

## **Historic Preservation Board**

**Tuesday, April 9, 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

Historic Preservation Board meeting on February 13th was cancelled

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

**Attachments:** [Quasi-Judicial Hearing Procedures.pdf](#)  
[Witness List P-24-05.pdf](#)

**B. Applications****ITEMS # 1-3 BELOW ARE CONSIDERED QUASI-JUDICIAL**[1. 2024 0409](#)

**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 for a new single-family home located in the Harrison and Tyler Street Historic District.

**Attachments:** [2366 HPB Memo 2024 0409.pdf](#)  
[2366 CM StaffReport 2023 1212.pdf](#)  
[Attachment A Initial Application Package.pdf](#)  
[Attachment B Aerial Map.pdf](#)

[2. 2024 0409](#)

**FILE NO.:** 24-V-17  
**APPLICANT:** Bidask Ladrillo LLC.  
**LOCATION:** 824 Polk Street & Folio number 5142-14-02-4271  
**REQUEST:** Variance to reduce the lot width requirement in a Single Family Zoning District (RS-6) in the Lakes Area Historic Multiple Resource Listing District.

**Attachments:** [2417 PDB Staff Report 2024 0409.pdf](#)  
[Attachment A Application Package.pdf](#)  
[Attachment B Aerial Map.pdf](#)

[3. 2024 0409](#)

**FILE NO.:** 23-CM-102  
**APPLICANT:** Got The Magic House LLC/Stephanie Halfen D./Matt Rosenblatt.  
**LOCATION:** 1015 South Southlake Drive  
**REQUEST:** Certificate of Appropriateness for Demolition and Design for a new single-family house in the Lakes Area Historic Multiple Resource Listing District.

**Attachments:** [23102 CM Staff Report 2024 0409.pdf](#)  
[Attachment A Application Package.pdf](#)  
[Attachment B Aerial Map.pdf](#)  
[Attachment C Permit History.pdf](#)



[4. 2024 0409](#)

**FILE NO.:** 24-C-20  
**APPLICANT:** Pasqualina Claudio Rizzardo.  
**LOCATION:** 822 Polk Street  
**REQUEST:** Certificate of Appropriateness for Design for a circular driveway at a home located within the Lakes Area Historic Multiple Resource Listing District (822 Polk Street).

**Attachments:** [2420 HPB Staff Report 2024 0409.pdf](#)  
[Attachment A Application Package.pdf](#)  
[Attachment B Aerial Map.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:** 4/9/2024

**Agenda Number:**

**To:** Historic Preservation Board

**Title:**

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

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

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

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

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

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



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

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

**IV. Witnesses and Supporting Materials.** At least eight City business days before a quasi-judicial hearing.

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

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

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

**V. Party Intervenors.**

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



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

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

## **VI. Conduct of Hearing.**

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

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

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

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

E. The order of proof shall be as follows:

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



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

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

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

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

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

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

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



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

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

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

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

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

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

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



## **IX. Rules of Evidence.**

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

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

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

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

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

## **XII. Transcription of hearing.**

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



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

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

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

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

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

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



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

**DATE:** March 25, 2023

**MEMO NO.:** P-24-05

**TO:** City Clerk

**FROM:** Andria Wingett, 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	Director of Development Services
Azita Behmardi	Deputy Director of 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 Administrator
Jovan Douglas	Division Director of Parking and Code Compliance
Elaine Franklin	Environmental Sustainability Coordinator
Vincent Morello	Director of Public Utilities
Feng Jiang	Assistant Director of Public Utilities
Alicia Vereas-Feria	Utilities Permit Review Administrator
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 Lieutenant
Doreen Avitabile	Crime Prevention Specialist



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





# City of Hollywood

## Staff Summary

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

**File Number: 1. 2024 0409**

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**Agenda Date:** 4/9/2024

**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 for a new single-family  
home located in the Harrison and Tyler Street Historic District.

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

**DATE:** April 9, 2024 **MEMO NO.:** P-24-06

**TO:** Historic Preservation 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 Harrison and Tyler Street Historic District.

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**EXPLANATION:**

SF and 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 Harrison and Tyler Street Historic District.

The item was not presented at the Historic Preservation Board (HPB) meetings on December 12, 2023, and February 13, 2024. At the last HPB meeting the Board voted to continue the item time and date certain to the April 9, 2024, meeting in order to give more time to the Applicant to revise the design and Planning and Legal staff to review State Statutes that might impact the proposal. Following Article 5.5.E.2.b from the Zoning and Land Development Regulations, Staff is working with the Applicant to address design concerns and new FEMA regulations, and as such is requesting an additional continuance.

Attachments: Initial Application Package



**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



## 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

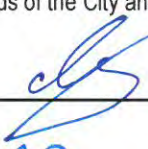
File No. (internal use only): \_\_\_\_\_

# 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: \_\_\_\_\_

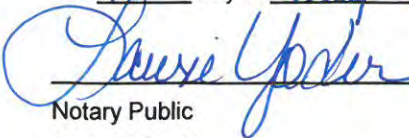
PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

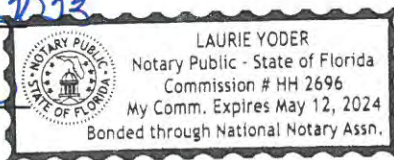
## Current Owner Power of Attorney

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.
------------------------	-------------------------------------

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
-------------------	------------	-------	-------------------------

MICROFILM NO.	ARCHITECT	FEE \$ 12.00	VALUATION \$ 300
---------------	-----------	-----------------	---------------------

DESCRIPTION OF CONSTRUCTION Replace front door & Fram & Stucco Front of House	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
--	--

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."

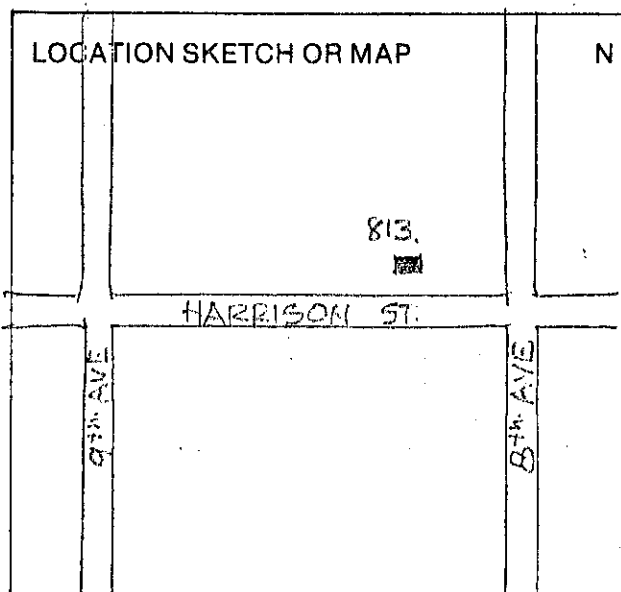
"Frank Yaguda Buys Black's Drug Store," HOLLYWOOD HERALD, May 24, 1940.

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

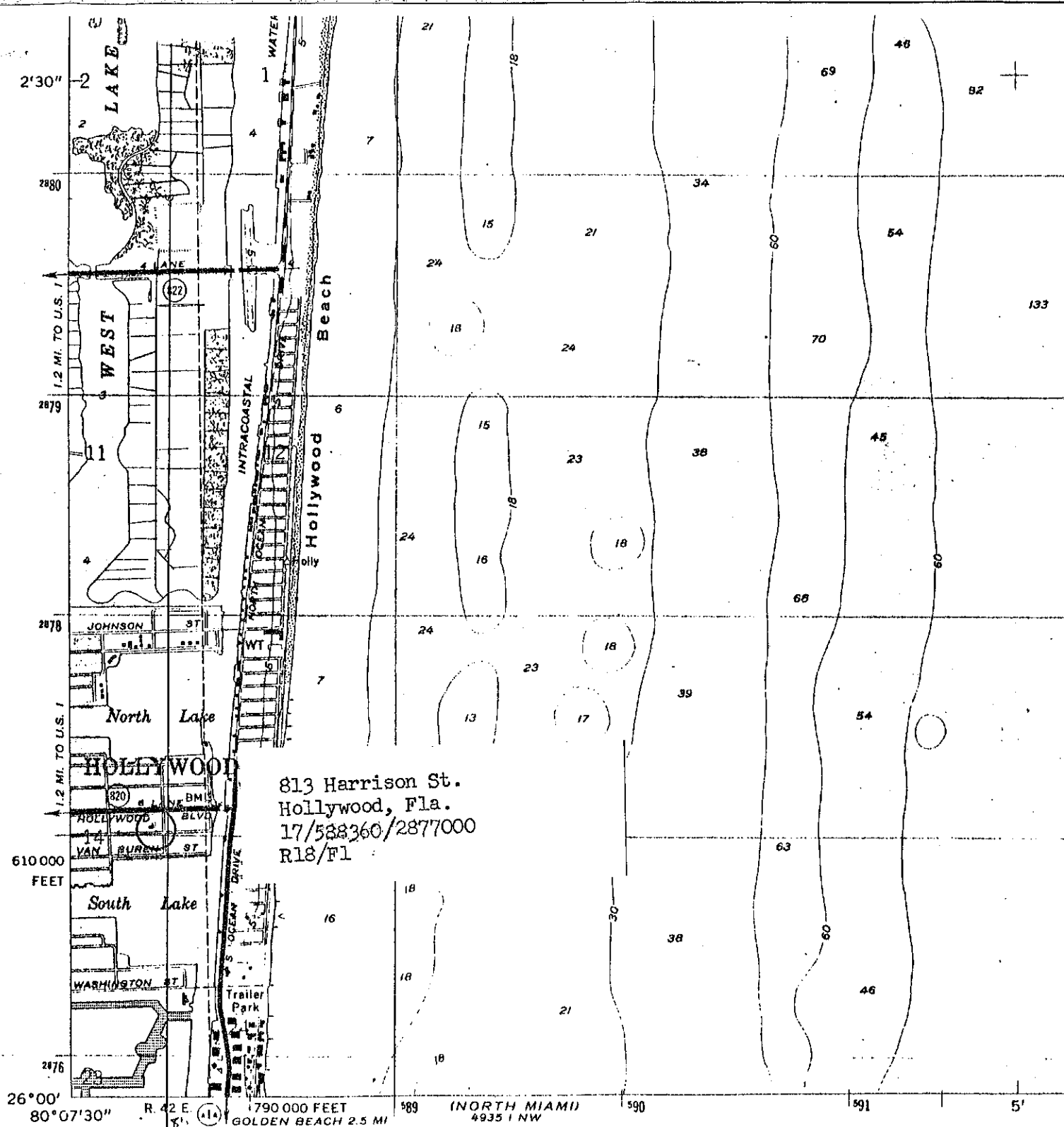
Statement of Significance (use continuation sheet if necessary)

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==





813 Harrison St.  
Hollywood, Fla.  
17/538360/2877000  
R18/F1

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

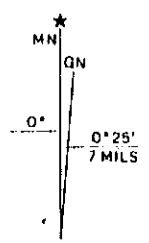
Control by USC&GS and USCE

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

DESCRIPTION OF CONSTRUCTION

**COST \$ 11,000.00**

## ALTERATIONS & ADDITION

# CRIMINAL RECORDS

PERMIT TYPE	NO.	DATE ISSUED	TO WHOM	FIXTURES OR OUTLETS
BLDG.	57817	8-6-64	BERRY ELDR'S	
ROOF				
ELECTRICAL	31548	9-4-64	MOORE	1-1-330
(6) PLUMBING & GAS	25708	9-3-64	HEX P.B.	(6)
SEPTIC TANK				
Chickin Wood	59979	2-5-65	Do Fly Fence	

INSPECTIONS REVERSE SIDE

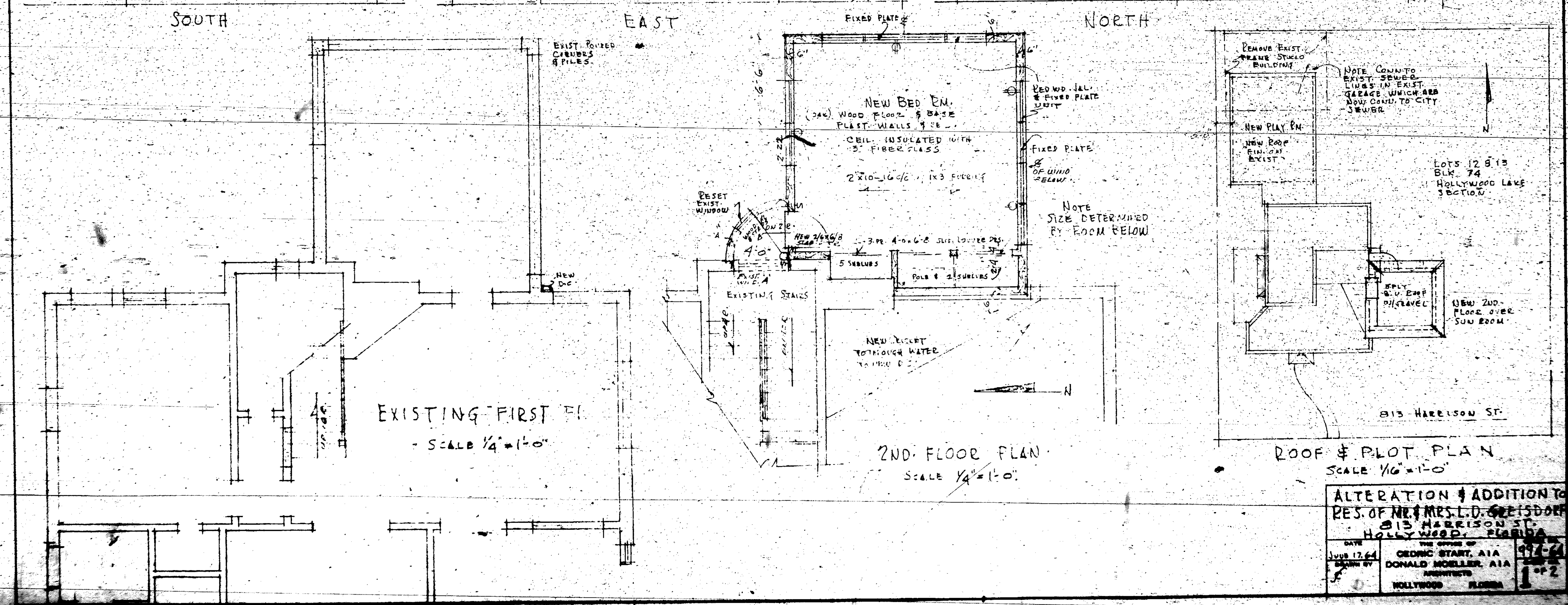
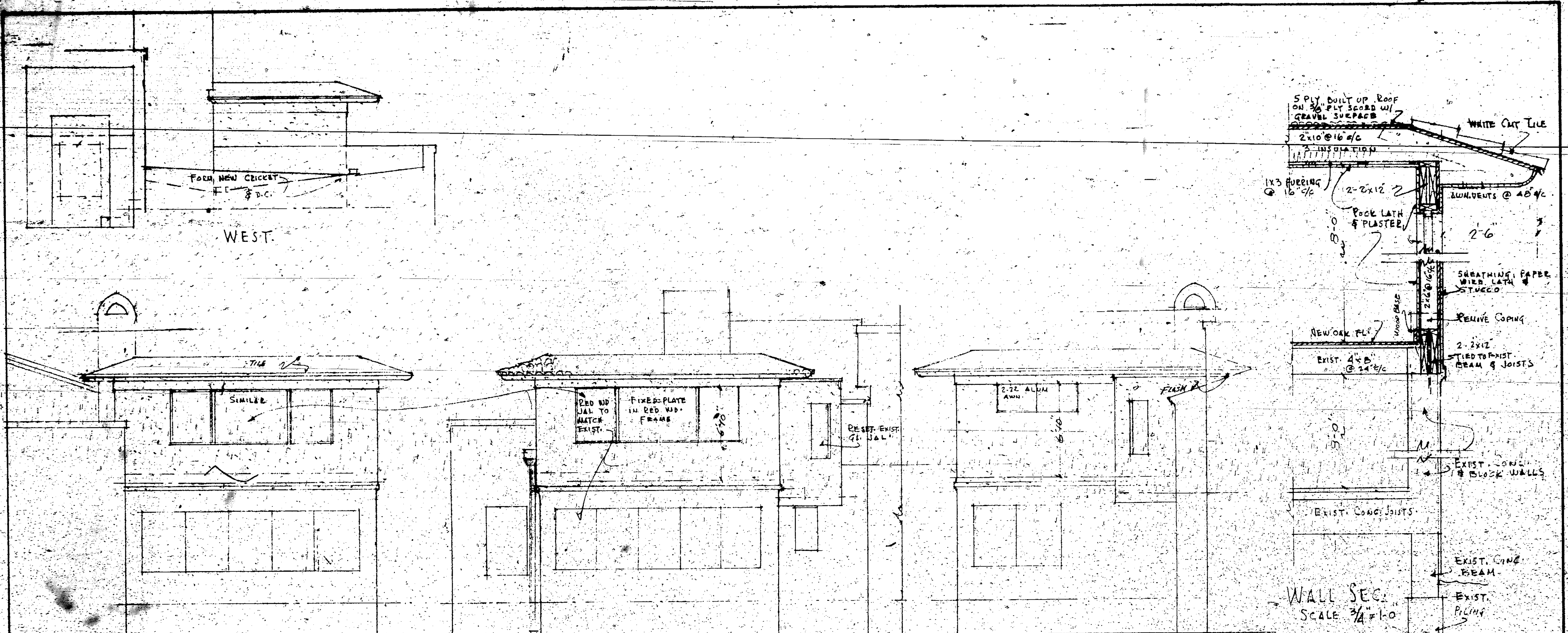


Date 8/6/64 Permit No. 57837  
Owner L. D. Schneider  
Description Alterations & Additions  
Location 813 Harrison  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Sub. Div. \_\_\_\_\_  
Contractor or Builder Berry Bldgs.  
Architect Redic Start  
Cubic Ft. \_\_\_\_\_ Valuation \$ 11,000.00  
Electric \_\_\_\_\_ Plumbing 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~~





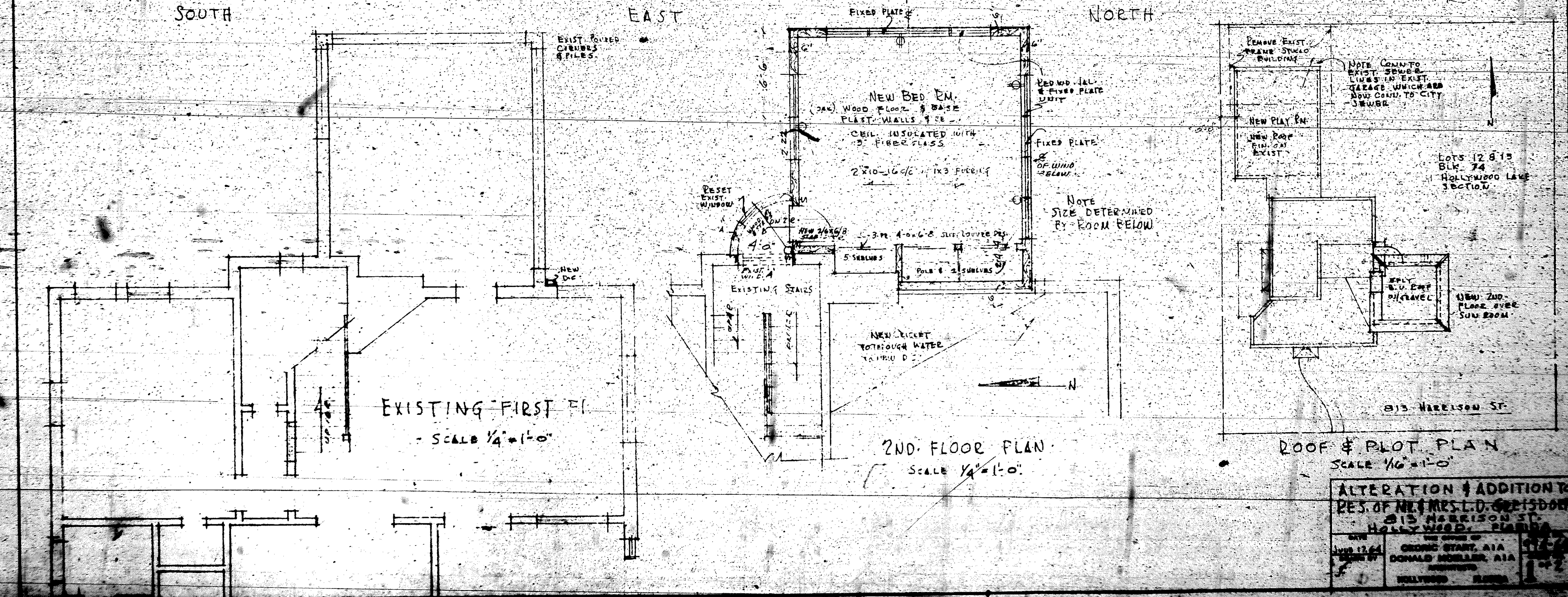
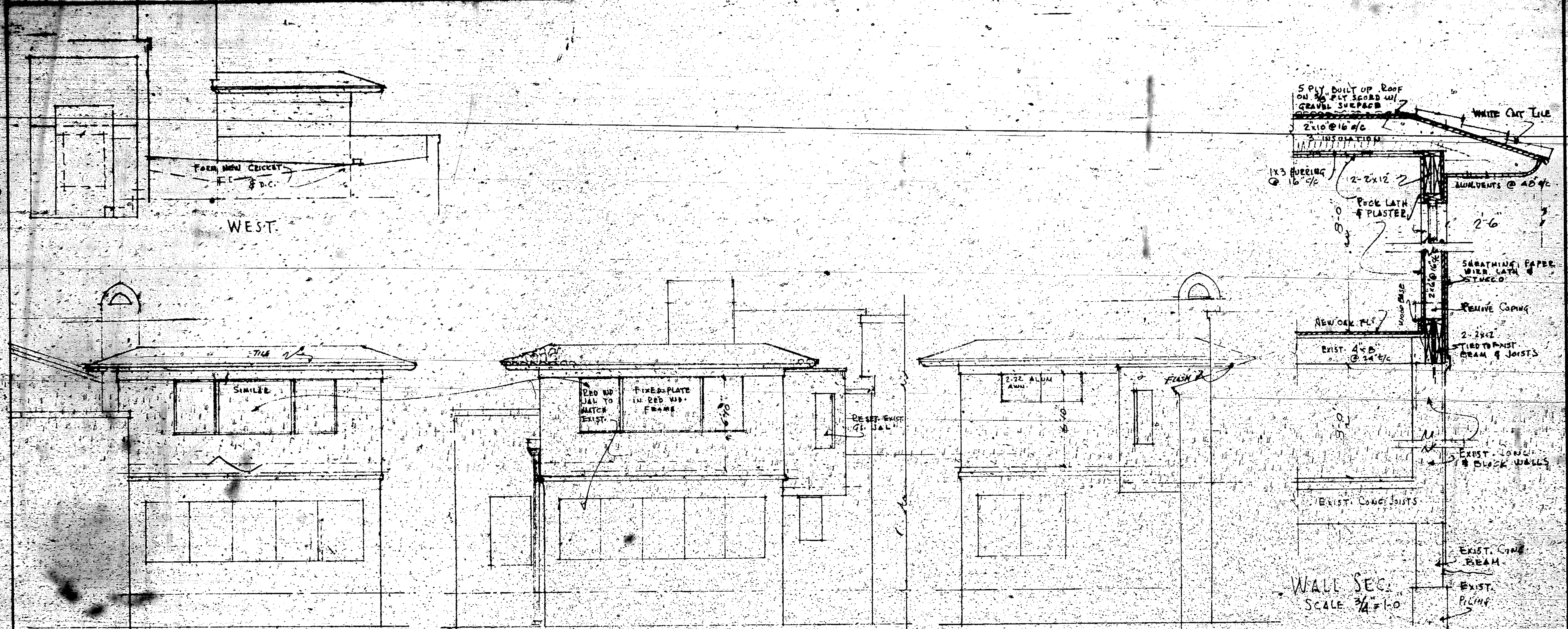
ALTERATION & ADDITION TO  
RES. OF MR. & MRS. L.D. GREISDORF  
813 HARRISON ST.  
HOLLYWOOD, FLORIDA

DATE  
JUNE 17, 64

THE OFFICE OF  
CEDRIC STANT, AIA  
DONALD MOELLER, AIA  
ARCHITECTS  
HOLLYWOOD, FLORIDA

994-64  
1 OF 2





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

DATE: JUN 12, 64  
DRAWN BY: DONALD HOLLER, AIA  
HOLLYWOOD, FLORIDA



# GENERAL NOTES

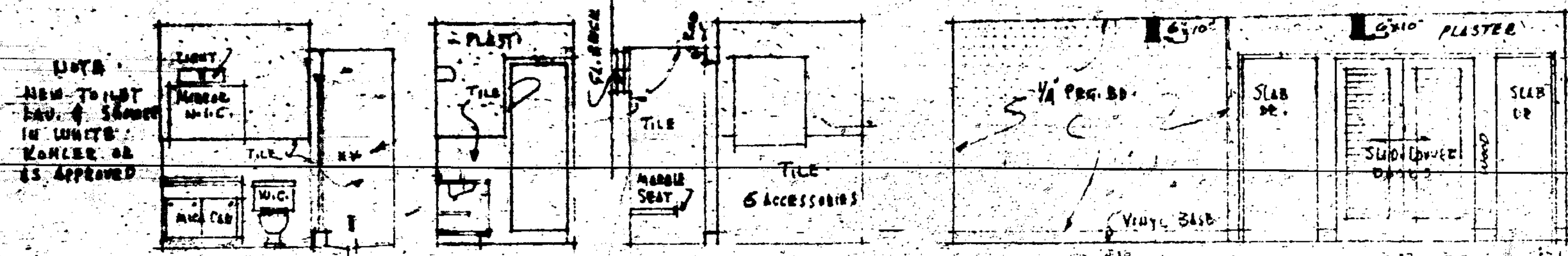
ALL WORK SHALL COMPLY WITH LOCAL BUILDING CODES AS MIN.

ALL LUMBER IN CONTACT WITH MASONRY SHALL BE TREATED WITH CREOSOTE OR WOOD LIFE ACCORD TO M.F.C.S. DIRECTIONS.

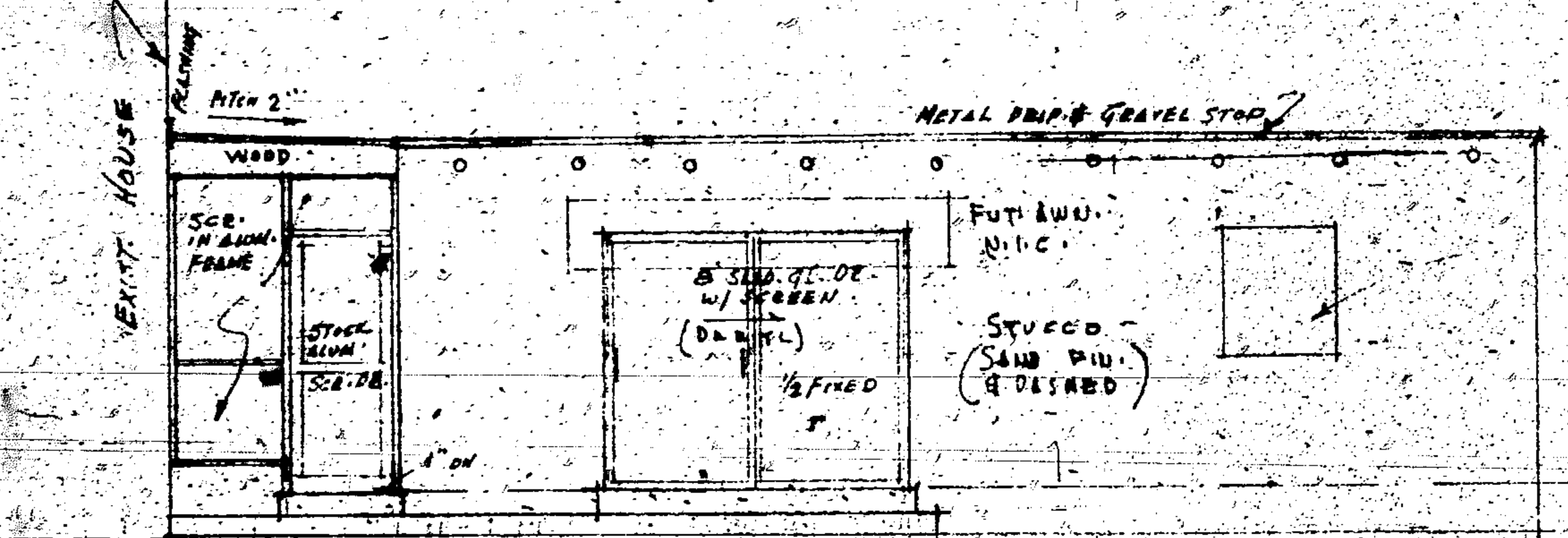
ALL NEW EXTERIOR CMT. & STUCCO SHALL BE PAINTED W/ 2 COATS OF APPROVED POLYVINYL PAINT.

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.

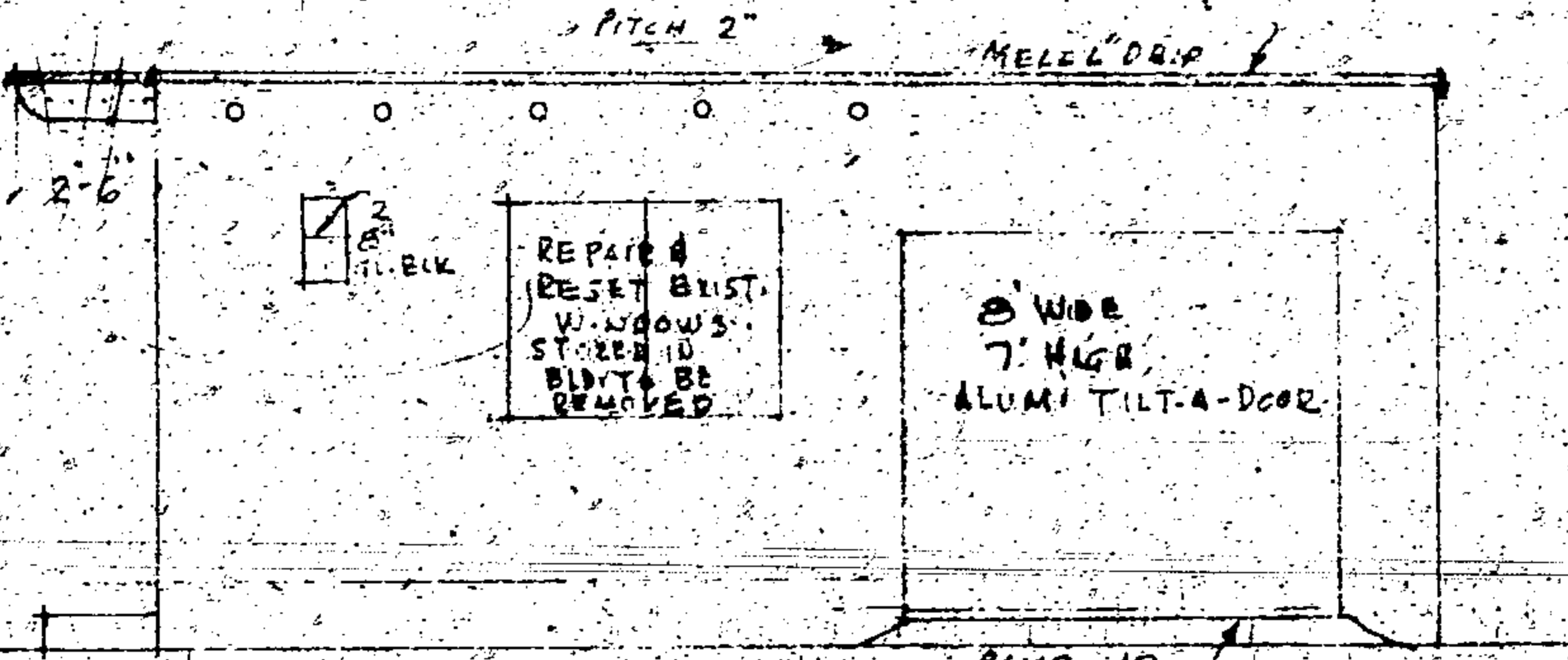
USE SCHLAGE LOCKS WHERE REQUIRED. WHERE POSSIBLE USE EXISTING MATERIAL FROM EXIST. GARAGE.



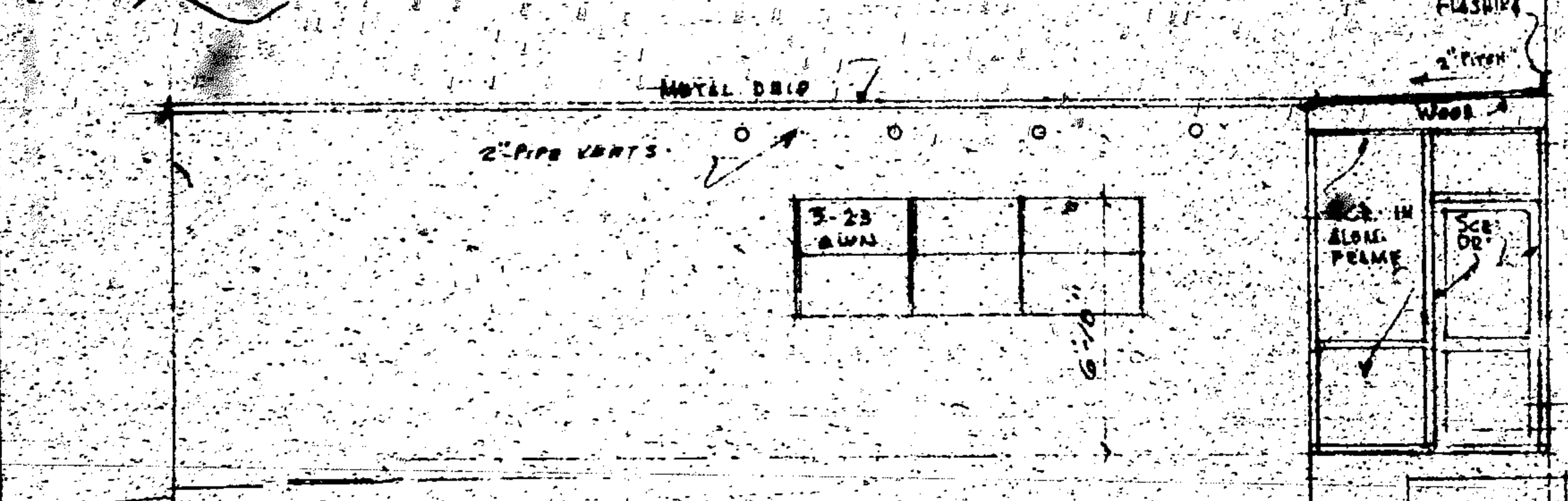
VANITY CM. SCALE 1/4" = 1'-0" NORTH WALL OF RUMPUIS CM.



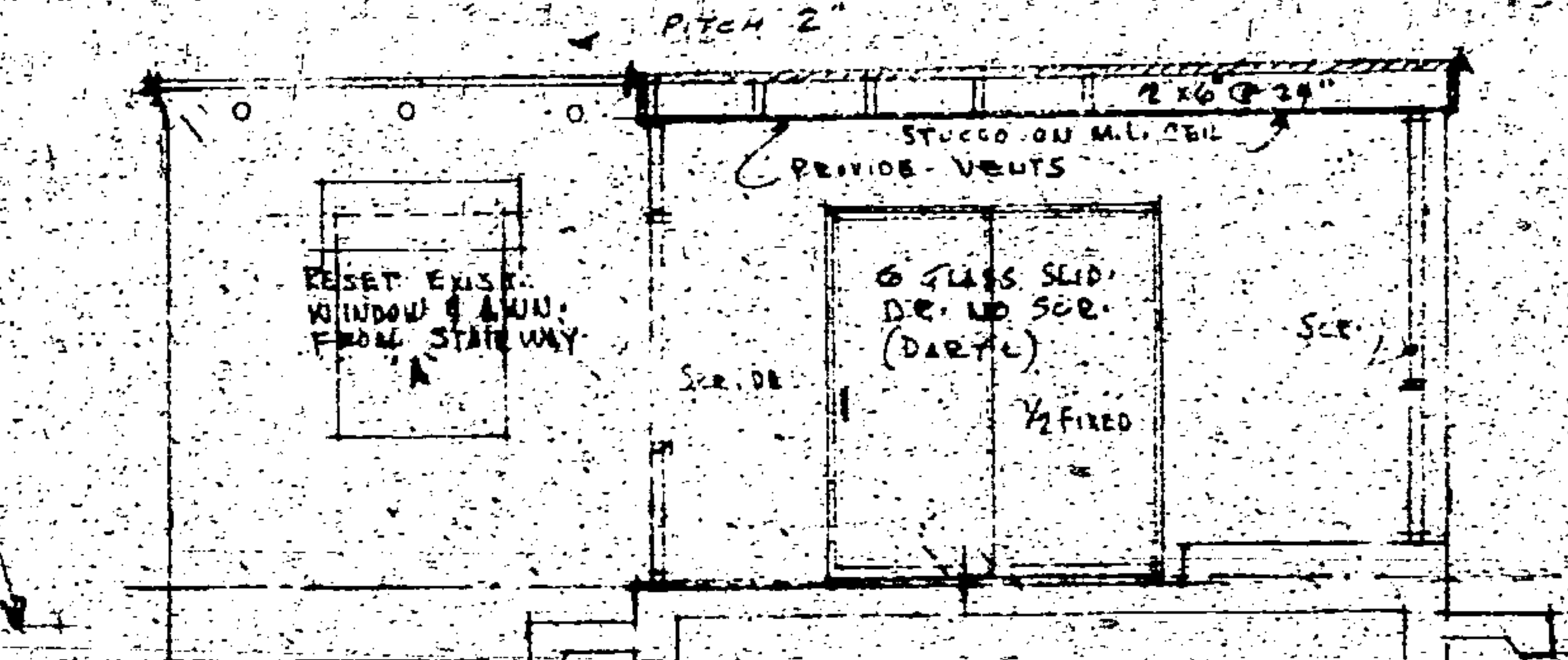
EAST WALL SCALE 1/4" = 1'-0"



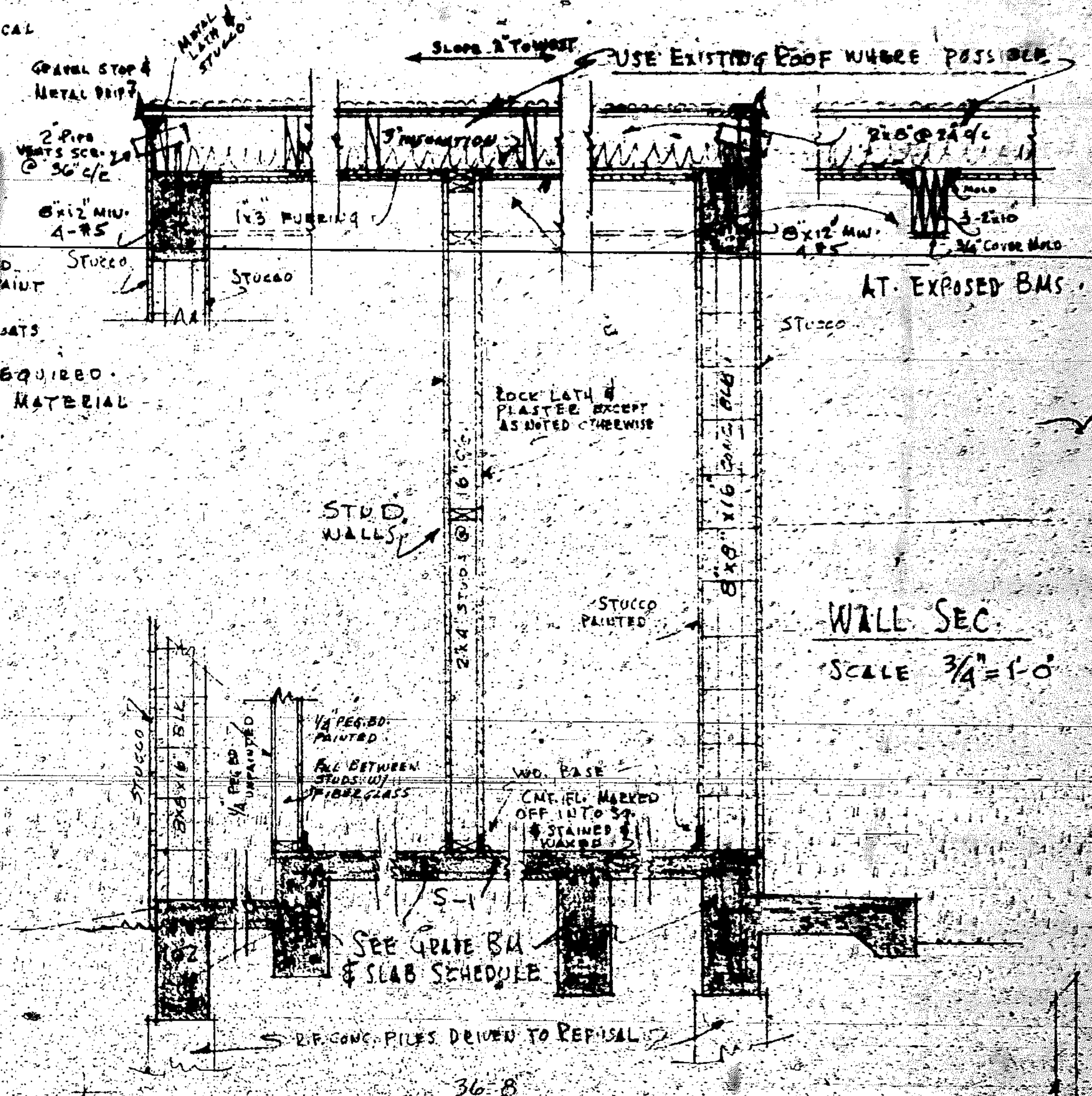
NORTH WALL



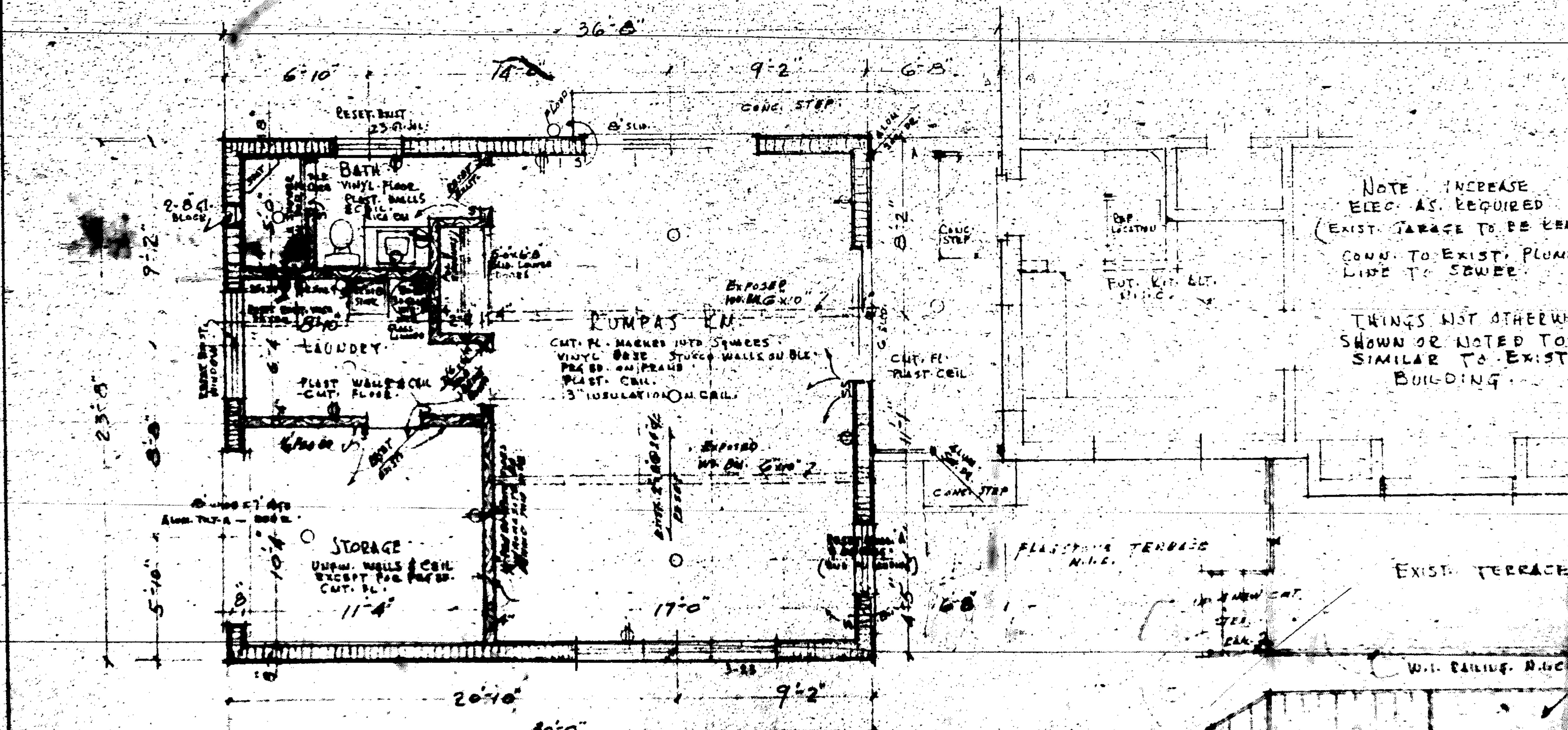
WEST WALL



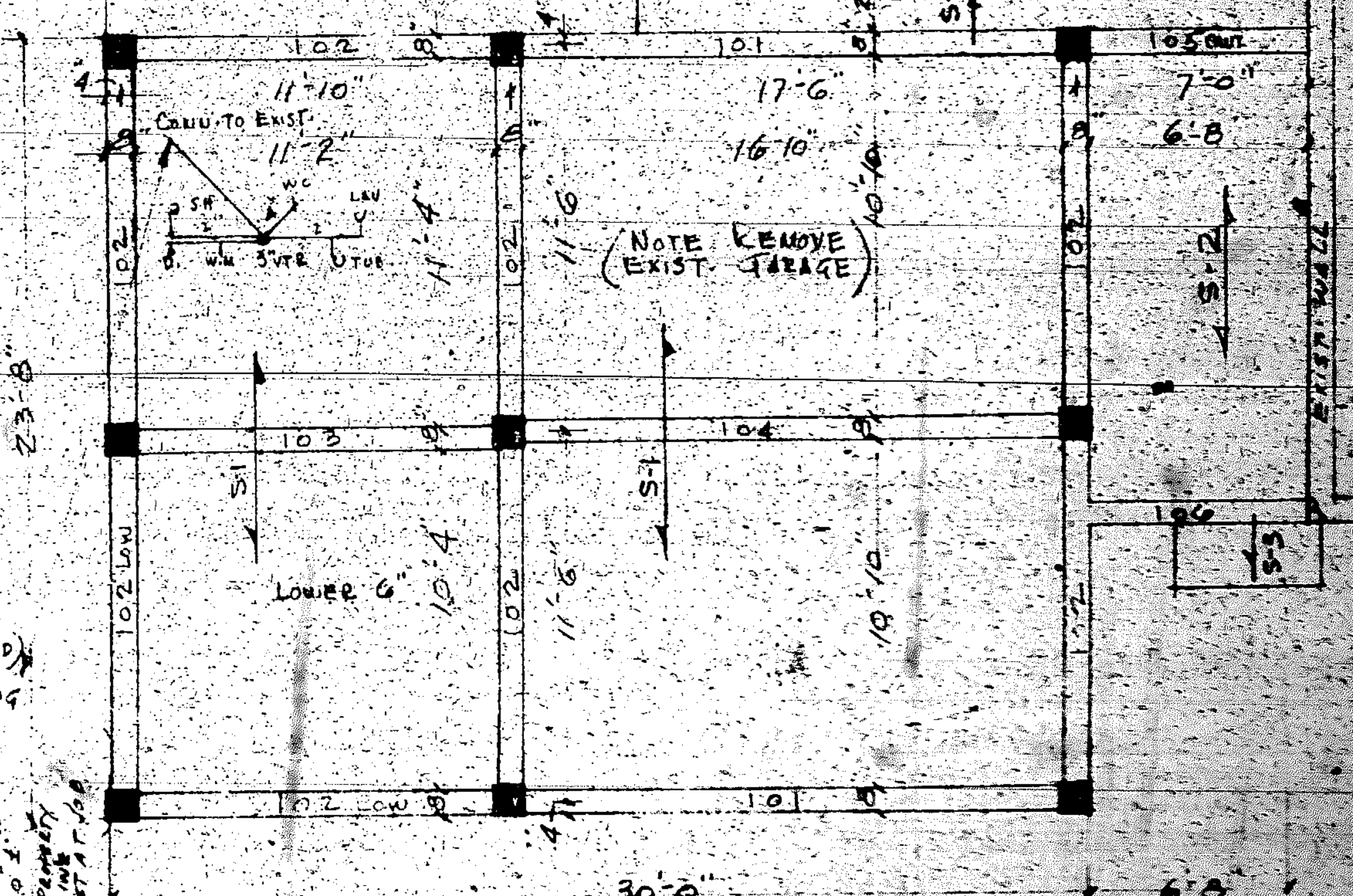
SEC. LOOKING NORTH



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



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



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

## GRADE BEAM SCHEDULE

MARK	W	D	ST	BUT	TOP	REMARKS
101	8	22	1/4"	1-10	2-45	EXTEND BUT 8" INTO 105
102	8	10	1/4"	2-27	2-45	
103	8	16	1/4"	2-27	2-44	
104	8	22	1/4"	2-27	2-44	
105	8	22	1/4"	2-27	2-45	EXTEND BUT 8" FROM 101 & 105
106	8	16	1/4"	2-27	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"	#4 @ 12" ON C.	#3 @ 12"

ALL SLAB & BEAM CONC. 3000 P.S.I.

ALTERATION & ADDITION TO RES. OF MR. & MRS. L.D. GEISDOERF  
813 HARBOR BLVD.  
HOLLYWOOD, FLORIDA

ALL SLAB & BEAM CONC. 3000 P.S.I.

9" MIN. CONC. PILES DRIVEN TO REFUSAL.

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.

KEY TO EXIST. ELEV.



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"







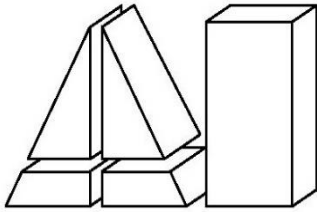
## **Existing**

**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:**

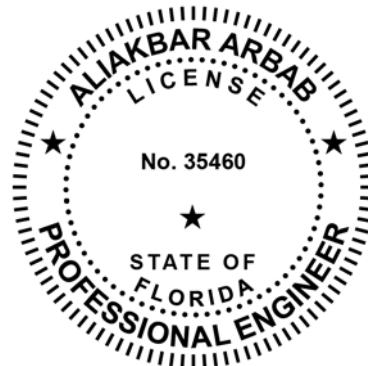
It is clear that the foundation, floor joists, floor & roof decking, plumbing system, and electrical systems are damaged and continue to deteriorate for reasons previously stated. The first floor of this residence appeared to be a couple of feet below flood level. It appears that the house is supported 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)





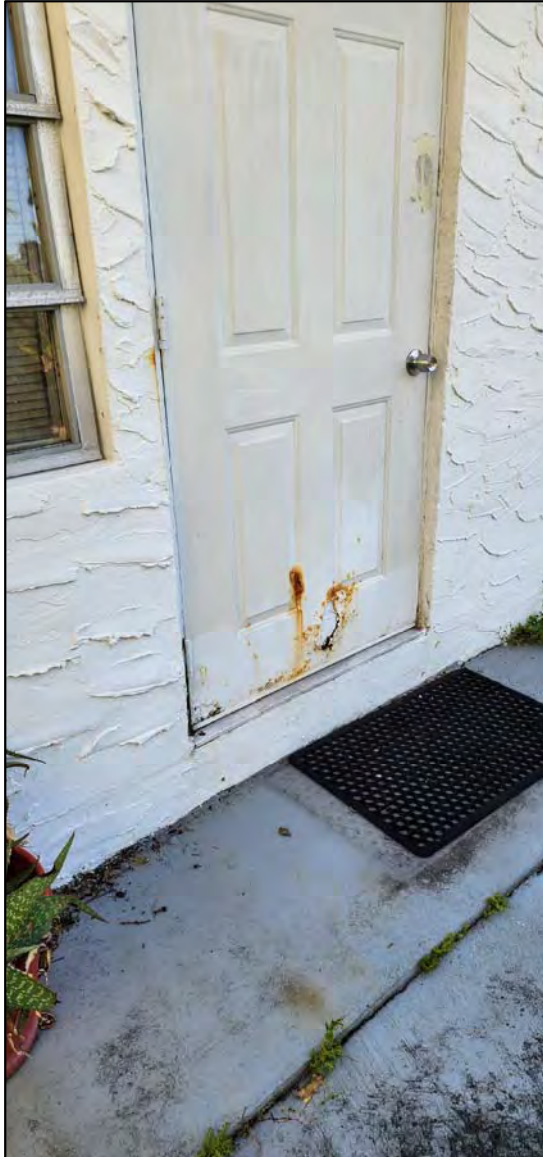
**ARBAB ENGINEERING, INC.**  
**CONSULTING ENGINEERS**

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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**

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813 Harrison Street  
Hollywood, Florida

Date: July 31, 2023



NORTH ELEVATION OF GUEST HOUSE



COLLAPSE OF INTERIOR OF FIRST FLOOR





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PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

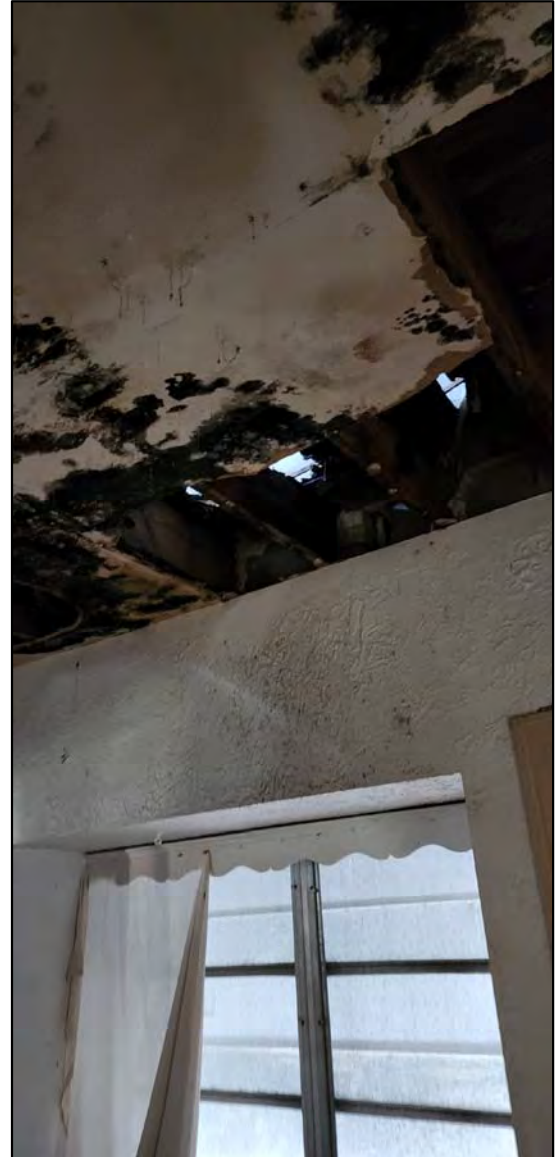
Page: P-4  
Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street  
Hollywood, Florida

Date: July 31, 2023



DAMAGED INTERIOR OF THE HOUSE  
(VERY POOR CONDITION)



CEILING DAMAGE AND CONDITION  
OF INTERIOR FINISHES





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**CONSULTING ENGINEERS**

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PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

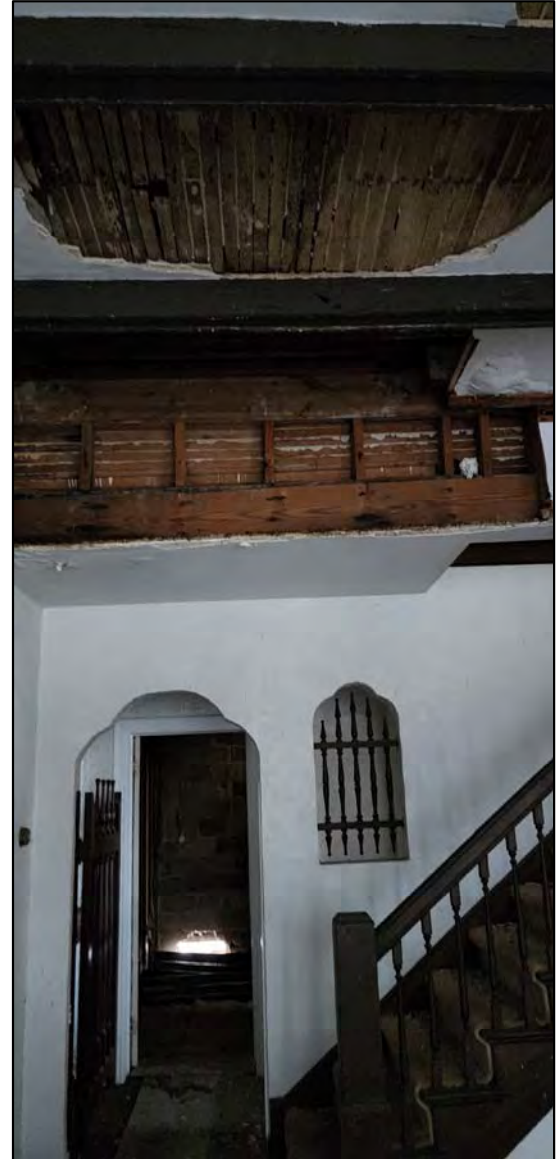
Page: P-5  
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813 Harrison Street  
Hollywood, Florida

Date: July 31, 2023



COMPLETE COLLAPSE OF FIRST  
FLOOR



WOOD STAIR AND DAMAGED  
CEILING





**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

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813 Harrison Street  
Hollywood, Florida

Date: July 31, 2023



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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**CONSULTING ENGINEERS**

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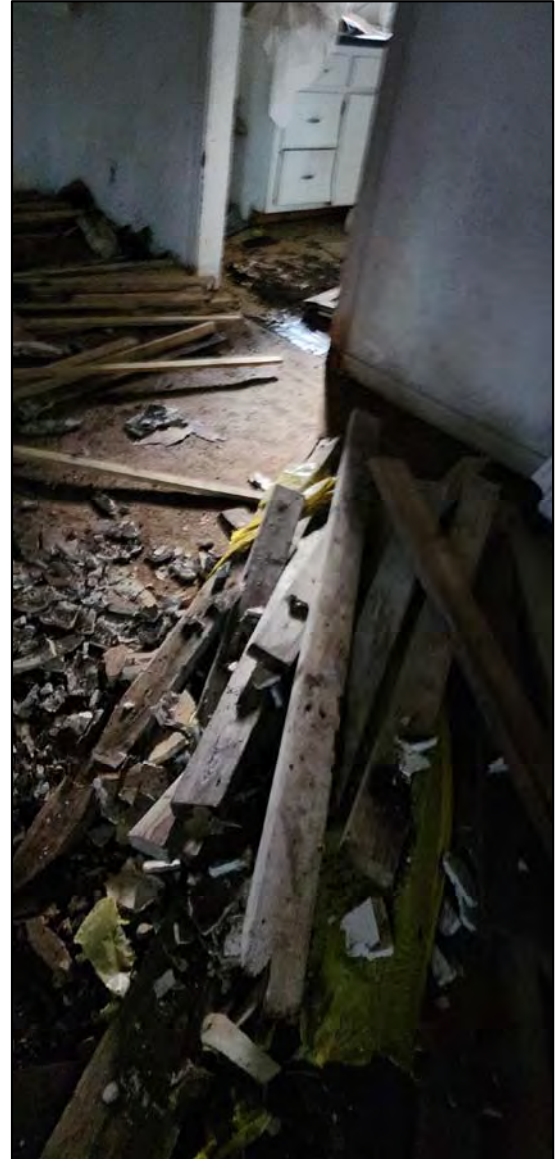
Page: P-7  
Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street  
Hollywood, Florida

Date: July 31, 2023

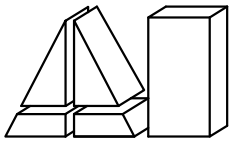


DAMAGED SECOND FLOOR



VIEW OF COLLAPSED FIRST FLOOR





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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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813 Harrison Street  
Hollywood, Florida

Date: July 31, 2023



PARTIAL VIEW OF SECOND FLOOR



DAMAGED INTERIOR FRAMING





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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  
Hollywood, Florida

Date: July 31, 2023



DETERIORATED WINDOW FRAME AND  
EXPOSED RUSTED REINFORCING IN  
CONCRETE BEAM



COLLAPSE OF ENTIRE FIRST FLOOR





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813 Harrison Street  
Hollywood, Florida

Date: July 31, 2023



COLLAPSE OF FIRST FLOOR



DIAGONAL CRACKS ABOVE THE  
DOOR





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**CONSULTING ENGINEERS**

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813 Harrison Street  
Hollywood, Florida

Date: July 31, 2023



COLLAPSE OF FIRST FLOOR AND  
DETERIORATED MEMBERS



DAMAGED INTERIOR





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PHONE NO. (305) 940-3088 FAX. NO. (305) 940-3273

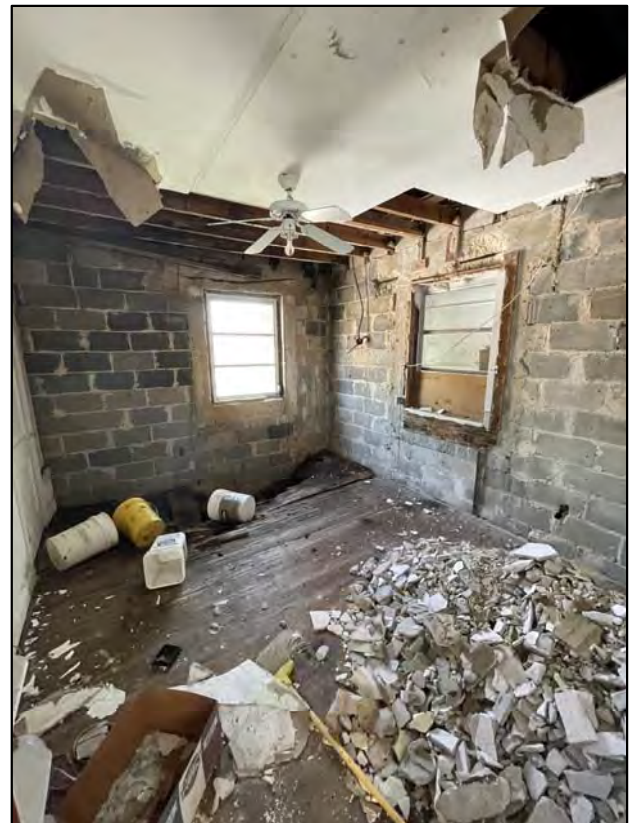
Page: P-12  
Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street  
Hollywood, Florida

Date: July 31, 2023



DAMAGED INTERIOR



DAMAGED INTERIOR





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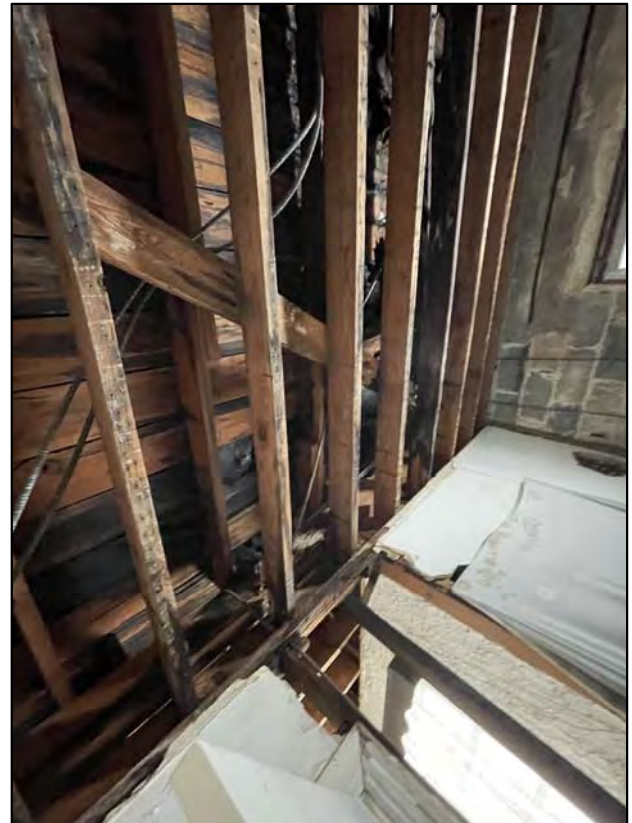
Page: P-13  
Project: STRUCTURAL EVALUATION REPORT

813 Harrison Street  
Hollywood, Florida

Date: July 31, 2023



DAMAGED INTERIOR



DAMAGED INTERIOR





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**CONSULTING ENGINEERS**

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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

05.5



PROJECT TITLE

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

**813 HARRISON STREET**

**HOLLYWOOD, FL 33019**



**AERIAL**

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

# T-1





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

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 TANK, 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.

- [illegible]

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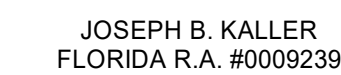
SHEET

# SDP



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SEAL



PROJECT TITLE

NEW TWO-STORY SINGLE-FAMILY RESIDENCE

813 HARRISON STREET

HOLLYWOOD, FL 33019

SHEET TITLE

**SITE DEMOLITION PLAN**







**HARRISON STREET**  
(70' RIGHT - OF - WAY)  
23.8' ASPHALT PAVEMENT



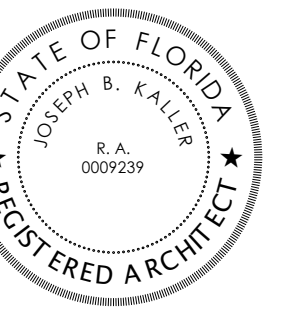


## Caller Architecture

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JOSEPH B. KALLER  
FLORIDA R.A. #0009239

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

## HISTORIC

## REVISIONS

[illegible]

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

SHEET

SP-2





KA

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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

SHEET TITLE

SUBJECT PROPERTY

REVISIONS

No.	Description	Date

PROJECT No.:

23064

DATE:

JULY 2023

DRAWN BY:

CG

CHECKED BY:

GM

SHEET

SP-3







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

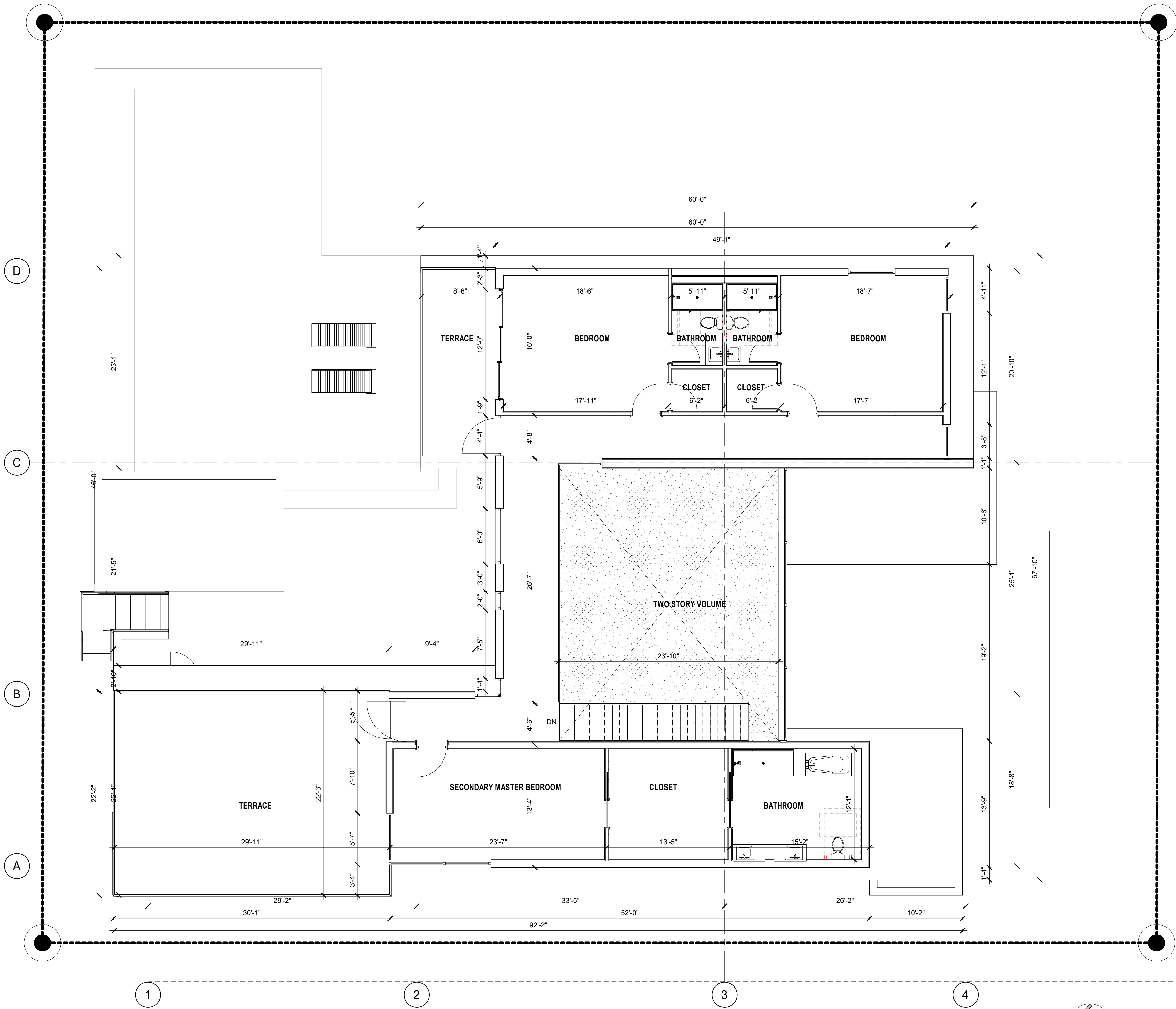
$$3/16'' = 1'-0''$$

## GENERAL NOTES

## GENERAL NOTES

A-101





- 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)
  - PROVIDE 15-mil VaporBlock G - VAPOR/MOISTURE RESISTANT BARRIER (OR EQUAL) UNDER ALL PROPOSED STRUCTURES (FLOOR SLABS & FOUNDATION) (TYP)
  - 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
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  - (TYPICAL) DIMENSIONS DO NOT CALCULATE/INCLUDE THE THICKNESS OF THE 7/8" METAL FURRING STRIPS + 5/8" GWB ON CONCRETE BLOCK WALLS
  - GC SHALL PROVIDE AN 'AS-BUILT' SURVEY W/ F.F.E. PRIOR TO FINAL INSPECTION FROM THE ENGINEERING DEPARTMENT
  - ALL UTILITIES (TELEPHONE, CABLE, ELECTRICAL, GAS, WATER, ETC) MUST BE INSTALLED UNDERGROUND
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- BATHROOM NOTES:**
- PROVIDE (MOISTURE RESISTANT) 5/8" DENS-SHIELD TILE BACKER & WATER-PROOF JOINT- GROUT (OR SIMILAR) @ ALL WET AREAS
  - PROVIDE A WIPEABLE / NON-ABSORBENT SURFACES/FINISHES @ ALL BATHROOMS (WET LOCATIONS) (WALLS & CEILINGS) - FINISH SELECTION BY OWNER/ INTERIOR DESIGNER (TYP)
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  - FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1

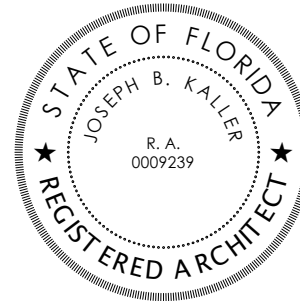


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SEAL



JOSEPH B. KALLER  
FLORIDA R.A. #0009239

PROJECT TITLE

NEW TWO-STORY SINGLE-FAMILY RESIDENCE

813 HARRISON STREET

HOLLYWOOD, FL 33019

SHEET TITLE

SECOND LEVEL FLOOR  
PLAN

REVISIONS

No.	Description	Date

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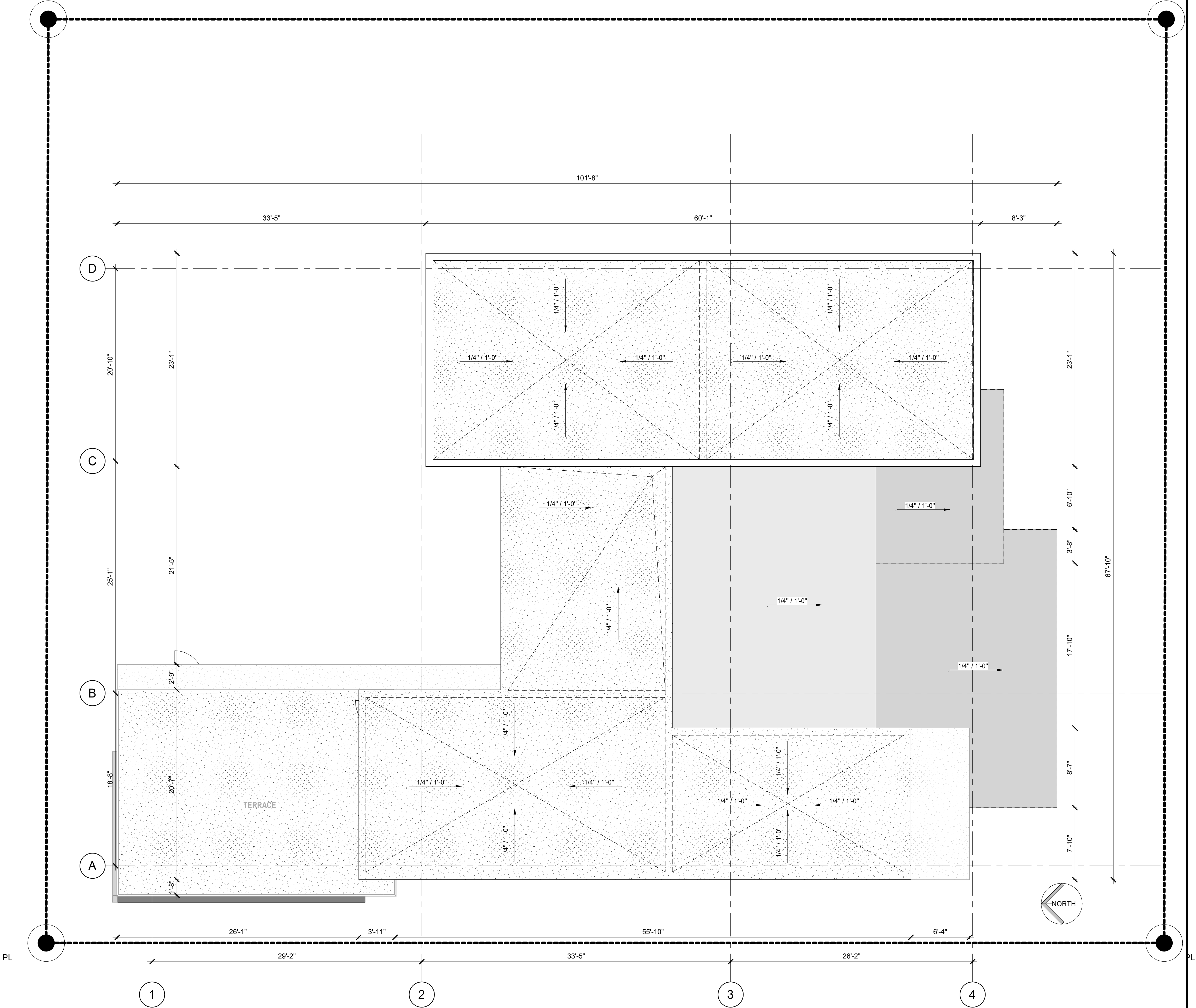
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DATE: JULY 2023  
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CHECKED BY: GM

SHEET

A-102



PL



GENERAL PLAN NOTES:

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PROJECT TITLE

NEW TWO-STORY SINGLE-FAMILY RESIDENCE

813 HARRISON STREET

HOLLYWOOD, FL 33019

SHEET TITLE

ROOFTOP LEVEL

REVISIONS

No.	Description	Date

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

SHEET

A-103

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 OBTAIN IN THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED: ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND FIRE DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN HIS HER 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 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 SIGNMENT OF HIS BID AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE PROPOSED PLANS, SPECIFICATIONS AND ALL OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY 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 BE HELD RESPONSIBLE FOR THE PROPER CONSTRUCTION OF THE PROJECT, CONTRACTOR PROVIDES FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN THE COURSE OF THE PROJECT.
- 5. ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD. THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE BUILDING DOCUMENTS PERMIT. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO THE BEGINNING OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS. DRAWINGS SHALL GOVERN OVER SMALL "I" DIMENSIONS ARE NOT DESIGNATED ON THE PLANS, AT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS.**
- 6. COMPLY AT ALL TIMES WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, LIFE AND SAFETY CODE (N.F.P.A. 101), AND ALL LOCAL CODES AND ORDINANCES.**
- 7. SHOP DRAWINGS.** THE CONTRACTOR SHALL submit ONE COPY OF MECHANICAL AND FOUR (4) HARD COPIES OF ALL SHOP DRAWINGS TO THE ARCHITECT. CALLS FOR THE DRAWINGS OR REQUIRED BY BUILDING OFFICIALS TO THE ARCHITECT IN SUFFICIENT TIME TO BE REVIEWED AND PROCESSED SO AS TO BE SUBMITTED TO THE CONTRACTOR IN TIME TO BE CONSTRUCTED.
- 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.
- 10. ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.**
- 11. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.**
- 12. CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AND REMOVE IT FROM THE SITE. THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.**
- 13. GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE. CONTRACTOR SHALL REMOVE ALL DEBRIS, RUBBISH, AND SCRAP MATERIALS FROM THE SITE. SWEEP BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED AND ALL LABELS REMOVED.**
- 14. STORE MATERIALS IN A SAFE AND APPROVED LOCATION COMPLY WITH ALL REGULATIONS GOVERNING THE NEIGHBORHOOD AS TO MINIMIZE INTERRUPTIONS AND OR INTERFERENCE WITH ANY OF THE SURROUNDING COMMUNITY.**
- 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-142) EXPANDABLE SPUR FOM INSULATION IN EVERY VOID CELL. INSTALLATION OF INSULATION SHALL OCCUR AFTER ROOF HAS BEEN DRIED-IN AND AFTER INTERIOR FRAMING HAS BEEN COMPLETED.**

## ELEVATIONS / SECTIONS

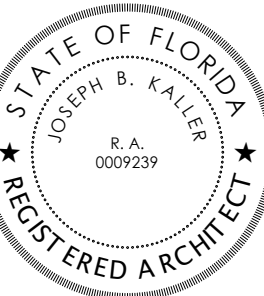
- 1 NEW IMPACT RESISTANT WINDOW/DOOR (TYP)
- 2 NEW SMOOTH STUCCO GREY COLOR > BENJAMIN MOORE (PIGEON GREY - 2133-50)
- 3 NEW 42" GLASS GUARDRAIL AND HAND RAIL, GC TO IMPROVE SHOP SHOPDRAWINGS FOR ARCHITECT APPROVAL
- 4 CONTINUOUS DRIP EDGE TROUGH ALL FACIAS
- 5 PAPERBACK, METAL LATH & SMOOTH STUCCO FINISH 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

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EAL



JOSEPH B. KALLER  
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**NEW TWO-STORY SINGLE-FAMILY RESIDENCE**

**813 HARRISON STREET**

**HOLLYWOOD, FL 33019**

**NORTH / SOUTH  
ELEVATIONS**

## REVISIONS

[illegible]

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DATE: JULY 2023  
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CHECKED BY: GM

SHEET

### 3 GENERAL NOTES

# A-301



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

### 3 GENERAL NOTES

- 1 NEW IMPACT RESISTANT WINDOW/DOOR (TYP.)
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3

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DATE: JULY 2023  
DRAWN BY: CG  
CHECKED BY: GM

SHEET

**A-302**





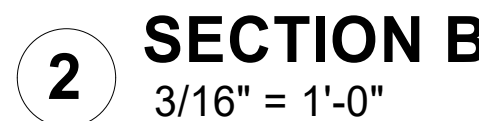
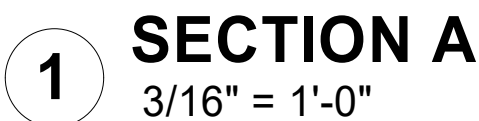


813 HARRISON STREET  
HOLLYWOOD, FL 33019

**GENERAL SECTIONS**

SHEET

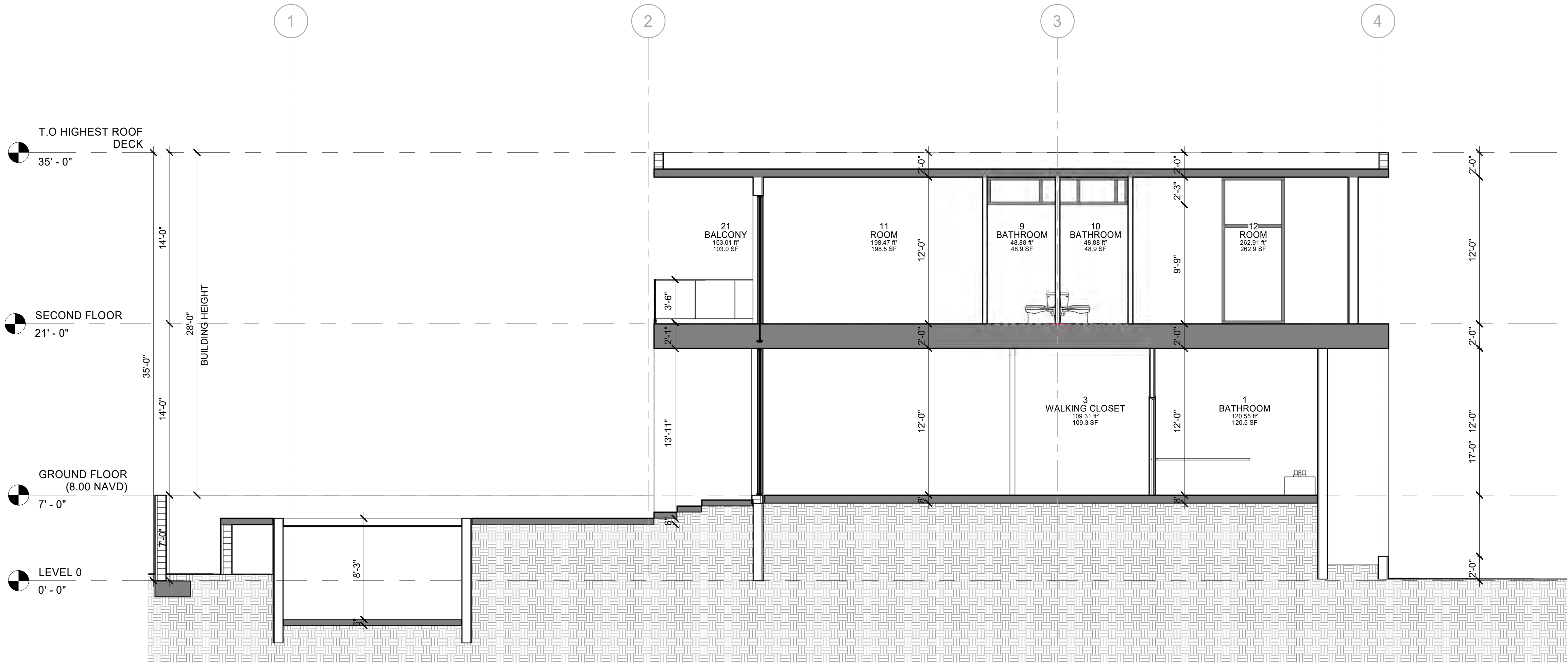
A-401



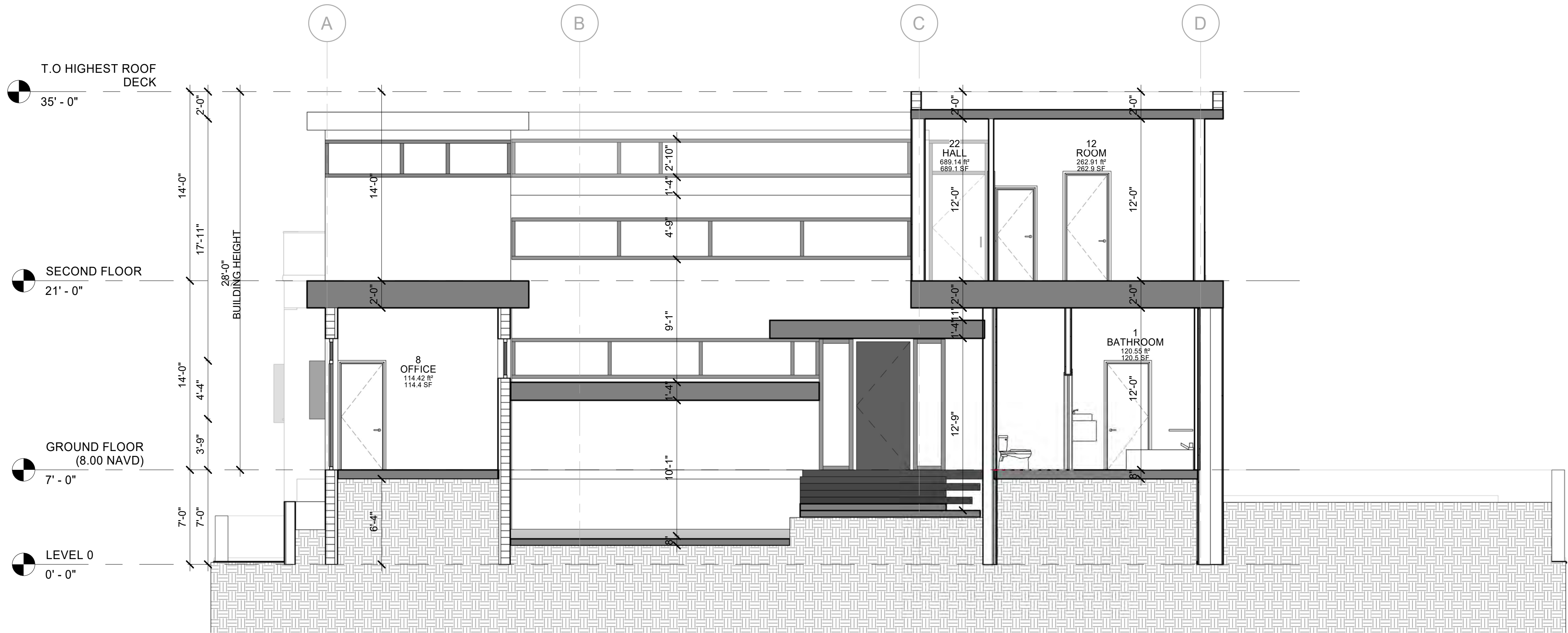
KALLER ARCHITECTURE, ALL RIGHTS RESERVED ©



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



2 SECTION D  
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 THE 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 (FOI - 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 DRAWINGS 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



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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

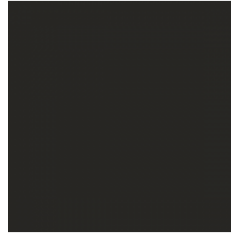


# **813 HARRISON STREET**

## **PROPOSED PAINT CHIPS AND MATERIALS**



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



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



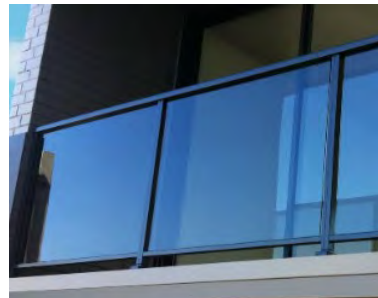
**Horizontal white stucco**  
**Selected Walls**



**Dark Bronze aluminum window h**



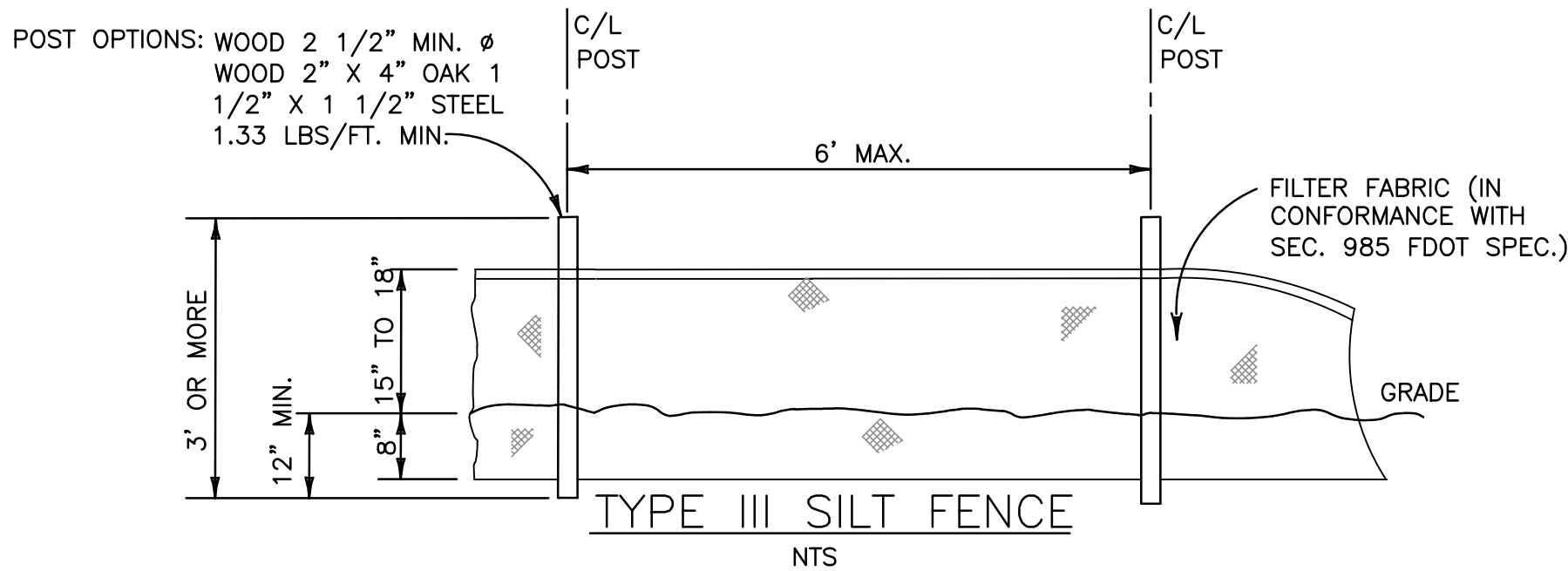
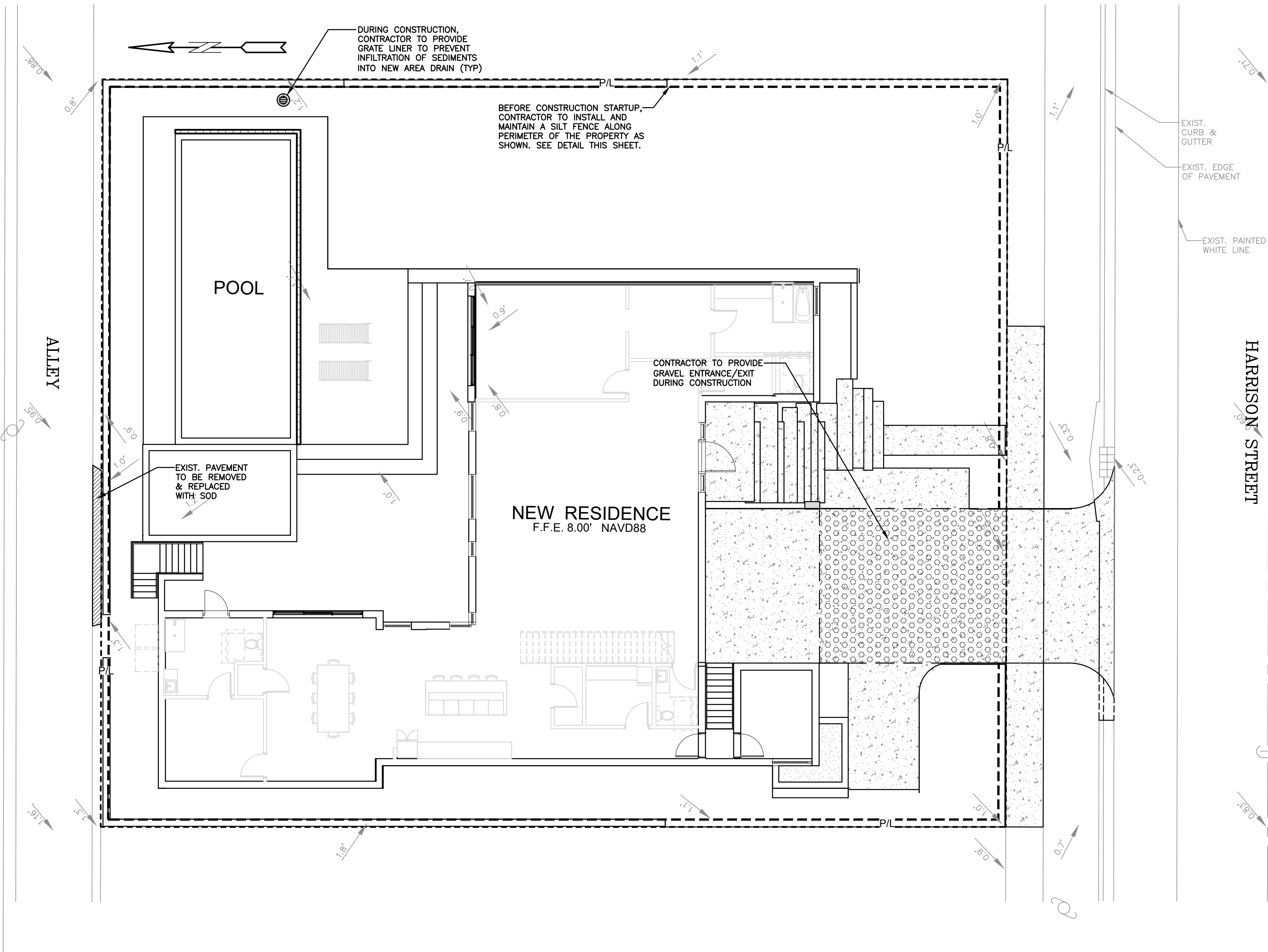
**Raw Concrete**  
**Ground floor and accent walls**



**Glass railings**



ALL ELEVATIONS ARE REFERENCED  
TO NAVD88 VERTICAL DATUM

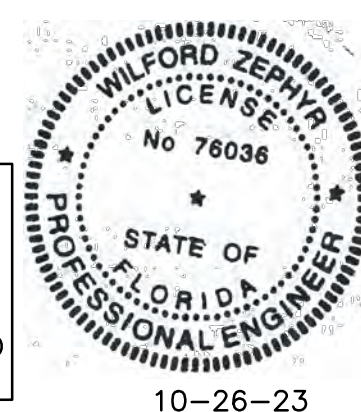


## LEGEND

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

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

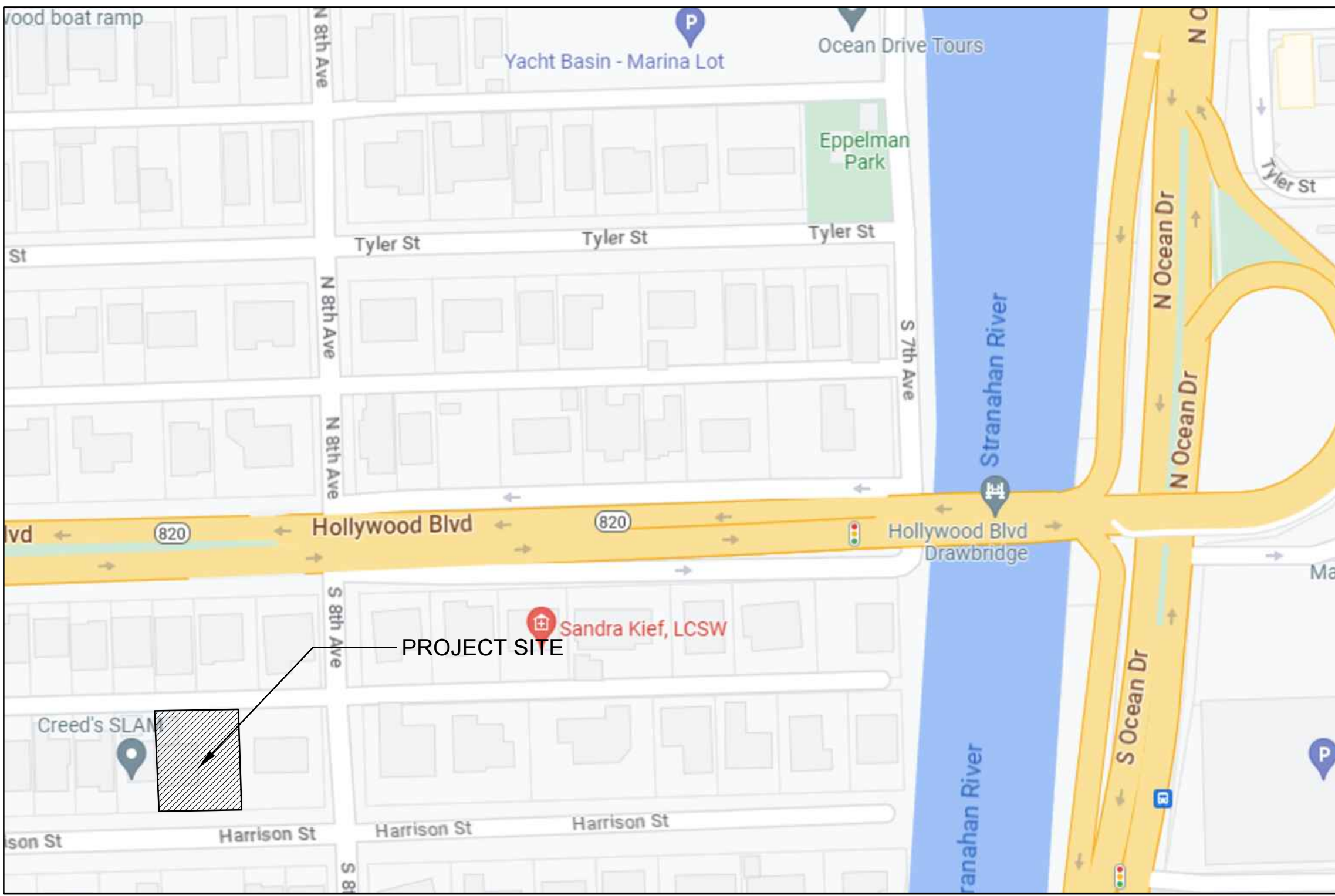
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10-26-23

## EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'



## LOCATION MAP

NOT TO SCALE

### BMP NOTES:

- 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.
- 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.
- 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-LOADED WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
- WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
- 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.
- 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.
- 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.
- PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
- CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
- THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

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

## ZEPHYR ENGINEERING

# ZE

NEW RESIDENCE  
FOR  
813 HARRISON STREET  
HOLLYWOOD, FLORIDA 33019

P.E.#:76036

DATE: 8/2/23

SCALE: 1"=10'

SHEET NO.:

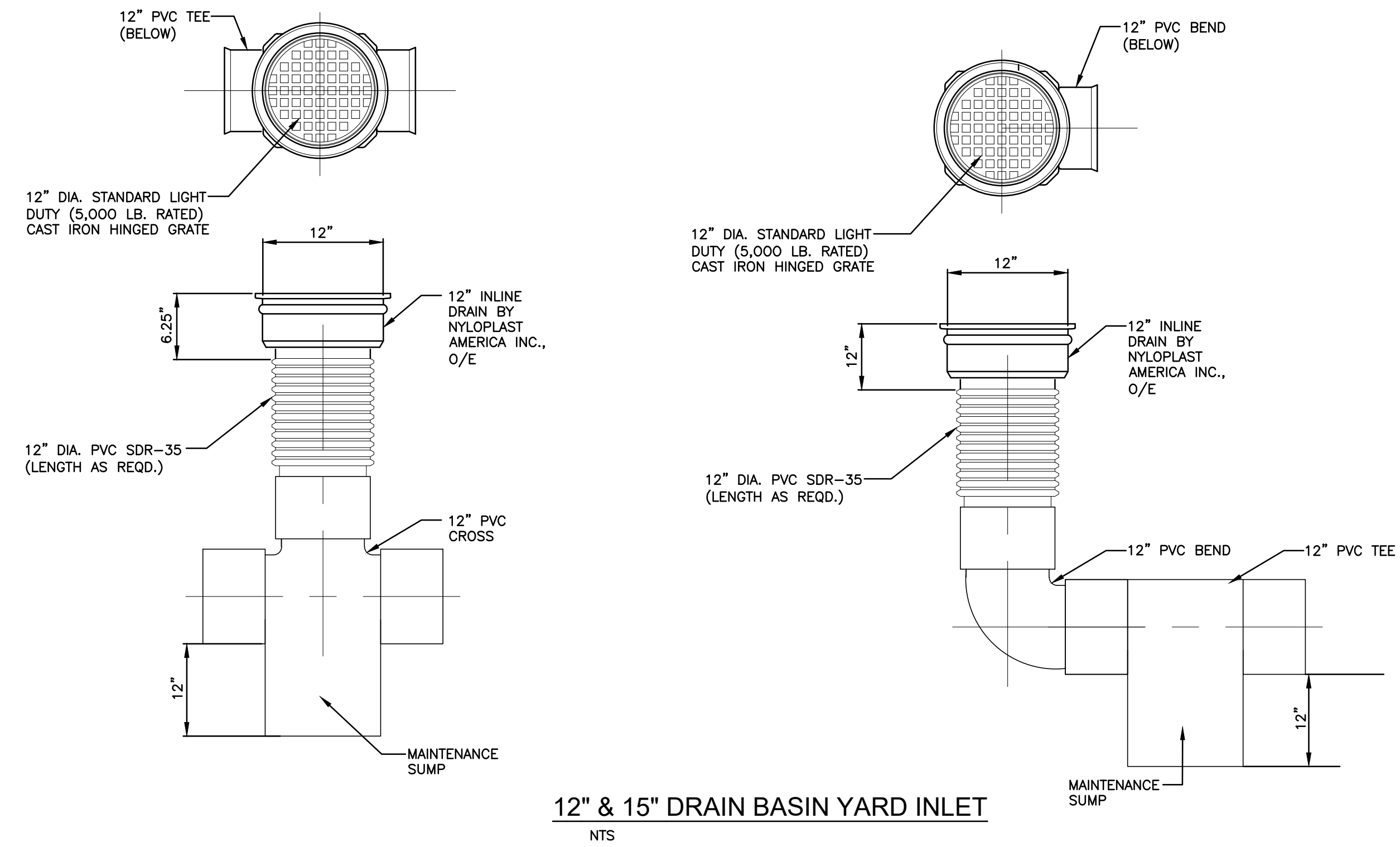
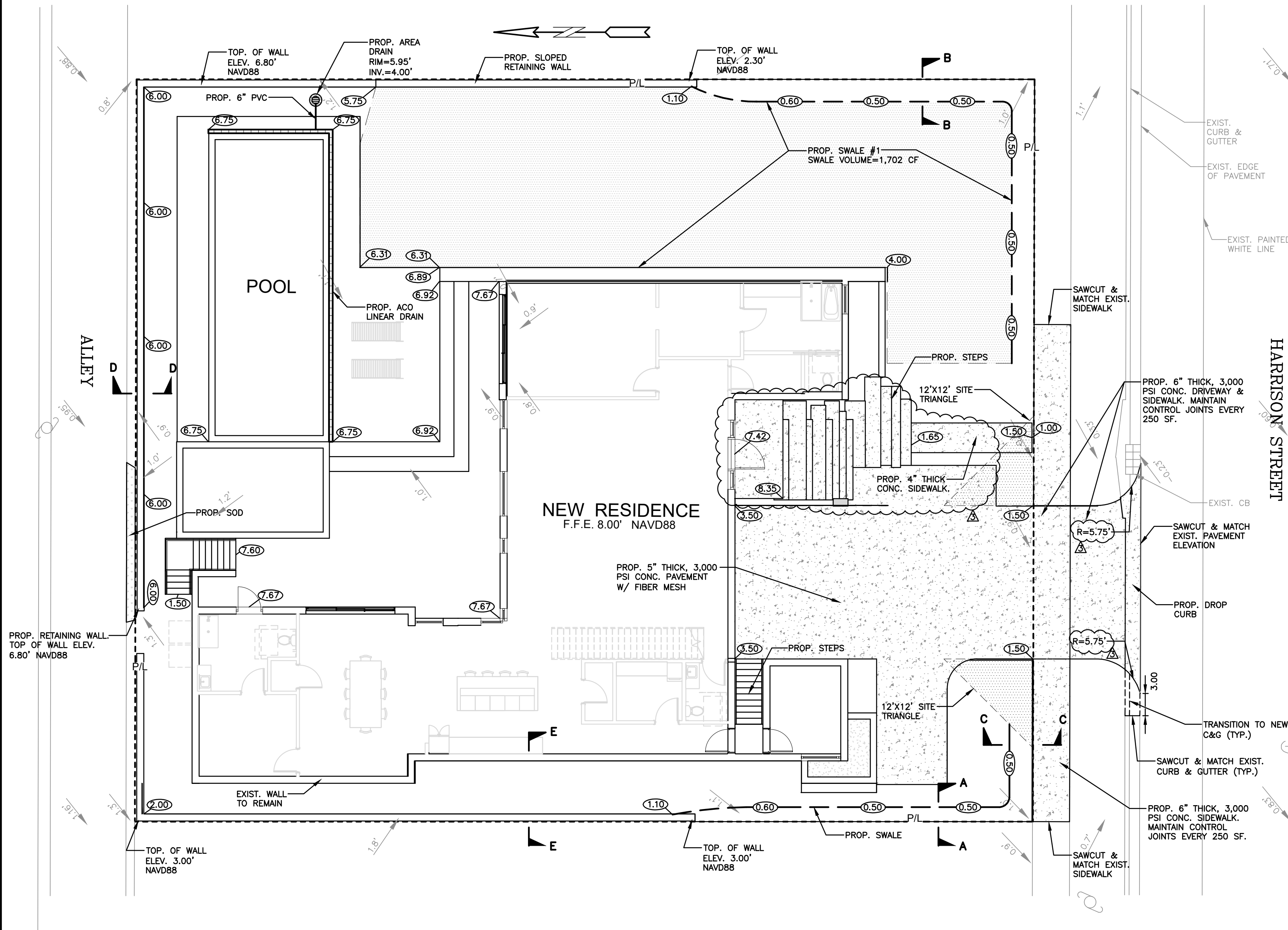
C1

1 OF 5

PROJECT NO.: 23-36



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. 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

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

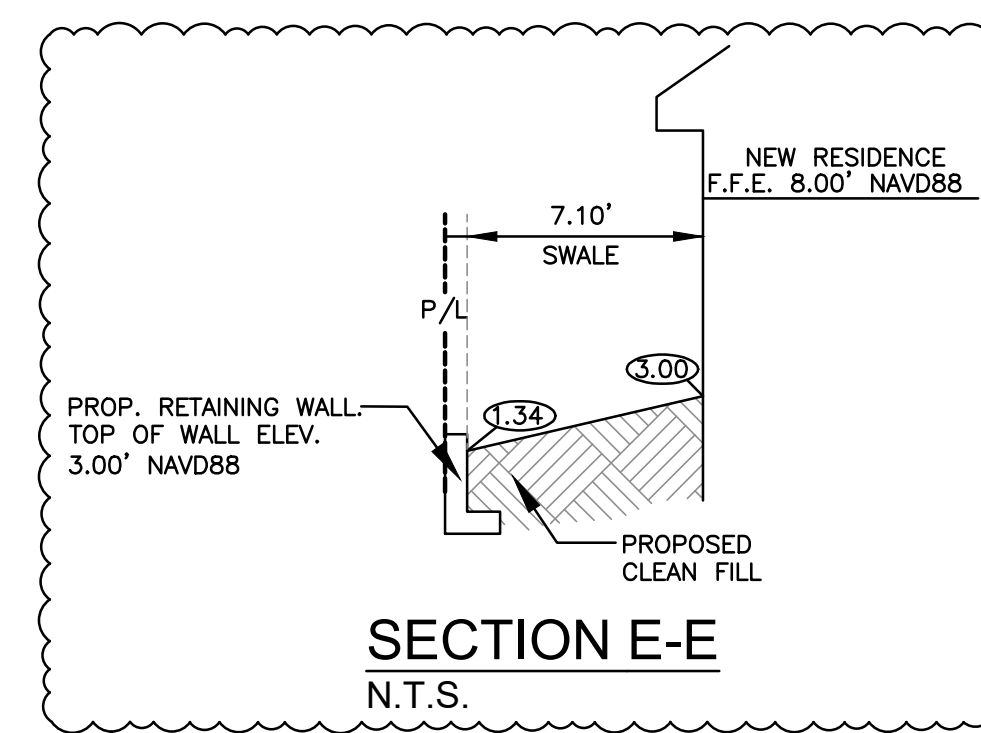
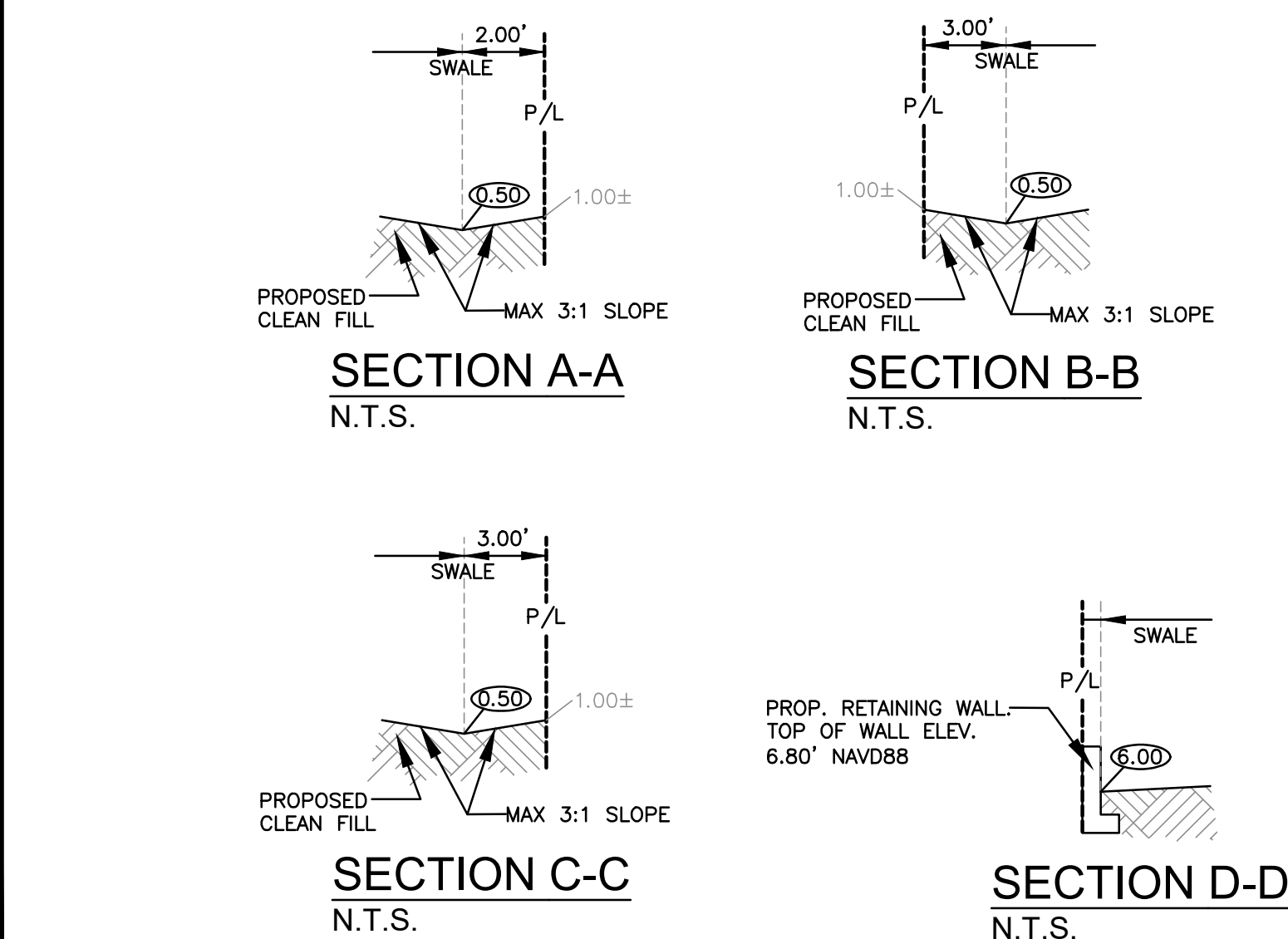
## 2.5 IN TIMES IMPERVIOUS AREA GOVERNS

REQUIRED STORAGE VOLUME: 1,497 CF





**WATER QUALITY STORAGE PROVIDED:**

SWALE AREA #1 = 1,702 CF

**TOTAL STORAGE = 1,702 CF**

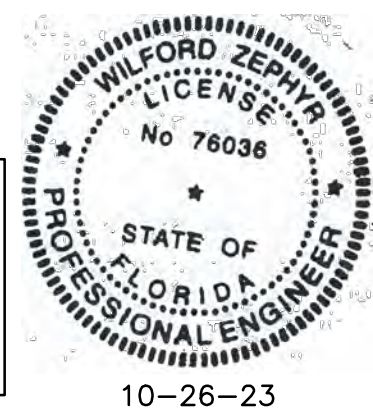


### LEGEND

- |   |                      |
|---|----------------------|
|  | 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.:

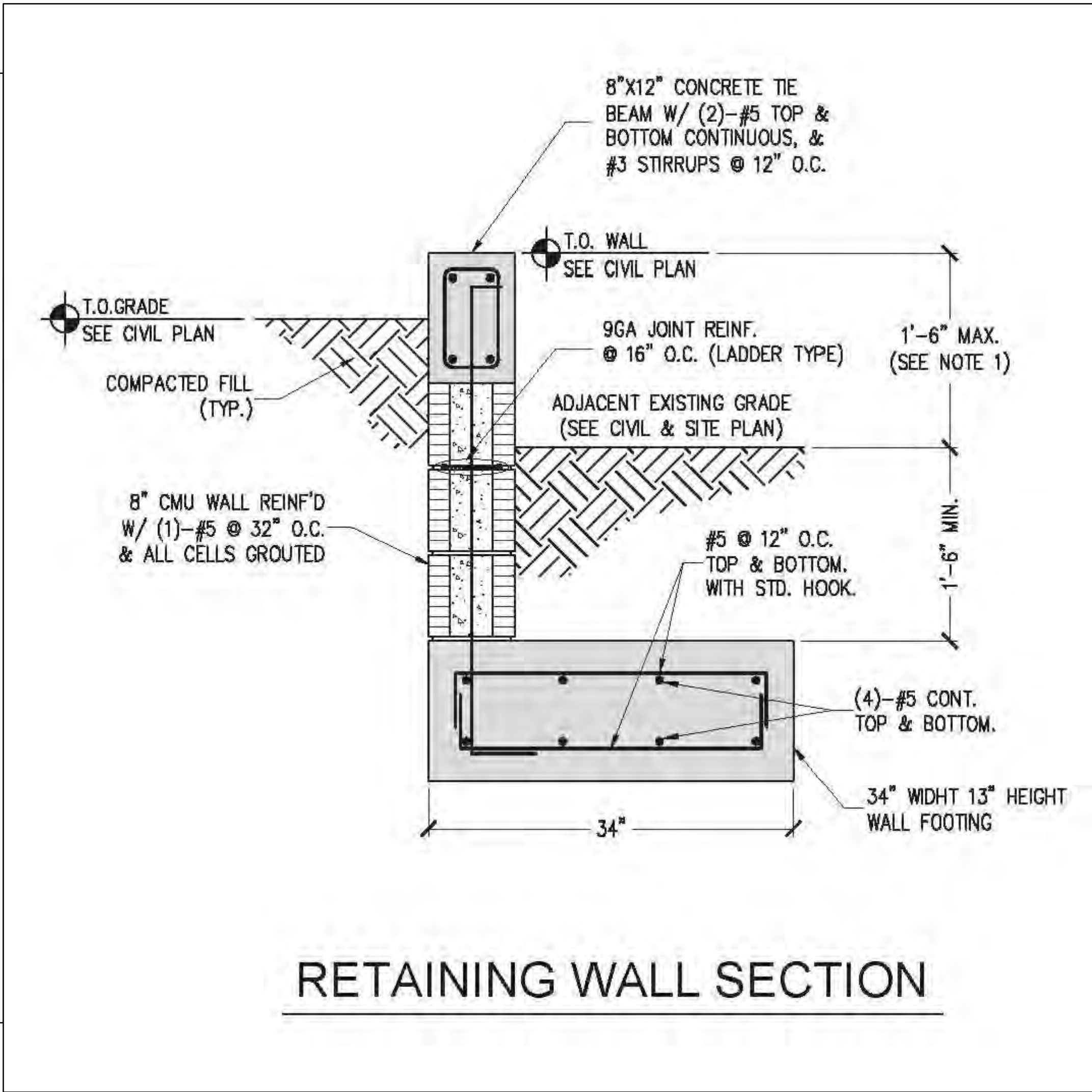
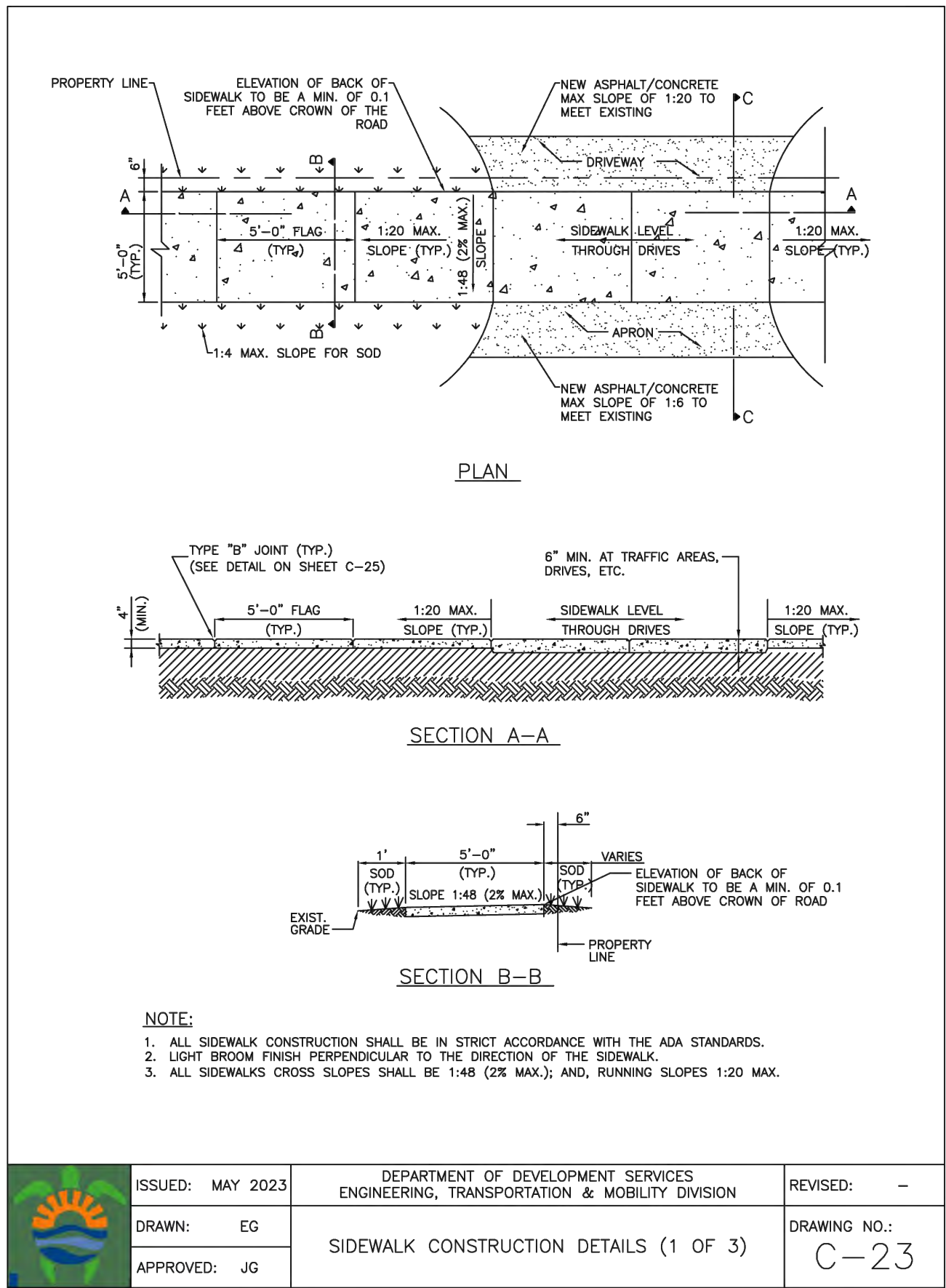
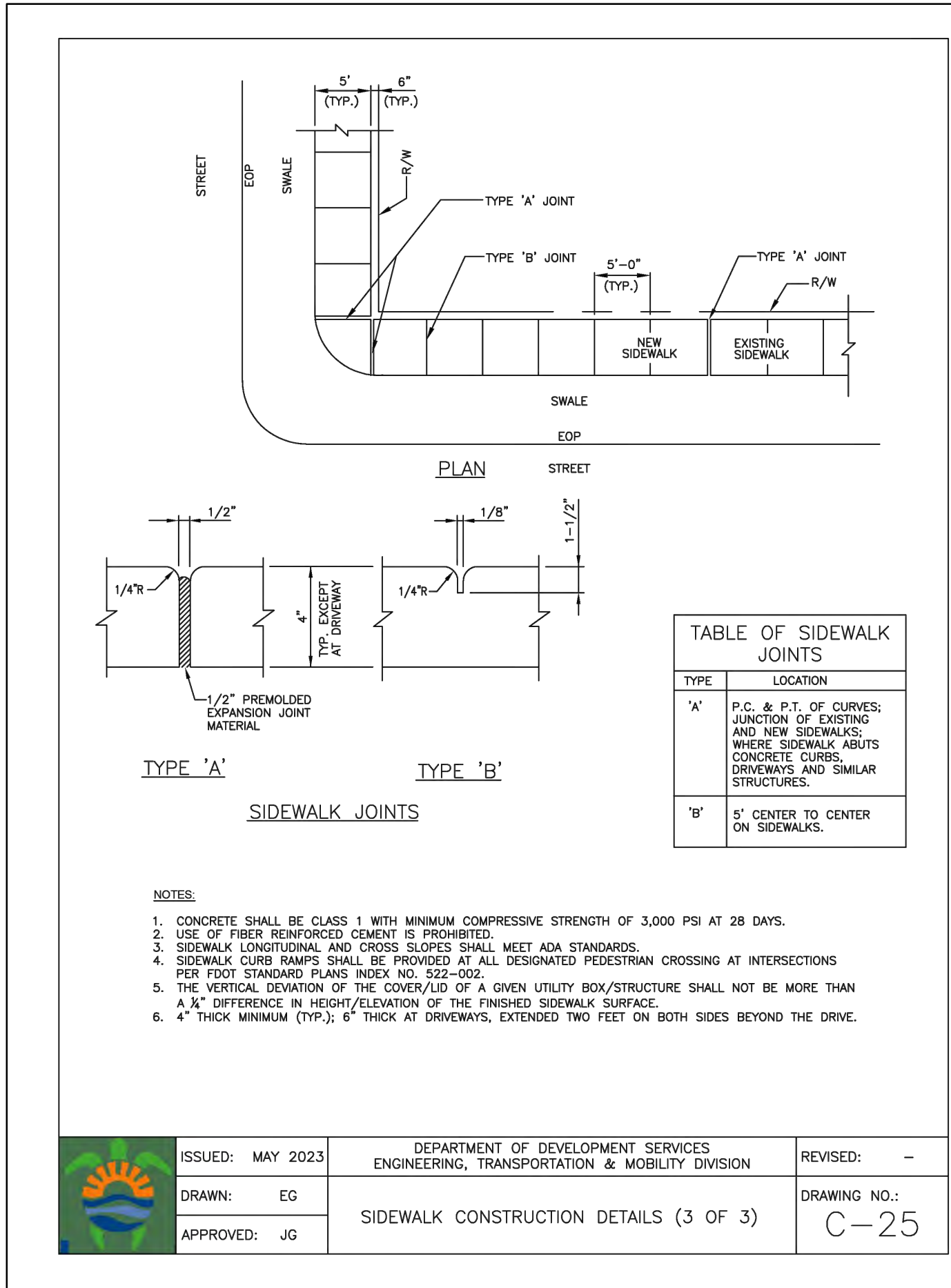
C2

2 OF 5

PROJECT NO.: 23-36



ALL ELEVATIONS ARE REFERENCED  
TO NAVD88 VERTICAL DATUM



**LEGEND**

PROPOSED CONCRETE

PROPOSED GRADE

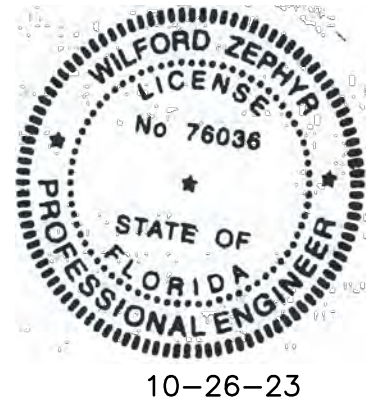
EXISTING ELEVATION

PROPOSED WATER METER

PROPOSED BFP DEVICE

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**CIVIL DETAILS**

SCALE: N.T.S.

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/20/23	CITY REVIEW COMMENTS

**ZEPHYR ENGINEERING**

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

**ZE**

NEW RESIDENCE  
FOR  
813 HARRISON STREET  
HOLLYWOOD, FLORIDA 33019

P.E.#:76036

DATE: 8/2/23

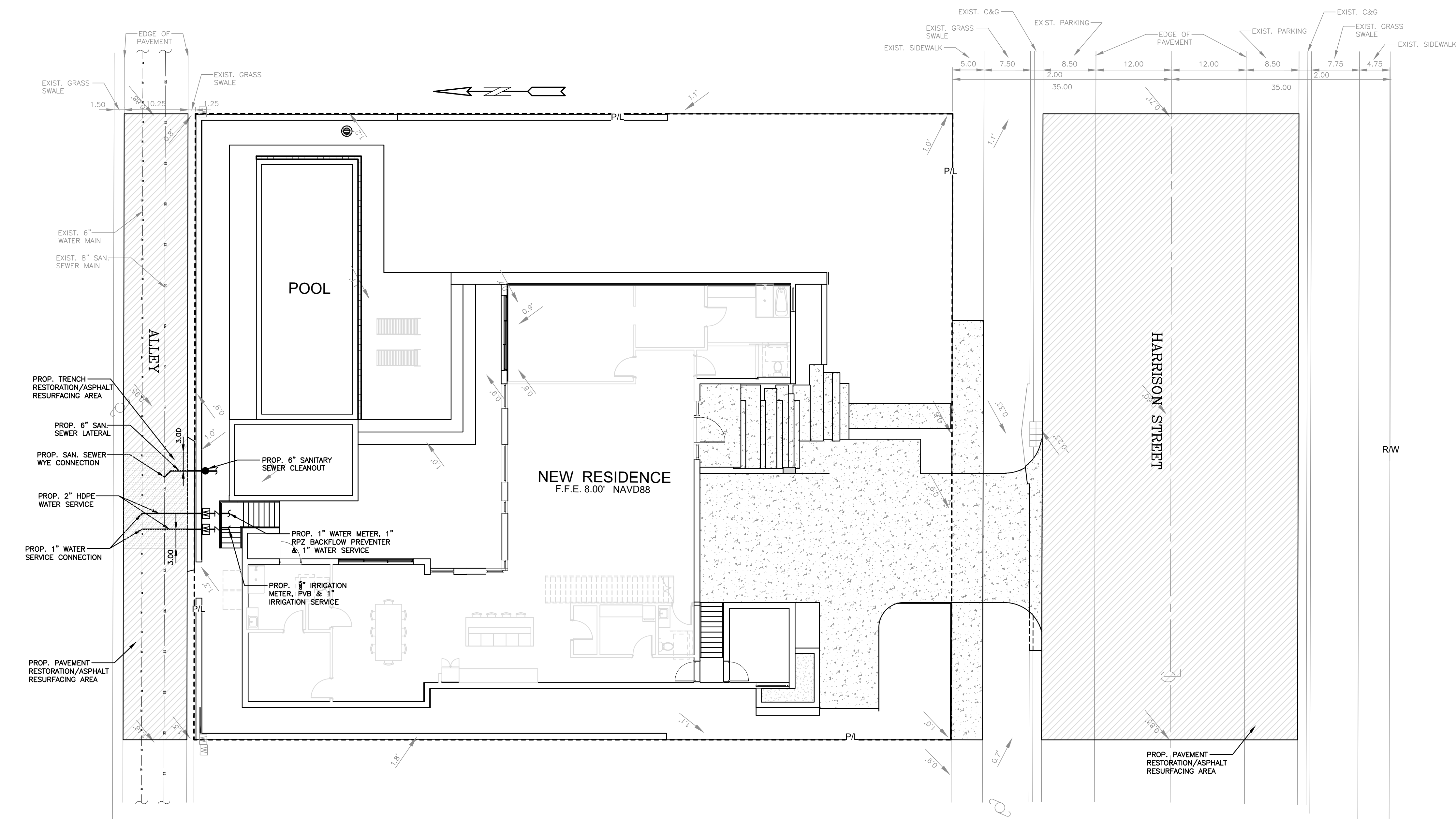
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SHEET NO.:  
C3  
3 OF 5

PROJECT NO.: 23-36

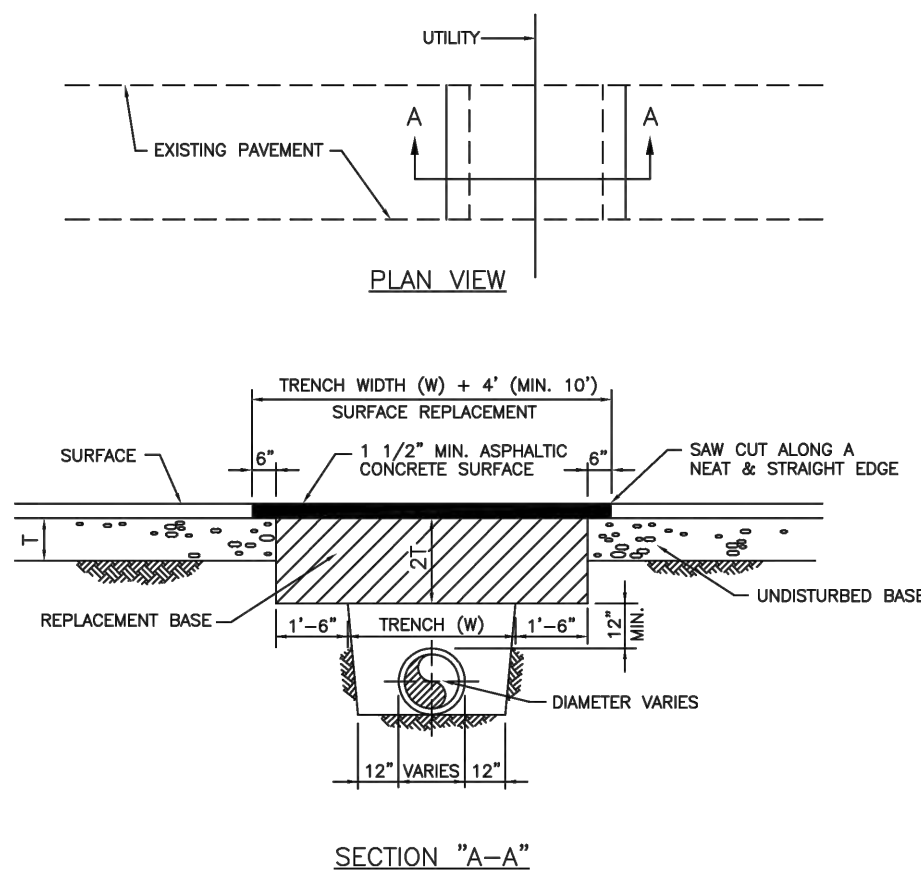


ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



**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**



**NOTES:**

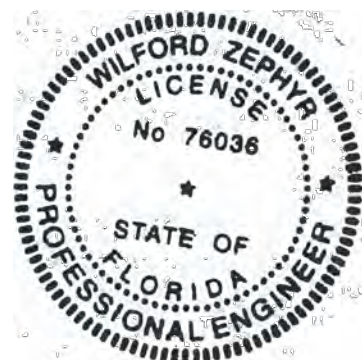
1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-190.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO.: C-31
APPROVED: JG		

**LEGEND**

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



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**WATER PLAN & DETAILS**

SCALE: 1"=10'

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

**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

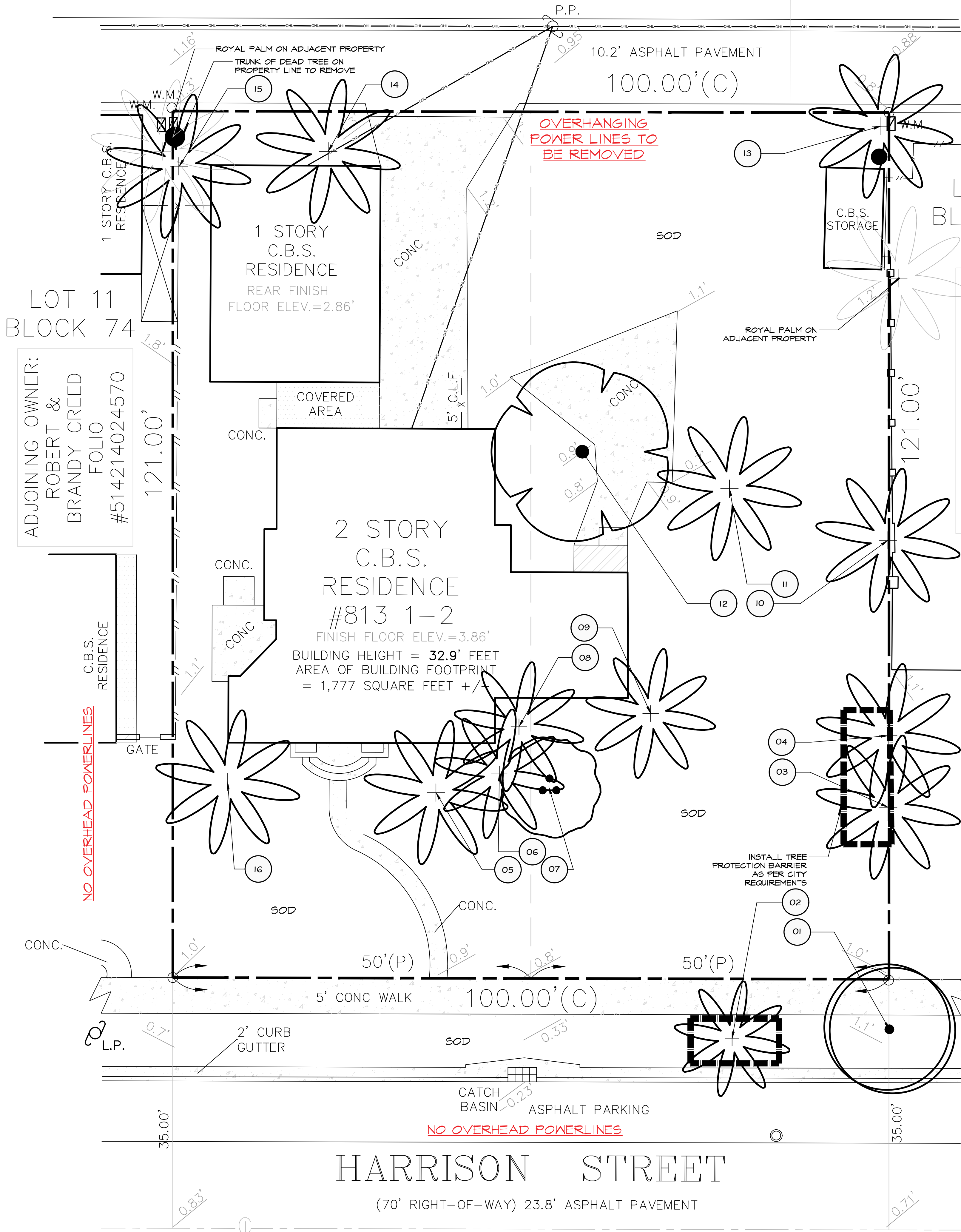
4 OF 5

PROJECT NO.: 23-36

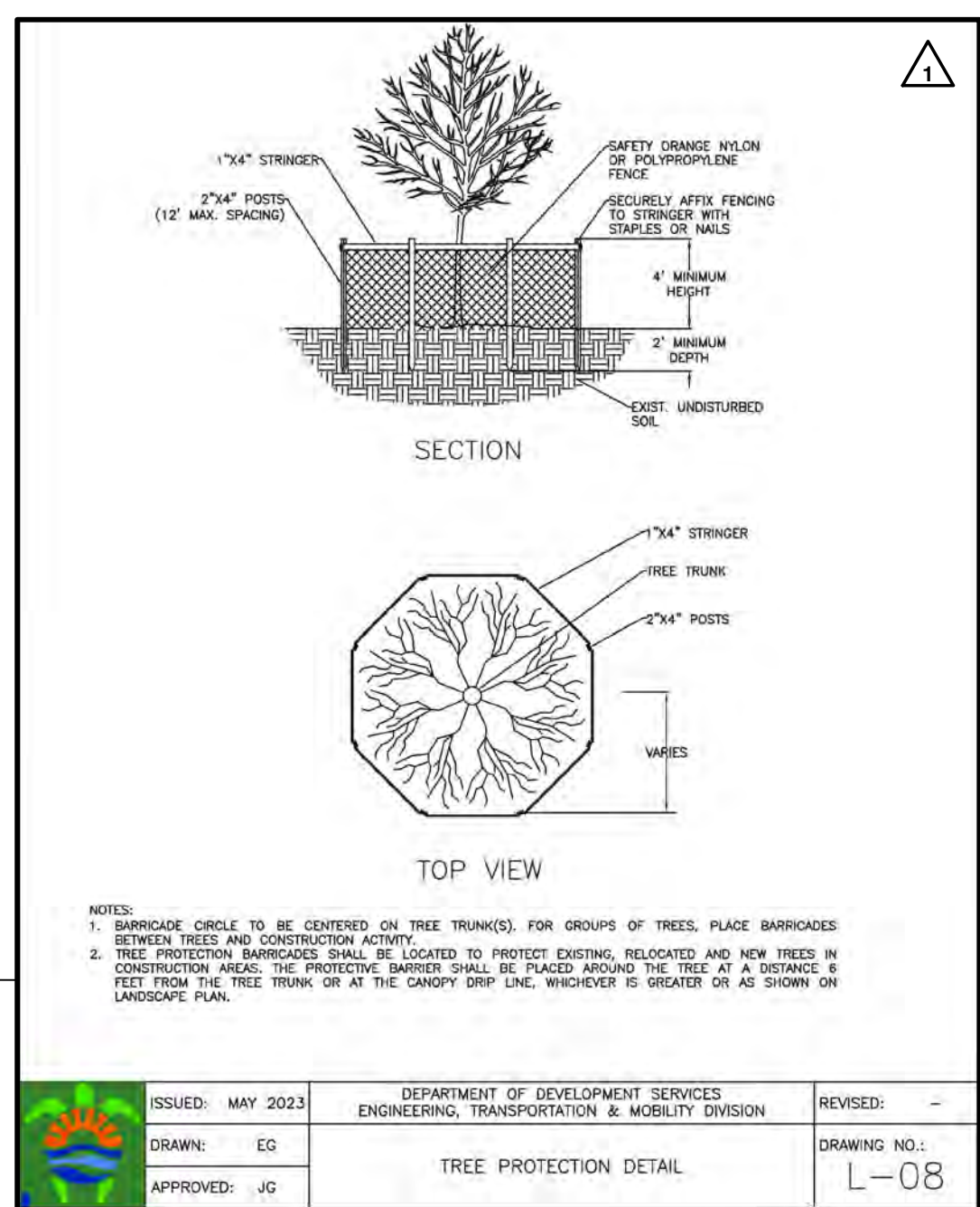








PLANT SCHEDULE								
TREES	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	SPREAD	NOTES	ACTION
	03	Roystonea elata	Florida Royal Palm	-	35' CT	20'	on property line	TO REMAIN
	04	Roystonea elata	Florida Royal Palm	-	30' CT	20'	on property line	TO REMAIN
	05	Roystonea elata	Florida Royal Palm	-	25' CT	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 mitlg. 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

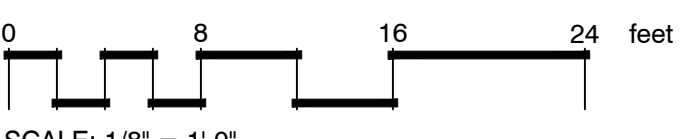


MITIGATION CALCULATIONS:	
11 PALMS TO REMOVE	11 x \$350=\$3,850.00
27.5" DBH TO REMOVE	27.5/2 x \$350=\$4,812.50
<b>TOTAL</b>	<b>\$8,662.50</b>

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
<b>TOTAL PROVIDED</b>	<b>\$2,975.00</b>

MITIGATION TO PAY TO CITY TREE FUND:	
8,662.50 - 2,975.00=	<b>\$5,687.50</b>

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

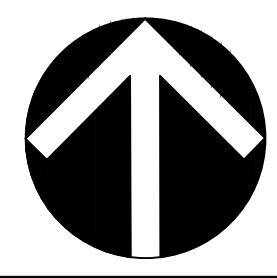


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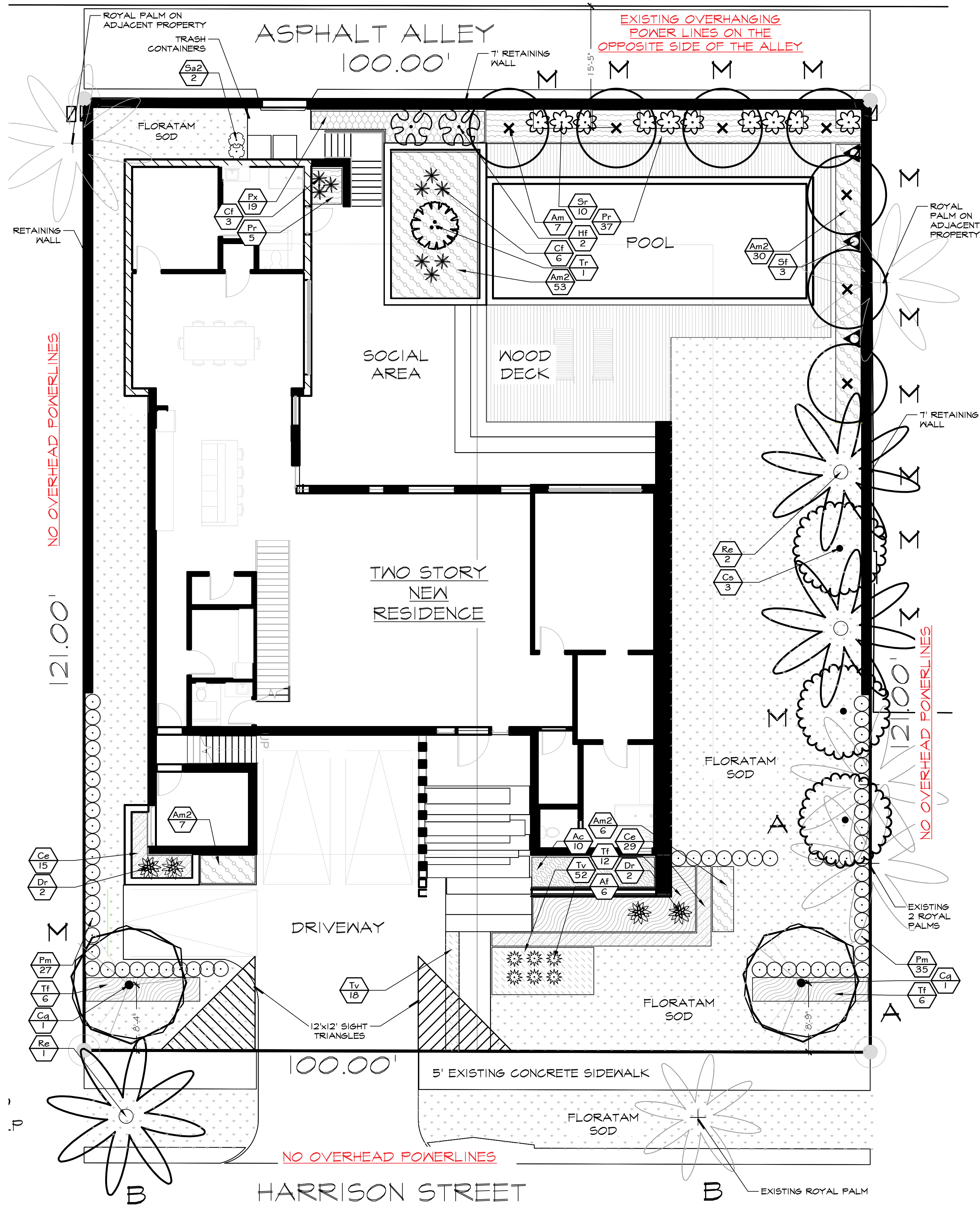


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DRAWN BY ...  
CHECKED BY GF  
CAD DWG.  
DATE 08.04.2023  
REVISIONS  
City comments 1/10.25.2023

813 HARRISON STREET  
HOLLYWOOD  
FLORIDA, 33019

REMOVAL PLAN, TREE PROTECTION DETAIL





PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Cg	2	Caesalpinia granadillo	Bridal Veil Tree	12"OA, 2"dbh, matched	AS SHOWN	NO	HIGH
	Cs	3	Conocarpus erectus f. sericeus	Silver Buttonwood	12"OA, 2"dbh, matched	AS SHOWN	YES	HIGH
	Re	3	Roystonea elata	Florida Royal Palm	8' CT matched	AS SHOWN	YES	HIGH
	Tr	1	Thrinax radiata	Florida Thatch Palm	6'OA, triple	AS SHOWN	YES	HIGH
	Am	7	Veitchia montgomeryana	Montgomery Palm	8'CT, single, matched	AS SHOWN	NO	HIGH
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Af	6	Aechmea chantinii 'Fantasy'	Fantasy Bromellad	3 gal.	AS SHOWN	NO	HIGH
	Cf	4	Cordyline fruticosa 'Red Pepper'	Red Pepper Ti Plant	7 gal	AS SHOWN	NO	HIGH
	Dr	4	Dracaena reflexa	Song of India	15 gal, 4'-5'OA	AS SHOWN	NO	HIGH
	Hf	2	Heliconia stricta 'Firebird'	Firebird Heliconia	25 gal, full	AS SHOWN	NO	MODERATE
	Pm	62	Podocarpus macrophyllus	Yew Podocarpus	7 gal, 24"OA, ffb	24"OC	NO	HIGH
	Sa2	2	Schefflera arboricola	Schefflera	min.36"OA	24"OC	NO	HIGH
	Sf	3	Stephanotis floribunda	Madagascar Jasmine	7 gal trellis	AS SHOWN	NO	HIGH
	Sr	10	Strelitzia reginae	Orange Bird Of Paradise	7 gal	36"OC	NO	HIGH
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Ac	10	Alocasia odora 'California'	California Elephant Ear	3 gal	30"OC	NO	LOW
	Am2	46	Asparagus densiflorus 'Myersii'	Myers Asparagus Fern	3 gal 15"OA	24"OC	NO	HIGH
	Ce	44	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Natal Plum	3 gal, full	18"OC	NO	HIGH
	Pr	42	Philodendron x 'Hope'	Hope Philodendron	3 gal	24"OC	NO	MODERATE
	Px	19	Philodendron xanadu	Xanadu Philodendron	3 gal 18"OA	24"OC	NO	HIGH
	Tf	24	Tripsacum dactyloides	Fakahatchee Grass	3 gal, full	36"OC	YES	HIGH
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Sa	3,552 sf	Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Grass	sod			
	Tv	70	Trachelospermum jasminoides 'Variegatum'	Variegated Star Jasmine	1 gal	15"OC	NO	HIGH

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

LANDSCAPE REQUIREMENTS RS-6	Required	Existing	Proposed	Total Provided
<b>TREES REQUIRED ON THE LOT</b> A 1 tree/each 1,250 sq.ft of front yard (2,186 sf/1,250=1.7) Min. 20% of front yard pervious area to be landscaped ( 1,708 sf x.2=341.6.2 sf)	2 342 sf		1 Silver Buttonwood, 1 Bridalveil (+)342 sf	2 provided (+)342 sf provided
<b>SWALE TREES</b> B 1 tree/each 50 lf of street frontage	2	1 Royal palm	1 Royal palm	2 provided
<b>Project plants:</b> Palms no more than 50% of required trees (4 x .5=2) Min 60% of required trees to be native (4 x .6=2.4) Min species required	2 3 2	1 Royal palm 1 1	1 Royal palm 2 2	2 provided 3 provided 3 provided
<b>M MITIGATION TREES</b>			7 Adonidia palms, 2 Royal palms 2 Silver Buttonwood, 1 Bridaveil	9 palms 6" dbh hardwood

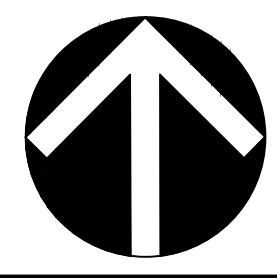
B CODE CHART



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813 HARRISON STREET  
HOLLYWOOD  
FLORIDA, 33019

LANDSCAPE PLAN, PLANT SCHEDULE, 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:

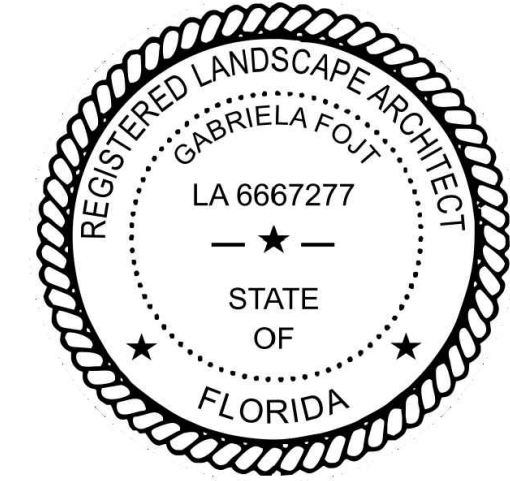
Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

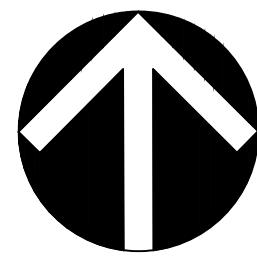
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



The Mirror of Paradise

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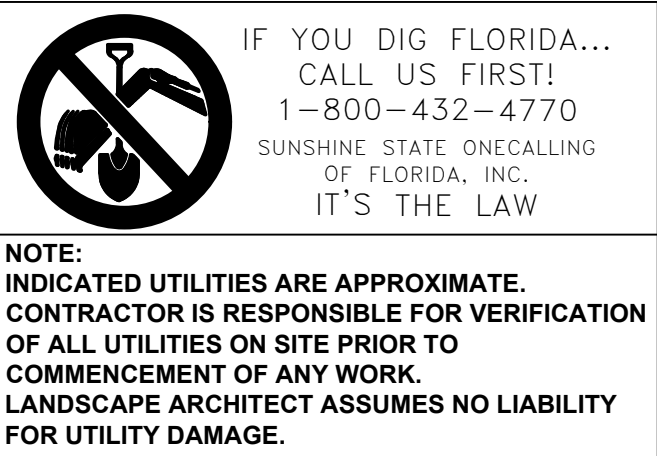
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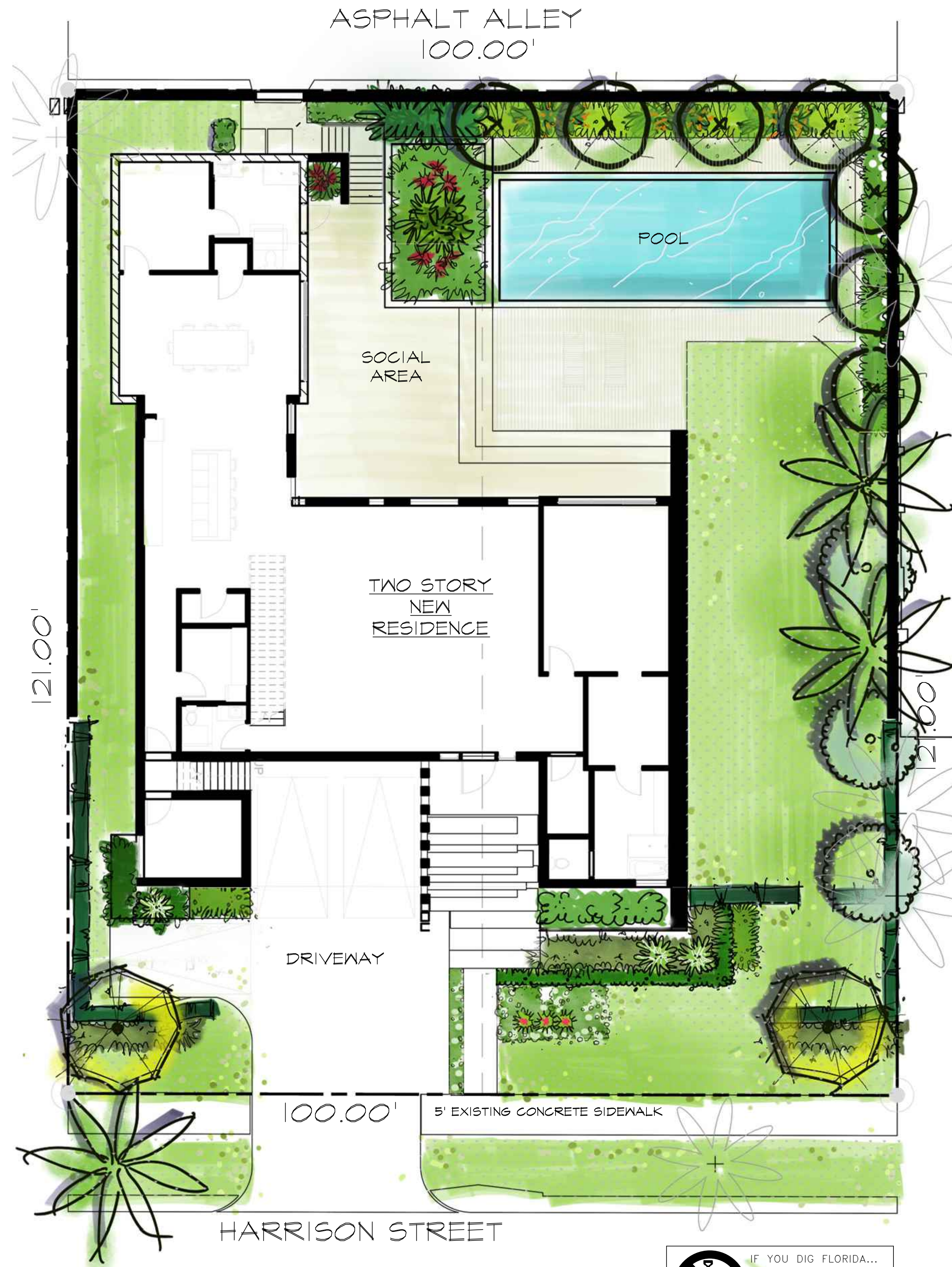
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City comments	1 10.25.2023

813 HARRISON STREET  
HOLLYWOOD  
FLORIDA, 33019

LANDSCAPE NOTES & DETAILS







A COLORED PLAN  
scale 1/8" = 1'-0"

0 8 16 24 feet  
SCALE: 1/8" = 1'-0"



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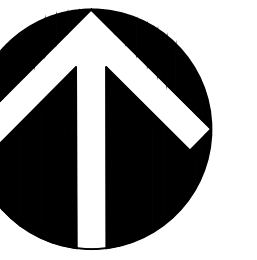
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813 HARRISON STREET  
HOLLYWOOD  
FLORIDA, 33019

COLORED PLAN



# ATTACHMENT B

## Aerial Map



813 Harrison Street

Aerial Map







# City of Hollywood

## Staff Summary

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

**File Number: 2. 2024 0409**

---

**Agenda Date:** 4/9/2024

**Agenda Number:**

**To:** Historic Preservation Board

**Title:** FILE NO.: 24-V-17  
APPLICANT: Bidask Ladrillo LLC.  
LOCATION: 824 Polk Street & Folio number 5142-14-02-4271  
REQUEST: Variance to reduce the lot width requirement in a Single Family Zoning District (RS-6) in the Lakes Area Historic Multiple Resource Listing District.

---



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

**DATE:** April 9, 2024 **FILE:** 24-V-17

**TO:** Planning and Development Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Carmen Diaz, Planning Administrator

**SUBJECT:** Variance to reduce the lot width requirement in a Single-Family Zoning District (RS-6) in the Lakes Area Historic Multiple Resource Listing District.

**REQUEST:**

Variance to reduce the lot width requirement from 60 feet to allow 50 feet in a Single-Family Zoning District (RS-6)

**RECOMMENDATIONS:**

To be determined by the Historic Preservation Board.

**BACKGROUND**

Nonconforming lots are subject to the provisions of Sections 3.8, 3.9 and 4.1 of the City's Zoning and Land Development Regulations.

Pursuant to the table provided under Section 4.1(B)(2)(a) of the City's Zoning and Land Development Regulations (ZLDR), entitled "Single-Family Districts," *platted lots or lots of record as of April 6, 1994 are considered as legal non-conforming and may be developed consistent with [current zoning and land development] regulations*. Simultaneously, Section 3.8 of the ZLDR, below, indicates that such non-conformities are valid provided the subject plot remain under separate ownership:

**§ 3.8. Plots in Separate Ownership.**

*The requirements of these Zoning and Land Development Regulations as to minimum plot area or width shall not be construed to prevent the use of any lot or parcel of land for any use otherwise allowable within the applicable zoning district provided such lot or parcel was held with no other contiguous land within the same ownership on the date that such plot area or width requirements became applicable to the property and further provided that all other requirements of the applicable zoning district are satisfied.*



Additionally, Section 3.9 of the ZLDR states that:

**§ 3.9. Reduction of Plots Below Minimum Requirements.**

*No parcel of land, which has less than the minimum width and area requirements of the zoning district within which it is located, may be separated from a larger parcel of land ownership for the purpose, whether immediate or future, of building or development as a separately owned plot.*

Further affirming that once lost, the non-conformity may not be reestablished by subdivision. Therefore, developing non-conforming vacant lots such as the subject parcels, requires relief from the code.

**REQUEST**

The Applicant is requesting a variance to reduce the minimum lot width requirement from 60 feet to allow 50 feet. While the undeveloped lot is an originally legally platted lot, property records indicate that for a period of time, the subject lot was held in common ownership with the adjacent lot to the west. Both parcels were tied as one. There was a house which was demolished in 2006 with a building permit.

Although previously under common ownership, the site was originally platted at the requested reduction. The original house, before demolition, was built in two lots, lots 25 and 26. Furthermore, original plat records indicate that adjacent parcels to the south, were also originally platted with reduced lot widths, consistent with the proposed request. To facilitate the use of the land, the Applicant requests a variance to reduce the minimum lot width requirement. As the both the land use and zoning allow for single-family residential, the Applicant has expressed the intent to develop as such.

The purpose of Sections 3.8, 3.9, and 4.1 is to protect the character and urban fabric of the neighborhood. Granting this variance does not negatively impact the character of the neighborhood or hinder the intent of the regulation.

**SITE INFORMATION**

<b>Owner/Applicant:</b>	Bidask Ladrillo LLC.
<b>Address/Location:</b>	824 Polk Street & Folio No. 5142-14-02-4271
<b>Size of Property:</b>	6,397 Sq. Ft. (0.15 net acre)
<b>Future Land Use:</b>	Low Residential ( )
<b>Present Zoning:</b>	Single-Family Residential (RS-6)
<b>Present Use of Land:</b>	Vacant

**ADJACENT LAND USE**

<b>North:</b>	Open Space Recreational (OSR)
<b>South:</b>	Low Residential (LRES)
<b>East:</b>	Low Residential (LRES)
<b>West:</b>	Low Residential (LRES)



## ADJACENT ZONING

North: Intracoastal (GU)  
South: Single-Family Residential (RS-6)  
East: Single-Family Residential (RS-6)  
West: Single-Family Residential (RS-6)

## 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*. It also states:

***Policy 2.6:*** *Provide programs and incentives for infill development of single-family lots.*

The variance would allow for the development of a lot which is consistent with the fabric of the surrounding neighborhood; while allowing the Applicant to maximize the use 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, stating:

***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.*

As the proposed reduction in lot width and area allows for the use of an originally platted lot which is currently vacant, the integrity of the neighborhood is not altered.

## APPLICABLE CRITERIA

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

**Variance:** To reduce the lot width requirement from 60 feet to 50 feet.

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

**ANALYSIS:** The purpose of Sections 3.8, 3.9, and 4.1 is to protect the character of the urban fabric of the neighborhood. This lot remained undeveloped for many years. The existing house was demolished in 2006 under a building permit, and the proposed reduction is consistent with the similarly situated properties within the neighborhood. Granting this variance does not negatively impact the character of the neighborhood.



**FINDING:** Consistent

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

**ANALYSIS:** The subject lot has a Future Land Use designation of Low Residential. The neighborhood is primarily comprised of single-family homes. The Variance request, which would allow for the development of a single-family home, does not affect the land use; thus maintaining the existing and persisting compatibility with surrounding land uses and would not be detrimental to the community.

**FINDING:** Consistent

**CRITERION 3:** That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time.

**ANALYSIS:** The Land Use Element of the Comprehensive Plan *promote[s] a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing land owners to maximize the use of their property*. It also states an intention to *provide programs and incentives for infill development of single-family lots (Policy 2.6)*. The Variance would allow for the development of a lot which is consistent with the fabric of the surrounding neighborhood.

**FINDING:** Consistent

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

**ANALYSIS:** The Variance request is necessary due to the fact the lot was held under common ownership, and the lot does not comply with the minimum lot width requirement. As such, the Variance is economically based or self-imposed. These parcels constituted one lot. A Certificate of Appropriateness for Demolition and Design were granted in 2006 by the Historic Preservation Board. A building permit was submitted for demolition of the existing house. The building permit was approved, and the existing house was demolished in 2006. A new house was not built.

**FINDING:** Inconsistent

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

**ANALYSIS:** State or Federal law is not the impetus of the requested variance.

**FINDING:** Not applicable.

#### **ATTACHMENTS**

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Map



# GENERAL APPLICATION

APPLICATION DATE: \_\_\_\_\_

**2600 Hollywood Blvd**  
Room 315  
Hollywood, FL 33022  
Tel: (954) 921-3471  
Email: Development@Hollywoodfl.org

## SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans (i.e. Architect or Engineer)
- One electronic combined PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

## NOTE:

- 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.

**CLICK HERE FOR  
FORMS, CHECKLISTS, &  
MEETING DATES**

## APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☐ Technical Advisory Committee ☐ Art in Public Places Committee ☒ Variance  
☐ Planning and Development Board ☒ Historic Preservation Board ☐ Special Exception  
☐ City Commission ☐ Administrative Approval

## PROPERTY INFORMATION

Location Address: 824 POLK STREET

Lot(s): 25 and 26 Block(s): 72 Subdivision: Hollywood Lakes

Folio Number(s): 514214024270 and 514214024271

Zoning Classification: \_\_\_\_\_ Land Use Classification: Single Family Home

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

Is the request the result of a violation notice? ☐ Yes ☒ 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): \_\_\_\_\_

## DEVELOPMENT PROPOSAL

Explanation of Request: Variance for the division of the existing property into 2 residential parcels each measuring 50 feet wide

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text"/> (Area: <input type="text"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text"/> )
Height (# of stories)	(# STORIES) <input type="text"/> ( <input type="text"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area ( <input type="text"/> FT.)

Name of Current Property Owner: Bidask Ladrillo LLC

Address of Property Owner: 2501 S Ocean Dr. Ste 105, Hollywood, FL 33019

Telephone: \_\_\_\_\_ Email Address: \_\_\_\_\_

Applicant Yoann Andreu Consultant ☐ Representative ☒ Tenant ☐

Address: 1025 92nd Street, Unit 701, Bay Harbor Telephone: (786) 218-3072

Email Address: yoann@andreustudio.com

Email Address #2: \_\_\_\_\_

Date of Purchase: \_\_\_\_\_ Is there an option to purchase the Property? Yes ☒ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): \_\_\_\_\_

E-mail Address: \_\_\_\_\_



**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [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: Cristian Rene Gardel Date: 3/11/2024

PRINT NAME: Cristian Gardel Date: \_\_\_\_\_

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

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

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

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

**Current Owner Power of Attorney**

State: Virginia, County: Fairfax

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

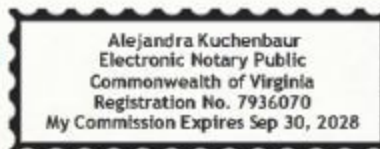
State: Virginia, Fairfax County  
Sworn to and subscribed before me  
this 11 day of March, 2024

Alejandra Kuchenbaur

Notary Public

State of Florida 3/11/2024

My Commission Expires: 9/30/2028 (Check One) ☐ Personally known to me; OR ☒ Produced Identification a passport



Cristian Rene Gardel

Signature of Current Owner

Cristian Gardel

Print Name

Completed via Remote Online Notarization using 2 way Audio/Video technology.



Yoann Andreu  
1025 92nd Street, Unit 701  
Bay Harbor Islands, FL 33154  
(786) 218-3072  
yoann@andreustudio.com

03/08/2024

City of Hollywood  
Division of Planning and Urban Design  
2600 Hollywood Blvd, Room 315  
Hollywood, FL 33022

Subject: Variance Request for Non-Conforming Lots 824 POLK STREET  
Folio numbers 5142 14 02 42 71 and 5142 14 02 42 70

To whom it may concern,

I am writing to formally submit a variance petition for the property located at [Property Address], in accordance with the quasi-judicial procedures outlined by the Historic Preservation Board. The variance sought pertains to the division of the existing property into two residential parcels, each measuring 50 feet wide, contrary to the established zoning requirement of 60 feet width for conforming residential lots. It is important to emphasize that these lots are classified as non-conforming lots.

In alignment with the variance criteria stipulated by the Historic Preservation Board, I hereby address each requisite as follows:

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

Response: the requested Variance maintains the foundational intent and purpose of the pertinent regulations, including the Historic District Regulations, Design Guidelines for Historic Properties and Districts, and Resolutions, particularly concerning the stability and aesthetic coherence of the city.



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

Response: The requested Variance is intrinsically compatible with the prevailing land uses in the surrounding area and does not pose any detrimental impact on the community. This compatibility is underscored by the historical configuration of the property and the prevalence of similarly sized lots in the vicinity, thus ensuring neighborhood cohesion.

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

Response: The requested Variance is demonstrably consonant with and supportive of the Goals, Objectives, and Policies delineated in the adopted Comprehensive Plan, the pertinent Neighborhood Plan, and all other akin plans sanctioned by the city. By promoting efficient land utilization and preserving historical character, the variance aligns with the city's overarching development objectives.

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

Response: The necessity for the requested Variance does not stem from economic motivations or self-imposed constraints but rather from the intrinsic non-conformity of the property's historical platting. This non-conformity predates existing zoning regulations and necessitates a variance to address the property's unique characteristics.

**e. That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.**

Response: The variance sought is indispensable for achieving planning and zoning approval at the municipal level, acknowledging the property's status as a non-conforming lot. By granting the variance, the city ensures compliance with local regulatory mandates while preserving the historical integrity of the property.

In summary, I respectfully petition the Historic Preservation Board to deliberate upon and grant approval for the variance application concerning the property split at [Property Address]. The requested deviation from the standard lot width represents a necessary



measure to rectify the non-conforming status of the property while honoring its historical context.

Thank you for your careful consideration of this matter. Should further elucidation or documentation be requisite, please do not hesitate to contact me at [Your Phone Number] or [Your Email Address].

Sincerely,

Yoann Andreu

A handwritten signature in blue ink, consisting of stylized, overlapping loops and a horizontal line at the base.



9 permits were found for

824 POLK ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
<a href="#">Details</a>	33557	P0700456	DEMOLITION-PLUMBING	7/28/2006	4/3/2007
<a href="#">Details</a>	25452	M0601490	DEMOLITION-MECHANICAL	7/28/2006	11/15/2006
<a href="#">Details</a>	18238	B0611461	DEMOLITION-STRUCTURAL(W/O W/S CREDIT)	7/28/2006	11/15/2006
<a href="#">Details</a>		B9904415	STORM SHUTTERS		7/15/1999
<a href="#">Details</a>		B9102713	FENCE-WOOD,CHAIN LINK,ETC.		5/3/1991
<a href="#">Details</a>		B9102362	WINDOW REPLACEMENT		4/23/1991
<a href="#">Details</a>		M9001459	REPAIRS-MECHANICAL &/OR AC		11/30/1990
<a href="#">Details</a>		E9002704	BURGLAR ALARM,INTERCOM,TELEPHONE,OR TV		11/30/1990
<a href="#">Details</a>		P9000995	PLUMBING WORK		11/29/1990



NAME OF OWNER OLDANI

71-1271

ADDRESS 824 Polk St.LEGAL DESCRIPTION <sup>lot</sup> 25+26 Bk 72, Hollywood Lakes

DESCRIPTION OF CONST.

FEE

ARCHITECT: Michael Vale

EVAL.

270# 7/A Room addition Pole & grade beams

PERMIT TYPE	NO.	DATE	TO WHOM	FIXT. or OUT.
BLDG. <u>270#</u>	<u>11168</u>	<u>9/14/71</u>	<u>Dade Board</u> <sup>+ A/C</sup>	
ROOF <u>320#</u>				
ELECTRICAL	<u>5106</u>	<u>9-15-71</u>	<u>Electric Meter</u>	
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY	<u>1812</u>	<u>2-3-72</u>	<u>Dade - Brown</u>	<u>72-328</u>
FENCE				<u>105</u>



## INSPECTIONS

FOUNDATION	PLUMBING	ELECTRIC
PILING	1st ROUGH	TEMP POLE
GRADE BEAM	2nd ROUGH	ROUGH 1-27-72
SOIL	SEPTIC SEWER	SLAB
SLAB 11-12-71	SEWER SKETCH	TEMP. FINAL
PADS COLUMNS 11-30-71	GREASE TRAP	POOL
TIE BEAM 12-20-71	FINAL	FINAL 2-18-72
FRAMING 1-4-72	GAS	A/C HEAT DUCTS
LATHING		DUCTS
ROOF TIN CAP TILE		A/C
SCREEN ENCL.	C/A STRUCTURE	MECH.
MATERIAL FINAL	1-8-73	
POOL		BOND
STEEL FINAL	UTILITIES	
Steel 11-11-71	ENG.	C/O DATE
		REC'D BY
SEWER TAP CHG.	BLDG. FORM	P & L
	ZONING	GAS



NAME OF OWNER

Oldani

ADDRESS

824 Polk St.

LEGAL DESCRIPTION

DESCRIPTION OF CONST.

FEE

ARCHITECT:

EVAL.

elec

PERMIT TYPE

NO.

DATE

TO WHOM

FIXT. or OUT.

BLDG.

ROOF

ELECTRICAL

4567

7-27-71

Dade-Broward 4HP cent  
200A

PLUMBING

GAS AWNINGS

2329

2-28-72

PROTECT .04

70¢/F

SEPTIC, SEWER

A/C DUCTS

SCREEN ENCL.

POOL

DRIVEWAY

FENCE

107



## INSPECTIONS

FOUNDATION	PLUMBING	ELECTRIC
PILING	1st ROUGH	TEMP POLE
GRADE BEAM	2nd ROUGH	ROUGH
SOIL	SEPTIC SEWER	SLAB
SLAB	SEWER SKETCH	TEMP. FINAL
PADS COLUMNS	GREASE TRAP	POOL
TIE BEAM	FINAL	FINAL 8-19-71
FRAMING	GAS	A/C HEAT DUCTS
LATHING		DUCTS
ROOF TIN CAP TILE		A/C
SCREEN ENCL.	C/A STRUCTURE	MECH.
MATERIAL FINAL		
POOL		BOND
STEEL FINAL	UTILITIES	
	ENG.	C/O DATE
		REC'D BY
SEWER TAP CHG.	BLDG. FORM	P & L
	ZONING	GAS



# JOB CARD

OWNER J. Oldani	JOB ADDRESS 824 Polk Street
--------------------	--------------------------------

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
-------------------	------------	-------	-------------------------

MICROFILM NO.	ARCHITECT	FEE \$ 12.00	VALUATION \$ 350
---------------	-----------	-----------------	---------------------

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

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	63019	7/15/80	Terminix	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:



OWNER:

JOB ADDRESS:

CONSTRUCTION	DATE	PLUMBING	DATE	AIRCONDITIONING	DATE	NOTES
FOUNDATION		1st ROUGH		A/C HEAT DUCTS		
PILING		2nd ROUGH		DUCTS		
GRADE BEAM		SEPTIC/SEWER		MECHANICAL		
SOIL		SEWER SKETCH				
SLAB-BLDG.		GREASE TRAP		FINAL		
PADS/COLUMNS		GAS				
TIE BEAM				FIRE BUREAU		
FRAMING		FINAL		SPEC. INSP.		
LATHING						
TIN CAP/TILE		ELECTRIC	DATE	FINAL-ENG.		
SCREEN ENCLOSURE		TEMPORARY POLE				
MATERIAL FINAL		ROUGH		UTILITIES		
POOL STEEL		SLAB		SEWER TAP		
CONC. SLAB/GRADE		TEMPORARY FINAL		BONDS		
C/A STRUCTURE				BLDG. FORM		c/o DATE:
		FINAL		ZONING FINAL		rec'd by: 110

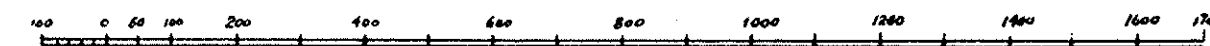


# HOLLYWOOD "By the sea"

# Hollywood Lakes Section

## Hollywood Land & Water Co. Hollywood, Fla.

SCALE-1=300

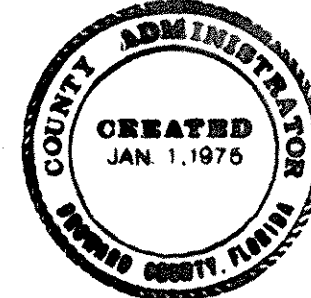


19578

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that this is a true and correct copy of a map or plat as the same appears of record in Plat Book L at Page 32 of the public record of Broward County Florida. WITNESS my hand and official seal in the City of Fort Lauderdale, FL this 18 day of Nov A.D. 19 57

L. A. HESLER, County Administrator



*March 1958*  
*Frank A. Bryan*  
*M. L. Seibert*

A subdivision of Section fourteen (14) and of a part of Section thirteen (13), lying West of F.C.L.C. & T. Co's Canal in Township fifty one (51) South of Range forty two (42) East, described as follows: Starting from the SW corner of section fourteen (14) run northerly upon and along western Section line of section fourteen (14) five thousand three hundred fifty two and seven tenths (5352.7) feet to the NW corner of this Section; thence run easterly upon and along northern Section line of Section fourteen (14) two thousand six hundred forty three and seven tenths (2643.7) feet to the half Section point of this Section; thence run easterly upon and along northern Section line of Section fourteen (14) two thousand seven hundred forty nine and eight tenths (2749.8) feet to the NE corner of Section fourteen (14); thence run easterly upon and along northern Section line of Section thirteen (13) four hundred thirty (430.0) feet to a point on the West bank of F.C.L.C. & T. Co's Canal; thence run southerly upon and along the West bank of the F.C.L.C. & T. Co's Canal five thousand three hundred fifty one and eight tenths (5351.8) feet to a point on the southern line of Section fourteen (14), which point is ten (10) feet West from the SE corner of Section fourteen (14); thence run westerly upon and along southern Section line of Section fourteen (14) five thousand two hundred seventy four (5274.0) feet to the point of the beginning at SW corner of Section fourteen (14).

I the undersigned hereby certify that the within plat shows the subdivisions of the described lands as made under my direction in a recent survey in due conformity to the established boundaries of such lands; that the dimensions shown are correct to the best of my knowledge and belief.

By *Frank C. Fickey*, Engineer  
License 272

State of Florida } ss.  
Broward County }

Knowall men by these presents that the Hollywood Land and Water Company a Corporation under the laws of Florida has caused to be made the above plat of "HOLLYWOOD LAKES SECTION" a subdivision of the section fourteen (14) and of a part of Section thirteen (13), lying West of F.C.L.C. & T. Co's Canal, in Township fifty one (51) South of Range forty two (42) East and that the said Corporation hereby specifically reserves to itself the title to all streets, avenues, drives, parks, boulevards, ways, walks and Lakes, shown on said Plat

Hollywood Land and Water Company  
By

Attest: President *Joseph W. Young*  
Secretary *Lillian Allen*

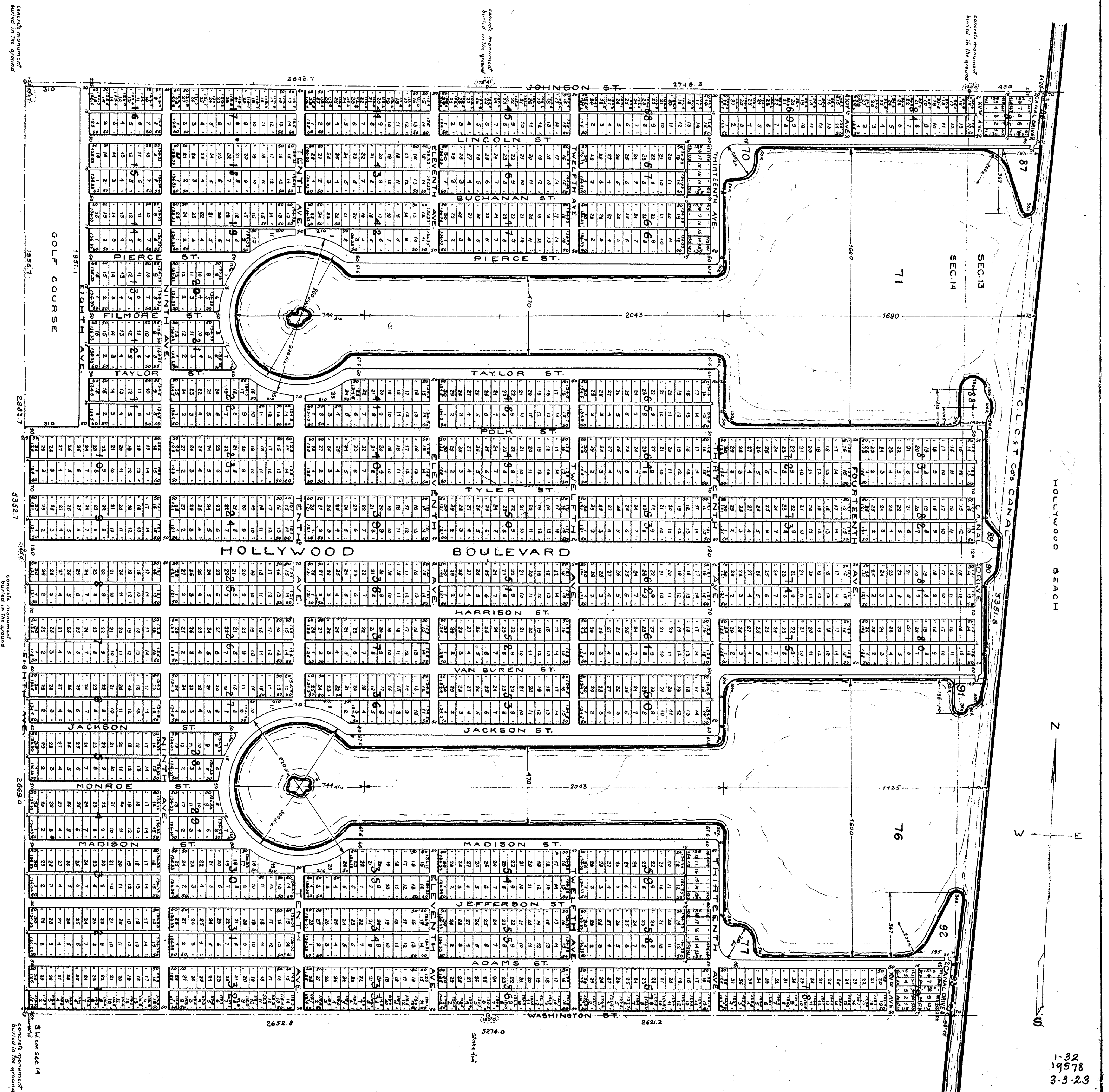
State of Florida } ss.  
County of Dade }

I, *Mary V. Murrs*, a Notary Public in and for said County and State, do hereby certify that at the date hereof there personally appeared before me Joseph W. Young and Lillian Allen to me well known to be respectively the President and Secretary of Hollywood Land and Water Company, a Corporation organized and existing under and by virtue of the Laws of the State of Florida and in person severally acknowledged that they executed in their official capacity the above and foregoing Plat of "HOLLYWOOD LAKES SECTION" together with all descriptive matter and reservations therein set forth as their free and voluntary act and as the free and voluntary act of the said Hollywood Land and Water Company for the uses and purposes therein set forth.

Witness my hand and Notarial Seal at Miami in said County and State  
this 20 day of February, A.D. 1923

My commission expires on the 1st day of July, 1926

Notary Public *Mary V. Murrs*



(2 shots)

#60

(14)

1-32  
19578  
3-3-23



## SURROUNDING PROPERTIES



822 Polk Street (east)



826 Polk Street (west)



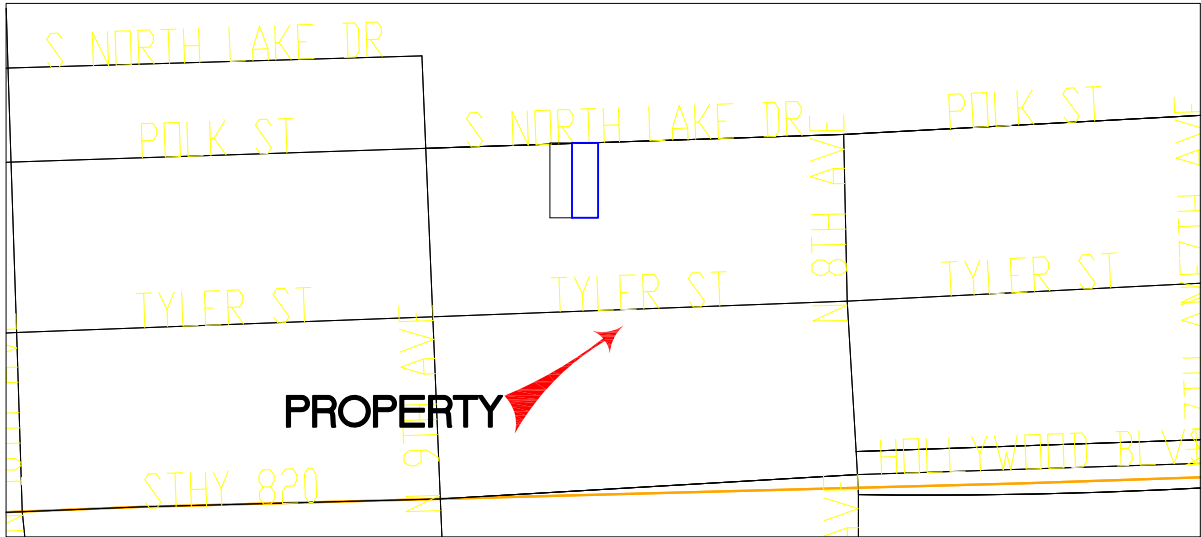


Hollywood Lakes - intracoastal (north)



LOCATION SKETCH

SCALE: NTS



JOB No. 24-03824125-26 CLIENT: BIDASK LADRILLO LLC  
PROPERTY ADDRESS 824 POLK ST, HOLLYWOOD FL 33019  
LEGAL DESCRIPTION: (FURNISHED BY CLIENT)  
LOTS 25 & 26, BLOCK 72  
SUBDIVISION HOLLYWOOD LAKES  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 32  
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.  
SURVEYOR'S NOTES:

- 1-) IF SHOWN, BEARINGS AND ANGLES ARE REFEREED TO SAID PLAT IN LEGAL DESCRIPTION.
- 2-) THE RELATIVE CLOSURE IN THE FIELD MEASURED BOUNDARY IS BETTER THAN: 1 FOOT IN 7,500 FEET; LINEAR (SUBURBAN).
- 3-) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE OR OWNERSHIP TO THE LAND DESCRIBED IS MADE.
- 4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SUBSURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENT, OTHER THAN SHOWN ON THIS SURVEY.
- 5-) IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.
- 6-) INFORMATION OF TREE IF PROVIDED: DIAMETER (Ø), HEIGHT (H), CANOPY SHADE (CS). ALL NAMES ARE NOTED TO SURVEYORS ABILITY. SURVEYOR IS NOT AN ARBORIST AND CANNOT PROVIDE SCIENTIFIC NAMES OF TREE AND OR PLANTS.
- 7-) SURVEYOR DOES NOT DETERMINE OWNERSHIP OF FENCE, ONLY EXISTING LOCATION IS REPRESENTED.
- 8-) FLOOD ZONE DETERMINATION MUST BE CONFIRMED BY AUTHORIZED OFFICIAL PRIOR TO CONSTRUCTION AND/OR DESIGN.
- 9-) ELEVATION INFORMATION: (IF APPLICABLE): THESE ELEVATIONS WERE MEASURED USING SURVEY GRADE GLOBAL POSITION SYSTEM EQUIPMENT, THAT UTILIZES THE F.D.O.T. PERMANENT REFERENCE NETWORK AS ITS HIGH ACCURACY REFERENCE NETWORK (H.A.R.N.)

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON 08-18-14 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AE  
BASE FLOOD ELEVATION 5.00 COMMUNITY 125113 PANEL NUMBER 0588 SUFFIX H  
ELEVATIONS(WHEN SHOWN) REFER TO N.A.V.D., 1988 DATUM,  
COUNTY BENCHMARK USED #1915 ELEVATIONS 1.67' FEET B.M. LOCATION HWY A-1-A  
SR 820

CERTIFIED TO:

BIDASK LADRILLO LLC

SURVEY DATE: 03-05-2024

MAO SERVICES, INC.  
Professional Land Surveyors, Mapper  
CERTIFICATE No.L.B. 8064  
STATE OF FLORIDA  
Main Line: (305) 901-1317  
Fax: (305) 901-1323

BY: \_\_\_\_\_  
LEONARDO MAQUEIRA, P.S.M  
CERTIFICATE No.L.S.-6992  
STATE OF FLORIDA

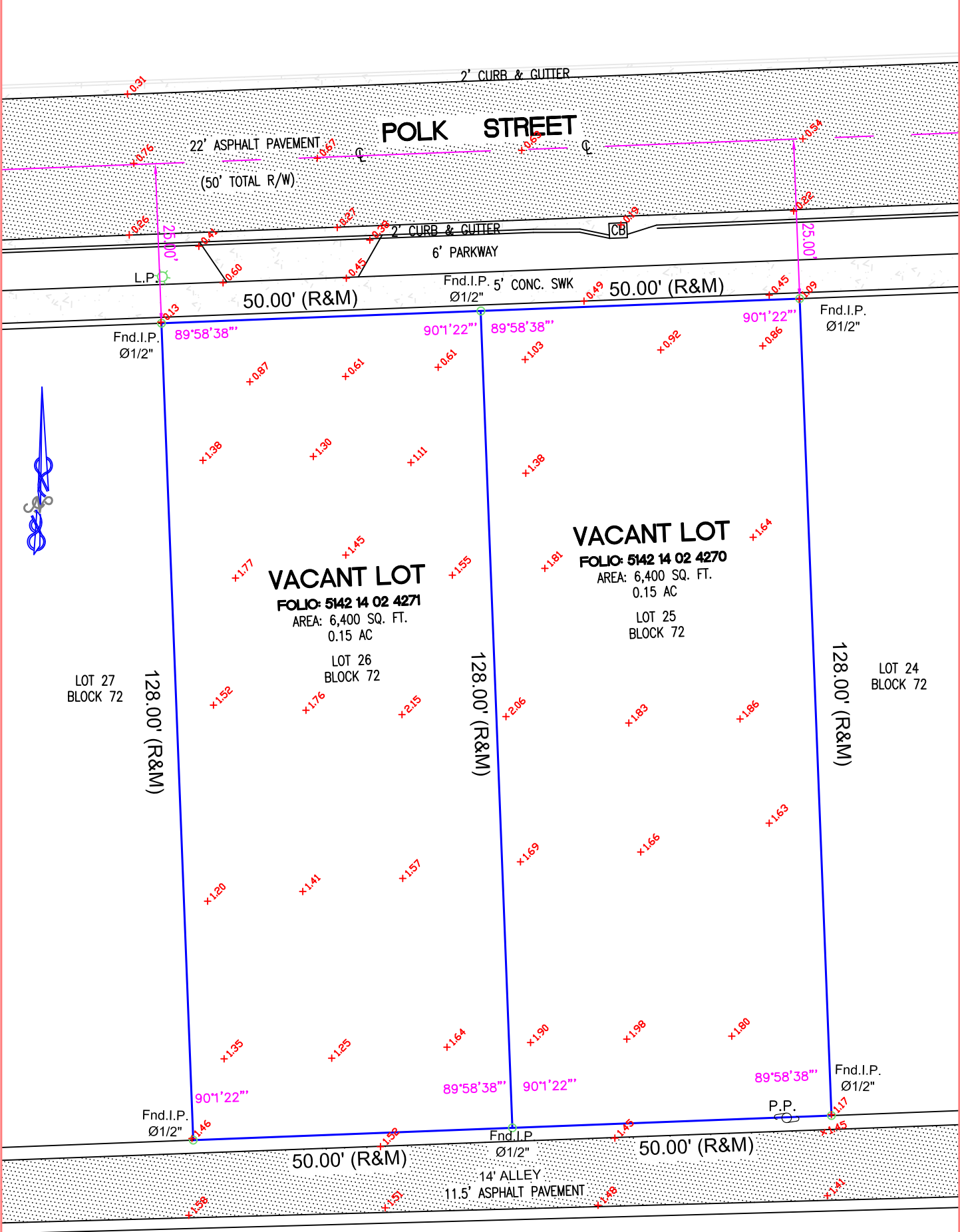
"NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."



MAQ SERVICES, INC.  
Professional Land Surveyors, Mapper  
CERTIFICATE No.L.B. 8064  
STATE OF FLORIDA  
Main Line: (305) 901-1317  
Fax: (305) 901-1323

PAGE 2 OF 2  
NOT VALID WITHOUT PAGE 1 OF 2  
JOB No. 24-03824125-26  
SCALE: 1" = 20'

BOUNDARY SURVEY



LEGEND AND ABBREVIATIONS

0.00 = ELEVATION  
DRWY. = DRIVEWAY  
U.P. = UTILITY POLE  
B.O.B. = BASIS OF BEARINGS  
A/C = AIR CONDITIONING PAD  
A = ARC DISTANCE  
BLDG. = BUILDING  
C.B. = CATCH BASIN  
C.B.S. = CONCRETE BLOCK STRUCTURE  
CH. = CHORD DISTANCE  
CL. = CLEAR  
C/L = CENTER LINE  
CONC. = CONCRETE

F.N. = FOUND NAIL  
P.O.C. = POINT OF COMMON-CEMENT  
F.D.H. = FOUND DRILL HOLE  
P.T. = POINT OF TANGENCY  
E.N.C. = ENCROACHMENT  
F.H. = FIRE HYDRANT  
F.I.P. = FOUND IRON PIPE  
F.I.R. = FOUND REBAR  
I.F.E. = LOWEST FLOOR ELEVATION  
I.P. = LIGHT POLE  
(M) = MEASURED  
(R) = RECORD  
(R & M) = RECORD & MEASURED

E.M. = ELECTRIC METER  
P.I. = POINT OF INTERSECTION  
P.R.C. = POINT OF REVERSE CURVE  
P.C. = POINT OF CURVATURE  
F.N.D. = FOUND NAIL/DISK  
P.C.C. = POINT OF COMPOUND CURVE  
M/L = MONUMENT LINE  
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM  
O.E. = OVERHEAD ELECTRIC LINE  
P.B. = PLAT BOOK  
P.C.P. = PERMANENT CONTROL POINT  
P.G. = PAGE  
P.O.B. = POINT OF BEGINNING  
P/L = PROPERTY LINE  
N.T.S. = NOT TO SCALE

CONCRETE FOUNDATION  
Δ = CENTRAL ANGLE  
-/- = WOOD FENCE  
-X- = CHAIN LINK FENCE  
ZZZZ = C.B.S. WALL  
B/C = BLOCK CORNER  
R = RADIUS  
RAD. = RADIAL  
RES. = RESIDENCE  
R/W = RIGHT OF WAY  
SEC. = SECTION  
S.I.P. = SET IRON PIPE  
STY = STORY  
SWK = SIDEWALK  
UE. = UTILITY EASEMENT

OVERHEAD ELECTRIC  
UTILITY CONC. POLE  
WATER METER



# ATTACHMENT B

## Aerial Map



824 Polk Street & Folio No. 5142-4-02-4271

Aerial Map







# City of Hollywood

## Staff Summary

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

**File Number: 3. 2024 0409**

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**Agenda Date:** 4/9/2024

**To:** Historic Preservation Board

**Title:** FILE NO.: 23-CM-102  
APPLICANT: Got The Magic House LLC/Stephanie Halfen D./Matt Rosenblatt.  
LOCATION: 1015 South Southlake Drive  
REQUEST: Certificate of Appropriateness for Demolition and Design for a new single-family 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:** April 9, 2024 **FILE:** 23-CM-102

**TO:** Historic Preservation Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Tasheema Lewis, Associate Planner

**SUBJECT:** Request for a Certificate of Appropriateness for Demolition and Design for a new single-family home located at 1015 South Southlake Drive, within the Lakes Area Multiple Resource Listing District (HMPRL0D-1)

**APPLICANT'S REQUEST**

Certificate of Appropriateness for Demolition and Design for a new 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.

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

**BACKGROUND**

The existing one-story home was constructed in 1961/1974, according to the Broward County Property Appraiser, and situated on an approximately 0.53-acre lot located at 1015 S. Southlake Drive. The year of construction occurred just outside the 'Historic Period of Significance' called Post War Modern, and the archival history of the history does not indicate that the property is historical in nature. Although the year of construction does not fall within a 'Period of Significance', the existing architectural features of the home demonstrate a Mid-Century Modern feel with the use of the unusual size and oversized windows with an indoor/outdoor feel.

**REQUEST**

The Applicant is requesting a Certificate of Appropriateness for Demolition and Design to an existing single-family home. The proposed home facilitates a contemporary architectural style utilizing floor to



ceiling windows, wood elements, stone cladding with an offset pattern to introduce movement and rhythm, and a flat roof with asymmetrical openings. The proposed design gives homage to the Mid-Century Modern Period of the original home by incorporating some of the key features of this period. The design utilizes an earth tones, and a warm color palette and landscaping features that further enhances the ambience achieved by the home's design, allowing for shade, visibility, and framing of the property. The home also includes a pool and pool deck, and a putting green on the second-floor level. Parking is primarily provided through a linear concrete driveway adjacent to a two-car garage. The applicant is not seeking any variances. The proposed home meets all applicable requirements including setbacks, height and exceeds the minimum open space requirement.

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

## **SITE BACKGROUND**

<b>Applicant/Owner:</b>	Got The Magic House LLC/Stephanie Halfen D./Matt Rosenblatt
<b>Address/Location:</b>	1015 South Southlake Drive
<b>Size of Property:</b>	23,397 sq.ft. (0.53 acres)
<b>Present Zoning:</b>	Single-Family Residential (RS-9) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>Present Land Use:</b>	Low (5) Residential (LRES)
<b>Present Use of Land:</b>	Single Family
<b>Year Built:</b>	1961/1974 (Broward County Property Appraiser)

## **ADJACENT ZONING**

<b>North:</b>	Southlake
<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-9) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>West:</b>	Single-Family Residential District (RS-9) 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 landowners 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 home is sensitive to the character of the Historic Lakes Section through its design which possesses similar characteristics to existing structures in the surrounding neighborhood.

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

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

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

## CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

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

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

## APPLICABLE CRITERIA

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

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

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

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

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

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

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



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

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

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

**ANALYSIS:** The Historic District Design Guidelines recommend *identifying, retaining, and preserving buildings which are important in defining the overall historic character of a historic district or neighborhood*. The existing home was constructed in 1961/1974, and there is no historical merit in archival/permit history provided.

**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 feasibility study provided showed an estimated cost of over 6 million to make improvements utilizing the existing structure, craftsmanship, and materials. A key component of this cost is related to compliance with FEMA floodplain regulations, which is approximately double current Finish Floor Elevation (FFE). Provided that the original home was historical, there would be difficult and costly to reproduce reproduction.

**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*. The existing two-story home was constructed in 1961/1974 which falls outside the Post War Modern Period of Significance. Contemporary homes were erected in mass to house a wave of new residents, as indicated by the Design Guidelines for Historic Properties and Districts. Therefore, examples of this kind of architecture are plentiful in the neighborhood.

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

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

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



**ANALYSIS:** 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 as it was built outside historical Period of Significance.

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

**ANALYSIS:** The Applicant is proposing to demolish the existing home and construct a new home, meeting all applicable code requirements. The proposed home is modern with an indoor/outdoor feel that allows the Applicant maximization of their use of their property. The design is enhanced by a formal landscape plan which includes an array of native species. As such, the proposed redevelopment of the property, if the demolition is approved, will improve the character of the area.

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

**ANALYSIS:** Not applicable. The Unsafe Structures Board has not ordered the demolition of this home.

**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 existing home is not individually designated, and a Master Site File is not available for the existing structure. The home was originally built outside a Period of Significance.

**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 proposed construction complies with required setbacks and site coverage and does not adversely affect the character of the neighborhood. The proposed home is compatible in scale and massing with adjacent properties.

**FINDING:** Consistent.

**CRITERION:** DESIGN

**ANALYSIS:** The Historic District Design Guidelines encourages new construction to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape, and environment. Although the existing home does not fall within



a Period of Significance, the design pays homage to the Post War Modern Period by incorporating a flat roof with extendable overhangs, extended glass areas, and an asymmetrical horizontal emphasis.

**FINDING:** Consistent

**CRITERION:** SETTING

**ANALYSIS:** According to the Design Guidelines, *setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood.* The home as proposed demonstrates compatibility with the neighborhood as it does not disrupt the relationship in terms of architectural style, height, and setbacks. The proposed home is compatible with the surrounding neighborhood while maintaining its uniqueness.

**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. The proposed materials are compatible and consistent in quality, color, texture, finish, and dimension to other contemporary homes in the historic district using architectural features such as flat roofs, extended glass areas, and wood elements.

**FINDING:** Consistent.

**CRITERION:** WORKMANSHIP

**ANALYSIS:** The proposed design is consistent with current workmanship styles and methods and does not replicate or copy any existing style or period while complying with all regulations and it fits within the neighborhood's character. Additionally, the proposed landscaping will enhance the ambience achieved by the home's design, allowing for shade, visibility, and framing of the property.

**FINDING:** Consistent.

**CRITERION:** ASSOCIATION

**ANALYSIS:** Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings... Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district.* Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighborhood. This project enhances the streetscape elements of the existing residence and the neighbors. As such, the proposed redevelopment of the property, if the demolition is approved, will maintain, and improve the character of the area.

**FINDING:** Consistent.



## **ATTACHMENTS**

ATTACHMENT A:	Application Package
ATTACHMENT B:	Aerial Photograph
ATTACHMENT C:	Permit History



# ATTACHMENT A

## Application Package



# GENERAL APPLICATION

APPLICATION DATE: \_\_\_\_\_

**2600 Hollywood Blvd**

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@  
Hollywoodfl.org

## SUBMISSION REQUIREMENTS:

- One set of digitally signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee (per review)

## NOTE:

- 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.

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

## APPLICATION TYPE:

- ☐ Technical Advisory Committee  
☐ City Commission

☐ Variance/Special Exception Requested

- ☐ Administrative Approvals  
☒ Historic Preservation Board  
☐ Planning and Development Board

## PROPERTY INFORMATION

**Location Address:** 1015 S Southlake Dr. Hollywood, Florida, 33019

Lot(s): 18&19 Block(s): 54 Subdivision: \_\_\_\_\_

Folio Number(s): 514214-02-0900

**RS-9**

Zoning Classification: RS-9 Land Use Classification: Single family detached

Existing Property Use: Residential Sq Ft/Number of Units: 4,099 sq. ft. / 1

Is the request the result of a violation notice? ( ) Yes ( ) 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/Resolution/Ordinance No.: \_\_\_\_\_

## DEVELOPMENT PROPOSAL

Explanation of Request: New single family residence

Phased Project: Yes / No ☐ Number of Phases: \_\_\_\_\_

Project	Proposal		
Units/rooms (# of units)	9	(Area: 7,185	S.F.)
Proposed Non-Residential Uses			S.F.
Open Space (% and SQ.FT.)	49.10%	(Area: 11,490	S.F.)
Parking (# of spaces)	2	(Area: 586	S.F.)
Height (# of stories)	2	( 27	FT.)
<b>Gross Floor Area (SQ. FT)</b>			

**Name of Current Property Owner:** Got The Magic House LLC

Address of Property Owner: 1015 S. Southlake Dr. Hollywood, Florida. 33019

Telephone: 7869725055 Email Address: matt@talaventura.com

**Applicant** Stephanie Halfen D. ☒ Consultant | ☐ Representative | ☐ Tenant (check one)

Address: 18200 NE 19th Ave, NMB. FL 33162 Telephone: (305) 501-5013

Email Address: stephanie@sdhstudio.com

Email Address #2: victoria@sdhstudio.com

Date of Purchase: 05/19/23 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

**Noticing Agent** (FTAC & Board submissions only) : Diana B. Rio (RDR Miami)

E-mail 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 as approved by the Division of Planning & Urban Design. 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: 03/20/24

PRINT NAME: Matt Rosenblatt

Date: 03/20/24

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

Stephanie  
Dornbusch  
de Halfen

Digitally signed by Stephanie  
Dornbusch de Halfen  
DN: cn=Stephanie Dornbusch  
de Halfen o=US on SDH Studio  
Reason: I am the author of this  
document  
Date: 2023.12.11 15:07:05.00

Date: 12/11/2023

PRINT NAME: Stephanie Halfen

Date: 12/11/2023

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

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

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

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

### Current Owner Power of Attorney

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

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

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

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

State of Florida

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



THIS INSTRUMENT PREPARED BY:  
GREG HERSKOWITZ, ESQ.  
HERSKOWITZ SHAPIRO PLLC  
9130 S. DADELAND BLVD., SUITE 1609  
MIAMI, FL 33156

RETURN TO:  
GREGORY FISHMAN, ESQ.  
GREGORY R. FISHMAN, P.A.  
2750 NORTHEAST 185TH STREET  
SUITE 204  
AVENTURA, FL 33180

Property Appraisers Parcel Identification (Folio) Number: 51-42-14-02-0900

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

## ***WARRANTY DEED***

THIS WARRANTY DEED, made the 19 day of May, 2023, by **AI Commercial Group, LLC, a Florida Limited Liability Company**, whose post-office address is **808 South Southlake Drive, Hollywood, FL 33019** (hereinafter called the "grantor"), to **Got The Magic House LLC, a Florida Limited Liability Company**, whose post-office address is **1015 South Southlake Drive, Hollywood, FL 33019** (hereinafter called the "grantee");

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

**W I T N E S S E T H:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Broward County, State of Florida, viz.:

**Lots 18 and 19 in Block 54 of HOLLYWOOD LAKES SECTION, according to the Plat thereof, recorded in Plat Book 1, Page 32 of the Public Records of Broward County, Florida; subject to an easement for highway and street purposes over the South 30 feet of said Lots 18 and 19.**

**AND also 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 18 and 19, 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 18, Block 54, extended Northerly and on the West by the West line of Lot 19, 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 18 and 19, Block 54, Hollywood Lakes Section extending to the south in said subdivision.**

**Also known as: 1015 South Southlake Drive, Hollywood, FL 33019.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2023 and thereafter.**

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

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

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

*[signatures and notarial acknowledgment on the following page]*



Warranty Deed  
Page 2 of 2  
Parcel Identification (Folio) Number: 51-42-14-02-0900

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

Signed, sealed and delivered in the presence of:

Janay H. Sanchez  
Witness #1 Signature

Janay H. Sanchez  
Witness #1 Printed Name

Richard J. Velazquez  
Witness #2 Signature

Richard J. Velazquez  
Witness #2 Printed Name

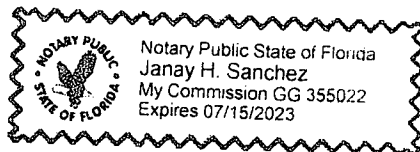
AI Commercial Group, LLC,  
a Florida Limited Liability Company

By: [Signature]  
Naji Atallah, Authorized Member

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 16th day of May, 2023 by Naji Atallah, as Authorized Member of AI Commercial Group, LLC, a Florida Limited Liability Company.

Janay H. Sanchez  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally known: \_\_\_\_\_ OR Produced Identification: X

Type of Identification Produced: DRIVERS LICENSE



City of Hollywood Historic Preservation Board

November 15, 2023

**Legal description:** Lots 18 and 19 in Block 54 of Hollywood Lakes Section, according to the plat thereof, recorded in Plat Book 1, Page 32 of the Public Records of Broward County, FL.

Dear Historic Preservation Board members and City Staff,

The following is a written document describing the proposed new single residential home located at 1015 S Southlake Dr. Hollywood, Florida 33019. The project involves the demolition of an existing structure that is currently in poor condition and below base flood elevation.

Considering the Historical designation of the Hollywood Lakes area in which the project is located, we studied the context in detail to create a design that would bridge the different architectural styles present in the vicinity. Such styles include Mediterranean Revival, Mission or Spanish Colonial, Art Deco or Art Moderne, Traditional, Bermuda, Masonry Vernacular, Prairie, Midcentury Modern, and Contemporary.

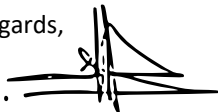
The design of the new home evokes a tropical modern style. It is characterized by a combination of clean volumetric elements, captivating curves that create a dialog between the beautiful organic lake and the structure, and a solid relationship to the natural environment.

The home's street-facing façade presents the residence as an artful play of horizontal planes accented with vertical elements, including narrow windows and metal louvers. Planes sheathed in stone breakthrough deep eaves finished within a light concrete roofline that is punctuated by organically shaped apertures, which soften the structure's appearance and enable natural light to flood the entryway.

The rear façade offers a visual continuity with the front through its use of pale stone, glass, and organic shapes in the roof. A sun deck and organically shaped pool expand the home's spatial boundaries, blurring the lines between indoor and outdoor living and providing a perfect space for entertainment and relaxation.

We are grateful for your time and consideration in approving the proposed new structure.

Best regards,



Stephanie D. Halfen

SDH Studio Architecture + Design

AR99155



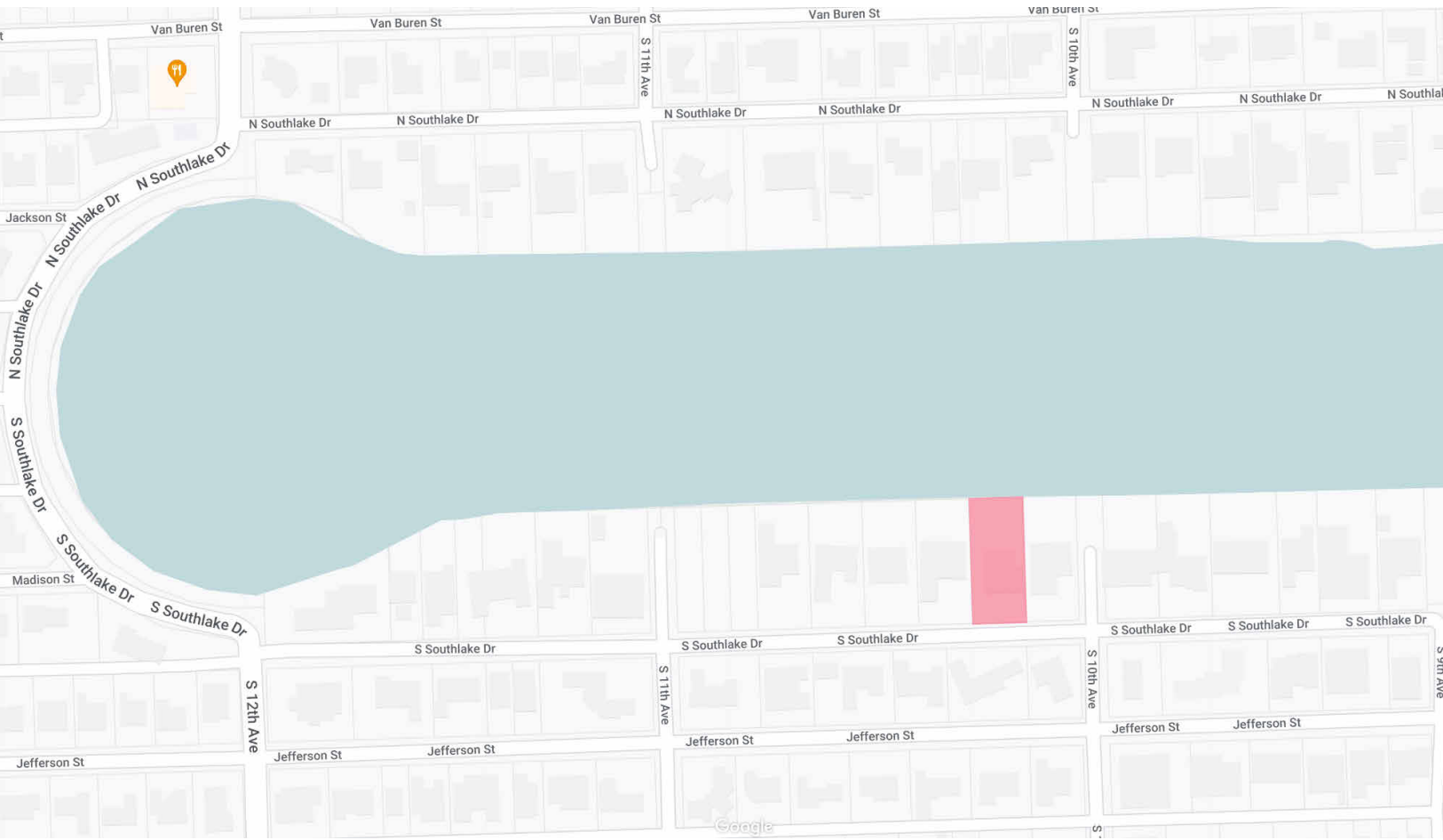


1015 Rosenblatt  
1015 S Southlake Dr, Hollywood, FL  
33019

SDH\_STUDIO  
ARCHITECTURE + DESIGN

Firm License No. AA26002883  
18200 NE 19th Ave. Suite 100  
North Miami Beach, Florida 33162

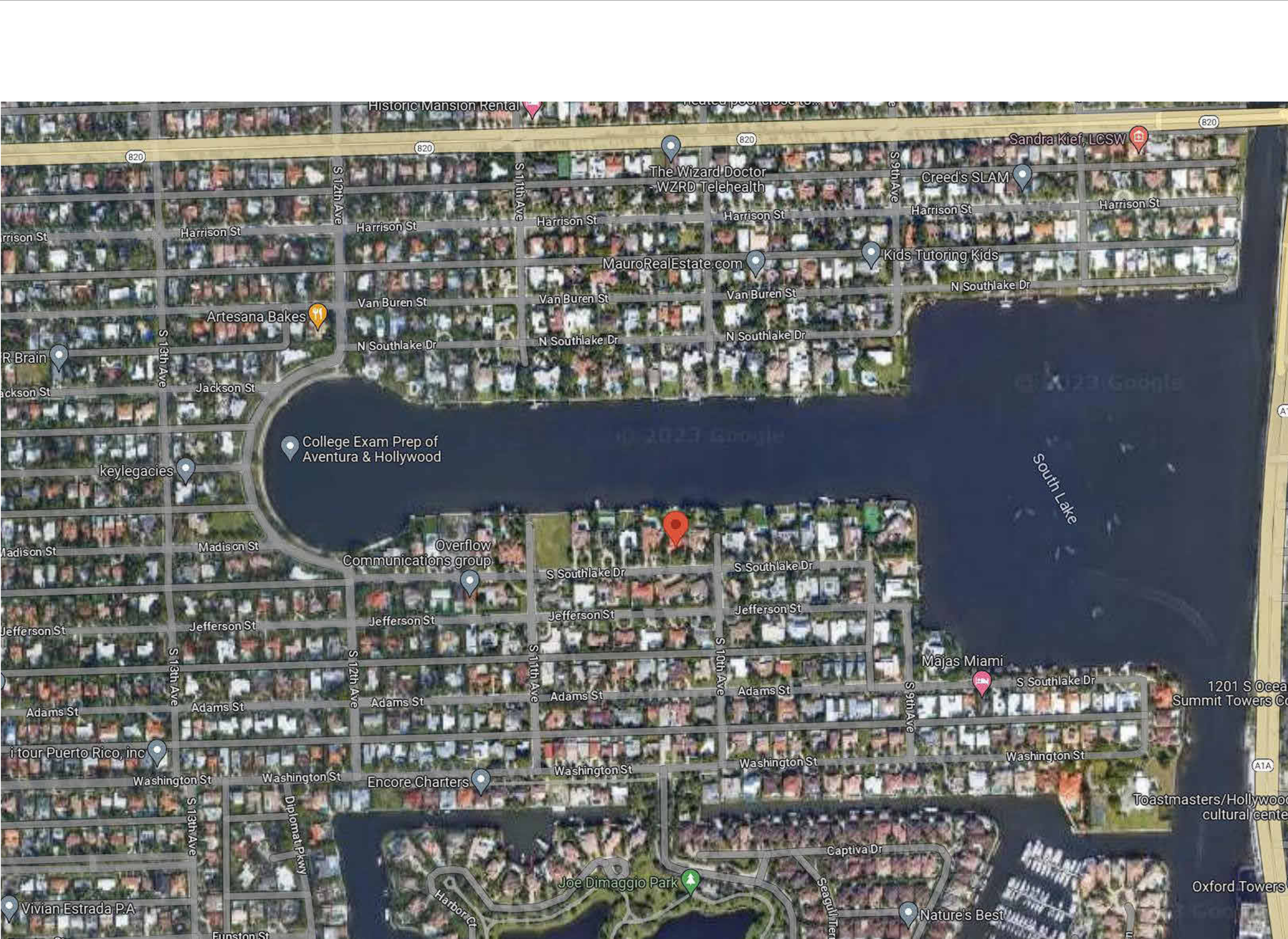
305.501.5013  
www.sdhstudio.com



LOCATION MAP  
1015 S SOUTHLAKE DR, HOLLYWOOD, FL 33019

DRAWING INDEX	LANDSCAPING	ARCHITECTURE	STRUCTURAL	PLUMBING	MECHANICAL	ELECTRICAL	CIVIL
	L-1 LANDSCAPE PLANS TD-1 TREE DISPOSITION PLANS	A-000 COVER PAGE A-001 GENERAL NOTES A-100 SITE PLAN A-100.1 RENDERINGS A-100.2 STREET PROFILE / COLOR PHOTOGRAPH OF ADJACENT BUILDINGS A-101 FIRST FLOOR PLAN A-102 SECOND FLOOR A-103 ROOF PLAN A-200 ELEVATIONS A-201 ELEVATIONS A-202 COLORED ELEVATIONS / SIMPLE ELEVATIONS A-300 SECTIONS A-301 SECTIONS A-302 WALL SECTIONS A-400 ADDITIONAL SECTIONS AND DETAILS A-500 DOOR AND WINDOWS SCHEDULE					C-1 STORM DRAINAGE PLAN C-2 STORM DRAINAGE DETAILS
PROJECT TEAM		SDH_STUDIO ARCHITECTURE + DESIGN					





LOCATION MAP  
1015 S SOUTHLAKE DR, HOLLYWOOD, FL 33019

ABBREVIATIONS

A	ANCHOR	HT	HEIGHT
AC	AIR CONDITIONING	HORIZ	HORIZONTAL
ACOUST	ACOUSTICAL	HB	HOSE BIBB
ACP	ACOUSTICAL CEILING PANEL	ID	INTERIOR DIMENSION
AFF	ABOVE FINISH FLOOR	INSUL	INSULATION
AHU	AIR HANDLE UNIT	INTERM	INTERMEDIATE
ALUM	ALUMINUM	JANIT	JANITOR
ANOD	ANODIZE	MANUF	MANUFACTURER
BD	BOARD	MAT	MATERIAL
BFF	BELOW FINISH FLOOR	MAX	MAXIMUM
BLK'G	BLOCKING	MIN	MINIMUM
BLCK	BLOCK	MTL	METAL
CEM	CEMENT	NIC	NOT IN CONTRACT
CER	CEMENT	NEOPR	NEOPRENE
CFV	CONTRACTOR FIELD VERIFY	OD	OUTSIDE DIMENSION
CJ	CONTROL JOINT	OC	ON CENTER
CLG	CEILING	OS	OVERFLOW SCUPPERS
COL	COLUMN	PTN	PARTITION
CONC	CONCRETE	PJ	PANEL JOINT
CONT	CONTINUOUS	PL	PLATE
COVER'G	COVERING	LFP	LIGHT POLE
DGL	DOUBLE	PLYWD	PLYWOOD
DIM	DIMENSION	PNL	PANEL
DTL/DTLS	DETAILS	PLAM	PLASTIC LAMINATE
EA	DISH WASHER	PT	PRESSURE TREATED
ETEC	EACH	REINF	REINFORCING
EL	ELECTRICAL	REQ'D	REQUIRED
ELEV	ELEVATION	RM	ROOM
EXH	EXHAUST	RD	ROOF DRAIN
EXIST	EXISTING	SHT	SHEET
EXP	EXPANSION	SS	STAINLESS STEEL
EXT	EXTERIOR	STL	STEEL
FD	FIRE DRAIN	STD	STANDARD
FE	FIRE EXTINGUISHER	SECT	SECTION
FIRE EXT CAB	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	SPEC'S	SPECIFICATIONS
	FLOURESCENT	STR	STRUCTURAL
	FIN	SC	SOLID CORE WOOD
GA	GAUGE	PH	TELEPHONE
GBW	GYPSUM WALL BOARD	TEMP	TEMPERED
GYP BD	GYPSUM BOARD	TOS	TOP OF SLAB
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GS	GALVANIZED STEEL	VERT	VERTICAL
GL	GLASS	VESTIBULE	VESTIBULE
HM	HOLLOW METAL	WH	WATER HEATER

SYMBOL LEGEND			
	CENTER LINE		MATERIAL TAG
	PROPERTY LINE		PRINCIPAL ENTRY
	WINDOWS TAG		SLOPE TAG
	DOOR TAG		WATER METER
	DATUM FLOOR ELEV.		POLE
	BREAKLINE		PLUMBING TAG
	GRID BUBBLE TAG		REVISION TAG
	LEVEL HEAD CIRCLE		CHANGE OF ELEV.
	SECTION MARK		NORTH ARROW
	CALLOUT HEAD TAG	<b>Room name</b>	ROOM TAG
	BUILDING ELEV. TAG		INTERIOR ELEV. TAG
	<b>VIEW NAME</b> 1/8" = 1'-0"		VIEW TITLE

- GENERAL NOTES
1. CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
  2. ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
  3. ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
  4. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
  5. CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
  6. CONTRACTOR MUST NOTIFY ARCHITECT/ENG. IMMEDIATELY OF ANY UNEXPECTED OR DISCOVERED CONDITIONS WHICH VARY FROM THOSE KNOWN, ANY DISCREPANCIES WITH THE DRAWINGS AND/OR CONTRACT DOCUMENTS, ANY ERRORS AND OMISSIONS ON THE DRAWINGS AND/OR THE FIELD PRIOR TO BIDDING, BEFORE PROCEEDING WITH WORK AND/OR SHOP FABRICATION.
  7. CONTRACTOR SHALL NOTIFY ARCHITECT/ENG. FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL AND ELECTRICAL, LANDSCAPE AND CIVIL DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED BY THE ARCHITECT BASED ON THE USE OF THE MOST EXPENSIVE METHOD OR FINISH.
  8. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.
  9. UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.
  10. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.
  11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY MATERIALS, FINISHES OR EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED AND ENFORCED BY THE CONTRACTOR.
  12. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.
  13. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.
  14. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION, WITHIN THE BUILDING'S CONSTRUCTION AS REQUIRED BY CODE, THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IF SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR OR SUBCONTRACTORS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIALS AND DETAILS FOR THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.
  15. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
  16. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE RETARDANT.
  17. ALL PIPING SHALL BE SLEEVED THROUGH SLABS. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A U.L. APPROVED FIRE RESISTIVE "THERMAFIBER" GLASS FIBER SAFING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR OR AS DETAILED ON DRAWINGS. PROTRUSIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL.
  18. ALL SHAFTS SHALL BE 1 HOUR RATED WITHOUT EXCEPTION. U.L. DESIGN NO. U-465 OR APPROVED SIMILAR AND SHALL CONTINUE AS SUCH TO UNDERSIDE OF ROOF DECKING.
  19. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
  20. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND SHALL BEAR THE REVIEW STAMP, DATE AND SIGNATURE OF THE CONTRACTOR BEFORE SUBMITTAL TO THE ARCHITECT AND OR ENGINEER.
  21. SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.
  22. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE.
  23. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.
  24. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK OR 'BY OTHER' ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.
  25. IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
  26. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE. NOTIFY ARCHITECT/ENG. AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.
  27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.
  28. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH ARCHITECT.
  29. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECT/ENG. UNLESS NOTED ON PLANS.
  30. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.
  31. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE WALLS, DOORS, ETC. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.
  32. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF RECORD DRAWINGS (AS BUILT) ALONG WITH THE WRITTEN GUARANTEES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.
  33. NO EXISTING FACILITY SHALL BE OCCUPIED DURING REMODELING OR RENOVATION UNLESS ALL EXISTING EXITS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LIEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.
  34. CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION OR CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO PAVING AND LANDSCAPING OF THE PROPOSED STAGING AREA TO INSURE PROPER DRAINAGE AND TO RETURN THEM TO THEIR ORIGINAL EXISTING CONDITION.
  35. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.
  36. IF THE NORMAL WORK FLOW OF AN AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO COMMENCEMENT OF SUCH WORK.
  37. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.
  38. CONTRACTOR SHALL AVOID INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING. CONTRACTOR SHALL COORDINATE WITH OWNER'S SECURITY PROGRAM METHODS TO AVOID UNAUTHORIZED ENTRY, VANDALISM AND THEFT.
  39. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.
  40. ALL ROOFING, DECKING, WATERPROOFING, FLASHING TO COMPLY WITH ALL REQUIREMENTS UNDER SECTION 1519.16 OF THE FLORIDA BUILDING CODE. INSTALLATION TO BE DONE UNDER SEPARATE ROOF SUPERMIT, AND ALL NOA MUST BE SUBMITTED FOR APPROVAL. WATERPROOFING MEMBRANE AS PER VULKEM 350NF/EPOXY PRIMER - VULKEM 350NF/351 OR APPROVED EQUAL.
  41. CONTRACTOR TO VERIFY SOIL VALUES AND CAPACITIES IN REFERENCE TO SOIL TEST AND STRCUTRAL PLANS
  42. CONTRACTOR TO COORDINATE ELEVATOR REQUIREMENTS WITH ELEVATOR SELECTION

- RAIN WATER NOTES
- ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN, IF APPLICABLE

O.S.F.H. -(OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.  
S.F.H. -(SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEV. REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER. LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT). AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE ELEVATION DESIGN NON-ELEVATION DESIGNATIONS IN SECTIONS IIC-3, IIC-4, IIC-5. GARAGE OR STORAGE (SFHA, OSHA (IIC-5-F)) FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGN TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES I.E. PARKING, LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGN TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.  
DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT AND MEET THE FOLLOWING CRITERIA:  
(1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MORE HIGHER THAN ONE (1) FOOT ABOVE GRADE.  
(2) THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONDITIONED.

- STAIRS NOTE S
1. CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26".
  2. THE HEIGHT OF RISER IS NOT MORE THAN 7.75".
  3. HEADROOM IS AT LEAST 6'-8".
  4. TREADS SHOULD HAVE A MIN. DEPTH OF 10".
  5. ALL TREAD ARE IDENTICAL.
  6. MANUFACTURED STAIRS: ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION. UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.

- GARAGE NOTES
1. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1"x3" FURRING STRIP @16" O.C., 5D CEMENT-COATED OR RING SHACKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS, OR BLOWN-IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11 AS PER F.B.C
  2. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"x4" WOOD STUDS OR 1"x3" FURRING STRIPS NAILED WITH 6D COOLER NAILS 7" O.C. WITH END JOINTS ON NAILING MEMBERS. PROVIDE 3-1/2" BATT INSULATION WITHIN FRAME AS PER F.B.C
  3. PROVIDE SIGN @ GARAGE DOOR "DANGER DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL", 1/2" MIN. LETTERS REQUIRED AS PER F.B.C 4. PROVIDE 2"x6" P.T. WOOD JAMS BOLTED TO CONC. COLUMN WITH 1/2" DIA. x 6" ANCHOR BOLTS @24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
  5. PROVIDE SCREENED VENTILATION IN GARAGE. VENTS AREA TO BE WITHIN 12" OF FIN. FLOOR.
  6. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER F.B.C.
  7. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION 7.00' NGVD MUST BE FLOOD-RESISTANT MATERIAL. AS PER FEMA TECHNICAL BULLETIN NFIP-ACCEPTABLE/CLASS-4

MEAN OF ESCAPE NOTE

ALL EGRESS WINDOWS TO COMPLY W/ FBC 2020. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 S.Q. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR, THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.  
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET  
EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED

TERMITE PROTECTION

R318.1 TERMITE PROTECTION.  
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202. REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE AS PER FBC

BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) OVER THE FIXTURE AND AT THE FRONT CLEARANCE AREA FOR FIXTURES  
A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) ABOVE A MINIMUM AREA 30 INCHES (762 MM) BY 30 INCHES (762 MM) AT THE SHOWERHEAD.

DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET (0.84 M2) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS.

- FLOOR PLAN NOTES
1. SHOWER ENCLOSURE SAFETY GLASS CAT.II. TILE IMPERVIOUS FINISH UP TO 80" A.F.F.
  2. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. R307.2  
BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2
  3. FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS
  4. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL REJECT A 6" SPHERE  
REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY CITY OF HOLLYWOOD  
ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.  
GUARDRAIL RESISTANT TO 400# LAT PEDUL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1- FBC2020 1618.4.6.5
  5. WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED. SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.

- ELEVATION NOTES
1. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS FOR RAILINGS. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. GUARDRAIL RESISTANT TO 400# LAT PENDUL IMPACT (BY OTHERS)
  2. ALL WINDOWS AND DOORS IMPACT RESISTANT. BY SEPARATE PERMIT W/ PRODUCT APPROVAL FOR ALL WINDOWS AND DOORS ARE REQUIRED TO BE REVIEWED AND SIGNED APPROVED BY THE DESIGNER OF RECORD
  3. ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED PERMIT.
  4. THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500
  5. ALL WINDOWS WILL BE TINTED
  6. REFER TO STRUCTURAL PLANS FOR SLAB DEPRESSION DETAILS, TYP.

POOL BARRIER: ALARM NOTES

WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY: REQUIREMENTS RELATING TO POOL SAFETY FEATURES:  
ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM. COMPLYING W/ UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FT. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES  
THE ALARM SHALL BE EQUIPPED W/ A MANUAL MEANS TO TEMPORARY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST NOT MORE THAN 15 SECONDS. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 IN ABOVE THRESHOLD OF THE DOOR SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48" OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL. ACCESS LEVEL WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY SCREENED OR PROTECTED PASS- THROUGH KITCHEN WINDOWS OR HIGHER W/ A COUNTER BENEATH.  
SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.  
ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE W/ POSITIVE MECHANICAL LATCHING/ LOCKING INSTALLED A MINIMUM OF 54" ABOVE THE THRESHOLD WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

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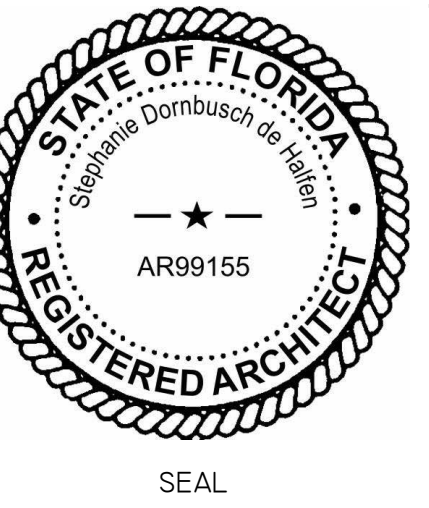
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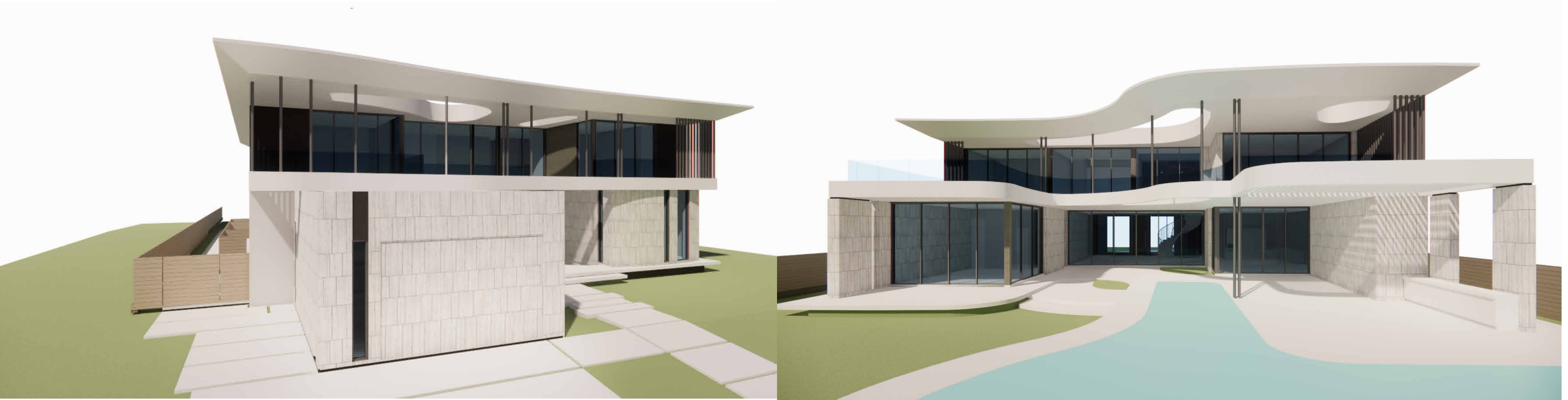
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FRONT ELEVATION RENDERINGS



REAR ELEVATION RENDERINGS

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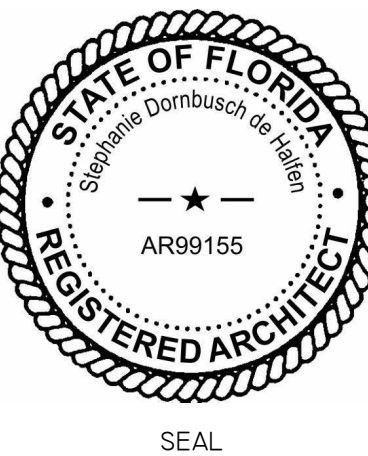
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STEPHANIE D. DE HALFEN  
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ARCH. REG.# 99155

1015  
ROSENBLATT

1015 S SOUTHLAKE DR,  
HOLLYWOOD, FL 33019

OWNER

135

STATE OF FLORIDA  
Stephanie Dornbush de Halfen  
★  
AR99155  
REGISTERED ARCHITECT  
SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

STREET PROFILE / COLOR  
PHOTOGRAPH OF  
ADJACENT BUILDINGS

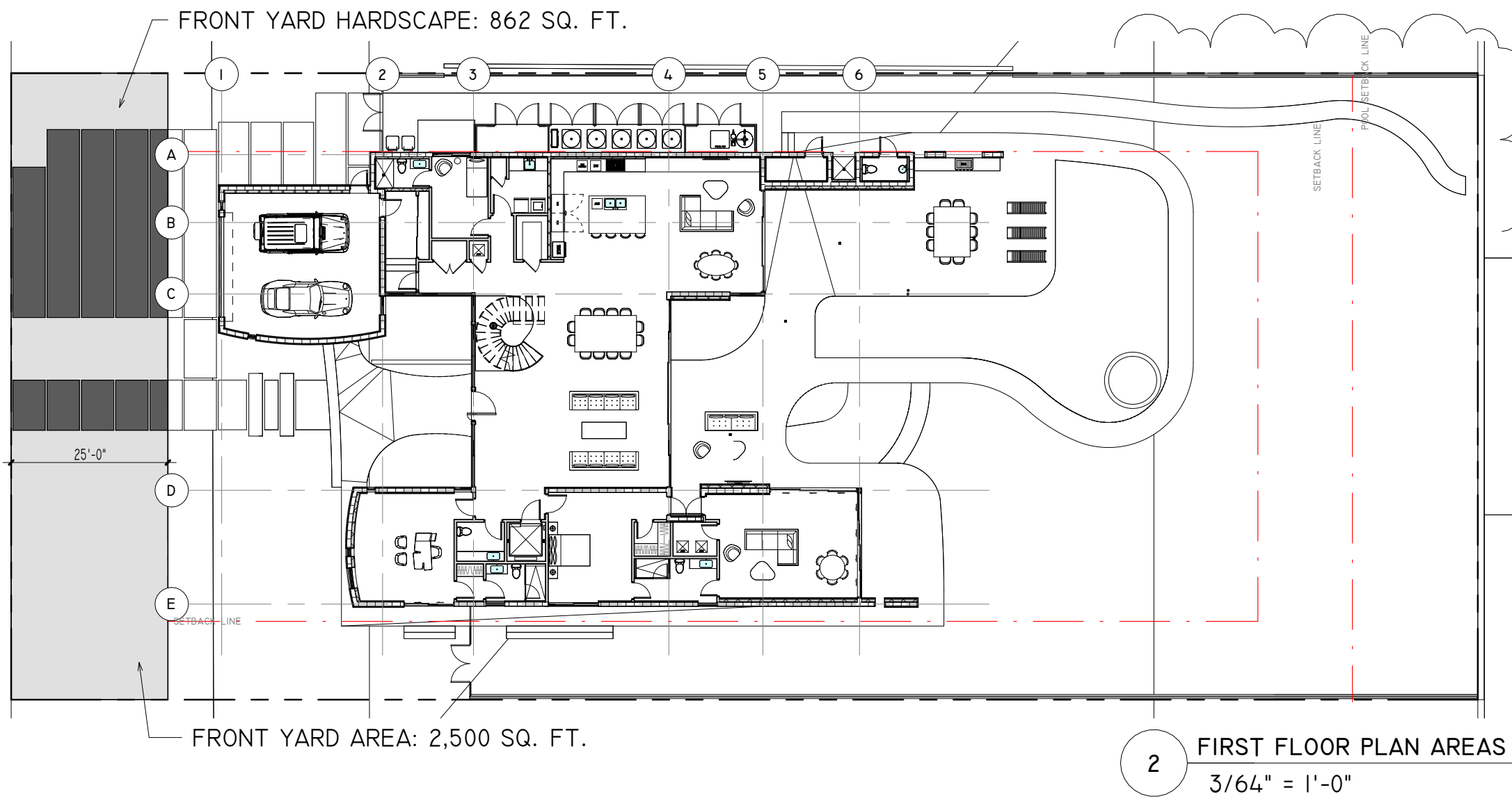
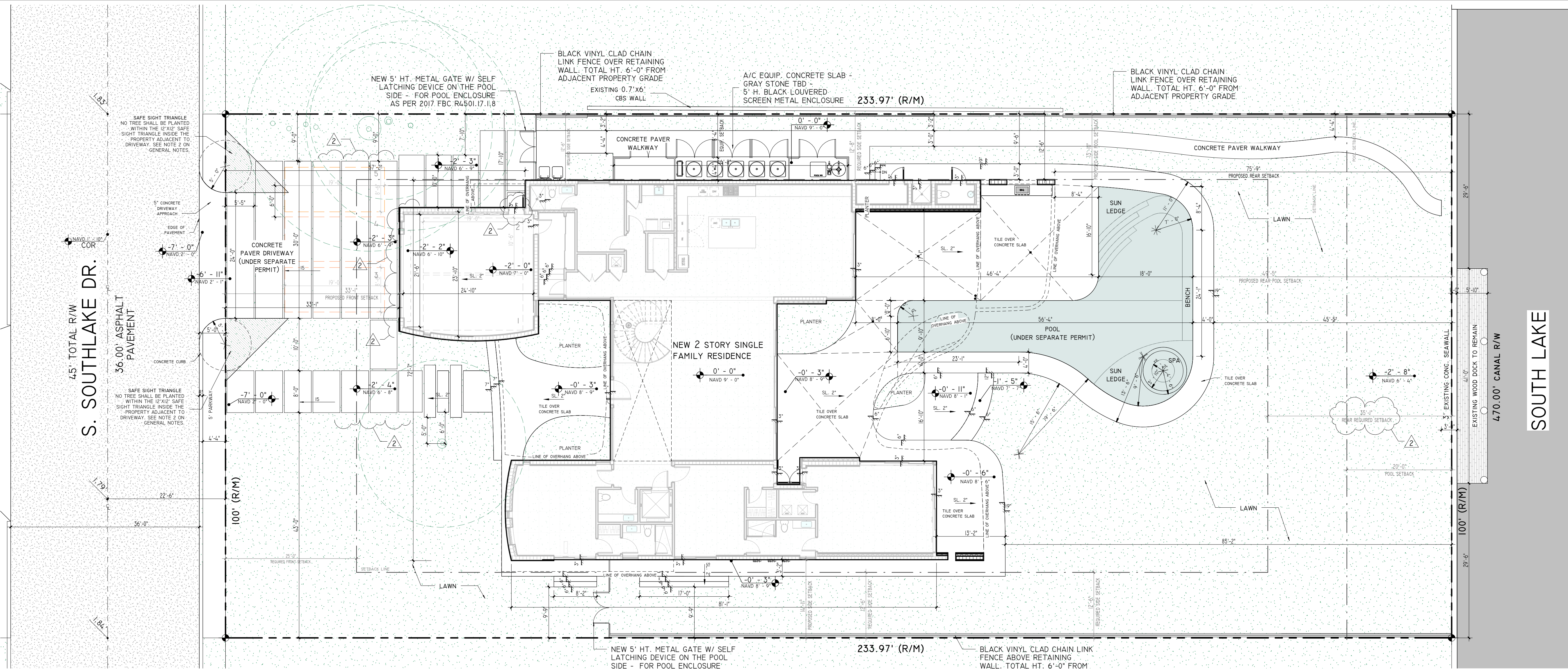
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AT LEAST 20% OF THE REQUIRED FRONT YARD AREA SHALL BE SODDED OR LANDSCAPED PERVIOUS OPEN SPACE:

FRONT YARD TOTAL AREA: 2,500 SQ. FT.

FRONT YARD HARDSCAPE AREA: 862 SQ. FT.

TOTAL OPEN/LANDSCAPED AREA: 1,638 SQ. FT. (65.52% OF FRONT YARD)

#### GENERAL NOTES

- CODE REQUIRES 2 PARKING SPACES FOR THE FIRST 2000 SQ.FT. OF UNDER AIR LIVING AREA. THEN ONE STALL EVERY 500 SF WITH A CAP AT 5. 7,185 SF OF A/C AREA PROPOSED.
- 5 PARKING SPACES PROVIDED. 2 PARKING SPACES INSIDE THE GARAGE AND 3 PARKING SPACES IN DRIVEWAY
- PLEASE NOTE ALL FENCES, WALLS, BUSHES, HEDGES, AND ANY OTHER LANDSCAPING OR PLANT MATERIAL, WITHIN THE VIEW TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL BETWEEN 30 INCHES AND 72 INCHES ABOVE GROUND LEVEL. PLEASE SHOW HOW THIS WILL BE ACHIEVED IN THE PLANS.
- PAVER DRIVEWAYS REQUIRE A MINIMUM 2 3/8TH INCH PAVERS PLACED OVER A 1 1/2 INCH SAND BASE AND COMPACTED SUBBASE. IN ADDITION TO A MINIMUM 6-INCH EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND PERIMETER TO INTERLOCK PAVERS. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE

SITE PLAN  
3/32" = 1'-0"

#### APPLICABLE CODES

FLORIDA BUILDING CODE 2020 EDITION  
FLORIDA RESIDENTIAL CODE 2020  
NATIONAL ELECTRICAL CODE 2020  
FLORIDA PLUMBING CODE 2020  
FLORIDA MECHANICAL CODE 2020  
FLORIDA ENERGY CODE 2020

#### SCOPE OF WORK

I. NEW 2 STORY SINGLE FAMILY RESIDENCE

#### AREA TALLY

LOT AREA (SF)	23,397 SF
LOT AREA (ACRES)	0.53 AC
A/C GROUND FL	3,924 SF
A/C SECOND FL	3,261 SF
A/C TOTAL	7,185 SF
ENTRY	236 SF
TERRACES	1,242 SF
GARAGE	586 SF
BALCONIES	1,304 SF
POOL - POOL DECK	1,090 SF-528 SF
WALKWAY	307 SQF
DRIVEWAY	1,356 SQF

#### ZONING INFORMATION

ART. 4 - SCHEDULE OF DISTRICT, USE AND SETBACK REGULATIONS ZONING DISTRICT - RS-9		
BUILDING SETBACK	REQUIRED	PROVIDED
FRONT SETBACK	25'-0"	33'-1"
REAR SETBACK	15% OF LOT DEPTH, 233.97' X 15% = 35'-1"	75'-9"
SIDES SETBACK	25% OF LOT WIDTH, MIN 7'-6", PROPOSED 12'-6" E - 12'-6" W	14'-11" E - 12'-8" W
POOL SETBACK	6'-0" FROM SIDES; 6'-0" FROM REAR	13'-10" FROM SIDE & 4'-9"-5" REAR
GARAGE SETBACK	25'-0" FROM FRONT; SIDES AS MAIN STR.	33'-1"
HEIGHT LIMITATION	30'-0"	27'-0" FROM BFE
20% MIN. FRONT YARD OPEN SPACE	TOTAL FRONT YARD AREA = 2500 SF 20% (MIN.) = 500 SF LANDSCAPED	1,638 SF = 65.52% LANDSCAPED
PARKING SPACES	2 SPACES MINIMUM	2 SPACES IN GARAGE

#### SITE DESCRIPTION

##### LEGAL DESCRIPTION

ADDRESS: 1015 S SOUTHLAKE DR, HOLLYWOOD, FL 33019

LOT: 18 & 19 BLOCK: 54 PLAT BOOK: 1 PAGE: 32

HIGHEST CROWN OF ROAD ELEVATION: 1' - 10" FLOOD ZONE: 7.00'

AVERAGE OF CROW OF ROAD ELEVATION: 1' - 9" BASE FLOOD: 7.00'

ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:

SURVEYOR'S NAME: JULIO S. PITA PLS LIC.: 5789 FIELD WORK DATE: 04-24-2023

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
PROPOSED	8' - 0" NAVD	6' - 5" NAVD	
MINIMUM	8' - 0" NAVD	6' - 5" NAVD	

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (11C3-303)

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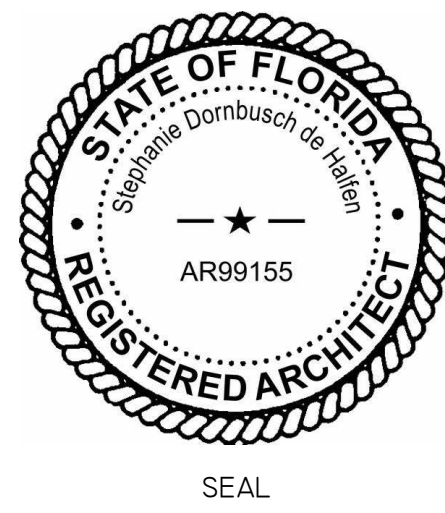
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#### NOTES/COMMENTS

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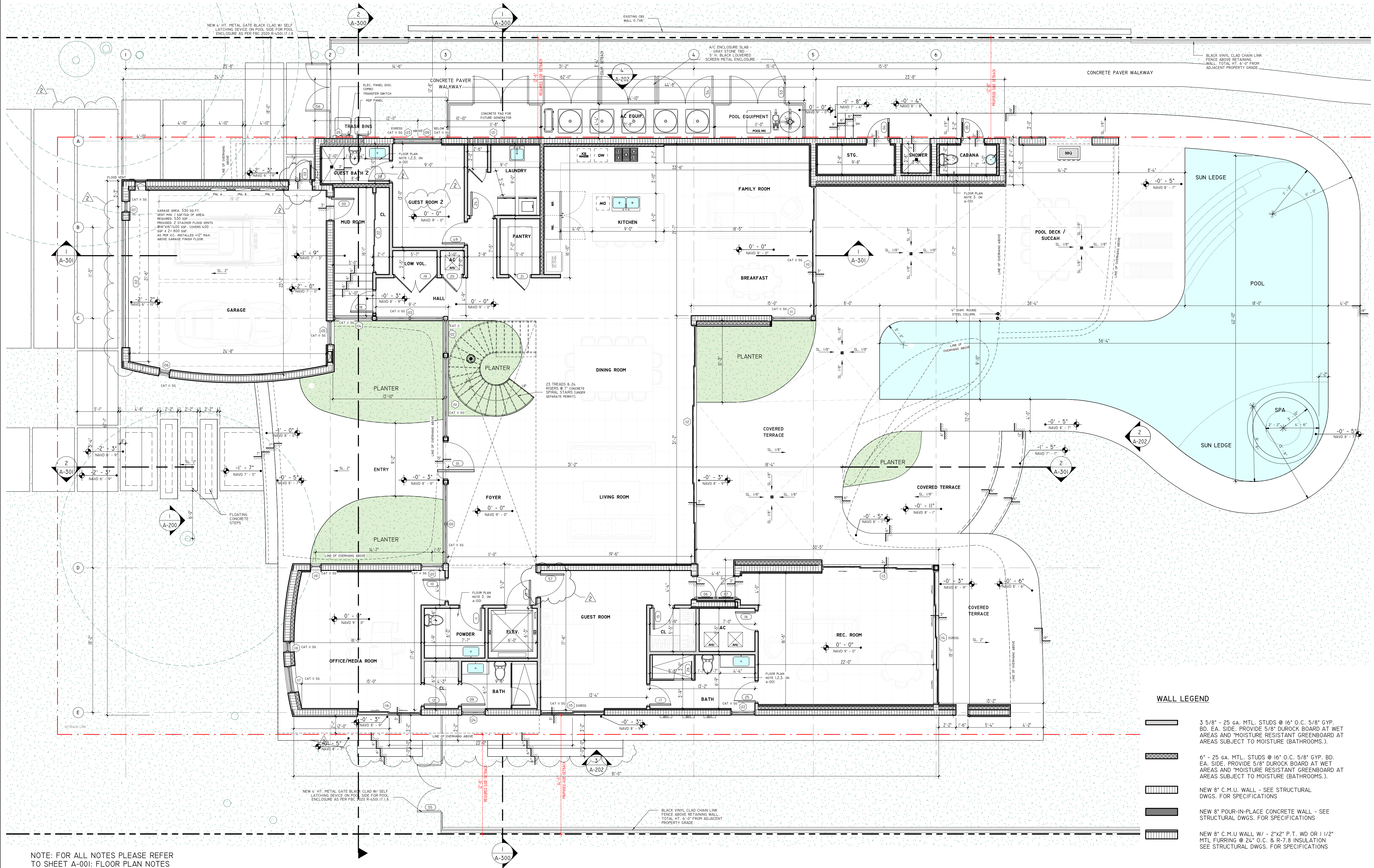
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NOTE: FOR ALL NOTES PLEASE REFER TO SHEET A-001: FLOOR PLAN NOTES

**FIRST FLOOR PLAN**  
3/16" = 1'-0"

- WALL LEGEND**
- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUCK BOARD AT WET AREAS AND MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS).
  - 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUCK BOARD AT WET AREAS AND MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS).
  - NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
  - NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
  - NEW 8" C.M.U. WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL. FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

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ARCHITECTURE + DESIGN

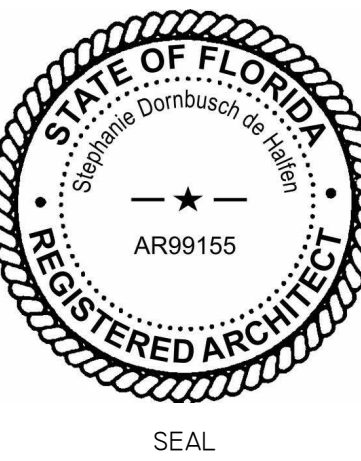
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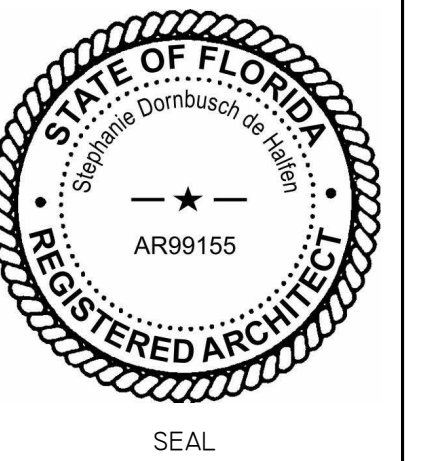
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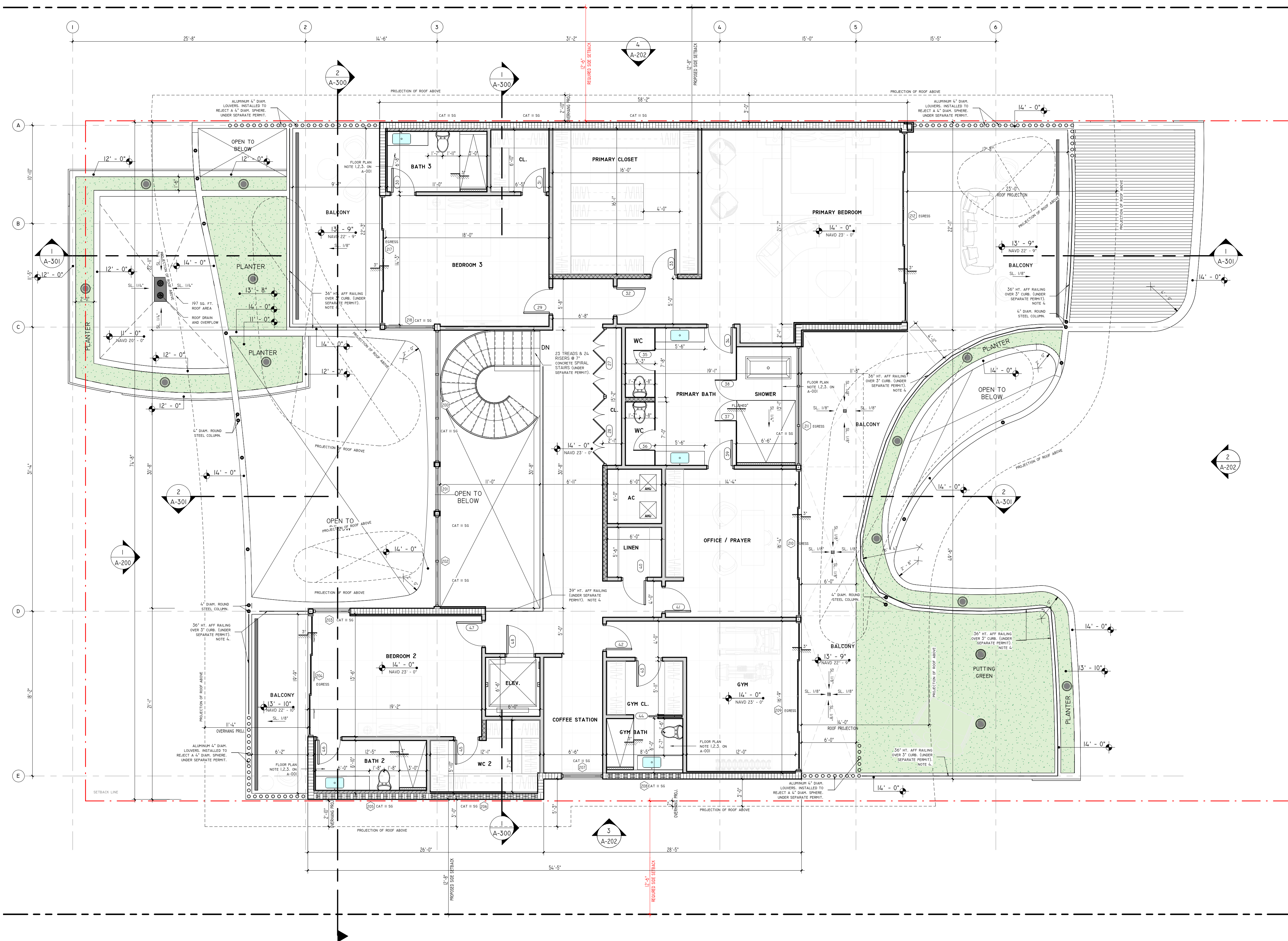
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SECOND FLOOR

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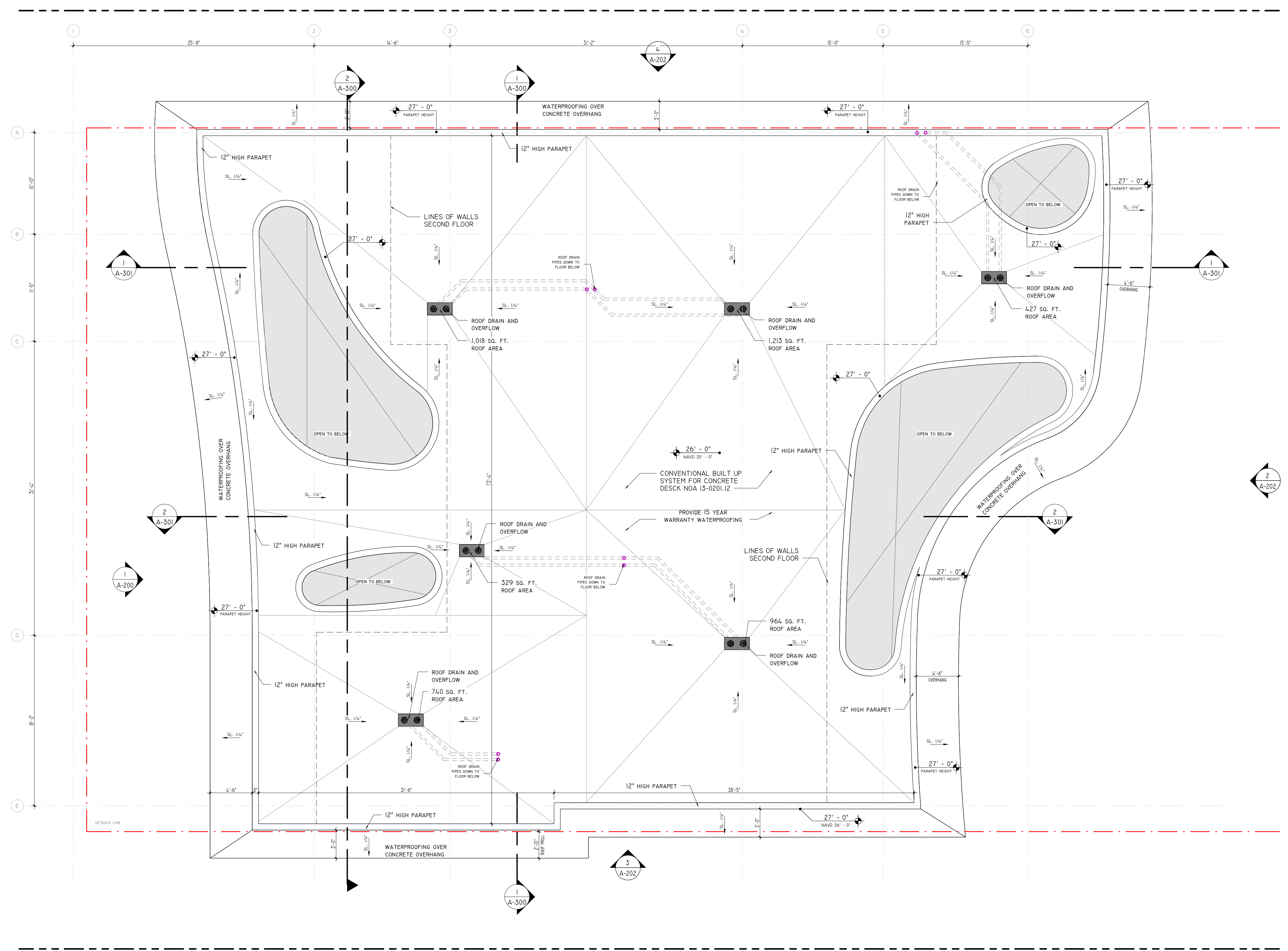
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RELEASE DATE:	

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NOTE: FOR ALL NOTES PLEASE REFER  
TO SHEET A-001: FLOOR PLAN NOTES





NOTE: FOR ALL NOTES PLEASE REFER TO SHEET A-001: FLOOR PLAN NOTES

1 ROOF PLAN  
3/16" = 1'-0"

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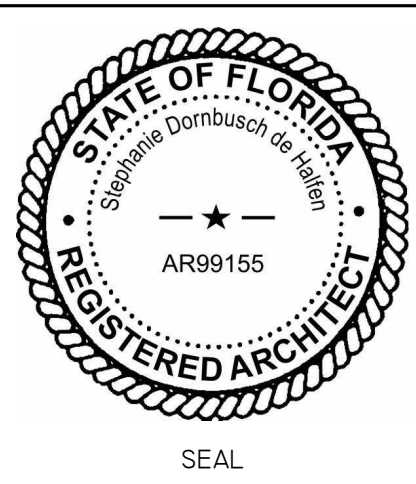
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ROOF PLAN

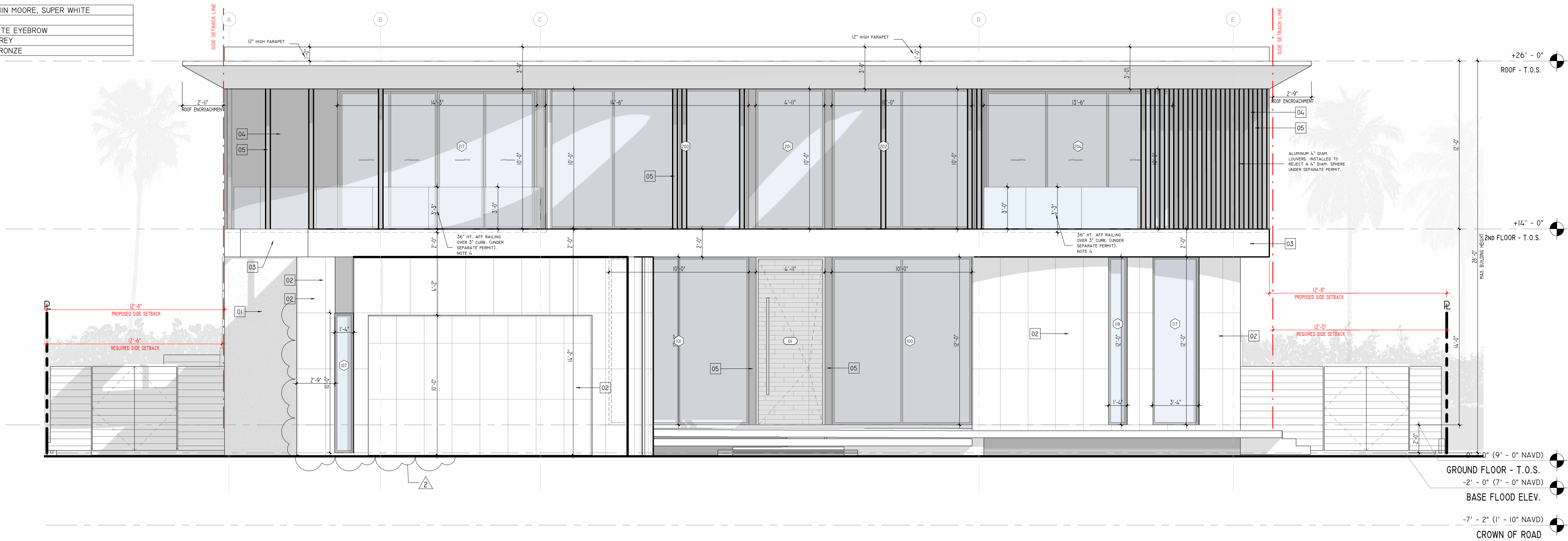
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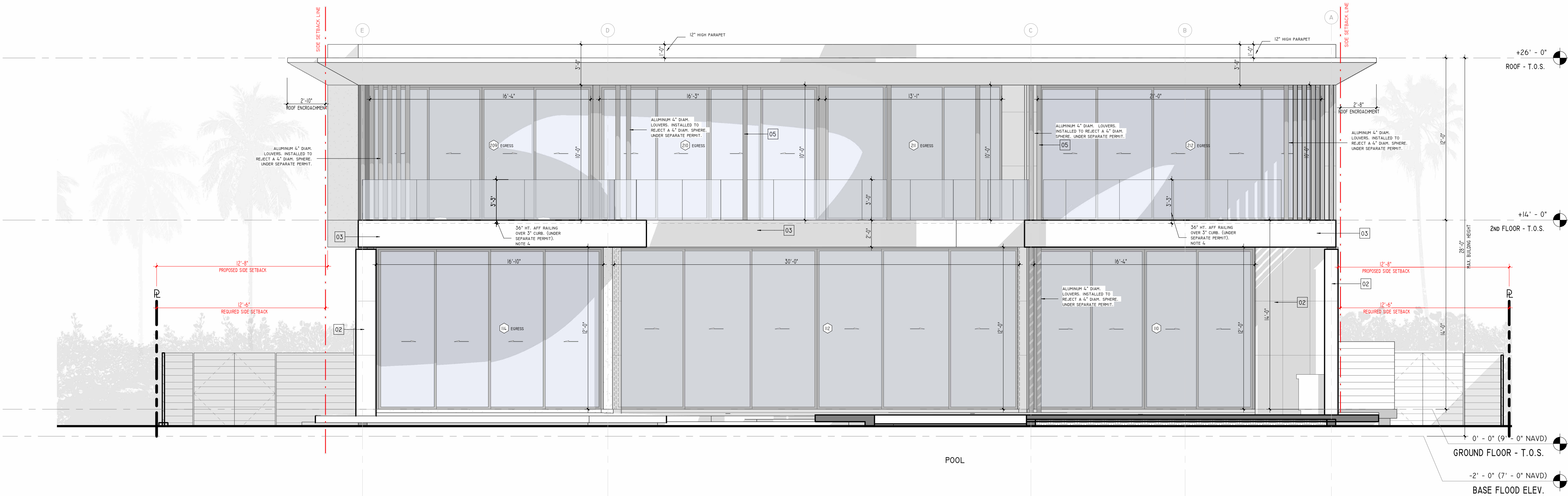


FINISH MATERIALS		
MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	STONE	
03	CONCRETE, CAST-IN-PLACE GRAY	CONCRETE EYEBROW
04	SMOOTH STUCCO 3	DARK GREY
05	ALUMINUM	DARK BRONZE



NOTE: FOR ALL NOTES PLEASE REFER TO SHEET A-001: ELEVATIONS PLAN NOTES

1 FRONT ELEVATION  
1/4" = 1'-0"



2 REAR ELEVATION  
1/4" = 1'-0"

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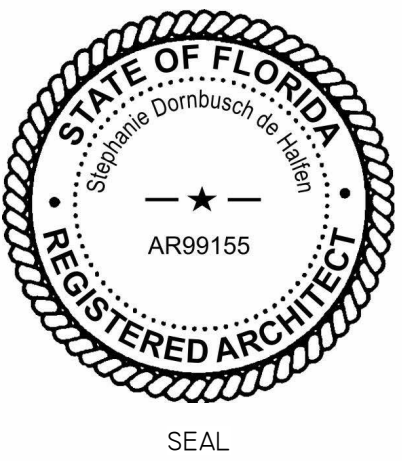
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NOTES/COMMENTS

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ELEVATIONS

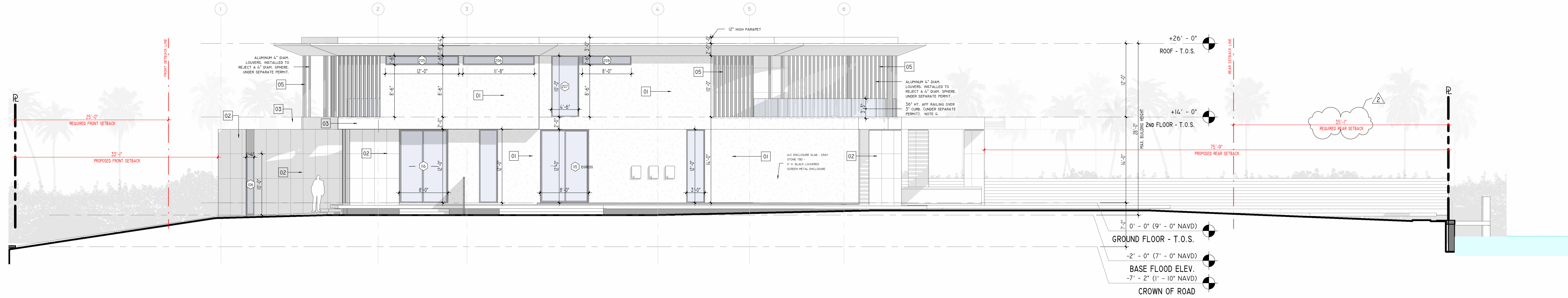
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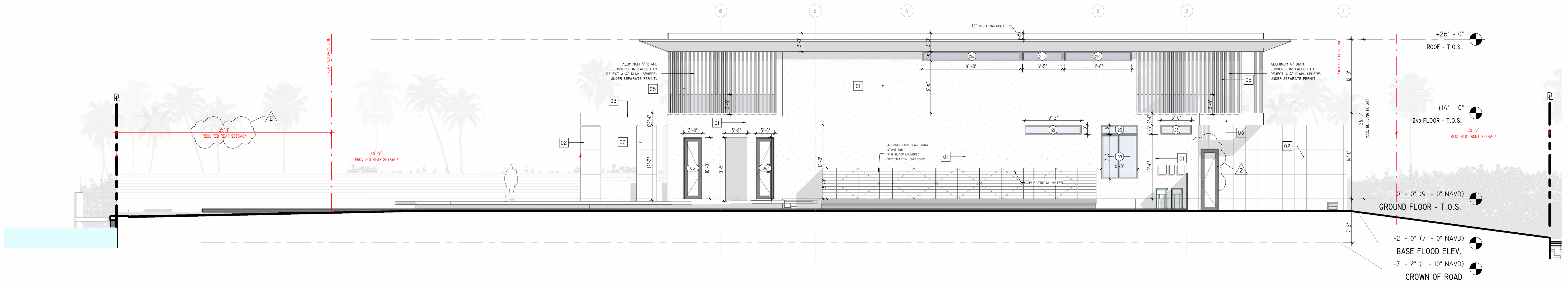
A-200



FINISH MATERIALS		
MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	STONE	
03	CONCRETE, CAST-IN-PLACE GRAY	CONCRETE EYEBROW
04	SMOOTH STUCCO 3	DARK GREY
05	ALUMINUM	DARK BRONZE



1 EAST ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"

NOTE: FOR ALL NOTES PLEASE REFER TO  
SHEET A-001: ELEVATIONS PLAN NOTES

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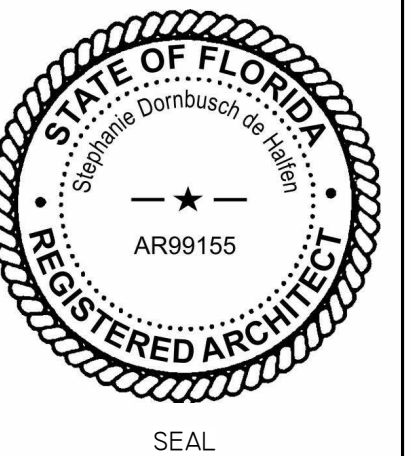
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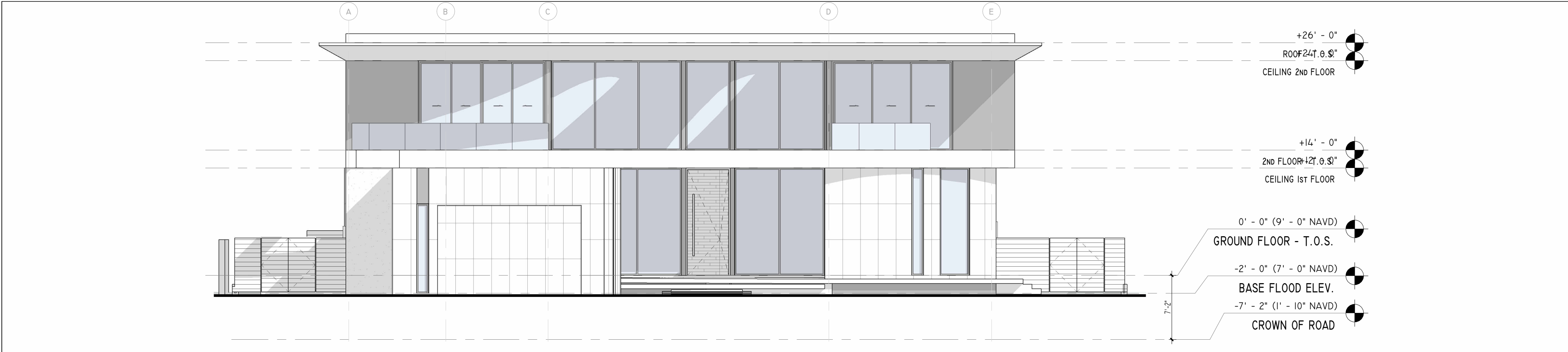
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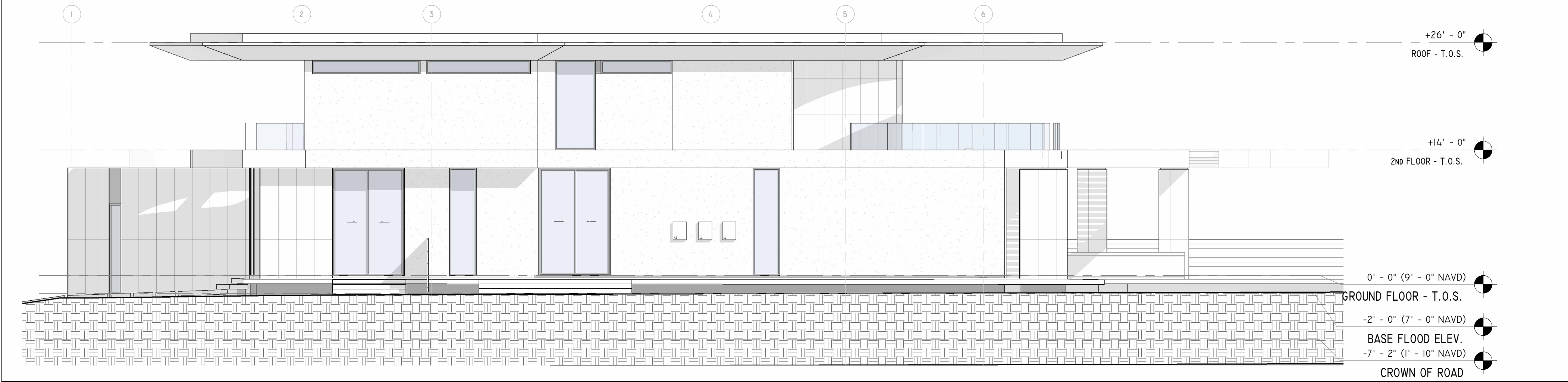




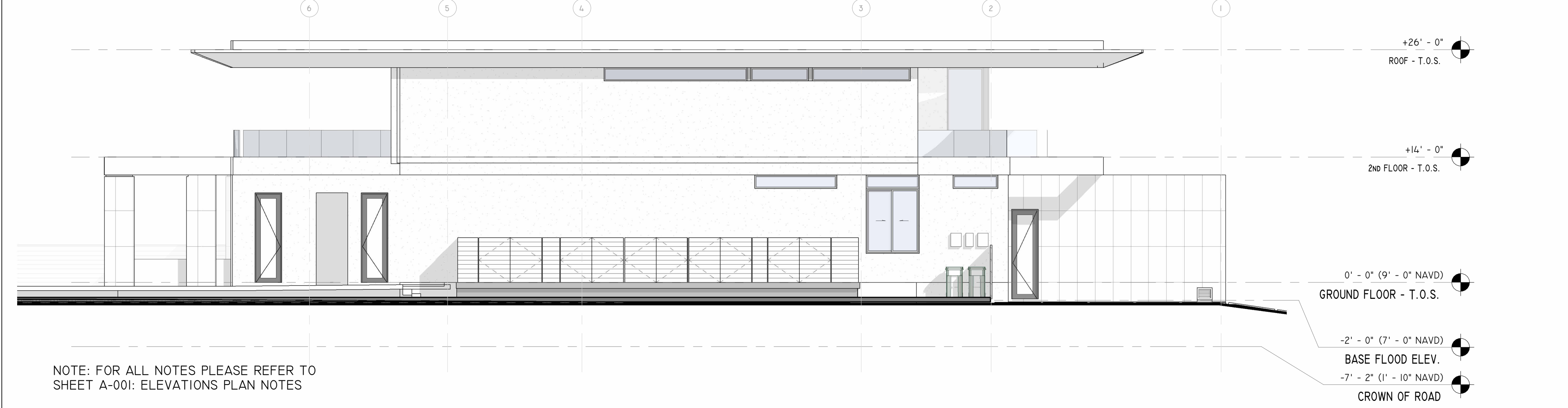
1 FRONT I  
1/8" = 1'-0"



2 REAR I  
1/8" = 1'-0"



3 EAST I  
1/8" = 1'-0"



4 WEST I  
1/8" = 1'-0"



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SHEET A-001: ELEVATIONS PLAN NOTES

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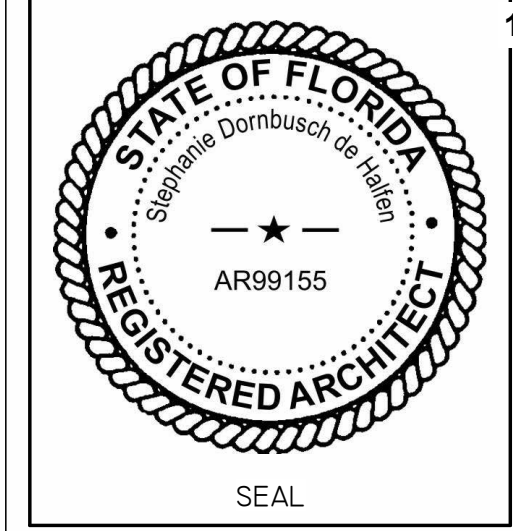
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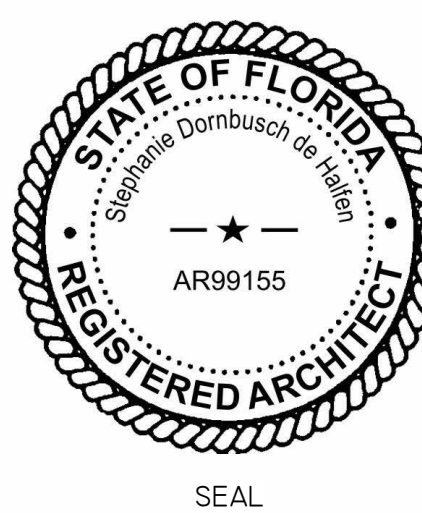
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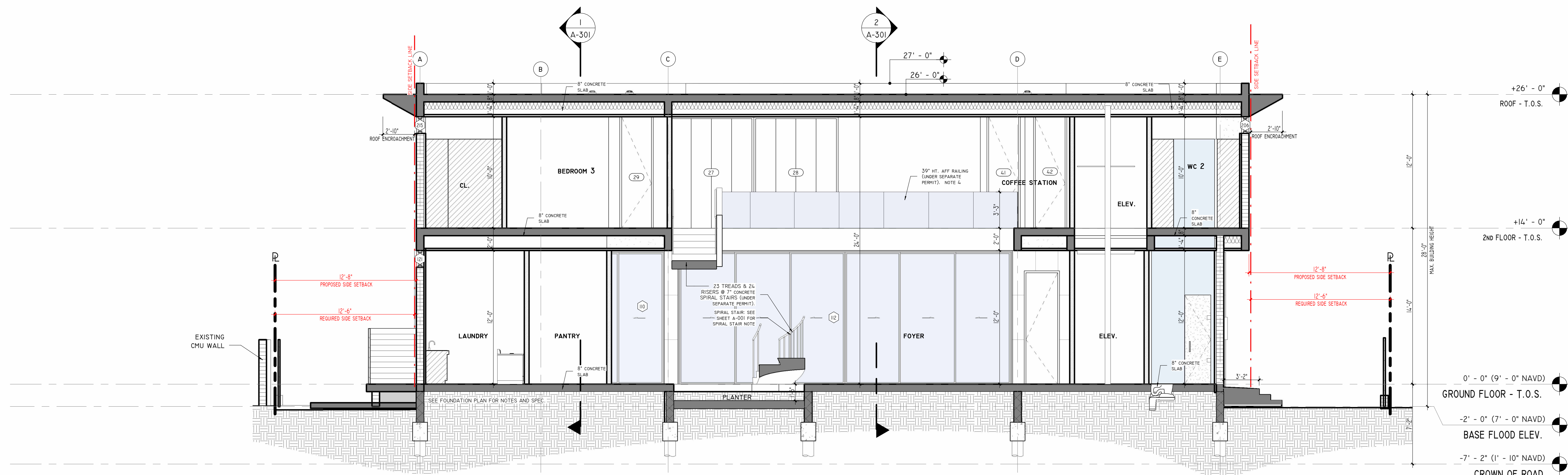
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## SECTIONS

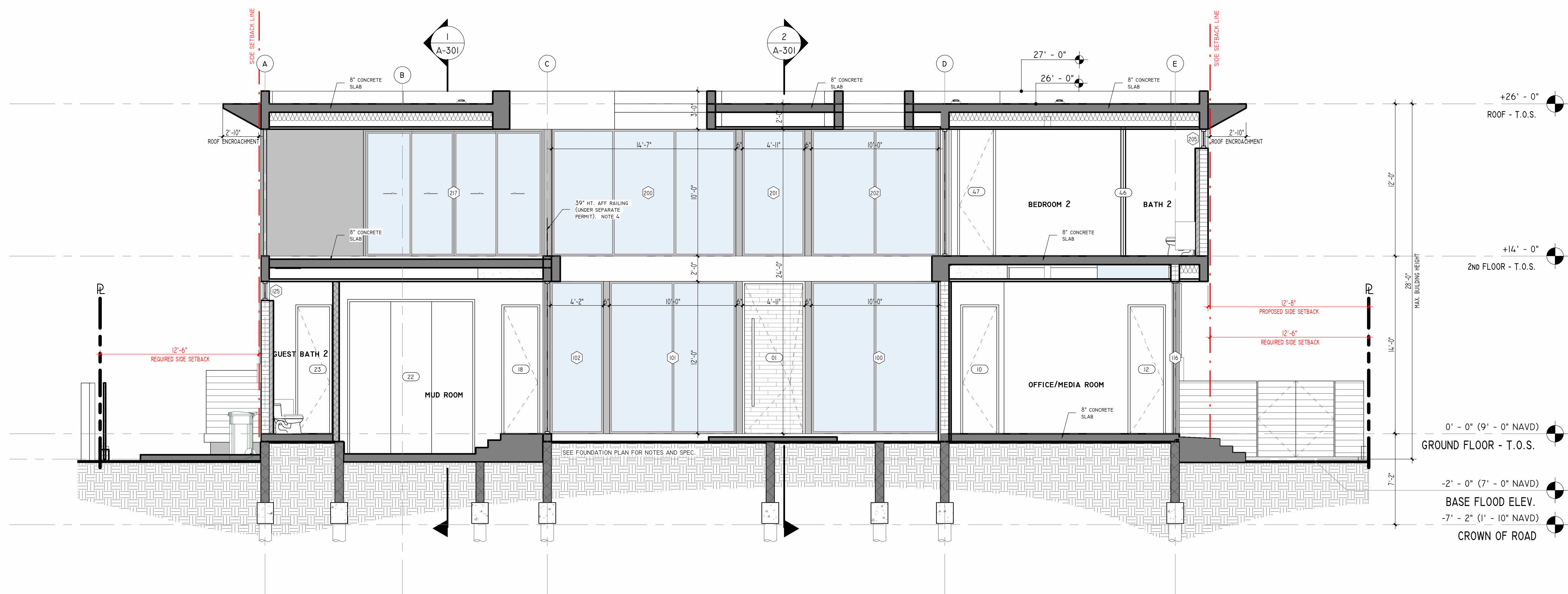
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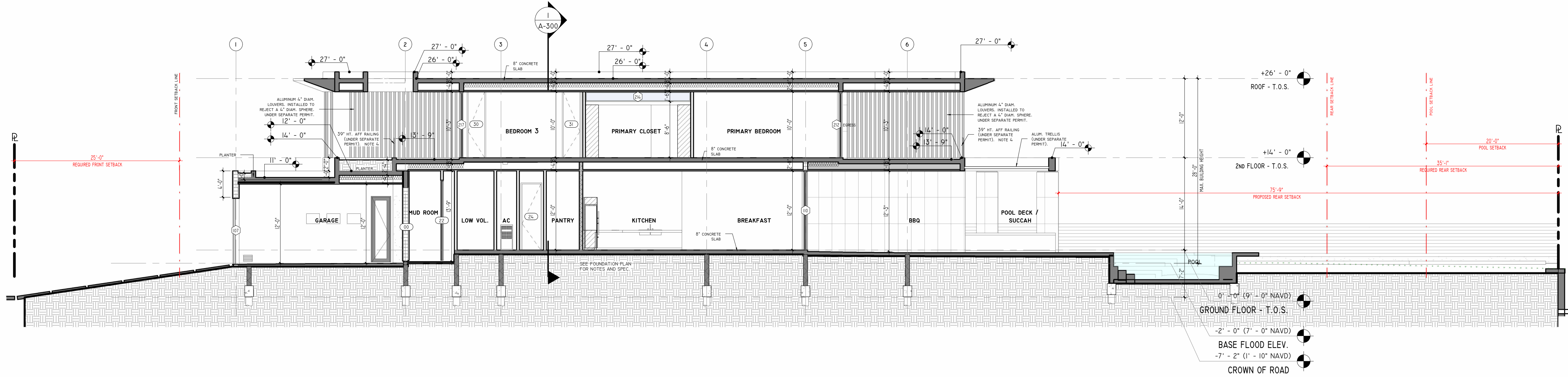
SECTION C  
3/16" = 1'-0"



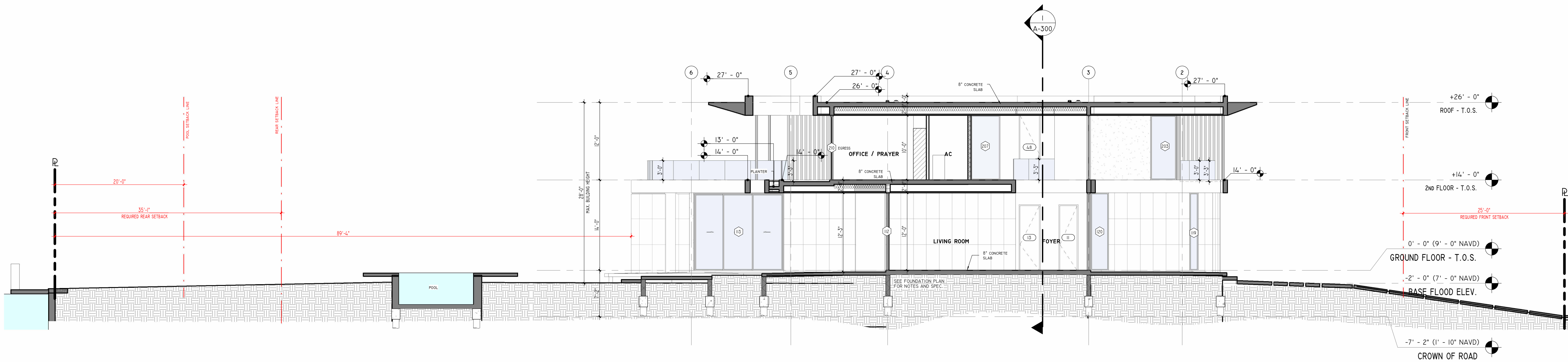
NOTE: FOR ALL NOTES PLEASE REFER TO  
SHEET A-001: SECTIONS PLAN NOTES

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





SECTION A  
1/8" = 1'-0"



SECTION B  
1/8" = 1'-0"

NOTE: FOR ALL NOTES PLEASE REFER TO  
SHEET A-001: SECTIONS PLAN NOTES

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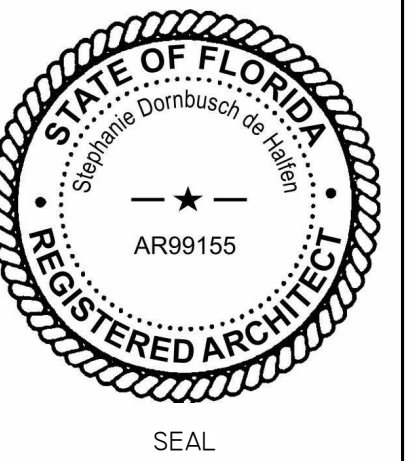
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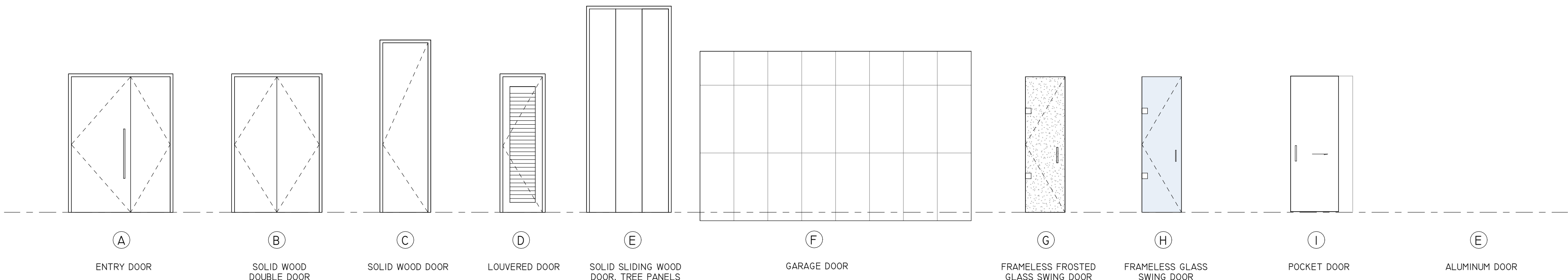
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DOORS & WINDOWS  
1/4" = 1'-0"

STOREFRONT SCHEDULE							
MARK	FROM ROOM: NAME	WIDTH	HEIGHT	TYPE COMMENTS	REMARKS	SHGC	U-FACTOR
100	FOYER	10' - 0"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
101	FOYER	10' - 0"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
102	FOYER	4' - 2"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
103	HALL	8' - 6"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
104	MUD ROOM	4' - 10"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
105	GARAGE	3' - 0"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
106	GARAGE	1' - 4"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
107	GARAGE	1' - 4"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
109	GUEST ROOM 2	6' - 0"	7' - 3"	HORIZONTAL ROLLER WINDOW	CAT II SAFETY GLASS	0.28	1.08
110	BREAKFAST	16' - 4"	12' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
111	BREAKFAST	5' - 0"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
112	LIVING ROOM	30' - 0"	12' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
113	REC. ROOM	14' - 0"	12' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
114	REC. ROOM	16' - 10"	12' - 0"	HORIZONTAL ROLLER WINDOW	CAT II SAFETY GLASS	0.28	1.08
115	GUEST ROOM	8' - 0"	12' - 0"	HORIZONTAL ROLLER WINDOW	CAT II SAFETY GLASS	0.28	1.08
116	OFFICE/MEDIA ROOM	8' - 0"	12' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
117	OFFICE/MEDIA ROOM	3' - 4"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
118	OFFICE/MEDIA ROOM	1' - 4"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
119	OFFICE/MEDIA ROOM	1' - 4"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
120	OFFICE/MEDIA ROOM	2' - 9"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
121	LAUNDRY	9' - 2"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
122	BATH	3' - 0"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
123	GUEST ROOM 2	6' - 0"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
124	BATH	3' - 0"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
125	GUEST BATH 2	5' - 0"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
200	FOYER	14' - 6"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
201	FOYER	4' - 11"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
202	FOYER	10' - 0"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
203	BEDROOM 2	4' - 0"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
204	BEDROOM 2	13' - 6"	10' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
205	BATH 2	12' - 0"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
206	WC 2	11' - 8"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
207	COFFEE STATION	4' - 6"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
208	GYM BATH	8' - 0"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
209	GYM	16' - 6"	10' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
210	OFFICE / PRAYER	16' - 3"	10' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
211	SHOWER	13' - 1'	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
212	PRIMARY BEDROOM	21' - 0"	10' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
214	PRIMARY CLOSET	16' - 0"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
215	CL.	6' - 5"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
216	BATH 3	11' - 0"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
217	BEDROOM 3	14' - 3"	10' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
218	BEDROOM 3	5' - 6"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08

STOREFRONT NOTES

- DIMENSIONS SHOWN IN STOREFRONT SCHEDULE ARE FOR PRELIMINARY WINDOW ROUGH OPENINGS. FINAL WINDOW DIMENSIONS AND ROUGH OPENINGS ARE TO BE VERIFIED AND DETERMINED BY GENERAL CONTRACTOR.

DOOR NOTES

- ROUGH OPENING FOR EUROPEAN DOORS
- HEIGHT OF ROUGH OPENING TO BE MEASURED FROM FINISH FLOOR ELEVATION (FFE)

ROOM FINISH SCHEDULE NOTES

- SEE SPECIFICATIONS FOR ACTUAL MATERIAL SELECTION & SIZE. CONTACT ARCHITECT IF ANY DISCREPANCIES ARE FOUND BETWEEN FINISH SCHEDULE, INTERIOR ELEVATIONS AND SPECIFICATIONS.
- ALL WOOD BASEBOARD AND CASING TO BE PAINT GRADE POPLAR UNLESS OTHERWISE NOTED IN INTERIOR.
- ALL FLEXIBLE BASEBOARD, CASING AND STAIR SKIRT SHALL BE EXTRA-FLEX.
- GENERAL CONTRACTOR SHALL COUNTER SINK ALL FINISH NAILS.
- GENERAL CONTRACTOR SHALL SUBMIT SAMPLE OF ALL MILLWORK ASSEMBLY FOR ARCHITECT APPROVAL PRIOR TO INSTALLATION.
- CERAMIC TILE ON ALL SHOWERS/TUBS/WALLS UP TO FINISH CEILING.

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ARCHITECTURE + DESIGN

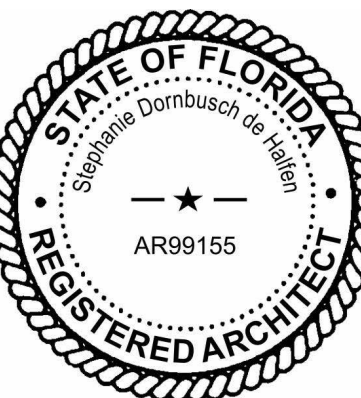
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ROSENBLATT

1015 S SOUTHLAKE DR,  
HOLLYWOOD, FL 33019

OWNER



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

DOOR AND WINDOWS  
SCHEDULE

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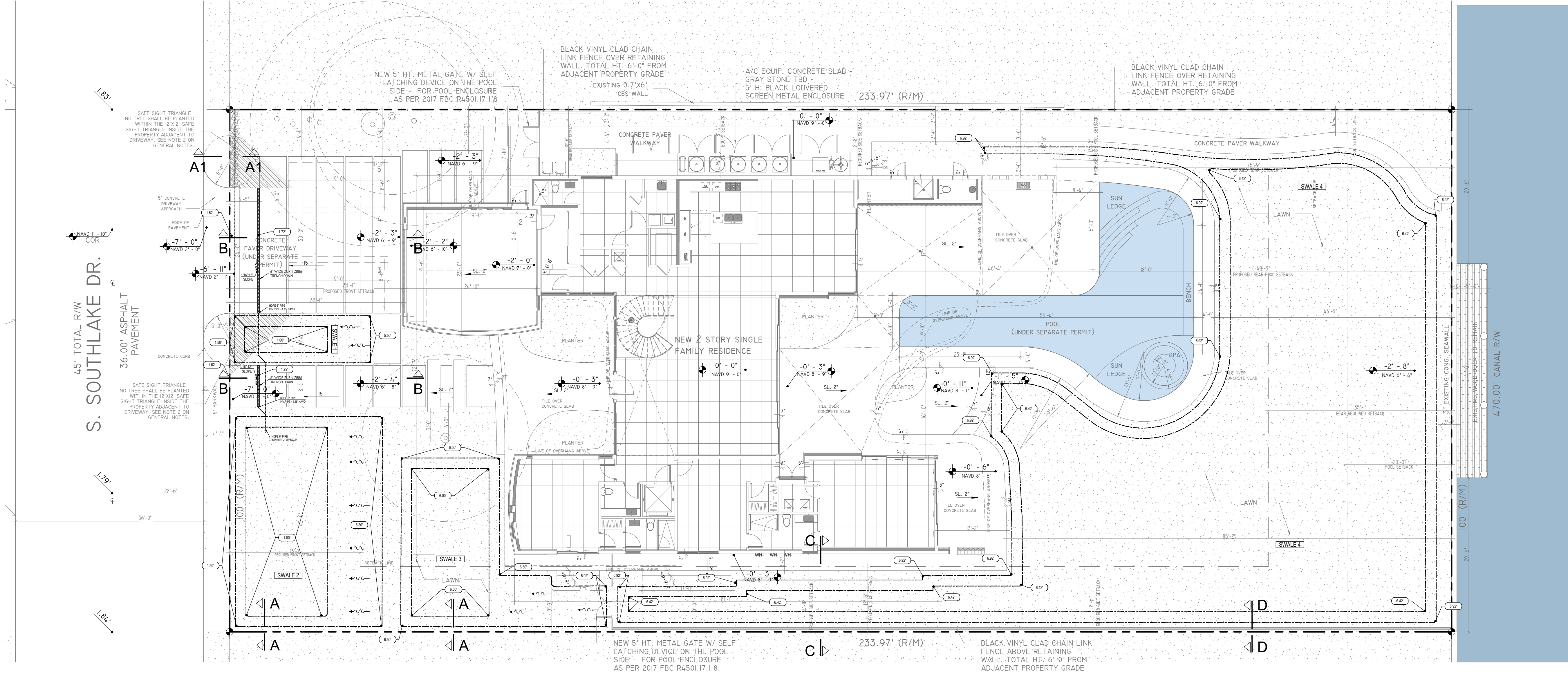
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INITIAL DRAWING ISSUE DATE

RELEASE DATE:

A-500





**LEGEND**

6.42' PROPOSED ELEVATION

PROPOSED SWALE

DIRECTION OF RUNOFF FLOW

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No. 74745

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OWNER

SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

STORM DRAINAGE PLAN

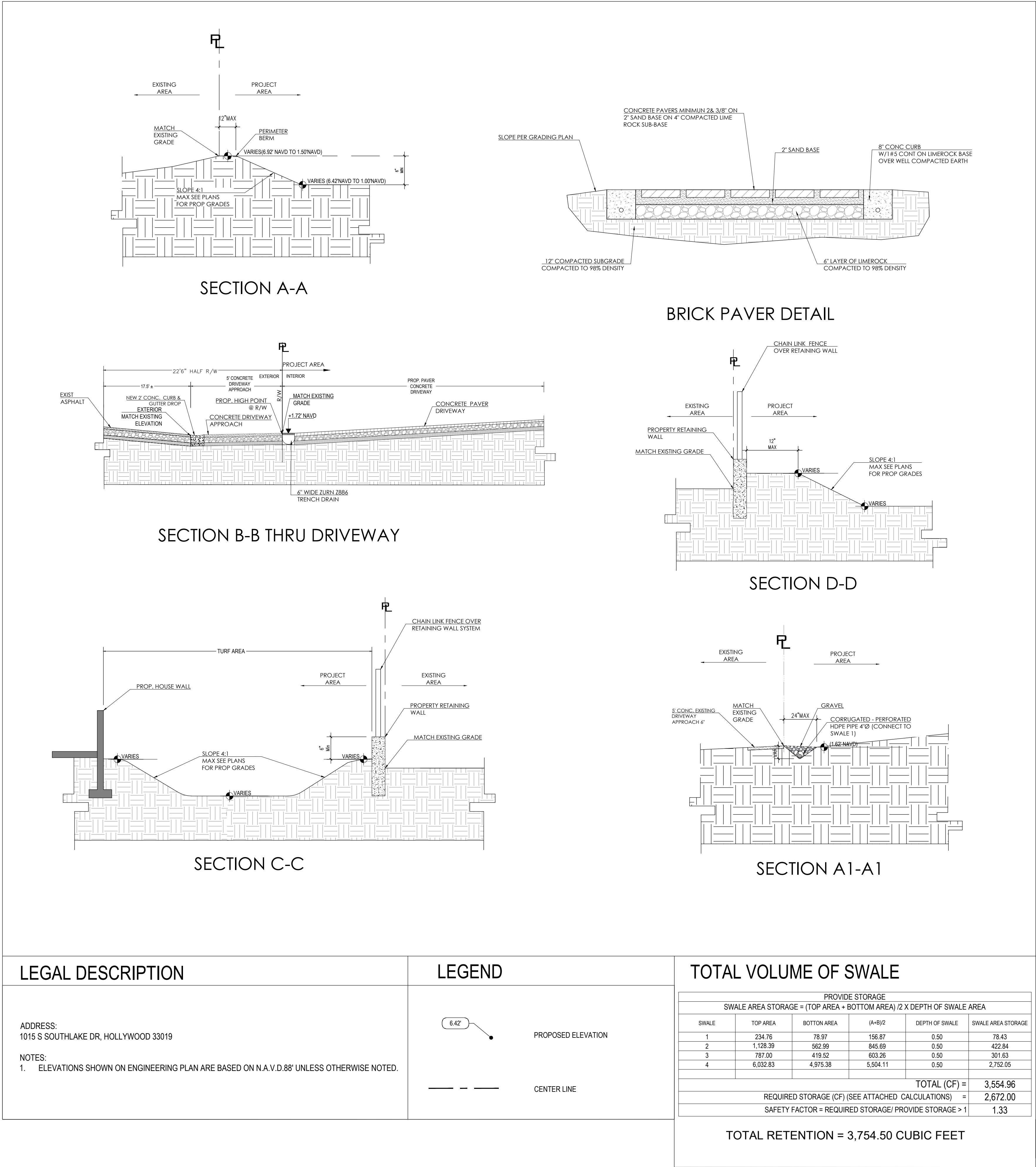
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C-I

1 1 STORM DRAINAGE PLAN  
3/32" = 1'-0"





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DETAILS

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**PROPOSED LAND USED :**

1015 S SOUTHLAKE DR, HOLLYWOOD, FL 33019

**IMPERVIOUS AREA**

Septic System

Building 3924.0 sf

Paver/Conc./Asphalt 7808.0 sf

Pool &amp; Pond 1090.0 sf

Total Impervious Area: 12822.0 sf

**PERVIOUS AREA**

Green Areas: 10575.0 sf

Permeable Decks: 0.0 sf

Permeable Paver 0.0 sf

Total pervious Area: 10575.0 sf

TOTAL AREA : 23397.0 sf

**STORAGE REQUIRED FOR WATER QUALITY****SFWD CRITERIA**

Total Area = 0.54 ac.

a) First inch of runoff from the development project area :

(1in x D.A. Ac. X 1Ft/12in) = 0.045 Ac. Ft. For water quality calculation (1949.75 CF)

b) 2.5 inches times the percentage of imperviousness:

Percent Impervious = 54.80% For water quality calculation

(2.5 in x % Imperv.) = 1.37 in to be treated

Volume required to be treated = (in. to be treated x D.A. Ac x 1 Ft/12 in) = 0.061 Ac. Ft. (2671.25 CF)

**VOLUME TREATMENT REQUIRED =****0.061 Ac Ft.****= 0.736 ac in****(2671.25 CF)**



LANDSCAPE NOTES

PLANTING NOTES:  
(SEE PLANT SPECIFICATION AND DETAILS FOR ADDITIONAL STANDARDS)  
-ALL PLANT MATERIAL IS TO BE FLORIDA NUMBER 1 OR BETTER PURSUANT TO THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS  
-LAWN IS TO BE GRADE 1" WEED FREE. ALL AREAS MARKED "LAWN" SHALL BE SOLID SODDED WITH SOYSLA EMPIRE, SOLID EVEN PIECES. SEE LIMITS ON PLAN. ALL SOD IS TO BE LAID LEVEL, TIGHT, AND CUT EVEN ALONG PLANTING BEDS AND MUST HAVE A 3" TOPSOIL BASE.  
-ALL PLANTS ARE TO BE TOP DRESSED WITH A MINIMUM 3" LAYER OF MELALEUCA MULCH, EUCALYPTUS MULCH OR EQUAL.  
-PLANTING PLANS SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.  
-NO CHANGES ARE TO BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT AND OWNER. ADDITIONS AND / OR DELETIONS TO THE PLANT MATERIAL MUST BE APPROVED BY THE PROJECT MANAGER.  
-LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEIR OWN SQUARE FOOTAGE TAKEOFFS AND FIELD VERIFICATIONS FOR 100% SOD COVERAGE FOR ALL AREAS SPECIFIED.  
-ALL LANDSCAPE AREAS ARE TO BE PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM WHICH PROVIDE 100% COVERAGE, AND 50% OVERLAP. A RAIN SENSOR MUST BE PART OF THE AUTOMATIC SYSTEM.  
-ALL TREES IN LAWN AREAS ARE TO RECEIVE A 24" DIAMETER MULCHED SAUCER AT THE BASE OF THE TRUNK.  
-ALL LAWN LOCATED IN PARKING ISLANDS IS TO BE SET FLUSH WITH TOP OF CURB. PROVIDE ADEQUATE SOIL TO WITHIN 3" OF TOP OF CURB.  
-TREES ARE TO BE PLANTED WITHIN PARKING ISLANDS AFTER SOIL IS BROUGHT UP TO GRADE. DEEPLY SET ROOT BALLS ARE NOT ACCEPTABLE.  
-PLANTING SOIL FOR TOPSOIL AND BACKFILL SHALL BE 50/50 MIX, NEMATODE FREE. PLANTING SOIL FOR ANNUAL BEDS TO BE COMPRISED OF 50% CANADIAN PEAT MOSS, 25% SALT FREE COARSE SAND AND 25% AEROLITE.  
-TREE AND SHRUB PITS WILL BE SUPPLEMENTED WITH "AGRIFORM PELLETS", 21 GRAM SIZE WITH A 20-10 ANALYSIS, OR SUBSTITUTE APPLIED FOR MANUFACTURER'S STANDARD CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER.  
GENERAL NOTES:  
-THE LANDSCAPE CONTRACTOR IS TO LOCATE AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO BEGINNING WORK. CONTACT PROPER UTILITY COMPANIES AND / OR GENERAL CONTRACTOR PRIOR TO DIGGING FOR FIELD VERIFICATION. THE OWNER AND THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES TO UTILITY OR IRRIGATION LINES.  
-LANDSCAPE CONTRACTOR IS TO VERIFY ALL CURRENT DRAWINGS AND CHECK FOR DISCREPANCIES AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING THE WORK.  
-ALL UNATTENDED AND UNPLANTED TREE PITS ARE TO BE PROPERLY BARRICADED AND FLAGGED DURING INSTALLATION.  
-ALL PLANTING PLANS ARE ISSUED AS DIRECTIVES FOR SITE LAYOUT. ANY DEVIATIONS, SITE CHANGES, ETCETERA ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION.  
-ANY RELOCATED OR EXISTING TREE/ PALM THAT DIES DURING CONSTRUCTION SHALL BE REPLACED WITH SAME SPECIES/ SIZE/ QUALITY (OR BETTER).  
-ALL HEDGES WITHIN THE 35' FRONT YARD SETBACK SHOULD BE MAINTAINED AT 4" H. ALL HEDGES WITHIN THE REAR YARD SHALL BE MAINTAINED AT 6" H.  
-LANDSCAPE CONTRACTOR HAS TO WARRANT AND REPLACE ANY PLANT MATERIAL (IF NEEDED) FOR 12 MONTHS FROM DATE OF FINAL ACCEPTANCE.  
NOTE: IRRIGATION TO BE PROVIDED WITH 100% COVERAGE



NOTES:  
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EP SERIES ROOT BARRIERS  
OF SERIES ROOT BARRIERS

MANUFACTURER'S NOTES:  
1. ROOTING BARS SHALL BE EVALUATED TO DETERMINE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.  
2. DO NOT SCALE DRAWING.  
3. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION.  
4. ALL INFORMATION CONTAINED HEREIN IS CORRECT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PROJECT MANAGER PRIOR TO CONSTRUCTION.  
5. THE PROJECT MANAGER SHALL VERIFY THE PROJECT AND COMPANY INFORMATION FIRST AND THEN CARRY ON AND ENTER REFERENCE NUMBER.

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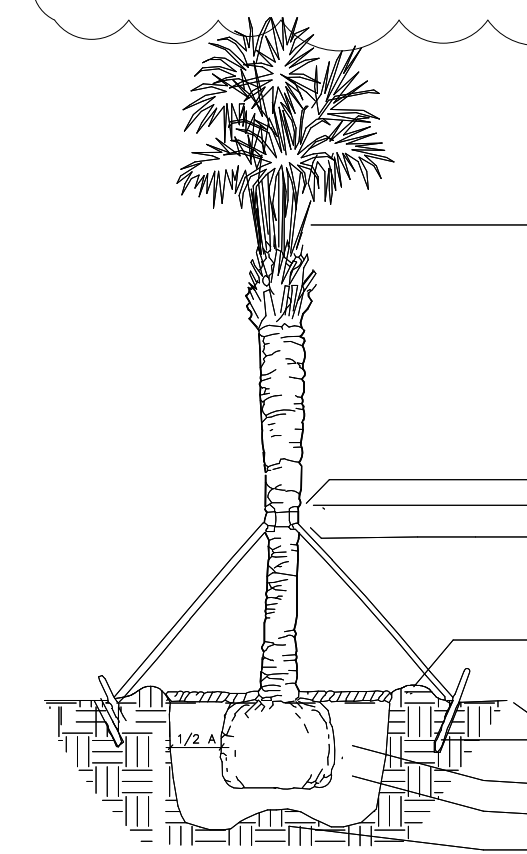
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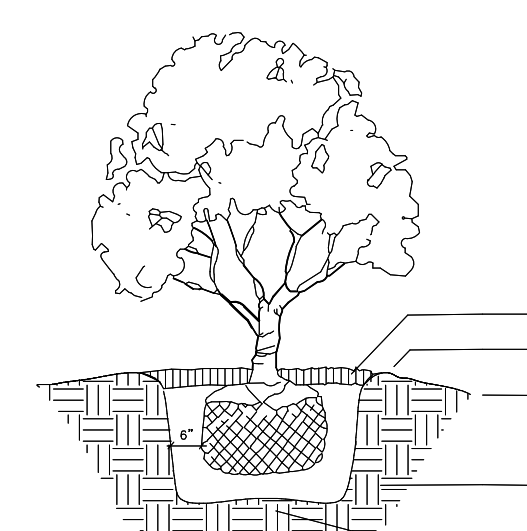
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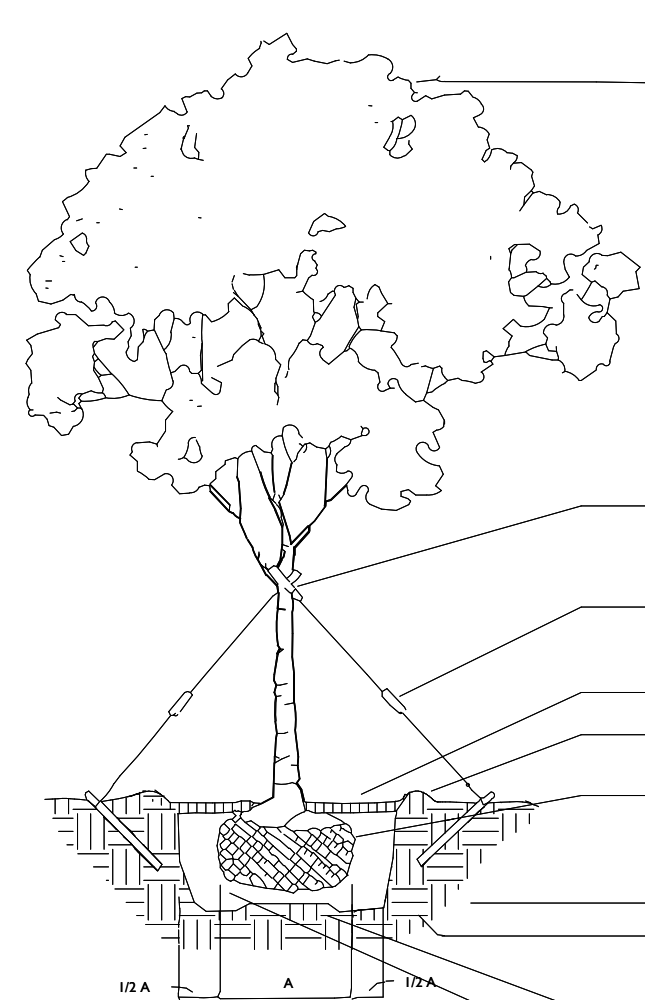
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PALM PLANTING DETAIL NTS.

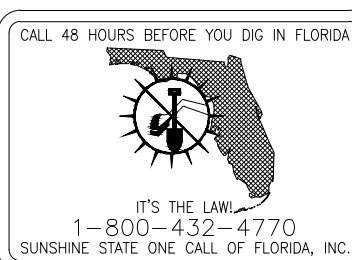
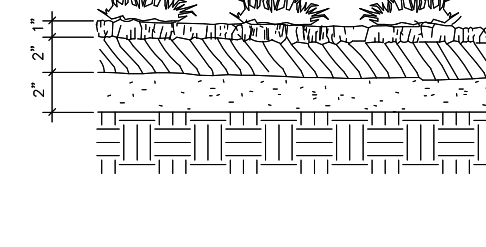


SHRUB PLANTING DETAIL NTS.



TREE PLANTING DETAIL NTS.

GROUND COVER DETAIL NTS.



#1

PLANT SCHEDULE					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
PG	35	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
PB	38	PHILODENDRON BIPINNATIFIDUM/ PHILO SELLOUM	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
PR	14	PHILODENDRON 'RED WHEELS'/ RED WHEELS PHILO	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
MD	32	MONSTERA DELICIOSA/ SWISS CHEESE PLANT	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
LI	623	LIRIOPE MUSCARI GREEN GIANT BLUE/ GIANT LIRIOPE	NO	LOW	12" HT. X 12" SPR. / 3 GALLONS/ FULL/ 1' OC.
JC	240	CAPPARIS CYNOPHALOPHORA/ JAMAICAN CAPER (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / 715 GAL/ FULL/ 24" O.C.
WF	719	MICROSORUM SCOLOPENDRIUM/ WART FERN	YES	LOW	12" HT. X 12" SPR. / 3 GALLONS/ FULL/ 1' OC.
RG	5	ALPINIA PURPURATA 'PINKY'/ PINK GINGER	NO	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL A. SHOWN
MF	52	NEPHROLEPIS BISERRATA 'MACHO'/ MACHO FERN	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SB	107	PENNISETUM SETACEUM 'ALBA'/ FOUNTAIN GRASS 'WHITE'	YES	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
TREES AND PALMS					
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
☼	CN/ 5	COCOS NUCIFERA 'GREEN MALAYAN' COCONUT PALM (JAMAICAN CERTIFIED)	NO	LOW	9' - 12' GREY WOOD, THICK TRUNK FG, BB, FF/ STRAIGHT TRUNKS
☼	PE/ 3	PTYCHOSPHERA ELEGANS (TRIPLE) ALEXANDER PALM/ SOLITAIRE PALM	NO	LOW	8' - 12' O.A. HT./ F.G. / FULL/ HEAVY HEADS/ SINGLE/ STRAIGHT TRUNKS
☼	PU/ 1	PANDANUS UTILIS SCREW PINE	NO	LOW	14'-16' HT. X 6" SPR X 4' CLEAR WOOD..3" DBH, FG, BB, FF/ SINGLE MAIN LEADER
☼	PL/ 1	PLUMERIA RUBRA 'ALBA' WHITE PLUMERIA	NO	LOW	12' HT. X 5' SPR..2.5" DBH, FG, BB, FF/ SINGLE MAIN LEADER
☼	CD/ 7	COCOLOBA DIVERSIFOLIA PIGEON PLUM	YES	LOW	14' HT. X 6" SPR..2.5" DBH,FG, BB, FF/ SINGLE MAIN LEADER
STREET TREES (2)					
☼	QV/ 2	QUERCUS VIRGINIANA OAK TREE (STREET TREES 50' O.C.)	YES	LOW	14' HT. X 6" SPR..2.5" DBH,FG, BB, FF/ SINGLE MAIN LEADER
MITIGATION TREES (10)					
☼	CE/ 8	CONOCARPUS ERECTUS GREEN BUTTWOOD	YES	LOW	14' HT. X 6" SPR..2.5" DBH,FG, BB, FF/ SINGLE MAIN LEADER
☼	CD/ 2	COCOLOBA DIVERSIFOLIA PIGEON PLUM	YES	LOW	14' HT. X 6" SPR..2.5" DBH,FG, BB, FF/ SINGLE MAIN LEADER

CITY OF HOLLYWOOD LANDSCAPE CODE

2.1: SINGLE FAMILY DISTRICTS (RS)

REQUIREMENTS PERIMETER LANDSCAPE

ONE 12' STREET TREE PER 50' LINEAR FEET OR PORTION THEREOF, OF STREET FRONTAGE OF PROPERTY WHEREIN SAID IMPROVEMENTS ARE PROPOSED.

REQUIRED	PROPOSED
2 (100 L.F.)	2

OPEN SPACE

A MINIMUM OF 20% OF THE REQUIRED FRONT YARD AREA SHALL BE LANDSCAPED PERVIOUS OPEN SPACE. ALL PERVIOUS AREAS ARE TO BE SODDED OR LANDSCAPED WITH LIVING PLANT MATERIAL SUCH AS GRASS COVER AND/OR SHRUBS. TOTAL FRONT YARD: 2,900 S.F.

20% REQ. 500 S.F.	40.8% PROV. 1,021 S.F.
-------------------	------------------------

ONE TREE PER 1,250 SQ. FT.

23,397 S.F./1,250 = 18.719 TREES

7 EXISTING TREES

3 EXISTING LARGE PALMS

+ 9 NEW TREES

+ 5 NEW PALMS

+ 53 SMALL EXISTING

= 58 PALMS

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD

SINGLE FAMILY HOME PROJECTS CONTAINING MORE THAN 5 DWELLINGS SHALL COMPLY WITH DESIGN REVIEW GUIDELINES FOR LANDSCAPING.

N/A	N/A
-----	-----

IF WITHIN A HISTORIC PRESERVATION DISTRICT, LANDSCAPING SHALL COMPLY WITH THE HISTORIC PRESERVATION BOARD REVIEW REQUIREMENTS.

COMPLIES	COMPLIES
----------	----------

NOTE: FOR EXEMPTIONS REFER TO ARTICLE 5.9 (B)(2)(A)-(F) OF THE ZONING AND LAND DEVELOPMENT REGULATIONS AND CODE

VIEW TRIANGLE

FOR CORNER LOT, A SIGHT DISTANCE TRIANGLE MUST BE PROVIDED - SEE ILLUSTRATION DIAGRAM (PAGE 26).

N/A	N/A
-----	-----

IRRIGATION

PROVIDE 100% IRRIGATION COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

COMPLIES	COMPLIES
----------	----------

OTHERS

APPLY XERISCAPE PRINCIPLES (SEE SECTION 6).

COMPLIES	DRAUGHT TOLERANT
----------	------------------

COMPLIES	COMPLIES
----------	----------

RECOMMENDED FOR SINGLE FAMILY RESIDENCES:

THREE (3) OR MORE TREES AND 15 SHRUBS IN FRONT HALF OF PLOT;

3 TREES 15 SHRUBS	7 TREES/ 23 PALMS 1,039 SHRUBS
-------------------	--------------------------------

ONE (1) TREE AND 10 SHRUBS IN REAR HALF OF PLOT;

1 TREE 10 SHRUBS	8 TREES/ 30 PALMS 345 SHRUBS
------------------	------------------------------

SELECT SWALE TREE SPECIES FROM THE CITY'S RECOMMENDED TREE LIST FOR SWALE TREES RELATING TO EXISTING STREET TREES WITHIN THE SAME BLOCK OR NEIGHBORHOOD.

TREE MITIGATION

EXISTING CONDITIONS:

TOTAL DBH TO BE REMOVED (2 TREES)= 16"

REQUIRED: QUANTITY 8 TREES AT 2" DBH

PROVIDED TREES: 8 (CB) (2" DBH each)= 16", 2 (CD) (2" DBH each)= 4",

TOTAL DBH NEW TREES PROVIDED: 20" DBH

PROVIDED PALMS: 5 NEW COCONUT PALMS

CALCULATIONS : 16" REQUIRED - 20" PROVIDED

SEE L-1 FOR RELOCATED TREES/ PALMS NEW LOCATIONS

#1

Landscape Plans

1/16" = 1'-0"

See TD-1 for existing trees information

TOPO  
GRAPHIC

landscape architecture & design

TOPO, GRAPHIC LLC  
LAW 666665  
141-566-5016  
Miami Beach FL / Punta Gorda FL  
info@topo-graphic.com

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ecopacheco llc  
design consultants + project management  
www.ecopacheco.com  
(305) 915-8622  
juan@ecopacheco.com

1015 Residence  
Landscape Plans  
1015 S. SOUTH LAKE DRIVE  
HOLLYWOOD, FLORIDA

Project:

REVISIONS:

REVISION #1 01.03.2024:  
ALL CITY COMMENTS ADDRESSED  
REV 02.03.05.2024:  
DRIVE REDUCED, MORE LANDSCAPE ADDED IN FRONT LOT.

Seal:



DRAWING : LANDSCAPE PLANS

DATE: 11.10.2023

Scale: 1/16" = 1' - 0"

Drawn by: JRP/MCA

Sheet No.:

L-1

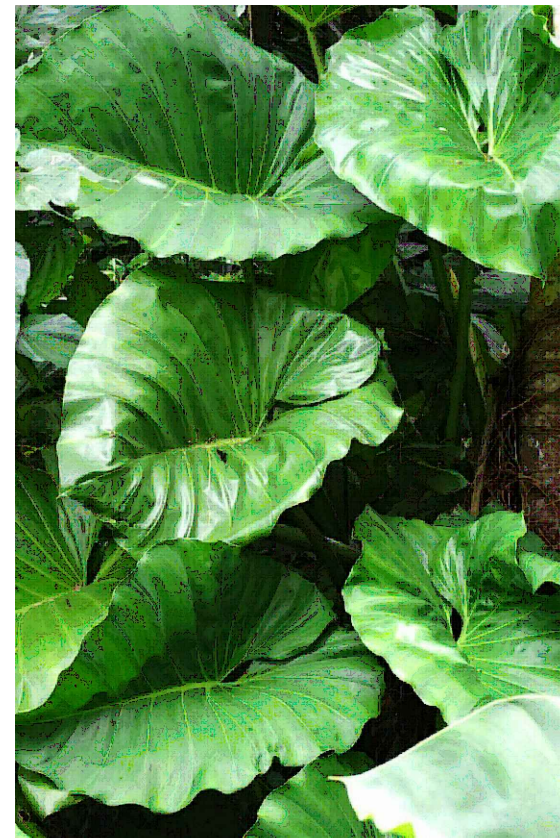




PU/ PANDANUS UTILIS



CE/ GREEN BUTTONWOOD



PG/ PHILODENDRON GIGANTEUM



PR/ PHILODENDRON RED WHEELS



CN/ COCONUT



MD/ MONSTERA DELICIOSA



AP/ ALPINIA PINK



SB/ PENNISETUM SETACEUM 'ALBA'



PL/ PLUMERIA RUBRA 'ALBA' WHITE PLUMERIA



MF/ MACHO FERN



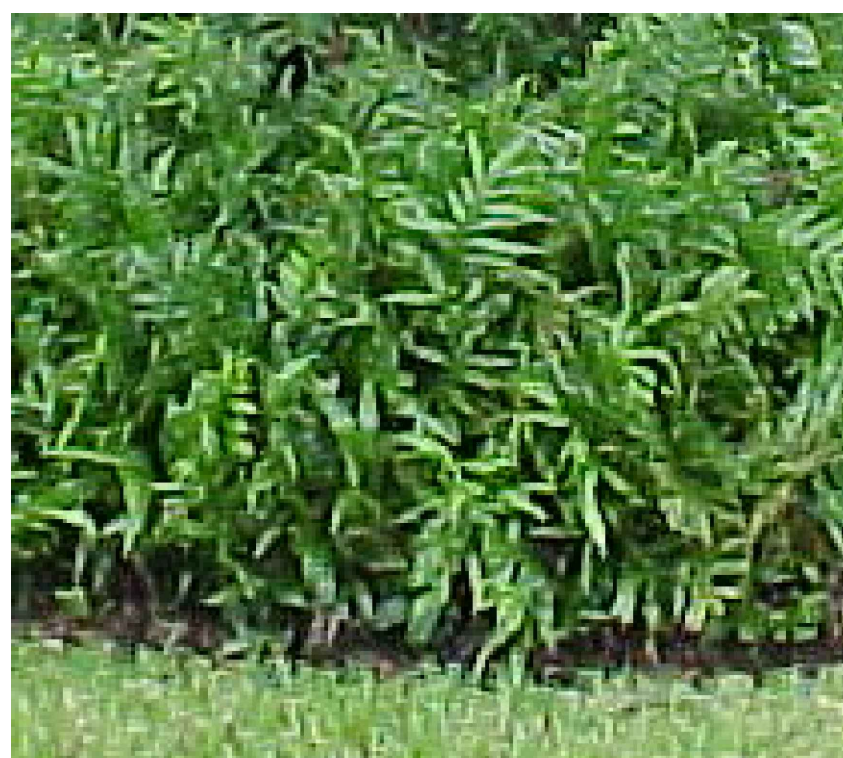
FM/ GREEN ISLAND FICUS



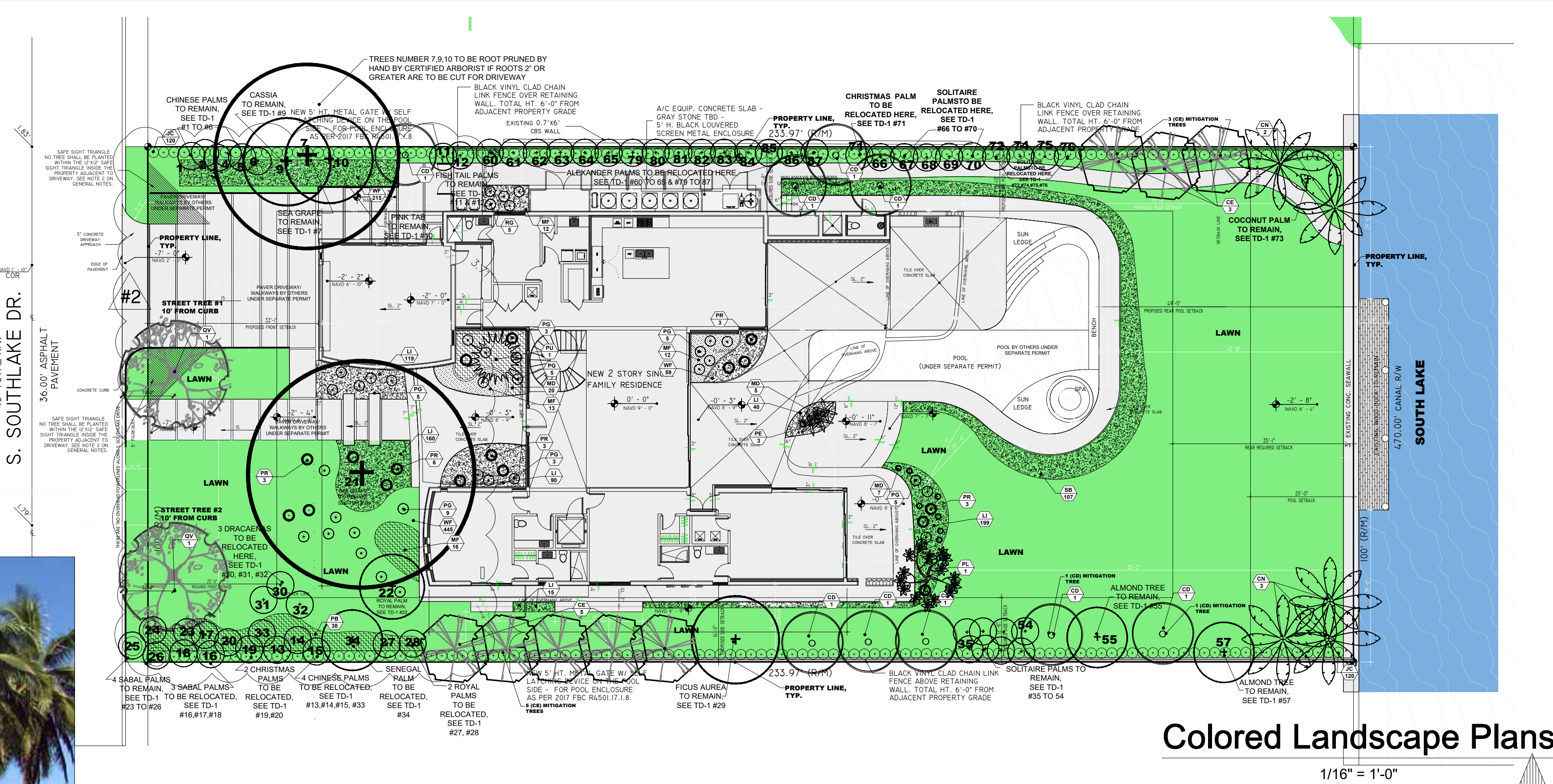
LI/ LIRIOPE



CD/ PIGEON PLUM

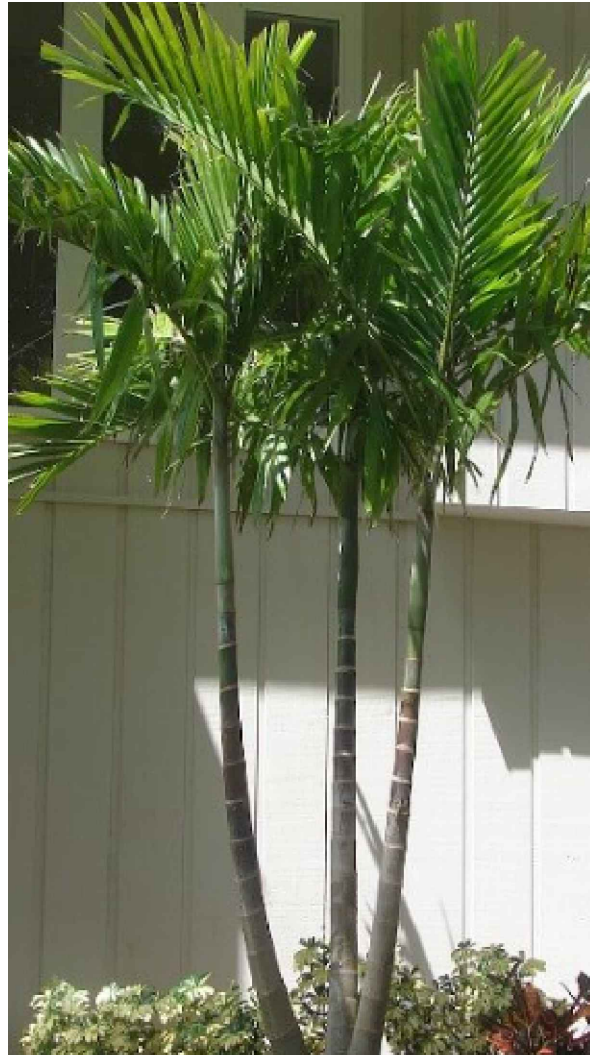


WF/ WART FERN



Colored Landscape Plans

1/16" = 1'-0"



PE/ ALEXANDER PALM



QV/ OAK TREE

PLANT SCHEDULE				
SHRUBS				
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER
PG	35	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW
PB	38	PHILODENDRON BIPINNATIFOLIUM/ PHILO SELLOUM	NO	LOW
PR	14	PHILODENDRON 'RED WHEELS'/ RED WHEELS PHILO	NO	LOW
MD	32	MONSTERA DELICIOSA/ SWISS CHEESE PLANT	NO	LOW
LI	623	LIRIOPE MUSCARI GREEN GIANT BLUE/ GIANT LIRIOPE	NO	LOW
JC	240	ALPINIA PURPURATA 'PINKY'/ PINK GINGER	YES	LOW
WF	719	MICROSORUM SCOLOPENDRIUM/ WART FERN	YES	LOW
RG	5	ALPINIA PURPURATA 'PINKY'/ PINK GINGER	NO	LOW
MF	52	NEPHROLEPIS BISERRATA 'MACHO'/ MACHO FERN	NO	LOW
SB	107	PENNISETUM SETACEUM 'ALBA'/ FOUNTAIN GRASS 'WHITE'	YES	LOW
TREES AND PALMS				
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER
CN	5	COCOS NUCIFERA 'GREEN MALAYAN' COCONUT PALM (JAMAICAN CERTIFIED)	NO	LOW
PE	3	PTYCHOSPERMA ELEGANS (TRIPLE) ALEXANDER PALM/ SOLITAIRE PALM	NO	LOW
PU	1	PANDANUS UTILIS/ SCREW PINE	NO	LOW
PL	1	PLUMERIA RUBRA 'ALBA' WHITE PLUMERIA	NO	LOW
CD	7	COCOCCOLBA DIVERSIFOLIA PIGEON PLUM	YES	LOW
STREET TREES (2)				
QV	2	QUERCUS VIRGINIANA OAK TREE (STREET TREES 10' O.C.)	YES	LOW
MITIGATION TREES (10)				
CE	8	CONOCARPUS ERECTUS GREEN BUTTONWOOD	YES	LOW
CD	2	COCOCCOLBA DIVERSIFOLIA PIGEON PLUM	YES	LOW

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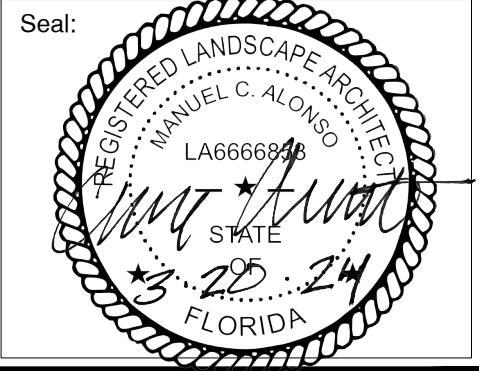
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1015 Residence  
Colored Landscape Plans  
& Plant Images  
1015 S. SOUTH LAKE DRIVE  
HOLLYWOOD, FLORIDA

Project:

REVISIONS:  
REVISION #1 01.03.2024:  
ALL CITY COMMENTS ADDRESSED  
REV #2 03.05.2024:  
DRIVE REDUCED, MORE LANDSCAPE ADDED IN FRONT LOT.



DRAWING : LANDSCAPE PLANS  
DATE: 11.10.2023  
Scale: 1/16" = 1' - 0"  
Drawn by: JRP/MCA  
Sheet No.:

L-2



AVILA & ASSOCIATES SERVICES INC

L.B. # 6971  
20132 NW 62 AVENUE, HIALEAH, FLORIDA 33015  
TEL:(786) 317-0364 DADE, (786) 444-1666 DADE  
E-MAIL: avila0106@gmail.com

GENERAL LEGEND:

BCR = BROWARD COUNTY RECORDS  
BM = BENCHMARK  
CB = CATCH BASIN  
C/L = CENTERLINE  
CLF = CHAINLINK FENCE  
CLP = CONCRETE LIGHT POLE  
CBS = CONCRETE BLOCK STRUCTURE  
CONC = CONCRETE  
C/S = CONCRETE SLAB  
DE = DRAINAGE EASEMENT  
D = DELTA (CENTRAL ANGLE)  
E = EAST  
ELE = ELEVATION  
X 0.00' = EXISTING ELEVATION  
EOP = EDGE OF PAVEMENT  
EOW = EDGE OF WATER  
FF = FINISHED FLOOR  
FH = FIRE HYDRANT  
FN = FOUND NAIL  
INV = INVERT  
FIP = FOUND IRON PIPE  
FIR = FOUND IRON ROD  
FND = FOUND NAIL AND DISC  
L = ARC LENGTH  
MDCR = MIAMI DADE COUNTY RECORDS  
N = NORTH  
N/D = NAIL AND DISC  
MF = METAL FENCE  
ORB = OFFICIAL RECORDS BOOK  
O/S = OFFSET  
PB = PLAT BOOK  
PBCR = PALM BEACH RECORDS  
PC = POINT OF CURVATURE  
PG = PAGE  
PL = PROPERTY LINE  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PVCF = PLASTIC FENCE  
R = RADIUS  
R/W = RIGHT OF WAY  
S = SOUTH  
S/W = SIDEWALK  
SIR = SET 1/2" IRON ROD  
SND = SET NAIL & DISC  
UE = UTILITY EASEMENT  
UP = UTILITY POLE  
W = WEST  
W/F = WOOD FENCE  
W/M = WATER METER

LEGAL DESCRIPTION:

Lots 18 and 19 in Block 54 of Hollywood Lakes Section, according to the plat thereof, recorded in PLat Book 1, Page 32 of the Public Records of Broward County, Florida; Subject to an easement for Highway and street purposes over the South 30' feet of said Lots 18 and 19, and also all that parcel of land described and bounded as follows: Being a part of Madison street and Part of Block 77, Hollywood Lakes Section bounded on the South by the North line of Lots 18 and 19, 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 18, Block 54, extended Northerly and on the West by the West Line of Lot 19, 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 Lot 18 and 19, Block 54, Hollywood Lakes Section extending to the South Lake in said Subdivision.  
Parcel 514214-02-0900

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: AE 7.00'  
PANEL NO/SUFFIX: 12011C-0569H  
COMMUNITY NO: 125113  
DATE OF FIRM: 08/18/2014

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

SURVEYORS NOTES:

- (1). ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
- (2). LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3). NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- (5). OWNERSHIP OF FENCE NOT DETERMINED BY SURVEYOR.
- (6). ALL EASEMENTS (IF ANY) ARE REFLECTED ON SURVEY PLAN.

PATRICK HANNAH  
CERTIFIED ARBORIST LLC  
ISA CA FL-6275 A PHCA LLC

TREE CHART

#	DESCRIPTION	Ø	HEIGHT	CANOPY
1-6	Livistona Chinensis (Chinese Fan Palm tree)(6)	6",8"ea	12'ea	20-30'ea
7	Coccoloba Uvifera (Sea Grape Tree)	54"	47'	42'
8	Callistemon Vernalis (Bottle Brush Tree)	18"	30'	24'
9	Cassia Fistula ( Golden Shower Tree)	11"	40'	40'
10	Tabebuia Rosea ( Pink Trumpet Tree)	12"	25'	30'
11,12	Caryota Mitis (Fishtail palm Tree (2)	15"ea	16'ea	24'ea
13,15	Livistona chinensis ( Chinese Fan Palm Tree(3)	6",8"ea	12'ea	30'ea
16,18	Sabal Palmetto ( Cabbage palm tree)	8",9"ea	10'ea	25',30'ea
19,20	Andonidia merrillii (Christmas palm tree (2)	4"ea	6'ea	23'ea
21	Coccoloba Uvifera( Sea Grape Tree)	22.5"ea	38'ea	40'ea
22	Roystea regia ( Royal palm tree (2)	15"	24'	55'
23,26	Sabal Palmetto ( Cabbage palm tree)(4)	6,8"ea	12'ea	27,32'ea
27,28	Roystea regia ( Royal palm tree (2)	10"ea	24'ea	27'ea
29	Ficus Aurea (Strangler Fig Tree	16"ea	25'ea	30'ea
30,32	Dracana Marginata ( Dragon Tree)(2)	6-15"ea	15'ea	20'ea
33	Livistona Chinensis (Chinese Fan palm tree)	6"	12'	24'
34	Phoenix Reclinata ( Senegal Date Palm Tree	21"	30'	30'
35,54	Ptychosperma Elegans ( Solitaire palm tree (20)	2" ea	5'ea	35'-45'ea
55	Terminalia catappa ( indian Almond tree)	4"	30'	26'
56	Shefflera actinophylla ( Umbrella tree)	13"	30'	32'
57	Terminalia catappa ( indian Almond tree)	8"	40'	38'
58,59	Ficus Benjaminia (Weeping Fig Tree) (2)	13-15"ea	23'ea	20-25'ea
60,65	Ptychosperma Elegans ( Solitaire palm tree (6)	2" ea	5'ea	30-38'ea
66,70	Ptychosperma Elegans ( Solitaire palm tree (5)	2" ea	5'ea	32'-36'ea
71	Andonidia merrillii (Christmas palm tree	4"	8'	35'
72	Ptychosperma Elegans ( Solitaire palm tree	3"	6'	42'
73	Coco Nucifera ( Coconut palm tree)	7"	20'	23'
74,75	Ptychosperma Elegans ( Solitaire palm tree (2)	2" ea	5'ea	35'-40'ea
76	Livistona Chinensis (Chinese Fan palm tree)	6"	12'	26'
77	Ligustrum Lucidum ( Glossy Privet Tree)	7"	30'	22'
78	Bursera Simaruba ( Gumbo Limbo tree)	9"	25'	26'
79,87	Ptychosperma Elegans ( Solitaire palm tree (9)	2"ea	5'ea	25-36'ea

CERTIFICATION OF BOUNDARY SURVEY:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF; THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 TO 17.052 FLORIDA ADINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JULIO S. PITA, P.S & M # 5789  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA



CERTIFY TO:

GOT THE MAGIC HOUSE LLC, a Florida limited liability company  
US CENTURY BANK  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
GREGORY R. FISCHMAN, P.A

PROPERTY ADDRESS:

1015 S SOUTHLAKE DRIVE,  
HOLLYWOOD, FLORIDA, 33019

SKETCH OF SURVEY

SCALE: 1"= 3 0'



## PROPOSAL FOR REMODEL AND ADDITION

March 5, 2024

Project Name and Address:      Rosenblatt Residence  
    1015 S Southlake Dr.  
    Hollywood FL 33019

We hereby propose to furnish materials and perform the labor necessary for the completion of the following scope of work:

1. Complete remodel of the existing structure (3,722 SF under AC) bringing it up to the current Florida Building Code.
2. Build an addition of 3,464 SF under AC.

NOTE: This proposal is based on preliminary plans provided by owner. Need Structural and MEP plans to further develop this proposal and to submit building permits.

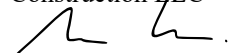
TREO Construction LLC proposes to provide necessary equipment, labor, and supervision to complete the above scope of work which we estimate will cost the following: US \$ 6,239,726.00. A detailed budget is attached to this proposal. Also Attached to this proposal is a payment schedule.

The following are excluded from the proposal:

- a. Permits Fees / Extras Fees
- b. Any resubmittal plan
- c. Special Inspector if required by the City
- d. Items not specified in this proposal is by owner or others
- e. Sewer lateral plans and work
- f. Closets
- g. Mirrors
- h. Kitchen Cabinets / Kitchen Tops
- i. Vanities
- j. AC Party
- k. Low-Voltage Distribution
- l. Changes in plans
- m. Blueprints
- n. Expeditor
- o. Temporary fence repairs

This Agreement is entered into as of the day and year written above.

Construction Manager:  
 TREO Construction LLC

By:   
 Ricardo Halfen  
 Manager

Address: 18200 NE 19<sup>th</sup> Av. Suite 101  
 N. Miami Beach FL 33162

Accepted by Owner:  
 Got The Magic House LLC

By:   
 Matt Rosenblatt  
 Manager

Address: 3802 NE 207<sup>th</sup> St South Tower, Unit 2803  
 Aventura, FL 33180



### Detailed Budget

Item	Description	Total Remodel	Total New Addition	Total	Description
<b>1</b>	<b>General Conditions</b>				
<b>1.1</b>	<b><u>Project Management and Coordination</u></b>				
<b>1.2</b>	<b><u>General Labor</u></b>				
1.2.1	Receive Material				
1.2.2	Tub installation				
1.2.3	Shower wood Frames installation				
1.2.4	Punch List Structural				
1.2.5	Punch list Drywall				
1.2.6	Fire caulking				
<b>1.3</b>	<b><u>Quality Control</u></b>				
1.3.1	Testing Laboratory Services (Concrete)				Allowance
1.3.2	Testing compactation				Allowance
<b>1.4</b>	<b><u>Temporary Facilities and Controls</u></b>				
1.4.1	Temporary Electricity				By owner
1.4.2	Temporary Water				By owner
<b>1.5</b>	<b><u>Construction Facilities</u></b>				
1.5.1	Field Offices and Sheds				
1.5.2	Sanitary Facilities				Allowance
<b>1.6</b>	<b><u>Temporary Barriers and Enclosures</u></b>				
1.6.2	Fences				
<b>1.7</b>	<b><u>Preparation</u></b>				
1.7.1	Construction Layout				
1.7.2	Surveying				Allowance
<b>1.8</b>	<b><u>Cleaning</u></b>				
1.8.1	Progress Cleaning				
1.8.2	Final Cleaning				
1.8.3	Dumpster				By owner
<b>1.9</b>	<b><u>Construction signs City fees</u></b>				
<b>1.1</b>	<b><u>City fees</u></b>				By owner
1.10.1	Permits				
1.10.1.1	Building				
1.10.1.2	Mechanical				
1.10.1.3	Electrical				
1.10.1.4	Plumbing				
<b>1.11</b>	<b><u>Special Inspections</u></b>				
		\$ 119,104.00	\$ 67,548.00	\$ 186,652.00	
<b>2</b>	<b><u>Site Construction</u></b>				
2.1	<b><u>Utility Services / FPL-Gas- water, etc.</u></b>				
2.2	<b><u>Drainage and Containment</u></b>				
2.2.1	Storm Drainage - Swales				
2.2.2	Engineering: Shop drawing / calculation By GC				
2.3	<b><u>Site Improvements and Amenities</u></b>				
2.3.1	Irrigation System				
2.3.2	Engineering: Shop drawing / calculation By Subcontractors				
2.4	<b><u>Planting-Landscaping</u></b>				
		\$ 59,552.00	\$ 67,548.00	\$ 127,100.00	



<b>3</b>	<b>Concrete - Shell</b>			
3.1	<u>Basic Concrete Materials and Methods</u>			
3.1.1	Layout			
3.1.2	Survey Protection			
3.1.3	Concrete slab first story to match Fema Elevation			
3.1.4	Reinforcement			
3.1.5	Shoring			
3.1.6	Finish Concrete			
3.1.7	Masonry Block			
3.1.8	Bob Cat			
3.1.9	Concrete Pump			
3.1.10	Hardware and Lumber			
3.1.11	Crane			
3.1.12	Boom Lift			
3.1.13	New trusses			
3.4	<u>Engineering: Shop drawing / calculation By Subcontractor</u>			Allowance
		\$ 714,624.00	\$ 405,288.00	\$ 1,119,912.00
<b>4</b>	<b>Masonry -Shell</b>			
4.1	Basic Masonry Materials and Methods			
4.2	Masonry Units at exterior wall			
4.3	Masonry Units at Parapet			
		See price Item 3.2		
<b>5</b>	<b>Metals</b>			
5.1	<u>Entrance Door</u>			Allowance
5.2	<u>Engineering: Metal Shop drawing / calculation By Subcontractors &amp; GC</u>			
		\$ 178,656.00	\$ 112,580.00	\$ 291,236.00
<b>6</b>	<b>Wood and Plastics</b>			
6.1	Rough Carpentry			
6.1.1	Baseboards (Labor and Material) 4" Paint grade			
		\$ 357,312.00	\$ 382,772.00	\$ 740,084.00
<b>7</b>	<b>Thermal and Moisture</b>			
7.1	<u>Protection Thermal Protection (Insulation)</u>			
7.2	<u>Roofing</u>			
7.2.1	Tiling roofing			
7.2.3	Engineering: Shop drawing / calculation By Subcontractors			
		\$ 148,880.00	\$ 90,064.00	\$ 238,944.00
<b>8</b>	<b>Doors and Windows</b>			
8.1	<u>Basic Door and Window Materials and Methods</u>			
8.2	<u>Metal Doors and Frames</u>			
8.2.1	Garage Doors			
8.3	<u>Interior</u>		By owner	
8.4	<u>Exterior Window and doors</u>			
8.4.1	As per window schedule			
	Engineering: Doors & Windows Shop drawing/ calculation By			
8.4.2	Subcontractors			Allowance
8.5	<u>Hardware (included)</u>			
		\$ 297,760.00	\$ 247,676.00	\$ 545,436.00



<b>9</b>	<b>Finishes</b>			
<b>9.1</b>	<b><u>Plaster and Gypsum Board</u></b>			
9.1.1	Furring and Framing Partition and Ceiling			
9.1.2	Gypsum Board Partition and Ceiling			
9.1.3	Gypsum Plaster Partition and Ceiling			
<b>9.2</b>	<b><u>Portland Cement Plaster (Stucco) Exterior</u></b>			
<b>9.3</b>	<b><u>Floring</u></b>			
9.3.1	Labor installation			
<b>9.4</b>	<b><u>Walls Tile installation</u></b>			
9.4.1	Bathroom 2			
9.4.2	Bathroom 1			
<b>9.5</b>	<b><u>Paints and Coatings</u></b>			
		\$ 595,520.00	\$ 495,352.00	\$ 1,090,872.00
<b>10</b>	<b>Specialties</b>			
10.1	Pest Control by code			
		\$ 29,776.00	\$ 22,516.00	\$ 52,292.00
<b>11</b>	<b><u>Equipment</u></b>			
11.1	Appliances	N/A		By Owner
		\$ 89,328.00	\$ 67,548.00	\$ 156,876.00
<b>15</b>	<b>Mechanical and Plumbing</b>			
<b>15.1</b>	<b><u>Plumbing</u></b>			
15.1.1	Install new underground sewer lines			
15.1.2	Install new hot and cold-water lines on L			
15.1.3	Install all new kitchen sink, dishwasher and ice maker			
15.1.4	Install new tankless gas Water Heater 237.000			
15.1.5	Install new laundry machine box			
15.1.6	Install new laundry tray			
15.1.7	Install new Stand by generator			
15.1.8	Install new Condensation drain for AC			
15.1.9	Install new sewer connection			
15.1.10	Install all new hose bibs around house			
<b>15.2</b>	<b><u>Plumbing Fixtures and Equipment</u></b>			
<b>15.3</b>	<b><u>Heating Ventilation and Air Conditioning</u></b>			
15.3.1	Heating, Ventilating, and Air Conditioning Equipment			
15.3.2	Air Distribution			
15.3.3	HVAC Instrumentation and Controls			
		\$ 178,656.00	\$ 135,096.00	\$ 313,752.00
<b>16</b>	<b>Electrical</b>			
<b>16.1</b>	<b>Electrical work</b>			
16.1.1	Basic Electrical Materials and Methods			
16.1.2	Wiring Methods			
16.1.3	Electrical Power			
16.1.4	Transmission and Distribution			
16.1.5	Generator			
16.1.6	<u>Lighting</u>			
		\$ 208,432.00	\$ 157,612.00	\$ 366,044.00
<b>Sub Total Main House:</b>				
	<b>Insurance</b>	\$ 14,888.00	\$ 11,258.00	\$ 26,146.00
	<b>Overhead and Administration</b>	\$ 446,640.00	\$ 337,740.00	\$ 784,380.00
	<b>Superintendent</b>	\$ 100,000.00	\$ 100,000.00	\$ 200,000.00
	<b>Grand total:</b>	<b>\$ 3,539,128.00</b>	<b>\$ 2,700,598.00</b>	<b>\$ 6,239,726.00</b>



## Payment Schedule

<b>1 Start</b>	5%
Piles	
MEP underground	
Shell Sub	
Aerial	
<b>2 After Piles Installation</b>	10%
Shell Sub	
Windows	
<b>3 After Foundation/1st Floor Slab</b>	10%
Shell Sub	
Roofing	
<b>4 After Columns/Beams/2nd Floor Slab/Aerial</b>	10%
Shell Sub	
Metal Arch Contract	
<b>5 After Columns/Beams/3rd Floor Slab/Aerial</b>	10%
Shell Sub Final	
Roofing	
Windows	
Metal Framing	
Metal Arch	
<b>6 Roofing</b>	15%
Insulation	
Metal Frame	
MEP 1st Floor	
<b>7 Metal Frame</b>	5%
MEP Full Rough	
Metal Architectural installation	
<b>8 MEP 1st Floor</b>	5%
Drywall Installation	
<b>9 MEP 2nd Floor</b>	5%
Drywall Installation	
<b>10 Drywall Finishes</b>	15%
MEP Finals	
<b>11 Paint</b>	5%
<b>12 Final Details</b>	5%



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

**RE: CRITERIA STATEMENT ANALYSIS FOR APPLICABLE CRITERIA FOR THE HISTORIC  
PRESERVATION BOARD FOR 1015 S SOUTHLAKE DRIVE, HOLLYWOOD.**

Dear Planning and Zoning Board,

The following document represents the Criteria Statement Analysis for a proposed new single-family home to be located at 1015 S Southlake Dr., Hollywood, Florida 33019.

**Property.** Lots 18 and 19 in Block 54 of Hollywood Lakes Section. Parcel 514214-02-0900

Lot size: 23,397 square feet.

**Criteria Statement Analysis:**

The applicant satisfies the compatibility criteria delineated in the design guidelines for Historic Properties and Districts as follows:

**1. Integrity of Location**

The modern typology of the proposed new single-family residence respects all the zoning setbacks and heights. The design intends to maximize indoor/outdoor connection as well as backyard green space for outdoor entertainment.

**2. Setting**

The setting of this proposed residence is the beautiful South Lake area, which is well known for its magnificent water views and spectacular landscape with matured trees and vegetation. The proposed two-story home has been designed to exploit these characteristics fully. The curved/organic structure aims to create a dialog between the building and its surroundings.

**3. Materials**

The proposed residence is structurally designed with block and concrete, with the facade materials primarily consisting of stone, exposed concrete, and aluminum louver accents. All these materials are compatible with the homes in the neighborhood.



#### 4. Workmanship

The intent is to design and build the residence with the best standards available. The workmanship and quality of the construction will meet or exceed the standards in the area from a licensed construction professional.

#### 5. Association

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

#### 6. Design

Considering the Historical designation of the Hollywood Lakes area in which the project is located, we studied the context in detail to create a design that would bridge the different architectural styles in the vicinity. Such styles include Mediterranean Revival, Mission or Spanish Colonial, Art Deco or Art Moderne, Traditional, Bermuda, Masonry Vernacular, Prairie, Midcentury Modern, and Contemporary.

The design of the new home evokes a tropical modern style. It is characterized by a combination of clean volumetric elements, captivating curves that create a dialog between the beautiful organic lake and the structure, and a solid relationship to the natural environment.

The home's street-facing façade presents the residence as an artful play of horizontal planes accented with vertical elements, including narrow windows and metal louvers. Planes sheathed in stone breakthrough deep eaves finished within a light concrete roofline punctuated by organically shaped apertures, softening the structure's appearance and enabling natural light to flood the entryway.

The rear façade offers a visual continuity with the front through its use of pale stone, glass, and organic shapes in the roof. A sun deck and organically shaped pool expand the home's spatial boundaries, blurring the lines between indoor and outdoor living and providing a perfect space for entertainment and relaxation.

We look forward to your review and approval. If you have any questions or concerns, please do not hesitate to call us at 305 5195731 or email us at [stephanie@sdhstudio.com](mailto:stephanie@sdhstudio.com)

Sincerely,



Stephanie Halfen  
Founder and Principal Architect  
SDH Studio Architecture + Design



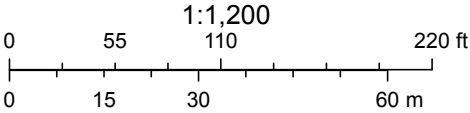
# ATTACHMENT B

Aerial Photograph





March 20, 2024





# ATTACHMENT C

## Permit History



NAME OF  
OWNER

PAUL T. POUTINEN

ADDRESS OF  
CONSTRUCTION

1015 So. So. LAKE DR.

Original Plans FL-45 #2266  
continues on FL-46 #0013

LEGAL DESCRIPTION

LOTS 18 & 19 BLOCK 54, HWD. LAKES

OWNERS ADDRESS

1231 ADAMS ST.

DESCRIPTION OF CONSTRUCTION

COST

\$ 45,000.

ARCHITECT

CHAS. F. MCKIRAHAN 2722

SINGLE FAMILY RESIDENCE

PERMIT TYPE	NO.	DATE ISSUED	TO WHOM	FIXTURES OR OUTLETS
BLOG	54211	9-28-60	John Calvin	
	42642	121-4-60	JOHN CALVIN	
ROOF	<del>54211</del>	3-24-61	Guaranteed Roof	
ELECTRICAL	54230	1-5-61	Beach Electrical	1-3-22-10
	54649	10-8-63	Beach Electrical	Alteration
2 1/2 Ton A/C	43151	2-6-61	Guaranteed Roof	Part and 4/16
Water Heater	54216	10-17-63	Dryer Plumbing	2P
PLUMBING	19614	1-11-61	May Plb. Co.	20
SEPTIC TANK				
GAS	30948	11-30-67	People's Gas	3 gas p

1 SURVEY  
2. Surveying

INSPECTIONS REVERSE SIDE



# JOB CARD

OWNER Paul Poutinen		JOB ADDRESS 1015 South Southlake Drive	
LEGAL DESCRIPTION	LOT NUMBER 18 and 19	BLOCK	SUBDIVISION OR ADDITION Hollywood Lakes
MICROFILM NO. 75-0462	ARCHITECT Richard C. Reilly	FEE \$ 19.40	VALUATION \$ 2495.00

DESCRIPTION OF CONSTRUCTION enclose garage to bedroom and bath enclose	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
--	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING 462	26233	5/29/75	owner	SEPTIC/SEWER			
ROOF				AIR/CONDITION	5485	7-6-75	Hill York
ELECTRIC-BASIC	9250	6-24-75	Rossi	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX. 4	6723	6-5-75	May	POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:	FORM 1144-13
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# JOB CARD

OWNER Dr. Sonkin		JOB ADDRESS 1015 So. Lake Dr.	
LEGAL DESCRIPTION 18 & 19	PLOT NUMBER	BLOCK 54	SUBDIVISION OR ADDITION Hwd. Lakes
MICROFILM NO.	ARCHITECT	FEE \$ 40.00	VALUATION \$ 11,900

DESCRIPTION OF CONSTRUCTION re roof tile	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
---	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF	5600	77999	10-13-82 King Rfg.	AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:  
County surcharge \$2.40



# JOB CARD

OWNER <b>Dr. Sonkin</b>		JOB ADDRESS <b>1015 S. South Lake Drive</b>	
LEGAL DESCRIPTION	LOT NUMBER <b>18 &amp; 19</b>	BLK <b>54</b>	SUBDIVISION OR ADDITION <b>Hollywood Lakes</b>
MICROFILM NO. <b>1983 S</b>	ARCHITECT	FEE <b>\$ 57.00</b>	VALUATION <b>\$ 10,000.</b>

DESCRIPTION OF CONSTRUCTION <b>Centrall A/C, etc.</b>	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
--	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION	<b>14281</b>	<b>12-1-82</b>	<b>A.D.I., Inc.</b>
ELECTRIC-BASIC	<b>27687</b>	<b>12-3-82</b>	<b>SELF BC</b>	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	<b>NO. FIX.</b>			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:  
County Surcharge      2.00



# JOB CARD

OWNER <b>Dr. Sonkin</b>		JOB ADDRESS <b>1015 S. South Lake Dr.</b>	
LEGAL DESCRIPTION	LOT NUMBER <b>18 - 19</b>	BLOCK	SUBDIVISION OR ADDITION <b>Hollywood Lakes</b>
MICROFILM NO. <b>84-214</b>	ARCHITECT <b>Julius Volpe</b>	FEE <b>\$ 65.00</b>	VALUATION <b>\$ 10,000.</b>

DESCRIPTION OF CONSTRUCTION <b>Bedroom addition</b>	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
--	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING 344	6907	9-28-83	Stoller, Etc	SEPTIC/SEWER			
ROOF 510	85578	11-23-83	King Roof	AIR/CONDITION	15284	12-1-83	ADT. Mc
ELECTRIC-BASIC	29625	11-30-83	Brewer E.L.C.	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County Surcharge: 2.00



# JOB CARD

OWNER <b>Dr. Sonkin</b>		JOB ADDRESS <b>1015 S. South Lake Drive</b>	
LEGAL DESCRIPTION <b>18 &amp; 19</b>	BLOCK <b>54</b>	SUBDIVISION OR ADDITION <b>Hwd. Lakes Section</b>	
MICROFILM NO. <b>84-214</b>	ARCHITECT <b>John P. Thompson</b>	FEE <b>\$ 165.00</b>	VALUATION <b>\$ 30,000.</b>

DESCRIPTION OF CONSTRUCTION <b>Rev. to 86983 Remodeling interior</b>	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
---	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	7275	3-30-84	S. Friefeld	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County Surcharge: 6.00



# JOB CARD

OWNER Dr. D. Sonkin		JOB ADDRESS 1015 S. South Lake Dr.	
LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
MICROFILM NO. 84-214	ARCHITECT	FEE \$ 25.00	VALUATION \$ 1,500.

DESCRIPTION OF CONSTRUCTION Interior Demolition & Remodeling (residence)	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
---	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	86983	2-22-84	S. Friefeld	SEPTIC/SEWER			
ROOF				AIR/CONDITION	15542	3-14-84	A.D.I.
ELECTRIC-BASIC	30104	3-13-84	Harne Elec	MECHANICAL			
BULK AC ELECTRIC-SUPP.	30154	3-21-84	CIRCLE BULK AC	SCREEN			
PLUMBING NO. FIX.	20284	3-5-84	CARDET/Rob.	POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County Surcharge: .40



# Permit Search Results

[Search](#) > Properties located at/on/near '...1015 S Southlake Dr...'

8 permits were found for  
1015 S SOUTHLAKE DR

View	Process #	Permit #	Description	Appl. Date	Permit Date
<a href="#">Details</a>		<b>B15-105008</b>	REROOF - METAL, TILE, WOOD, SHINGLE OR SHAKE	10/1/2015	<b>10/14/2015</b>
<a href="#">Details</a>	32449	<b>B0703449</b>	BULKHEAD/SEAWALL	3/22/2007	<b>9/7/2007</b>
<a href="#">Details</a>	10640	<b>P0600732</b>	GAS PIPING	5/8/2006	<b>5/18/2006</b>
<a href="#">Details</a>	78142	<b>B0405430</b>	RE-ROOF FLAT	10/5/2004	<b>10/5/2004</b>
<a href="#">Details</a>		<b>B0203939</b>	AWNINGS - ALUM OR CANVAS		<b>7/10/2002</b>
<a href="#">Details</a>		<b>B0006625</b>	DRIVEWAY		<b>9/8/2000</b>
<a href="#">Details</a>		<b>B0002225</b>	DOCK		<b>3/29/2000</b>
<a href="#">Details</a>		<b>B9002089</b>	RE-ROOF-FLAT		<b>4/2/1</b>





# City of Hollywood

## Staff Summary

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

**File Number: 4. 2024 0409**

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**Agenda Date:** 4/9/2024

**To:** Historic Preservation Board

**Title:** FILE NO.: 24-C-20  
APPLICANT: Pasqualina Claudio Rizzardo.  
LOCATION: 822 Polk Street  
REQUEST: Certificate of Appropriateness for Design for a circular driveway at a home located within the Lakes Area Historic Multiple Resource Listing District (822 Polk Street).

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**CITY OF HOLLYWOOD, FLORIDA  
MEMORANDUM  
DEPARTMENT OF PLANNING**

**DATE:** April 9, 2024 **FILE:** 24-C-20

**TO:** Historic Preservation Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Cameron Palmer, Principal Planner

**SUBJECT:** Pasqualina Claudio Rizzardo request a Certificate of Appropriateness for Design of a circular driveway in the front yard located at 822 Polk Street, within the Lakes Area Historic Multiple Resource Listing District.

**APPLICANT'S REQUEST**

Certificate of Appropriateness for Design for a circular driveway at a home located within the Lakes Area Historic Multiple Resource Listing District (822 Polk St).

**STAFF'S RECOMMENDATION**

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

**REQUEST**

The Applicant is requesting a Certificate of Appropriateness for Design for an approximately 300 square-foot circular driveway in the front yard of an existing home. The required parking for the home is currently accommodated on a concrete driveway and two-car garage to the rear of the property. However, the Applicant has stated the purpose of the proposed circular driveway is to allow "easy access" to the front door for the elderly homeowner. With regards to open space, the Applicant is proposing to add landscape throughout the site including removing paving from the rear yard. This would result in 37% open space the property. The request comes as part of a greater permitted interior and exterior comprehensive renovation project.

The request before the Board is unique in nature as the requested circular driveway is partially constructed with curb cuts completed and has arisen out of a permit approval made in error by City of Hollywood staff.

The applicant submitted a master building permit application for interior renovations (B23-101647) on March 22, 2023 with a sub-permit for a fence (B24-100458) submitted on January 23 2024. The permit for interior renovations and fence depicted a circular driveway, however, those permit requests were not related to the driveway on the property and therefore was overlooked and subsequently approved based solely on the merits of the interior renovations and fence permits requested. The applicant was then advised by City staff that a driveway permit, and Historic Preservation Board approval, were required for the proposed driveway.

Accordingly, the applicant submitted a new sub-permit application on February 14, 2024 for the proposed circular driveway. As part of the submission the applicant submitted the previously reviewed and stamped site plan. The permit was routed to the Division of Planning and Urban Design (Zoning) to review. Upon receipt, staff noted a previous approval stamp from previous zoning reviewer on the plans and approved the item, in error, citing the previous approval. It was unknown to staff at the time that the previous approval stamp on the submitted permit



drawings were not in relation to the driveway but rather to the fence permit. Accordingly, the driveway permit was inadvertently issued to the applicant for the construction of a circular driveway and site work was undertaken.

On March 6, 2024 the Department of Development Services was notified that the subject property was constructing a circular driveway contrary to the Design Guidelines for the Historic District and a Stop Work Order was issued by the Chief Building Official to investigate the matter. The results of that investigation have led to this request for consideration by the Historic Preservation Board.

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 Guidelines do not encourage construction of new curb cuts that break up the solid street edge or parking on the front of buildings.

#### **SITE BACKGROUND**

<b>Applicant/Owner:</b>	Pasqualina Claudio Rizzardo
<b>Address/Location:</b>	822 Polk Street
<b>Size of Property:</b>	0.15 acres
<b>Present Zoning:</b>	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLOD-1)
<b>Present Use of Land:</b>	Single Family Home
<b>Year Built:</b>	1972 (Broward County Property Appraiser)

#### **ADJACENT ZONING**

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

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

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

While the proposed driveway would allow the Applicant to maximize the use of their property, the additional curb cut and parking in the front yard is not compatible with the desired character for the area. It is noted that there are 2 other properties on this block of Polk Street that have circular driveways in the front yard – no Board history exists for these properties. However, with this and other property improvements the Applicant has made to the home, the City is accomplishing the desired reinvestment in the Lakes Area Historic Multiple Resource Listing District.

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

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood. The proposed additions and improvements are sensitive to the character of the Historic Lakes Section through its design which is similar 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 proposed driveway has no impact on the existing home and is consistent with surrounding homes which include driveways in the front yard.

#### **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. Although it is ideal to maintain parking at the rear, the proposed driveway design is consistent with surrounding properties in the Hollywood Lakes area.

#### **APPLICABLE CRITERIA**

**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:** The Design Guidelines recommend to *"limit curb cuts in front yards to maintain the lush tropical setting in residential neighborhoods."* As stated previously, several of the surrounding properties contain similar driveways in the front yard. However, inclusion of the requested circular driveway will create an additional curb cut and eliminate a large amount of open space in the front yard.

**FINDING:** Inconsistent

**CRITERION:** DESIGN

**ANALYSIS:** Required parking for the home is currently accommodated in a concrete driveway and two-car garage. However, the Applicant has stated the purpose of the proposed circular driveway is to allow *"easier access to the front door"* for an elderly homeowner. According to the Design Guidelines, *parking areas should be designed in a manner consistent with limiting the amount of impervious surfaces.* Given the existing parking capacity of 4 vehicles to the rear of this property the requested driveway increases the impervious area of the lot in a manner that is notably above what is required to meet the parking standards of the zoning district. Staff notes with the additional impervious area the front yard will not diminish the required 20% open space requirement.

**FINDING:** Inconsistent

**CRITERION:** SETTING

**ANALYSIS:** The proposed driveway meets all applicable setback requirements. The proposed design is similar to that of the surrounding neighborhood and maintains the spatial relationship with surrounding properties.

**FINDING:** Consistent



**CRITERION:** MATERIALS

**ANALYSIS:** Historic District Design Guidelines recommend use of materials which *maximize green areas such as permeable pavers (i.e. grass pavers)* and to avoid materials such as asphalt, concrete, and brick pavers with mortar. Consistent with the Guidelines, the Applicant is proposing concrete pavers with grass in between the pavers support permeability.

**FINDING:** Consistent

**CRITERION:** WORKMANSHIP

**ANALYSIS:** According to the National Register, workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. The design and installation of the proposed driveway is consistent with current workmanship styles and methods.

**FINDING:** Consistent

**CRITERION:** ASSOCIATION

**ANALYSIS:** When making updates to a home, the Design Guidelines for Historic Properties and Districts recommend maintaining a layout and lot coverage similar to surrounding properties. While other homes in the neighborhood include front-yard driveways they still maintain a reasonable amount of open space. In this case, the applicant is adding landscaped areas to the rear yard, when considered in conjunction to the proposal the lot maintains a total of 40% open space.

**FINDING:** Consistent

## **RECOMMENDATION**

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

## **ATTACHMENTS**

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph



# GENERAL APPLICATION

APPLICATION DATE: 3-20-2024

**2600 Hollywood Blvd**

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

## SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

## NOTE:

- 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.

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

## APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☐ Technical Advisory Committee
 ☐ Art in Public Places Committee
 ☒ Variance  
☐ Planning and Development Board
 ☐ Historic Preservation Board
 ☐ Special Exception  
☐ City Commission
 ☐ Administrative Approval

## PROPERTY INFORMATION

**Location Address:** 822 Polk Street

Lot(s): 24 Block(s): 72 Subdivision: Hollywood Lakes Section

Folio Number(s): 5142 14 02 4260

Zoning Classification: Single Family

Land Use Classification: Single Family

Existing Property Use: Single Family

Sq Ft/Number of Units: 2,359 / 1 (One)

Is the request the result of a violation notice? ☐ Yes ☐ 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): \_\_\_\_\_

## DEVELOPMENT PROPOSAL

Explanation of Request: We were approved by Building Department to do a Driveway, Permit #24-100094

Forms were done & ready for inspection when we received "STOP" work order the after we were ready for insp.

Phased Project: Yes ☒ No ☐ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="1"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<u>N/A</u> <input type="text"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="25%"/> (Area: <input type="text"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="0"/> )
Height (# of stories)	(# STORIES) <input type="text" value="One"/> ( <input type="text" value="13'"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area ( <input type="text" value="2,359"/> FT.)

**Name of Current Property Owner:** Pasqualina Rizzardo

Address of Property Owner: 822 Polk St.- Hollywood, FL 33019

Telephone: 519-288-5808 / 754-23 Email Address: bobking@live.ca / gavtempo@aol.com

**Applicant** GAV Builders Inc

Consultant ☐ Representative ☒ Tenant ☐

Address: 1308 Arthur St

Telephone: 754-235-5000

Email Address: gavtempo@aol.com

Email Address #2: bobking@live.ca

Date of Purchase: 1983

Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

**Noticing Agent** (FTAC & Board submissions only) : \_\_\_\_\_

E-mail Address: \_\_\_\_\_



**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [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: BKR Date: 3/30/2024

PRINT NAME: Bob King Date: \_\_\_\_\_

Signature of Consultant/Representative: George Vazquez Date: 3/20/2024

PRINT NAME: George Vazquez Date: \_\_\_\_\_

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

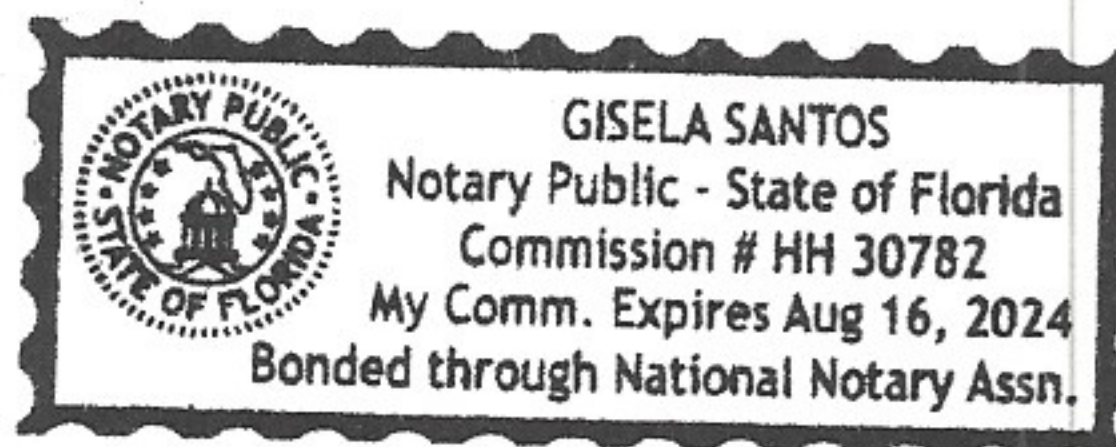
PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

**Current Owner Power of Attorney**

I am the current owner of the described real property and that I am aware of the nature and effect the request for Passageway Riccardo / Bob King to my property, which is hereby made by me or I am hereby authorizing BOB KING / GEORGE VAZQUEZ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 20th day of March, 2024

Gisela Santos  
Notary Public



BKR  
Signature of Current Owner

Bob King  
Print Name

State of Florida

My Commission Expires: 8/16/2024 (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_



# JOB CARD

OWNER <b>Bea Development</b>		JOB ADDRESS <b>922 Polk St.</b>	
LEGAL DESCRIPTION	LOT NUMBER <b>24</b>	BLOCK <b>72</b>	SECTION OR ADDITION <b>Hwc Lakes</b>
MICROFILM NO. <b>72-0206</b>	ARCHITECT <b>John E. May</b>	FEE <b>\$96.50</b>	VALUATION <b>\$30,222.00</b>
DESCRIPTION OF CONSTRUCTION <b>Pressure grout Single family Residence</b>			<input type="checkbox"/> SEWER TANK <input type="checkbox"/> SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING 21601	1875	2/11-72	Granson	SEWER/SEWER	921	4-18-72	CHAS
ROOF 2800	5065	6-9-72	Olsen Workshop	AIR/CONDITION	953	6-15-72	72. 7. 72
ELECTRIC-BASIC	967	3-21-72	Brewer	MECHANICAL			
ELECTRIC-SUPP.	2256	8-25-72	Brewer	SCREEN			
PLUMBING NO. FIX.	921	4-18-72	Collos	POOL			
L-P-DRY WALL	5363	6-21-72	T. C. Hall	DRIVEWAY-SW	6553	9-11-72	Collos
FENCE				PATIO & WALK			

NOTES:

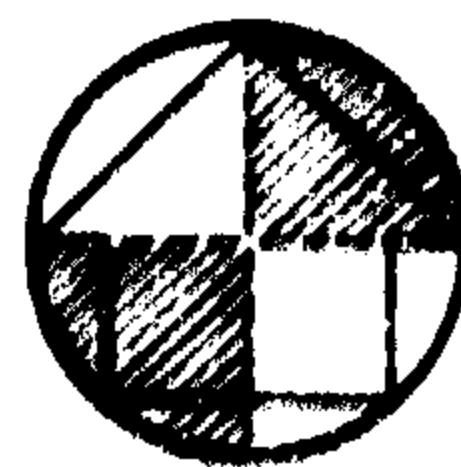
FORM 68-12-12



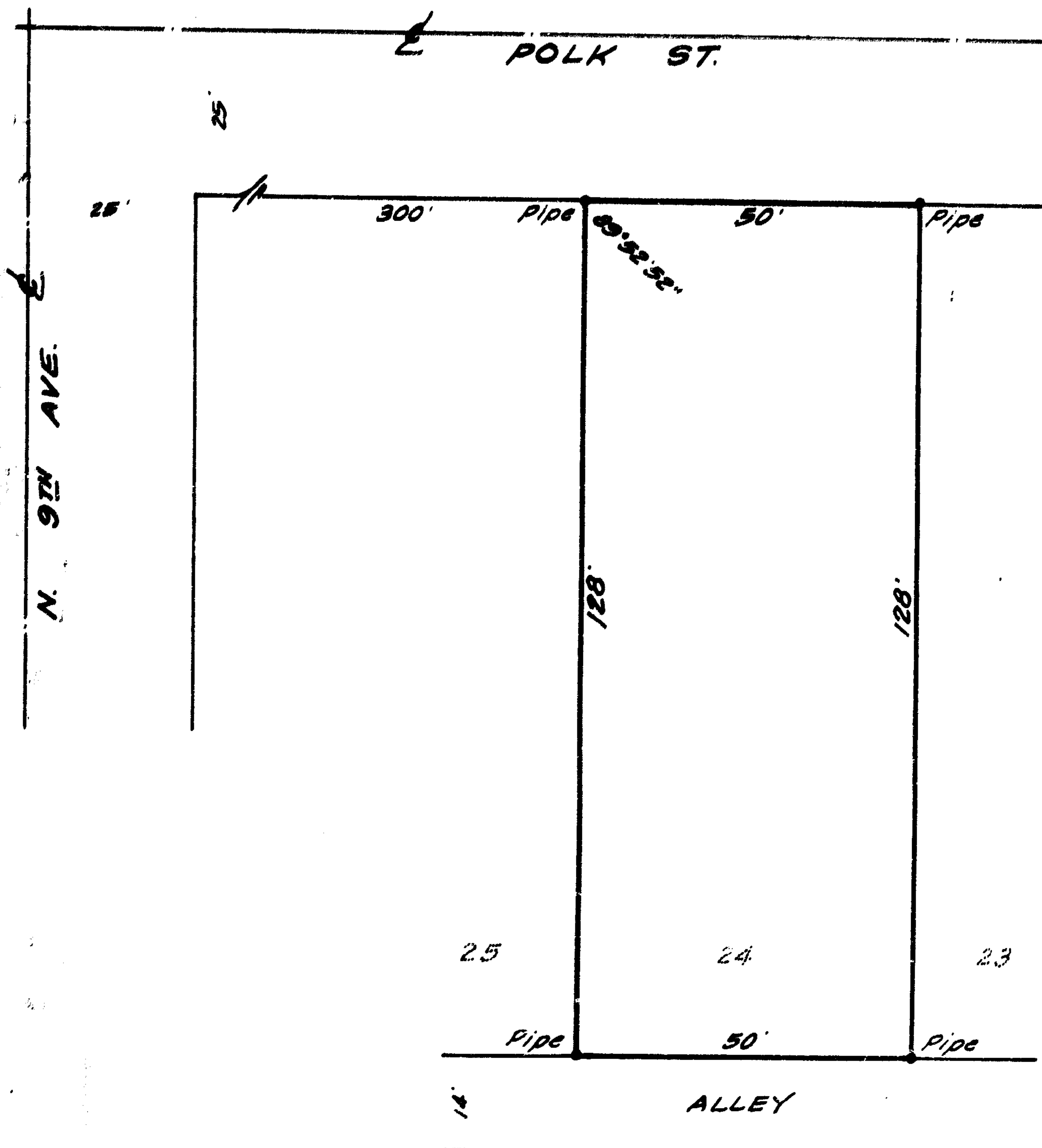
**SURVEY FOR : RICHARD F. MANEGOLD**

## DESCRIPTION

Lot 24, Block 72, "HOLLYWOOD LAKES SECTION", according to plat thereof recorded in Plat Book 1, page 32, of the public records of Broward County, Florida.



**SCALE:**  
1" = 20'



**TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:**

I, MAURICE E. BERRY II, hereby certify that I have made a recent survey of the above described property as indicated, and that there are no above-ground encroachments except as shown. I further certify that the survey represented hereon meets the requirements of the Florida Land Title Association and that this plat is true and correct.

Dated at Hollywood, Broward County, Florida, this 27 day of DEC., A.D. 1971.

**M. E. BERRY & ASSOCIATES**  
REGISTERED LAND SURVEYORS

2412 HOLLYWOOD BOULEVARD  
HOLLYWOOD, FLORIDA

ISBN: 7-309-04645-9  
CIP 数据: 见书后

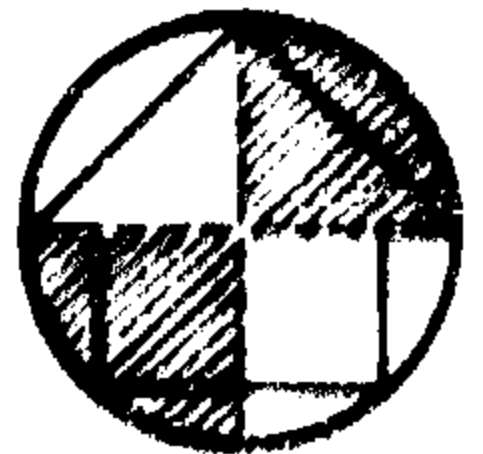
**Maurice E. Berry II**  
Registered Land Surveyor No. 1122  
STATE OF FLORIDA



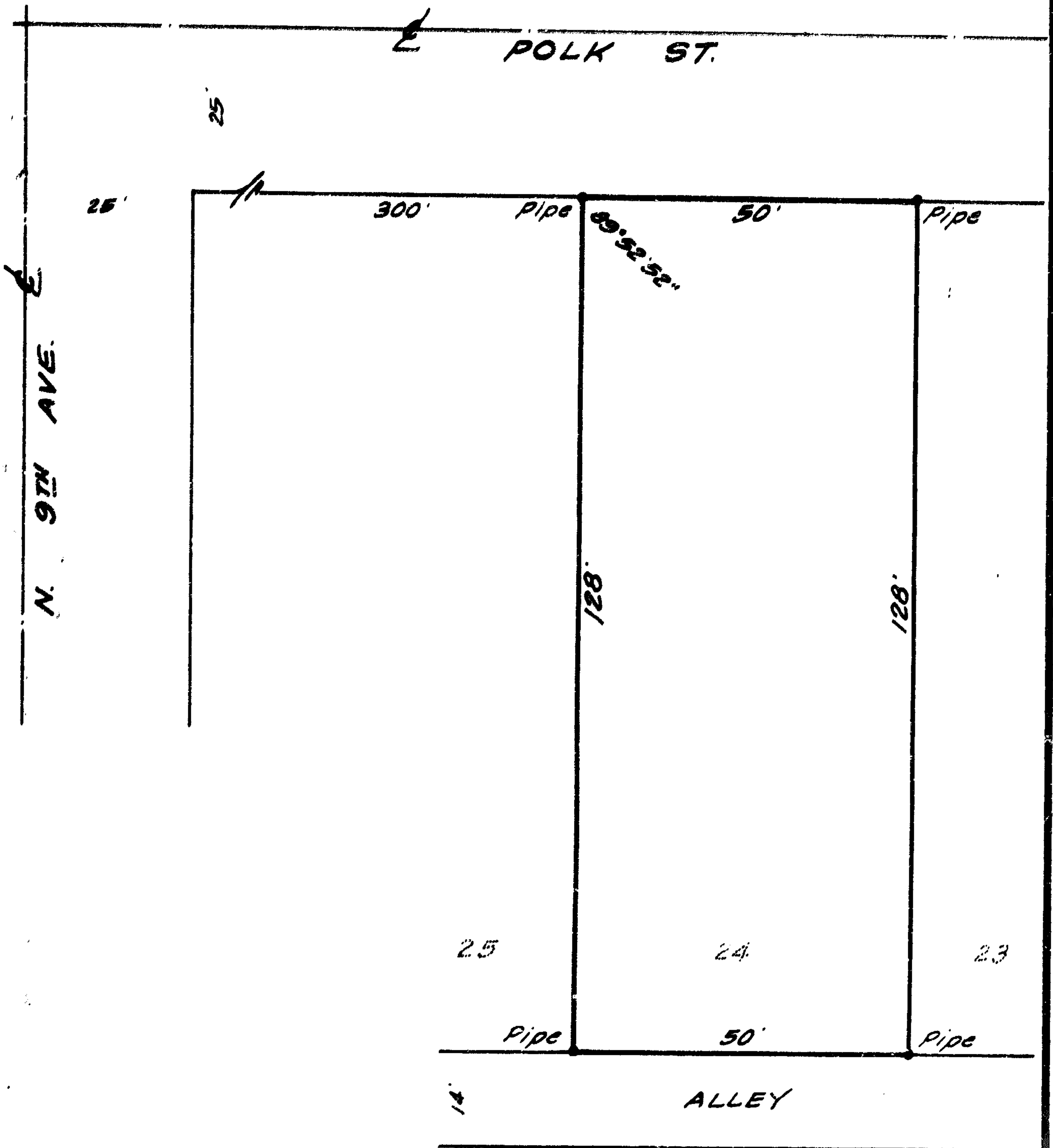
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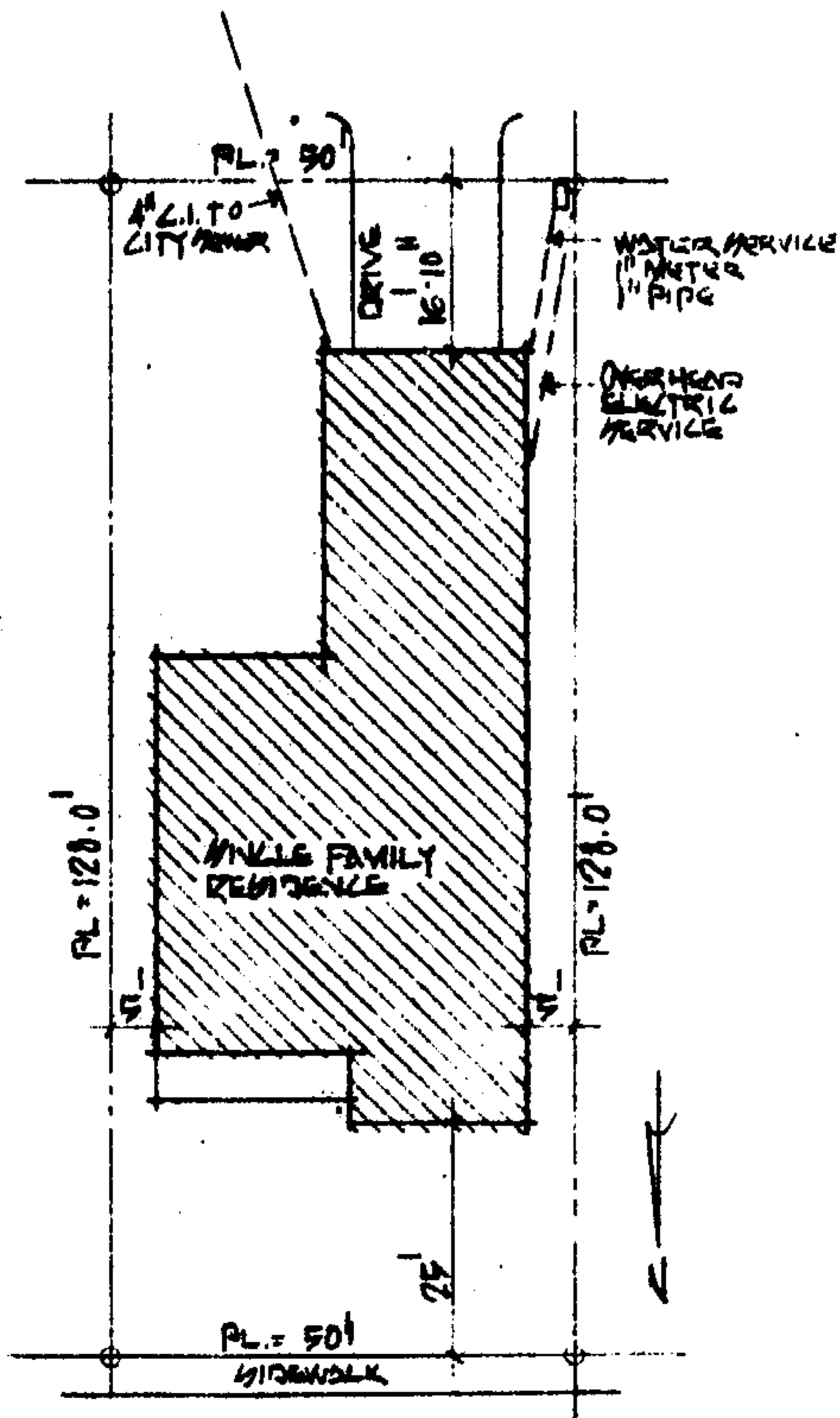
**M. E. BERRY & ASSOCIATES**  
REGISTERED LAND SURVEYORS

2612 HOLLYWOOD BOULEVARD  
HOLLYWOOD, FLORIDA

P. O. BOX 948  
PHONE: 922-6688

*Maurice E. Berry II*  
**MAURICE E. BERRY II**  
Registered Land Surveyor No. 1122  
STATE OF FLORIDA





FOLK STREET

SITE PLAN

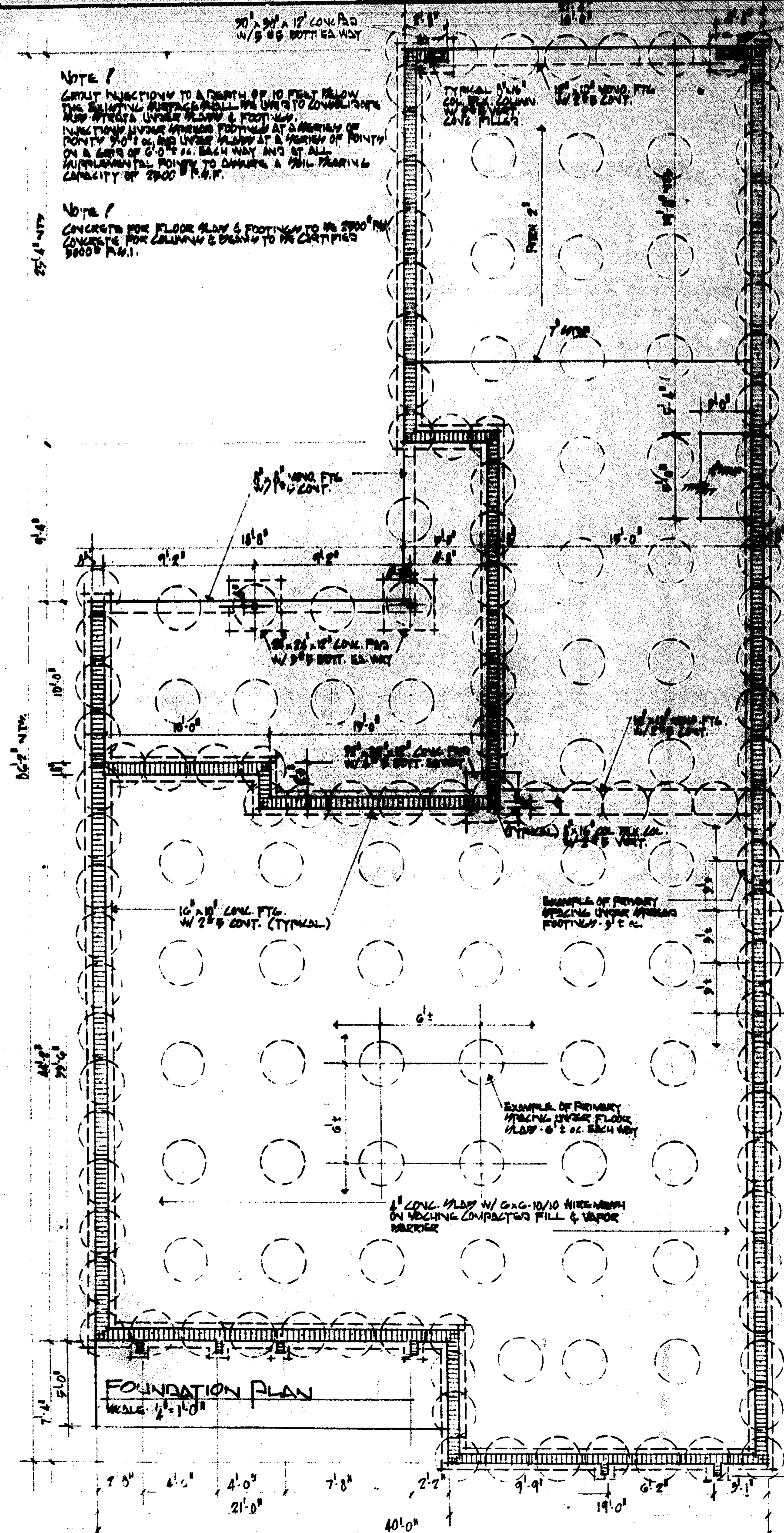
SCALE 1" = 20'



GRANT INJECTION TO A DEPTH OF 10 FEET BELOW THE EXISTING SURFACE SHALL BE USED TO CONSOLIDATE AND STRENGTHEN UNDER PAVEMENT FOOTINGS.

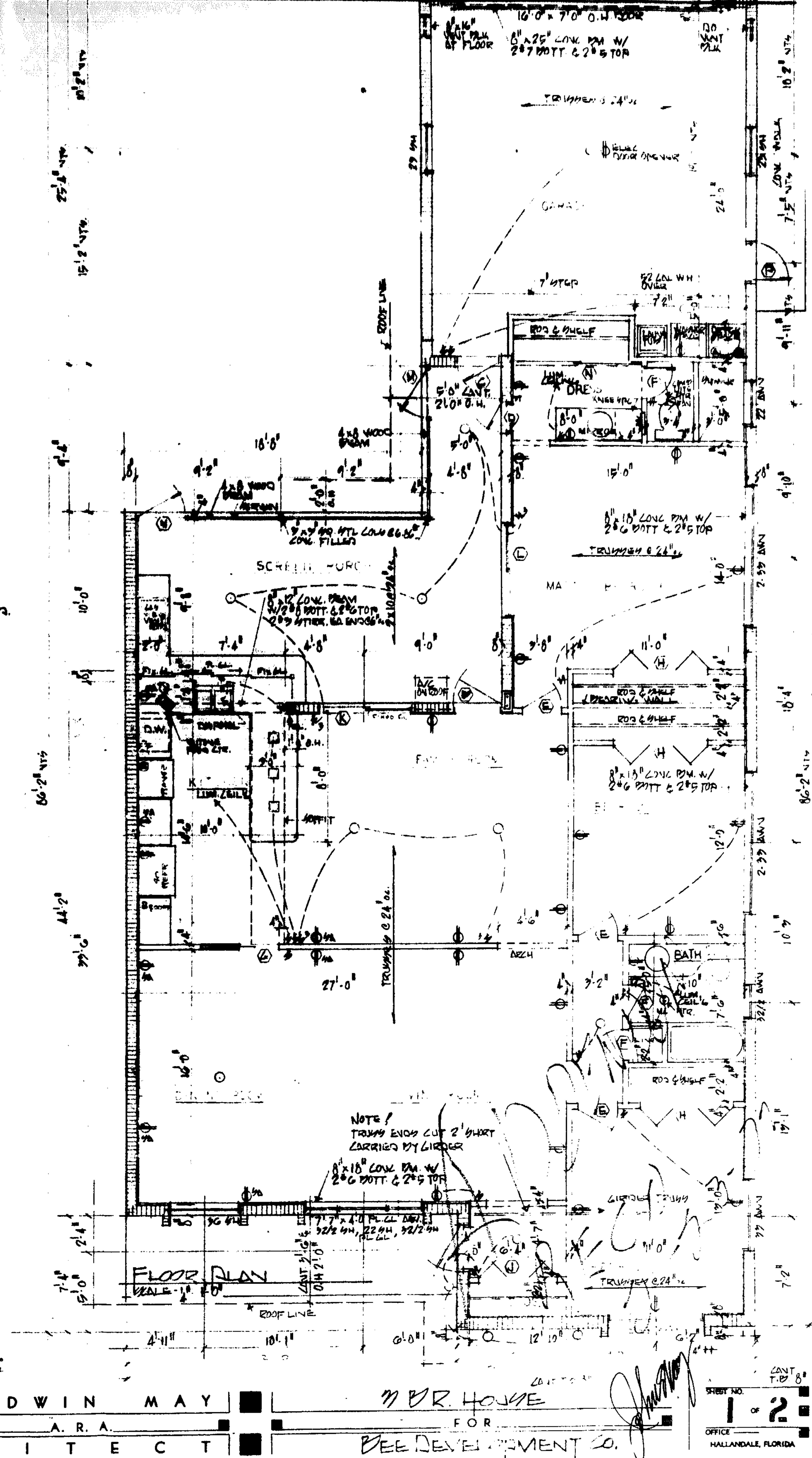
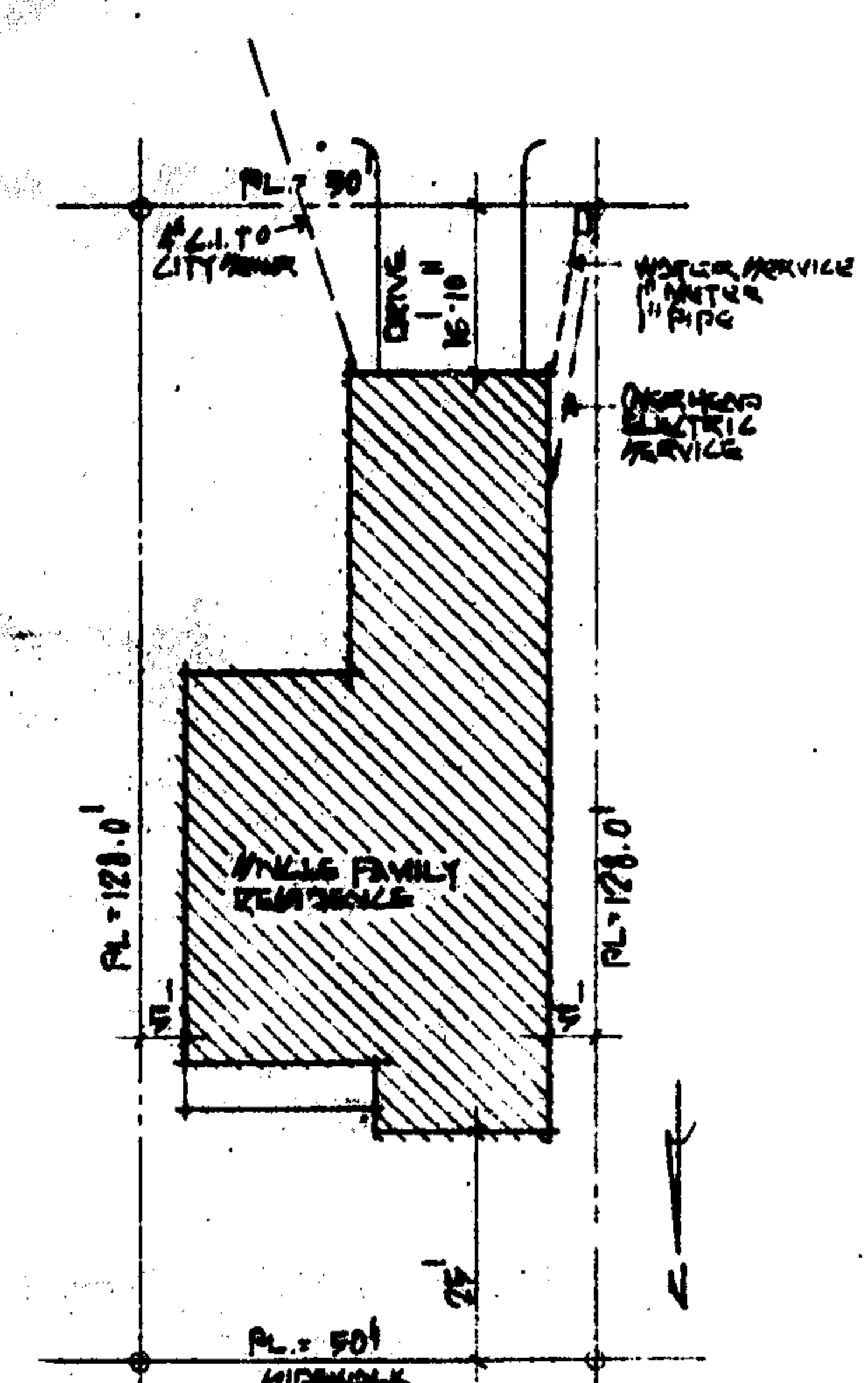
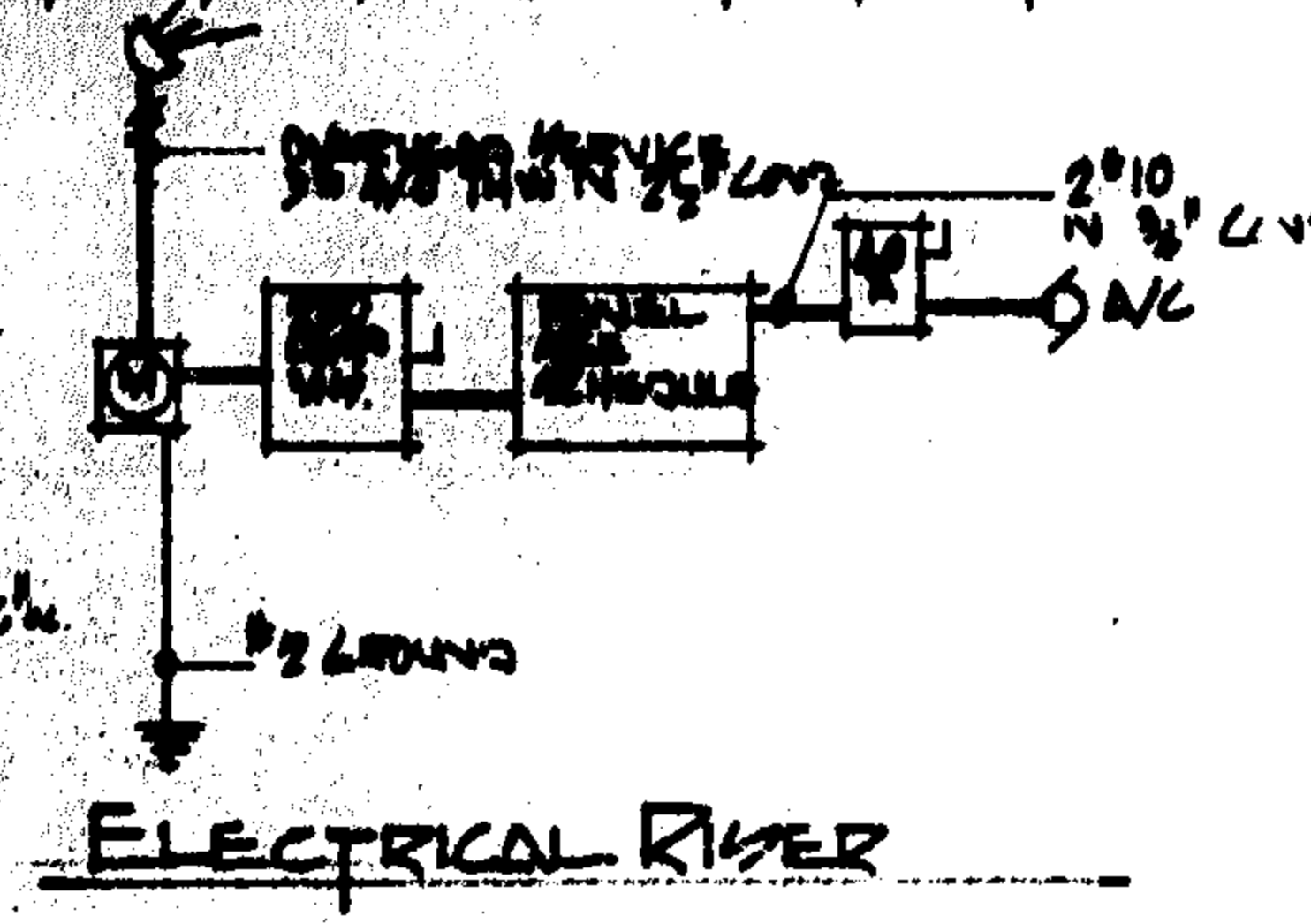
INJECTION UNDER EXISTING FOOTINGS AT A DEPTH OF POINTS 2 TO 3 FT. AND UNDER PAVEMENT AT A SERIES OF POINTS ON A GRID OF 6' TO 8' EACH WAY AND AT ALL NECESSARY POINTS TO MAINTAIN A SOIL BEARING CAPACITY OF 2800 P.S.F.

CONCRETE FOR FLOOR SLAB & FOOTING TO PG 2000' RM  
CONCRETE FOR COLUMN & BEAM TO PG CERTIFIED  
2000' P.M.I.



BOOK SCHEDULE		
TEAM	DATE	DESCRIPTION
A	10/25/91	WALK DOWN LANE
B	10/26/91	FLUSH DOWN LANE - 4 LINES
C	10/27/91	FLUSH DOWN LANE - WALKDOWN
D	10/28/91	5 LINE WALKDOWN
E	10/29/91	FLUSH WALKDOWN
F	10/30/91	FLUSH WALKDOWN
G	10/31/91	FLUSH - WALKDOWN LANE - POLAR
H	11/1/91	12 LINE
I	11/2/91	12 LINE
J	11/3/91	FLUSH - WALKDOWN
K	11/4/91	FLUSH - WALKDOWN
L	11/5/91	FLUSH - WALKDOWN
M	11/6/91	FLUSH - WALKDOWN
N	11/7/91	FLUSH - 12 LINE
O	11/8/91	FLUSH - DOWN LANE

ELECTRICAL PANEL SCHEDULE									
LINE NO.	DESCRIPTION	QTY	UNIT	WIRE SIZE	WIRE TYPE	WIRE COLOR	WIRE LENGTH	WIRE WEIGHT	WIRE PRICE
1	100 AMP SERVICE PANEL	1	EA	100	ALUM	GRN	10	10	10
2	200 AMP SERVICE PANEL	1	EA	200	ALUM	GRN	10	10	10
3	400 AMP SERVICE PANEL	1	EA	400	ALUM	GRN	10	10	10
4	600 AMP SERVICE PANEL	1	EA	600	ALUM	GRN	10	10	10
5	800 AMP SERVICE PANEL	1	EA	800	ALUM	GRN	10	10	10
6	1000 AMP SERVICE PANEL	1	EA	1000	ALUM	GRN	10	10	10
7	1200 AMP SERVICE PANEL	1	EA	1200	ALUM	GRN	10	10	10
8	1400 AMP SERVICE PANEL	1	EA	1400	ALUM	GRN	10	10	10
9	1600 AMP SERVICE PANEL	1	EA	1600	ALUM	GRN	10	10	10
10	1800 AMP SERVICE PANEL	1	EA	1800	ALUM	GRN	10	10	10
11	2000 AMP SERVICE PANEL	1	EA	2000	ALUM	GRN	10	10	10
12	2200 AMP SERVICE PANEL	1	EA	2200	ALUM	GRN	10	10	10
13	2400 AMP SERVICE PANEL	1	EA	2400	ALUM	GRN	10	10	10
14	2600 AMP SERVICE PANEL	1	EA	2600	ALUM	GRN	10	10	10
15	2800 AMP SERVICE PANEL	1	EA	2800	ALUM	GRN	10	10	10
16	3000 AMP SERVICE PANEL	1	EA	3000	ALUM	GRN	10	10	10
17	3200 AMP SERVICE PANEL	1	EA	3200	ALUM	GRN	10	10	10
18	3400 AMP SERVICE PANEL	1	EA	3400	ALUM	GRN	10	10	10
19	3600 AMP SERVICE PANEL	1	EA	3600	ALUM	GRN	10	10	10
20	3800 AMP SERVICE PANEL	1	EA	3800	ALUM	GRN	10	10	10
21	4000 AMP SERVICE PANEL	1	EA	4000	ALUM	GRN	10	10	10
22	4200 AMP SERVICE PANEL	1	EA	4200	ALUM	GRN	10	10	10
23	4400 AMP SERVICE PANEL	1	EA	4400	ALUM	GRN	10	10	10
24	4600 AMP SERVICE PANEL	1	EA	4600	ALUM	GRN	10	10	10
25	4800 AMP SERVICE PANEL	1	EA	4800	ALUM	GRN	10	10	10
26	5000 AMP SERVICE PANEL	1	EA	5000	ALUM	GRN	10	10	10
27	5200 AMP SERVICE PANEL	1	EA	5200	ALUM	GRN	10	10	10
28	5400 AMP SERVICE PANEL	1	EA	5400	ALUM	GRN	10	10	10
29	5600 AMP SERVICE PANEL	1	EA	5600	ALUM	GRN	10	10	10
30	5800 AMP SERVICE PANEL	1	EA	5800	ALUM	GRN	10	10	10
31	6000 AMP SERVICE PANEL	1	EA	6000	ALUM	GRN	10	10	10
32	6200 AMP SERVICE PANEL	1	EA	6200	ALUM	GRN	10	10	10
33	6400 AMP SERVICE PANEL	1	EA	6400	ALUM	GRN	10	10	10
34	6600 AMP SERVICE PANEL	1	EA	6600	ALUM	GRN	10	10	10
35	6800 AMP SERVICE PANEL	1	EA	6800	ALUM	GRN	10	10	10
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151	30000 AMP SERVICE PANEL	1	EA	30000	ALUM	GRN	10	10	10
152	30200 AMP SERVICE PANEL	1	EA	30200	ALUM	GRN	10	10	10
153	30400 AMP SERVICE PANEL	1	EA	3					



LEGAL  
LOT 24, BLK 72  
HOLLYWOOD LAKES SECTION  
HOLLYWOOD, FLORIDA

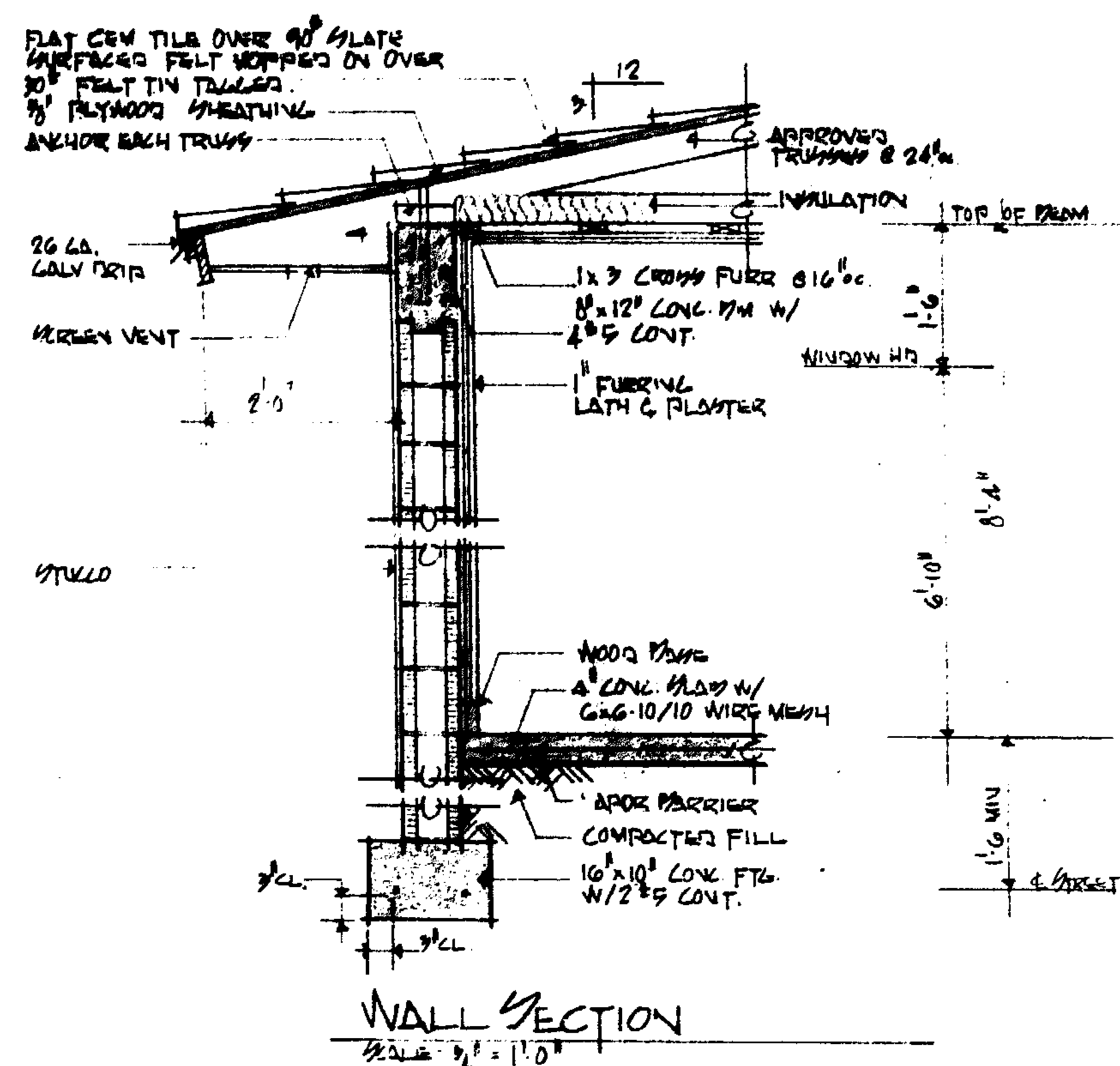
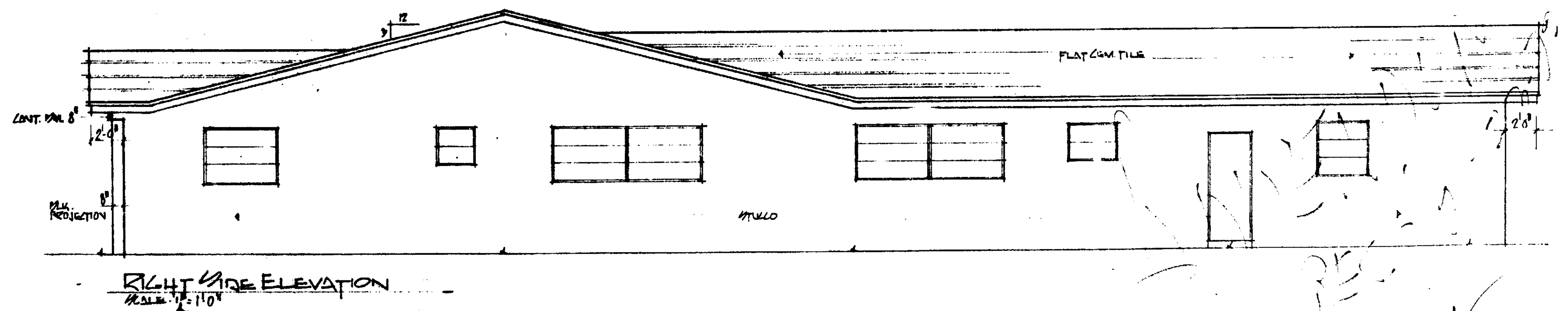
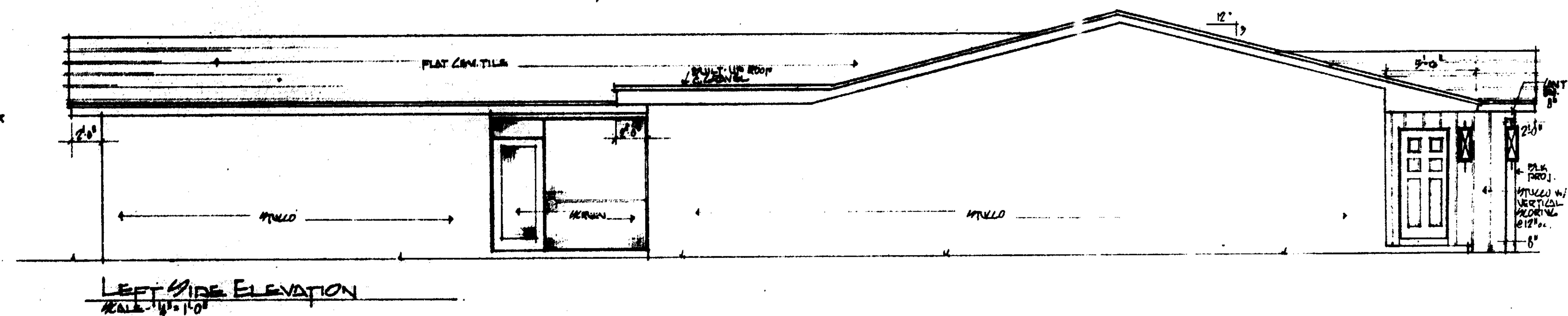
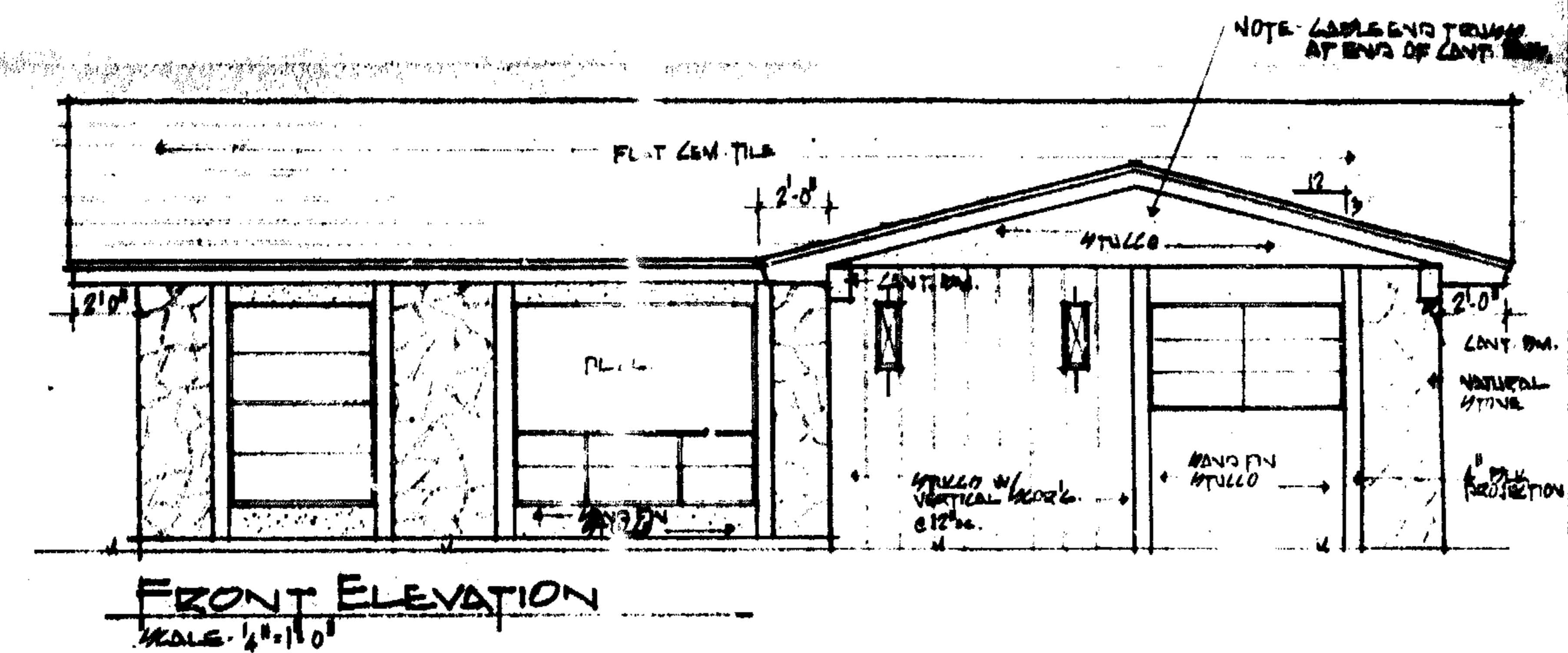
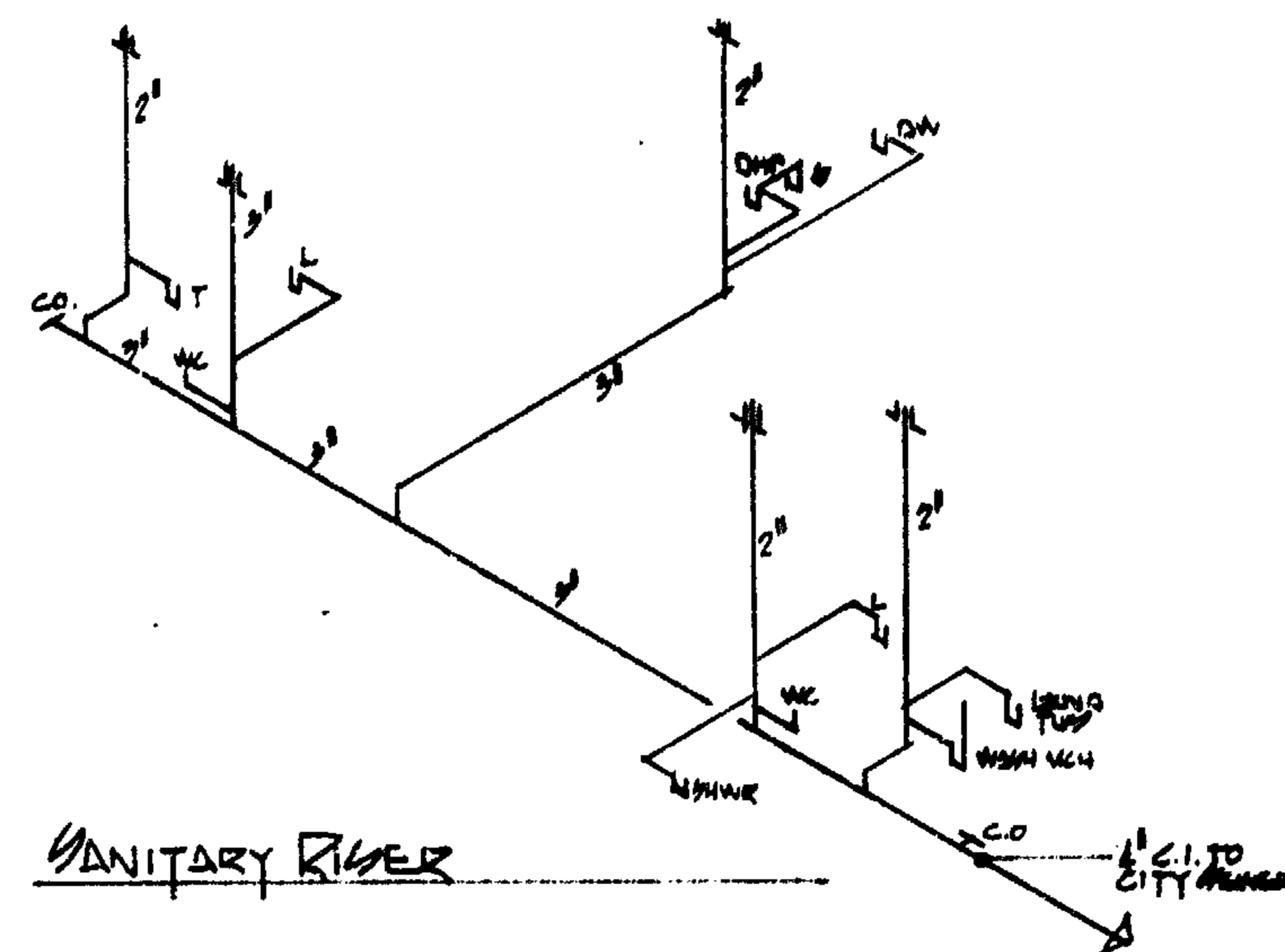
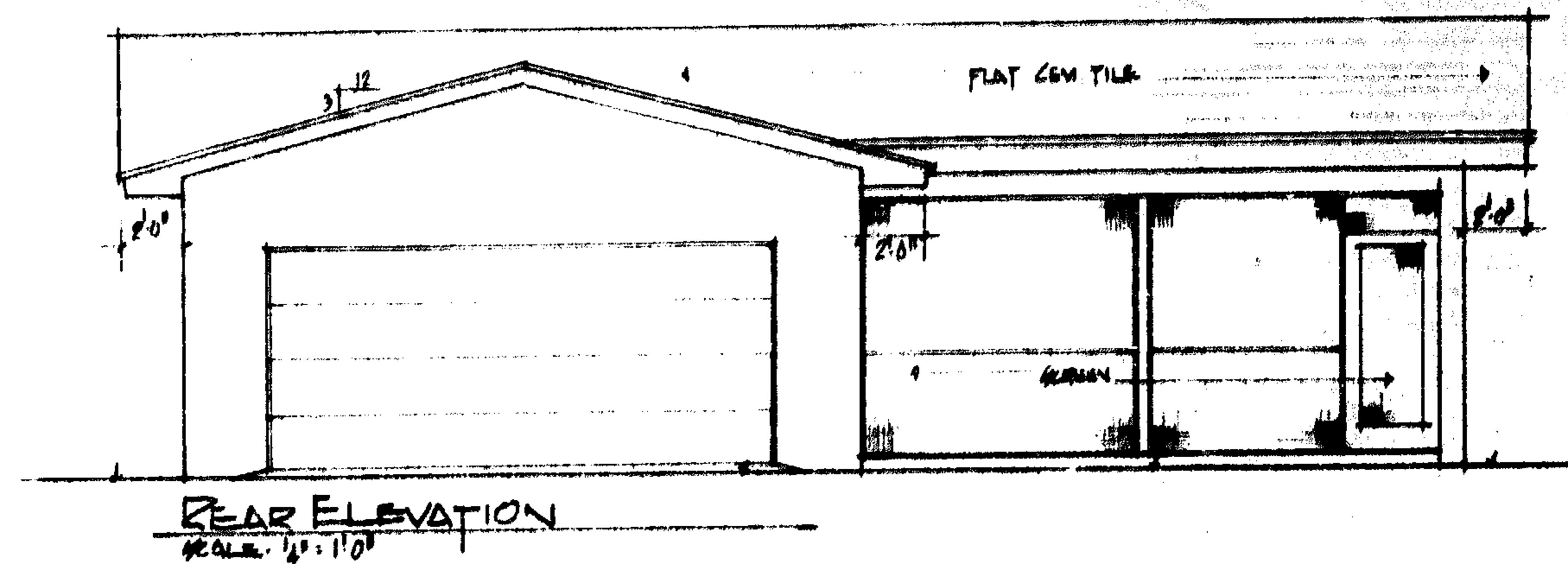
These plans are the property of the Architect and are to be used only for the building and location herein described.

JOHN EDWIN MAY  
A. I. A. A. R. A.  
ARCHITECT

2015-10-20  
M R. HOUSE  
FOR  
BEE DEVELOPMENT CO

SHEET NO. **1** OF **2**  
 OFFICE \_\_\_\_\_  
 HALLANDALE, FLORIDA





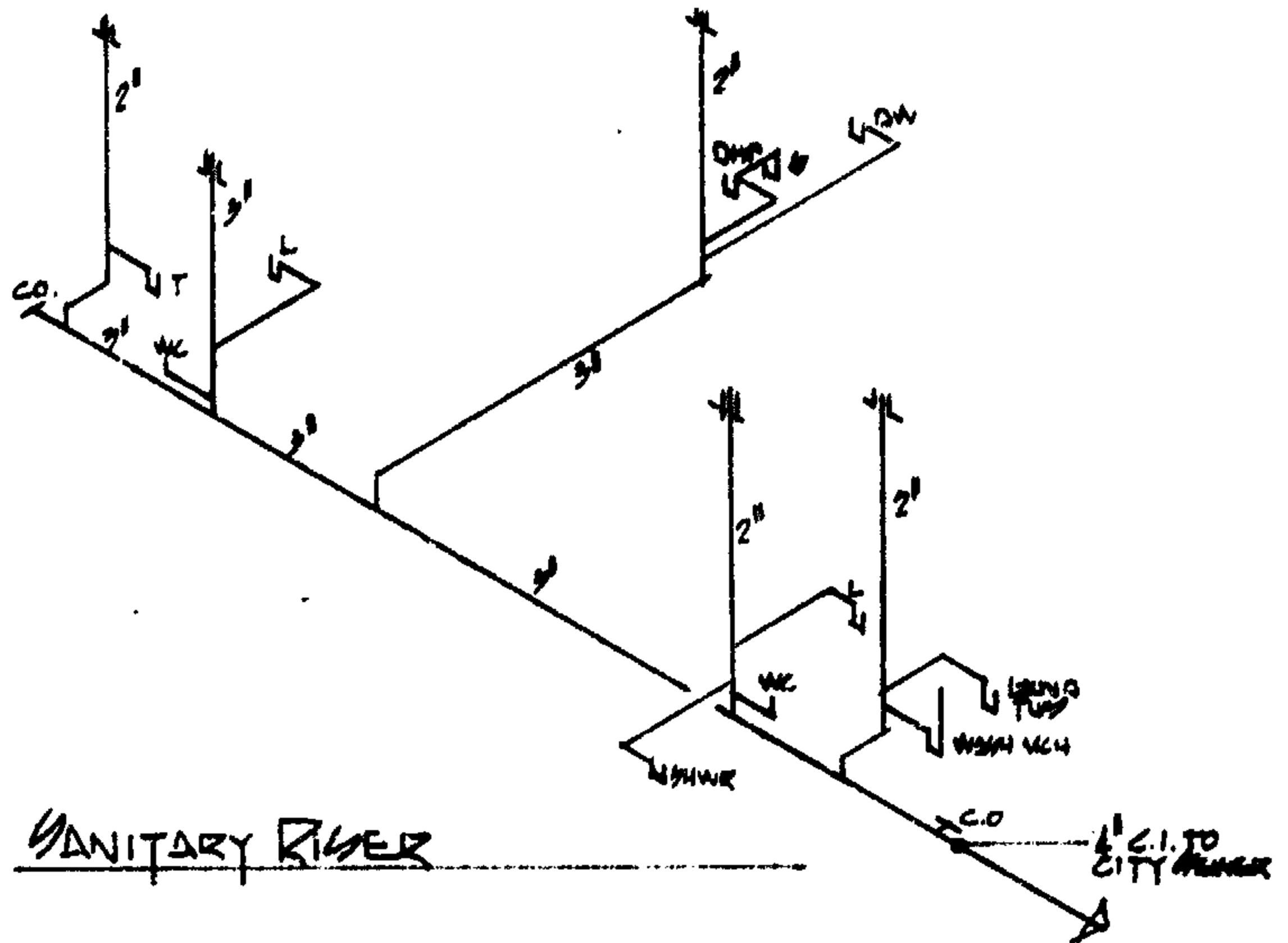
COMM. NO.  
306041379  
DRAWN BY  
JM  
DATE  
JAN 19, 1972  
REV. FEB 18, 1972

JOHN EDWIN MAY  
A. I. A. A. R. A.  
ARCHITECT

3 BR. HOUSE  
FOR  
DEE DEVELOPMENT CO.

SHEET NO.  
2 OF 2  
OFFICE  
HALLANDALE, FLORIDA





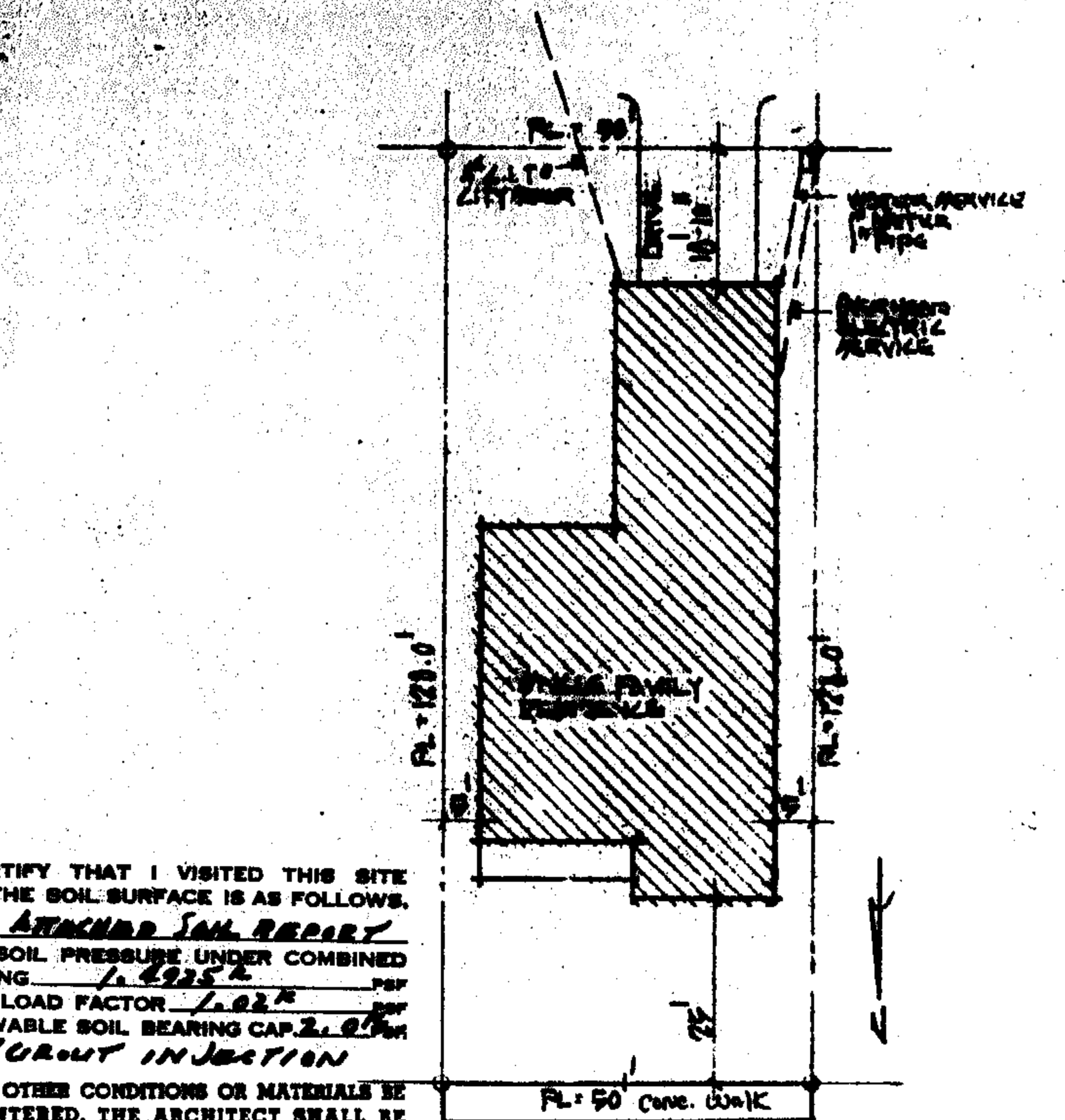
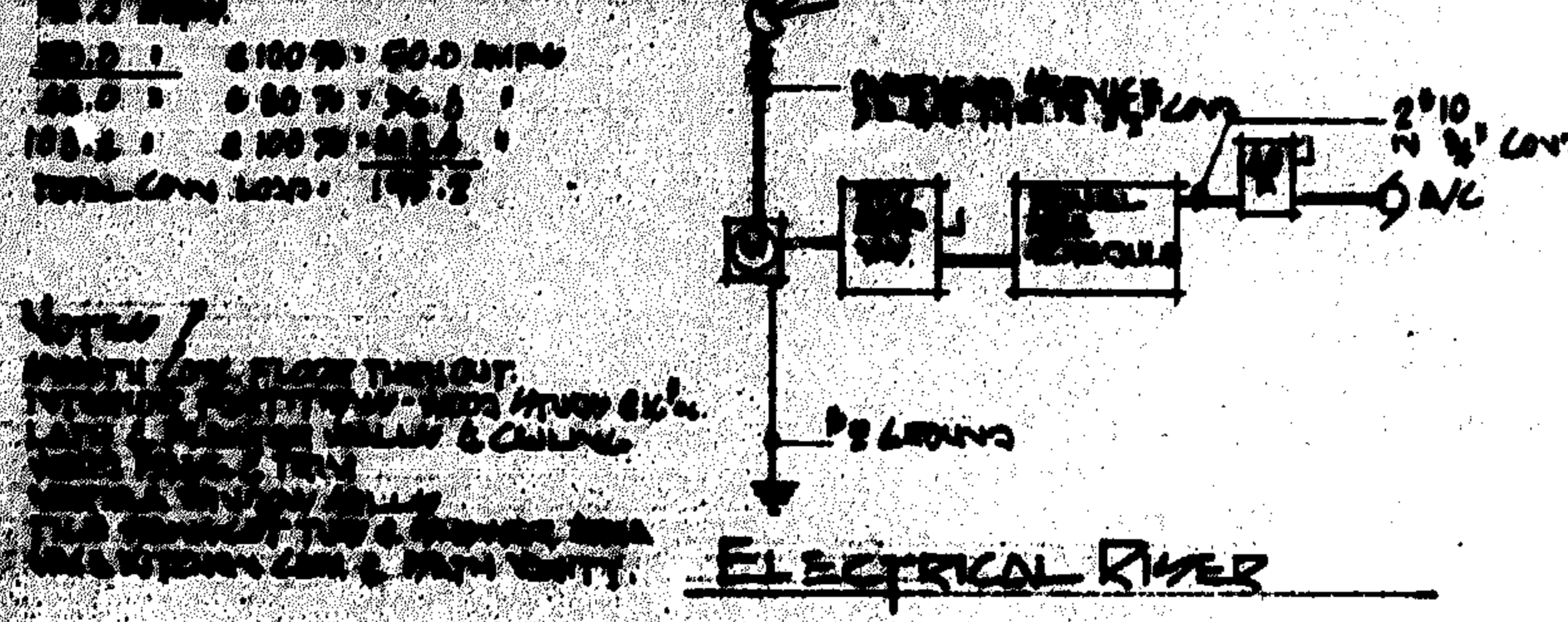


NOTE 1  
GROUT INJECTIONS TO A DEPTH OF 10 FEET FOLLOW THE EXISTING SURFACE SHALL BE USED TO CONSOLIDATE AND STRENGTHEN UNDER PAVING & FOOTING. INJECTIONS UNDER FOOTING AT A SERIES OF POINTS ON A GRID OF 6'-0" O.C. EACH WAY AND AT ALL SUPPLEMENTAL POINTS TO ASSURE A SOIL BEARING CAPACITY OF 2500 P.S.F.

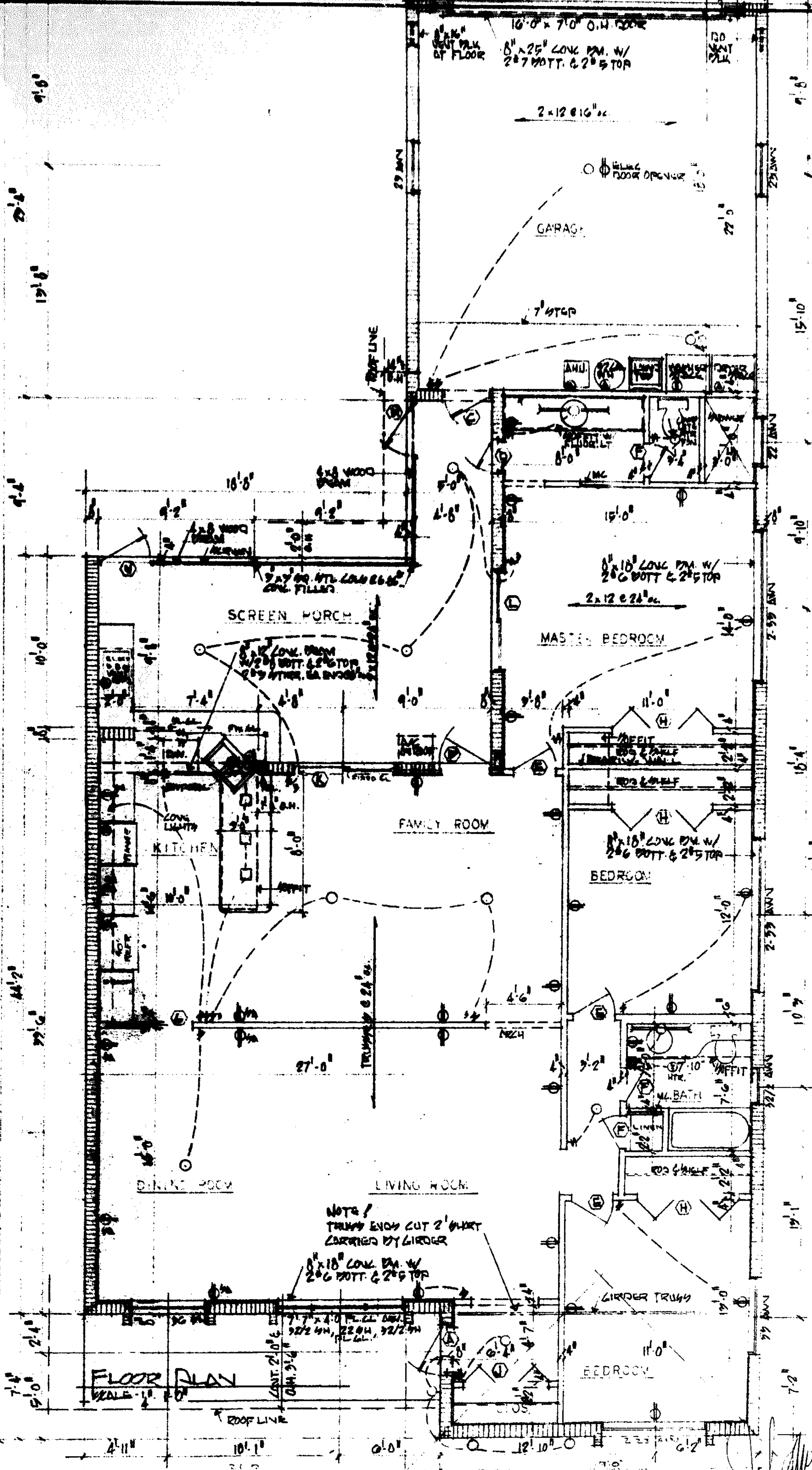
NOTE 2  
CONCRETE FOR FLOOR SLAB & FOOTING TO BE 2500 P.S.F. CONCRETE FOR COLUMN & BEAM TO BE CERTIFIED 3000 P.S.F.

NO.	SIZE	DESCRIPTION
A	6'-0" x 8'-0"	TYPICAL DOOR
B	6'-0" x 8'-0"	FLUSH DOOR
C	6'-0" x 8'-0"	FLUSH DOOR - W/ GLASS
D	6'-0" x 8'-0"	FLUSH DOOR - W/ GLASS
E	6'-0" x 8'-0"	FLUSH DOOR - W/ GLASS
F	6'-0" x 8'-0"	FLUSH DOOR - W/ GLASS
G	6'-0" x 8'-0"	FLUSH DOOR - W/ GLASS
H	6'-0" x 8'-0"	FLUSH DOOR - W/ GLASS
I	6'-0" x 8'-0"	FLUSH DOOR - W/ GLASS
J	6'-0" x 8'-0"	FLUSH DOOR - W/ GLASS
K	6'-0" x 8'-0"	FLUSH DOOR - W/ GLASS
L	6'-0" x 8'-0"	FLUSH DOOR - W/ GLASS
M	6'-0" x 8'-0"	FLUSH DOOR - W/ GLASS

LOCATION	NO.	SIZE	DESCRIPTION	NO.	SIZE	DESCRIPTION
MAIN LUMBER	1	12'-0" x 12'-0"	MAIN LUMBER	1	12'-0" x 12'-0"	MAIN LUMBER
MAIN LUMBER	2	12'-0" x 12'-0"	MAIN LUMBER	2	12'-0" x 12'-0"	MAIN LUMBER
MAIN LUMBER	3	12'-0" x 12'-0"	MAIN LUMBER	3	12'-0" x 12'-0"	MAIN LUMBER
MAIN LUMBER	4	12'-0" x 12'-0"	MAIN LUMBER	4	12'-0" x 12'-0"	MAIN LUMBER
MAIN LUMBER	5	12'-0" x 12'-0"	MAIN LUMBER	5	12'-0" x 12'-0"	MAIN LUMBER
MAIN LUMBER	6	12'-0" x 12'-0"	MAIN LUMBER	6	12'-0" x 12'-0"	MAIN LUMBER
MAIN LUMBER	7	12'-0" x 12'-0"	MAIN LUMBER	7	12'-0" x 12'-0"	MAIN LUMBER
MAIN LUMBER	8	12'-0" x 12'-0"	MAIN LUMBER	8	12'-0" x 12'-0"	MAIN LUMBER
MAIN LUMBER	9	12'-0" x 12'-0"	MAIN LUMBER	9	12'-0" x 12'-0"	MAIN LUMBER
MAIN LUMBER	10	12'-0" x 12'-0"	MAIN LUMBER	10	12'-0" x 12'-0"	MAIN LUMBER
MAIN LUMBER	11	12'-0" x 12'-0"	MAIN LUMBER	11	12'-0" x 12'-0"	MAIN LUMBER
MAIN LUMBER	12	12'-0" x 12'-0"	MAIN LUMBER	12	12'-0" x 12'-0"	MAIN LUMBER
MAIN LUMBER	13	12'-0" x 12'-0"	MAIN LUMBER	13	12'-0" x 12'-0"	MAIN LUMBER
MAIN LUMBER	14	12'-0" x 12'-0"	MAIN LUMBER	14	12'-0" x 12'-0"	MAIN LUMBER
MAIN LUMBER	15	12'-0" x 12'-0"	MAIN LUMBER	15	12'-0" x 12'-0"	MAIN LUMBER
MAIN LUMBER	16	12'-0" x 12'-0"	MAIN LUMBER	16	12'-0" x 12'-0"	MAIN LUMBER
MAIN LUMBER	17	12'-0" x 12'-0"	MAIN LUMBER	17	12'-0" x 12'-0"	MAIN LUMBER
MAIN LUMBER	18	12'-0" x 12'-0"	MAIN LUMBER	18	12'-0" x 12'-0"	MAIN LUMBER
MAIN LUMBER	19	12'-0" x 12'-0"	MAIN LUMBER	19	12'-0" x 12'-0"	MAIN LUMBER
MAIN LUMBER	20	12'-0" x 12'-0"	MAIN LUMBER	20	12'-0" x 12'-0"	MAIN LUMBER



I CERTIFY THAT I VISITED THIS SITE AND THE SOIL SURFACE IS AS FOLLOWS:  
**SEE ATTACHED SOIL REPORT**  
 MAX. SOIL PRESSURE UNDER COMBINED LOADING: 1.225 T  
 DEAD LOAD FACTOR: 1.225  
 ALLOWABLE SOIL BEARING CAPACITY: 2500 P.S.F.  
 GRANT INJECTION  
 SHOULD OTHER CONDITIONS OR MATERIALS BE ENCOUNTERED, THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK.











624 Polk Street



820 Polk Street





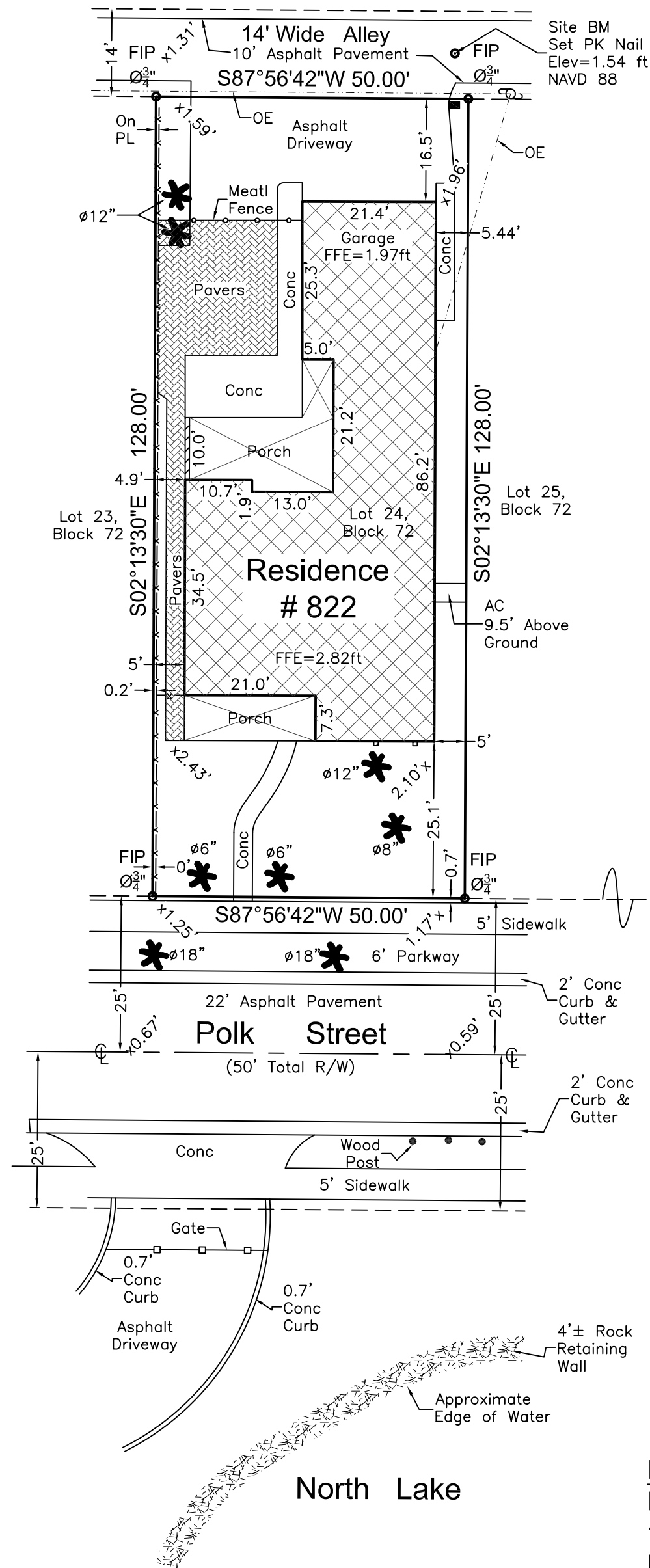
698 Lincoln Street (Boat Ramp – City of Hollywood)



**Land Surveyor & Planner**

210 SW 126th Court, Miami, Florida 33183	Ph (305) 856-4566 agarcia297@aol.com
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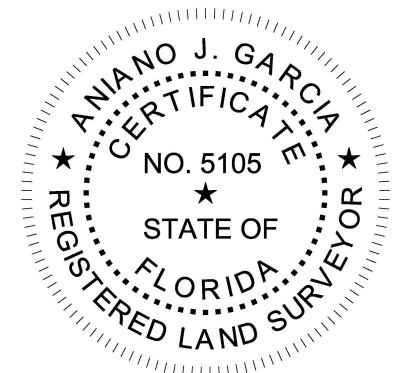
822 Polk Street, Hollywood, Florida 33019  
Legal Description:  
Lot 24, Block 72, of HOLLYWOOD LAKES  
SECTION, according to the Plat thereof, as  
recorded in Plat Book 1, at Page 32, of the  
Public Records of Broward County, Florida.




-  Palm Tree
-  Utility Pole
-  Water Meter

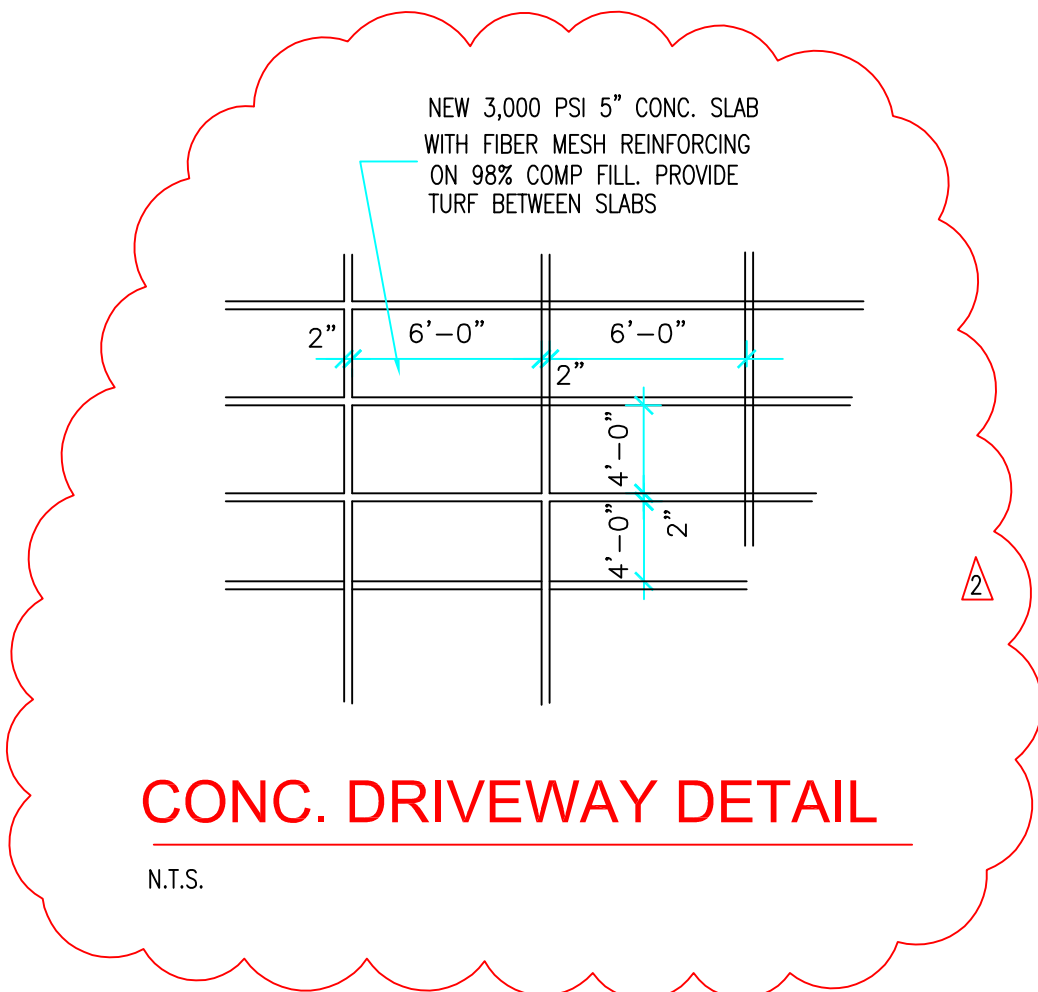
Broward County BM 1915, Elev=1.68 ft  
and City of Hollywood BM, Elev=2.24 ft  
NAVD 88

Flood Zone: AE; Base Flood: 5.0 ft; Panel No;  
12011C0588H, effective 08-18-2014; Community  
Name / No: City of Hollywood / 125113



LEGEND AND ABBREVIATIONS	LEGAL NOTES		Date of Field Work 03-09-2022	For: Pasqualina Rizzardo and Parisio Etal Rizzardo
	This Survey does not reflect or determine ownership; Examination of the Abstract of Title will have to be made to determine Recorded Instruments, if any, affecting the property; This Survey is subject to dedications, limitations, restrictions, reservations or easements of records; Legal Description provided by client; The Liability of this Survey is limited to the cost of the Survey; Underground Encroachments, if any, are not shown; This firm has not attempted to locate footing and/or foundations and/or underground improvements of any nature; If shown, Bearings are referred to an Assumed Meridian; If shown, Elevations are referred to North American Vertical Datum of 1988 (NAVD 88)		Aniano J. Garcia PLSM 5105	Order No 22-0076
			Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper	
<p>A = Arc Length; AC = Air Conditioner; AE = Anchor Easement; BC = Block Corner; BM = Bench Mark; BOB = Basis Of Bearings; (C) = Calculated Dimension; CB = Catch Basin; CBS = Concrete Block Structure; CFW = Concrete Fence Wall; CH = Chord Length; CHB = Chord Bearing; CI = Clear; CML = City Monument Line; CME = Canal Maintenance Easement; Conc = Concrete; DE = Drainage Easement; DME = Drainage &amp; Maintenance Easement; Dr = Drive; E = East; Elev = Elevation; ENCR = Encroached; ETP = Electric Transformer; FDH = Found Drill Hole; FIR = Found Iron Rod; FFE = Finished Floor Elevation; FH = Fire Hydrant; FIP = Found Iron Pipe; FN = Found Nail; FT = Feet; LME = Lake Maintenance Easement; LB = Licensed Business; LFE = Lowest Floor Elevation; LP = Light Pole; (M) = Measured Dimension; ME = Maintenance Easement; MON = Monument; N = North; NGVD 1929 = National Geodetic Vertical Datum of 1929; NTS = Not To Scale; OE = Overhead Cables; OH = Over Hang; ORB = Official Record Book; O/S = Off Set; Pb = Plat Book; PC = Point of Curvature; PCC = Point Of Compound Curvature; PCOR = Property Corner; PCP = Permanent Control Point; Pg = Page; PL = Planter or Property Line; PLS = Professional Land Surveyor; PLSM = Professional Land Surveyor and Mapper; POB = Point Of Beginning; POC = Point Of Commencement; PRC = Point Of Reverse Curve; PRM = Permanent Reference Monument; PT = Point Of Tangency; R = Radius; (R) = Recorded Dimension; RLS = Registered Land Surveyor and Mapper; R/R = Rail Road; R/W = Right Of Way; Sec = Section; T = Tangent; S = South; SIP = Set Iron Pipe With Cap Stamped PLS 5105; UE = Utility Easement; UP = Utility Pole; UTU = Utility; W = West; WF = Wood Fence; WM = Water Meter; WV = Water Valve; C = Centerline; —x— = Chain Link Fence;  = Concrete Wall; ° = Degrees; Δ = Central Angle; Ø = Diameter; ±0.00 = Existing Elevation; ' = Minutes; " = Seconds; —//— = Wood Fence; Unless otherwise noted, found markers had no identification</p>				



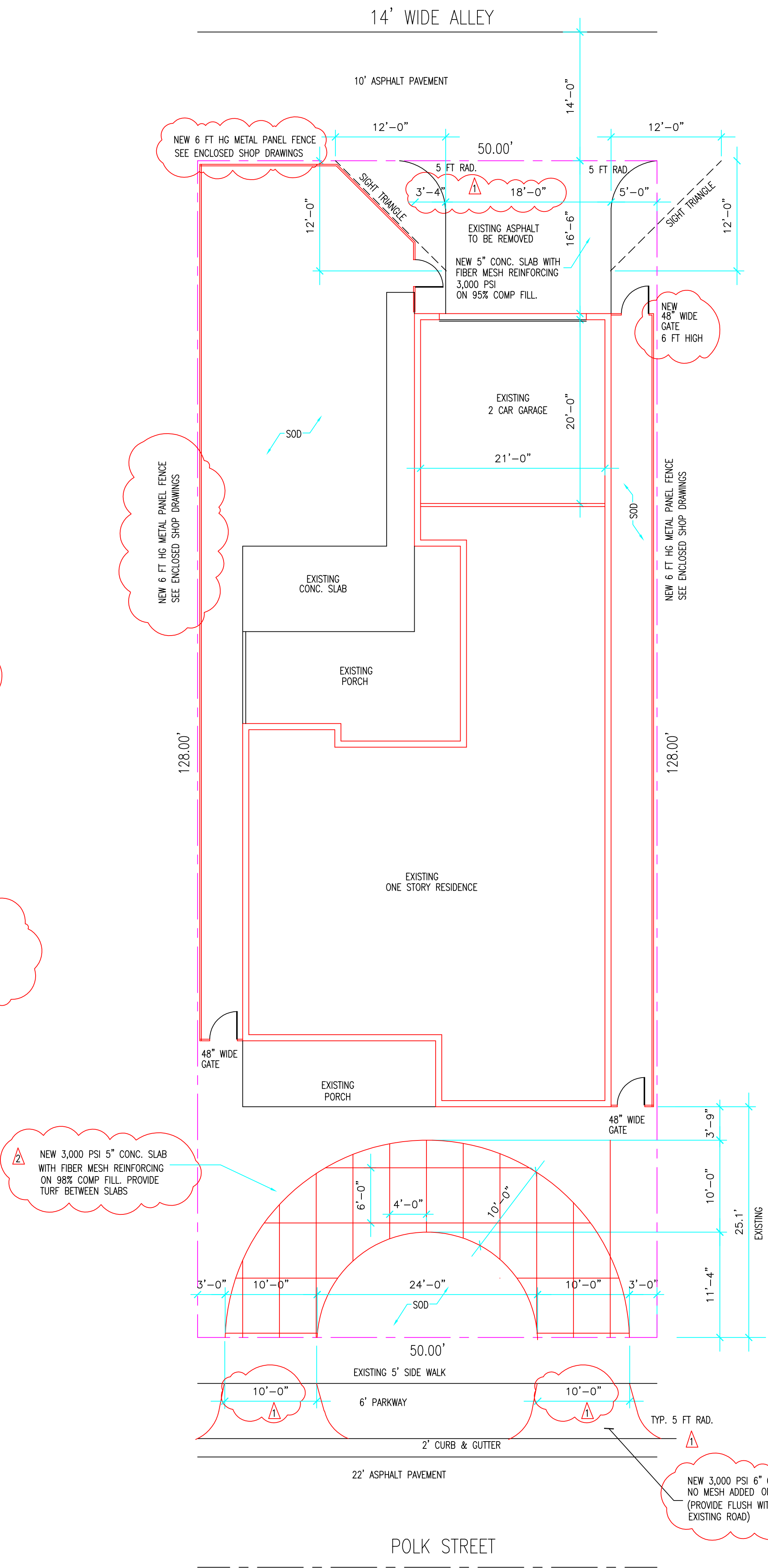
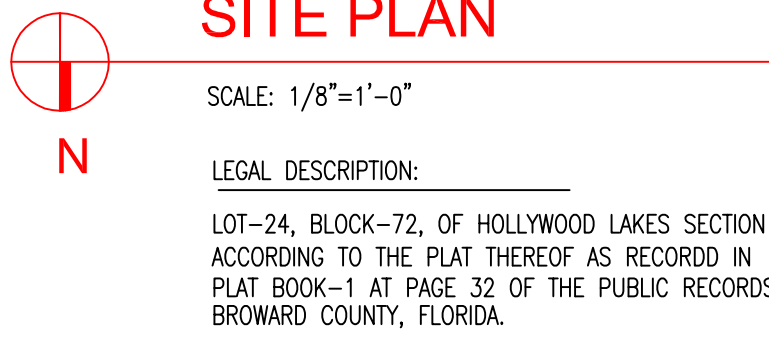


APPROVED ENGINEERING  
JGEORGE  
02/14/2024  
City of Hollywood, FL

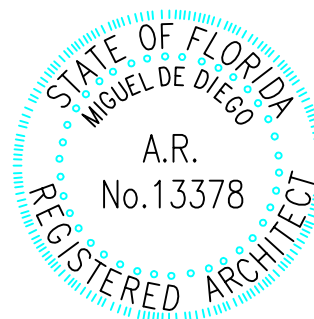
ALL BROKEN / DAMAGED SIDE WALK SECTIONS (ie, Flags) MUST BE REPLACED IN ACCORDANCE WITH CITY STANDARDS PRIOR TO FINAL INSPECTION  
JGEORGE  
02/14/2024

NOTE:  
FINAL RESTORATION OF DRIVEWAY (BACKFILL & SOD ALL EDGES OF DRIVEWAY) IS REQUIRED FOR FINAL INSPECTION  
JGEORGE  
02/14/2024  
City of Hollywood, FL

NOTE:  
IF REQUIRED EXISTING SIDEWALK REPAIR TO BE CONC. CLASS-1 WITH MIN. 3,000 PSI AT 28 DAYS, 6" THICK MIN. AT DRIVEWAY NO MESH ADDED. EXTENDED FLAG TO FLAG ON BOTH SIDES BEHIND THE PROPOSED DRIVEWAY, TO BE IN ACCORDANCE WITH ADA STANDARDS.



2-2-2024



*Miguel de Diego*

**Miguel de Diego**  
ARCHITECT P.A.  
AA-26001641

1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020  
PH. (954) 926-3358 FAX (954) 926-2021

CHECKED  
DRAWN  
DATE 12-8-2023  
COMM. NO. 23-101



**INTERIOR RENOVATION  
FOR  
822 POLK STREET  
HOLLYWOOD, FLORIDA**

NO.	DATE	REVISION
1	1-11-2024	BLDG DEPT COMMENTS
2	2-2-2024	BLDG DEPT COMMENTS

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



INSPECTIONS WILL ONLY BE PERFORMED IF THIS PERMIT CARD IS DISPLAYED IN A CONSPICUOUS LOCATION AT THE FRONT OF THE JOB SITE AND APPROVED PLANS ARE READILY AVAILABLE.

## City of Hollywood, Florida

# BUILDING PERMIT

Date: 2/15/2024

Master Permit No.	B23-101647
Contractor/Owner	G A V BUILDERS INC
Work Description	DRIVEWAY
Legal Description	
Folio No.	514214024260
Address	822 POLK ST
Job Name	

**NOTICE:** In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Record. Additional permits from other governmental agencies may be required.

### CERTIFICATE OF OCCUPANCY MUST BE SECURED BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE

- To schedule required inspections:
  - Online: [www.hollywoodfl.org/permit](http://www.hollywoodfl.org/permit) You will need the Permit Number or job site address.
  - IVR (Interactive Voice Response): **954-921-3646** You are required to have the Permit Number along with the Three Digit Reference Number shown on the "Inspection Reference Log". Please have the applicable information handy, as you will not be able to schedule inspections without it using the IVR.
- **Warning to Owner:** Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. A notice of commencement must be recorded and posted on the job site before the first inspection. If you intend to obtain financing, consult with your lender or an attorney before recording your notice of commencement

### CONSTRUCTION REQUIREMENTS:

**ORDINANCE NO 155.30** All Property Owners are to repair and maintain all broken sidewalks in a public right-of-way abutting their property.

**ORDINANCE NO 100.05** Construction Activity to be conducted no earlier than 7:00 a.m. and no later than 6:00 p.m., Monday thru Friday. Saturday no earlier than 8:00 a.m. and no later than 6:00 p.m. No such work is to be conducted on Sundays.

This Building Permit shall expire and become null and void 180 days after issuance if work has not commenced or if the work is suspended or abandoned for a period of 90 days after the time the work has commenced. F.B.C. Section 105.3.2.1



## INSPECTION REFERENCE LOG

STRU-SUB - B24-100094 DRIVEWAY		
FLOOR: 1		
INSPECTION	DATE	RESULT
001 - FORMS		
002 - FINAL- ENGINEERING		

Master Permit No.	B24-100094
Contractor/Owner	G A V BUILDERS INC
Work Description	DRIVEWAY
Legal Description	
Folio No.	514214024260
Address	822 POLK ST
Job Name	



# ATTACHMENT B

## Aerial Map



822 Polk Street

Aerial Map

