

**CITY OF HOLLYWOOD, FLORIDA  
INTER-OFFICE MEMORANDUM  
PLANNING & DEVELOPMENT SERVICES**

**DATE:** October 25, 2011 **FILE:** 11-C-79

**TO:** Historic Preservation Board

**VIA:** Andria Wingett, Planning Manager

**VIA:** Julie Walls Krolak, Principal Planner 

**FROM:** Elizabeth Chang, Planning and Development Services Administrator 

**SUBJECT:** Mr. Gary Schmeiske and Ms. Helen Meletic request a Certificate of Appropriateness for Design for a new single-family home located at 1333 Madison Street within the Lakes Area Historic Multiple Resource Listing District.

**APPLICANT REQUEST**

Certificate of Appropriateness for Design for a new single-family home.

**STAFF'S RECOMMENDATION**

Certificate of Appropriateness for Design. Continuance to the November 22, 2011 meeting to allow the applicant and architect to work with staff on an alternative design which reduces scale and massing of the proposed single-family home.

**PROPOSED PROJECT**

**Certificate of Appropriateness for Design**

The applicant is proposing construction of a new single-family home located on multiple lots at 1333 Madison Street in the Lakes Area Historic Multiple Resource Listing District. The lots are currently vacant and the entire property is approximately 100' wide by 136' long. While adjacent properties include Post War Modern Ranch style homes, mostly one story, on smaller lots, approximately 50' wide by 136' long, the applicant is proposing a two-story structure, approximately 4,000 sq ft which is appropriate due to the size of the property.

The proposed design, as indicated by the architect is done in a "Contemporary Mediterranean Style." The architect further states, "The main features are a round entry porch with columns, a rounded staircase feature with stair stepping windows, wrought iron railings and Keystone sills and moldings. The volume stairs steps from one story to two on the east and west sides, where the adjacent homes are single story and the north and south also have this feature as well. This gives the building the 'wedding cake' effect that the Lakes area is known for in its Historical Homes." While new construction is discourage in copying historic styles, the use of Contemporary Mediterranean could offer a blend of historical styles while not creating a false sense of historical development.

As stated in the Design Guidelines, "Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district." Although the architect has stated the home will have a "wedding cake" effect which helps to control the scale of the structure, scale and massing is only affected on the sides, visible from the front and rear elevations. The east and west sides of the home are lower to blend in with single-story structures while the second story is centered. However, there is no movement along the front which is evident in the side elevations. The front appears bulky and a uniform block. As a result, massing is disproportionate with the street and surrounding properties and lacks a proper height to width ratio. Massing and scale of this nature is typically found in homes directly adjacent to Northlake or Southlake. While there may be other two-story homes along the same street, massing is appropriate with the second story component pushed further back from the street allowing for a proportionate balance of width to height and depth.

Upon completion, the home will contain three bedrooms, two full and two half baths, loft, kitchen, dining room, family room, living room, covered patio with built-in BBQ area at the rear, and a pool and deck. Parking will take place at the rear of the property, adjacent to the alley in a two-car garage. All required parking is provided with the maximum of 5 spaces for single-family homes. All required setbacks have been met or exceeded by the proposed layout and orientation is consistent with Design Guidelines recommendations. Landscaping will be incorporated and upon completion, the site will contain approximately 50% pervious surfaces.

The Historic Preservation Board is guided by the *Secretary of the Interior's Standards for Rehabilitation* and the City of Hollywood's *Design Guidelines for Historic Properties and Districts*. These documents offer design controls for materials, scale, massing and location for all properties within the historic districts. While this new construction is consistent with the character of the Lakes Area Historic Multiple Resource Listing District, the design does not maintain the spatial relationship with surrounding properties in its scale and massing. As such, staff believes it may be beneficial to allow the applicant and architect additional time to revisit the design by continuing this item to the November 22, 2011 meeting. Further details can be found in staff's analysis of the required criteria outlined later in this report.

## **SITE BACKGROUND**

**Applicant/Owner:** Mr. Gary Schmeiske and Ms. Helen Meletic  
**Address/Location:** 1333 Madison Street  
**Size of Property:** 0.31 acres  
**Present Zoning:** Single Family Residential (RS-6)  
Lakes Area Multiple Resource Listing District (HMPRLD-1)  
**Present Land Use:** Vacant

## **ADJACENT ZONING**

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

## **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

Within the Comprehensive Plan, the primary goal of the Land Use Element is to "promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property." The proposed new construction of a single-family home improves the residential neighborhood and adds to the existing housing stock through the elimination of vacant land. By allowing the applicant to make these improvements, the City is accomplishing the desired reinvestment in the Lakes Area Historic Multiple Resource Listing District while maintaining the character of the neighborhood.

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

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood. The proposed project is sensitive to the character of the Lakes Area Historic Multiple Resource Listing District.

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

*Sub-Area 2 Policy 2.46: Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

*R2.5 Historic Preservation: "The single-family character of East Hollywood Boulevard from Young Circle to the Intra-coastal should be preserved. Limit non-single-family residential building intrusions into areas that are predominately single-family."*

The CWMP also states "the single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements." This project has minimal impact on the current streetscape without interference with the existing landscaping. Furthermore, the applicant's significant investment furthers the revitalization efforts of the Lakes Area and contributes to the stable nature of this neighborhood. The applicant will be improving the site by eliminating vacant land and constructing a new single-family home, thereby, increasing the housing stock while remaining sensitive to the surrounding neighborhood.

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

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

New construction of a single-family home helps to ensure the stability and character of the neighborhood and will not adversely affect the integrity of the Historic District. While the proposed design may be similar to that of the surrounding neighborhood, it does not maintain the spatial relationship with surrounding properties in its scale and massing. Massing is disproportionate with the street and surrounding properties and lacks a proportionate height to width ratio.

## DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR DESIGN

A decision on an application for a Certificate of Appropriateness for Design for a new building construction, additions to existing building, major renovation work or substantial alteration shall be based upon evaluation of the compatibility of the physical alteration or improvement with an adherence to the criteria for designation listed in § 5.6.F.

**Criteria:** integrity of location, design, setting, materials, workmanship and association.

**CRITERION:** INTEGRITY OF LOCATION

**ANALYSIS:** The Historic District Design Guidelines state *buildings in historic districts often share a common front and side setback. In locating new buildings, the side and rear setbacks should be maintained and aligned with the façade of surrounding historic buildings.* Additionally, the Guidelines further recommend having the *main entrance oriented to the street and site coverage similar to adjacent lots.* All required setbacks have been met or exceeded by the proposed layout of the home and orientation of the building is consistent with Design Guidelines recommendations. The property contains multiple lots and the proportions of building to lot are consistent with other properties in the neighborhood.

**FINDING:** Consistent

**CRITERION:** DESIGN

**ANALYSIS:** As stated by the architect, "The proposed Residence is a 2-Story, 4,000 Square Foot Building done in a Contemporary Mediterranean Style. The main features are a round entry porch with columns; a rounded staircase feature with stair stepping windows, wrought iron railings and Keystone sills and moldings. The volume stairs steps from one story to two on the east and west sides, where the adjacent homes are single story and the north and south also have this feature as well. This gives the building the 'wedding cake' effect that the Lakes area is known for in its Historical Homes."

The Historic District Design Guidelines state *the height of buildings in most districts...is similar. The height of new construction should be compatible with surrounding buildings.* It further recommends *protection of architectural details and features that contribute to the character of the building.* The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape and environment. Sometimes scale is a specific component of a particular architectural style. The applicant is proposing a new two-story single-family home which will contain architectural features in which the architect states is "Contemporary Mediterranean."

Although the architect has stated the home will have a "wedding cake" effect which helps to control the scale of the structure, scale and massing is only affected on the sides, visible from the front and rear elevations.



The east and west sides of the home are lower to blend in with single-story structures while the second story is centered. However, there is no movement along the front which is evident in the side elevations. Furthermore, the structure appears bulky at the front with a double height/monumental entrance that is not compatible with other homes along the street. As a result, massing is disproportionate with the street and surrounding properties and lacks a proper height to width ratio. Massing and scale of this nature is typically found in homes directly adjacent to Northlake or Southlake. The height will be approximately 28' with a chimney extending to approximately 34'. While there may be other two-story homes along the same street, massing is appropriate with the second story component pushed further back from the street allowing for a proportionate balance of width to height and depth. **As such, staff believes it may be beneficial to allow the applicant and architect additional time to revisit the design by continuing this item to the November 22, 2011 meeting.**

Design Guidelines recommend using existing alleyways to provide access to buildings. The applicant is proposing to maintain parking at the rear of the property, adjacent to the alley in a two-car garage. All required parking is provided with the maximum of 5 spaces for single-family homes.

FINDING: Inconsistent

CRITERION: SETTING

ANALYSIS: The Historic District Design Guidelines state *setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood...landscape features around a building are often important aspects of its character and the district in which it is located.* The property contains multiple lots which are currently vacant and are approximately 100' wide by 136' long. The applicant is proposing a two-story structure, approximately 4,000 sq ft. Proposed layout of the home will meet all required setbacks and will be consistent with the surrounding neighborhood. Allowing the applicant to construct a new single-family home will eliminate a vacant property and improve the housing stock of the Lakes Area. The existing property does not contain front yard curb cuts which will be maintained as proposed parking will take place at the rear, off of the alley.

According to the Design Guidelines for Historic Properties and Districts, massing is an element of design and relates to how the building form, shape and components are perceived in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Massing plays an important role in determining the character of individual properties, the street, and the surrounding neighborhood. The massing of structures should focus on the diversity of styles. While the proposed design may be similar to that of the surrounding neighborhood, it does not maintain the spatial relationship with surrounding properties in its scale and massing. Massing is disproportionate with the street and surrounding properties and lacks a proportionate height to width ratio. As such, staff

believes it may be beneficial to allow the applicant and architect additional time to revisit the design by continuing this item to the November 22, 2011 meeting.

**FINDING:** Inconsistent

**CRITERION:** MATERIALS

**ANALYSIS:** Design Guidelines for Historic Properties and Districts state *where historic or architecturally significant structures predominate, the use of similar exterior construction materials are appropriate.* Furthermore, *designing new work which is incompatible with the other buildings in the neighborhood in materials, size, scale, and texture* should be avoided. New construction should incorporate traditional building materials and features, particularly for elevations visible from the street. According to the architect, "All materials used will match the adjacent Historic Districts vernacular will be compatible with the neighborhood. Some of the used elements are barrel concrete roof tiles, light textured wall finishes, wrought iron "Belly" Balustrades, Keystone eave outriggers, which are all compliant and match the details used in a Contemporary Mediterranean Revival Home."

**FINDING:** Consistent

**CRITERION:** WORKMANSHIP

**ANALYSIS:** Design Guidelines for Historic Properties and Districts state *new construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings.* As stated by the architect, "The Mediterranean Revival Architecture with its Concrete Barrel Tile Roof, Front Entry Porch Colonnade, its Rounded Entry Stair Feature and Balconies which allows the Interior of the home to share with the lush landscaped surroundings makes this home's attention to details an asset to the Historic District." The proposed home is immediately adjacent to one-story Ranch style homes; however, there are other similar styles in the surrounding neighborhood. While the proposed design may be similar to that of the surrounding neighborhood, additions and new construction are discouraged in copying historic styles. According to the architect, the home is designed in a Contemporary Mediterranean style. This style could offer a blend of historical styles while not creating a false sense of historical development. However, it appears the only element which indicates Contemporary style is that of the rectangular stair stepping windows along the front façade.

**FINDING:** Inconsistent

**CRITERION:** ASSOCIATION

**ANALYSIS:** The Historic District Design Guidelines state *repeated elements on neighboring buildings are characteristic of buildings in Hollywood.*

*Divisions between upper and lower floors, uniform porch heights and alignment of window and windowsills are examples of such rhythms. New construction in historic districts should maintain or extend these strong-shared streetscape elements in blocks where they appear.*

Design Guidelines further recommend avoiding incorporating elements which are incompatible with other buildings in the neighborhood in materials, size, scale, and texture. As stated by the architect, "The design of the home makes an association with the single story homes to the east and west of it by keeping those areas directly adjacent to the site single story as well. The center two story portion gently pops up from lower architectural elements on all sides giving that "wedding cake" effect that the City of Hollywood's Historic residential areas are known for. The double lot also allows for a two story home to easily associate with neighboring properties without being imposing." The structure will continue to maintain compatibility with surrounding buildings and the Historic District as a whole.

FINDING: Consistent

## **RECOMMENDATION**

### **Certificate of Appropriateness for Design**

Staff finds that the request is inconsistent with some specified criteria and therefore recommends continuance to the November 22, 2011 meeting to allow the applicant and architect to work with staff on an alternative design which reduces scale and massing of the proposed single-family home.

## **ATTACHMENTS**

ATTACHMENT A: Application Package  
ATTACHMENT B: Aerial Photograph

# ATTACHMENT A

## Application Package

## OFFICE OF PLANNING



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (to be filled by the Office of Planning): \_\_\_\_\_

## GENERAL APPLICATION



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

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

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

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

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

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

[http://www.hollywoodfl.org/comm\\_planning/appforms.htm](http://www.hollywoodfl.org/comm_planning/appforms.htm)



## APPLICATION TYPE (CHECK ONE):

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

Date of Application: Sept 19, 2011

Location Address: 1333 Madison Street  
Lot(s): 748 Block(s): 4 Subdivision: Hollywood Lakes  
Folio Number(s): 514214010050 514214010051  
Zoning Classification: RS-6 Land Use Classification: Residential O  
Existing Property Use: Vacant Sq Ft/Number of Units: \_\_\_\_\_  
Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.  
Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): N/A

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

Explanation of Request: Renewal of a New Single Family Residence by Historic Preservation Board

Number of units/rooms: N/A Sq Ft: N/A  
Value of Improvement: \$250,000 Estimated Date of Completion: 3/13  
Will Project be Phased? ( ) Yes (X) No If Phased, Estimated Completion of Each Phase \_\_\_\_\_

Name of Current Property Owner: Wells Fargo Bank  
Address of Property Owner: 550 S. Tryon St. 7th Fl. Charlotte NC 28202  
Telephone: 704-410-8189 Fax: \_\_\_\_\_ Email Address: mihail.lungu@wellsfargo.com  
Name of Consultant/Representative/Tenant (circle one): Joseph B. Kaller  
Address: 2417 Hollywood Blvd Telephone: 954-950-5746  
Fax: 954-950-2841 Email Address: Joseph@kallerarchitects.com  
Date of Purchase: Pending Is there an option to purchase the Property? Yes (X) No ( )  
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Mr. & Mrs. Gary Schmieske  
Sunnyvale Ben Address: 19380 Collins Avenue #404  
Email Address: garys@earthlink.net  
Also Notify: David Greenman  
18800 Von Karman  
Suite 100  
Urvine, CA 92603  
949-224-0338(P) 949-224-0339(F)

# OFFICE OF PLANNING



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

## GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning 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 <sup>PURCHASER</sup> Owner: [Signature] Date: 9/19/2017

PRINT NAME: GARY B. SCHMEISKE Date: \_\_\_\_\_

Signature of Consultant Representative: [Signature] Date: 9-19-11

PRINT NAME: JOSEPH B. KALLER Date: 9-19-11

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

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

### CURRENT OWNER POWER OF ATTORNEY

I am the current <sup>BUYER</sup> owner of the described real property and that I am aware of the nature and effect the request for (project description) HISTORIC PRESERVATION REVIEW to my property, which is hereby made by me or I am hereby authorizing (name of the representative) JOSEPH B. KALLER to be my legal representative before the HISTORIC PRESERVATION Board and/or Committee) relative to all matters concerning this application.

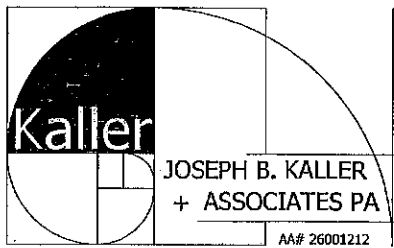
Sworn to and subscribed before me  
this 19th day of September

[Signature]  
SIGNATURE OF CURRENT OWNER  
PURCHASER/BUYER

GARY SCHMEISKE  
PRINT NAME

Notary Public State of Florida  
Notary Public State of Florida  
Laurie Yoder  
My Commission DD788638  
Expires 03/10/2012

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



architecture - interiors - planning

September 22, 2011

City of Hollywood  
Planning & Zoning Department  
2600 Hollywood Boulevard  
Hollywood, Florida 33020

Reference: Justification Statement  
Schmeiske Residence  
1333 Madison Street  
Hollywood, Florida 33019  
Architect's Project #11149

To Whom It May Concern:

The Site located at the above referenced Property address is currently vacant. Up until a few years ago, there used to be a two story multi-family building located there. The Site is made up of two 50'-0" lots which leaves 100'-0" long gap in an otherwise full street of homes on 60'-0" and 50'-0" lots.

The proposed Residence is a 2-Story, 4,000 Square Foot Building done in a Contemporary Mediterranean Style. The main features are a round entry porch with columns, a rounded staircase feature with stair stepping windows, wrought iron railings and Keystone sills and moldings. The volume stairs steps from one story to two on the east and west sides, where the adjacent homes are single story and the north and south also have this feature as well. This gives the building the "wedding cake" effect that the Lakes area is known for in its Historical Homes.

All and all, the new Residence simultaneously compliments and enhances the Historic Lakes District, and will provide the Owner's with a true quality of life as well as construct a Home that the Community will be proud of for many years to come.

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

Sincerely,

Joseph B. Kaller & Associates, P.A.

A handwritten signature in dark ink, appearing to read "Joseph B. Kaller". The signature is fluid and cursive, with the first name "Joseph" and last name "Kaller" being the most prominent parts.

Joseph B. Kaller, LEED AP

President



## **CRITERIA OF APPROPRIATENESS FOR DESIGN**

**Schmeiske Residence  
1333 Madison Street  
Hollywood, FL**

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

**ANALYSIS:** The Site is located in the City of Hollywood's Historic Lakes District. On the north side of Madison one block east of Southlake itself, it sits among mainly single family ranch style homes between 1950 and 1955. The Site is made up of two 50'-0" lots which essentially is two times the size of all but one property on that immediate block. This is partially because one of the lots was a parking lot for a two story multi-family building that has since been demolished. This larger Site allows a two story building to not appear imposing to adjacent sites.

### **CRITERION: SETTING**

**ANALYSIS:** The setting of the proposed Residence is typical to the majority of homes in the Lakes Community. It is on the north side of Madison Street in basically the center of the 1300 Block. The Street is tree lined with sidewalks for pedestrian access and an alley for vehicular access to parking garages, which most of the homes adjacent to the Site have done. This allows only pedestrian access to the home from Madison Street.

### **CRITERION: MATERIALS**

**ANALYSIS:** All materials used will match the adjacent Historical Districts vernacular will be compatible with the neighborhood. Some of the used elements are barrel concrete roof tiles, light textured wall finishes, wrought iron "Belly" Balustrades, Keystone eave outriggers, which are all compliant and match the details used in a Contemporary Mediterranean Revival Home.

**CRITERION: WORKMANSHIP**

**ANALYSIS:** The Mediterranean Revival Architecture with its Concrete Barrel Tile Roof, Front Entry Porch Colonnade, its Rounded Entry Stair Feature and Balconies which allows the Interior of the home to share with the lush landscaped surroundings, makes this home's attention to details an asset to the Historic District.

**CRITERION: ASSOCIATION**

**ANALYSIS:** The design of the home makes an association with the single story homes to the east and west of it by keeping those areas directly adjacent to the site single story as well. The center two story portion gently pops up from lower architectural elements on all sides giving that "wedding cake" effect that the City of Hollywood's Historic residential areas are known for. The double lot also allows for a two story home to easily associate with neighboring properties without being imposing. The home is also set back more than the required 25'-0" and the entry feature is lower than the main home, making it welcoming and pedestrian friendly.

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Select a Service

Select an Agency

## Search Results

Search > Properties located at/on/near '...1333 MADISON ST...'

4 permits were found for

**1333 MADISON ST**

| View                    | Process # | Permit #        | Description                  | Appl. Date | Permit Date       |
|-------------------------|-----------|-----------------|------------------------------|------------|-------------------|
| <a href="#">Details</a> | 76234     | <b>B0404914</b> | FENCE-CHAIN LINK &/OR WOOD   | 8/26/2004  | <b>8/31/2004</b>  |
| <a href="#">Details</a> |           | <b>B9105906</b> | CITY SIDEWALK (IN R.O.W)     |            | <b>9/4/1991</b>   |
| <a href="#">Details</a> | 70630     | <b>E0401251</b> | TEMP POWER(FOR CONSTRUCTION) | 5/21/2004  | <b>5/25/2004</b>  |
| <a href="#">Details</a> |           | <b>E9203221</b> | ELECTRICAL WORK              |            | <b>11/18/1992</b> |

*Bank has to  
A Request to Have  
permit cancelled*

*closed*

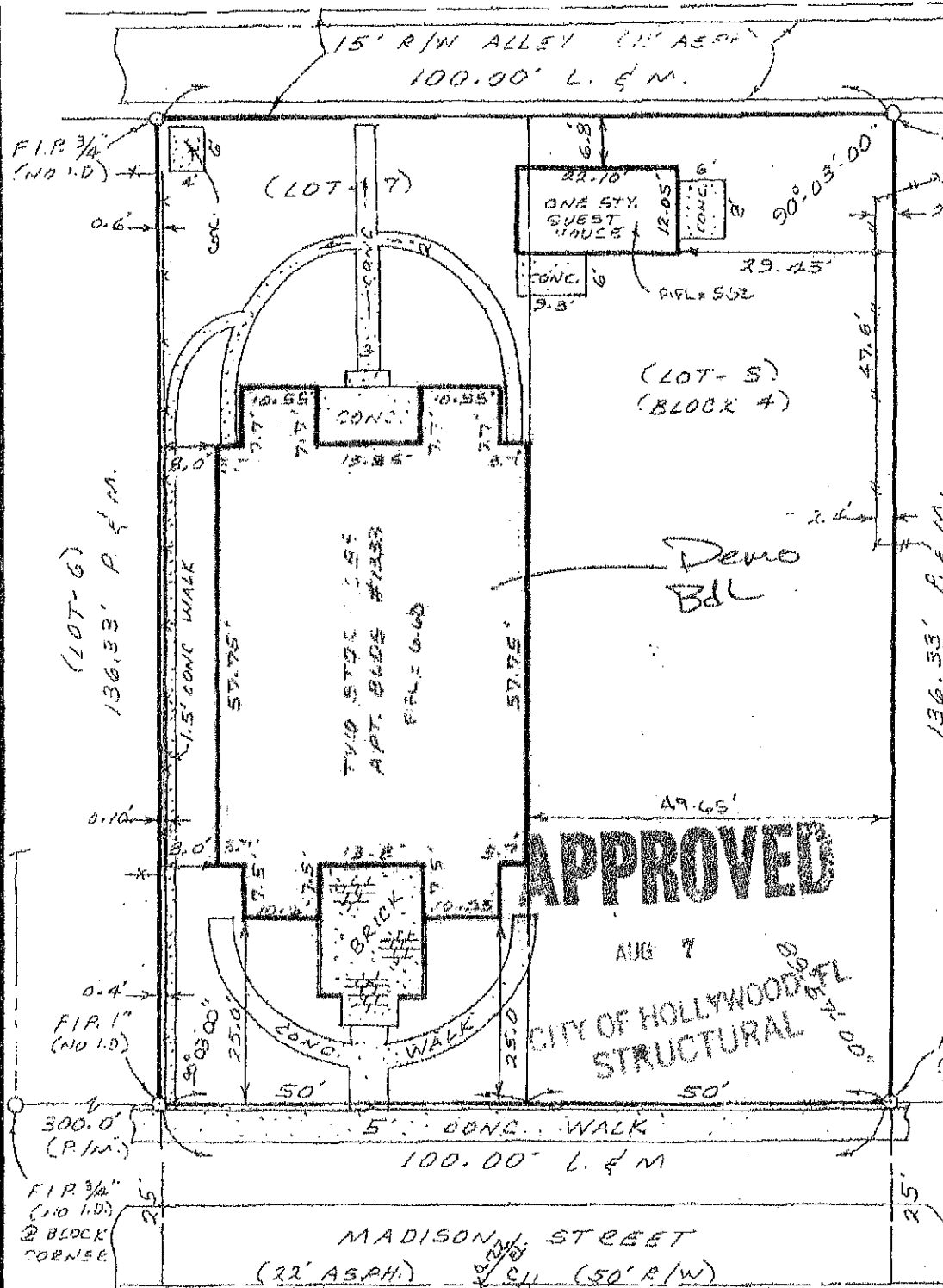
Building and Engineering Services | Directory | Applications & Forms | Register for E-mail Notifications  
Search Permit Status | Pay Permit Charges | Request for Inspection | Building Code of Ordinances

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2600 Hollywood Boulevard, Hollywood, Florida 33020-4807  
P. O. Box 229045, Hollywood, Florida 33022-9045

**PROPERTY ADDRESS:**

1333 MADISON STREET  
HOLLYWOOD, FLORIDA

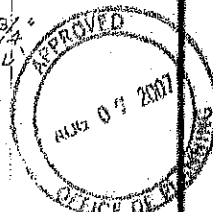


THIS PLAN WAS APPROVED BY THE  
HPB & City Commission  
AT THE 6/26/07 & 7/18/07 MEETINGS  
RES. 07-MV-32 & R-2007-2669

**APPROVED**

AUG 7

CITY OF HOLLYWOOD, FL  
STRUCTURAL



- LEGEND:
- A - ARC
  - A.E - ANCHOR EASEMENT
  - A/C - AIR CONDITIONER
  - ASPH - ASPHALT
  - BLK - BLOCK
  - B.M - BENCHMARK
  - BCR - BROWARD COUNTY RECORDS
  - B.S.L - BUILDING SET BACK LINE
  - C - CENTER LINE
  - C.B - CONCRETE BLOCK
  - C.B.S - CONCRETE BLOCK STRUCTURE

- D.H - DRILLED HOLE
- E - ELEVATION
- EP - EDGE OF PAVEMENT
- EW - EDGE OF WATER
- ESMT - EASEMENT
- F.B - FIELD BOOK
- FND - FOUND
- P.P.A.L - FLORIDA POWER & LIGHT
- U.E.E - INTERSECTION
- INT - INTERSECTION
- IP - IRON PIPE

- M.E - MAINTENANCE EASEMENT
- N.D - NAIL & DISK
- N.T - NAIL & TAP
- N.O. (N.T) - NUMBER
- D.H - OVERHEAD
- D.H - OVERHANG
- O.H.D - OFFICIAL RECORD BOOK & PAGE
- P - PLAT
- P.B - PLAT BOOK
- P.B.R - PALM BEACH COUNTY RECORDS

- P.O.C - POINT OF COMMENCEMENT
- P.P - POWER POLE
- P.R.M - PERMANENT REFERENCE MON
- P.V.M.T - PAVEMENT
- R - RADIAL
- R.P - RADIUS POINT
- R.W - RIGHT-OF-WAY
- S.B.T - SOUTHERN BELL TELEPHONE
- SET L.R - SET 1/2" IRON ROD CAP #6577
- SET N.D - SET NO L&M 9677

ALL COUNTY SURVEYORS

999A W. OAKLAND PARK BLVD #108

Inspections for: D07-101911 - DEMOLITION-STRUCTURAL (W/O W/S CREDIT)

IVR Number Inspection

D001 FINAL-DEMOLITION

Floor 1 Last Result PF Last Result Date 8/15/2007 Discipline STRU Final

Inspection Menu

Schedule Inspection

Delete Inspection

Add New Result

Update

Comments

Print Screen

Exit

Address: 1333 MADISON ST 1 HW

Inspector: Rick

Floor: 1

Inspector

User ID

Result Entered

Result Date

Result Time

Requestor

REGRECA

PASS - Full

8/15/2007

3:00 AM

Iguerrero

Inspection Request

8/15/2007

8:00 AM

HAMANN RICK & S

Result:

PASS - Full

Inspector:

Date:

Requester:

Time:

Requester:

Result Number:

VF06-12331

Exit

# Application Information for: B07-101911 , DEMOLITION-STRUCTURAL (W/O W/S CREDIT)

## PERMIT INFORMATION

Permit Type: DEMOLITION-STRUCTURAL(W/O W/S CREDIT)  
 Status: CLOSED Ent. By: mloqueg  
 Address: 1333 MADISON ST 1  
 Folio: 514214AA0010 Applicant: ☐ Owner ☒ Contractor  
 Owner: MADISON FLATS LLC  
 Contractor: HAMANN RICK & SONS  
 Condo:

## PERMIT KEY DATES

|                    |            |
|--------------------|------------|
| Applied:           | 8/6/2007   |
| Due Date:          | 8/8/2007   |
| Ready for Issue:   | 8/7/2007   |
| Issued:            | 8/8/2007   |
| Partial C/O Issued |            |
| TEMP C/O Issued    |            |
| C/O Issued:        |            |
| C/C Issued:        | 10/11/2007 |
| Cancelled          |            |
| Closed:            | 10/11/2007 |
| Expired:           |            |
| Last Reopened      |            |

## PERMIT PROCESSES

Customer Valuation: \$2,300.00  
 Customer Square Feet: 0  
 Number of Floors: 1  
 Number of Units: 1

Print Screen

FLORIDA MASTER SITE FILE  
Site Inventory Form

FDAHRM 802 ==  
1009 ==

Site Name \_\_\_\_\_ Site No. 830 ==  
Address of Site: 1333 Madison Street Hollywood, Florida Survey Date 8008 820 ==  
Instruction for locating on the N. of Madison between 13th Ave. and 905 ==  
14th Ave. 813 ==  
Location: Hollywood Lakes Section 1-32 B 4 7,8 868 ==  
County: Broward subdivision name block no. lot no.  
Owner of Site: Name: J.H. Dreski 808 ==  
Address: 318 East University Avenue  
Cincinnati, Ohio 45219 902 ==  
Type of Ownership Private 848 == Recording Date \_\_\_\_\_ 832 ==

Recorder: \_\_\_\_\_  
Name & Title: Marlyn Kemper, Director  
Address: Historic Broward County Preservation Board  
1900 Tyler Street Hollywood, Florida 33020 818 ==

Condition of Site: \_\_\_\_\_ Integrity of Site: \_\_\_\_\_ Original Use Residence 838 ==

Check One Check One or More  
☐ Excellent 863 == ☐ Altered 858 ==  
☒ Good 863 == ☐ Unaltered 858 ==  
☐ Fair 863 == ☒ Original Site 858 ==  
☐ Deteriorated 863 == ☐ Restored ( ) (Date: ) 858 ==  
☐ Moved ( ) (Date: ) 858 ==

Present Use Residence 850 ==  
Dates: Beginning c1926 844 ==  
Culture/Phase American 840 ==  
Period Twentieth Century 845 ==

NR Classification Category: Building 916 ==

Threats to Site:

Check One or More  
☐ Zoning ( X ) 878 == ☐ Transportation ( X ) 878 ==  
☐ Development ( X ) 878 == ☐ Fill ( X ) 878 ==  
☐ Deterioration ( X ) 878 == ☐ Dredge ( X ) 878 ==  
☐ Borrowing ( X ) 878 ==  
☒ Other (See Remarks Below): Unknown 878 ==

Areas of Significance: Historical, Other 910 ==

Significance:

HISTORICAL:

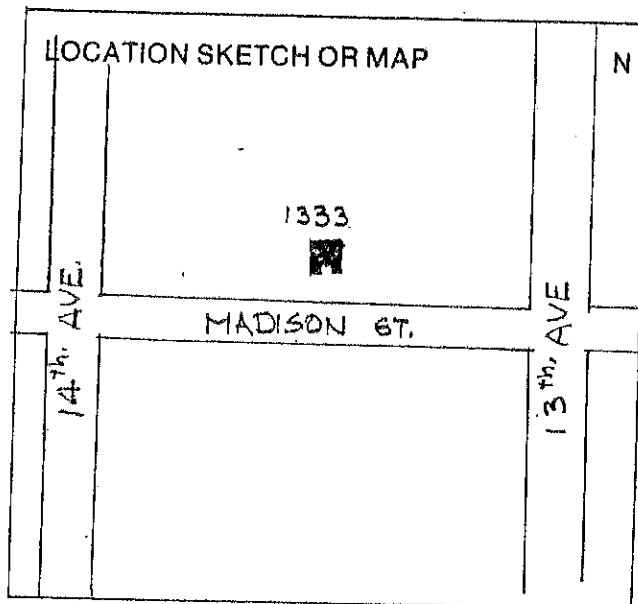
HUMBERT'S 1945 CITY DIRECTORY OF HOLLYWOOD, FLORIDA  
According to this publication the South Lake Apartments  
were located at this address.

c1926: As indicated on "Building Cards, Broward County  
Property Appraiser's Office."

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

911 ==

ARCHITECT Unknown 872 ==  
 BUILDER Unknown 874 ==  
 STYLE AND/OR PERIOD Frame Vernacular 964 ==  
 PLAN TYPE Irregular: Unknown 966 ==  
 EXTERIOR FABRIC(S) Stucco: Unknown 854 ==  
 STRUCTURAL SYSTEM(S) Wood frame: Unknown 856 ==  
 PORCHES Unknown  
 FOUNDATION: Stemwall: Unknown, unknown 942 ==  
 ROOF TYPE: Flat, built-up 942 ==  
 SECONDARY ROOF STRUCTURE(S): Unknown 942 ==  
 CHIMNEY LOCATION: NA 942 ==  
 WINDOW TYPE: DHS, 2/2, wood, single 942 ==  
 CHIMNEY: NA 882 ==  
 ROOF SURFACING: Composition 882 ==  
 ORNAMENT EXTERIOR: Concrete 882 ==  
 NO. OF CHIMNEYS Unknown 952 == NO. OF STORIES Two 950 ==  
 NO. OF DORMERS None 954 ==  
 Map Reference (incl. scale & date) USGS Ft. Lauderdale South, Fla. 7.5 Min. 1962 (1969) 809 ==  
 Latitude and Longitude: " " " " " " 800 ==  
 Site Size (Approx. Acreage of Property): 1.1 833 ==



| Township | Range | Section |
|----------|-------|---------|
| 51 S     | 42 E  | 14      |

812 ==

UTM Coordinates:

17 586665 2876560 890 ==  
 Zone Easting Northing

Photographic Records Numbers R20/F21 860 ==

Contact Print





**LORI PARRISH**  
**BROWARD**  
**COUNTY**  
**PROPERTY**  
**APPRAISER**



|                 |  |         |                 |
|-----------------|--|---------|-----------------|
| Site Address    | 1333 MADISON STREET , HOLLYWOOD        | ID #    | 5142 14 01 0650 |
| Property Owner  | WELLS FARGO BANK NA                    | Millage | 0513            |
| Mailing Address | 4101 WISEMAN BLVD SAN ANTONIO TX 78251 | Use     | 00              |

|                   |  |
|-------------------|--|
| Legal Description | HOLLYWOOD LAKES SECTION 1-32 B LOT 7 BLK 4 |
|-------------------|--|

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

| Property Assessment Values   |           |          |                     |                      |            |
|--|-----------|----------|---------------------|----------------------|------------|
| Click here to see 2010 Exemptions and Taxable Values reflected on Nov. 1, 2010 tax bill. |           |          |                     |                      |            |
| Year   | Land      | Building | Just / Market Value | Assessed / SOH Value | Tax        |
| 2011   | \$75,110  |          | \$75,110            | \$75,110             |            |
| 2010   | \$88,760  |          | \$88,760            | \$88,760             | \$2,016.81 |
| 2009   | \$273,010 |          | \$273,010           | \$273,010            | \$5,873.39 |

| 2011 Exemptions and Taxable Values by Taxing Authority |          |              |           |             |
|--|----------|--------------|-----------|-------------|
|  | County   | School Board | Municipal | Independent |
| Just Value   | \$75,110 | \$75,110     | \$75,110  | \$75,110    |
| Portability  | 0        | 0            | 0         | 0           |
| Assessed/SOH   | \$75,110 | \$75,110     | \$75,110  | \$75,110    |
| Homestead  | 0        | 0            | 0         | 0           |
| Add. Homestead   | 0        | 0            | 0         | 0           |
| Wid/Vet/Dis  | 0        | 0            | 0         | 0           |
| Senior   | 0        | 0            | 0         | 0           |
| Exempt Type  | 0        | 0            | 0         | 0           |
| Taxable  | \$75,110 | \$75,110     | \$75,110  | \$75,110    |

| Sales History |       |       |       |      |
|---------------|-------|-------|-------|------|
| Date          | Type  | Price | Book  | Page |
| 3/2/2011      | CE*-T | \$100 | 47793 | 492  |
| 9/19/2007     | TCD-T |       | 44654 | 1249 |
|               |       |       |       |      |
|               |       |       |       |      |
|               |       |       |       |      |

| Land Calculations |        |      |
|-------------------|--------|------|
| Price             | Factor | Type |
| \$11.00           | 6,828  | SF   |
|                   |        |      |
|                   |        |      |
|                   |        |      |
| Adj. Bldg. S.F.   |        |      |

\* Denotes Multi-Parcel Sale (See Deed)

| Special Assessments |         |       |          |             |      |
|---------------------|---------|-------|----------|-------------|------|
| Fire                | Garbage | Light | Drainage | Improvement | Safe |
| 05                  |         |       |          |             |      |
| L                   |         |       |          |             |      |
| 1                   |         |       |          |             |      |

**LORI PARRISH**  
**BROWARD**  
**COUNTY**  
**PROPERTY**  
**APPRAISER**



|                   |  |         |                 |
|-------------------|--|---------|-----------------|
| Site Address      | MADISON STREET , HOLLYWOOD                 | ID #    | 5142 14 01 0651 |
| Property Owner    | WELLS FARGO BANK NA                        | Millage | 0513            |
| Mailing Address   | 4101 WISEMAN BLVD SAN ANTONIO TX 78251     | Use     | 00              |
| Legal Description | HOLLYWOOD LAKES SECTION 1-32 B LOT 8 BLK 4 |         |                 |

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

| Property Assessment Values   |           |          |                     |                      |            |
|--|-----------|----------|---------------------|----------------------|------------|
| Click here to see 2010 Exemptions and Taxable Values reflected on Nov. 1, 2010 tax bill. |           |          |                     |                      |            |
| Year   | Land      | Building | Just / Market Value | Assessed / SOH Value | Tax        |
| 2011   | \$75,060  |          | \$75,060            | \$75,060             |            |
| 2010   | \$88,710  |          | \$88,710            | \$88,710             | \$2,015.68 |
| 2009   | \$273,010 |          | \$273,010           | \$273,010            | \$5,873.39 |

| 2011 Exemptions and Taxable Values by Taxing Authority |          |              |           |             |
|--|----------|--------------|-----------|-------------|
|  | County   | School Board | Municipal | Independent |
| Just Value   | \$75,060 | \$75,060     | \$75,060  | \$75,060    |
| Portability  | 0        | 0            | 0         | 0           |
| Assessed/SOH   | \$75,060 | \$75,060     | \$75,060  | \$75,060    |
| Homestead  | 0        | 0            | 0         | 0           |
| Add. Homestead   | 0        | 0            | 0         | 0           |
| Wid/Vet/Dis  | 0        | 0            | 0         | 0           |
| Senior   | 0        | 0            | 0         | 0           |
| Exempt Type  | 0        | 0            | 0         | 0           |
| Taxable  | \$75,060 | \$75,060     | \$75,060  | \$75,060    |

| Sales History |       |       |       |      |
|---------------|-------|-------|-------|------|
| Date          | Type  | Price | Book  | Page |
| 3/2/2011      | CE*-T | \$100 | 47793 | 492  |
|               |       |       |       |      |
|               |       |       |       |      |
|               |       |       |       |      |
|               |       |       |       |      |

| Land Calculations |        |      |
|-------------------|--------|------|
| Price             | Factor | Type |
| \$11.00           | 6,824  | SF   |
|                   |        |      |
|                   |        |      |
|                   |        |      |
| Adj. Bldg. S.F.   |        |      |

\* Denotes Multi-Parcel Sale (See Deed)

| Special Assessments |         |       |          |             |      |
|---------------------|---------|-------|----------|-------------|------|
| Fire                | Garbage | Light | Drainage | Improvement | Safe |
| 05                  |         |       |          |             |      |
| L                   |         |       |          |             |      |
| 1                   |         |       |          |             |      |





TWO STORY WEST OF SITE.

1359



SOUTH EAST OF SITE

1322





DIRECTLY WEST OF SITE

1339



SOUTH WEST OF SITE .

1330





DIRECTLY EAST OF SITE

1327



DIRECTLY ACROSS THE STREET  
FROM SITE.

1326





SUBJECT SITE

1333



DIRECTLY ACROSS THE STREET  
FROM SITE.

1334





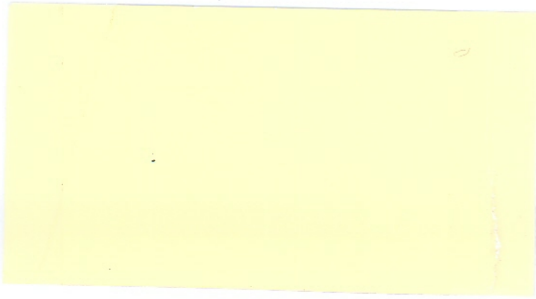
2 STORY BUILDING THAT PREVIOUSLY OCCUPIED ....



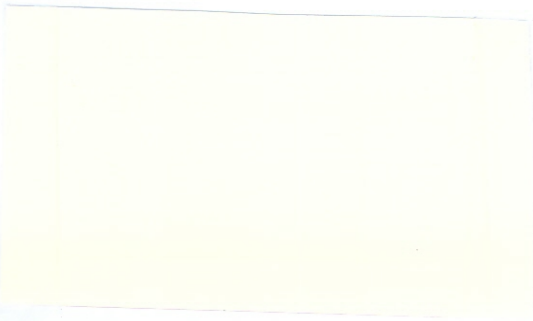
THE SITE.



**SCHMEISKE RESIDENCE**  
**1333 MADISION STREET**



Main Building Color  
Benjamin Moore  
HC-5 Weston Flax

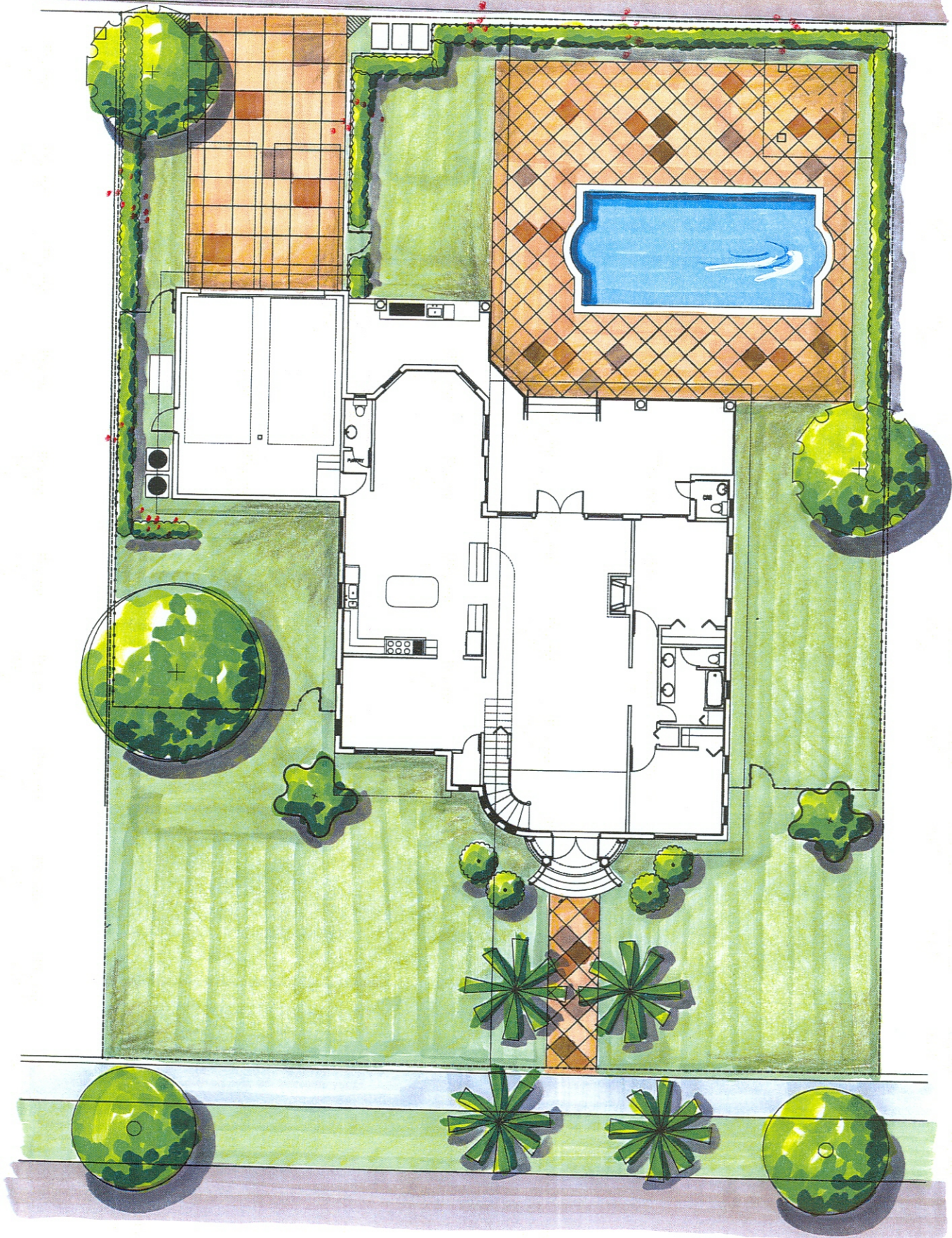


Trim & Accent  
Benjamin Moore  
Linen White



Base Building Color  
Benjamin Moore  
HC-42 Roxbury Carmel





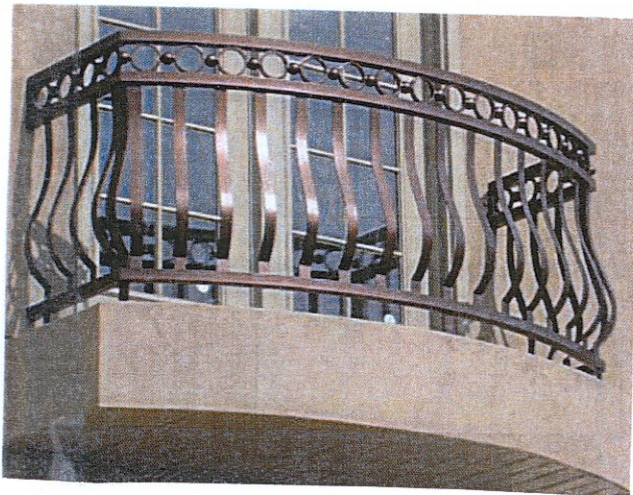
1333 MADISON



**SCHMEISKE RESIDENCE**  
**1333 MADISON STREET**



Roof Tile  
Terra Cotta, Black Antique  
"Integra"



Wrought Iron Railing  
Bronze  
"Belly" Style





SCHMEISKE RESIDENCE  
1333 MADISON STREET HOLLYWOOD, FLORIDA



# HISTORIC PRESERVATION BOARD SUBMISSION

NEW SINGLE FAMILY RESIDENCE FOR  
FOR MR. AND MRS. SCHMEISKE  
1333 MADISON STREET  
HOLLYWOOD, FL 33019



JOSEPH B. KALLER  
+ ASSOCIATES PA  
AIA # 26001242  
2417 Hollywood Blvd., Hollywood, Florida 33020  
(954) 928-5746 phone - (954) 928-2841 fax  
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0007237

PROJECT TITLE  
NEW RESIDENCE FOR  
MR. AND MRS. SCHMEISKE  
1333 MADISON STREET  
HOLLYWOOD, FL 33019

SHEET TITLE  
TITLE PAGE

| REVISIONS |          |                |
|-----------|----------|----------------|
| No.       | DATE     | DESCRIPTION    |
| 1         | 10-11-11 | PLANNING DEPT. |

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PROJECT No.: 11149  
DATE: 9-19-11  
DRAWN BY: TMS  
CHECKED BY: JBR

SHEET

T-1

1 OF 1

## PROJECT TEAM

### ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.  
CONTACT: MR. JOSEPH B. KALLER  
ADDRESS: 2417 HOLLYWOOD BLVD.  
HOLLYWOOD, FL 33020  
PHONE: (954) 928-5746  
FAX: (954) 928-2841  
EMAIL: joseph@kallerarchitects.com

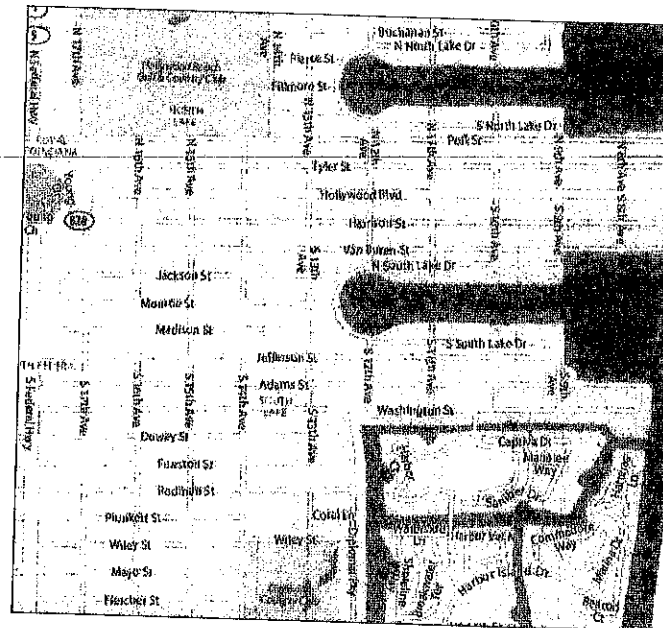
### CONTACT

MR. AND MRS. SCHMEISKE  
ADDRESS: 1333 COLLING AVE. #104  
BUNNY ISLAND BEACH, FL 33460  
EMAIL: greg@schmeiske.com

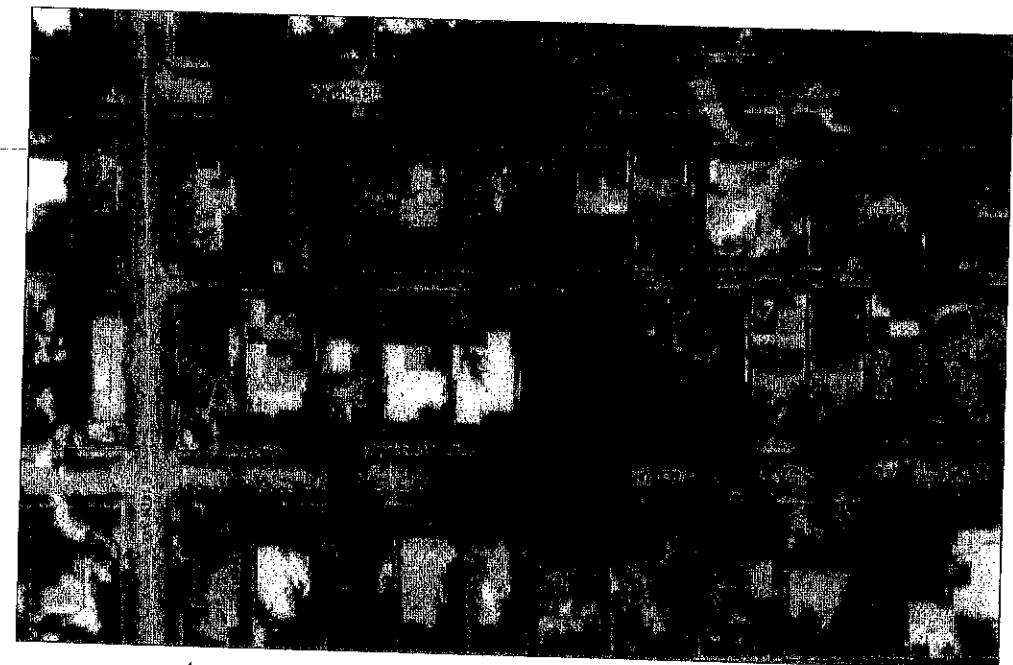
## DRAWING INDEX

### ARCHITECTURAL

- T-1 COVER SHEET
- BP-1 SITE PLAN AND DATA
- SURVEY
- L-1 LANDSCAPE PLAN AND DATA
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 ROOF PLAN
- A-4 ELEVATIONS
- A-5 ELEVATIONS
- A-6 CONTEXTUAL STREET ELEVATION

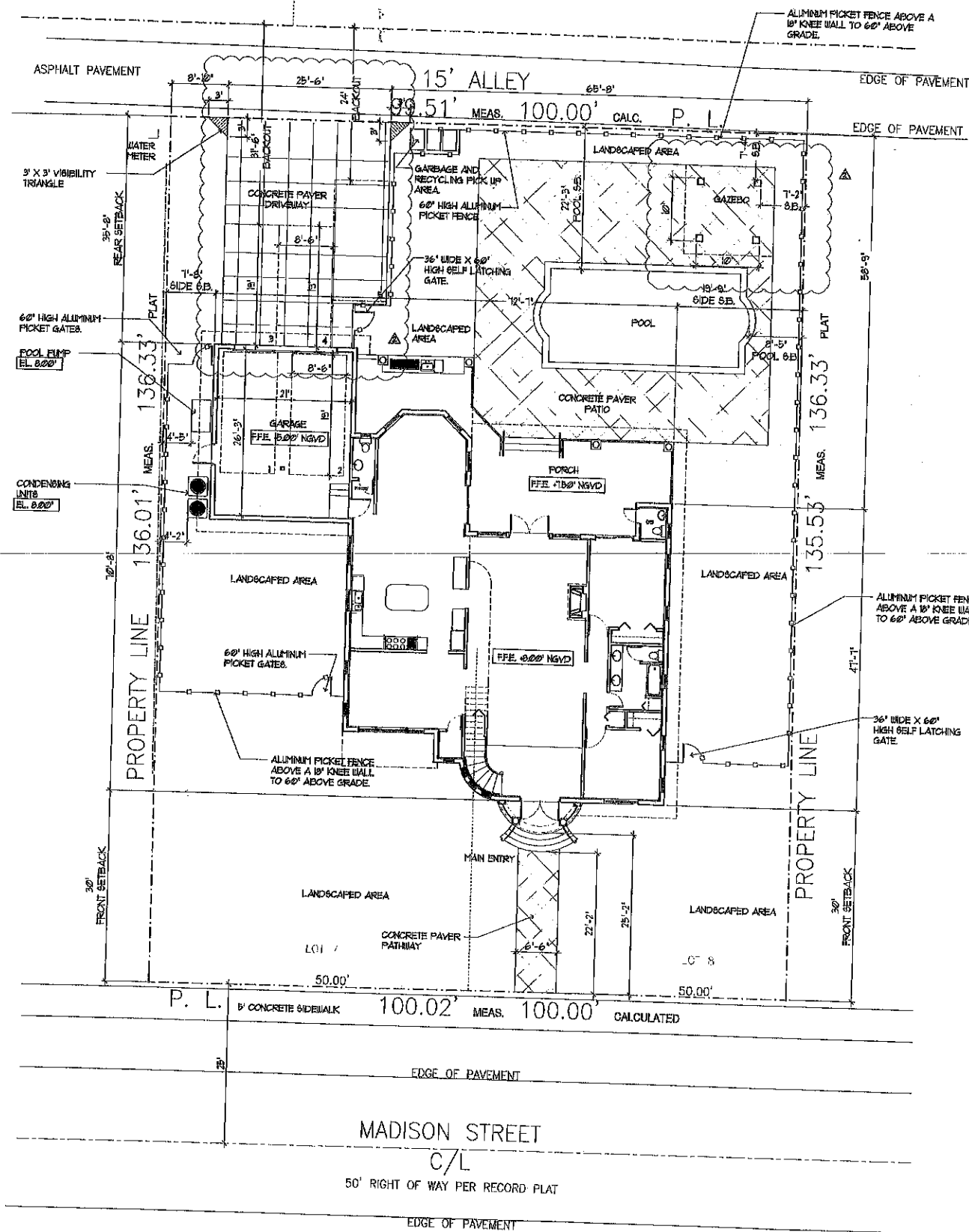


LOCATION MAP



AERIAL





# LEGAL DESCRIPTION:

LOTS 7 AND 8, BLOCK 4, OF 'HOLLYWOOD LAKES SECTION', A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## PROPERTY ADDRESS:

1333 MADISON STREET  
HOLLYWOOD, FL 33019

## SITE INFORMATION

|                       |                         |                           |
|-----------------------|-------------------------|---------------------------|
| 1)- ZONING:           | RS-6                    | RESIDENTIAL SINGLE FAMILY |
| 2)- NET LOT AREA:     | 13,633 S.G. FT.         |                           |
| 3)- SETBACKS:         | REQUIRED                | PROVIDED:                 |
| FRONT (MADISON)       | 25'-0" MIN.             | 30'-0"                    |
| SIDE INTERIOR (WEST)  | 1'-6" MIN.              | 1'-8"                     |
| SIDE INTERIOR (EAST)  | 1'-6" MIN.              | 18'-9"                    |
| REAR (ALLEY)          | 20'-6" MIN.             | 35'-8"                    |
| SUM OF SIDE SETBACKS: | 25% of 102'-0" = 25'-0" | 27'-3"                    |

|   |              |        |
|---|--------------|--------|
| 4)- PARKING:  | 5            | 5      |
| 5)- PERVIOUS/IMPERVIOUS:                                  |              |        |
| IMPERVIOUS LOT AREA:                                      | 6,804.6 S.F. | 49.9 % |
| PERVIOUS LOT AREA:  | 6,828.4 S.F. | 50.1 % |
| (NO PAVES OR THE POOL WERE INCLUDED IN THE PERVIOUS AREA) |              |        |

## BUILDING INFORMATION:

|                      |                  |  |
|----------------------|------------------|--|
| 1)- BUILDING AREA    | A- FIRST FLOOR:  | 2,368 S.F.   |
|                      | B- SECOND FLOOR: | 1,042 S.F.   |
|                      | TOTAL            | 4,010 S.F.   |
| 2)- LOT COVERAGE:    | 3,658 S.F.       | 26.8 %   |
| 3)- BUILDING HEIGHT: | ALLOWED:         | 30'-0" (2-STORIES)   |
|                      | PROVIDED:        | 28'-1" (MEAN HEIGHT OF SLOPED ROOF)<br>34'-3" (TO HIGHEST POINT) |



JOSEPH B. KALLER  
ASSOCIATES PA

2117 Hollywood Blvd., Hollywood, Florida 33020  
(954) 590-5745 (phone) (954) 926-2911 (fax)  
kaller@kallerpa.com

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0002239

PROJECT TITLE  
NEW RESIDENCE FOR  
MR. AND MRS. SCHWEISKE  
1333 MADISON STREET  
HOLLYWOOD, FL 33019

SHEET TITLE  
SITE PLAN AND DATA

| REVISIONS |          |                |
|-----------|----------|----------------|
| NO.       | DATE     | DESCRIPTION    |
| 1         | 10-11-11 | PLANNING DEPT. |

PROJECT NO.: 11149  
DATE: 9-19-11  
DRAWN BY: TMS  
CHECKED BY: JBK

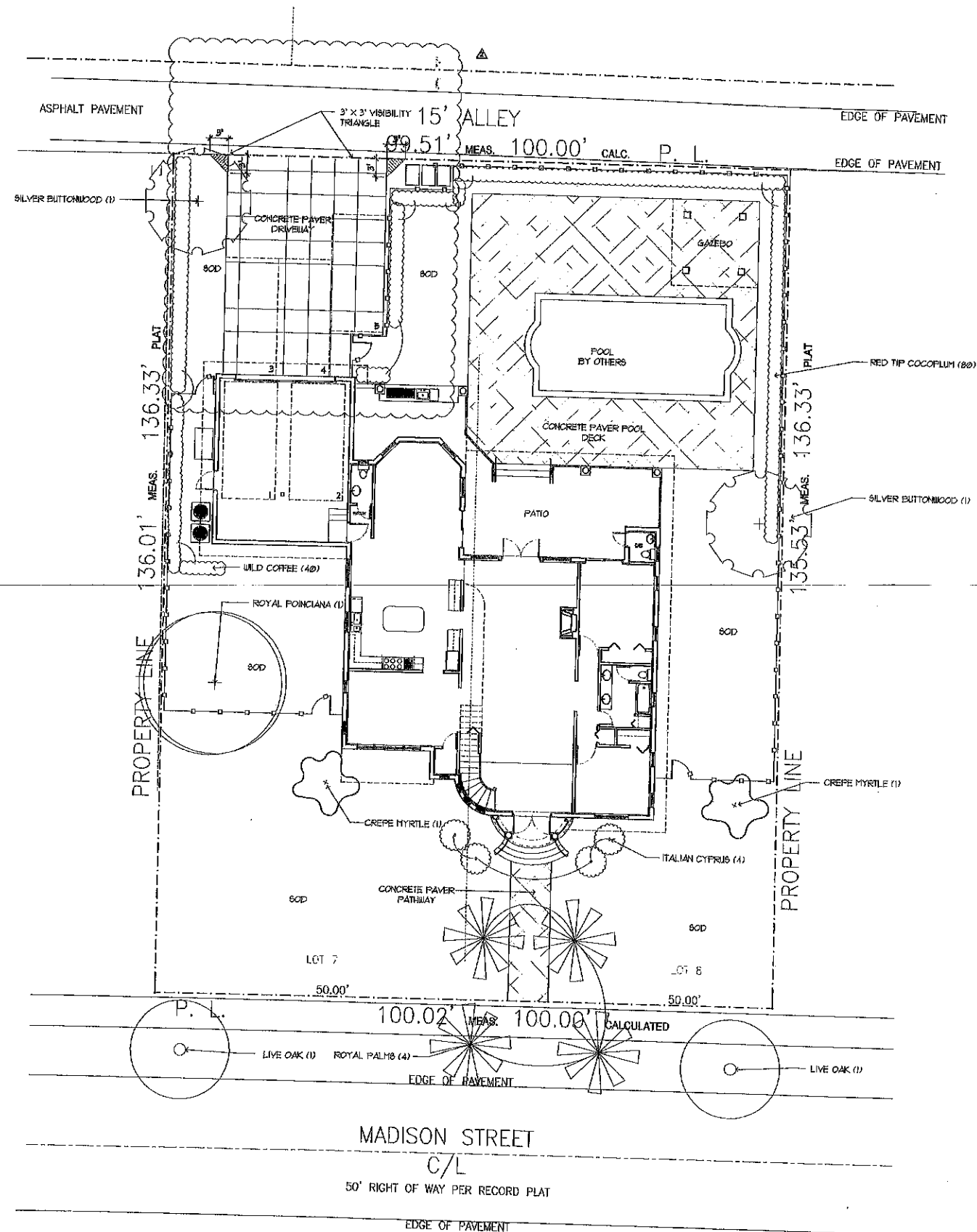
SHEET

SP-1

1 OF 1

SITE PLAN  
SCALE: 1" = 10'-0"





## PLANTING SCHEDULE

| TREES AND LARGE PALMS    |     |                               |                   |   |
|--------------------------|-----|-------------------------------|-------------------|---|
| NATIVE                   | NO. | BOTANICAL NAME                | COMMON NAME       | SPECIFICATION   |
| YES                      | 2   | CONCARPUS ERECTUS 'VIRESCENS' | SILVER BUTTONWOOD | 12" O.A. X 10' 3" CAL. B.B. - STANDARDS                         |
| YES                      | 4   | ROYSTONIA ELATA               | ROYAL PALM        | 8" DB. CLEAR TRUNK  |
| NO                       | 1   | DELOUX REGIA                  | ROYAL POINCIANA   | 12" O.A. X 10' 3" CAL. B.B. - STANDARDS                         |
| NO                       | 4   | CUMMELSS BIPERVENNIS          | ITALIAN CYPRESS   | 12" O.A. X 10' 3" CAL. B.B. - STANDARDS                         |
| YES                      | 2   | QUERCUS VIRGINIANA            | LIVE OAK          | 12" O.A. X 10' 3" CAL. B.B. - STANDARDS                         |
| SHRUBS AND GROUND COVERS |     |                               |                   |   |
| YES                      | 40  | PSYCHOTRIA NERVOSA            | WILD COFFEE       | 3 GAL. - 24" X 18"  |
| YES                      | 80  | CHRYSOALANUS ICAGO            | RED TIP COCOPLUM  | 3 GAL. - 24" X 18"  |
|                          | 800 | ST. AUGUSTINE SOD             |                   | CONTRACTOR TO FIELD MEASURE ALL AREAS FOR SOD AND SUBMIT IN BID |

\*\*\* NOTE: ABOVE LIST IS PROVIDED AS A COUNTRY ITEM ONLY. CONTRACTOR TO VERIFY QUANTITIES AS SHOWN ON PLAN PRIOR TO BIDDING.  
 \*\*\* NOTE: CHECK QUANTITIES AND LEGEND ITEMS.  
 PLAN NUMBERS WILL TAKE PRECEDENCE OVER LIST.

CONTRACTOR TO PROVIDE A SCALED PLAN FOR APPROVAL, SHOWING AN AUTOMATIC IRRIGATION SYSTEM WITH 100% OVERLAP DESIGNED AND CONSTRUCTED ACCORDING TO THE CITY OF HOLLYWOOD CODES, AND REGULATIONS OF THE STATE.

## HOLLYWOOD LANDSCAPE CODE CALCULATIONS

1 TREE PER 500 FEET OF STREET FRONTAGE  
 1200 FEET / 500 = 2 TREES REQUIRED  
 2 TREES PROVIDED

20% OF FRONT YARD TO BE PERVIOUS = 3,750 X 20% = 750 SQ. FT.  
 PERVIOUS AREA PROVIDED = 3,000 SQ. FT.

1 TREE PER 1250 SQ. FT. FRONT YARD OPEN SPACE  
 2500 SQ. FT. / 1250 = 2 TREES REQUIRED  
 6 TREES PROVIDED

NATIVE TREE REQUIREMENT: 40% TREES TO BE NATIVE - 60% TREES PROVIDED ARE NATIVE  
 NATIVE SHRUB REQUIREMENT: 50% SHRUBS TO BE NATIVE - 100% SHRUBS PROVIDED ARE NATIVE

TREES TO BE MINIMUM OF 12" O.A. AT TIME OF PLANTING  
 ALL TREES TO BE FLORIDA NO. 1 OR BETTER  
 ANY CHANGES TO PLAN SHALL BE SUBMITTED TO CITY LANDSCAPE PLAN REVIEWER  
 NO GROUND COVER OR SHRUBS SHALL BE PLANTED INTO ANY ROOT BALLS OF TREES OR PALMS

CONTRACTOR TO PROVIDE 1/2" S. AUTOMATIC IRRIGATION SYSTEM USING SCHEDULE 40 PIPE WITH 1/2" S. OVERLAP AND RAIN SENSOR

## LANDSCAPE NOTE:

ALL EXISTING TREES WILL BE REMOVED BY A PROFESSIONAL LANDSCAPER AND DONATED TO THE CITY OF HOLLYWOOD UNDER THE GUIDELINES OF SECTION 4B OF THE CITY OF HOLLYWOOD LANDSCAPE MANUAL.  
 THE CITY OF HOLLYWOOD IS TO BE NOTIFIED PRIOR TO THE REMOVAL OR RELOCATION OF ANY EXISTING TREES THAT HEREIN OR EXISTED THE SIZE STATED IN SECTION 4B REGARDING OTHER OCCUPIED SINGLE FAMILY DETACHED HOMES.



JOSEPH B. KALLER  
 + ASSOCIATES PA

ARE 2001212  
 2417 Hollywood Blvd., Hollywood, Florida 33020  
 (954) 920-5746 phone (954) 926-2914 fax  
 kaller@kallerpa.com

SEAL

JOSEPH B. KALLER  
 FLORIDA R.A. # 0009239

PROJECT TITLE  
 NEW RESIDENCE FOR  
 MR. NOEL SHAPIRO  
 1220 S. SOUTHLAKE DR.  
 HOLLYWOOD, FL 33019

SHEET TITLE  
 LANDSCAPE PLAN

## REVISIONS

| No. | DATE    | DESCRIPTION    |
|-----|---------|----------------|
| 1   | 7-11-11 | PLANNING DEPT. |

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PROJECT No: 11087  
 DATE: 6-9-11  
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 CHECKED BY: JMK

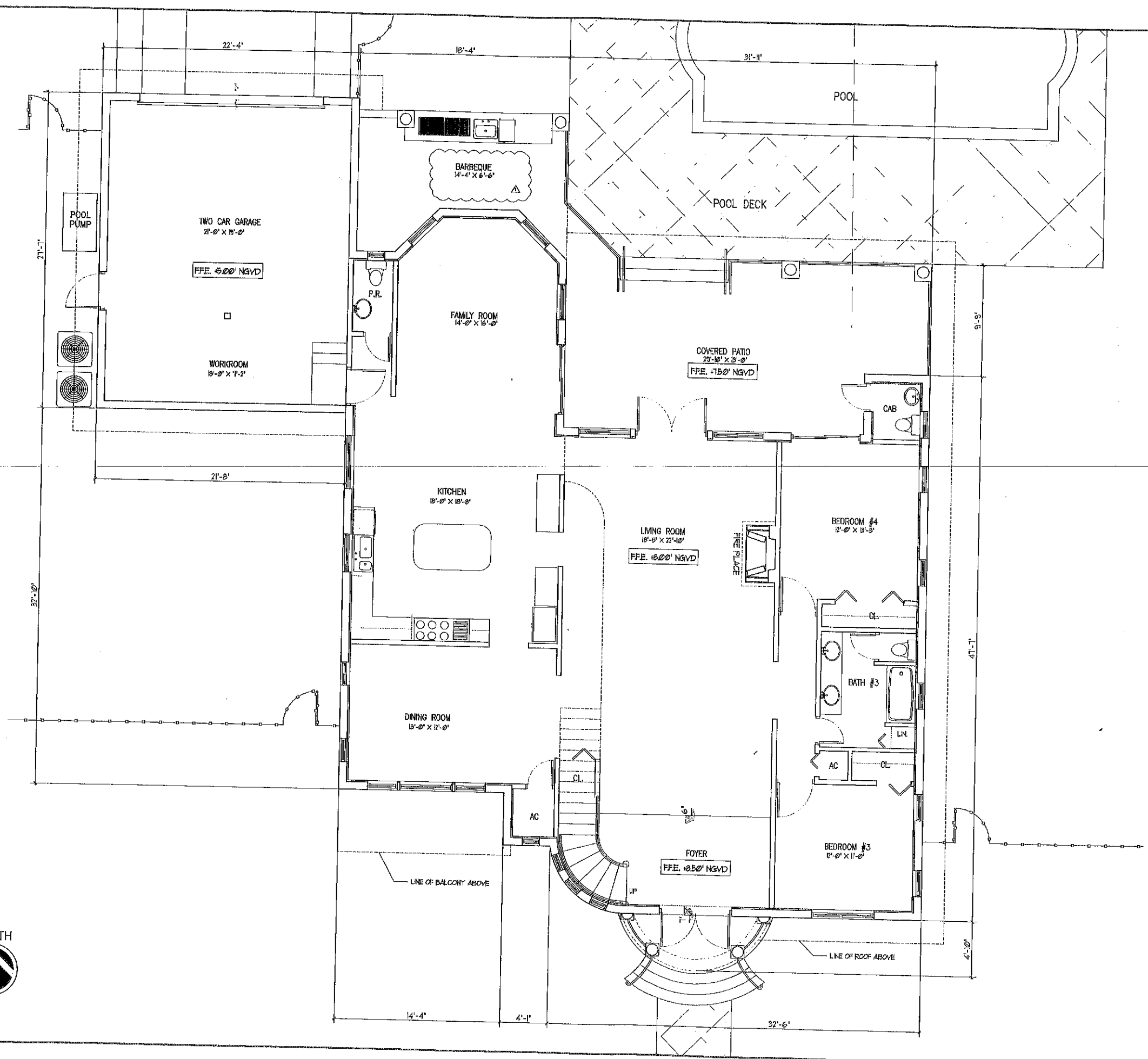
SHEET

L-1

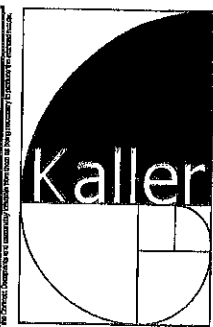
1 OF 1

LANDSCAPE PLAN  
 SCALE: 1" = 10'-0"





**1 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



JOSEPH B. KALLER  
ASSOCIATES PA  
404 330-1111  
2417 Hollywood Blvd., Hollywood, Florida 33020  
(954) 920-5746 phone • (954) 916-2811 fax  
kaller@kallercpa.com

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE  
**NEW RESIDENCE FOR  
MR. AND MRS. SCHMEISKE  
1333 MADISON STREET  
HOLLYWOOD, FL 33019**

SHEET TITLE  
**FIRST FLOOR PLAN**

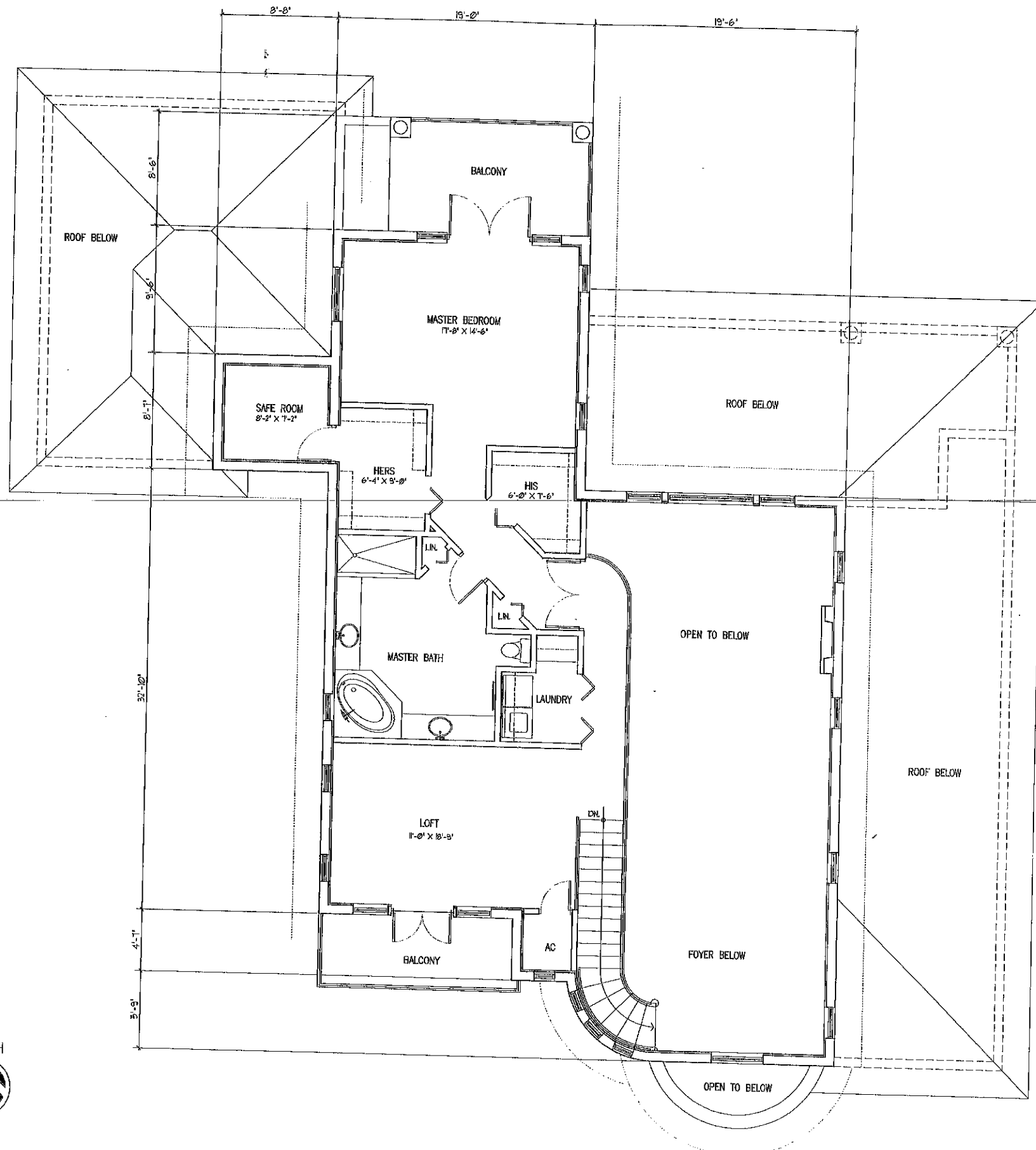
| REVISIONS |          |                |
|-----------|----------|----------------|
| No.       | DATE     | DESCRIPTION    |
| 1         | 10-11-11 | PLANNING DEPT. |

PROJECT No.: 11149  
DATE: 9-19-11  
DRAWN BY: TMS  
CHECKED BY: JJK

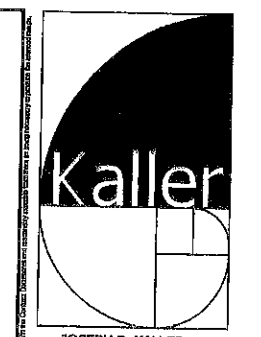
SHEET

**A-1**





**1 SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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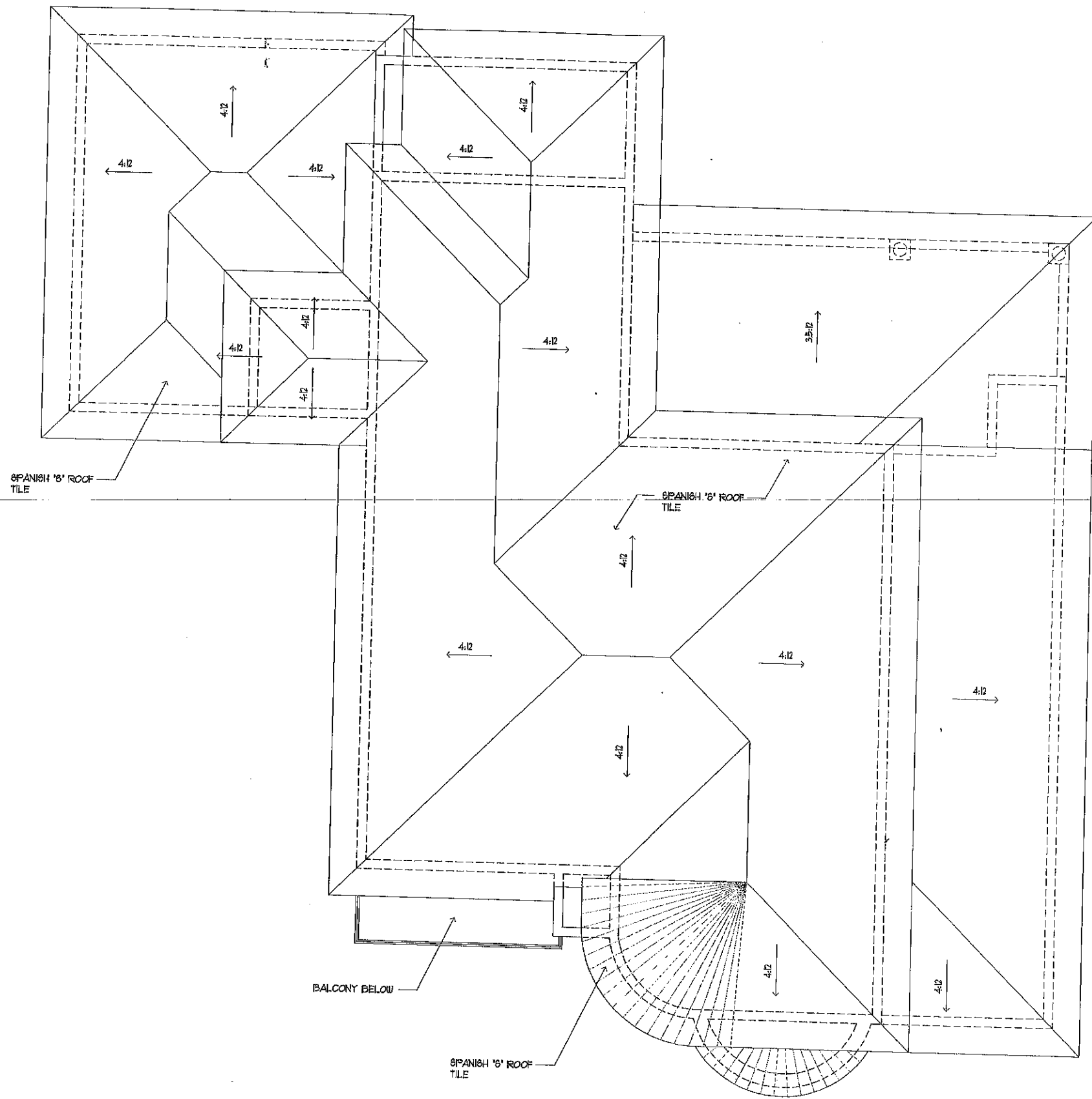
PROJECT TITLE  
NEW RESIDENCE FOR  
MR. AND MRS. SCHMEISKE  
1333 MADISON STREET  
HOLLYWOOD, FL 33019

SHEET TITLE  
SECOND FLOOR PLAN

| REVISIONS |          |                |
|-----------|----------|----------------|
| No.       | DATE     | DESCRIPTION    |
| 1         | 10-11-11 | PLANNING DEPT. |

PROJECT No.: 11149  
DATE: 9-19-11  
DRAWN BY: TMS  
CHECKED BY: JBK

SHEET  
**A-2**  
2 OF 6



**1 ROOF PLAN**  
SCALE: 1/4" = 1'-0"



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**PROJECT TITLE**  
NEW RESIDENCE FOR  
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HOLLYWOOD, FL 33019

**SHEET TITLE**  
ROOF PLAN

| REVISIONS |          |                |
|-----------|----------|----------------|
| No.       | DATE     | DESCRIPTION    |
| 1         | 10-11-11 | PLANNING DEPT. |

PROJECT No.: 11149  
DATE: 9-19-11  
DRAWN BY: TMS  
CHECKED BY: JSK

SHEET

**A-3**

3 OF 6



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PROJECT TITLE  
NEW RESIDENCE FOR  
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1333 MADISON STREET  
HOLLYWOOD, FL 33019

SHEET TITLE  
ELEVATIONS

| REVISIONS |          |                |
|-----------|----------|----------------|
| NO.       | DATE     | DESCRIPTION    |
| 1         | 10-11-11 | PLANNING DEPT. |

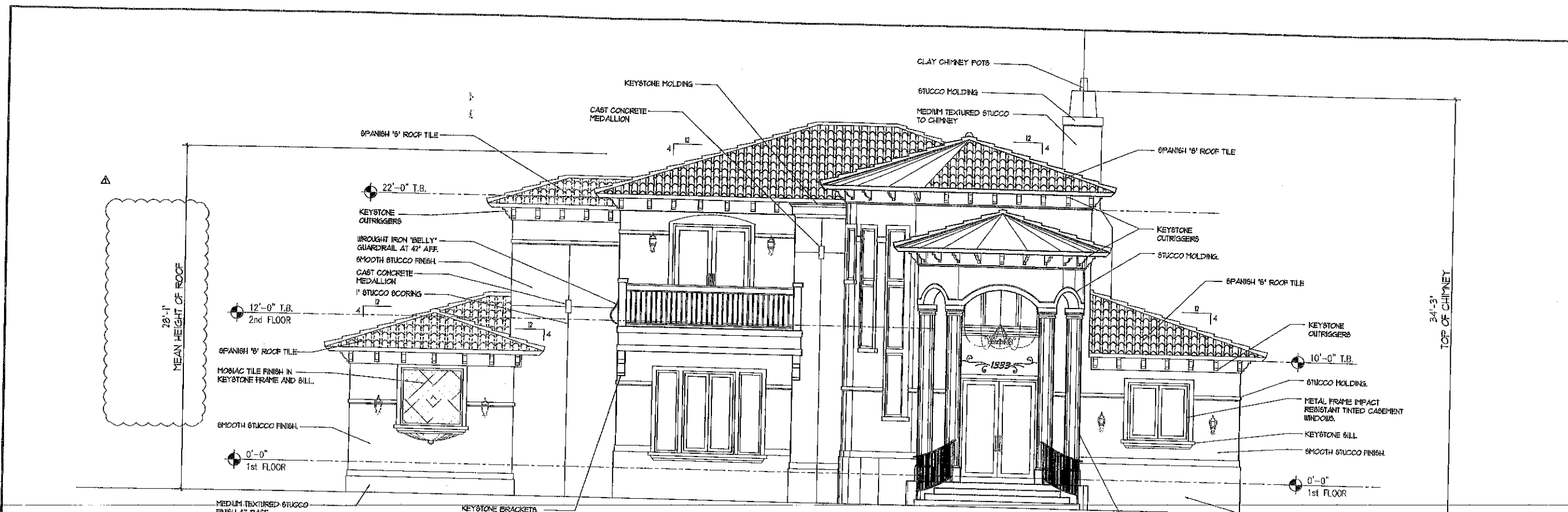
This drawing, when taken in conjunction with the specifications, shall constitute the entire contract for the project. No part of this drawing shall be used for any other project without the written consent of Kaller Associates PA.

PROJECT No.: 11149  
DATE: 9-19-11  
DRAWN BY: TMS  
CHECKED BY: JCK

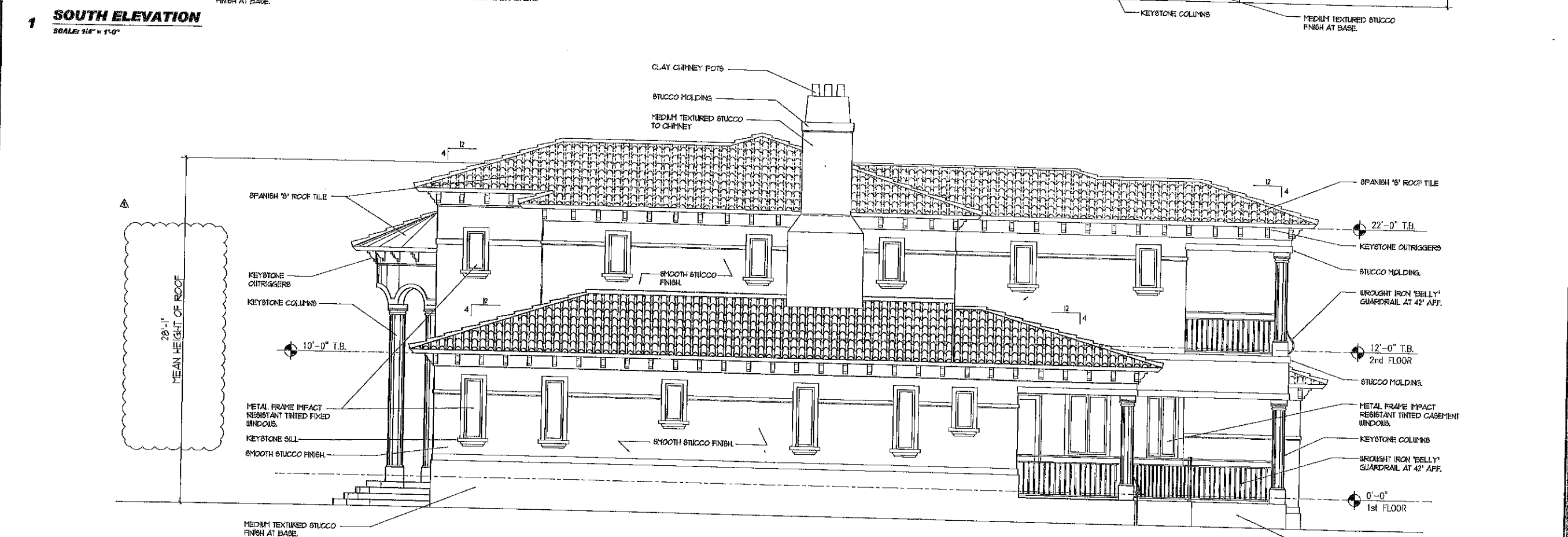
SHEET

A-4

4 OF 6



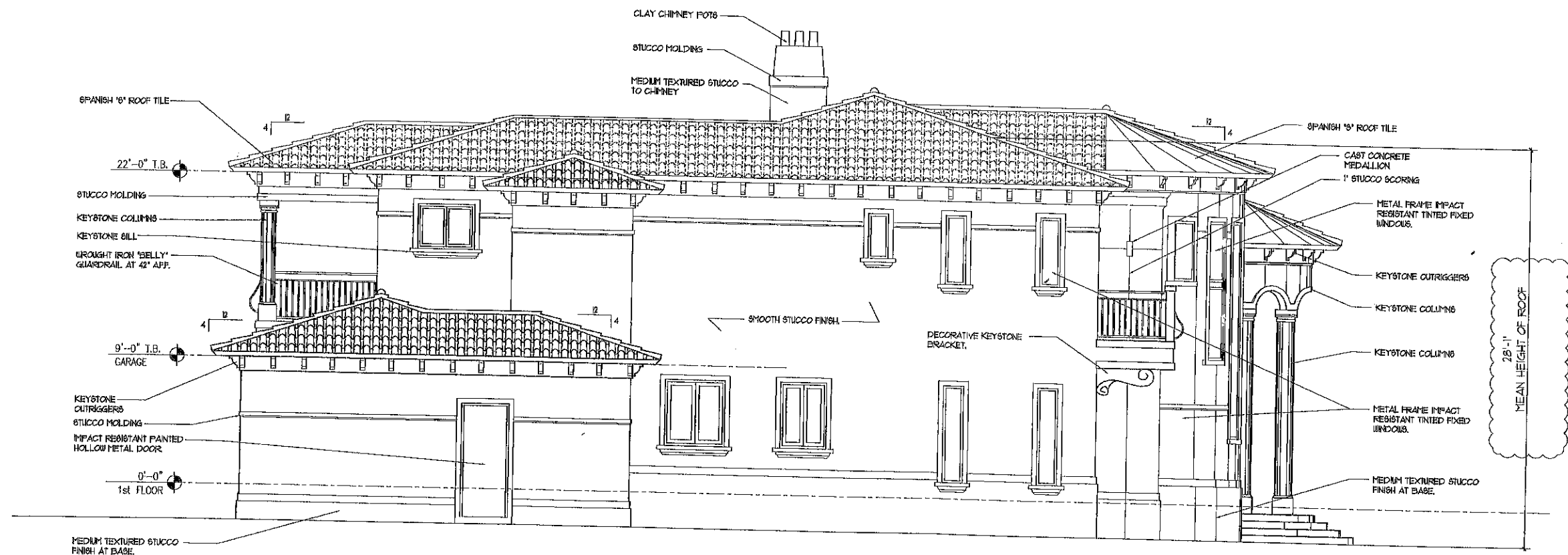
1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



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PROJECT TITLE  
NEW RESIDENCE FOR  
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1333 MADISON STREET  
HOLLYWOOD, FL 33019

SHEET TITLE  
ELEVATIONS

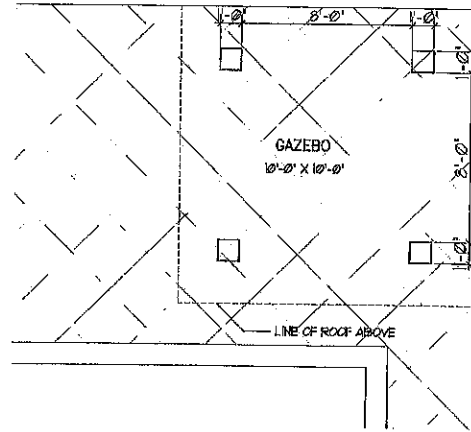
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| No.       | DATE     | DESCRIPTION    |
| 1         | 10-18-11 | PLANNING DEPT. |

PROJECT No.: 11195  
DATE: 9-19-11  
DRAWN BY: TMS  
CHECKED BY: JJK

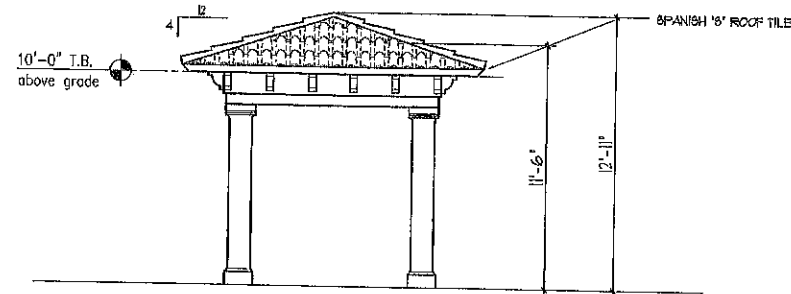
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**A-5**

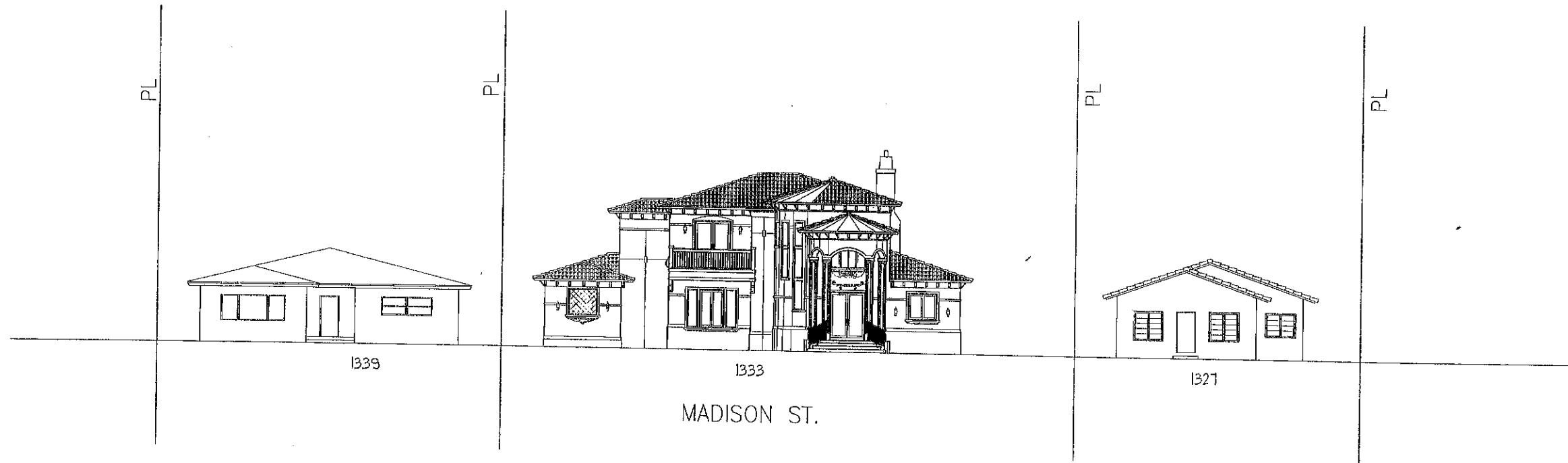
5 OF 6



**1 PLAN OF GAZEBO**  
SCALE: 1/4" = 1'-0"



**2 GAZEBO ELEVATION (TYPICAL)**  
SCALE: 1/4" = 1'-0"



**3 CONTEXTUAL ELEVATION MADISON STREET**  
SCALE: 1" = 10'-0"



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PROJECT TITLE  
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HOLLYWOOD, FL 33019

SHEET TITLE  
CONTEXTUAL ELEVATION  
GAZEBO PLAN AND

| REVISIONS |          |                |
|-----------|----------|----------------|
| No.       | DATE     | DESCRIPTION    |
| 1         | 10-11-11 | PLANNING DEPT. |

PROJECT No.: 11149  
DATE: 9-19-11  
DRAWN BY: TMS  
CHECKED BY: JBK

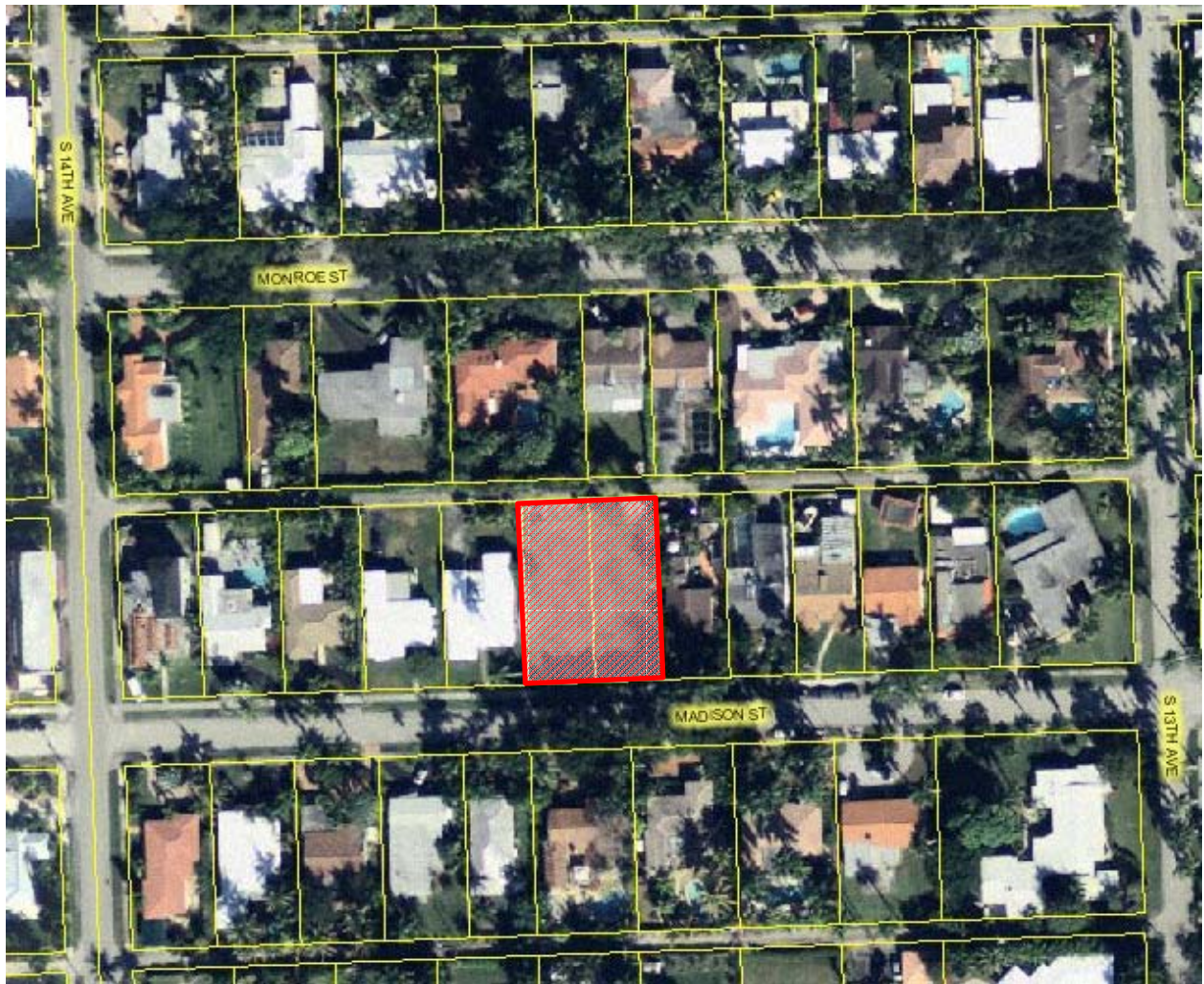
SHEET

**A-6**

6 OF 6

# ATTACHMENT B

## Aerial



**1333 Madison Street**