginata 'Tricolor'	Tricolor Dracaena	CG, 8' OA, STUMP, CH, SP	No	
HEL	28	Heliconia psittacorum 'Andromeda'	Parrot Beak Heliconia	3G, 24" OA, F,	No	
HER	3	Heliconia rostrata	Lobster Claw Heliconia	7G, 4' HT x 3' SPR, FTB	No	
IXC	25	Ixora coccinea 'Nora Grant'	Red Ixora	3G, 24" OA, F,	No	
NBN	63	Neoregelia x 'Bossa Nova'	Bossa Nova Bromeliad	6" POT, F	No	
OPJ	38	Ophiopogon japonicus	Mondo Grass	1G, 12" OA, F	No	
PHC	7	Philodendron 'Rojo Congo'	Red Congo Philodendron	3G, 24" OA, F, 30" OC	No	
PHX	47	Philodendron 'Xanadu'	Xanadu Philodendron	3G, 24" OA, F, 30" OC	No	
POM	167	Podocarpus macrophyllus	Podocarpus	7G, 4' HT, FTB	No	
VL	28	Vriesea ospinae 'Gruben'	Vriesea Bromeliad	9" POT, 24" OA, SP	No	
GROUND COVERS						
CAR	64	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Carissa	3G, 12" OA, F, @	No	18" o.c.
LMB	171	Liriope muscari 'Big Blue'	Big Blue Liriope	1G, 12" OA, F, SP	No	18" o.c.
PBM	175	Philodendron x 'Burlie Marx'	Burlie Marx Philodendron	1G, 12" OA, F,	No	12" o.c.

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:

MARK THOMAS BUDD, ARCHITECT

221 S. Federal Highway, Suite #4  
Ft. Lauderdale, Florida 33301  
(954) 798-6570

Leace Residence

1030 South Southlake Drive, Hollywood, FL 33019

Landscape Plan

Revisions		
Date	Init.	Description
10.26.23	DC	Initial Submittal
11.28.23	DC	Revised per Comments
12.12.23	DC	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA  
FLORIDA REG. # LA6666807

Drawn By: DC

Checked By: PG

Municipal Project:

Scale:

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

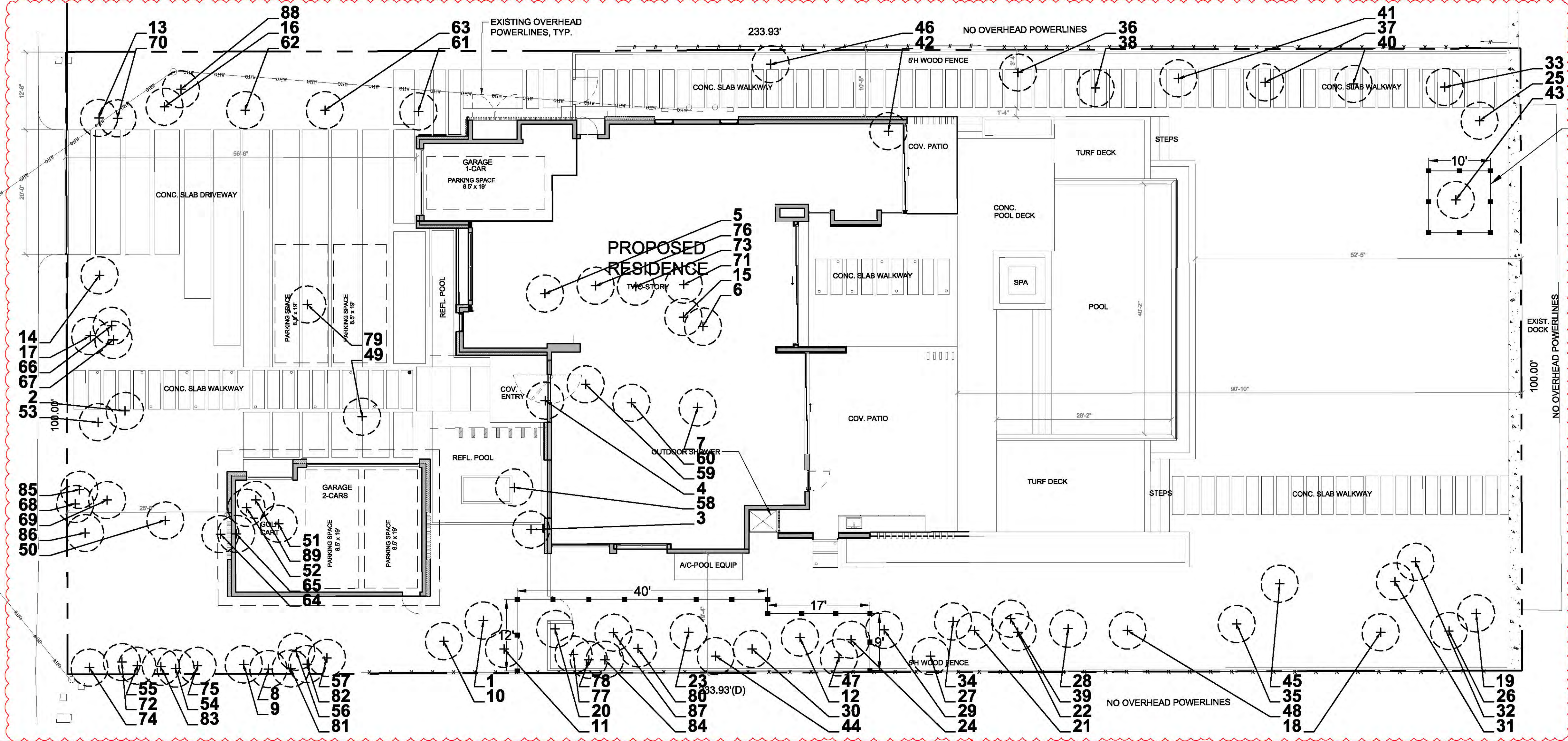
LS-1





S. SOUTHLAKE DR.

EXISTING  
OVERHEAD  
POWERLINES,  
TYP.



TREE PROTECTION BARRICADE, TYP  
(INSTALL PER DETAIL)

SOUTHLAKE

### Existing Tree Schedule:

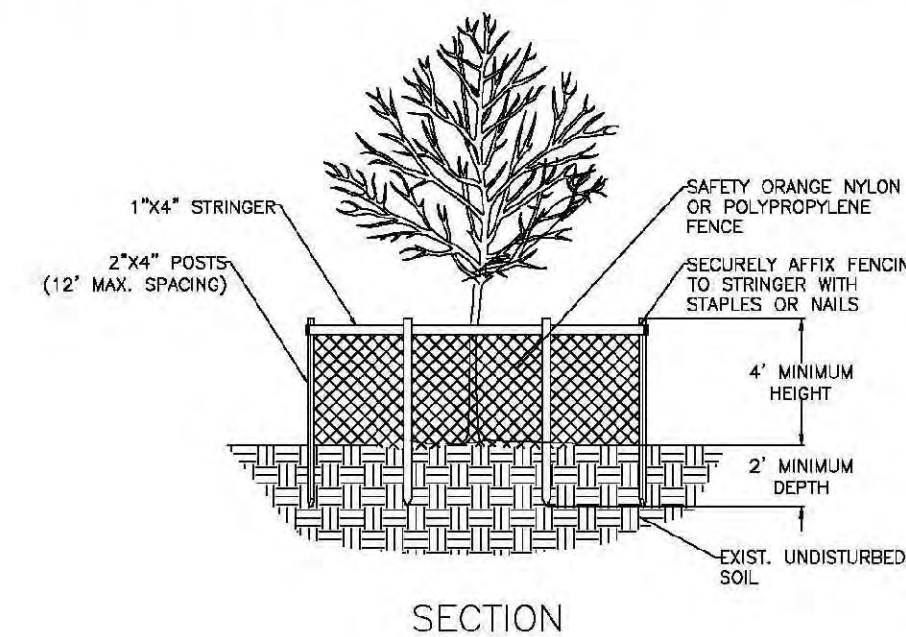
TREE ID#	BOTANICAL NAME	COMMON NAME	DBH INCHES "	HEIGHT '	DISPOSITION	TREE ID#	BOTANICAL NAME	COMMON NAME	DBH INCHES "	HEIGHT '	DISPOSITION
1	Dypsis lutescens	Areca Palm	2"	10-15'	Remove	46	Roystonea regia	Royal Palm	15"	30-35'	Remove
2	Phoenix roebelenii	Robellini Palm	8"	5-8'	Remove	47	Roystonea regia	Royal Palm	15"	30-35'	Remain
3	Phoenix roebelenii	Robellini Palm	8"	8-10'	Remove	48	Melaleuca quinquenervia	Paperbark Tree	42"	30-35'	Remove
4	Phoenix roebelenii	Robellini Palm	8"	8-10'	Remove	49	Phoenix canariensis	Canary Date Palm	24"	25-30'	Remove
5	Phoenix roebelenii	Robellini Palm	8"	8-10'	Remove	50	Livistona chinensis	Chinese Fan Palm	8"	10-15'	Remove
6	Ptychosterna Elegans	Alexander Palm Multi	14"	10-15'	Relocate	51	Livistona chinensis	Chinese Fan Palm	8"	15-20'	Remove
7	Ptychosterna Elegans	Alexander Palm	4"	15-20'	Relocate	52	Livistona chinensis	Chinese Fan Palm	8"	15-20'	Remove
8	Roystonea regia	Royal Palm	30"	30-35'	Remove	53	Livistona chinensis	Chinese Fan Palm	10"	10-15'	Remove
9	Serenoa repens	Saw Palmetto	20"	10'	Remove	54	Dypsis lutescens	Areca Palm	18"	6-10'	Remove
10	Dypsis lutescens	Areca Palm	3"	15-20'	Remove	55	Dypsis lutescens	Areca Palm	18"	6-10'	Remove
11	Dypsis lutescens	Areca Palm	3"	15-20'	Remove	56	Dypsis lutescens	Areca Palm	18"	10-15'	Remove
12	Dypsis lutescens	Areca Palm	3"	15-20'	Remain	57	Dypsis lutescens	Areca Palm	18"	10-15'	Remove
13	Phoenix roebelenii	Robellini Palm	12"	7-10'	Remove	58	Wodyetia bifurcata	Foxtail Palm	8"	20-25'	Remove
14	Phoenix roebelenii	Robellini Palm	12"	10'	Remove	59	Wodyetia bifurcata	Foxtail Palm	10"	25-30'	Remove
15	Ptychosterna Elegans	Alexander Palm	8"	15-20'	Relocate	60	Wodyetia bifurcata	Foxtail Palm	10"	25-30'	Remove
16	Adonidia merrillii	Christmas Palm	12"	15-20'	Remove	61	Wodyetia bifurcata	Foxtail Palm	10"	25-30'	Remove
17	Adonidia merrillii	Christmas Palm	12"	10-15'	Remove	62	Wodyetia bifurcata	Foxtail Palm	10"	25-30'	Remove
18	Adonidia merrillii	Christmas Palm	12"	10-15'	Remove	63	Wodyetia bifurcata	Foxtail Palm	10"	25-30'	Remove
19	Adonidia merrillii	Christmas Palm	12"	10-15'	Remove	64	Syagrus romanzoffiana	Queen Palm	8"	10-15'	Remove
20	Dypsis lutescens	Areca Palm	4"	15-20'	Remain	65	Syagrus romanzoffiana	Queen Palm	8"	10-15'	Remove
21	Dypsis lutescens	Areca Palm	4"	10-15'	Remove	66	Syagrus romanzoffiana	Queen Palm	10"	10-15'	Remove
22	Dypsis lutescens	Areca Palm	4"	10-15'	Remove	67	Syagrus romanzoffiana	Queen Palm	10"	10-15'	Remove
23	Dypsis lutescens	Areca Palm	4"	15-20'	Remain	68	Phoenix roebelenii	Robellini Palm	4"	6-8'	Remove
24	Ptychosterna Elegans	Alexander Palm	16"	15-20'	Remain	69	Phoenix roebelenii	Robellini Palm	4"	8-10'	Remove
25	Adonidia merrillii	Christmas Palm	16"	15-20'	Remove	70	Phoenix roebelenii	Robellini Palm	4"	10'	Remove
26	Ptychosterna Elegans	Alexander Palm	4"	10-15'	Remove	71	Ptychosterna Elegans	Alexander Palm	4"	15-20'	Relocate
27	Ptychosterna Elegans	Alexander Palm	4"	25-30'	Remove	72	Roystonea regia	Royal Palm	12"	15-20'	Remove
28	Dypsis lutescens	Areca Palm	5"	20-25'	Remove	73	Ptychosterna Elegans	Alexander Palm	4"	15-20'	Relocate
29	Dypsis lutescens	Areca Palm	5"	15-20'	Remove	74	Roystonea regia	Royal Palm	12"	25-30'	Remove
30	Ptychosterna Elegans	Alexander Palm	20"	-	Remain	75	Roystonea regia	Royal Palm	12"	30-35'	Remove
31	Cocos nucifera	Coconut Palm	8"	10-15'	Relocate	76	Ptychosterna Elegans	Alexander Palm	4"	15-20'	Relocate
32	Cocos nucifera	Coconut Palm	8"	10-15'	Relocate	77	Roystonea regia	Royal Palm	12"	30-35'	Remain
33	Cocos nucifera	Coconut Palm	8"	15-20'	Relocate	78	Roystonea regia	Royal Palm	14"	35-40'	Remain
34	Cocos nucifera	Coconut Palm	8"	25-30'	Remove	79	Roystonea regia	Royal Palm	15"	35-40'	Remove
35	Wodyetia bifurcata	Foxtail Palm	8"	15-20'	Remove	80	Serenoa repens	Saw Palmetto	10"	4-8'	Remove
36	Wodyetia bifurcata	Foxtail Palm	8"	20-25'	Remove	81	Roystonea regia	Royal Palm	16"	30-35'	Remove
37	Cocos nucifera	Coconut Palm	10"	20-25'	Relocate	82	Roystonea regia	Royal Palm	16"	30-35'	Remove
38	Cocos nucifera	Coconut Palm	10"	20-25'	Relocate	83	Roystonea regia	Royal Palm	18"	35-40'	Remove
39	Cocos nucifera	Coconut Palm	10"	20-25'	Remove	84	Roystonea regia	Royal Palm	18"	35-40'	Remain
40	Wodyetia bifurcata	Foxtail Palm	10"	20-25'	Remove	85	Roystonea regia	Royal Palm	16"	30-35'	Remove
41	Wodyetia bifurcata	Foxtail Palm	10"	20-25'	Remove	86	Roystonea regia	Royal Palm	16"	30-35'	Remove
42	Wodyetia bifurcata	Foxtail Palm	10"	25-30'	Remove	87	Serenoa repens	Saw Palmetto	10"	4-8'	Remove
43	Phoenix sylvestris	Sylvester Date Palm	14"	15-20'	Remain	88	Roystonea regia	Royal Palm	16"	30-35'	Remove
44	Roystonea regia	Royal Palm	14"	30-35'	Remain	89	Serenoa repens	Saw Palmetto	8"	6-8'	Remove
45	Bismarckia nobilis	Bismarck Palm	14"	10-15'	Relocate						

Denotes tree exempt from mitigation, invasive exotic.

### Landscape Tree Mitigation Data:

A total of (65) Palm Trees to be removed. (13) Palms (1:1) and & (3) Trees (1:3) planted onsite to satisfy replacement of (22) Palms. Remaining mitigation to be satisfied through a Payment Contribution to the City Tree Fund. \$350 owed per 2" DBH / Palm. (43) x (\$350) = **Total Payment Owed: \$15,050.**

\*Note: 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. Palms minimum 8' clear trunk.



TOP VIEW

### TREE PROTECTION BARRICADE

- NOTES:
1. BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.
  2. TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED, AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.
  3. SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
  4. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
  5. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.



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:

MARK THOMAS BUDD, ARCHITECT

221 S. Federal Highway, Suite #4  
Ft. Lauderdale, Florida 33301  
(954) 798-6570

Leace Residence

1030 South Southlake Drive, Hollywood, FL 33019

Existing Tree Information

Revisions		
Date	Init.	Description
10.26.23	DC	Initial Submittal
11.28.23	DC	Revised per Comments
12.12.23	DC	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA  
FLORIDA REG. # LA6666807

Drawn By: DC

Checked By: PG

Municipal Project:

Scale:

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

LS-2





Orange Geiger



Christmas Palm Triple



Red Sealing Wax Palm



Alexander Palm



Lady Palm



Bismark Palm



Coconut Palm



Areca Palm



Sylvester Date Palm



Royal Palm



Pigeon Plum



Blue Tango Bromeliad



Caribbean Century Plant



Imperial Bromeliad



Giant Silver Bromeliad



Giant Elephant Ear



Dwarf Elephant Ear

Project Team

Landscape Architect:

LANDSCAPE  
ARCHITECTURAL  
SERVICES, LLC

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Plant Photos

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PAUL GOULAS, RLA  
FLORIDA REG. # LA6666807

Drawn By: DC  
Checked By: PG  
Municipal Project:  
Scale:

NORTH

SCALE: 1" = NTS

0 0 0 0

LS-3





Red Ginger



Variegated Shell Ginger



Giant White Angel Begonia



Pagoda Flower



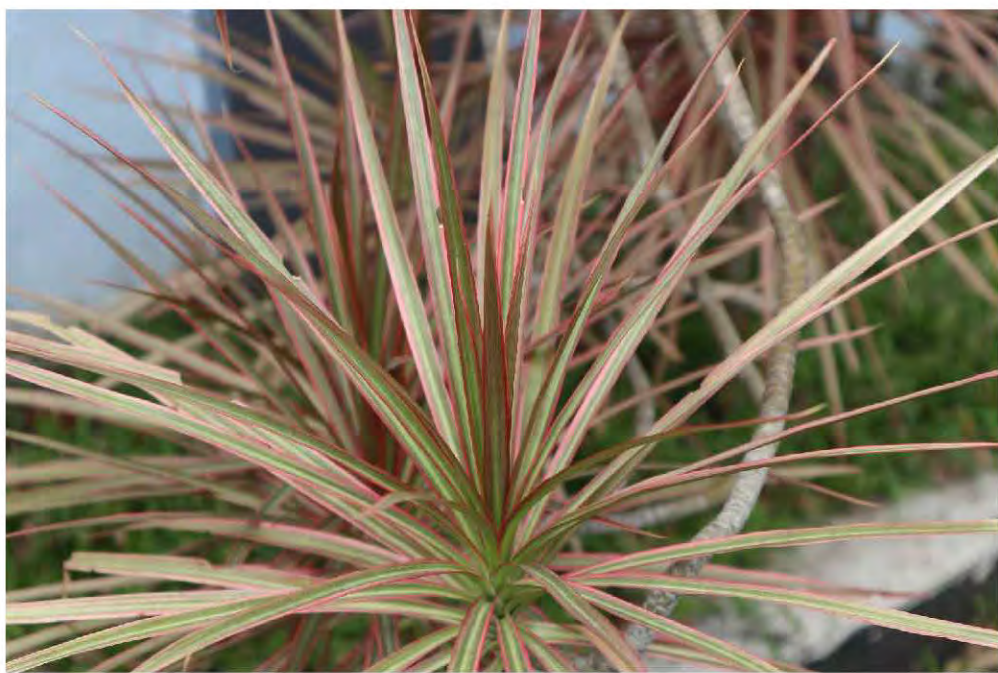
Small-Leaf Clusia



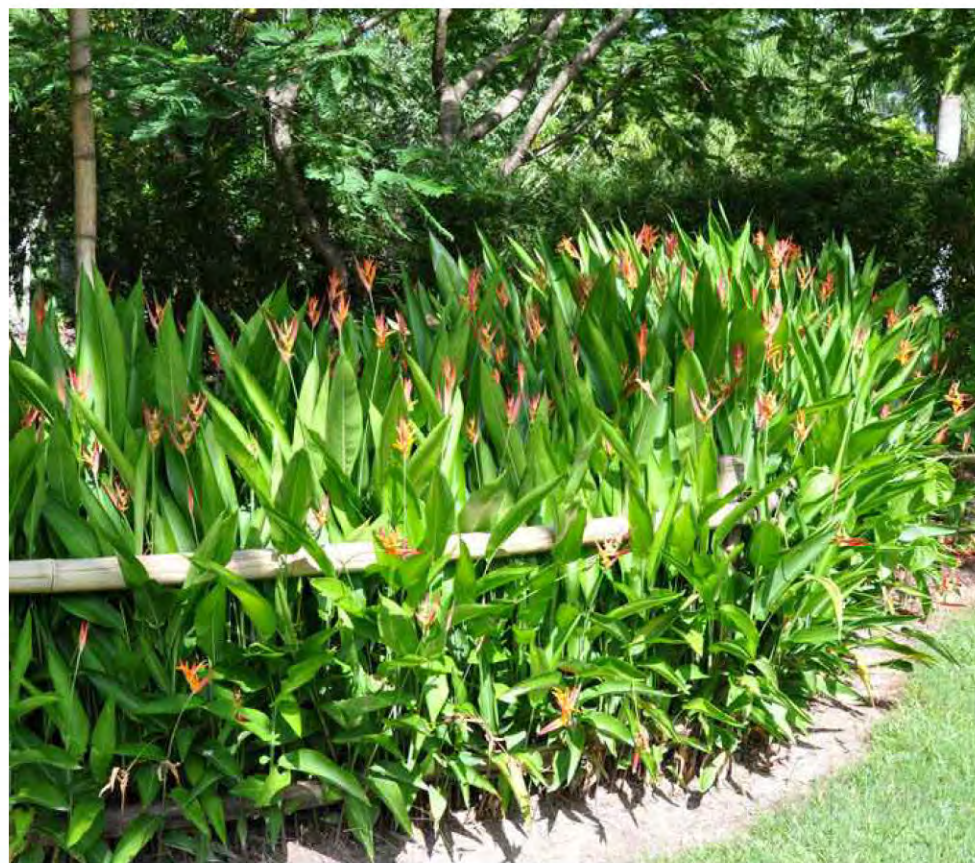
Green Buttonwood



Mexican Cycad



Tricolor Dracaena



Parrot Beak Heliconia



Lobster Claw Heliconia



Red Ixora



Bossa Nova Bromeliad



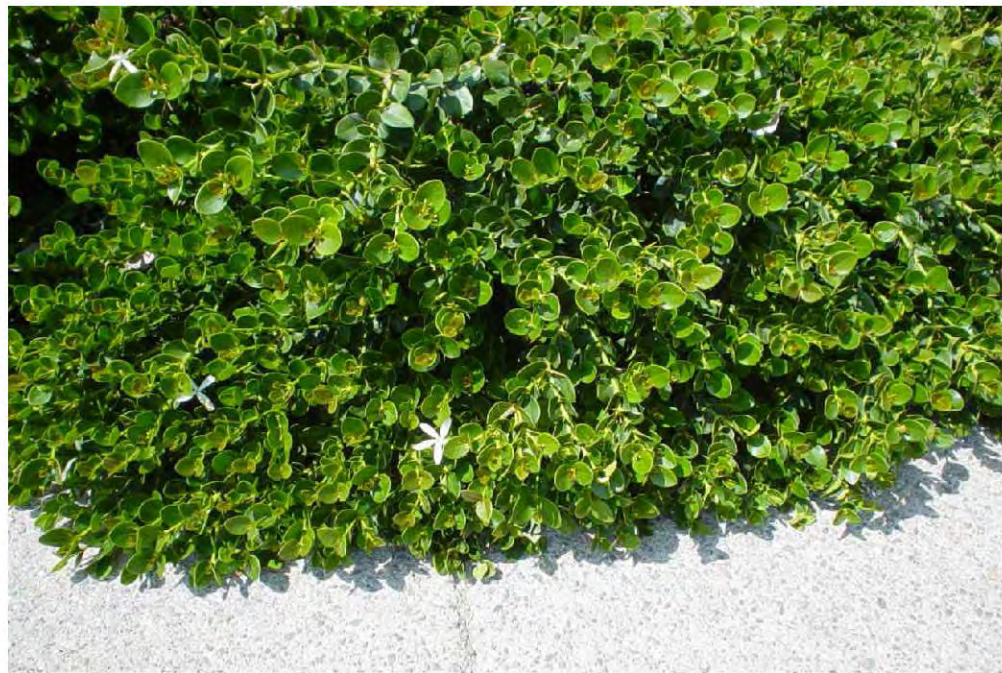
Red Congo Philodendron



Xanadu Philodendron



Vriesea Bromeliad



Emerald Blanket Carissa



Big Blue Liriope



Burle Marx Philodendron

Project Team

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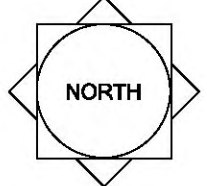
PAUL GOULAS, RLA  
FLORIDA REG. # LA6666807

Drawn By: DC

Checked By: PG

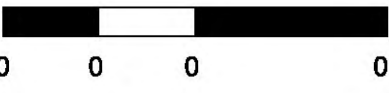
Municipal Project:

Scale:



NORTH

SCALE: 1" = NTS



0 0 0 0

LS-4



