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

DATE: October 26, 2010

TO: Historic Preservation Board

VIA: Andria Wingett, Planning Manager

VIA: Julie Walls Krolak, Principal Planner

FROM: Elizabeth Chang, Planning and Development Services Administrator


APPLICANT REQUEST

Certificate of Appropriateness for Design for construction of a circular driveway in the front yard.

STAFF’S RECOMMENDATION

Certificate of Appropriateness for Design: Denial

REQUEST

The applicant is requesting to construct an approximate 800 sq ft circular driveway with pavers at the front of an existing single-family home in order to provide required parking. As proposed, the circular driveway would accommodate approximately 2-3 additional cars. Parking is currently located at the rear of the home off the alley in a one car garage with a head-in/back-out driveway. The existing driveway, approximately 8 ft in length, is insufficient for parking and the home is required to provide two parking spaces. An asphalt driveway, located at the rear of the home, was removed and never replaced which now contains fencing around the back yard.

During the past year, staff has worked closely with the Board to determine appropriateness of driveways in the front yard. As a result, the Board came to a general consensus that it is reasonable for staff to use several standards as a guide to help determine the viability of requests and proposed designs for these driveways. Staff encouraged the applicant to follow these standards in order to provide a head-in/back-out driveway in the front yard; however, the applicant wishes to move forward with the current design. Included in the scope of work is a walkway connection extending from the driveway to the front door of the home.
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 examining materials, scale, massing and location for all properties within the District. The Guidelines do not encourage construction of new curb cuts in areas where they did not historically exist; however, recent standards established by the Board allow for consideration of front yard driveways if designed appropriately. The applicant is required to provide two parking spaces based on the size of their home and is proposing a circular driveway; however if designed as head-in/back-out, this driveway could be approved administratively and not require Board approvals. Since it is larger than what is necessary for the home and not consistent with standards established by the Board, staff finds it appropriate to allow the Board to make a determination for this request.

SITE BACKGROUND

Applicant/Owner: William Kordek
Address/Location: 850 Hollywood Boulevard
Size of Property: 0.14 acres
Present Zoning: Single-Family Residential (RS-6)
          Lakes Area Multiple Resource Listing District (HMPRLOD-1)
Present Use of Land: Single Family Home
Year Built: 1953

ADJACENT ZONING

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

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan 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. It states, “The single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements”.

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

Policy 2.46 encourages the preservation of stable neighborhoods and rehabilitation initiatives that will revitalize and promote stability of neighborhoods.

The proposed driveway is larger than what is required for the home and is inconsistent with the existing residential setting. While this feature creates value to the existing and potential future residents by providing accommodations that are more frequently sought after by families of today, the size and scale is inconsistent with previously established standards. No additional
landscaping has been proposed and the applicant is proposing to relocate three trees. Additionally, the proposed driveway has a significant impact on the pervious amounts in the front yard, decreasing it from 90 percent to approximately 32 percent.

HOLLYWOOD LAKES NEIGHBORHOOD PLAN

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

The proposed driveway would have a negative impact on the front yard, covering over half of the area. This current design is inconsistent with the intent of the Design Guidelines for Historic Properties and Districts which encourages open front yards and lush landscaping. An alternative design of a head-in/back-out driveway would be more appropriate for the size and scale of the home and would be consistent with the surrounding neighbors and other homes throughout the Hollywood Lakes area.

DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR DESIGN:

A decision on an application for a Certificate of Appropriateness for Design for 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 and 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: As stated in the Design Guidelines, limit curb cuts in front yards to maintain the lush tropical setting in residential neighborhoods. Adjacent properties contain similar driveways in the front yard. However, inclusion of the requested circular driveway will create two new curb cuts and eliminate a large amount of open space in the front yard. Recent standards established allow for consideration of front yard driveways if designed appropriately. As proposed, approximately two spaces will be lost in existing on street parking along Hollywood Boulevard.

FINDING: Inconsistent

CRITERION: DESIGN

ANALYSIS: According to the Design Guidelines, parking areas should be designed in a manner consistent with limiting the amount of impervious surfaces. The proposed design of the driveway is circular which is consistent with surrounding properties. However, staff has discouraged construction of this new driveway due to its size and additional curb cut. Staff has recommended the applicant reduce the size of the driveway to a head-in/back-out design; however, the applicant wishes to move forward with the current design. Parking is currently maintained off of the alley in a one car garage and the applicant is required to provide two parking spaces. However, the proposed circular driveway is larger than what is necessary for the home and not consistent with
previously established standards for front yard driveways. Additionally, the proposed design increases the lot coverage in the front yard from 10 percent to approximately 68 percent.

FINDING: Inconsistent

CRITERION: SETTING

ANALYSIS: As mentioned previously, many homes throughout the Hollywood Lakes area maintain parking in the front of the home. While this setting may not be original to all homes, it has developed over time as the needs of families have evolved. This driveway, while new, will allow the owners to park on their property rather than on street. The applicant is required to provide two parking spaces based on the size of their home and is proposing a circular driveway. The applicant is not proposing any additional landscaping but is proposing to relocate trees in order to accommodate the proposed design. With the current design, the amount of lot coverage will increase but the property will contain approximately 52 percent pervious area.

FINDING: Consistent

CRITERION: MATERIALS

ANALYSIS: Historic District Design Guidelines recommend use of materials which 
 maximize green areas such as permeable pavers (i.e. grass pavers) and to avoid materials such as asphalt, concrete, and brick pavers with mortar. The applicant is proposing to use brick pavers with sand for the driveway which is consistent with most homes throughout the Hollywood Lakes area.

FINDING: Consistent

CRITERION: WORKMANSHIP

ANALYSIS: The Historic District Design Guidelines state parking areas should be designed in a manner consistent with limiting the amount of impervious surfaces. The applicant has stated the proposed design will provide easier and safer access to Hollywood Boulevard; however, it would create an increase in impervious area in the front yard, from 10 percent to approximately 68 percent.

FINDING: Inconsistent

CRITERION: ASSOCIATION

ANALYSIS: When making updates to a home, the Design Guidelines for Historic Properties and Districts recommend maintaining a layout and lot coverage similar to surrounding properties. While other homes in the neighborhood include front-yard driveways they still maintain a reasonable amount of open space on the sides and rear. Inclusion of the proposed driveway would yield lot coverage which is inconsistent to neighboring homes. Surrounding
properties have circular driveways; however, at a much smaller scale.

FINDING: Inconsistent

RECOMMENDATION
Certificate of Appropriateness for Design: Denial.

ATTACHMENTS
ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph
ATTACHMENT A
Application Package
GENERAL APPLICATION

APPLICATION TYPE (CHECK ONE):

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

Date of Application: 9/22/2010

Location Address: 850 Hollywood Blvd
Lot(s): 28  Block(s): 74  Subdivision: Hollywood Lakes
Folio Number(s): S142 14 02 4690
Zoning Classification: Residential  Land Use Classification: 01
Existing Property Use: Sq Ft/Number of Units: 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):

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

Explanation of Request: Owner needs driveway due to no street parking available

Number of units/rooms: 1  Sq Ft: 2257
Value of Improvement: 5,000  Estimated Date of Completion: 1 month
Will Project be Phased? ( ) Yes ☒ No  If phased, Estimated Completion of Each Phase

Name of Current Property Owner: William Koodek
Address of Property Owner: 850 Hollywood Blvd
Telephone: 240-0240  Fax: 240-0240  Email Address:

Name of Consultant/Representative/Tenant (circle one):
Address: Telephone:
Fax: Email Address:

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

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing:

Nick Tranchina  Address: 2121 Fillmore St
Telephone: 954-394-6260  Email Address: N7727@AOL.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. 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.

(\(\text{We}\) certify that (\(\text{We}\) 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. (\(\text{We}\) 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. (\(\text{We}\) 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: 9-21-10
PRINT NAME: William J. Kordek Date: 9-21-10

Signature of Consultant/Representative: ________________________________ Date: __________
PRINT NAME: ________________________________ Date: __________

Signature of Tenant: ________________________________ Date: __________
PRINT NAME: ________________________________ Date: __________

CURRENT OWNER POWER OF ATTORNEY

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

Sworn to and subscribed before me
this ______ day of __________

__________________________________________
SIGNATURE OF CURRENT OWNER

__________________________________________
PRINT NAME

Notary Public State of Florida

My Commission Expires: __________________ (Check One) Personally known to me; OR __________
LOT COVERAGE INFORMATION

If you are an 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. 6050 SQUARE FEET OF YOUR LOT (length x width)

2. 2130 SQUARE FEET OF YOUR HOUSE

3. 184 SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. driveways, walkways, decks, pools, storage sheds, etc.)

4. SQUARE FEET OF THE ADDITION, AND OR...

5. 850 SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.

6. 3164 TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3 + 4 +5).

7. 52.2% PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No. 6 by No. 1)
Search Results

Search > Properties located at/on/near '850 hollywood blvd'

20 permits were found for

**850 HOLLYWOOD BLVD**

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**Property Assessment Values**

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**2010 Exemptions and Taxable Values by Taxing Authority**

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**Adj. Bldg. S.F. (See Sketch)** 2257

**Special Assessments**

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11
JUSTIFICATION & CRITERIA STATEMENT
NEW CIRCLE DRIVEWAY
850 HOLLYWOOD BOULEVARD

That the requested driveway will match the majority of driveways in the neighborhood and on same street.

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

That the requested is consistent with and furtherance of the goals, objectives and policies of the adopted comprehensive plan as amended from time to time.

That the need for the request is not economically based or self imposed that the request is the minimum reasonably necessary.

That the request does comply with state or federal law.
1) The reason for the request for a circular driveway is due to the fact that the traffic on Hollywood Blvd does not permit backing out into a major Blvd safely.

2) Due to the new traffic flow of Hollywood Blvd there are numerous cars making U-turns at the intersection of 9th ave and Hollywood Blvd ....This would also not be safe for backing out of the subject property

3) The bus stop is less than 50 ft from the proposed new driveway which in the owners opinion would not be safe to back out either

4) there are numerous properties already in the lakes and on Hollywood Blvd with circle driveways
U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE
Important: Read the instructions on pages 1-6.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name WILLIAM J KORDEK -10-0712428CS
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No., or P.O. Route and Box No.) 850 HOLLYWOOD BOULEVARD
City HOLLYWOOD State FL ZIP Code 33019

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) HOLLYWOOD LAKES SECTION 1-32 B LOT 28 BLK 74 - 5142 14 02 4680

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL
A5. Latitude/Longitude: Lat. 26°20'07" Long. 80°07'34"
A7. Building Diagram Number 0
A8. For a building with a crawlspace or enclosure(s):
   a) Square footage of crawlspace or enclosure(s) 1004 sq ft
   b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 9
   c) Total net area of flood openings in A8.b 938 sq in
   d) Engineered flood openings? Yes No
A9. For a building with an attached garage:
   a) Square footage of attached garage 360 sq ft
   b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 1
   c) Total net area of flood openings in A9.b 104 sq in
   d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. FEMA Community Name & Community Number
   B2. County Name & Community Number BROWARD
   B3. State FL
B4. Map/Panel Number 12011C 0317
B5. Suffix F
B6. FIRM Index Date 06-18-92
B7. FIRM Panel Effective/Revise Date 06-18-92
B8. Flood Zone(s) AE
B9. Base Flood Elevation(s) (Zone AE, use base flood depth) 6.0

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
   FIS Profile FIRM Community Determined Other (Describe)
   B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other (Describe)
   B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
   *A new Elevation Certificate will be required when construction of the building is complete.
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AR/A; AR/A-1/30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.

Conversion/Comments N/A

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 3.50 feet meters (Puerto Rico only)
   b) Top of the next higher floor 6.24 feet meters (Puerto Rico only)
   c) Bottom of the lowest horizontal structural member (V Zones only) N/A
   d) Attached garage (top of slab) 5.08 feet meters (Puerto Rico only)
   e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 3.70 feet meters (Puerto Rico only)
   f) Lowest adjacent (finished) grade next to building (LAG) 2.97 feet meters (Puerto Rico only)
   g) Highest adjacent (finished) grade next to building (HAG) 2.20 feet meters (Puerto Rico only)
   h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support N/A

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

 Ogre's Name EFRAIN C. LOPEZ License Number: 2300 & LB 7638
Title P.L.S. Company Name D'AVILA & ASSOCIATES SERVICES, INC.
Address 19240 W 49 STREET, STE 201 City MIAMI STATE FL ZIP Code 33012
Telephone 305-512-3710

Certifier's Name CERTIFICATION DATE 08-09-10

FEMA Form 81-31, Mar 06

See reverse side for continuation.
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments C.2.E. REFERS TO AIR CONDITIONER MACHINERY

LATITUDE AND LONGITUDE OBTAINED BY GPS

DIAGRAM 1 = 338 FT

FF= 5.0

C.O.R.4.28

Signature

Date 08-09-10

☐ Check here if attachments

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

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is □ feet □ meters □ above or □ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is □ feet □ meters □ above or □ below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and 9 (see pages 8-8 of Instructions), the next higher floor (elevation C2.9 in the diagrams) of the building is □ feet □ meters □ above or □ below the HAG.

E3. Attached garage (top of slab) is □ feet □ meters □ above or □ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is □ feet □ meters □ above or □ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community’s floodplain management ordinance? □ Yes □ No □ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER’S REPRESENTATIVE) CERTIFICATION

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

Property Owner’s or Owner’s Authorized Representative’s Name

Address

City

State

ZIP Code

Signature

Date Telephone

Comments

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community’s floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G6 and G9.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number

G5. Date Permit Issued

G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: □ feet □ meters (PR) Datum

G9. BFE or (in Zone AO) depth of flooding at the building site: □ feet □ meters (PR) Datum

G10. Community’s design flood elevation: □ feet □ meters (PR) Datum

Local Official’s Name

Title

Community Name

Telephone

Signature

Date

Comments

☐ Check here if attachments

FEMA Form 81-31, Mar 09

Replaces all previous editions
Building Photographs
See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
850 HOLLYWOOD BOULEVARD

City HOLLYWOOD State FL ZIP Code 33019

For Insurance Company Use:
Policy Number

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page on the reverse.

FRONT VIEW
DATE:08-09-10
Building Photographs
Continuation Page

<table>
<thead>
<tr>
<th>Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.</th>
<th>For Insurer/Company Use:</th>
</tr>
</thead>
<tbody>
<tr>
<td>860 HOLLYWOOD BOULEVARD</td>
<td>Policy Number</td>
</tr>
<tr>
<td>City HOLLYWOOD State FL ZIP Code 33019</td>
<td>Company NAIC Number</td>
</tr>
</tbody>
</table>

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."

![Rear View Image]

REAR VIEW
DATE: 06-09-10
DESCRIPTION:
Lot 2A Block 7A "HOLLYWOOD LAKES SECTION", according to the plat thereof recorded in PLat Book 1 page 32 of the Public Records of Broward County, Florida.

PROPERTY ADDRESS:
850 Hollywood Boulevard
Hollywood, FL.

NOTE:
This survey has been amended 3/31/10 to show a 2nd story balcony that was not shown on the original survey done on 9/15/94. This survey has NOT been updated to reflect any changes that may have been made since the original date 9/15/94.

Survey updated 9/15/94

SURVEYOR'S CERTIFICATE:
I hereby certify that a recent survey of the above described property was made under my responsible direction and supervision and that there are no above ground encroachments unless otherwise noted. I further certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors pursuant to Section 472.07 Florida Statutes and the minimum requirements of the F.L.A.

SCALE 1" = 20'
SURVEY DATE August 9th 1991
Job number 1126-94

ROBERT T. BOGLE
Registered Land Surveyor No. 3277
STATE OF FLORIDA
ATTACHMENT B
Aerial Photograph
850 Hollywood Boulevard