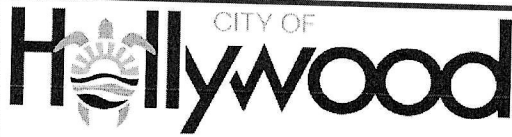


ATTACHMENT A
Application Package



CITY OF
Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: ORIGINAL: 12/09/25 - REV.2: 05/14/26

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: 1320 Hollywood Blvd, Hollywood, FL 33019

Lot(s): 20 & 21 Block(s): 8 Hollywood Lakes Subdivision: _____

Folio Number(s): 5142-14-01-1631

Zoning Classification: RS6 Land Use Classification: _____

Existing Property Use: Residential Single family Sq Ft/Number of Units: 6,213.91 SF/ 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 Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: New construction - Residential one story single family

Phased Project: Yes No Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="1"/> #Rooms <input type="text" value="13"/>
Proposed Non-Residential Uses	<input type="text" value="0"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="49"/> (Area: <input type="text" value="5,929"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="5"/>)
Height (# of stories)	(# STORIES) <input type="text" value="1"/> (<input type="text" value="13"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text" value="6,213.91 SF"/> FT.)

Name of Current Property Owner: Metis Advisory Group LLC

Address of Property Owner: 16400 Collins Ave, PH 43, Sunny Isles Beach, FL 33160

Telephone: 917-257-7772 Email Address: dubeyatul@gmail.com

Applicant Kaller Architects Consultant Representative Tenant

Address: 2417 Hollywood Blvd, Hollywood, FL 33020 Telephone: 954-920-5746

Email Address: laurie@kallerarchitects.com

Email Address #2: amolinajackson@kallerarchitects.com

Date of Purchase: 11/14/2023 Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Cutro & Associates

E-mail Address: cutroplanning@yahoo.com

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Consultant/Representative: X Jonathan N. Chades Date: 12/9/25

PRINT NAME: Jonathan N. Chades, RA Date: _____

Signature of Tenant: _____ Date: _____

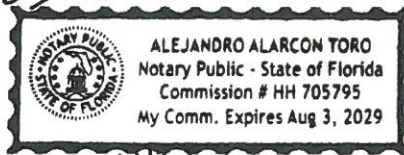
PRINT NAME: _____ Date: _____

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 Historic Preservation Board Review to my property, which is hereby made by me or I am hereby authorizing Kaller Architects 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 9 day of December /25

Alejandro Alarcon Toro
 Notary Public



[Signature]
 Signature of Current Owner

ATUL DUBEY
 Print Name

State of Florida
 My Commission Expires: Aug 13/29 (Check One) Personally known to me; OR Produced Identification _____



KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

March 10th, 2026

Re:
1320 Hollywood Blvd
Hollywood, Florida 33019
Architect's Project #25075

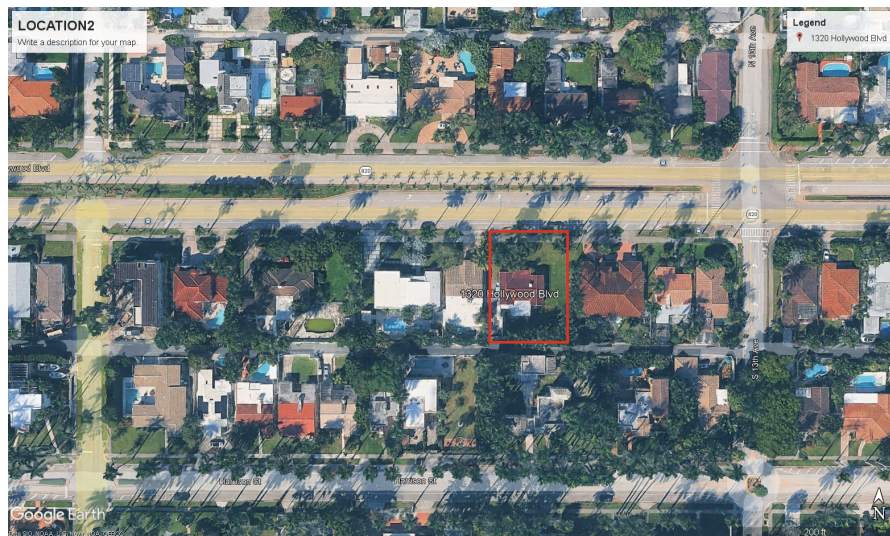
COVER LETTER

Please find enclosed, as part of this Resubmittal to the Historic Board, all required items per the applicable checklist for the property located at **1320 Hollywood Blvd, Hollywood, Florida**, for your review and approval.

Below is the location map indicating the referenced site.

Please do not hesitate to contact us should you have any questions or require additional information.

Thank you very much in advance,



Jonathan Chades, RA
Kaller Architecture



KallerArchitecture

City of Hollywood
2600 Hollywood Blvd.
Hollywood, Florida 33020

March 10th, 2026

LEGAL DESCRIPTION:

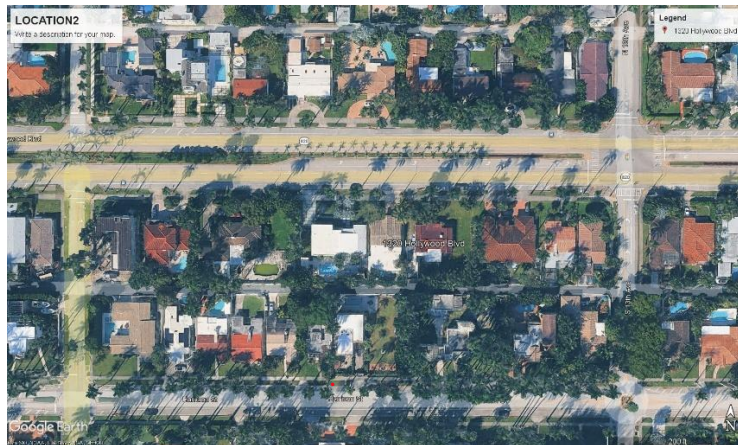
Lots 20 and 21 in block 8 of Hollywood Lakes Section, according to the map or plat thereof, as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida.

PROJECT DESCRIPTION

New one story – single family residence, with 6,213.91 sf. building area, with 4 bedrooms, 4 bathrooms, living and dining room integrated with the kitchen area. The house proposes a core courtyard, with a tree focal element. A carport and driveway for 5 cars.

The residence embraces a minimalist modern style, with white facades and accent wooden architectural components. The flat roof completes the dominant horizontal lines and symmetrical composition of protruding volumes and balconies.

Please do not hesitate to contact us should you have any questions or require additional information. Thank you very much in advance,



Jonathan Chades, RA
Kaller Architecture



KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

December 10th, 2026

Re:
1320 Hollywood Blvd
Hollywood, Florida 33019
Architect's Project #25075

CRITERIA OF APPROPRIATENESS FOR DESIGN

728 Harrison Street – New Single-Family Residence

CRITERION 1: INTEGRITY OF LOCATION

The property is located within the North and South Lake District on the south side of Hollywood Boulevard, between Young Circle and the Atlantic Intracoastal Waterway. It currently contains a one-story, 1,665 SF single-family residence built in 1938, within the RS-6 residential zoning district. There are no records indicating that the existing structure contributes to the Historic District.

Over the years, the home has undergone multiple repairs and renovations with poor workmanship, diminishing its structural and aesthetic integrity. The structure will be demolished to allow construction of a newly proposed one-story single-family residence on a 100'-0" wide lot, consistent with neighboring properties.

CRITERION 2: DESIGN

Analysis

The proposed residence refreshes the streetscape of Hollywood Boulevard with a minimalist Modern architectural style. The design is composed of simple geometry in an almost square layout centered around an interior courtyard, incorporating symmetry in the arrangement of façade elements such as openings and massing reductions.

From the outset, the intent was to maintain a similar building footprint to preserve as much open space as possible. A flat roof was selected to keep the building's height consistent with the surrounding context. The front façade incorporates a transitional entrance balcony, serving as a buffer between the public realm and the private interior of the residence. This space encourages interaction with the street, echoing Hollywood's characteristic porch typology. A similar architectural treatment is applied symmetrically at the rear of the home.

The interior courtyard reinforces the Florida lifestyle by creating a private outdoor space that functions as an integral part of both circulation and daily activities, essentially becoming the heart of the residence. A centrally placed tree acts as a focal point and provides shaded seating, contributing both aesthetically and environmentally to the design.

Façade openings are symmetrically arranged and, in some cases, reference the existing structure or neighboring residences. The overall design avoids visual disruption on the street; a neutral white exterior harmonizes with nearby modern residences, while wood screens, shutters, and doors introduce warm organic accents. The glass railing is intentionally minimal to allow the landscape to take visual precedence. Wood-style decking completes the porch surfaces at both the front and rear. The sequence of entrance steps provides a natural transition from the public sidewalk to the private porch.

CRITERION 3: SCALE

The scale of the proposed residence is consistent with the surrounding neighborhood, reinforcing horizontal proportions rather than vertical emphasis. Horizontal lines dominate the composition, helping the structure blend into its context. The human scale is reflected in the welcoming outdoor spaces designed to encourage social interaction, relaxation, and comfortable seating areas.

CRITERION 4: MATERIALS

The material selection creates a balanced dialogue between smooth white stucco as the neutral base and warm-toned wood accents. Transparency and opacity on the façades are carefully distributed according to the interior functions: larger glazed areas open the social spaces to the street and courtyard, while private rooms feature more controlled openings to maintain privacy without limiting views.

The minimalist nature of architecture allows the home to harmonize with the natural environment rather than compete through excessive ornamentation.

CRITERION 5: BUILDING ORIENTATION – SUSTAINABLE PASSIVE DESIGN

The design incorporates several passive sustainable strategies, including cross-ventilation, roof and façade overhangs for solar control, natural materials, minimized mechanical equipment, and lush vegetation that reduces heat island effects and cools outdoor areas. The white exterior walls and roof are highly reflective, contributing to lower thermal absorption and assisting in maintaining cooler surroundings.

CRITERION 6: WORKMANSHIP

The proposed construction will be executed to ensure compliance with all State and Local regulations. Proper fencing will be installed during demolition and construction. All work will meet or exceed the requirements of the Florida Building Code 2023 (8th Edition) and the regulations of the State of Florida Department of Environmental Protection.



Jonathan Chades, RA
Kaller Architecture

Permit # _____

Date: 03/10/2026

LOT COVERAGE INFORMATION

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

1. 12,106 SF SQUARE FEET OF YOUR LOT (length x width)
2. 3,647 SF SQUARE FEET OF YOUR HOUSE
3. N / A SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)
4. N / A SQUARE FEET OF THE ADDITION, AND OR...
5. 3,448 SF SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.
6. 7,095 SF TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3+ 4+ 5)...
7. 7,095 SF / 12,106 SF = 58.5 % PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No.6 by No. 1)

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

RETURN TO:
ELITE CHOICE TITLE AND ESCROW CORP
3516 NORTHEAST 12TH AVENUE
OAKLAND PARK, FL 33334

Property Appraisers Parcel Identification (Folio) Number: 51-42-14-01-1631

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 27th day of November, 2023, by **Nadim Atallah, a single man**, whose post-office address is **808 South South Lake Drive, Hollywood, FL 33019** (hereinafter called the "grantor"), to **Metis Advisory Group LLC, a New York Limited Liability Company**, whose post-office address is **16400 Collins Avenue, PH 43, Sunny Isles Beach, FL 33160** (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 20 and 21, Block 8, HOLLYWOOD LAKES SECTION, according to the Plat thereof, as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida.

Also known as: 1320 Hollywood Boulevard, Hollywood, FL 33019.

Subject to easements, restrictions and reservations of record and taxes for the year 2024 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.

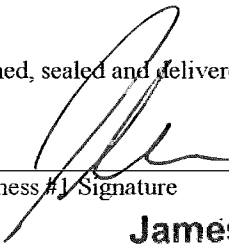
AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

[signatures and notarial acknowledgment on the following page]

Warranty Deed
Page 2 of 2
Parcel Identification (Folio) Number: 51-42-14-01-1631

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:




Witness #1 Signature
James Howie



Nadim Atallah

Witness #1 Printed Name
9130 S. Dadeland Blvd.,
Ste 1609, Miami, FL 33156

Witness #1 Mailing Address



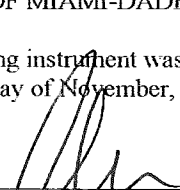
Witness #2 Signature
DEV BHARATH

Witness #2 Printed Name
9130 S. Dadeland Blvd.,
Ste 1609, Miami, FL 33156

Witness #2 Mailing Address

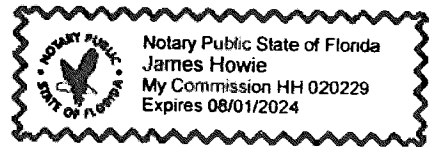
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14 day of November, 2023, by Nadim Atallah.

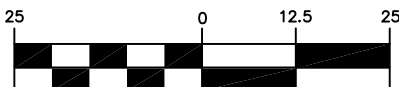


Signature of Notary Public
Print, Type/Stamp Name of Notary **James Howie**

Personally Known: _____ OR Produced Identification: /
Type of Identification
Produced: FCDC



GRAPHIC SCALE



(IN FEET)
1 inch = 25 ft.

ABBREVIATIONS LEGEND

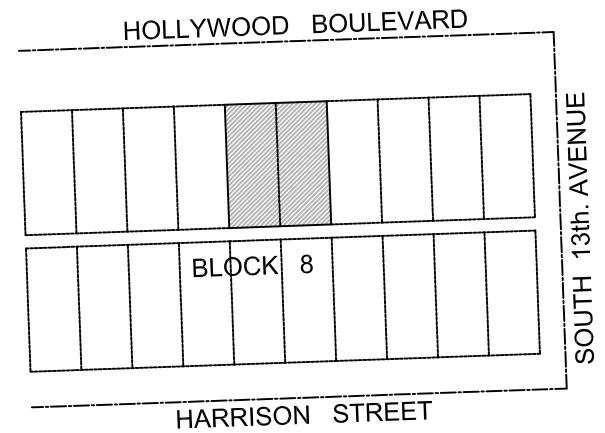
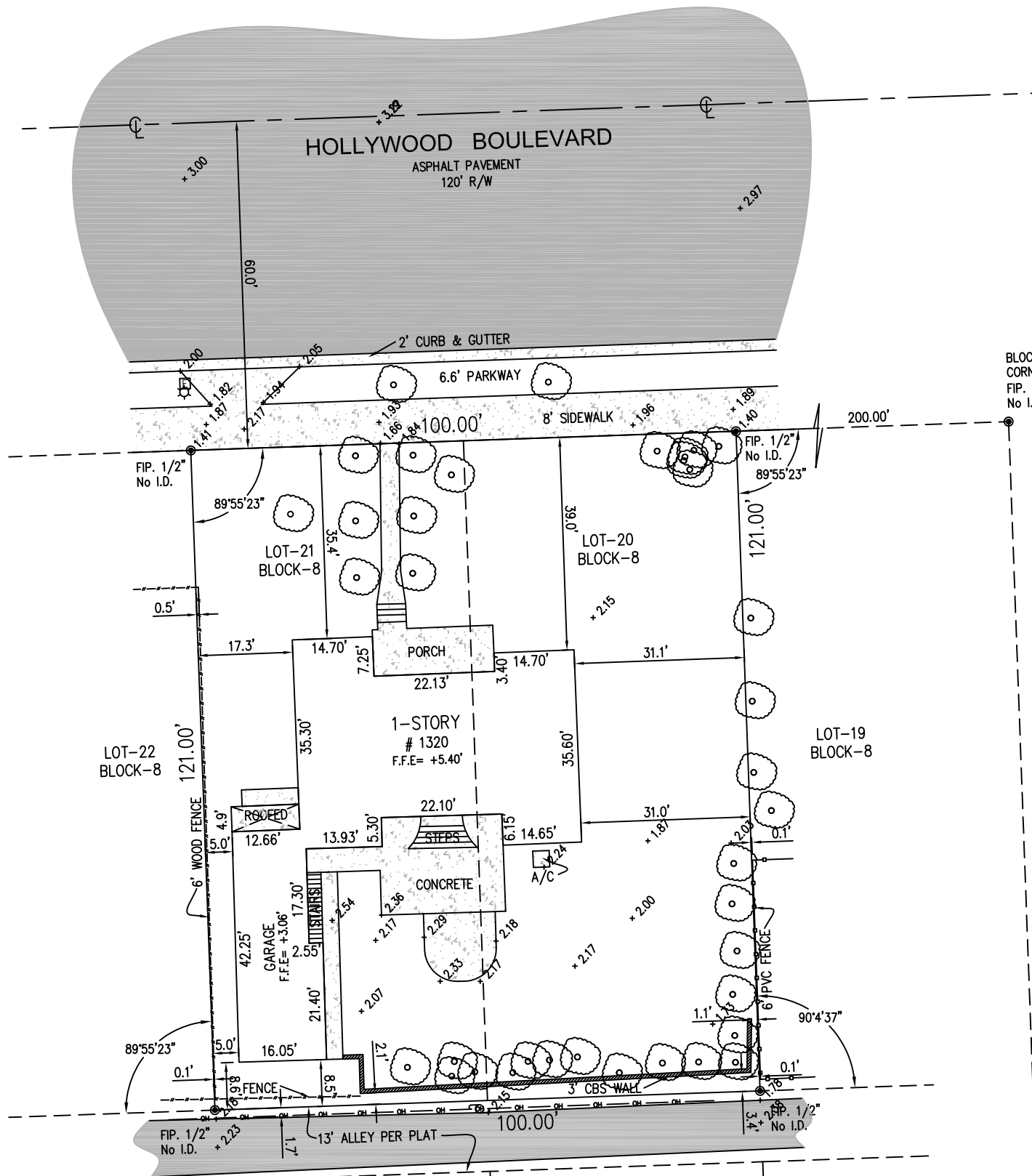
- A = ARC
- (C) = CALCULATED
- CH = CHORD
- C.N.A. = CORNER NOT ACCESSIBLE
- CONC. = CONCRETE
- Δ = DELTA
- F.C. = FENCE CORNER
- F.D.H. = FOUND DRILL HOLE
- F.E. = FENCE ENDS
- F.F.E. = FINISHED FLOOR ELEVATION
- F.I.P./F.I.R. = FOUND IRON PIPE/ROD
- F.N. = FOUND NAIL
- F.N&D. = FOUND NAIL AND DISC
- F.P.K.N. = FOUND PARKER KALON NAIL
- I.D. = SURVEYOR'S IDENTIFICATION
- L = LENGTH
- (M) = MEASURED
- O/S = OFFSET
- (P) = PLATTED
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.C. = POINT OF REVERSE CURVATURE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.T. = POINT OF TANGENCY
- R = RADIUS
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- S.I.R./S.I.P. = SET 1/2" IRON ROD/PIPE
- S.N.D. = SET NAIL AND DISC
- TAN = TANGENT
- (TYP.) = TYPICAL
- U.E. = UTILITY EASEMENT



- OH OVERHEAD WIRE LINE
- W WOOD FENCE
- X CHAIN LINK FENCE
- IRON/ALUMINUM FENCE
- POLYVINYLCHLORIDE FENCE (PVCF)
- MONUMENT LINE
- CENTERLINE
- PROPERTY LINE
- ASPHALT PAVING
- CONCRETE
- CONCRETE BLOCK STUCCO
- OVERHANG (O/H) OR ROOF

SYMBOL LEGEND

- ⊠ AIR CONDITIONER
- ⊠ FLORIDA POWER & LIGHT BOX
- ⊠ BELLSOUTH BOX
- ♿ HANDICAP SPACE
- ⊠ CABLE BOX
- ⊠ INLET
- ⊠ CATCH BASIN
- ⊠ LIGHT POLE
- ⊠ CONCRETE LIGHT POLE
- ⊠ METAL LIGHT POLE
- ⊠ CONTROL VALVE BOX
- ⊠ POOL PUMP
- ⊠ ELECTRIC BOX
- ⊠ SANITARY MANHOLE
- ⊠ EXISTING ELEVATIONS
- ⊠ SPRINKLER PUMP
- ⊠ ELECTRIC METER
- ⊠ WATER METER
- ⊠ ELECTRIC SERVICE BOX
- ⊠ WATER VALVE
- ⊠ FIRE HYDRANT
- ⊠ WOOD POLE



LOCATION SKETCH
NOT TO SCALE

FOLIO NO: 5142-14-01-1631

PROPERTY ADDRESS:
1320 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33019

LEGAL DESCRIPTION:

Lots 20 and 21, in Block 8 of "HOLLYWOOD LAKES SECTION", according to the map or plat thereof, as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida.

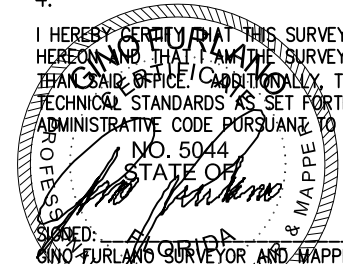
SURVEYOR'S NOTES:

1. LEGAL DESCRIPTION FURNISHED BY CLIENT. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE.
2. ANY ELEVATIONS SHOWN HEREON ARE PER NAVD (NORTH AMERICAN VERTICAL DATUM OF 1988).
3. NO EXCAVATIONS WERE PERFORMED AS TO DETERMINE UNDERGROUND ENCROACHMENTS.
4. DISTANCES AND ANGLES ARE FIELD MEASURED AND CORRESPOND WITH RECORD DATA UNLESS NOTED.
5. THIS SURVEY WAS PREPARED FOR PERMITTING PURPOSE.
6. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES, IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. (CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

CERTIFIED TO:

- 1.
- 2.
- 3.
- 4.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED BY THE OFFICE SHOWN HEREON AND THAT I AM THE SURVEYOR OF RESPONSIBLE CHARGE FOR NONE OTHER THAN SAID OFFICE. ADDITIONALLY, THIS SURVEY MEETS AND/OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



DRAWN BY: L.R.
CHECKED BY: G.F.
SCALE: 1" = 25'
FIELD DATE: 09-04-25
JOB No. JAF-1320-25
SHEET: 1



J A F SURVEYING SERVICES, INC.

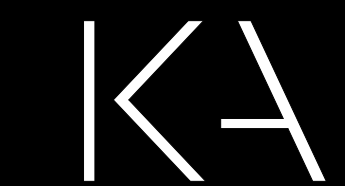
7178 WEST 29TH WAY, HIALEAH, FL. 33018 ** PHONE: 786-416-1018 - FAX: 305-817-9709 ** E-MAIL: jafsurveyorsinc@gmail.com

PREPARED FOR:

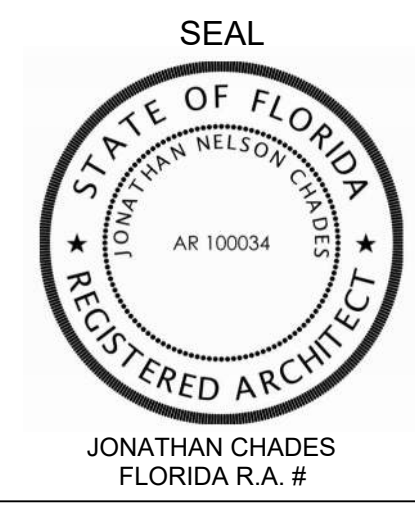
TYPE OF PROJECT:

SKETCH OF SURVEY

FLOOD ELEVATION INFORMATION:	
Date of Field Work:	09-04-2025
DATE OF FIRM:	07/31/2024
COMMUNITY No:	125113/HOLLYWOOD
PANEL:	0569 SUFFIX: J
ZONE:	AE
BASE FLOOD ELEVATION:	+7.00
BENCHMARK NO:	1915
ELEVATION:	3.26



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



DUBEY HISTORIC RESIDENCE
 1320 HOLLYWOOD BLVD
 HOLLYWOOD FLORIDA 33019

SITE PLAN

REVISIONS

No.	Description	Date
2	H.B COMMENTS. REV 2	05.15.2026

PROJECT No.: 25075
 DATE: 05/01/2026
 DRAWN BY: PAZ
 CHECKED BY: JBK

SHEET

A100

SITE DATA

SITE INFORMATION
 FOLIO: 514214011631
 LOT AREA: 12,106 SF

ZONING INFORMATION
 ZONE: RS-6
 BUILDING USE: SINGLE FAMILY RESIDENCE
 EXISTING LAND USE: RESIDENTIAL
 FEMA FLOOD ZONE: AE COASTAL FLOODPLAIN
 BASE FLOOD ELEVATION: 7 (BFE: 7+1: 8)
 RIGHT OF WAY = 120'

BUILDING	REQUIRED	PROPOSED
MAXIMUM BUILDING HEIGHT / STORIES	30 FEET / 2	13 FEET (TO BFE +1)
MAXIMUM LOT COVERAGE	N/A	51 %
MAXIMUM BUILT AREA	9,373 SF	7,095.8543 SF
MAXIMUM BUILDING FOOTPRINT	4,686 SF	4,307.95 SF
MINIMUM OPEN SPACE	40%	41.5%
MAXIMUM RESIDENTIAL AREA ALLOWED	9,373 SF	6,213.91 SF
ESTIMATED RESIDENTIAL UNITS ALLOWED	UNLIMITED	1

BACKSETS	REQUIRED	PROPOSED
FRONTAGE SETBACK	25 FEET	25 FEET
SIDE SETBACK	A*	11 FEET (EAST)/14 FEET (WEST)
REAR SETBACK	18.34 FEET	19 FEET

PERVIOUS AREA	REQUIRED	PROPOSED
PERVIOUS AREA		5,010.1457 SF
IMPERVIOUS AREA		7,095.8543 SF

PARKING CALCS.

REQUIRED	PROPOSED
B*	5

A*: The sum of the side yard setbacks shall be at least 25% of the lot width, but not to exceed 50 ft., with no side yard less than 7.5 ft.; except, platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback (only applies to one story additions and new construction of one story buildings). Any construction in excess of one story must meet the 25% rule with a minimum 7.5 ft. setback.

B*: 2 spaces for residences with 2,000 sq. ft. or less
 1 space per 500 sq. ft. above first 2,000 sq. ft.; provided, however, an addition of 500 sq. ft. or less with no bedroom shall not require any additional spaces. Total required spaces not to exceed 5. Tandem spaces allowed if carport or garage present.

SQUARE FEET OF TOTAL LOT: 12,106 SF
 SQUARE FEET OF YOUR HOUSE(A/C AREA): 3,647.3617 SF
 SQUARE FEET OF PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.: 2,448.4926 SF
 TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT: 6,095.8543 SF
 PERCENTAGE OF IMPERVIOUS LOT: 7,095.8543 / 12,106 = 58.5 %
 PERCENTAGE OF PERVIOUS LOT: 5,010.1457 / 12,106 = 41.5 %

TO BE COMPLIANT WITH SECTION 4.23 OF THE CITY'S ZONING AND LAND DEVELOPMENT & REGULATIONS.

AS THIS IS A FULL SITE REDEVELOPMENT AND BASED ON THE LEVEL OF CONSTRUCTION THAT WILL OCCUR BY ACCESS THROUGH THE CITY/STATE ROW AS WELL AS THE DRIVEWAY CONNECTIONS, AT THE END OF PROJECT, THROUGH FIELD VERIFICATION, RESTORATION WILL BE PERFORMED. ALL ROADS ADJACENT TO THE PROJECT SITE WILL BE FULLY MILLED AND RESURFACED AS FAR AS NEEDED IN ORDER TO LEAVE CONDITIONS AS EXISTING.

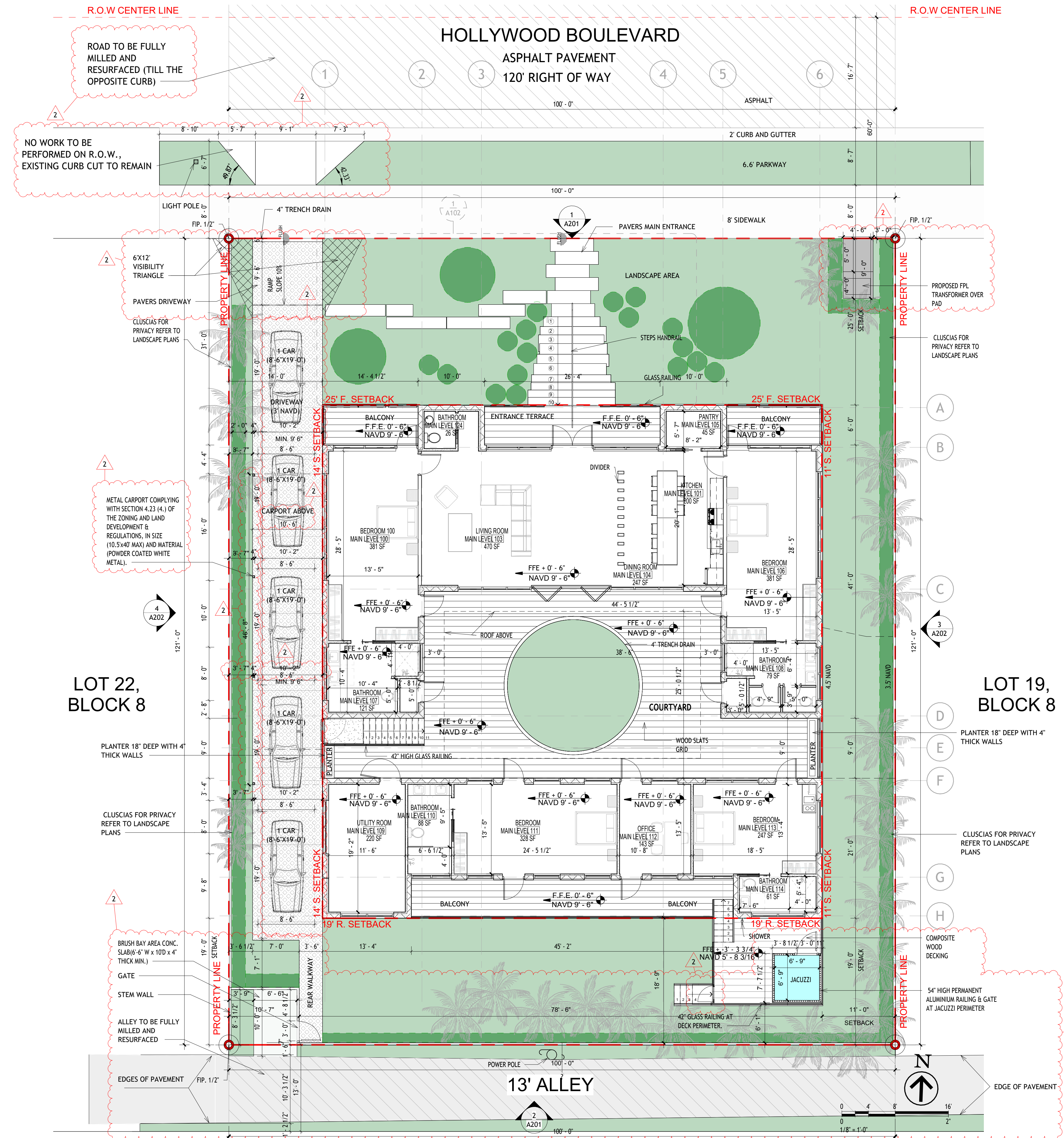
DRIVEWAY PAVERS



MATERIAL SPECS

- MANUFACTURED IN ACCORDANCE WITH ASTM C4319
- OPEN LATTICE GRID DESIGN FOR TURF INFILL
- 40% SURFACE OPENING WITH VOID SPACE FOR CREATING A GRASS PAVEMENT
- APPLICATIONS INCLUDE DRIVEWAYS, PARKING STALLS, RAMPS, SERVICE AND EMERGENCY ACCESS LANES
- 15 3/4 x 23 5/8 x 3 1/8

SQFT/PALLET	UNITS/LAYER	SQFT/LAYER	LAYER/PALLET	WEIGHT/PALLET
128	5	12.8	10	3205



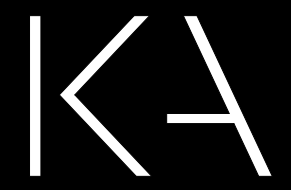
1 SITE PLAN
 1/8" = 1'-0"

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PROJECT TITLE

SHEET TITLE

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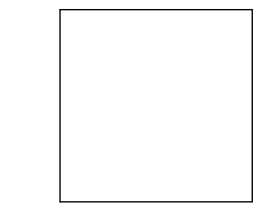


JONATHAN CHADES
FLORIDA R.A. #

MATERIALS LEGENDS



ALUMINUM SANDSTONE COLOR WINDOWS FRAME WITH HOPPER AND HOPPER PANELS.



SMOOTH STUCCO PAINTED WHITE



WOOD FLUSH PANELS DOORS



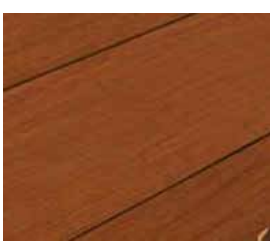
ALUMINUM WOOD FINISH TEXTURE SHUTTER PANELS



GLASS RAILING



STAIR GLASS RAILING



JACUZZI WOOD FINISH PLANKS CLADDING



PRECAST SANDSTONE STEPS



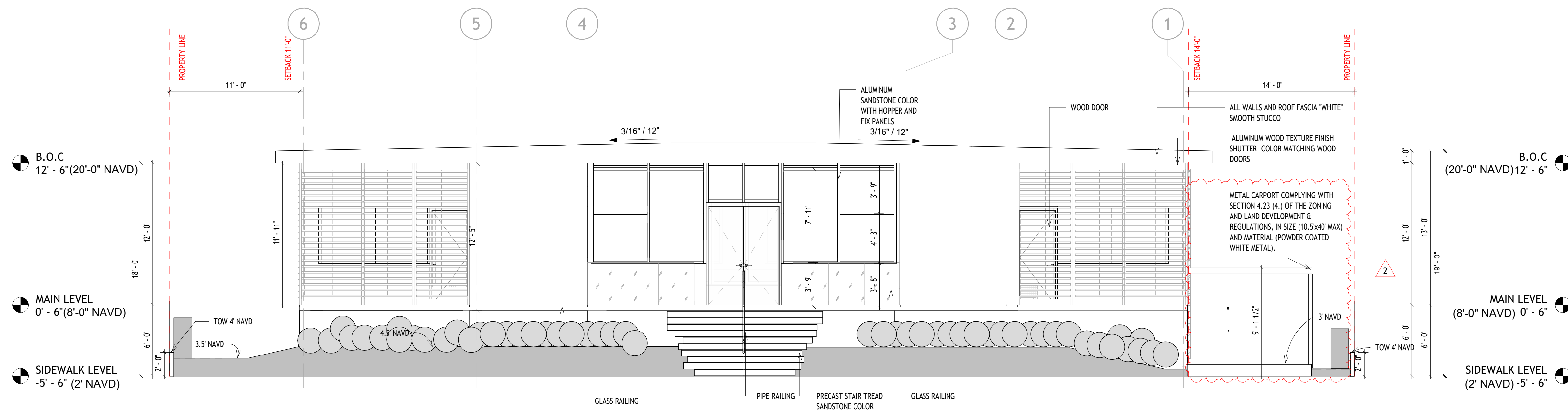
SLATS GRID DECK



COMPOSITE WOOD WALL PANELS

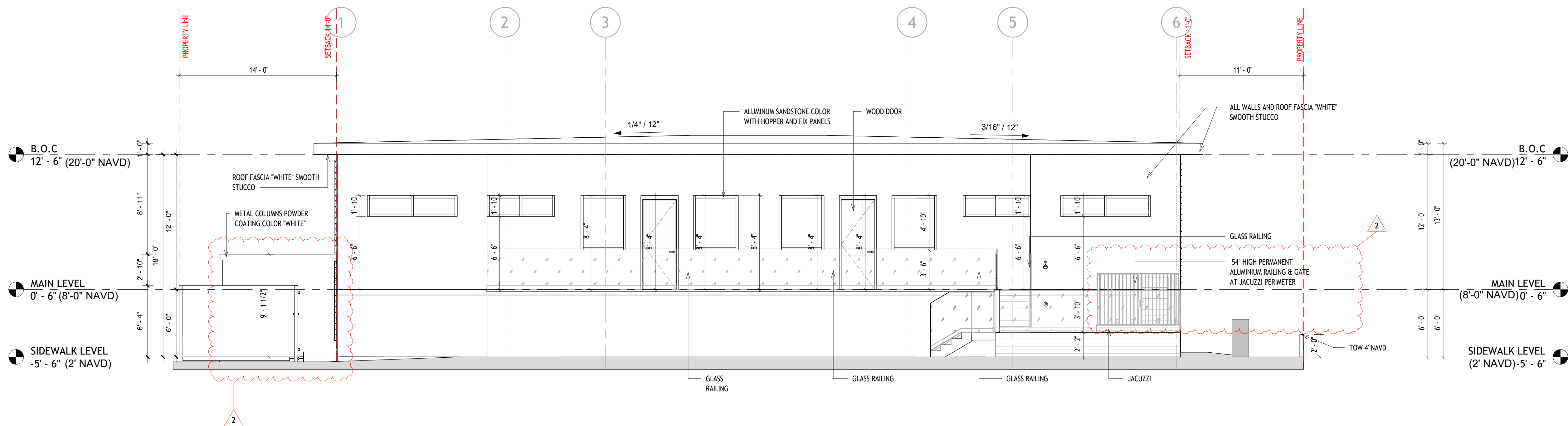


DRIVEWAY PAVERS



1 NORTH ELEVATION

3/16" = 1'-0"



2 SOUTH ELEVATION

3/16" = 1'-0"

DUBEY HISTORIC RESIDENCE
1320 HOLLYWOOD BLVD
HOLLYWOOD FLORIDA 33019

EXTERIOR ELEVATIONS
NORTH & SOUTH

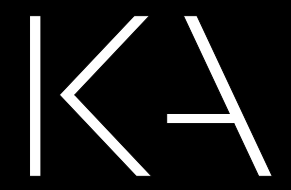
REVISIONS

No.	Description	Date
2	H.B COMMENTS. REV 2	05.15.2026

PROJECT No.: 25075
DATE: 05/01/2026
DRAWN BY: PAZ
CHECKED BY: JBK

SHEET

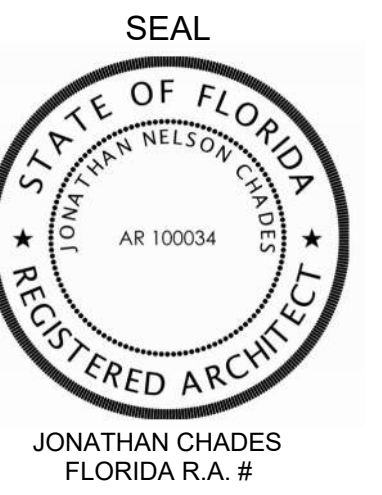
A201



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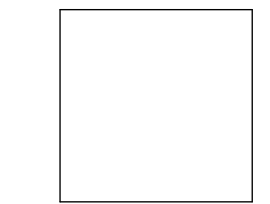
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MATERIALS LEGENDS



ALUMINUM SANDSTONE
COLOR WINDOWS FRAME
WITH FIXED AND HOPPER
PANELS.



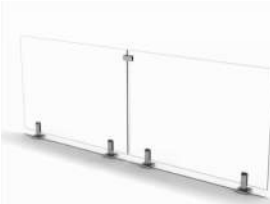
SMOOTH STUCCO PAINTED
WHITE



WOOD FLUSH PANELS
DOORS



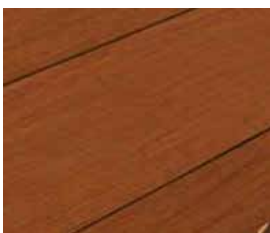
ALUMINUM WOOD FINISH
TEXTURE SHUTTER PANELS



GLASS RAILING



STAIR GLASS RAILING



JACUZZI WOOD FINISH
PLANKS CLADDING



PRECAST SANDSTONE
STEPS



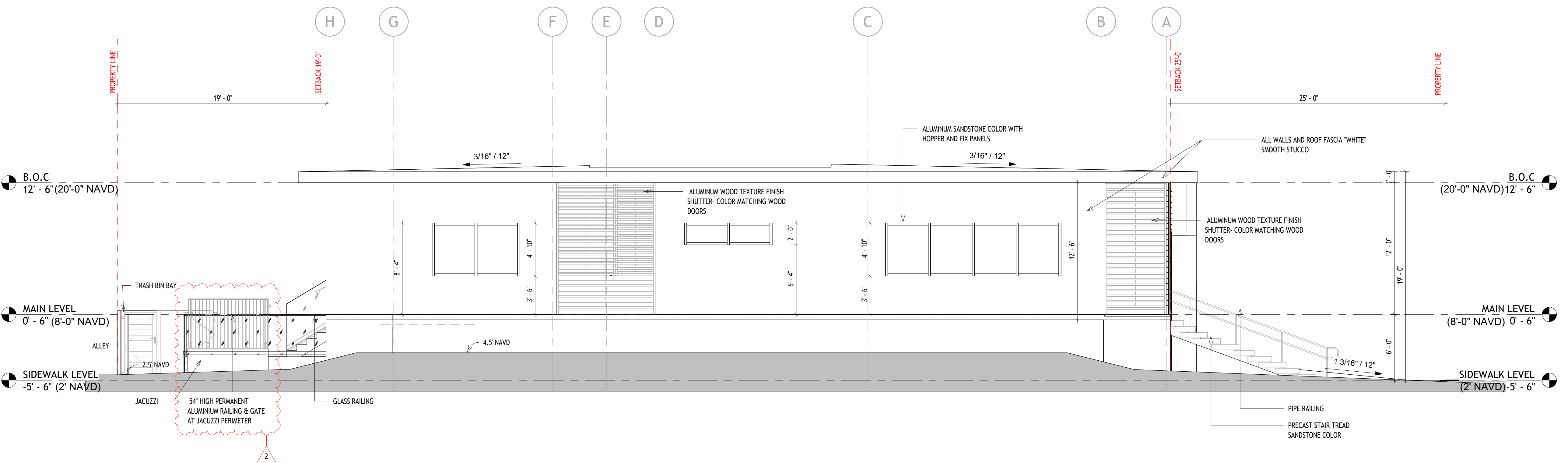
SLATS GRID DECK



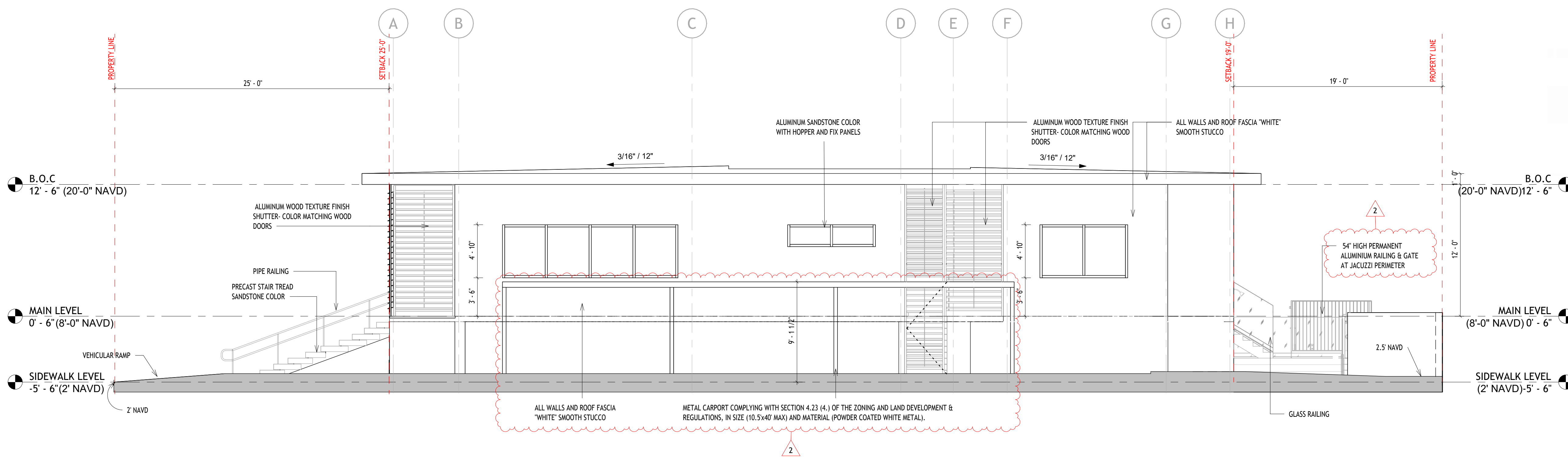
COMPOSITE WOOD WALL
PANELS



DRIVEWAY PAVERS



3 EAST ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"

**DUBEY HISTORIC
RESIDENCE**
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HOLLYWOOD FLORIDA 33019

**EXTERIOR ELEVATIONS WEST
& EAST**

REVISIONS

No.	Description	Date
2	H.B COMMENTS. REV 2	05.15.2026

PROJECT No.: 25075
DATE: 05/01/2026
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SHEET

A202

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PROJECT TITLE: EXTERIOR ELEVATIONS WEST & EAST; SHEET TITLE: EXTERIOR ELEVATIONS WEST & EAST; DATE: 05/01/2026; DRAWN BY: PAZ; CHECKED BY: JBK; PROJECT NO.: 25075; SHEET: A202



1331 HOLLYWOOD BOULEVARD



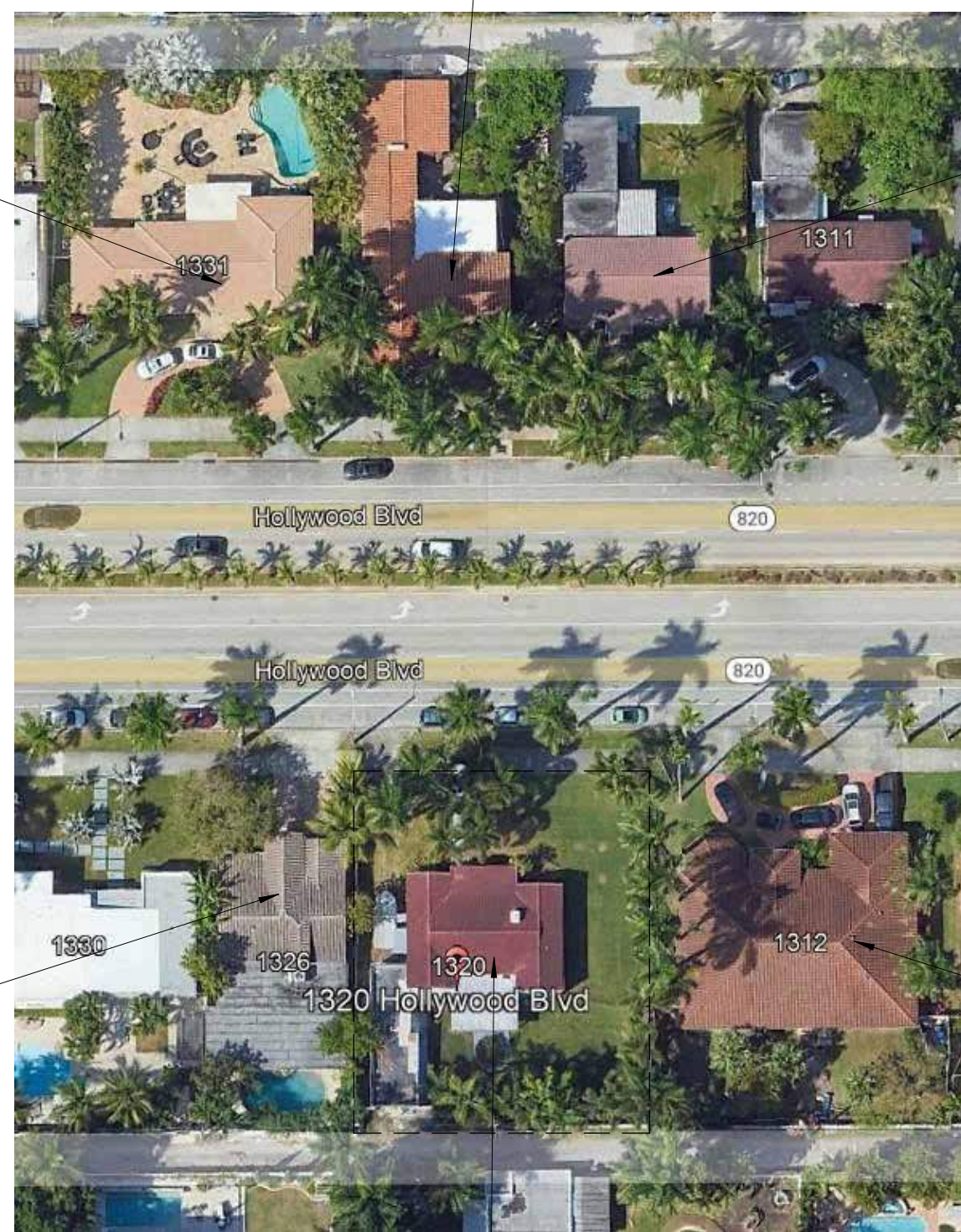
1327 HOLLYWOOD BOULEVARD



1315 HOLLYWOOD BOULEVARD



1326 HOLLYWOOD BOULEVARD



1327 HOLLYWOOD BOULEVARD (SUBJECT SITE)



1312 HOLLYWOOD BOULEVARD



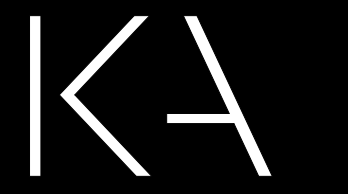
NORTHEAST CORNER VIEW



FRONT ENTRY VIEW



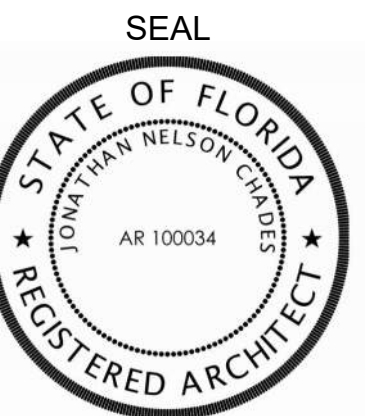
NORTHWEST CORNER VIEW



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JONATHAN CHADES
FLORIDA R.A. #

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ADJACENT PROPERTIES

REVISIONS

No.	Description	Date

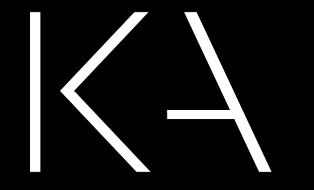
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PROJECT No.: 25075
DATE: 05/01/2026
DRAWN BY: PAZ
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SHEET

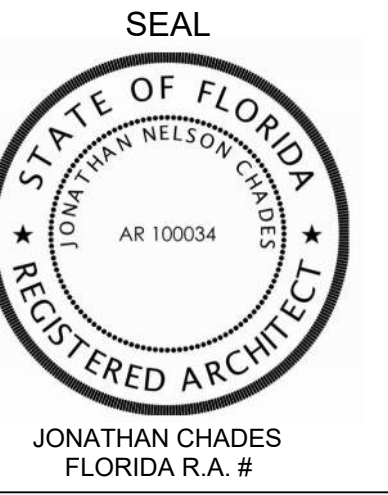
A203

2



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**DUBEY HISTORIC
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BACK VIEW RENDERING

PROJECT TITLE

SHEET TITLE

REVISIONS

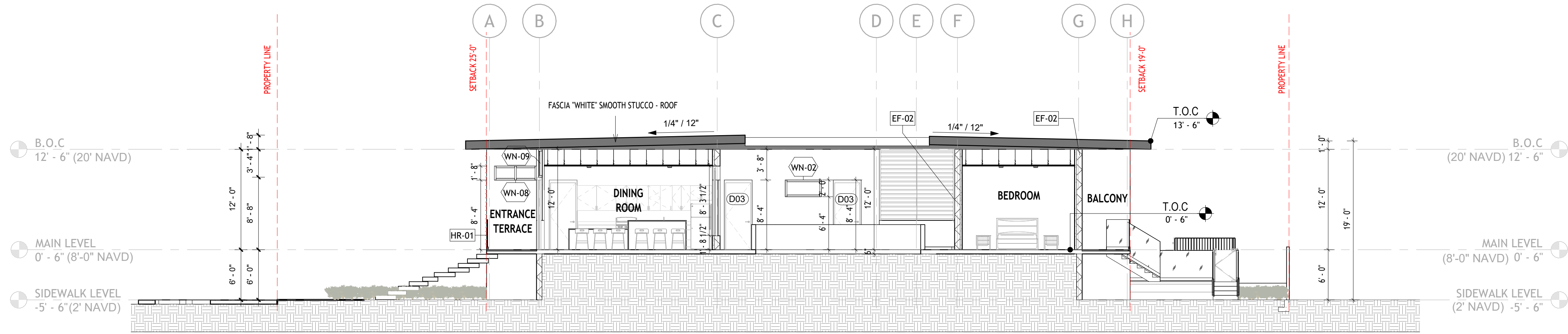
No.	Description	Date
2	H.B COMMENTS. REV 2	05.15.2026

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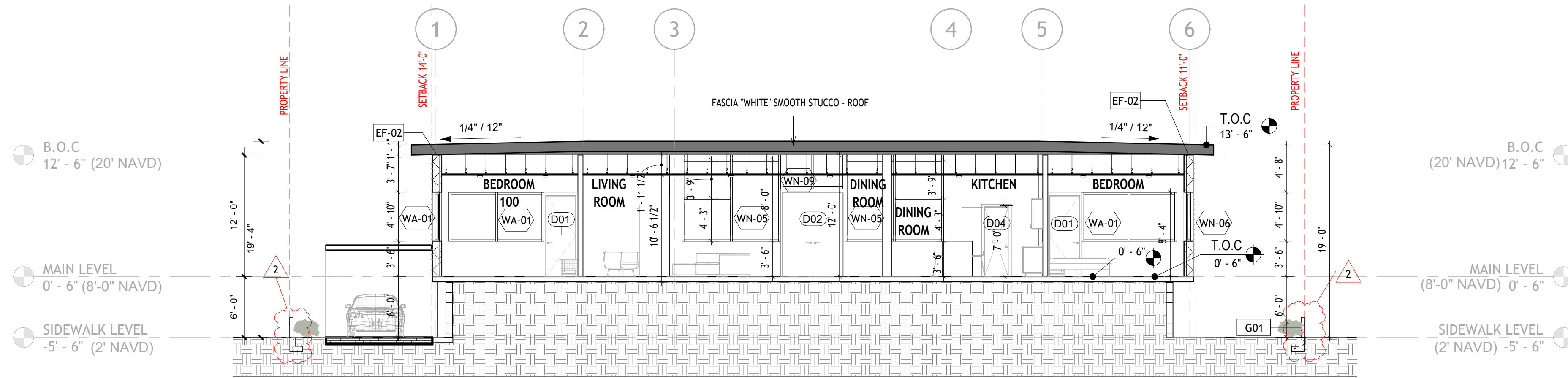
PROJECT No.: 25075
 DATE: 05/01/2026
 DRAWN BY: PAZ
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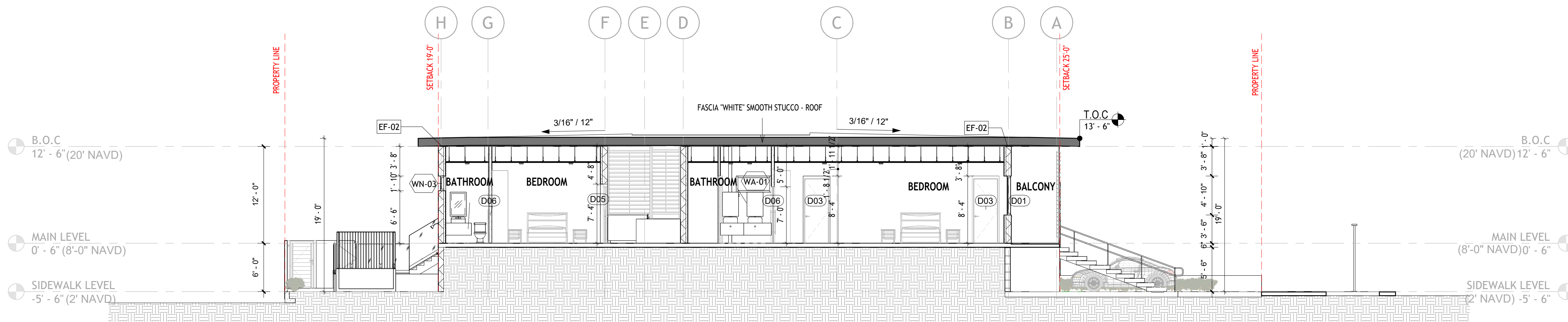
A206



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



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



3 SECTION C-C
1/8" = 1'-0"

Exterior Finish Schedule		
Type Mark	Description	Pattern
EF-01	Concrete Wall Finish	
EF-02	Smooth White Stucco	
EF-05	White Powder Coated Paint	

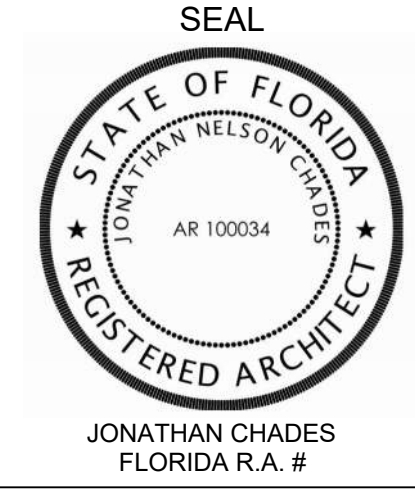
Railings Schedule	
Type Mark	Description
HR-01	Laminated glass panel 0.47 inches thick
HR-03	

Door Schedule 2	
Type Mark	Description
D01	Wooden Single Flush Door
D02	Wooden Double Flush Door
D03	Wooden Single Flush Door
D04	Wooden Single Sliding Door
D05	Wooden Single Flush Door 180°
D06	Wooden Single Sliding Door
D7	Single swing gate with HorizTen Prime Composite infill
D8	FOLDING GLASS DOOR
D14	System of fixed, operable and mobile internal partition walls.
D30	Louver Door
D31	
D32	
D34	
D36	

Windows Schedule			
Type Mark	Description	Height	Length
WN-03	Type-defined horizontal and vertical spacing only	2'-0"	8'-0"
WN-05	Type-defined horizontal and vertical spacing only	7'-11"	<varies>
WN-06	Type-defined horizontal and vertical spacing only	<varies>	<varies>
WN-07	Type-defined horizontal and vertical spacing only	1'-11" 15/16"	<varies>
WN-08	Type-defined horizontal and vertical spacing only	1'-11" 15/16"	<varies>
W7	Aluminium Shutter - Wooden Texture	11'-11"	5'-9 3/4"
W11	Aluminium Shutter - Wooden Texture	12'-0"	5'-9 3/4"
W12	Aluminium Shutter - Wooden Texture	12'-0"	5'-10"
W13	Aluminium Shutter - Wooden Texture	12'-0"	4'-0"
W14		4'-0"	6'-6"
W15	Awning Window	3'-11 1/4"	5'-11 1/4"
W16		6'-0"	2'-10"



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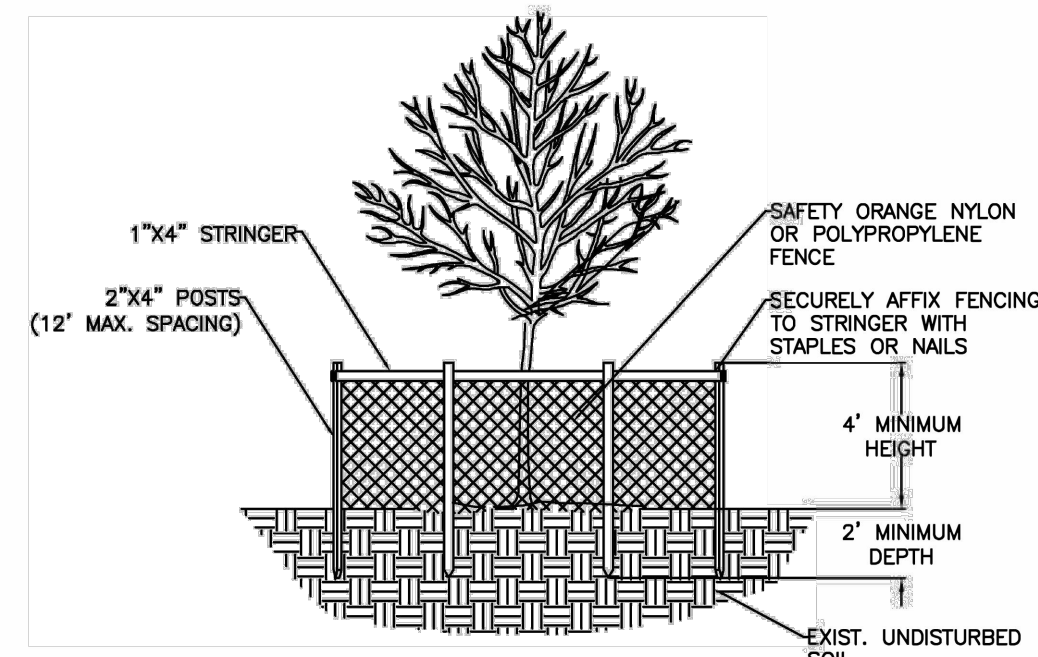
DUBEY HISTORIC RESIDENCE
1320 HOLLYWOOD BLVD
HOLLYWOOD FLORIDA 33019

SECTIONS A-A, B-B AND C-C

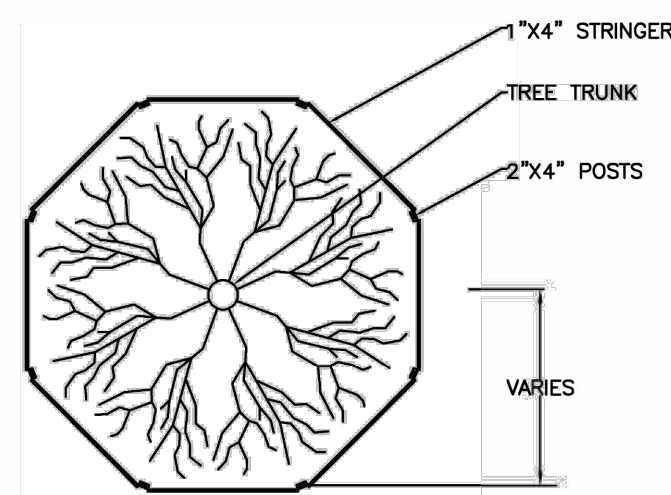
REVISIONS		
No.	Description	Date
2	H.B COMMENTS. REV 2	05.15.2026

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PROJECT No.: 25075
DATE: 05/01/2026
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SHEET
A301

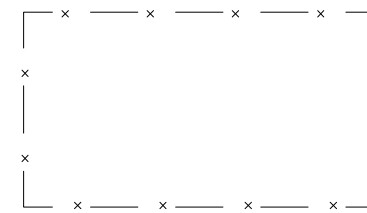


SECTION



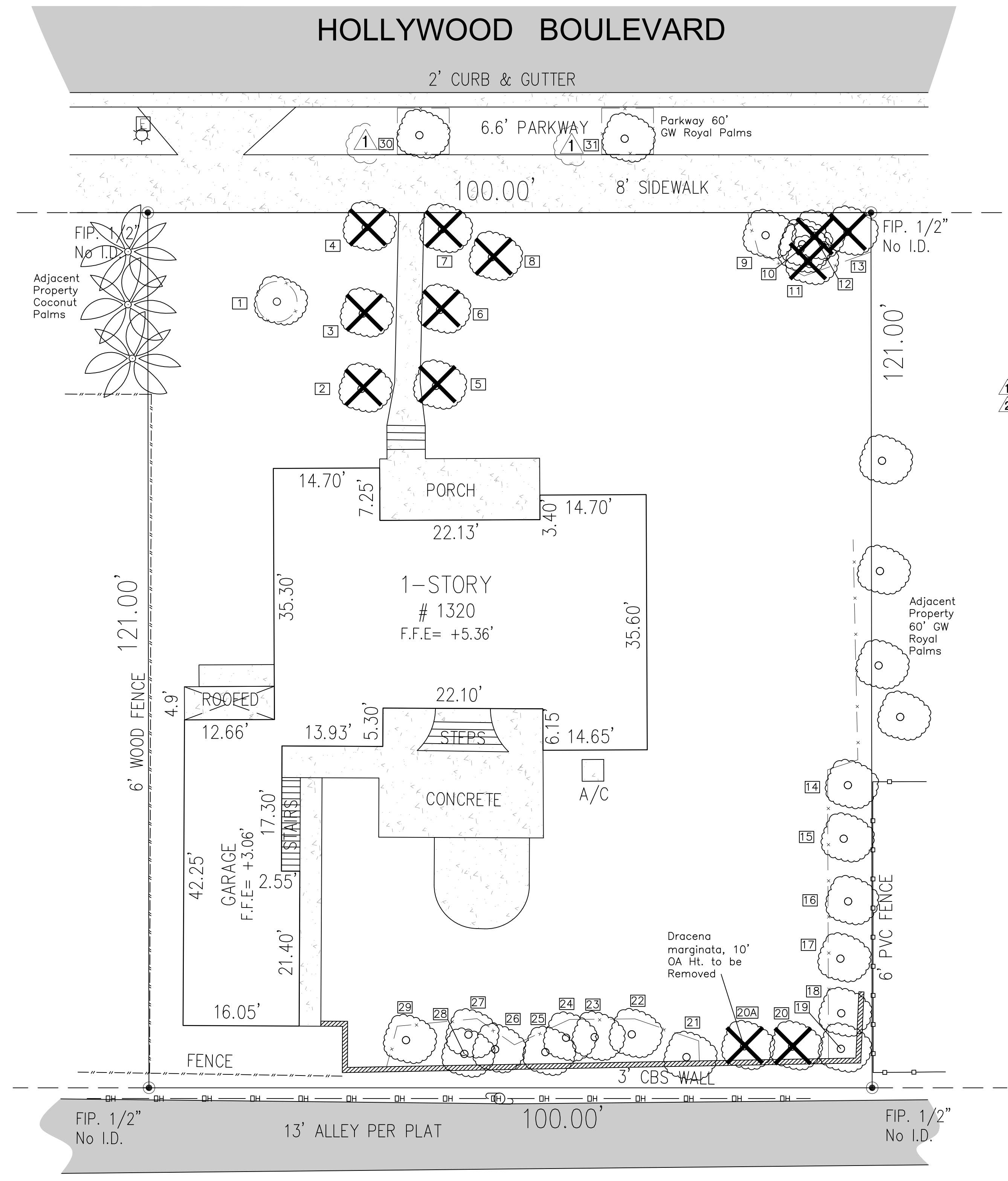
TOP VIEW

Before Construction Begins, Contractor to Install and Maintain Tree Protection Fencing Around Existing Trees As Shown. See Existing Tree Protection Detail This Sheet



- NOTES:
- BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.
 - TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.

Existing Palm / Succulent Shrub List							
Address: 1320 Hollywood Blvd., Hollywood, FL							
Date: 11/5/2025							
Appraiser: Thomas White, ASLA-ISA							
ISA Arborist FL-5248A							
Palm #	(Botanical Name / Common Name)	Ht. Feet	C.T. Feet	DBH Inches	Condition	Replacement Palms	Disposition
1	Roystonea elata / Royal Palm, Double	60	40 & 50	24	Good	1	Remain
2	Wodyetia bifurcata / Foxtail Palm	25	16-20	6	Good	1	Remove
3	Wodyetia bifurcata / Foxtail Palm	25	16-20	6	Good	1	Remove
4	Wodyetia bifurcata / Foxtail Palm	25	16-20	6	Good	1	Remove
5	Wodyetia bifurcata / Foxtail Palm	25	16-20	6	Good	1	Remove
6	Wodyetia bifurcata / Foxtail Palm	25	16-20	6	Good	1	Remove
7	Wodyetia bifurcata / Foxtail Palm	25	16-20	6	Good	1	Remove
8	Wodyetia bifurcata / Foxtail Palm	25	16-20	6	Good	1	Remove
9	Wodyetia bifurcata / Foxtail Palm	25	16-20	6	Good	1	Remain
10	Wodyetia bifurcata / Foxtail Palm, Double	25	16-20	12	Good	1	Remain
11	Wodyetia bifurcata / Foxtail Palm	25	16-20	6	Good	1	** Remove
12	Ptychosperma elegans / Solitaire Palm, Dbl.	15	10	6	Good	1	** Remove
13	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good	1	** Remove
14	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good	1	Remain
15	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good	1	Remain
16	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good	1	Remain
17	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good	1	Remain
18	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good	1	Remain
19	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good	1	Remain
20	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good	1	Remove
20A	Dracaena marginata / Red Edge Dracaena	10	2	6	Good	0	*** Remove
21	Veitchia montgomeryana / Montgomery Palm, Triple	25	18	6	Good	1	Remain
22	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good	1	Remain
23	Veitchia montgomeryana / Montgomery Palm, Quad	25	18	6	Good	1	Remain
24	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good	1	Remain
25	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good	1	Remain
26	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good	1	Remain
27	Veitchia montgomeryana / Montgomery Palm	25	18	6	Good	1	Remain
28	Wodyetia bifurcata / Foxtail Palm	25	16	6	Good	1	Remain
29	Veitchia montgomeryana / Montgomery Palm, Triple	25	18	6	Good	1	Remain
30	Roystonea elata / Florida Royal Palm (Off-Site)	70	60	15	Fair	1	Remain
31	Roystonea elata / Florida Royal Palm (Off-Site)	70	60	15	Fair	1	Remain
Replacement Palms Required					11		Remain
** For New FPL Transformer							
*** Succulent Shrub / Not A True Palm							



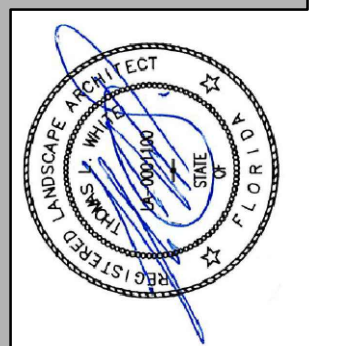
Sunshine811
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
 Check positive response codes before you dig!

THOMAS WHITE, ASLA-ISA
 LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST,
 tcawhite@bellsouth.net
 954-253-2265

REVISIONS

1	5-1-2026: Per City Comments
2	5-11-2026: Palm #11 Remove per FPL Pad

Tree Survey / Disposition Plan
Dubey Residence
 1320 Hollywood Blvd.
 Hollywood, Florida 33019



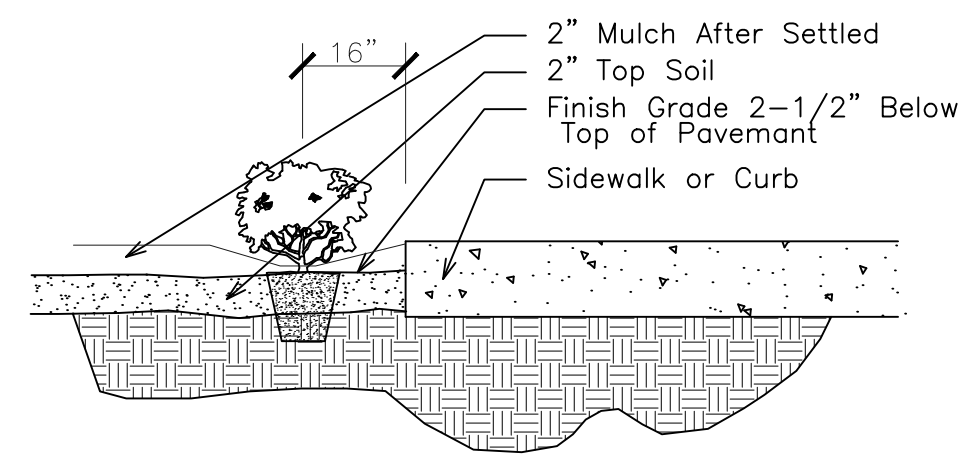
DRAWN: TW
 CHECKED: TW
 DATE: 10-29-2025
 SCALE: 1"=10'
 Sheet No. L-1
 Sheet 1 Of 3

GENERAL LANDSCAPE NOTES

- The plan takes precedence over the plant list.
- 2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.
- General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.
- All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.
- All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.
- All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.
- All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of which and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.
- All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.
- All trees/palms shall be planted so the top of the root ball, root flare are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.
- All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.
- All landscape areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.
- No fertilizers are required.
- All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Metoloca mulch to a minimum depth of two inches (2") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4" diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.
- Please refer to the planting details for a graphic representation of the above notes.
- All plant material as included herein shall be warranted by the landscape contractor for a minimum period of 12 months after final inspection approval.

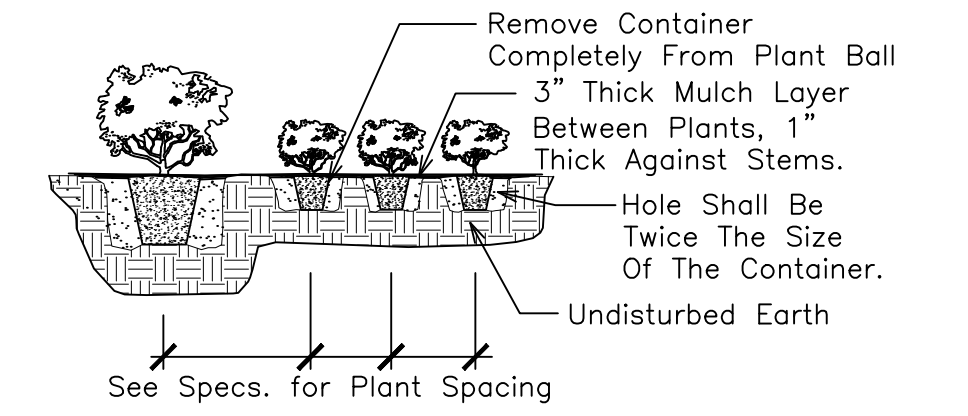
City of Hollywood Notes:

- No landscape substitutions shall be made without the City of Hollywood approval.
- No tree removal or planting allowed until sub permits are fully approved by city.
- Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.
- Contractor to provide screening hedge for any additional equipment not shown on plan. Provide minimum of 36" ht.
- Plant material shall not be planted in the root balls of any tree.
- The landscape shall not obstruct onsite stormwater runoff retention proposed within swales.
- Landscaping within the triangular areas shall provide unobstructed cross visibility at a level between 2 feet and 6.5 feet.



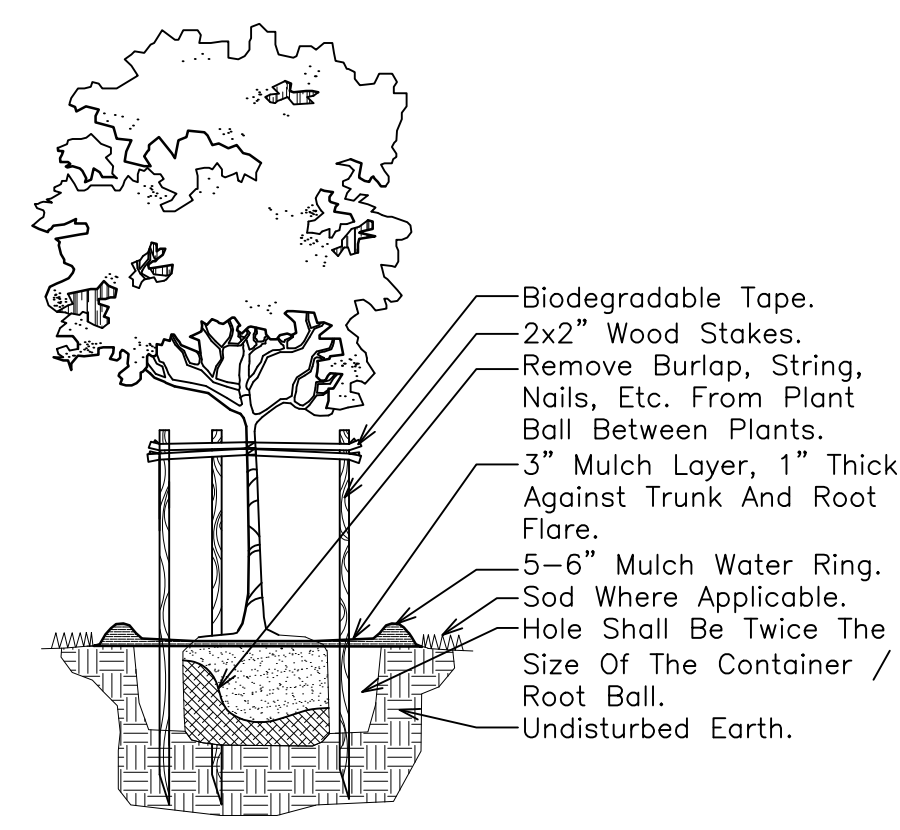
SHRUB INSTALLATION DETAIL

NTS



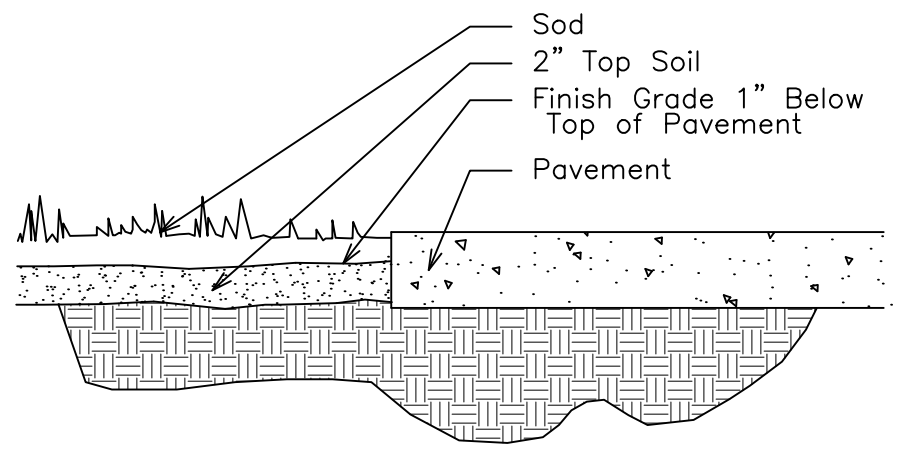
SHRUB PLANTING DETAIL

NTS



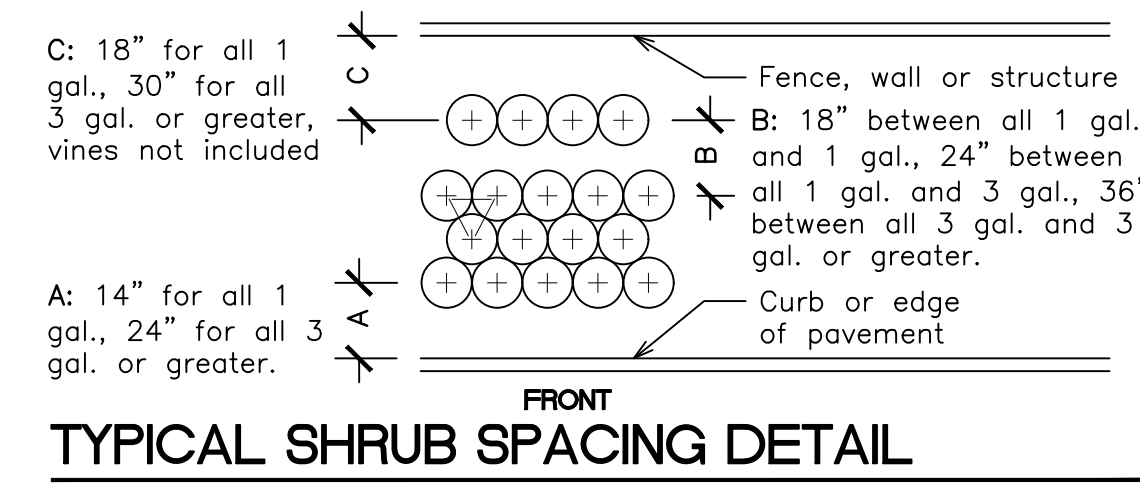
SMALL TREE PLANTING DETAIL

NTS



SOD INSTALLATION DETAIL

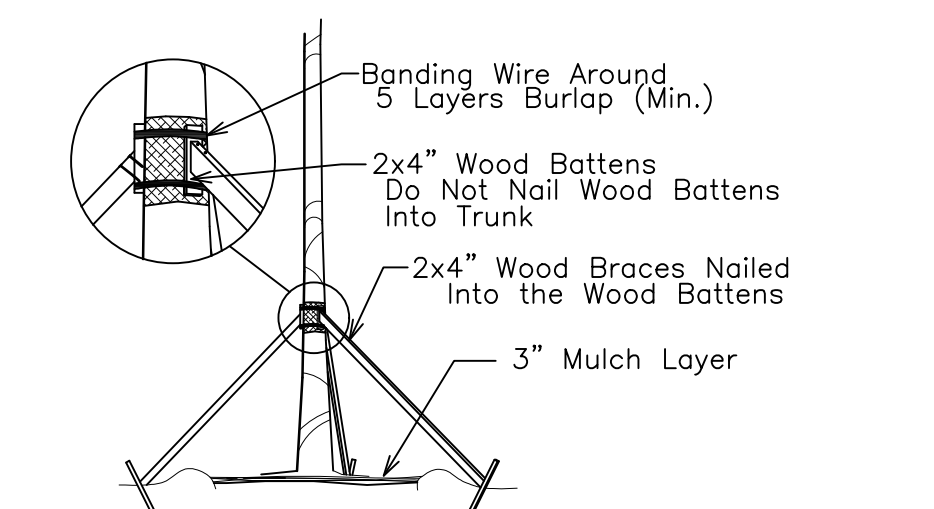
NTS



TYPICAL SHRUB SPACING DETAIL

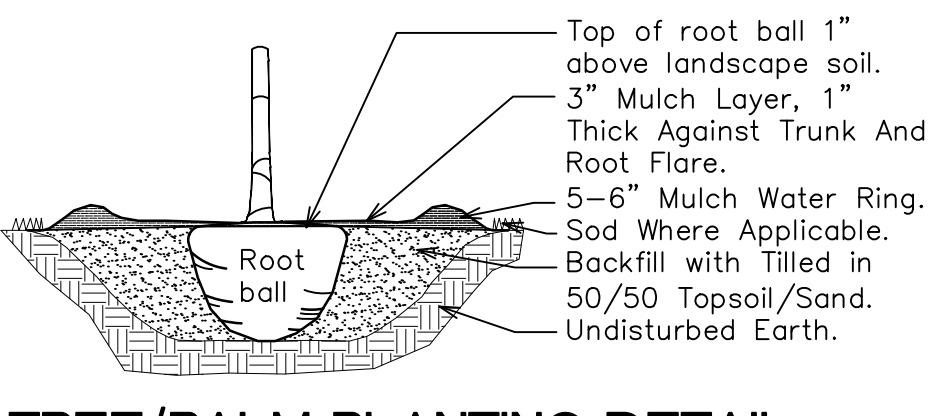
NTS

Atul Res Plant List					
	Drought	QTY.	Botanical Name / Common Name	Specifications per Sec. 3.3 Landscape Manual	
EXISTING PALMS					
ERE	(N)	V	2	Roystonea elata / Royal Palm	60' OA Ht. Parkway Street Trees
ERD	(N)	V	1	Roystonea elata / Royal Palm, Double	60' OA Ht., Front Yard Code
EVM	V	V	4	Veitchia montgomeryana / Montgomery Palm, Triple	25' OA Ht.
EWB	V	V	14	Wodyetia bifurcata / Foxtail Palm	25' OA Ht.
PROPOSED TREES					
FD	V	V	1	Filicium decipiens / Japanese Fern Tree	12x4-5, 2' DBH, Sng. Trunk
LI	V	V	1	Lagerstroemia indica / Crape Myrtle	12x4-5, 2' DBH, Sng. Trunk
QV	(N)	V	1	Quercus virginiana / Live Oak	12x4-5, 2' DBH, Sng. Trunk
			6	Total Code Trees / Palms (3 RE)	
			4	Native Trees / Palms	
			67%	Native Trees / Palms	
MITIGATION PALMS					
AM	V	V	5	Adonidia merrillii / Christmas Palm	8' CT
VM	V	V	5	Veitchia montgomeryana / Montgomery Palm	8' CT
				Palms Added	10
				Palms Removed	10
				Palms Deficiency	0
				\$350 per 2' DBH Palm or Tree to Tree Trust Fund	\$0
MISC TREES					
MII	V	V	1	Mangifera indica / Mango Alphonso	6-8x3-4', 1-1.5' DBH, Sng. Trunk
MO	V	V	1	Moringa Oleifera / Horseradish Tree	8-10x3-4', 1-1.5' DBH, Sng. Trunk
SHRUBS					
BRP	V	V	1	Beaucarnea recurvata / Ponytail Palm	5' OA Ht.
CFS	(N)	V	90	Clusia flava / Small Leaf Clusia	24\"/>
CPP	V	V	3	Cyperus papyrus / Papyrus	36\"/>
CRI	(N)	V	12	Crinum asiaticum / Tree Crinum	3\"/>
GJS	V	V	1	Gardenia jasminoides / Gardenia Standard	5' OA Ht.
MAB	V	V	6	Musa acuminata / Cavendish Banana	5' OA Ht.
PLM	V	V	1	Pachypodium lamerei / Madagascar Palm	2-3' OA Ht.
PMP	V	V	40	Podocarpus neriifolius / Podocarpus	24\"/>
SAG	V	V	31	Schefflera arboricola / Green Dwarf Schefflera	24\"/>
SNW	V	V	8	Strelitzia reginae / Bird of Paradise	5' OA Ht.
SRB	V	V	8	Strelitzia reginae / Bird of Paradise	18\"/>
			201	Total Shrubs	
			102	Native Shrubs	
			51%	Native Shrubs	
GROUND COVERS / SOD					
BRO	V	V	7	Bromeliad spp. / Bromeliads	8' Spr., 15-20\"/>
LME	V	V	150	Liriope muscari 'eg' / Liriope Evergreen Giant	12\"/>
SPG	V	V	104	Spathoglottis plicata / Ground Orchid	12\"/>
Sod	M	By GC	S.F.	Stenotaphrum secundatum / St. Augustine 'Palmetto'	Solid application - no gaps



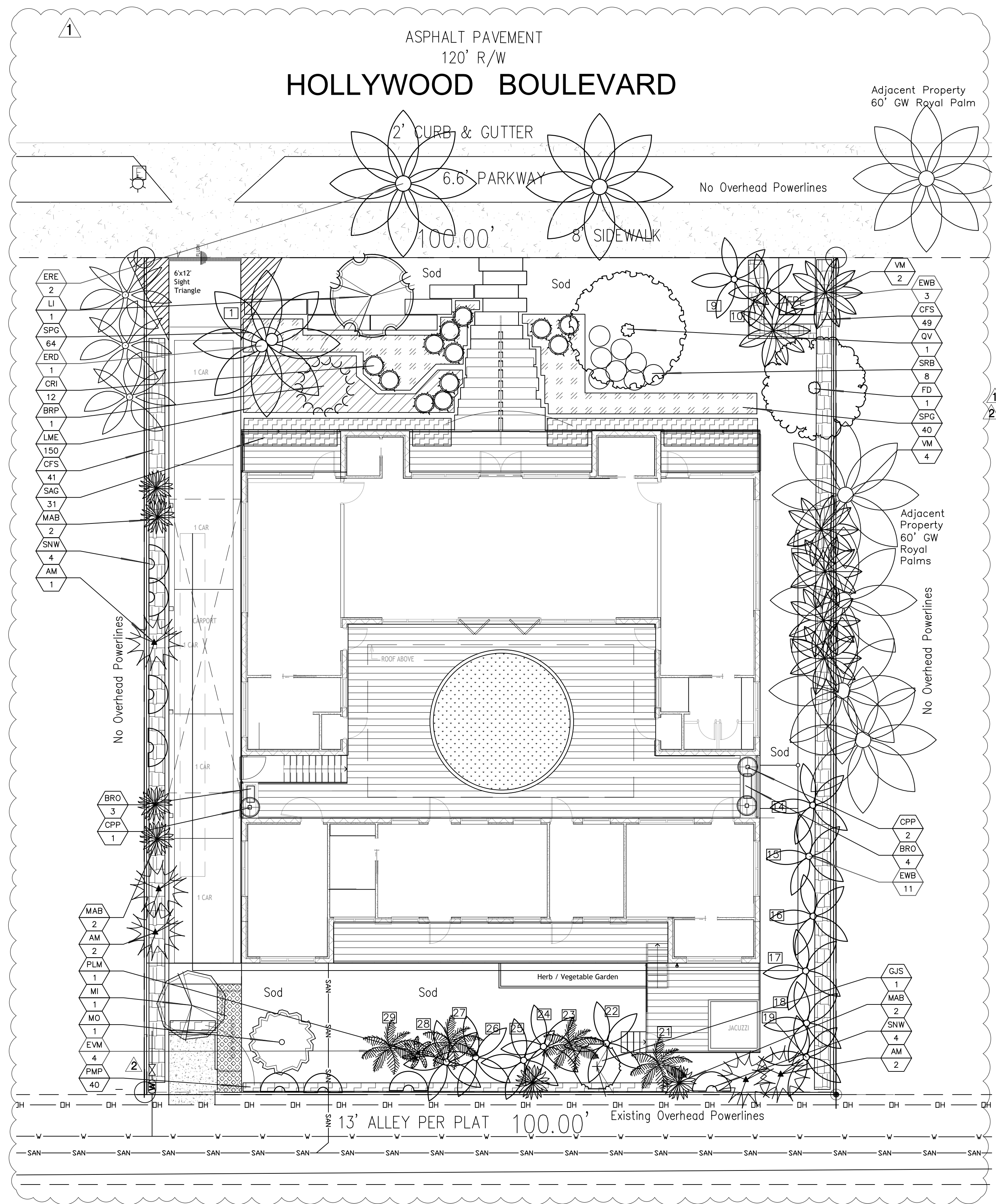
TREE/PALM BRACING DETAIL

NTS



TREE/PALM PLANTING DETAIL

NTS



CITY OF HOLLYWOOD PLANTING CALCULATIONS			Required	Provided
Sec. 2:1:1	Perimeter Street Tree Requirement: One 12' Tree at 50' OC 100 Feet of Hollywood Blvd.		2	2
Sec. 2:1	SFR: Tree and Shrub Requirement - Single Family Residence			
	3 Trees Front Half of Plot		3	3
	15 Shrubs Front Half of Plot		15	25
	1 Tree Rear Half of Plot		1	1
	10 Shrubs Rear Half of Plot		10	10
	Total Trees:		6	6
	Total Shrubs:		25	25

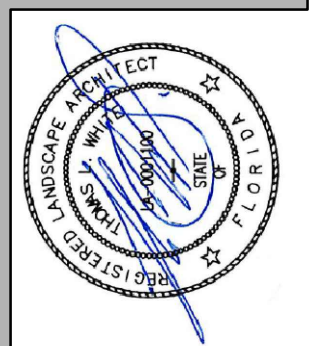
Sunshine811
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
 Check positive response codes before you dig!

THOMAS WHITE, ASLA-ISA
 LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST,
 tcawhite@bellsouth.net
 954-253-2265

REVISIONS

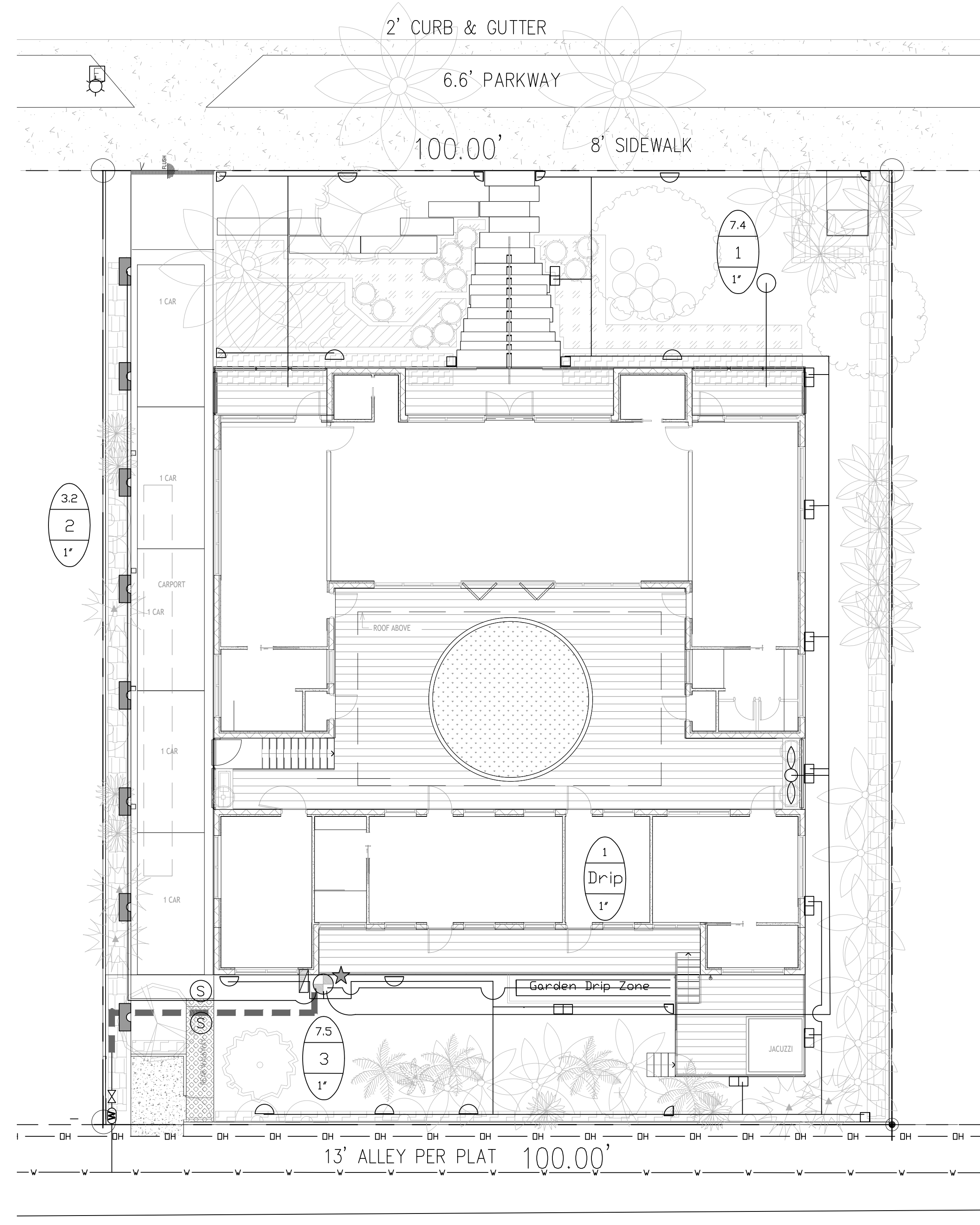
3-9-2026:	Per Historic Board Comments
5-1-2026:	Per City Comments
5-11-2026:	SW Corner Minor Rev.

Landscape Permit Plan
Dubey Residence
 1320 Hollywood Blvd.
 Hollywood, Florida 33019



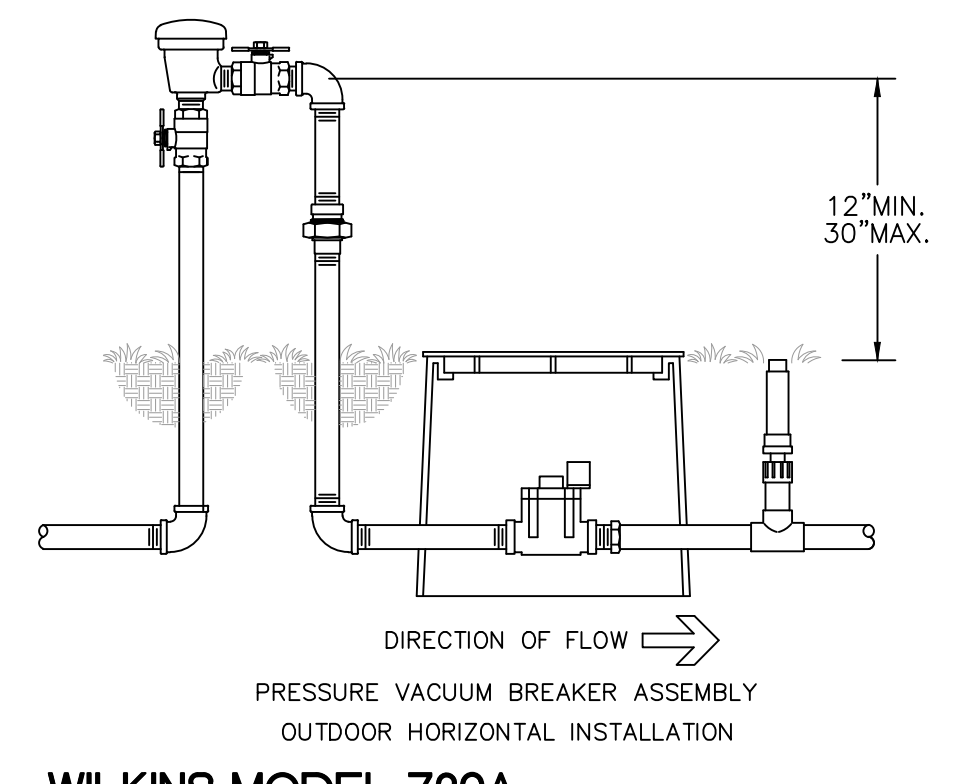
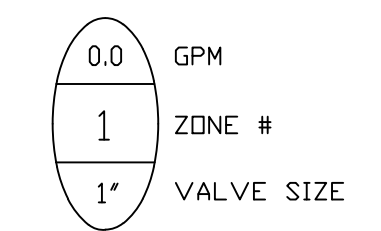
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 CHECKED: TW
 DATE: 10-29-2025
 SCALE: 1"=10'
 Sheet No. **L-2**
 Sheet 2 Of 3

HOLLYWOOD BOULEVARD

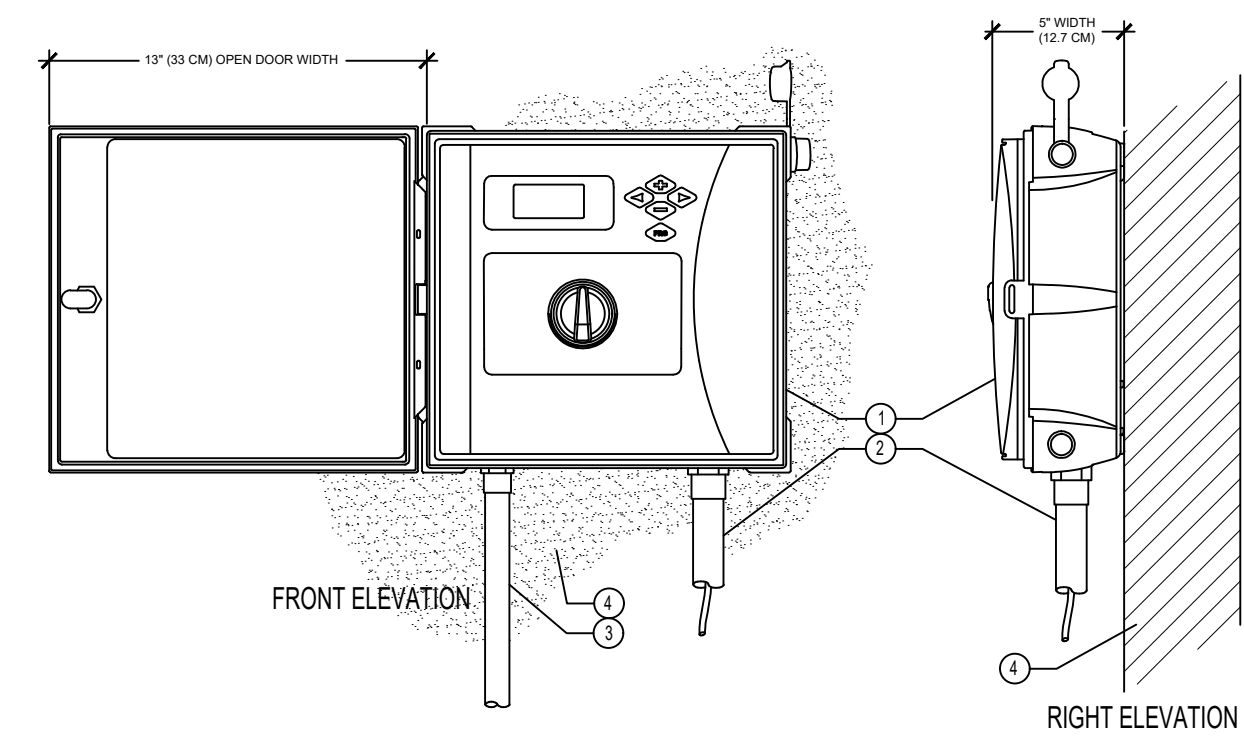


IRRIGATION LEGEND:

- 1" MAIN LINE
 - LATERAL ZONE LINES.
 - ☐ CONTROLLER - Intermatic 4 station controller
 - ★ Mini CLIK automatic rain sensor shutoff switch mounted outside on eave of structure.
 - ⊙ ZONE VALVES - Finco 4 Station Indexing.
 - ⊙ EXISTING WATER METER.
 - ⊙ SLEEVES - Sch. 40, 2 Sizes Larger. NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size
 - ⊙ 6" PDP-UP SPRAY - Hunter MP Rotator Series; Nozzles as Required. NOTE - All of the below may not be used
- | | MP2000 | MP1000 | MP800 |
|--------|--------|--------|-------|
| 90 Q | ⊙ | ⊙ | ⊙ |
| 120 T | ⊙ | ⊙ | ⊙ |
| 180 H | ⊙ | ⊙ | ⊙ |
| 240 TT | ⊙ | ⊙ | ⊙ |
| 270 TQ | ⊙ | ⊙ | ⊙ |
| 360 F | ⊙ | ⊙ | ⊙ |
- ⊙ 6" PDP-UP FLOOD BUBBLER - Hunter MSBN-10F.
 - ⊙ 6" PDP-UP STREAM BUBBLER - Hunter 5-CST-B 5'R.
 - ⊙ SS-530 5 x 30'
 - ⊙ DRIP LINES 1' SPACING / EMITTERS EVERY 12'.



WILKINS MODEL 720A
NTS



IRRIGATION CONTROLLER and RAIN CLIK SENSOR
NTS

- ### LEGEND:
- ① IRRIGATION CONTROLLER
 - ② IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
 - ③ ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
 - ④ ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN
 - ⑤ WIRELESS RAIN SENSOR
- NOTE: MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDING 110 VAC POWER SOURCE

IRRIGATION NOTES:

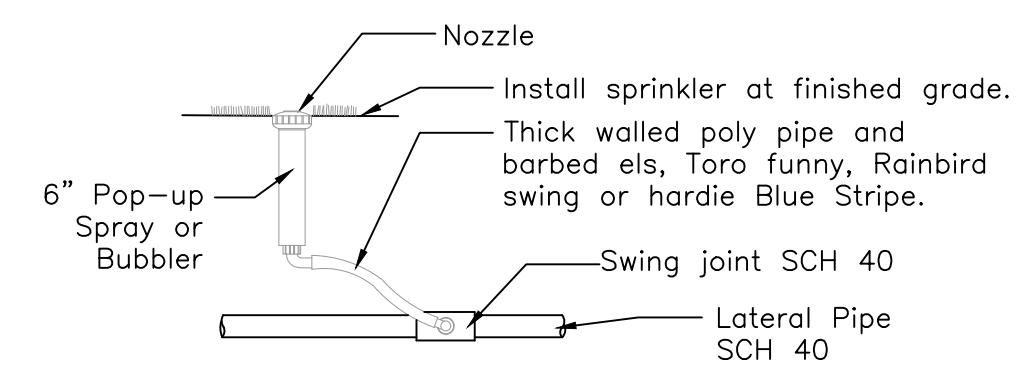
- Piping:**
Main Lines: PVC SCH 40 Solvent Weld.
Zone Lines: PVC SCH 40 Solvent Weld. 1/2 in. is not used.
All lateral pipe is 3/4 in.
Sleeves and suction Line: PVC SCH 40.
- Fittings:** SCH 40 PVC
- Fabrication:** To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.
- Allow all main lines to cure for 24 hours before pressuring.
- All pipe, fittings, and solvents to conform to latest ASTM specs.
- Depth of Lines:** Main Line and wiring = 18 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line = 24 in. depth, nominal
Zone Lines 1-1/2 in. and smaller = 15 in. depth, min.
- Control Wires:** AWG 14 for all hot wires and AWG 12 for common. Solid copper type UF UL listed for direct burial. Run wires under main. Run spares, two min. Splice wires only in a valve box. All splices shall be moisture proof using Snap tite or DBY UL connectors. Common shall be white, hot shall be red or color coded. Spare shall be black. Run all wires in Grey Electrical SCH 40 conduit.

Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.

All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.

Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

Contractor shall verify all underground utilities prior to commencement of work.



6" Pop-up Spray / Bubbler Detail
NTS

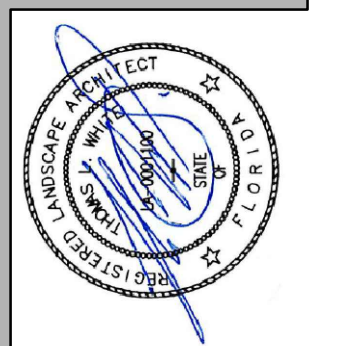
Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

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LANDSCAPE ARCHITECT, LEED GREEN
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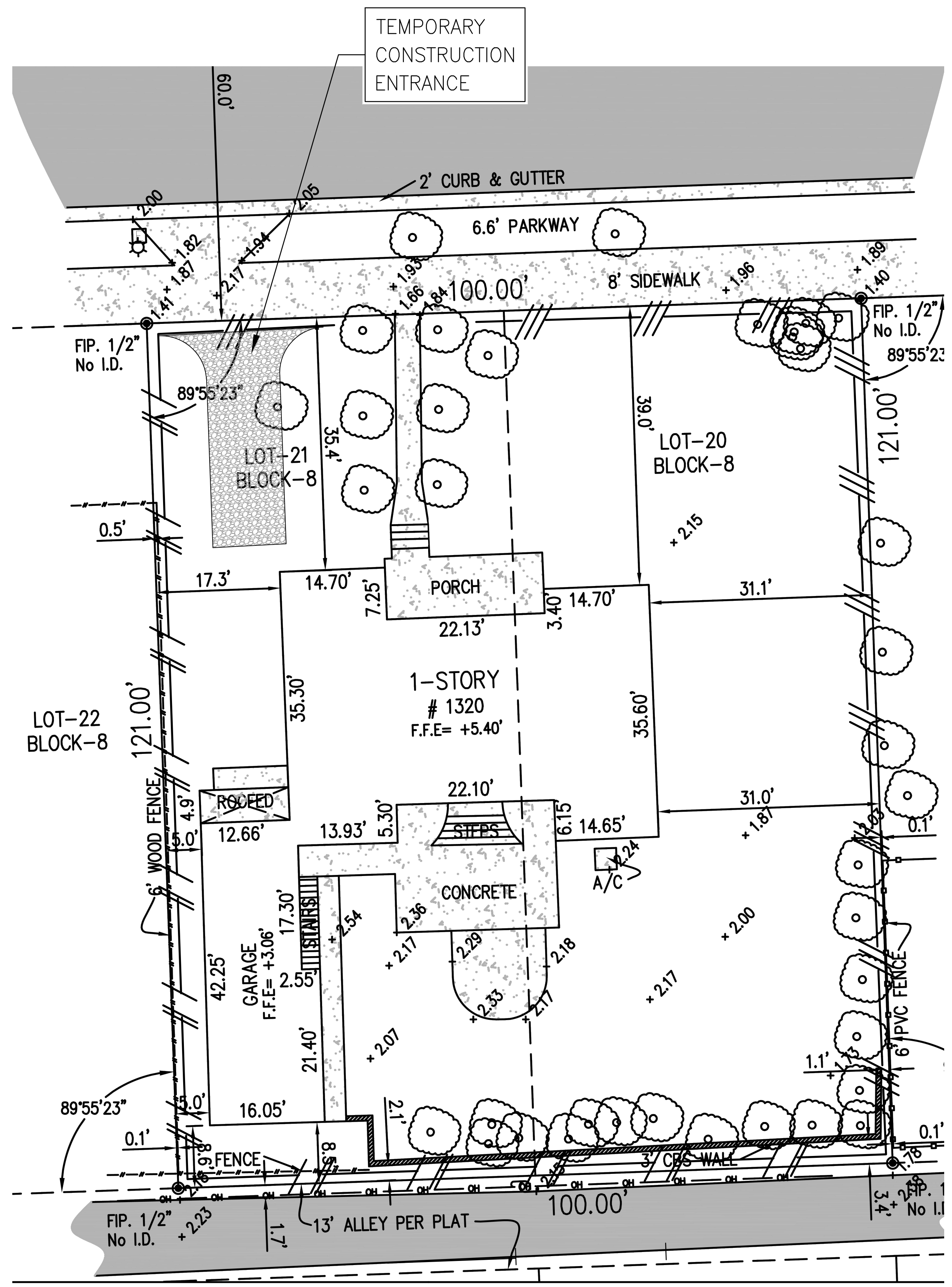
REVISIONS

NO.	DESCRIPTION

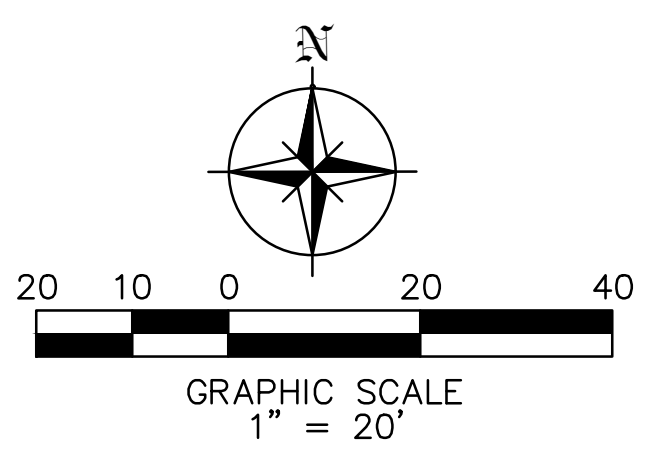
Irriation Permit Plan
Dubey Residence
1320 Hollywood Blvd.
Hollywood, Florida 33019



DRAWN: TW
CHECKED: TW
DATE: 10-29-2025
SCALE: 1"=10'



CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION, WHEN APPLICABLE.



GENERAL EROSION & SEDIMENTATION CONTROL NOTES

- A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.
- E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.
- F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- I. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- J. ALL DENUDE / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING OR BLANKETS.
- K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.
- L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED.
- M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- O. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
- S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

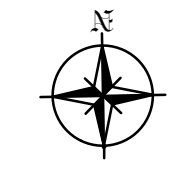
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS, AND DEBRIS AND / OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

WASHING AREAS

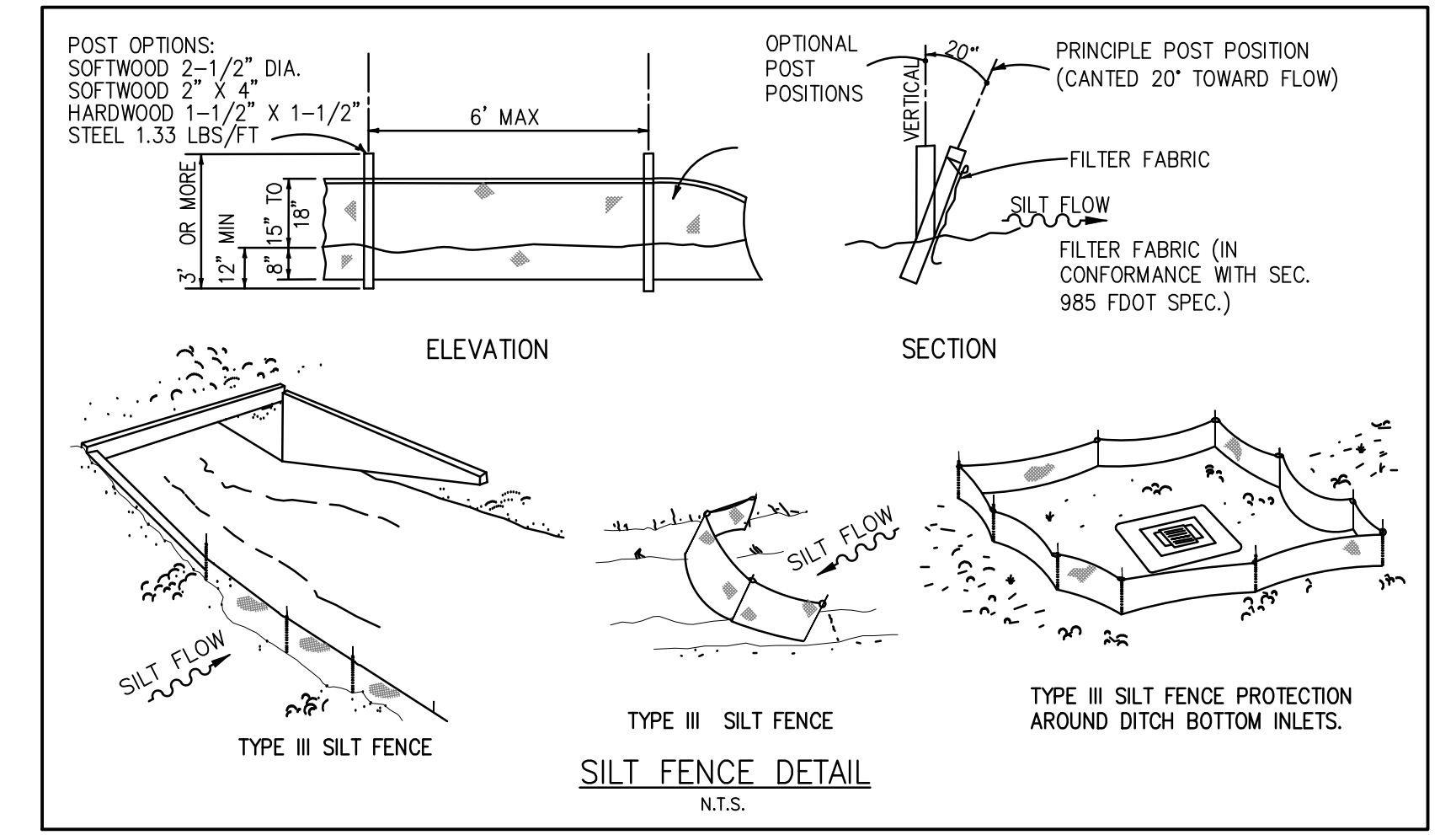
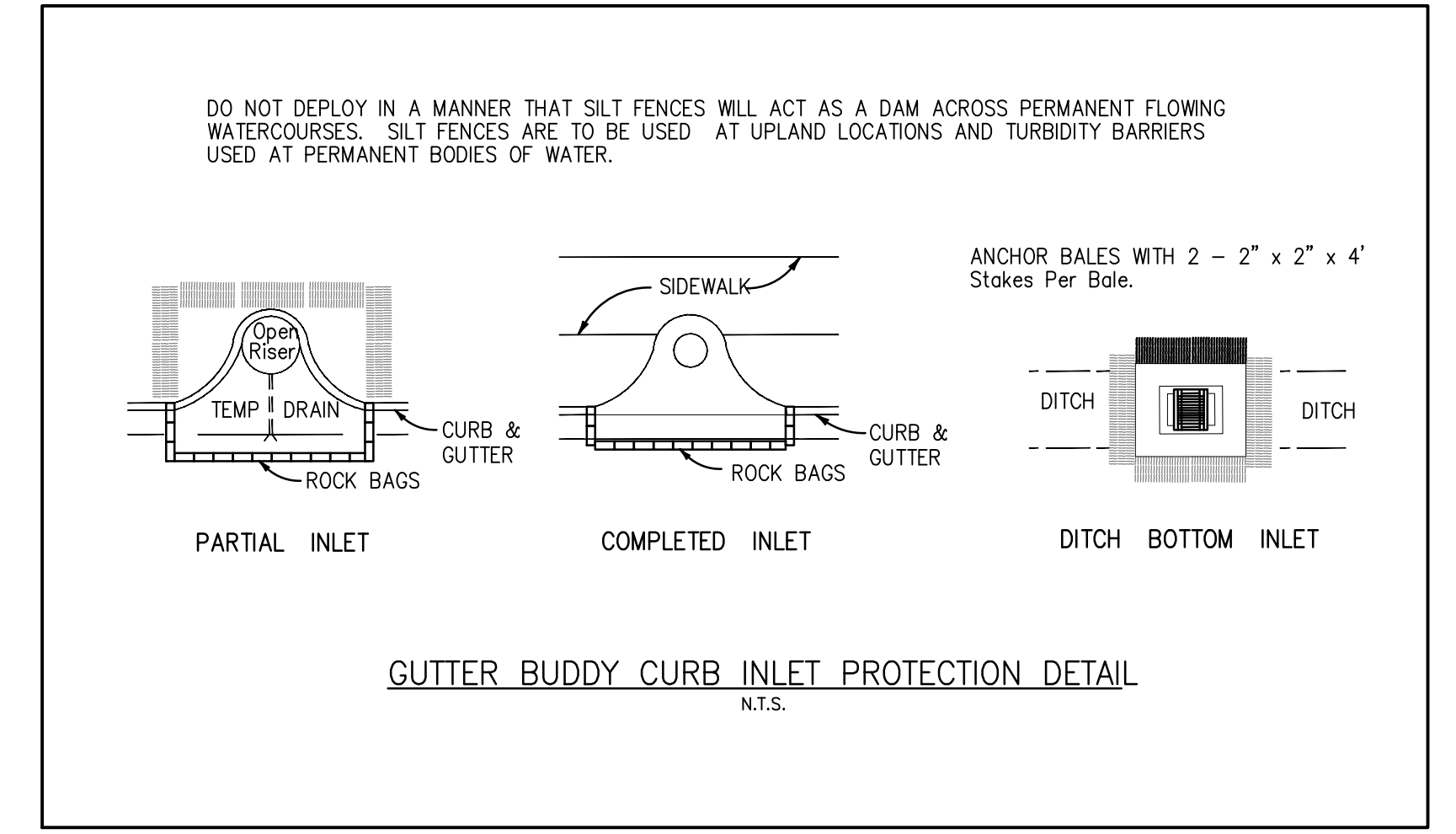
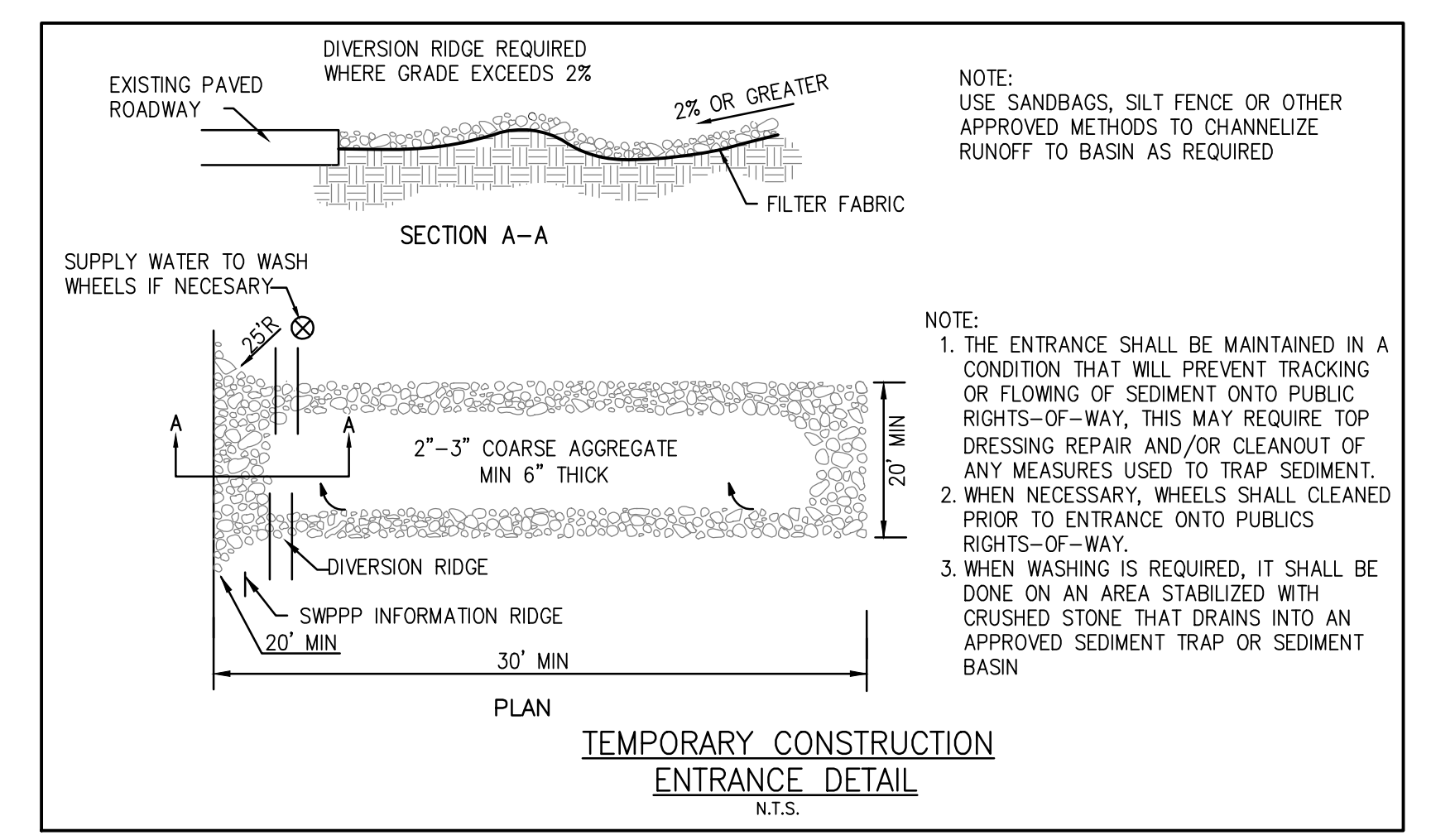
VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORMWATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

LEGEND

- PROPERTYLINE
- /// PROPOSED SILT FENCE



LOCATION MAP
N.T.S.



This item has been digitally signed and sealed by Jorge Szauder, PE. On May 15, 2026.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Szauder Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client: ATUL RESIDENCE
Project: ATUL RESIDENCE
1320 Hollywood Blvd, Hollywood, FL 33019

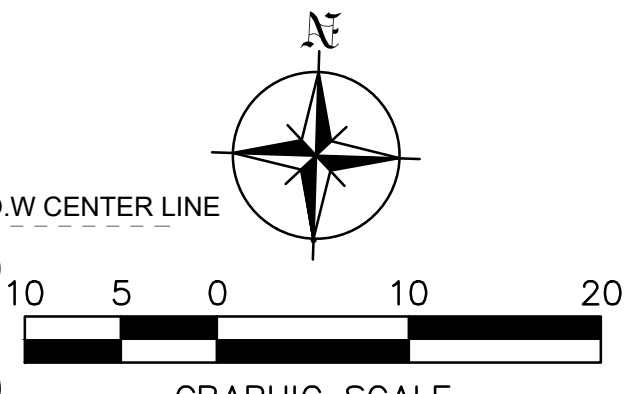
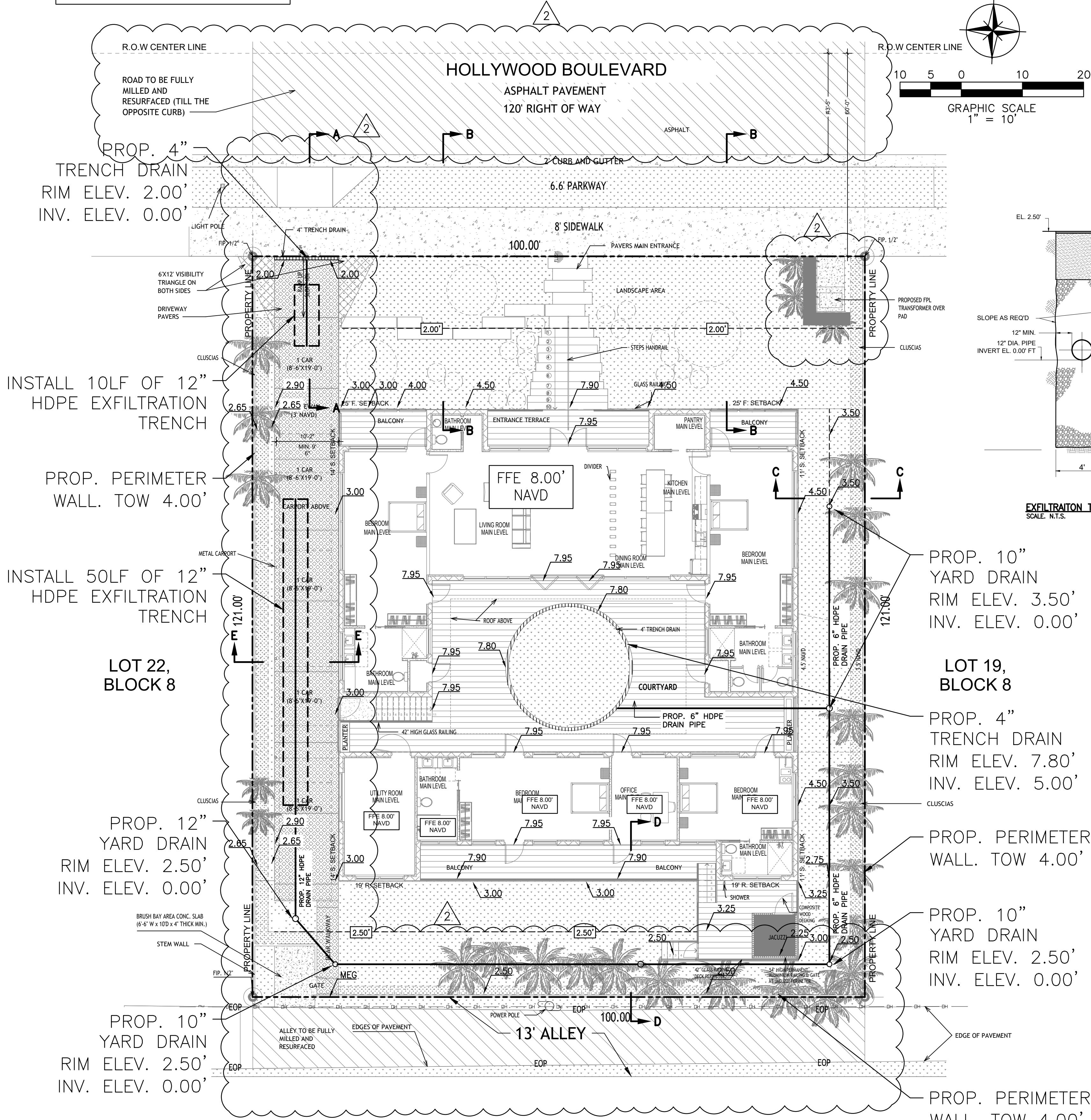
Plan Description: EROSION CONTROL PLAN

Seal: JORGE SZAUDER
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUDER
Drawn by: J. JANSE
Reviewed & Sealed: JORGE M. SZAUDER
Date: OCTOBER 2025
Scale: AS SHOWN
Job #:

Sheet: C-02
of Sheets

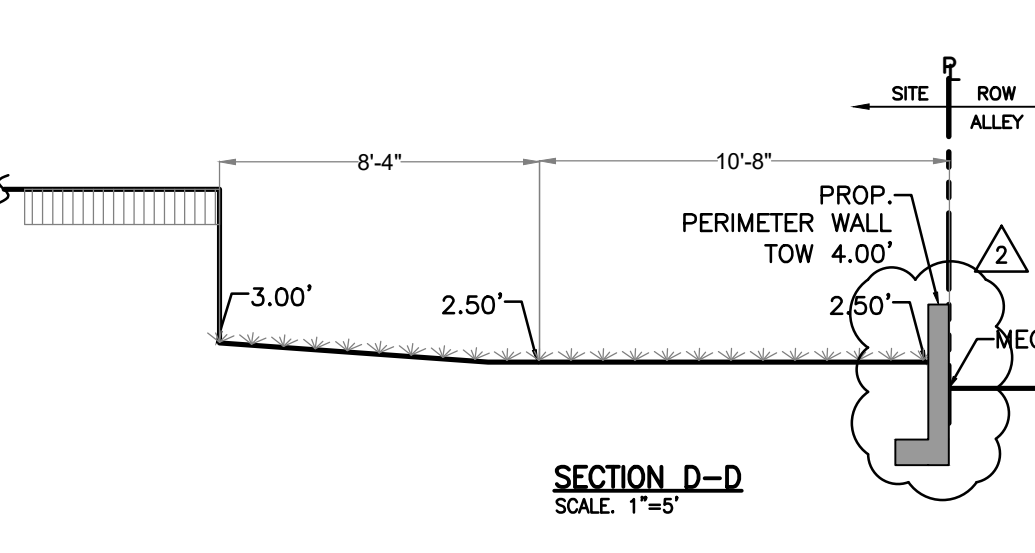
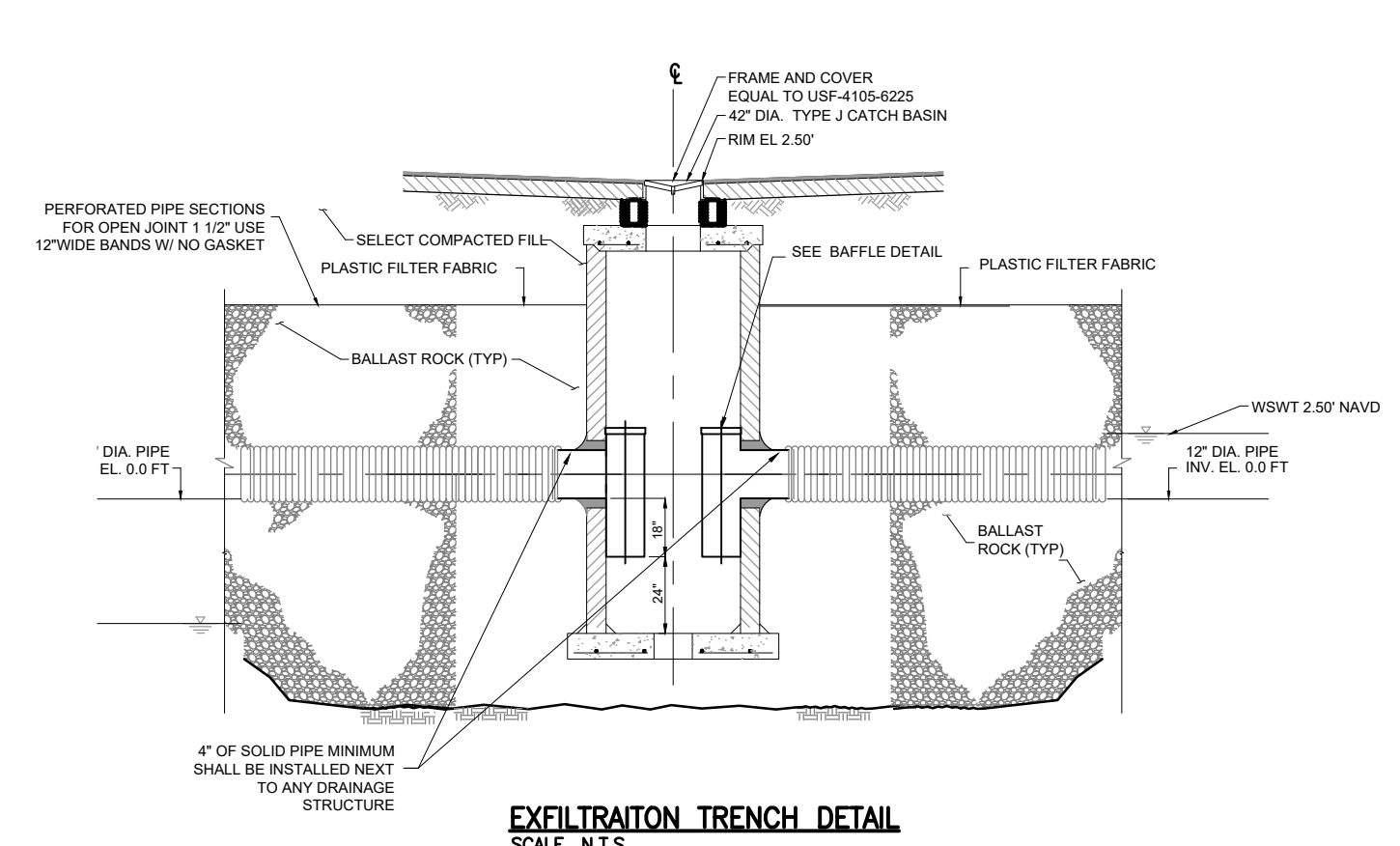
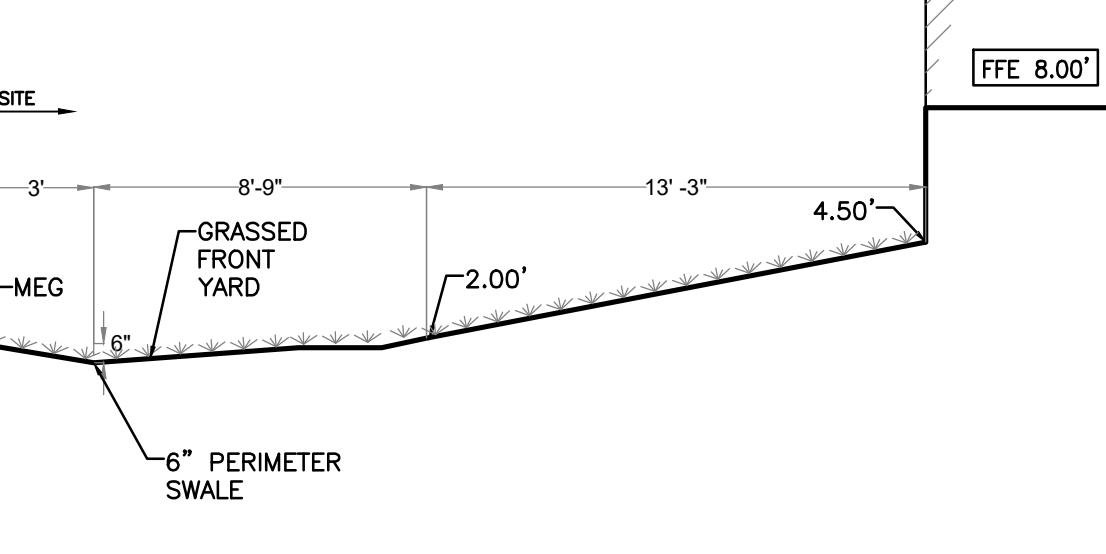
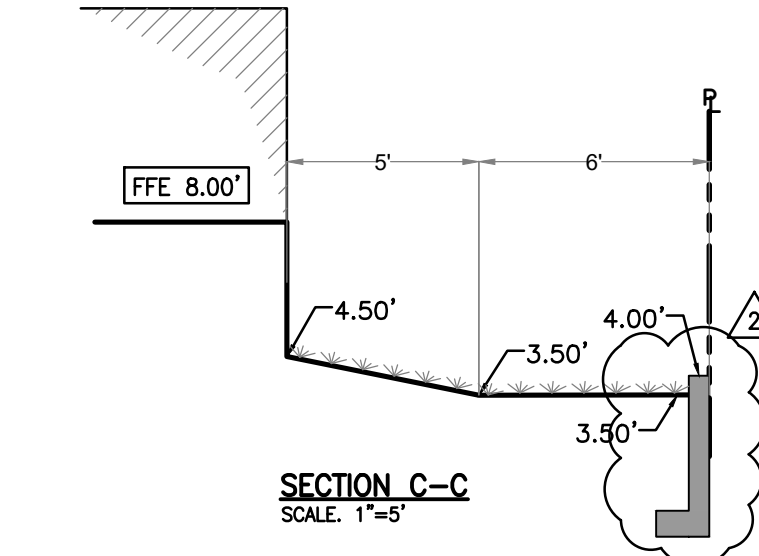
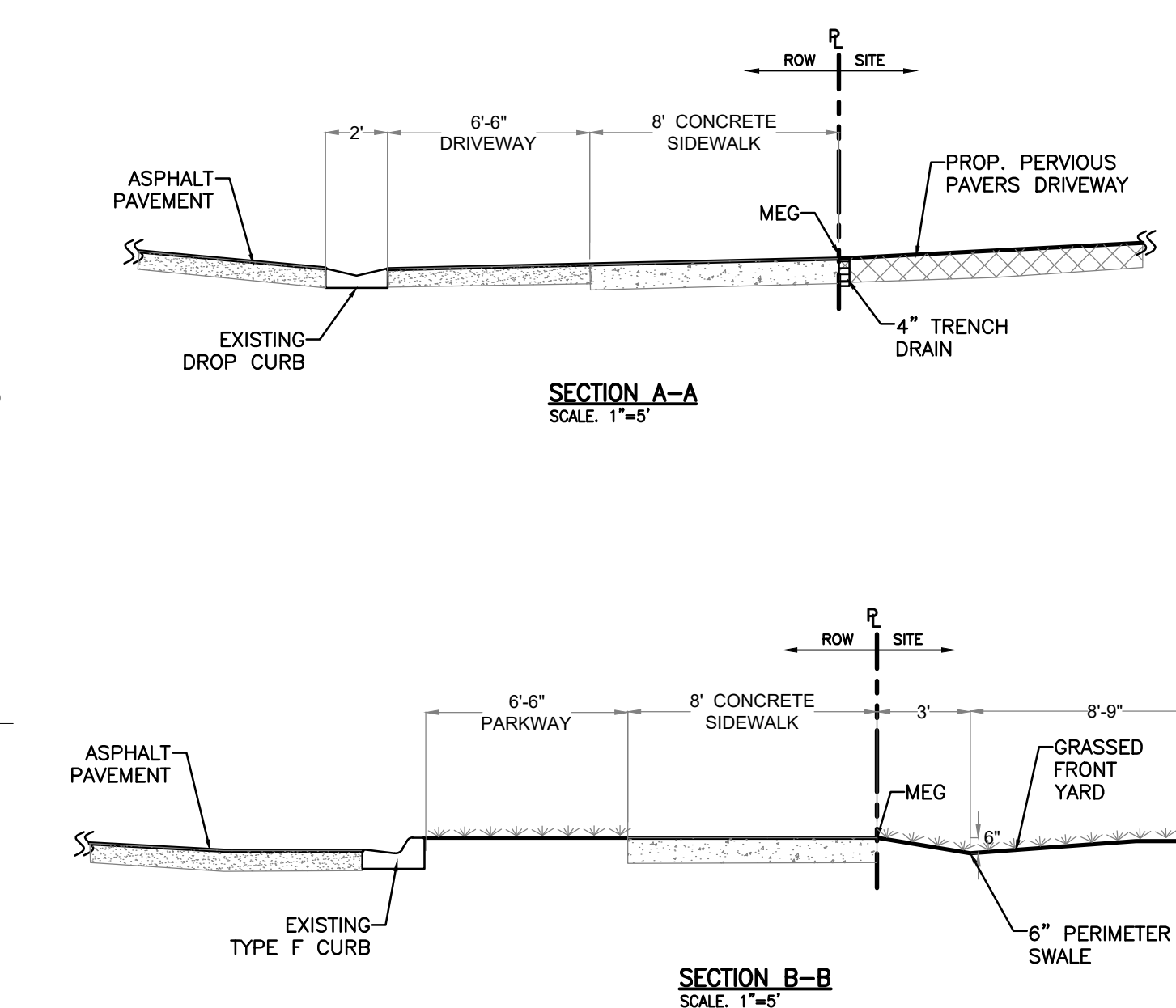
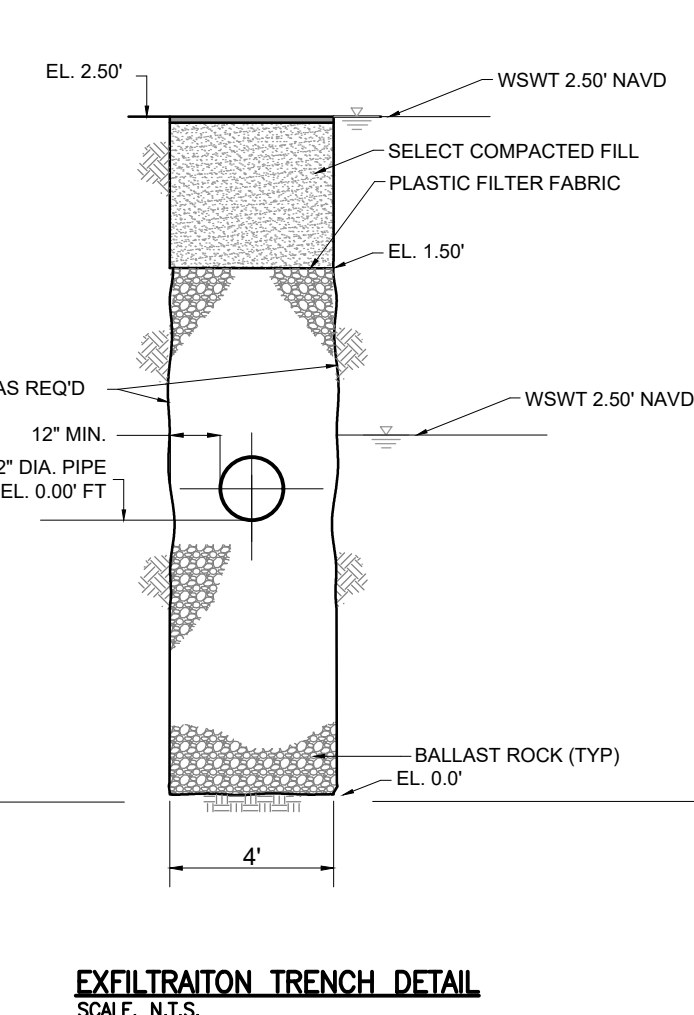
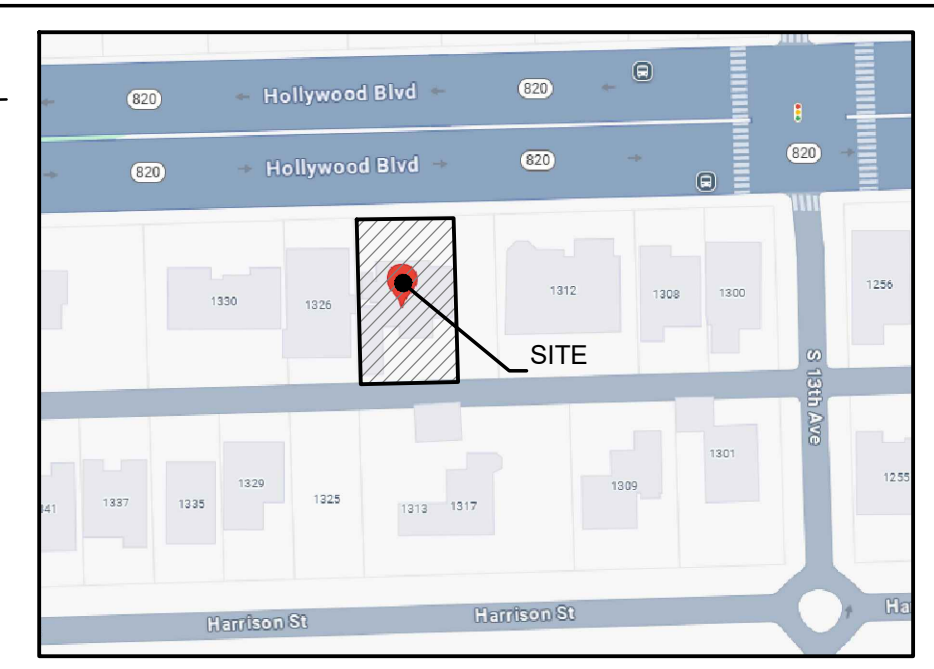
NOTE:
ROOF DRAIN TO BE CONNECTED TO PROPOSED STORMWATER DRAINAGE SYSTEM



NOTE:
ALL PEDESTRIAN SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5% TO COMPLY WITH ADA REQUIREMENTS

NOTE:
ANY LIP FROM 1/4" BUT NO GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS

ALL ELEVATIONS ARE RELATIVE TO THE NAVD 88 DATUM



INSTALL 10LF OF 12" HDPE EXFILTRATION TRENCH

PROP. PERIMETER WALL. TOW 4.00'

INSTALL 50LF OF 12" HDPE EXFILTRATION TRENCH

LOT 22, BLOCK 8

PROP. 10" YARD DRAIN RIM ELEV. 3.50' INV. ELEV. 0.00'

LOT 19, BLOCK 8

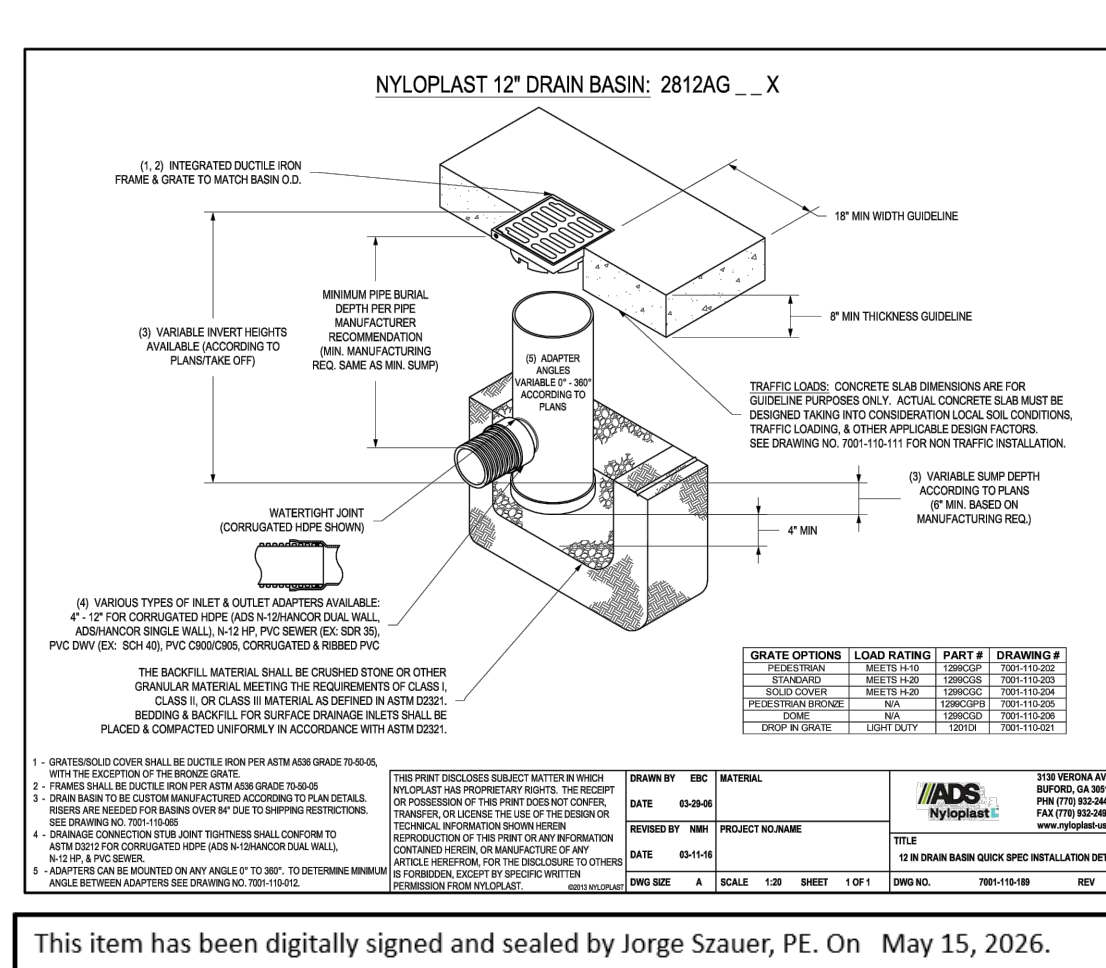
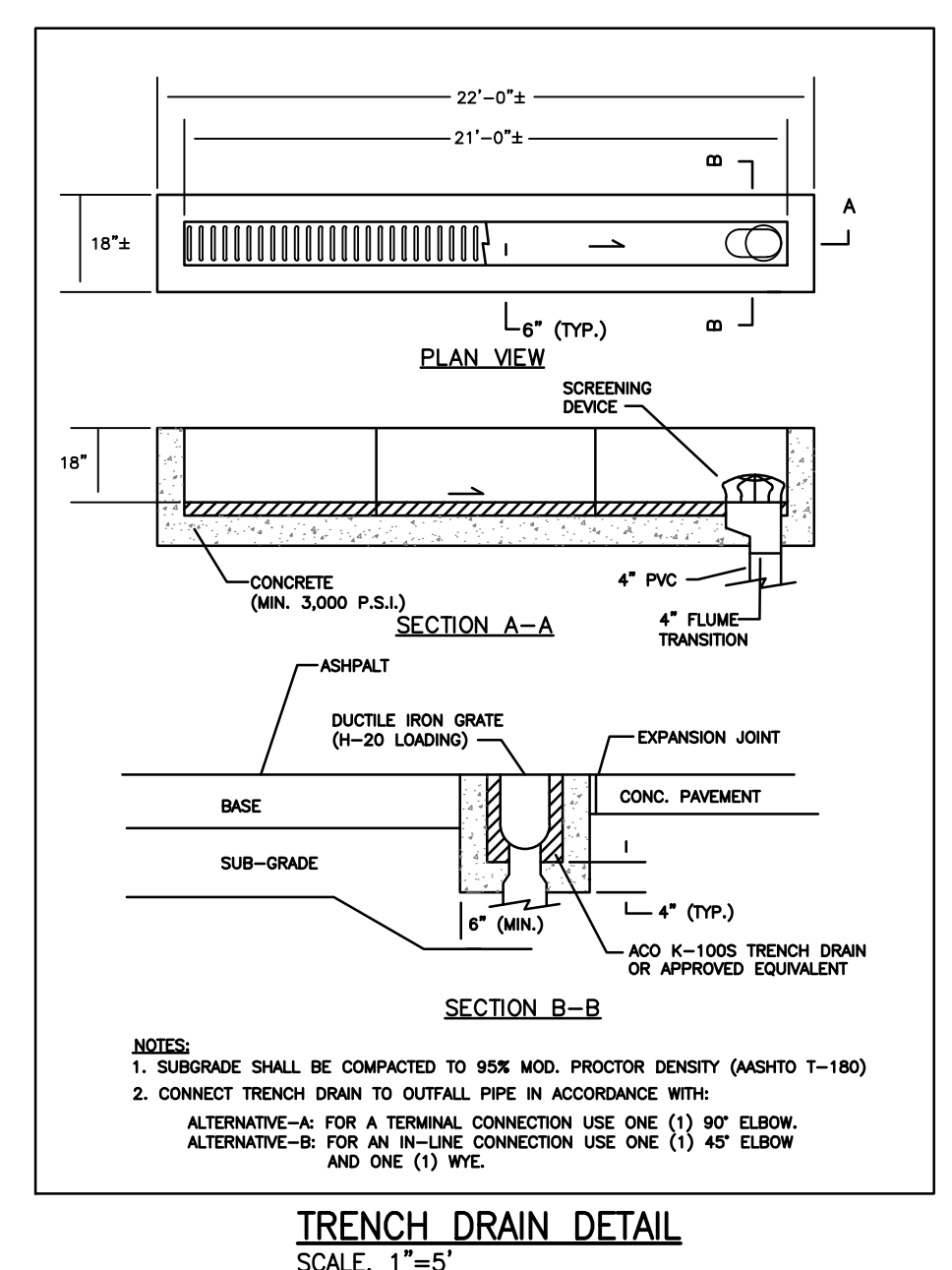
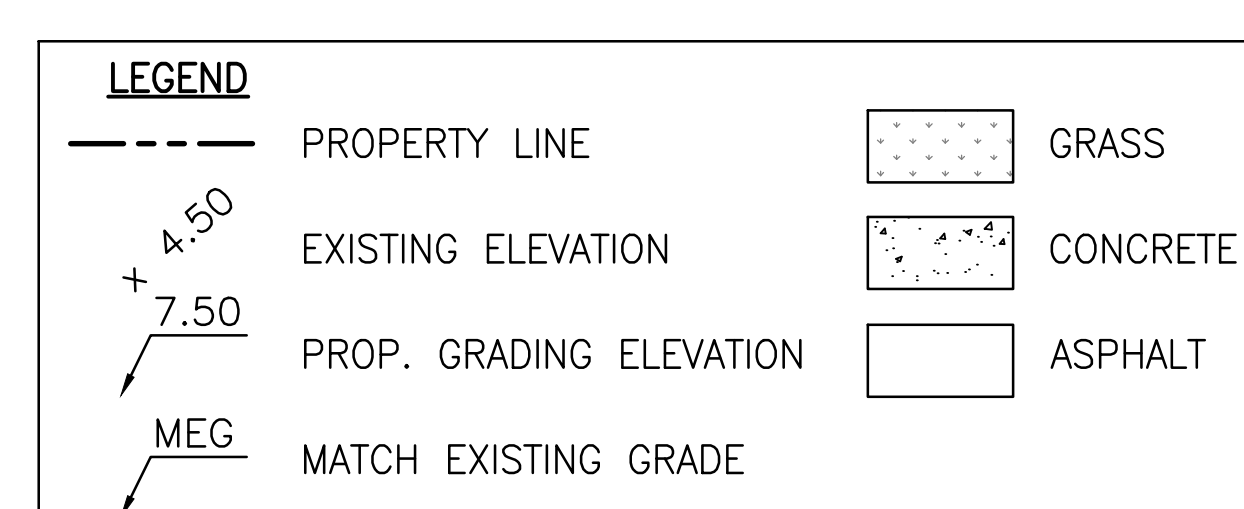
PROP. 4" TRENCH DRAIN RIM ELEV. 7.80' INV. ELEV. 5.00'

PROP. PERIMETER WALL. TOW 4.00'

PROP. 10" YARD DRAIN RIM ELEV. 2.50' INV. ELEV. 0.00'

PROP. PERIMETER WALL. TOW 4.00'

NOTES:
a. PAVERS:
PAVER DRIVEWAYS REQUIRE A MINIMUM 2 3/8" 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.



Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:
H.B. COMMENTS 05/14/2026 J.S.

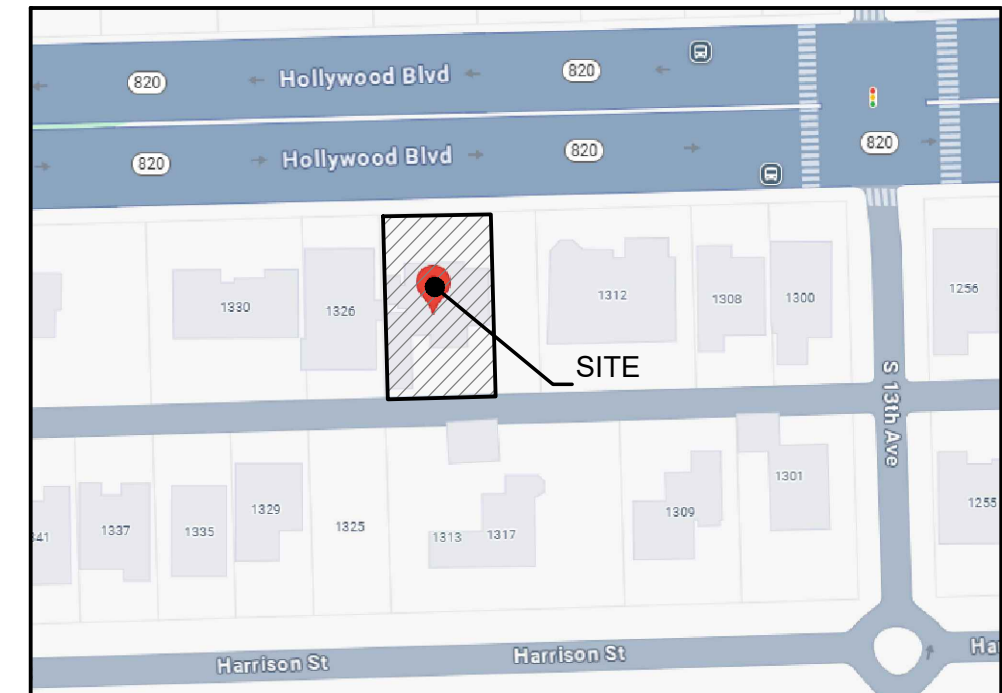
Client: ATUL RESIDENCE
Project: PAVING, GRADING & DRAINAGE

Plan Description: PAVING, GRADING & DRAINAGE

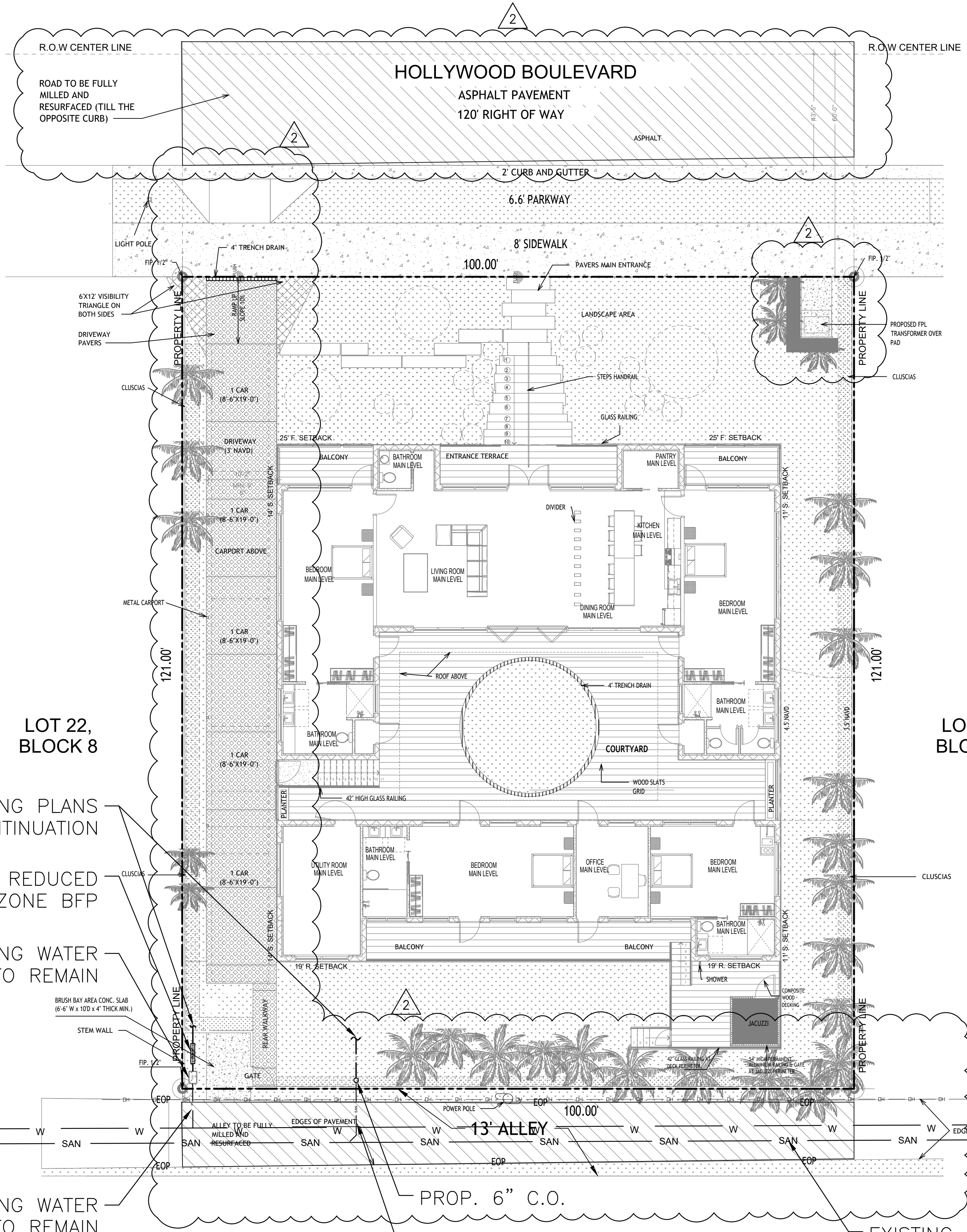
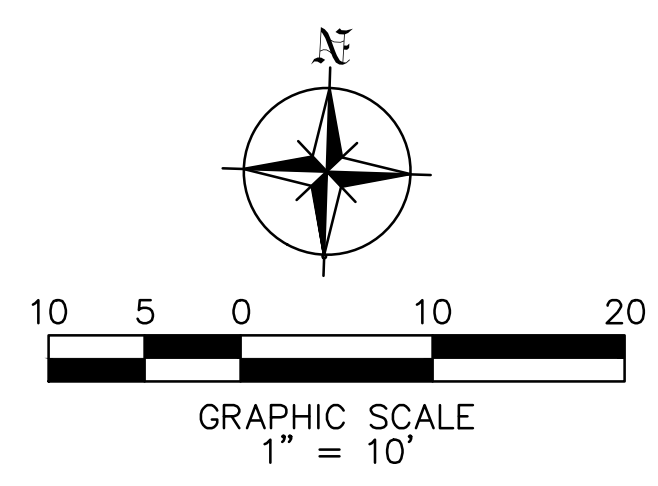
Seal: JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUER
Drawn by: J. JANSE
Reviewed & Sealed: JORGE M. SZAUER
Date: OCTOBER 2025
Scale: AS SHOWN
Job #: C-03

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LOCATION MAP
N.T.S.



LOT 22, BLOCK 8

LOT 19, BLOCK 8

SEE PLUMBING PLANS FOR CONTINUATION

PROP. 1" REDUCED PRESSURE ZONE BFP

EXISTING WATER METER TO REMAIN

EXISTING WATER SERVICE TO REMAIN

PROP. 6" C.O.

EXISTING SAN SEWER LATERAL TO REMAIN

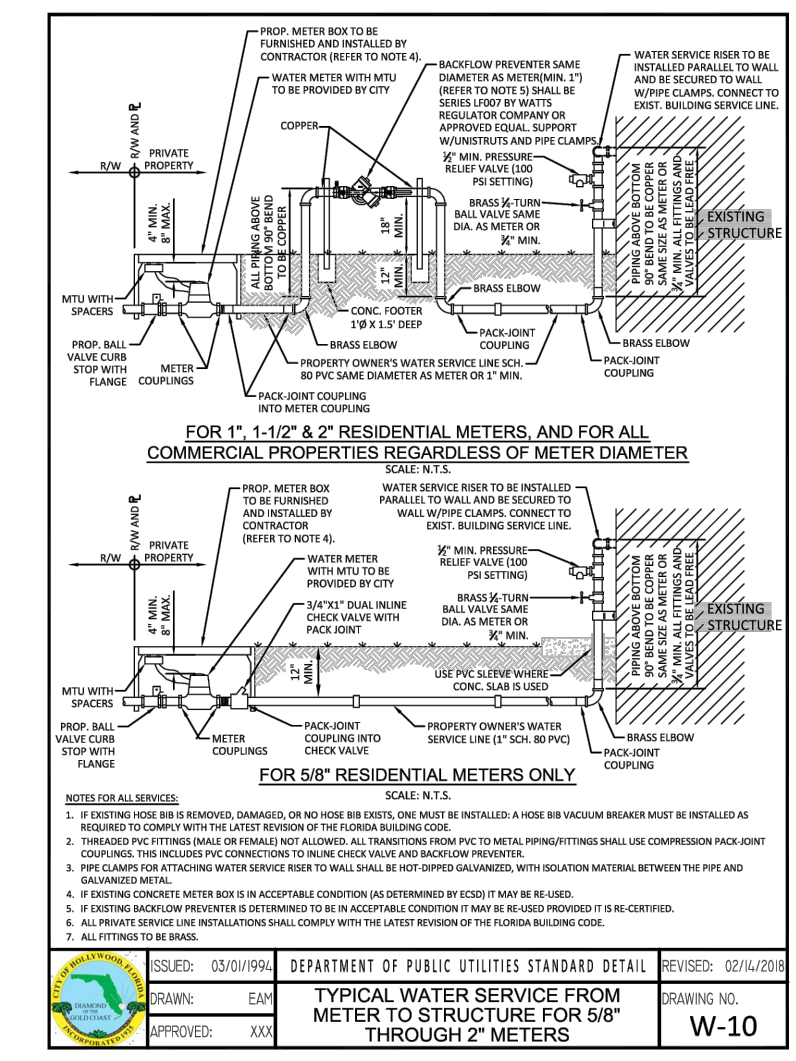
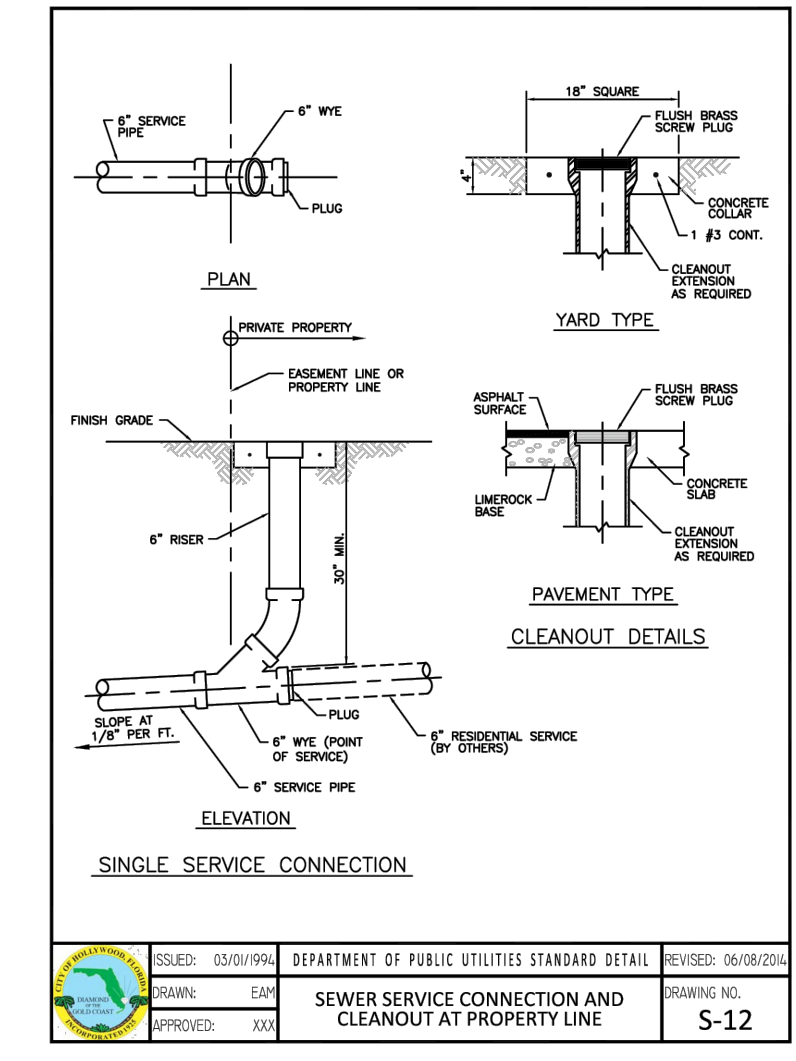
EXISTING 8" VCP SEWER MAIN

EXISTING 4" DIP WATER MAIN

NOTE:
EXISTING ASPHALT ALLEY SHALL BE MILLED & RESURFACED IN ITS ENTIRETY ALONG THE PROPERTY BOUNDARY

LEGEND

- PROPERTY LINE
- GRASS
- CONCRETE
- ASPHALT
- MILL & RESURFACE



Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

H.B. COMMENTS	05/14/2026	J.S.
---------------	------------	------

Client: **ATUL RESIDENCE**
Project: **ATUL RESIDENCE**
1320 Hollywood Blvd., Hollywood, FL 33019

Plan Description: **UTILITIES**

Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by: **JORGE M. SZAUER**
Drawn by: **J. JANSE**
Reviewed & Sealed: **JORGE M. SZAUER**
Date: **OCTOBER 2025**
Scale: **AS SHOWN**
Job No.:

Sheet: **C-04**
of Sheets

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“EMAIL CONFIRMING PRE-APPLICATION MEETING NOT REQUIRED FOR THIS CATEGORY A SINGLE FAMILY RESIDENCE PROJECT”

From: Juan Kung <jkung@kallerarchitects.com>
Sent: Monday, May 11, 2026 1:50 PM
To: Beecher, Anthony <Anthony.Beecher@dot.state.fl.us>; Samaroo, Raquel <Raquel.Samaroo@dot.state.fl.us>
Cc: Javier Saavedra <jsaavedra@kallerarchitects.com>
Subject: RE: FDOT BROWARD COUNTY - CITY OF HOLLYWOOD - #25075 - 1320 HOLLYWOOD BOULEVARD

Good afternoon Anthony,

Thank you for providing this helpful link.

As this is a Single Family Residence and I was filling in my Application I got to this Point realizing I may not need this:

Trip Generation Calculation

Trip generation is the process by which the number and type of person trips associated with a given land use is estimated. FDOT defines driveways by seven categories, as shown in Table 1, based on the number of vehicle trips per day generated by the site.

Driveway Category: (Required)*

See Table 1, below.

NOTE: PRE-APPLICATION MEETING IS NOT REQUIRED FOR DRIVEWAY CATEGORY "A"

Table 1: Driveway Category

Driveway Category	Vehicle Trips/Day	Typical Land Uses
A	1 – 20	1 or 2 single family homes

As NOTE, says PRE-APPLICATION MEETING IS NOT REQUIRED FOR DRIVEWAY CATEGORY "A". Am I incorrect?

Your response would be much appreciated. Thank you.

Best regards,



Juan Ignacio Kung | Architectural Associate
2417 Hollywood Blvd Hollywood, FL
t. 954 920 5746
e. jkung@kallerarchitects.com
w. kallerarchitects.com



KallerArchitecture

RE: FDOT BROWARD COUNTY - CITY OF HOLLYWOOD - #25075 - 1320 HOLLYWOOD BOULEVARD

BA Beecher, Anthony
Para: ✓ Juan Kung; Samaroo, Raquel
CC: ✓ Javier Saavedra

Responder Responder a todos Reenviar

Lun 11/5/2026 13:57

Iniciar respuesta con:

Juan

You are correct, a Category A Single Family residence does not require a Pre-App Letter but might need a permit if you are doing work within the FDOT ROW.

Anthony Beecher
District Permits Coordinator - Broward
FDOT District IV
3400 W Commercial Blvd
Ft. Lauderdale, FL 33309
Phone (954) 777-4372
Anthony.Beecher@dot.state.fl.us

OSP Permit Link: <https://osp.fdot.gov>



Project ID.: 1320 Hollywood Blvd
 Engineer: Jorge M. Szauer, P.E.
 Client: Kaller Arch
 Date: 11/20/2025

Surface Water Management Calculations for 1320 Hollywood Blvd

Proposed is the construction of a single Family Home on a 0.28 acre lot, located at 1320 Hollywood Blvd, Hollywood, Florida. The proposed drainage system will be designed to meet with the City of Hollywood and Broward County requirements to retain on-site the pre vs. post run-off difference for a 25-year, 72-hour storm event. The proposed drainage system will consist of swales/retention areas and 50 LF of exfiltration trench.

STORMWATER RETENTION CALCULATIONS

LANDUSE BREAKDOWN

Table 1 summarizes the proposed landuse breakdown of the project

Table 1 - Site Landuse Breakdown

Description	Existing Site	Proposed Site
Total Site Area (ac):	0.28	0.28
Roof Area (ac):	0.06	0.13
Impervious Area (ac):	0.02	0.04
Pervious Area (ac):	0.20	0.11

SOIL STORAGE

SITE

Soil Storage (S) was calculated to be **0.32** inches over the entire site for the **Existing Conditions** (see soil storage calculations attached)

Soil Storage (S) was calculated to be **0.74** inches over the entire site for the **Proposed Conditions** (see soil storage calculations attached)

RUNOFF CALCULATIONS

$Q=(P-0.2S)^2/(P+0.8S)$

SITE

Design Frequency	Precipitation P (in)	Existing			Proposed			Δ Pre vs Post
		Soil Storage S (in)	Runoff Q (in)	Runoff Volume (Ac-ft)	Soil Storage S (in)	Runoff Q (in)	Runoff Volume (Ac-ft)	Runoff Volume (Ac-ft)
5y-1h	3.28	0.32	2.92	0.068	0.74	2.53	0.06	-0.008
25y-3d	13	0.32	12.62	0.29	0.74	12.15	0.28	-0.01
100y-3d	16	0.32	15.62	0.36	0.74	15.14	0.35	-0.01

SWALE / RETENTION AREA CALCULATIONS

The retention system is designed to retain the runoff produced by a 5y-1h storm event of 3.28"

5y-1h runoff volume = 0.06 ac-ft > Δ Pre vs Post

Total Swale area (Green Area) reserved for stormwater retention = 0.044 ac @ 1.0' deep = 0.044 ac-ft

Total Swale area (Green Area) reserved for stormwater retention = 0.011 ac @ 0.5' deep = 0.005 ac-ft

Additionally, 50 LF of exfiltration trench is being provided.

EXFILTRATION TRENCH CALCULATIONS

Water Table Elevation: 1.0 FT NAVD

Average Finished Grade for Trench Purposes 2.5 FT NAVD

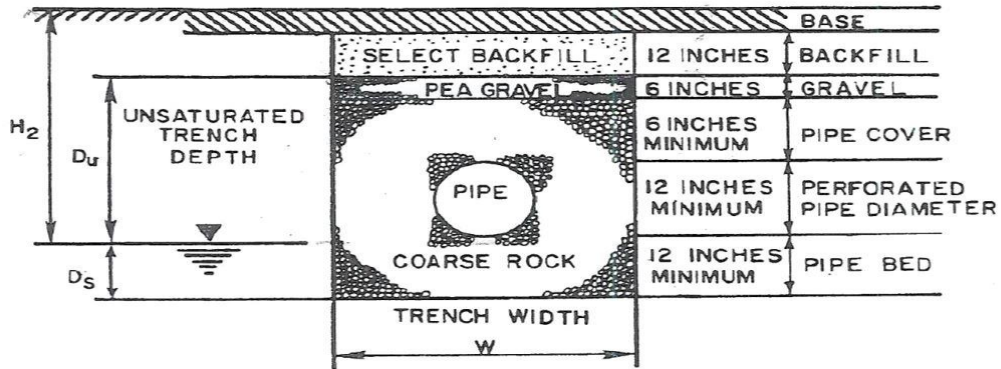
Exfiltration Trench Length = Volume / (K(H2*W + 2*H2*Du - Du^2 + 2*H2*Ds) + (1.39E-4*W*Du))

- L= 49 Ft - Length of trench required
- V= 0.13 Acre-inch - Volume treated
- W= 4 Ft - Trench Width
- K= 2.0E-04 CFS/FT^2-Ft. Head - Hydraulic Conductivity (See attached Soil Percolation Tests Report)
- H2= 1.5 Ft - Depth to Water Table
- Du= 0.5 Ft - Non-Saturated Trench Depth
- Ds= 3.5 Ft - Saturated Trench Depth

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Jorge M. Szauer
 FL P.E. No. 62579

SFWMD - Typical Exfiltration Trench Section



Length of Trench Required = 49 Ft
 Length of Trench Provided = 50 Ft

Total Retention Volume = 0.049 ac-ft (Swales/Ret Area) + 0.011 ac-ft (Exf Trench) = 0.060 ac-ft > 0.060 ac-ft **OK**

The retention system will provide enough capacity to retain the runoff from a 5y-1h storm event in excess of the difference in runoff from the pre vs post conditions for the 25y-3d and the 100y-3d storm events

Soil Type: Coastal Soils; Sandy (1)

Soil Storage Calculation

Project: **1320 Holly Blvd - Existing**

Date: **20-Nov-25**

DWT	S (inches)
0	0
1	0.6
2	2.5
3	6.6
4	10.9

User Enter Data is Shown in Blue & Bold Font

SHGWT (Seasonal high groundwater table elevation): **1** ft NAVD
 Total Impervious area (see note below): **0.080** acres

Pervious Area Description	Pervious Area Acreage (acres)	Low Elevation of Ground Surface (ft NAVD)	High Elevation of Ground Surface (ft NAVD)	Calculated Avg. Ground Surface Elevation (ft NAVD)	Calculated Depth to Groundwater (ft)	Calculated Uncompacted Soil Storage per SFWMD (inches)	Calculated Uncompacted Soil Storage per SFWMD (ac-ft)	Is Soil Compacted (enter Y or N)	Adjusted Soil Storage based on 75% Factor (ac-ft)	Note
A	0.200	1.5	2.5	2.00	1.00	0.600	0.010	y	0.008	Compacted Soil
				0.00	0.00	0.000	0.000	y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	y	0.000	
				0.00	0.00	0.000	0.000	y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
Total	0.200	<- total pervious area							0.008	<- ac-ft (Total)

Calculated Composite Soil Storage: **0.321 inches** **CN = 1000/(S+10) = 96.9**

Note: The composite soil storage calculated above is based on the total ac-ft of soil storage divided over the entire site area including pervious and impervious area. If the user desires to calculate the composite soil storage over only the pervious area, then the impervious area should be entered as zero above.

Soil Type: Coastal Soils; Sandy (1)

Soil Storage Calculation

Project: **1320 Holl Blvd Proposed**

Date: **20-Nov-25**

DWT	S (inches)
0	0
1	0.6
2	2.5
3	6.6
4	10.9

User Enter Data is Shown in Blue & Bold Font

SHGWT (Seasonal high groundwater table elevation): **1** ft NAVD
 Total Impervious area (see note below): **0.170** acres

Pervious Area Description	Pervious Area Acreage (acres)	Low Elevation of Ground Surface (ft NAVD)	High Elevation of Ground Surface (ft NAVD)	Calculated Avg. Ground Surface Elevation (ft NAVD)	Calculated Depth to Groundwater (ft)	Calculated Uncompacted Soil Storage per SFWMD (inches)	Calculated Uncompacted Soil Storage per SFWMD (ac-ft)	Is Soil Compacted (enter Y or N)	Adjusted Soil Storage based on 75% Factor (ac-ft)	Note
Green	0.110	2.5	3.5	3.00	2.00	2.500	0.023	y	0.017	Compacted Soil
				0.00	0.00	0.000	0.000	y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	y	0.000	
				0.00	0.00	0.000	0.000	y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
Total	0.110	<- total pervious area							0.017	<- ac-ft (Total)

Calculated Composite Soil Storage: 0.737 inches CN = 1000/(S+10) = 93.1

Note: The composite soil storage calculated above is based on the total ac-ft of soil storage divided over the entire site area including pervious and impervious area. If the user desires to calculate the composite soil storage over only the pervious area, then the impervious area should be entered as zero above.

Exfiltration Trench Calculation
Reference: SFWMD Vol. IV
1320 Holl Blvd

11/20/2025

Case 1:

$$\text{Length} = \text{Volume} / (K(H_2 \cdot W + 2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds) + (1.39E-4 \cdot W \cdot Du))$$

This formula takes into consideration a safety factor of 2 and a 50% credit for retention system.

Variable Definitions:

Ds =	Saturated Depth of Trench (ft)
Du =	Unsaturated Depth (ft)
H ₂ =	Depth from Land Surface to Water Table (ft)
W =	Trench Width (ft)
Volume =	Required Wet Detention Volume (ac-in)
Length =	Calculated Trench Length (ft)
K =	Hydraulic Conductivity (ft/sec)

Note: (a) This equation (**Case 1**) is a special case. Validity criteria: (1) Ds < Du. (2) W < 2 * (Ds+Du)
(b) Minimum pipe diameter is 12 inches, minimum trench width (W) is 3 ft.

Input:

Ds =	3.5	ft	<u>Validity Check:</u>	
Du =	0.5	ft	(1) Ds < Du ?	criteria NOT met
H ₂ =	1.5	ft	(2) W < 2 * (Ds+Du)?	Yes
W =	4	ft	(3) W > 3 ?	Yes
Volume =	0.13	ac-in		
K =	2.00E-04	cfs/ft ² (i.e. ft/sec)		

Case 1: Calculated Trench Length = 34 ft

Case 2:

$$\text{Length} = \text{Volume} / (K(2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds) + (1.39E-4 \cdot W \cdot Du))$$

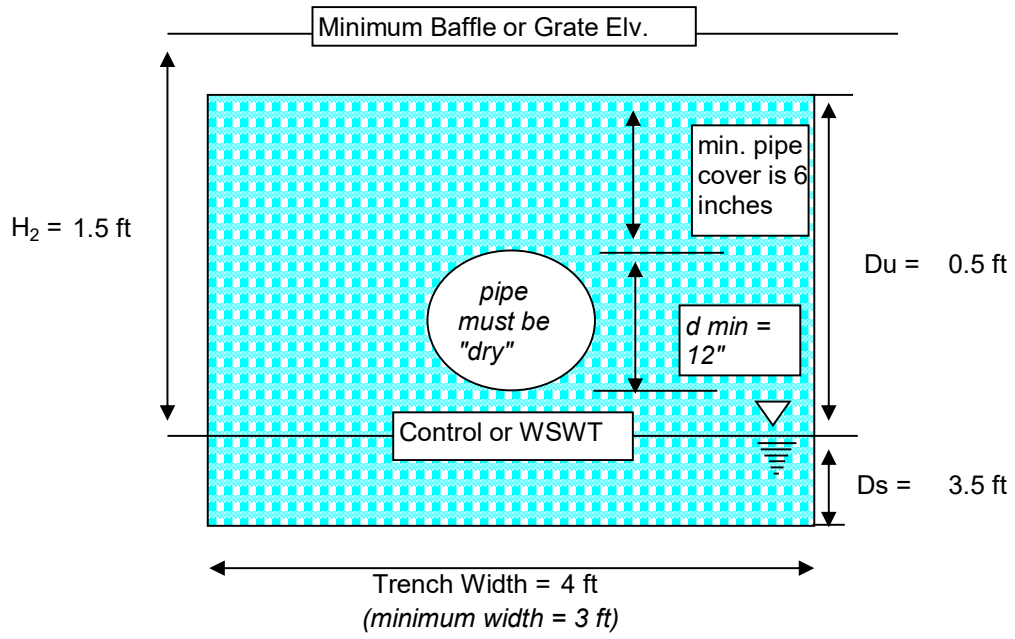
This formula takes into consideration a safety factor of 2 and a 50% credit for retention system.
This formula is valid if W > 2(Ds+Du) and Ds > Du.

Note: (a) This equation (**case 2**) is a special case. Validity criteria: (1) Ds > Du. (2) W > 2 * (Ds+Du)
(b) Minimum pipe diameter is 12 inches, minimum trench width (W) is 3 ft.

Case 2: Calculated Trench Length = 49 ft

<u>Validity Check:</u>	
(1) Ds > Du ?	criteria NOT met
(2) W > 2 * (Ds+Du)?	criteria NOT met

1320 Holl Blvd



(3) $W > 3$?

Yes

Property Summary

Property ID: 514214011631

Property Owner(s): METIS ADVISORY GROUP LLC

Mailing Address: 16400 COLLINS AVE #PH43 SUNNY ISLES BEACH, FL 33160
[click here to update mailing address](#)

Property Address: 1320 HOLLYWOOD BOULEVARD HOLLYWOOD, 33019-1518

Neighborhood: Hollywood Lakes

Property Use: 01-01 Single Family

Millage Code: 0513

Adj. Bldg. S.F.: 2062 Card/Permits

Bldg Under Air S.F.: 1665

Effective Year: 1952

Year Built: 1938

Units/Beds/Baths: 1 / 3 / 2

Abbr. Legal Des.: HOLLYWOOD LAKES SECTION 1-32 B LOT 20,21 BLK 8



« Previous

Next »

Deputy Appraiser: Residential Department

Property Appraiser Number: 954-357-6831

Property Appraiser Email: realprop@bcpa.net

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

10 permits were found for
1320 HOLLYWOOD BLVD

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		E17-102004	AIR CONDITIONING-ELECTRICAL	12/5/2017	12/5/2017
Details		B16-102537	REROOF - METAL, TILE, WOOD, SHINGLE OR SHAKE	5/3/2016	5/26/2016
Details		B15-101180	WINDOW &/OR DOOR REPLACEMENT	3/9/2015	3/12/2015
Details		B11-104678	RAILING	12/2/2011	12/6/2011
Details		M11-101168	A/C CENTRAL (NEW)	9/15/2011	12/5/2017
Details		E11-101464	SERVICE CHANGE	7/20/2011	7/22/2011
Details		B07-101872	ROOFING FLAT	8/3/2007	8/8/2007
Details	31684	B0203444	WINDOW REPLACEMENT	4/22/2002	6/14/2002
Details		B9503825	RE-ROOF(COMBINATION OF TYPES)		7/21/1995
Details		P9300304	PLUMBING WORK		3/15/1993

NAME OF OWNER *Daniels*

ADDRESS: *1320 N. W. Blvd.*

LEGAL DESCRIPTION

COST

DESCRIPTION OF CONST.

ARCHITECT:

PERMIT TYPE	NO.	DATE	TO WHOM	FIXT. or OUT.
BLDG.				
ROOF <i>8007</i>	<i>2289</i>	<i>4-24-70</i>	<i>Seel Roofing</i>	<i>tear-off</i>
ELECTRICAL	<i>1848</i>	<i>8-11-70</i>	<i>Schrick</i>	<i>temp. serv.</i>
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

INSPECTIONS

FOUNDATION	PLUMBING	ELECTRIC
FILING	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
FRAMING	GAS	A/C HEAT DUCTS
LATHING		DUCTS
ROOF TIN CAP TILE		A/C
SCREEN ENCL.	CERT OF OCCUPANCY	HEAT
MATERIAL FINAL		
POOL		PCND
STEEL FINAL	SURVERY DATE	
	1st	C/A DATE
	2nd	REC'D BY
	BLDG FORM	P & L
		GAS

NAME OF OWNER

John Tutvin

ADDRESS

1320 Hood Blvd.

LEGAL DESCRIPTION

DESCRIPTION OF CONST.

FEE

ARCHITECT:

EVAL.

elec.

PERMIT TYPE	NO.	DATE	TO WHOM	FIXT. or OUT.
BLDG.				
ROOF				
ELECTRICAL	4477	7-20-71	Bolt	A/c wind.
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

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 7-21-71
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 Tutin	JOB ADDRESS 1320 Hollywood Blvd.
-----------------------	--

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

MICROFILM NO.	ARCHITECT	FEE \$ 15.00	VALUATION \$500
---------------	-----------	------------------------	---------------------------

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	92160	11/6/84	Orkin	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
C-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: **County surcharge .20**

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:

JOB CARD

OWNER

Tuttland

JOB ADDRESS

1320 Hollywood Blvd.

LEGAL DESCRIPTION

LOT NUMBER

BLOCK

SUBDIVISION OR ADDITION

MICROFILM NO.

ARCHITECT

FEE

\$ No Fee

VALUATION

\$ 1,000.00

DESCRIPTION OF CONSTRUCTION

Install 100' of City Sidewalk - not a corner

- SEPTIC TANK
 SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY	57154	9/28/79	Groove Const.
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:

JOB CARD

OWNER
Tutuin

JOB ADDRESS
1320 Hollywood Blvd.

LEGAL DESCRIPTION

LOT NUMBER

BLOCK

SUBDIVISION OR ADDITION

MICROFILM NO.

ARCHITECT

FEE
\$ No Fee

VALUATION
\$ 900.00

DESCRIPTION OF CONSTRUCTION
200' City Sidewalk

- SEPTIC TANK
- SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				XXXXXXXX PARTIAL WALK	56756	9/6/79	Sprague Con.

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						
TIM 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:

JOB CARD

OWNER

T. TUTVIN

JOB ADDRESS:

1320 Hwd. Blvd.

LEGAL DESCRIPTION

LOT NUMBER

BLOCK

SUBDIVISION OR ADDITION

MICROFILM NO.

ARCHITECT

FEE

\$ 15.00

VALUATION

\$ 215

DESCRIPTION OF CONSTRUCTION

Recap patio and add. private sidewalk

- SEPTIC TANK
 SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	47707	5/22/78	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:

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						
TIM 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	6.29-78			BLDG. FORM		c/o DATE:
		FINAL		ZONING FINAL		rec'd by:

INSPECTION RECORD

JOB CARD

OWNER

T. TUTVIN

JOB ADDRESS

1320 Hwd. Blvd.

LEGAL DESCRIPTION

LOT NUMBER

BLOCK

SUBDIVISION OR ADDITION

MICROFILM NO.

ARCHITECT

FEE

\$ 14.00

VALUATION

\$ 2600

DESCRIPTION OF CONSTRUCTION

Re Roof Shingle Tile

- SEPTIC TANK
 SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF	1850	45705	2/7/78	Zinkil	AIR/CONDITION		
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	RO. 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	2-10-78	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	3-30-78			BLDG. FORM		c/o DATE:
		FINAL		ZONING FINAL		rec'd by:

INSPECTION RECORD

JOB CARD

OWNER: Tutbin
 JOB ADDRESS: 1320 Hollywood Blvd.

LEGAL DESCRIPTION: LOT NUMBER 20-21
 BLOCK: 8
 SUBDIVISION OR ADDITION: Hwd. Lakes 1/32B

MICROFILM NO. *W. L. ...* ARCHITECT: _____
 FEE: \$ 10.00
 VALUATION: \$900

DESCRIPTION OF CONSTRUCTION: re-roof flat fiberglass
 SEPTIC TANK
 SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF	900	10-17-84	^{Rfg.} C. Const.	AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
L-P-DRY WALL				DRI VEWAY			
FENCE				PATIO or WALK			

NOTES: County surcharge .20

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:

HISTORIC PRESERVATION BOARD MULTI-DISCIPLINE PRELIMINARY REVIEW

Date: 02/11/2026 | **Petition No.** 25-C-101 **Address:** 1320 Hollywood Boulevard

Request: New Single-Family House in the Historic District

Return with any comments to: Urja Modi

Alicia Vereas-Feria, Utilities Engineer, Engineering and Construction Services:

To be contacted at (954) 921-3302

- No Drainage issues
- Not applicable
- See comments attached X

Adam Litch /Clarissa Ip Engineering and Construction Services:

To be contacted at (954) 924-2993

- No Engineering issues
- Not applicable
- See comments attached X

James McGuinness, Assistant Chief Building Official, Building Division:

To be contacted at (754) 226-4456

- No Building issues
- Not applicable
- See comments attached Not comments received to date

Favio Perez, Landscape Architect, Engineering and Construction Services:

To be contacted at (954) 921-3997

- No Landscaping issues
- Not applicable
- See comments attached X

Nicole Moyo, Urban Design Planner, Planning and Urban design:

To be contacted at (754) 329-0610

- No Urban Design issues
- Not applicable
- See comments attached X

Urja Modi, Planner II, Planning and Urban design:

To be contacted at (754) 329-0640

- No Urban Design issues
- Not applicable
- See comments attached X

HISTORIC PRESERVATION BOARD | FILE 25-C-101|02/11/2026
CERTIFICATE FOR APPROPRIATENESS OF DESIGN FOR A SINGLE-FAMILY HOME
1320 HOLLYWOOD BLVD

PLANNING COMMENTS | URJA MODI | umodi@hollywoodfl.org

Please revise application accordingly to satisfy comments below and provide a written response.

A. Revise the following on the general application:

- a. General application needs to be notarized
- b. Land Use Designation: Residential (LMRES)
- c. Single page legal description requirement.

RESPONSE:

- a. General application is notarized
- b. Land Use Designation added.
- c. Single page Legal Description added.

B. Site Plan:

1. The zoning table provides incorrect information regarding the required side setback – please correct. Side/Interior setback requirements are as follows: The sum of the side yard setbacks shall be at least 25% of the lot width, but not to exceed 50 ft. with no side yard less than 7.5 ft.; except, platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback (only applies to one story additions and new construction of one story buildings). Any construction in excess of one story must meet the 25% rule with a minimum 7.5 ft. setback.

RESPONSE: Required Setback correct at Zoning Table. REF: SHEET A100

2. Rear and front setbacks for the primary building are missing on the site plan.

RESPONSE: Rear and Front Setbacks for the primary building now shown. REF: ARCH. PLANS.

3. Parking spaces must be marked and dimensioned on the Site Plan.

RESPONSE: Parking Spaces marked and dimensioned on the Site Plan. REF.: SHEET A100

4. Dimension length of driveway.

RESPONSE: Driveway Length dimensioned. REF: SHEET A100

5. Add row to site data / zoning table specifically indicating proposed floor area.

RESPONSE: R.O.W. added to Zoning Table.

6. Add parking requirements, calculations and proposed values to the site data / zoning table.

RESPONSE: Parking Requirements added.

7. Provide pervious/impervious area percentages and calculations for entirety of site to site data / zoning table. A minimum of 40% of the overall site is required to remain as pervious area. Based on the current pervious area value provided (4,614.84 SF) calculated against the lot area (12,106 SF), a pervious area of approximately 38% is being proposed. Should this be accurate, a variance application subject to approval by the Historic Preservation Board will be required.

RESPONSE: Pervious/Impervious Areas adjusted to comply the MIN. 40% required.

REF: SHEET A100.

8. Additionally, add the pervious/impervious area percentages and calculations for front yard to the site data / zoning table. Please indicate the front with graphics on the site plan.

RESPONSE: Front Yard Pervious/Impervious Areas shown. REF: SHEET A100.

9. Indicate rear walkway setback to alleyway. Walkways must be setback at least 3-feet from the property lines.

RESPONSE: Rear Walkway was moved, so Comment might get voided. REF: SHEET A100.

10. Dimension brush bay area on Site Plan (must be located within property boundaries). Minimum size of brush bay area is 3-feet by 6-feet.
RESPONSE: Brush Bay Area redimensioned to comply MIN. 3'x6'. REF: SHEETS A100 & A101.

11. Dimension stair encroachments and associated setbacks.
RESPONSE: Stair encroachments and setbacks dimensioned. REF: ARCH. SHEETS.

12. Please note: the jacuzzi/hot tub must be surrounded by a fence with a self-closing and locking gate all of which shall be at least 54 inches high per state regulations. Chain link fencing is prohibited in the Historic District, and PVC fencing is prohibited in the Historic District where visible from the public right-of-way.
RESPONSE: Jacuzzi to be surrounded by a GREY VINYL 54" high removable fence REF: ARCH. SHEETS.

13. Illustrate the swinging direction of proposed gates.
RESPONSE: Gates now showing swinging direction. REF: ARCH. SHEETS.

14. Indicate and illustrate pavers to be used for driveway.
RESPONSE: Driveway Pavers shown on Material Legend. REF: SHEETS A201.

15. Indicate curb cuts with dimensions on Site Plan.
RESPONSE: Curb cuts dimensioned on Site Plan. REF: SHEET A100.

16. Indicate driveway aprons radius on Site Plan.
RESPONSE: Driveway aprons radius indicated on Site Plan. REF: SHEET A100.

17. Illustrate connection to sidewalk on Site Plan.
RESPONSE: Connection to sidewalk illustrated on Site Plan. REF: SHEET A100.

18. Indicate where all mechanical equipment is going to be placed. All mechanical equipment must be setback a minimum of 3-feet.
RESPONSE: Mechanical equipment shown on Roof Plan. REF: SHEET A101.

19. For fencing, please indicate height, location, materials and gate opening direction.
RESPONSE: Fencing marked and indicated. REF: ARCH SHEETS.

20. What is the finished floor elevation of the house on the ground floor. Indicate finish elevation on every room, landing, terrace, balcony, and deck (associated with the jacuzzi).
RESPONSE: Finished Floor Elevation Tags added on every room. REF: ARCH. SHEETS.

21. Indicate compliance with deck regulations on the Site Plan.
RESPONSE: Not sure what this Comment is referring to, need more clarification.

22. Dimension and clearly illustrate carport. Indicate all dimensions, materials, and Carport regulations can be found here.
RESPONSE: Carport Dimensioned and illustrated clearly. REF: ARCH. SHEETS.

C. Floor Plans:

1. Please indicate the finished floor elevation of the ground level of the house. Provide the elevation for each individual room, balcony, terrace, landing, and deck (associated with the jacuzzi).
RESPONSE: Finished Floor Elevation Tags added on every room. REF: ARCH. SHEETS.

D. Elevations:

1. Provide additional measurement of total height after FEMA

RESPONSE: Total Height Measurement added. REF: SHEET A201.

2. Indicate ground level.

RESPONSE: Ground Level indicated. REF: SHEET A201.

3. Show down spouts / water retention and drainage systems where visible.

RESPONSE: No Drainage Visible for now.

4. No visible historic design features are being maintained, we encourage integration of historic design features compatible with the surrounding context and supportive of the historic structure.

RESPONSE: No Historic Design Features Existing on Site.

E. Provide a single page with the legal description.

RESPONSE: Single Page with Legal Description added. REF: Legal Description.pdf

F. Street Profile/Elevation does not include adjacent buildings. Please revise to include adjacent buildings.

RESPONSE: Adjacent Buildings added to Street Profile/Elevation.

G. A Unity of Title will be required.

RESPONSE: Understood. Owner will provide it in the near future.

Additional comments may be forthcoming.

URBAN DESIGN | NICOLE MOYO | nmoyo@HollywoodFL.org

- No design comments.

UTILITIES COMMENTS | ALICIA VEREA-FERIA | averea-feria@hollywoodfl.org

As requested, for your records, find attached the comments for the subject HPB project located at 1320 Hollywood Blvd. that should be addressed prior to proceeding.

A. Sheet C-02 – Temporary Construction Entrance does not align with existing driveway apron and curb cut.

RESPONSE: Temporary Construction Entrance now matching. REF: Sheet C-02.

B. Sheet L-3 proposes irrigation service to meter along Hollywood Blvd. All water services shall be connected to the City's existing water main located within the alley south of Hollywood Blvd along the southern rear of the property. Coordinate with Sheet C-04. If a second, separate irrigation meter is proposed, specify size and relocate to rear near existing water meter.

RESPONSE: L-3 and C-04 coordinated and Irrigation connected from Existing Water Meter at Rear Alley. REF: Sheet L-3 and C-04.

C. FDOT Driveway Connection approval will be required

RESPONSE: Acknowledged.

D. Proposed Perimeter Wall along alley should notch around existing water meter and allow for brush bay.

RESPONSE: Perimeter Wall notching around Brush Bay. REF: Arch. Sheets.

E. Stem walls required to minimize fill within floodplain since the property is located within FEMA FIRM Flood Zone AE with Base Flood Elevation = 7' NAVD88

RESPONSE: Acknowledged.

F. Clearly indicate the FFE for the utility room, office and other rooms along south side of structure.

RESPONSE: FFE indicated. REF: Arch. Sheets.

G. Provide drainage calculations including exfiltration trench length calculations.

RESPONSE: Drainage Calcs provided. REF: 10. Surf. Water Mgmt. Calcs. - 1320 Hollywood Blvd.

H. Provide standard drainage details for yard drains, trench drains, exfiltration trench, etc.

RESPONSE: Details added. REF: C-03 & C-04.

Additional comments to follow upon further review of items requested.

ENGINEERING COMMENTS | ADAM LITCH | Alitch@hollywoodfl.org

The Division of Engineering, Transportation & Mobility finds this application uncompliant with municipal, County, State, and/or Federal requirements, including the Zoning and Land Development Regulations and the City's Comprehensive Plan.

A. Provide an overall site plan with the following information:

a. Label the existing right-of-way width and dimension and show limits of the rights-of-way on all streets/alleys adjacent to the site. (i.e swales, sidewalk curbs, curb, including dimensions.)

RESPONSE: Comment addressed. REF: SHEET A100.

b. Include and show all surrounding elements of the site on plans, as applicable, i.e. adjacent alley, road, properties, limits of rights-of-way on both sides of adjacent streets or alleys including any curb cuts, edge of pavement, swale, sidewalks etc.

c. Include all features of City streets and alleys within full City right-of-way on both sides from property line to adjacent property lines.

d. Fully dimension the ROW (i.e. centerline to new property line, full width of the ROW, new sidewalk, width of swale) on all sheets.

RESPONSE: Comment addressed. REF: SHEET A100.

B. Please identify the apron radius flare dimensions. Please fully dimension the existing apron and ensure this is adequate to provide access to the proposed driveway on private property. Apron must be the same width as the driveway.

RESPONSE: Comment addressed. REF: SHEET A100.

C. This property is located on Florida Department of Transportation Right of Way. Please coordinate with FDOT for a preapplication meeting regarding the proposed project. Provide letter or evidence of coordination from FDOT.

RESPONSE: Understood. FDOT reached out.

D. This site may require a FDOT driveway access permit regarding the work to be preformed for the apron located within FDOT ROW.

RESPONSE: Understood. FDOT reached out.

E. Please provide a fully dimensioned site plan, including but not limited to dimensioning each stall length width, the driveway, all setbacks to the driveway and walkways, all proposed curb cuts, aprons, flares etc.

RESPONSE: Comment addressed. REF: SHEET A100.

F. Please dimension the length width and thickness (when applicable) of all walkway proposed. Please provide the width of the walkways where the walkway meets City sidewalks/ ROW when applicable. Walkways are to be set back a minimum of 5 feet from the front and rear property lines. Please show on plans.

RESPONSE: Front walkway dimensions shown & Rear walkway moved. REF: ARCH SHEETS.

G. Applicant shows a walkway that is concrete slabs. Please identify the length and width of each slab (if typical only dimension one calling out typical dimension) as well as the width of the space between the slabs and inlay material proposed.

RESPONSE: Front walkway concrete slabs dimensioned. REF: ARCH SHEETS.

H. Provide sight visibility triangles for all driveway access per Chapter 155.12 of the city code on the site plans and civil plan sheets. Be sure to label the distance between the edge of pavement and the property line including both sides of the triangle.

RESPONSE: Sight Visibility Triangles shown. REF: SHEET A100.

I. Applicant is proposing a car port, please identify the setback from the property line to the footer of the carport. This shall not encroach into the required 3-foot side setbacks.

RESPONSE: Carport Footer to Side Property Dimensioned. REF: SHEET A100.

J. Please show the distance from the interior face of the column for the carport to the exterior of the structure, ensure a minimum clear space of 9'-6" is maintained for the vehicle.

RESPONSE: Carport Interior clear space shown 9'-8". REF: SHEET A100.

K. Applicant shows a fence and gate; please identify the direction the gate opens. No gate shall open into the ROW or beyond the property lines of the site. No footer or any portion of the fence may encroach beyond the property lines of the site.

RESPONSE: Gates opening swings shown. REF: ARCH SHEETS.

L. Please double check call outs and dimensions on the cross sections. Cross sections shall be annotated to align with Site Plan and Plan view of Civil/Architectural plans, annotated dimensions shown on cross section are to also be shown on plan view. (i.e. sections B-B shown asphalt, however there is a swale with a curb and other features of the ROW that have not been accurately shown on the plan view or the cross section.)

M. Please coordinate with planning/zoning regarding brush bay setback requirements. Ensure slab length and width and thickness of this feature is called out for Engineering.

RESPONSE: Brush Bay Area redimensioned and thickness called out. REF: ARCH SHEETS.

N. Applicant shows a driveway that is sloped, please provide confirmation from Public Utilities that this is acceptable as water runoff must be maintained within the property.

RESPONSE: Understood. Will be contacting Public Utilities.

Additional comments may originate upon resubmittal.

BUILDING COMMENTS | JAMES MCGUINNESS | JMcGuinness@HollywoodFL.org

- No comments received.

LANDSCAPING COMMENTS | FAVIO PEREZ | Fperez@hollywoodfl.org

The Landscape Division finds this application uncompliant with municipal, County, State, and/or Federal requirements, including the Zoning and Land Development Regulations and the City's Comprehensive Plan. Accordingly, the following advisory comments are to be addressed prior to at the permitting phase:

A. Existing trees/palms to be numbered on the landscape plan, sheet L2. Provide alternate tree symbol for palms to remain.

RESPONSE: Numbered. REF.: SHEET L-1/L-2.

B. Label all sides of property whether there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines.

RESPONSE: All Sides Labeled REF.: SHEET L-2.

C. Trust fund payment fee is not correct. Shortfalls can be paid into the city trust fund at \$350 per 2" tree or palm that doesn't fit. Landscape plan shows additional areas where shortfalls can be placed. Provide (1) additional Royal palm with min of 8' CT on swale area on East end. Provide (3) additional palm species with 8' CT on East or West perimeters.

RESPONSE: Palms added. REF.: LANDSCAPE SHEETS.

D. Paving path from driveway to main front entrance is not matching between landscape plan and site plan. All plans to match.

RESPONSE: Plans coordinated. REF.: LANDSCAPE SHEETS.

E. Adjust landscape at front under deck. Bathroom and Pantry walls appear to extend to ground.

RESPONSE: Adjusted. REF.: LANDSCAPE SHEETS.

F. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening. Add note: Contractor to provide screening hedge for any additional equipment not shown on plan. Provide minimum of 36" ht.

RESPONSE: Note added. REF.: LANDSCAPE SHEETS.

G. Overlay underground lines and drainage features on landscape plans to avoid conflict with proposed landscaping. Match civil plans.

RESPONSE: Completed. REF.: LANDSCAPE SHEETS.

When submitting revised plans, revision must be clouded with corresponding delta listed on plan with revision number. Provide a narrative stating where revisions have been made and why the revision has been made.