

**CITY OF HOLLYWOOD, FLORIDA  
INTER-OFFICE MEMORANDUM  
OFFICE OF PLANNING**

**DATE:** February 22, 2011 **FILE:** 11-CM-04

**TO:** Historic Preservation Board

**VIA:** Andria Wingett, Planning Manager

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

**FROM:** Mariluz Maldonado, Planning and Development Services Administrator 

**SUBJECT:** Famsun Invest LLC requests a Certificate of Appropriateness for Partial Demolition and Certificate of Appropriateness for Design of a facade renovation to an existing store front located at 2022 Hollywood Boulevard within the Historic Hollywood Business District.

**REQUEST**

Certificate of Appropriateness for Partial Demolition and Certificate of Appropriateness for Design for facade renovations.

**RECOMMENDATION**

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

Certificate of Appropriateness for Design: Approval, if a Certificate of Appropriateness for Partial Demolition is granted.

**PROPOSED PROJECT**

**Certificate of Appropriateness for Partial Demolition**

The proposed faced renovation is for a building located at 2022 Hollywood Boulevard which is located in the Downtown Hollywood Historic District. The building is one story and constructed circa 1935. "The building has the typical look for a Downtown Hollywood retail store which includes the central recess entry and 18" knee wall. The building was built was built in 1935; however the current storefront and knee wall appear to have been added at a later time", as indicated by the applicant. Façade renovations are being proposed to the building which includes demolishing the existing store front (window and entrance area) and pushing it back about 20' while allowing for an approximate 419 sq ft open seating area. The applicant also indicated the parapet above the eyebrow area will remain at its current location. Moreover, the existing knee wall will be replaced with a new wall while maintaining the characteristics and the feel of Downtown Hollywood.

Since the building is located within the Historic Hollywood Business District, the Zoning and Land Development Regulations requires the applicant obtain a Certificate of Appropriateness for Partial

Demolition. In order to maintain a historical record of the building, the Board may request the Hollywood Historical Society, or the owner at the owner's expense, document and record the property for the archival record. Such documentation may include measured drawings and large-scale photography. In addition, the Historic Preservation Board may require the applicant to place a marker on the property which provides the historic background of the structure.

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

The building was originally constructed circa 1935 and includes architectural details of the One-Part Commercial Block style. One-Part and Two-Part Commercial blocks were popular features of many main street commercial districts in small towns across the United States in the early 1900s. The one-part commercial block consists of single story buildings, usually simple boxes with decorative facades, which house either a single store or many units. Facades, which face the street, have large windows and recessed entryways. These modest buildings have Mission Style details such as simple stucco molding, flat roof surfaces and raised parapets.

The Florida Master Site File identifies this building as one-part commercial block with Art Deco features on the facade. It also indicates the main entrance fronts Hollywood Boulevard and the façade was not as recessed as earlier buildings. The roof system consisted of flat roof. Its design included materials such as stucco, brick and a detailed parapet. The architect's name is unknown and the surveyor's evaluation of the site deemed the building as potentially eligible for local designation.

The proposed facade renovation intends to maintain a similar design while pushing the front façade which contains the main entrance and storefront windows more internal to the property (approx. 20'). This will allow the applicant to incorporate a covered seating area of approximately 419 sq ft with retractable store front system. The parapet above the eyebrow area will remain at its current location. The knee wall will be replaced with a new one while maintaining the characteristics and elements compatible to the abutting buildings. According to the applicant, "All existing materials that make up the structure, molding and other design elements will be maintained and preserved. Any repairs needed to the original structure will be done using like materials". The restoration of the building will be such to achieve an authentic look and feel of the existing Historic Elements and characteristics. As indicated by the applicant, "The new store front will be divided into sections of window panes similar to what already exists and will be installed to meet all current Building Codes".

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. The restoration is consistent with the character of the Historic Hollywood Business District and designed in such a way that maintains the spatial relationship with surrounding properties in its scale and massing.

### **SITE BACKGROUND**

<b>Applicants/Owners:</b>	Hollywood State Building, LLC
<b>Address/Location:</b>	2020 Hollywood Boulevard
<b>Size of Property:</b>	3,025 sq ft (.07 acres)
<b>Present Zoning:</b>	Historic Hollywood Business District (HPOD-1) Central City Commercial/Mixed Use Low Intensity (CCC-1)
<b>Present Land Use:</b>	Regional Activity Center
<b>Year Built:</b>	1935

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

**ANALYSIS:**           According to the applicant, the original structure, constructed in 1935, is being maintained and will not be affected by the partial demolition. Also as stated by the applicant, "In my Professional opinion, this storefront can safely be removed from the original building structure without affecting the adjacent concrete and masonry structural elements".

The proposed facade renovation intends to maintain a similar design while pushing the entryway more internal to the property. This will allow the applicant to incorporate a covered seating area on the front. The knee wall will be replaced with a new one while maintaining the characteristics and elements that are compatible to the abutting buildings.

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

**ANALYSIS:**           The Historic District Design Guidelines state *remove only non-significant buildings, additions, or site feature which detract from the historic character of a site or the surrounding district or neighborhood.* As stated by the applicant, "The property will be used as a restaurant, while preserving the very architectural elements that allows it to contribute to the Historic Character of the Downtown Hollywood District." The applicant has submitted a request of Certificate of Appropriateness for Design for redesign of the front facade.

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

**ANALYSIS:**           The Historic District Design Guidelines state *one of the factors to consider demolition is persuasive evidence to show that retention of the building is not technically or economically feasible.* Demolition has not been ordered by the Unsafe Structures Board

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

**ANALYSIS:**           The Historic District Design Guidelines state, *non-historic buildings whose design is not in character with its surroundings can be removed with no negative impact.* Although the building style represents an earlier era, the building itself has not been deemed historic nor is the last of its kind in this District. The site file however indicates the building could potentially be locally designated.

**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:** The proposed faced renovation is for a building located at 2022 Hollywood Boulevard which is located in the Downtown Hollywood Historic District. The building was originally constructed circa 1935 and includes architectural details of the One-Part Commercial Block style. One-Part and Two-Part Commercial blocks were popular features of many main street commercial districts in small towns across the United States in the early 1900s. The one-part commercial block consists of single story buildings, usually simple boxes with decorative facades, which house either a single store or many units. Facades, which face the street, have large windows and recessed entryways. These modest buildings have Mission Style details such as simple stucco molding, flat roof surfaces and raised parapets.

The Florida Master Site File identifies this building as one-part commercial block with Art Deco features on the facade. The main entrance fronts Hollywood Boulevard and the façade was not as recessed as earlier buildings. The roof system consisted of flat roof. Its design included materials such as stucco, brick and a detailed parapet. The architects name is unknown and the surveyor's evaluation of the site deemed the building as potentially eligible for local designation.

**FINDING:** Consistent

**CRITERION: DESIGN**

**ANALYSIS:** "The design of the subject building is very similar to those abutting structures. Similar elements include the 18" knee wall below the store front, full width concrete eyebrow and the recessed center entry contribute to an overall pattern and rhythm unique to Hollywood", as indicated by the applicant. The proposed facade renovation intends to maintain a similar design while pushing the front façade more internal to the property. This will allow the applicant to incorporate a covered seating area on the front. The knee wall will be replaced with a new one while maintaining the characteristics and elements that are compatible to the abutting buildings.

**FINDING:** Consistent

**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*. In order to help maintain a balance in this relationship when doing rehabilitation, they recommend retaining *distinctive features such as size, mass, color, and materials*.

When making alterations or additions it is also recommended *distinctive features such as size, mass, color, and materials of buildings* are retained. The proposed improvements will maintain the same building footprint, thus respecting existing size and mass. Additionally, the proposed renovations will not significantly differ from the original architecture and design.

**FINDING:** Consistent.

**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.

The Florida Master Site File identifies this building as one-part commercial block with Art Deco features on the facade. The main entrance fronts Hollywood Boulevard and the façade was not as recessed as earlier buildings. The roof system consisted of flat roof. Its design included materials such as stucco, brick and a detailed parapet. The architects name is unknown and the surveyor's evaluation of the site deemed the building as potentially eligible for local designation.

Using the same materials, textures and colors, the proposed renovations will be consistent with the original structure. According to the applicant, "All existing materials that make up the structure, molding and other design elements will be maintained and preserved. Materials used will be compatible with the overall appearance of the surrounding District.

Proposed colors such as white, blue, amber, gray and yellow are consistent with the City's color chart. Colors such as amber and blue will be utilized to provide contrast and enhance the appearance of the building. The proposed retractable doors on either side of the main entrance provide the appearance of standard glass panes used on storefronts and will not deviate significantly from the main building's design of the adjacent structures.

**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.*

FINDING: Consistent

**CRITERION: ASSOCIATION**

ANALYSIS: Design Guidelines for Historic Properties and Districts recommend avoiding incorporating elements which are incompatible with the other buildings in the neighborhood in materials, size, scale, and texture. Although the applicant is proposing a store front façade renovation, he has taken into consideration the elements of the existing structure as well as those from the surroundings and is proposing to maintain them through.

Design Guidelines for Historic Properties and Districts further state it is important to avoid *removing or radically changing [the front of buildings] and their features that are important in defining the overall historic character of the building.* The proposed renovation includes removal of the store front wall to push it back approximately 20' to incorporate an open seating area of approx. 419 sq ft. Renovations will reintroduce design elements which match the original design. As a result, the renovated façade will enhance the look of this building which is consistent with and encouraged by the surrounding Downtown community.

FINDING: Consistent

**RECOMMENDATION**

**Certificate of Appropriateness for Partial Demolition**

To be determined by Historic Preservation Board.

**Certificate of Appropriateness for Design**

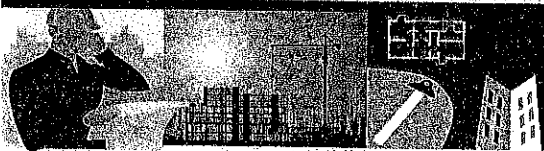
Staff finds that the petition is consistent with all specified criteria and therefore recommends approval if Certificate of Appropriateness for Partial Demolition is obtained.

**ATTACHMENTS**

- ATTACHMENT A: Application Package
- ATTACHMENT B: Aerial Photograph

**ATTACHMENT A**  
Application Package

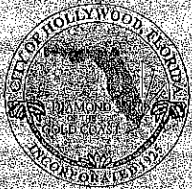
OFFICE OF PLANNING



File No. (to be filled by the Office of Planning): 10-CM-04

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

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

[http://www.hollywoodfl.org/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: 1/25/11

Location Address: 2025 Hollywood Boulevard  
Lot(s): 34 Block(s): 8 Subdivision: Hollywood 1-2) B  
Folio Number(s): 5142 1501 1440

Zoning Classification: HPOD-1 (C-6-D) and Use Classification: RAC  
Existing Property Use: Commercial Sq Ft/Number of Units: 21035

Is the request the result of a violation notice? ( ) Yes (x) No If yes, attach a copy of violation.  
Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s):

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

Explanation of Request: Review by Historic Preservation Board of Store-front Renovation

Number of units/rooms: N/A Sq Ft: N/A  
Value of Improvement: 30,000.00 Estimated Date of Completion: 5/2011  
Will Project be Phased? ( ) Yes (x) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Famsun Invest LLC - George Schroeder  
Address of Property Owner: 1500 E. Atlantic Blvd Pompano Beach 33060  
Telephone: 954-234-0807 Fax: \_\_\_\_\_ Email Address: GRS.Famsuninvest@gmail.com

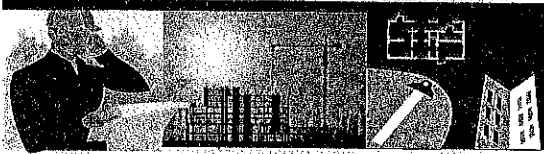
Name of Consultant/Representative/Tenant (circle one): Joseph B. Kauter  
Address: 2417 Hollywood Blvd Telephone: 954-950-5746  
Fax: 954-950-2841 Email Address: Joseph@kauterarchitects.com

Date of Purchase: 6/1/10 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: \_\_\_\_\_  
Address: \_\_\_\_\_  
Email Address: \_\_\_\_\_



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 Owner: George R. Schroeder, M/M Date: 1-25-11

PRINT NAME: George Schroeder Date: 1-25-11

Signature of Consultant/Representative: Joseph B. Kaller Date: 1-25-11

PRINT NAME: JOSEPH B. KALLER Date: 1-25-11

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

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

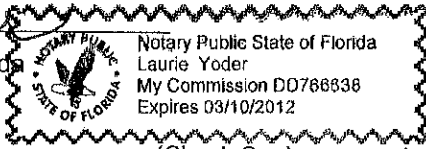
CURRENT OWNER POWER OF ATTORNEY

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) 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 25 day of January 2011

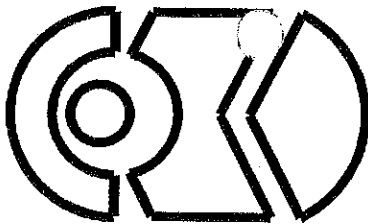
George R. Schroeder, M/M  
SIGNATURE OF CURRENT OWNER

Laurie Yoder  
Notary Public State of Florida



George Schroeder  
PRINT NAME

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



**G.D. Klieger, Inc.**  
Consulting Structural Engineers  
1909 Harrison Street, Suite 204  
Hollywood, FL 33020-5017  
Phone: (954) 923-2111  
Fax: (954) 923-4949  
e-mail: gklieger@att.net

January 21, 2011

City of Hollywood  
Planning & Development Services Department  
2600 Hollywood Boulevard  
Hollywood, Florida 33020

Reference: Structural Report  
2022 Hollywood Boulevard  
Hollywood, Florida 33019  
Architect's Project #10166

To Whom It May Concern:

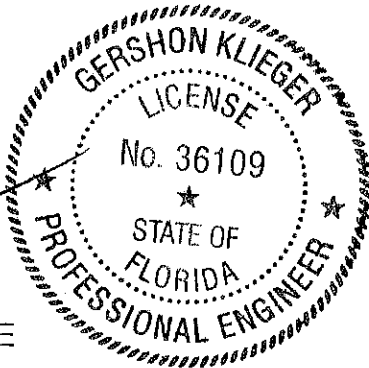
The area of the North Façade proposed to be demolished is only the alum. & glass storefront. An existing 18" high knee wall (at about 40% to 50% of the storefront's width) will be retained or (if found to be damaged upon exposing the finishes) reconstructed to match existing. No structural portions of the Building will be affected. The Building was built in 1935, however the current storefront and the knee wall appear to have been added at a later time.

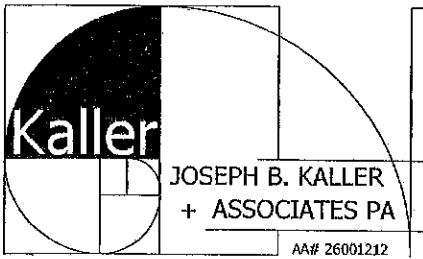
In my Professional Opinion, this storefront can safely be removed from the original Building structure without affecting the adjacent concrete and masonry structural elements. Should any repairs be needed (other than the knee-wall described above), we expect them to be only cosmetic in nature.

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

Sincerely,  
G.D. Klieger, Inc.

1/21/2011  
Gershon D. Klieger, PE  
President  
FL. PE #36109 (Structural)





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**CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION CRITERIA  
FOR THE HISTORIC PRESERVATION BOARD**

**2022 HOLLYWOOD BOULEVARD**

The Zoning and Land Development Regulations Section 5.6.F.5.d states the Historic Preservation Board shall consider the following Criteria in evaluating an Application for Certificate of Appropriateness for Demolition.

**CRITERION 1:** The building, structure, improvement, or site is designated on either a National, State or Local level as a Historic Preservation District or an Architectural Landmark or Site.

**ANALYSIS:** The Site is located in the Downtown Hollywood Historic District. It is a single story building constructed circa in 1935. The 25'-0" wide building has the typical look for a Downtown Hollywood Retail Store with its central recessed entry and 18" high knee wall. This look is found throughout the Hollywood Commercial Districts. It is the intent of this proposed renovation to preserve all of these characteristics that contribute to the Downtown Hollywood look and feel.

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

**ANALYSIS:** The Building structure, design and craftsmanship is not being compromised, removed or renovated in any way. The store front is the only part of the façade being removed; therefore the look and feel of the Historic Structure will remain as is.

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

**ANALYSIS:** The Building, although similar in scale and overall design possesses features unique to it such as the half octagonal columns at each side of the store front and the dentil molding along the parapet wall. These features, along with the overall similarity to other buildings allow the Building to contribute to the pattern of Downtown while maintaining its own special qualities.

**CRITERION 4:** The building, structure, improvement or site contributes significantly to the Historic Character of a Historically Designated District.

**ANALYSIS:** The Building does contribute to the Historic Character of the Downtown Hollywood District. It has a feel and scale that plays a part in the overall rhythm of the Downtown area. This feel and scale is being maintained.

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

**ANALYSIS:** The retention of the Building's Design and Aesthetic quality contributes to the study of local history and architecture. Its similarity to other Buildings contributes to a cohesive quality to the City and its unique details, allows it to stand uniquely on its own.

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

**ANALYSIS:** The property will be used as a restaurant, while preserving the very architectural elements that allows it to contribute to the Historic Character of the Downtown Hollywood District. Demolition will be limited to the store front only, allowing the Building to still contribute the Historical feel of its surroundings.

**CRITERION 7:**

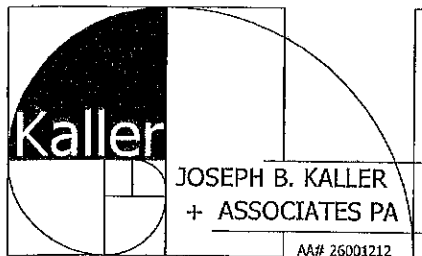
The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the Owner of all economically viable uses of the Property.

**ANALYSIS:** The Main Building, Structural, Architectural elements and Historic Details will remain. The demolition proposed will not affect any of the important contributing characteristics of the Building.

**CRITERION 8:**

The information listed in the Historic Properties Database (a listing of historic and non-historic properties), as a guideline in determining whether a certification of Appropriateness for Demolition should be issued.

**ANALYSIS:** The information listed in the Historic Properties Database was considered in the proposed demolition request.



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**CERTIFICATE OF APPROPRIATENESS FOR DESIGN  
FOR THE HISTORIC PRESERVATION BOARD**

**2022 HOLLYWOOD BOULEVARD**

**1. INTEGRITY OF LOCATION:**

The Property is located in the heart of the Downtown Hollywood Historic District. It sits along side other historically significant site built as early as 1925. Built in 1935, it is similar in character to other single story retail establishments in the area and definitely contributes to the Historic nature of Downtown Hollywood.

**2. DESIGN:**

The Design of the Property is very similar to other adjacent properties. These similar architectural design elements like the 18" knee wall below the store front, full width concrete eyebrow and the recessed center entry contribute to an overall pattern and rhythm unique to Hollywood. While similar in many ways to other Downtown sites, it also possesses special details like the half octagonal columns at the edges and the dentil moldings along the parapet wall, which are unique to it.

**3. SETTING:**

The Site is located east of 21<sup>st</sup> Avenue, along the south side of the Street. It sits adjacent to a single story building to the east and a two story building to the west. There is a scale, height, rhythm and pattern that these buildings in a row possess. This contributes to the language of the City and the pedestrian friendly atmosphere it promotes. There is a rhythm to the street that encourages slower movement of traffic while you gaze into the openness of the façade. This is repeated throughout this unique setting.

4. **MATERIALS:**

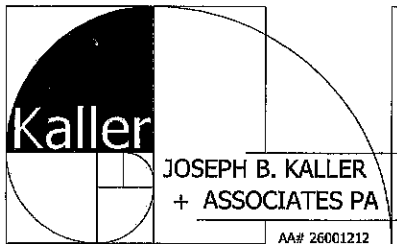
All existing materials that make up the structure, molding and other design elements will be maintained and preserved. New Building materials such as the store front will be recessed 13'-6" into the Building. Any repairs needed to the original structure will be done using like materials that already exist such as stucco.

5. **WORKMANSHIP:**

Workmanship on the renovation will be such that will achieve an authentic look and feel to match the existing Historic Characteristics and Elements. The new storefront will be divided into sections of window panes similar to what already exists and will be installed to meet all current Building Codes and Standards.

6. **ASSOCIATION:**

The Building is apart of a pattern and rhythm along the Hollywood Boulevard Corridor. Like many buildings in this area it is 25'-0" in width with a transparent façade that encourages pedestrian interaction and movement between inside and outside. It is part of a larger environment unique to the Historic Downtown Hollywood.



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February 9, 2011

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

Reference: Façade Renovation  
2022 Hollywood Boulevard  
Hollywood, Florida  
Architect's Project #10166

#### DESCRIPTION OF STRUCTURE & COST ESTIMATE STATEMENT

Dear Board Members:


This letter serves to clarify the feasibility of trying to renovate the section of the storefront that is being requested to be removed, demolished and relocated.

The area in question is the storefront of the existing façade. There are no permits on record for this storefront implying its conformance to current Building Codes or that this storefront occurred on the Historic Building. The storefront, aluminum framed glass has no identification for impact resistance and the framing joint connections seem to be in non-conformance with the current code.

The new proposed storefront, which will be allocated further inside the store, will create a new covered terrace within the existing roof/ceiling structure. This open covered terrace was conceived with the intention to create a more welcoming atmosphere for the customer entering the establishment. The new storefront will be constructed with impact resistant glass and aluminum framing side lites and double doors up to code to match existing storefront profile.

Based on estimates in order to rehabilitate this area and bring it up to code would be approximately \$35,000.

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

Sincerely,  
Joseph B. Kaller & Associates, P.A.  
  
Joseph B. Kaller, LEED AP  
President





<b>Site Address</b>	2022 HOLLYWOOD BOULEVARD , HOLLYWOOD	<b>ID #</b>	5142 15 01 1440
<b>Property Owner</b>	FAMSUN INVEST LLC	<b>Millage</b>	0513
<b>Mailing Address</b>	1500 E ATLANTIC BLVD STE B POMPANO BEACH FL 33060	<b>Use</b>	11

<b>Legal Description</b>	HOLLYWOOD 1-21 B LOT 34 BLK 8
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Property Assessment Values					
Click here to see 2010 Exemptions and Taxable Values reflected on Nov. 1, 2010 tax bill.					
Year	Land	Building	Just Value	Assessed / SOH Value	Tax
2011	\$156,310	\$300,810	\$457,120	\$457,120	
2010	\$156,310	\$300,810	\$457,120	\$457,120	\$11,551.75
2009	\$156,310	\$382,330	\$538,640	\$538,640	\$12,752.97

**IMPORTANT:** The 2011 values currently shown are very preliminary numbers. Those numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2011, to see the actual proposed 2011 assessments and portability values.

2011 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$457,120	\$457,120	\$457,120	\$457,120
Portability	0	0	0	0
Assessed/SOH	\$457,120	\$457,120	\$457,120	\$457,120
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
<b>Taxable</b>	<b>\$457,120</b>	<b>\$457,120</b>	<b>\$457,120</b>	<b>\$457,120</b>

Sales History				
Date	Type	Price	Book	Page
6/1/2010	WD-Q-DS	\$380,000	47155	1610
8/12/2008	DRR-D	\$331,000	45608	458
7/28/2008	CET-T	\$100	45588	55
7/2/2008	QCD-T	\$100	45498	1643
2/22/2007	QCD	\$100	43921	1197

Land Calculations		
Price	Factor	Type
\$5,800	26.95	FF
Adj. Bldg. S.F. (See Sketch)		2635

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
05	C				
C					
2635					

YEAR BUILT:

1935

Page 1 **HISTORICAL STRUCTURE FORM**  
**FLORIDA SITE FILE**

Site # 8BD02976

Site Name 2022 HWD BLVD

Recorder # 0

Field Date 1/1/96

Form Date 2/13/96

Survey

No Original

Multilist #:

National Register Category BUILDING

Yes Update

Survey #:

**LOCATION AND IDENTIFICATION**

Address (Include N,S,E,W; st. ave, etc) 2022 HOLLYWOOD BLVD

Cross Streets (nearest/between) 20 AND 21 AVE

Nearest City/Town HOLLYWOOD

Within City Limits Yes

County BROWARD

Tax # 514215011440

Subdivision Name HWD 1-21B

Block 8

Lots 34

Ownership COMMERCIAL

Name of Public Tract (e.g., park)

Route To S SIDE OF HWD BLVD

**MAPPING**

USGS Map Name FT LAUD SOUTH 1962 PR 1969

Township 51 Range 42 Sect. 15 1/4 SW 1/4 - 1/4: NW Irreg. Sect.? No

UMT ZONE (16 OR 17): 17 Easting 0 Northing 0

Landgrants:

Plat or Other Map (Map's name, Location) HWD 1-21B

**DESCRIPTION**

Style COMMERCIAL Exterior Plan RECTANGULAR No. Stories 1

Structural Systems UNKNOWN

Foundation Types UNKNOWN Materials UNKNOWN

Exterior Fabrics STUCCO, BRICK

Roof Types FLAT Materials UNKNOWN

Secondary Strucs. (dormers etc.) NONE

Chimney: No. 0 Materials Locations NONE

Windows: Types FIXED Materials ALUMINUM

Main Entrance (stylistic details) RECESSED ENTRY W/STUCCO HOOD

Open Porches 0 Closed 0 Incised 0 Locations NONE

Porch Roof Types

Exterior Ornament STUCCO, BRICK

Interior Plan UNKNOWN Condition GOOD

Surroundings A-COMM

Ancillary Features NONE

Archaeological Remains at Site: NONE-NA

NARRATIVE: (eg description of interior, landscape, architecture, etc. 250 character limit.)

THE BLDG FEATURES ART DECO DETAILS ON THE FACADE W/ A DETAILED PARAPET. THE ENTRY IS ONLY SLIGHTLY RECESSED.

### HISTORY

Construction Date *PRE 1940* CIRCA: No

ARCHITECT (last name first): *UNKNOWN*

BUILDER (last name first): *UNKNOWN*

Moves	No	Dates	Orig. addr.	
Alterations	Yes	Dates	Nature	<i>WINDOWS, DOORS</i>
Additions	Yes	Dates	Nature	<i>FABRIC AWNING</i>
Original Use (give dates):			From	To
Intermediate Uses (give dates):			From	To
Present Uses (give dates)	<i>RETAIL</i>		From	To

## OWNERSHIP HISTORY:

*UNKNOWN*

### RESEARCH METHODS (Check all choices that apply; if needed write others at bottom)

No	Archaeological survey/testing:	Yes	Tax records only:	Yes	Library research-local:	Yes	Subdivision maps:
No	Exposures inspected, informal:	No	Interior inspection:	Yes	Library special collectn	Yes	Sanborn maps:
No	Controlled archaeological surf colltn	Yes	FMSF survey search:	Yes	Building Permits:	Yes	Plat maps:
No	Archaeological form completed:	Yes	FMSF sites search:	Yes	Demolition permits:	No	Newspapers:
No	Public Lands Survey:	No	FL Archives (Gray Bldg):	No	Commercial permits	No	Occupant interview:
No	Tax records/property deeds:	No	FL Phono Archives	No	Occupation permits:	Yes	neighbor interview:

No other: (Specify)

### SURVEYOR'S EVALUATION OF SITE

Potentially eligible for local designation? *Yes*

Individually eligible for National Register? *No* Category *HPOD-1*

Potential contributor to National Register district? *Yes*

Historical Associations *ARCHITECTURE*

## Explanation of Evaluation

*ONE-PART AND TWO-PART COMMERCIAL BLOCKS WERE POPULAR FEATURES OF MAIN STREETS ACROSS THE U S IN THE EARLY 1900'S. THE ONE-PART COMMERCIAL BLOCK CONSISTS OF SINGLE STORY BLDGS W/ONE OR MORE UNITS WELEMENTS OF MISSION STYLE.*

### DOCUMENTATION (Photos, Plans, etc.)

Bibliographic References (Use continuation Sheet, give FSF Manuscript # if relevant)

*RESEARCH ATLANTICA, HISTORIC DESIGNATION REPORT, 1995; HOLLYWOOD BUILDING CARDS.*Location of negatives + negative numbers *96N012ARS(FRAME 21)*

NOTE: For computer entry on "Smartform" please refer to the REPOSITORY section to input information on photographs)

### RECORDER

Recorder Name *NIPE, FRANCES.*

Recorder Address *2600 HWD BLVD, HWD, FL 33020-9045*

Recorder Phone *954-921-3471*

Affiliation *COM PLN DIV, CITY OF HWD*

## Historic Properties: Hollywood Boulevard



2022 Hollywood Boulevard pre 1940

This is a one-part commercial block with Art Deco features on the facade. Note that the entryway is not as recessed as earlier buildings.

Run Report

[ ]

Next Action

[ ]

CITY OF HOLLYWOOD FLORIDA  
Metropolitan Parcel Information Management System

PERMIT HISTORY INQUIRY

Permit Number	Work Description	Film Number	Date
1.E9705499	RE-ROOF-FLAT	9706270	073097
2.E8900646	AIR CONDITIONING-ELECTRICAL	F891974	050589
3.M8900412	A/C - CENTRAL - REPLACEMENT	F891974	050489
4.M9900386	A/C - CENTRAL - REPLACEMENT	9904049	031799
5.P0001797	PLUMBING WORK	0041898	103100
6.P0501174	BACKFLOW PREVENTER	0505811	082305
7.P0501591	BACKFLOW PREVENTER	0507709	120905
8.P0700098	BACKFLOW PREVENTER	0700613	011907
<del>9.E8903551</del>	<del>ALTERATIONS-INTERIOR</del>	<del>F893807</del>	<del>061688</del> *
10.E0000500	ALARM - COMMERCIAL - CENTRAL - AUDIBLE	0306599	021000
11.E0601915	ELECTRICAL WORK	0800111	081706
12.E8901044	AIR CONDITIONING-ELECTRICAL	F892044	071889
13.E8901723	ELECTRICAL WORK	F893807	110289
14.E9902666	ALARM - COMMERCIAL - CENTRAL - AUDIBLE	0001690	080499
15.M0601126	HOOD SYSTEM	0800111	081706
16.M0601127	CHEMICAL FIRE EXTINGUISHING SYSTEM	0800111	081706

NAME OF OWNER: CHURCH OF THE BIBLE  
 ADDRESS: 2022 10th AVE  
 LEGAL DESCRIPTION: \_\_\_\_\_ COST: \_\_\_\_\_  
 DESCRIPTION OF CONSTRUCTION: \_\_\_\_\_  
 ARCHITECT: \_\_\_\_\_

PERMIT TYPE	NO.	DATE	TO WHOM	STATUS
ELECTRICAL	7-553	9-8-67	CHURCH OF THE BIBLE	ISSUED
MECHANICAL	7-553	9-16-67	CHURCH OF THE BIBLE	ISSUED
PLUMBING				
PAVING				
SEWER				
WATER				
CONCRETE				
FOUNDATION				
ROOFING				
DRIVEWAY				
FENCE				

NAME OF OWNER: CHURCH OF THE BIBLE  
 ADDRESS: 2022 10th AVE

PERMIT NO. 74-4075  
 ARCHITECT: \_\_\_\_\_  
 DATE: 11-18-10  
 STATUS: ISSUED

DESCRIPTION OF CONSTRUCTION: Interior

PERMIT TYPE	NO.	DATE	CONTRACTOR	STATUS
ELECTRICAL	72913	11/18/10	CHURCH	ISSUED
MECHANICAL				
PLUMBING				
PAVING				
SEWER				
WATER				
CONCRETE				
FOUNDATION				
ROOFING				
DRIVEWAY				
FENCE				

NAME: WALL TREATMENT BY SHELF  
 JOB ADDRESS: 2022 Blvd. Blvd.

LOT NUMBER: [ ]  
 ARCHITECT: [ ]

DESCRIPTION OF CONSTRUCTION: Fire Repair

TYPE POINT	NUMBER	DATE	CONTRACTOR	TITLE POINT	NUMBER	DATE
WALL				WALL		
WALL	19046	4/18/78	Alfa Alamo	WALL		
WALL				WALL		
WALL				WALL		
WALL				WALL		
WALL				WALL		
WALL				WALL		
WALL				WALL		

NAME: [ ]  
 JOB ADDRESS: [ ]

LOT NUMBER: [ ]  
 ARCHITECT: [ ]

DESCRIPTION OF CONSTRUCTION: WALL REPAIR

TYPE POINT	NUMBER	DATE	CONTRACTOR	TITLE POINT	NUMBER	DATE
WALL	7935	11-08-08	WALL REPAIR	WALL		
WALL				WALL		
WALL				WALL		
WALL				WALL		
WALL				WALL		
WALL				WALL		
WALL				WALL		
WALL				WALL		

COUNTY: County



OWNER: Elizabeth Ryan  
 JOB ADDRESS: 1022 Holly  
 PERM: 2000  
 LOT NUMBER: 70029  
 ARCHITECT: [blank]  
 FEE: \$ 17.70  
 DESCRIPTION OF CONSTRUCTION: re roof - 4 ply tar and gravel

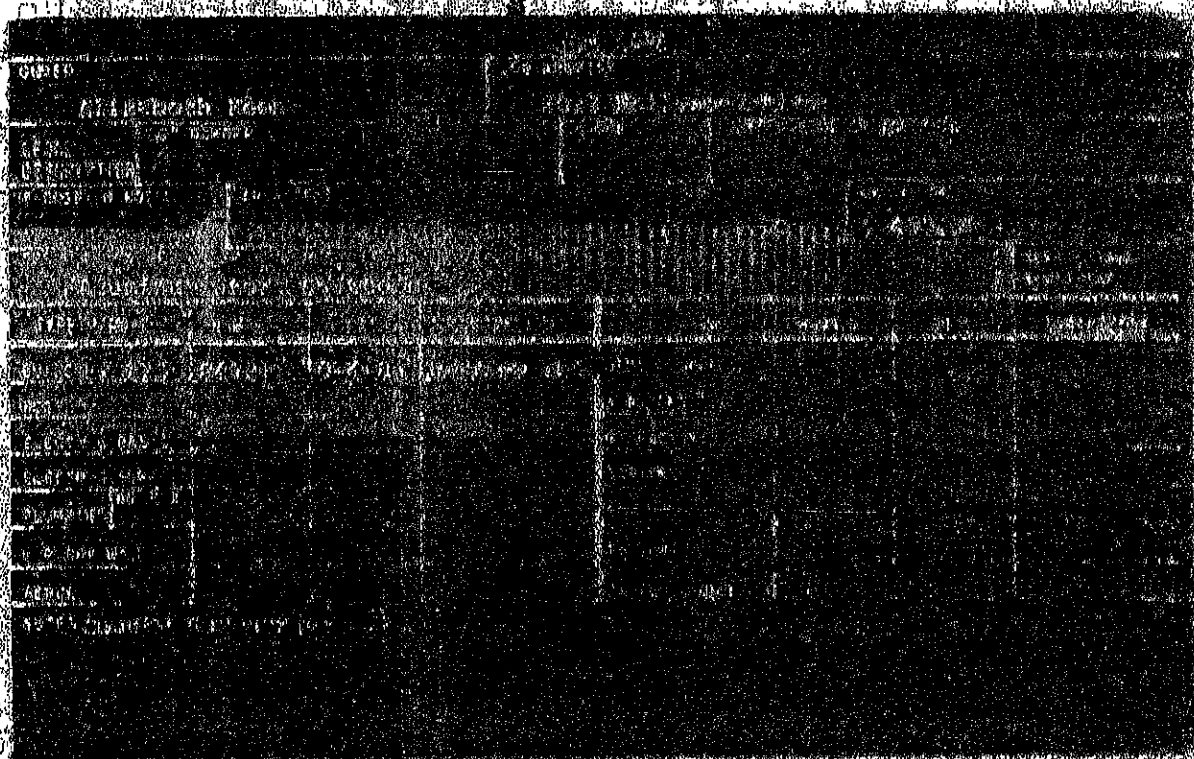
TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE
REPAIR	2000	7/16/01	King Roofing	REPAIR/RENOV		
ELECTRIC-RWRE				REPAIR/RENOV		
ELECTRIC-SUPP.				REPAIR/RENOV		
PLUMBING				REPAIR/RENOV		
T-P-REY HALL				REPAIR/RENOV		

NOTES: county surcharge \$1.33

OWNER: D. Fenn  
 JOB ADDRESS: 1022 Holly  
 PERM: 25010  
 LOT NUMBER: [blank]  
 ARCHITECT: [blank]  
 FEE: \$ 8.00  
 DESCRIPTION OF CONSTRUCTION: Elec. repairs

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE
REPAIR	25010	9-1-01	King, Elec.	REPAIR/RENOV		
ELECTRIC-RWRE				REPAIR/RENOV		
ELECTRIC-SUPP.				REPAIR/RENOV		
PLUMBING				REPAIR/RENOV		
T-P-REY HALL				REPAIR/RENOV		

NOTES:



NO. 175 2477				
LEGAL DESCRIPTION				
PLANNING				
PERMITS				
OTHER CHARGES				
TOTAL CHARGES \$20				

NO.				
LEGAL DESCRIPTION				
PLANNING				
PERMITS				
OTHER CHARGES				
TOTAL CHARGES \$20				

**Golden Print**  
LOT NUMBER

ARCHITECT

IDENTIFICATION OF CONSTRUCTION  
NATIONAL AC System

DATE	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL	REMARKS

CONCRETE SURCHARGE: .20

**Even's Golden Print**  
LOT NUMBER

ARCHITECT

IDENTIFICATION OF CONSTRUCTION  
CONCRETE VILLAGE

DATE	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL	REMARKS

CONCRETE SURCHARGE: .20  
VIOLATION FEE

Iwan's Print Shop  
 2022  
 44.00  
 ARCHITECT  
 DESCRIPTION OF CONSTRUCTION  
 Outlets, etc.  

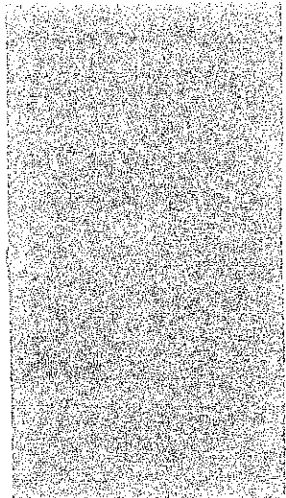
TYPE	AMOUNT	RATE	CHARGE	TAX	AMOUNT	TOTAL
ELECTRIC WIRE	30624	6-8-04	61100			
ELECTRIC WIRE						
ELECTRIC WIRE						
ELECTRIC WIRE						
ELECTRIC WIRE						
ELECTRIC WIRE						

County Surcharge: .20

Iwan's Quick Print  
 2002  
 22.75  
 ARCHITECT  
 DESCRIPTION OF CONSTRUCTION  
 A/C REPLACEMENT  

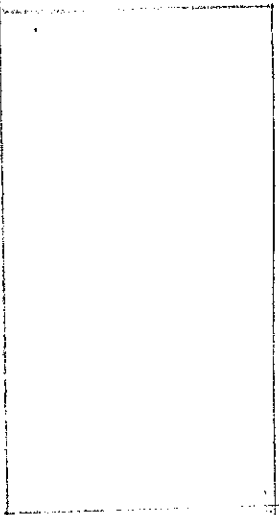
TYPE	AMOUNT	RATE	CHARGE	TAX	AMOUNT	TOTAL
ELECTRIC WIRE						
ELECTRIC WIRE						
ELECTRIC WIRE						
ELECTRIC WIRE						
ELECTRIC WIRE						
ELECTRIC WIRE						

Notes: county surcharge \$ .60



BENJAMIN  
MOORE  
AMPER  
# 168

P-1

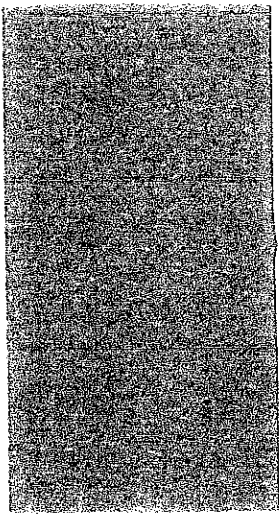


BENJAMIN  
MOORE  
RECONSTRUCTION  
# N/A

P-2

BENJAMIN  
MOORE  
SEAMER  
# 381

P-3

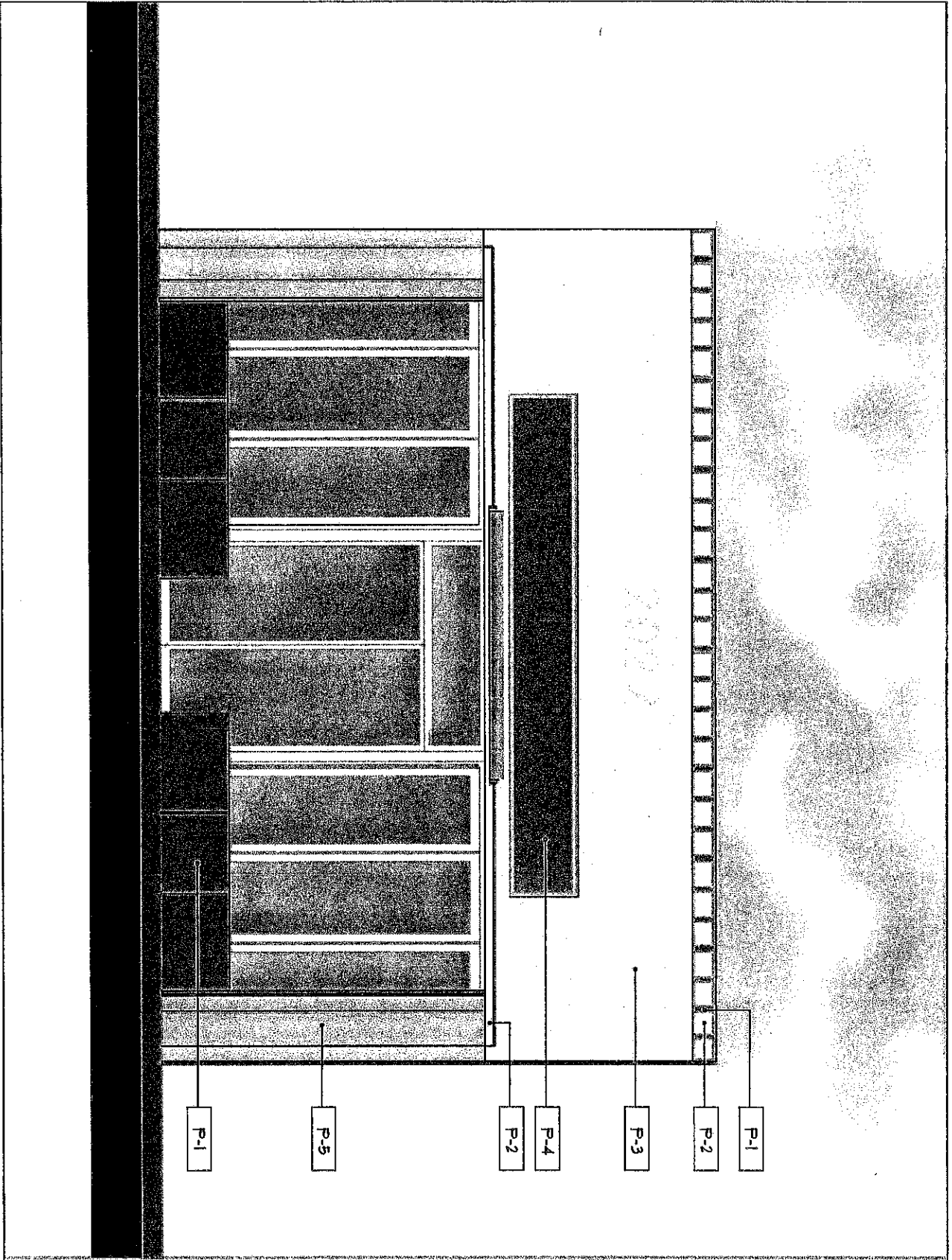


BENJAMIN  
MOORE  
SPACEPUL SPA  
# 767

P-4

BENJAMIN  
MOORE  
METRO GRAY  
# 1459

P-5



TYPE OF SURVEY: BOUNDARY

JOB NUMBER: SU-10-3438

LEGAL DESCRIPTION:

LOT 34, BLOCK 8, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

ADDRESS: 2022 HOLLYWOOD BOULEVARD HOLLYWOOD, FL 33020

FLOOD ZONE: X  
BASE FLOOD ELEVATION: N/A  
CONTROL PANEL NUMBER: 125113-0317-G  
EFFECTIVE: REVISED: 10/2/1997

LOWEST FLOOR ELEVATION: N/A  
GARAGE FLOOR ELEVATION: N/A  
LOWEST ADJACENT GRADE: N/A  
HIGHEST ADJACENT GRADE: N/A

REFERENCE BENCH MARK: N/A

CERTIFY TO:

- 1. FAMSUN INVESTMENTS LLC
- 2. OATES & OATES, P.A.
- 3.
- 4.
- 5.
- 6.

EASEMENTS ACCORDING TO THE AFORESAID PLAT:  
NONE

ABOVE GROUND ENCROACHMENTS ACCORDING TO THE AFORESAID PLAT:  
NONE

NOTE:

THIS SURVEY REFLECTS ALL MATTERS OF SURVEY PER COMMITMENT NUMBER I-8394 ROSS.

NOTICE:

THIS SURVEY IS MADE FOR MORTGAGE AND TITLE PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.

NOTES:

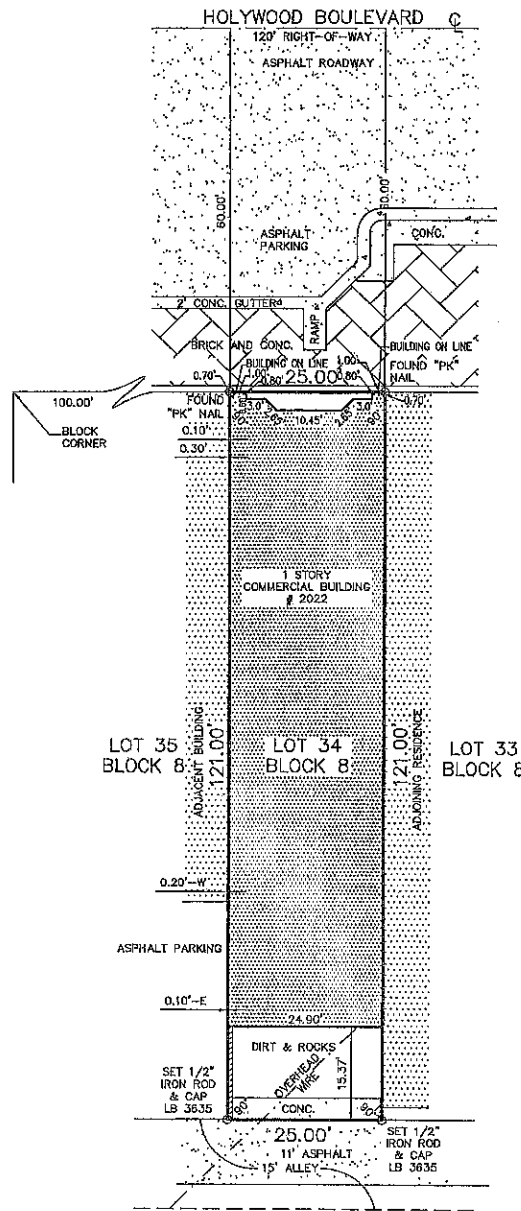
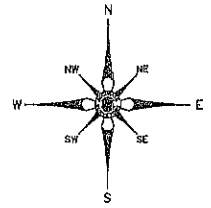
- 1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT, ONE IS NOT VALID WITHOUT THE OTHER.
- 2. OWNERSHIP OF FENCES AND WALLS IF ANY, NOT DETERMINED.
- 3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

LEGEND OF ABBREVIATIONS:

A	- CENTRAL ANGLE	ENCL.	- ENCL.
AB	- ARC LENGTH	(M)	- MEASURED
R	- CHORD BEARING	LP	- LIGHT POLE
R/W	- RADIUS	CONC.	- CONCRETE
P.C.	- RIGHT OF WAY	D.B.	- DEED BOOK
P.T.	- POINT OF CURVATURE	CLF	- CHAIN LINK FENCE
WM	- POINT OF TANGENCY	WF	- WOOD FENCE
OH	- WATER METER	BLVD.	- BOULEVARD
H	- OVERHANG	AD	- ASSUMED DATUM
N	- NORTH	IP	- IRON PIPE
S	- SOUTH	IR	- IRON ROD
E	- EAST	P.R.M.	- PERMANENT REFERENCE MONUMENT
W	- WEST	N.O.V.D.	- NATIONAL GEODETIC VERTICAL DATUM
B.M.	- BENCH MARK	UE	- UTILITY EASEMENT
F.H.	- FIRE HYDRANT	D.E.	- DRAINAGE EASEMENT
OA	- OFFSET	A.E.	- ANCHOR EASEMENT
	47.000		
	- ELEVATIONS BASED ON M.O.V.D.	MAINT.	- MAINTENANCE
	- SQUARE FEET	B.C.R.	- BROWARD COUNTY RECORDS
	- PERMANENT CONTROL POINT	D.C.R.	- DADE COUNTY RECORDS
	- PALM BEACH COUNTY RECORDS	P.B.	- PLAT BOOK
	- PLAT	O.R.B.	- OFFICIAL RECORDS BOOK
	- NAIL & DISC	F.F.	- FINISHED FLOOR
	- POINT OF COMMENCEMENT	GAR.	- GARAGE
	- POINT OF BEGINNING	ELEC.	- ELECTRIC
	- AIR CONDITIONER	SEC.	- SECTION
	- POOL	TWP.	- TOWNSHIP
	- CHATTAHOOCHEE	RGE.	- RANGE
	- STATION	CL	- CENTERLINE
	- FLORIDA POWER & LIGHT	MH	- MANHOLE
	- ELEVATION	ESMT.	- BASEMENT







GRAPHIC SCALE  
1"=20'

This survey was made for mortgage and title purposes only and is not valid for design or construction purposes.

**NOTES:**

1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
4. OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.
5. THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
6. THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
7. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.
8. THIS SURVEY WAS MADE FOR MORTGAGE AND TITLE PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.

**CERTIFICATION:**

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE 54-17 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, OCTOBER 1ST, 2009.

*Robert L. Thompson* 1-11-11

ROBERT L. THOMPSON (PRESIDENT)  
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

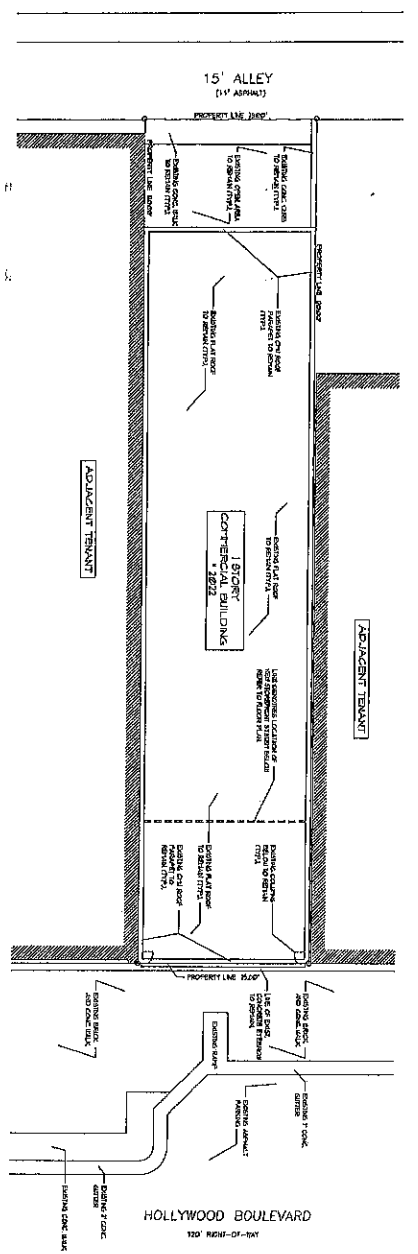


REVISIONS	DATE	BY

DATE OF SURVEY 01-11-11	DRAWN BY AL	CHECKED BY RLT	FIELD BOOK 10-3438
----------------------------	----------------	-------------------	-----------------------

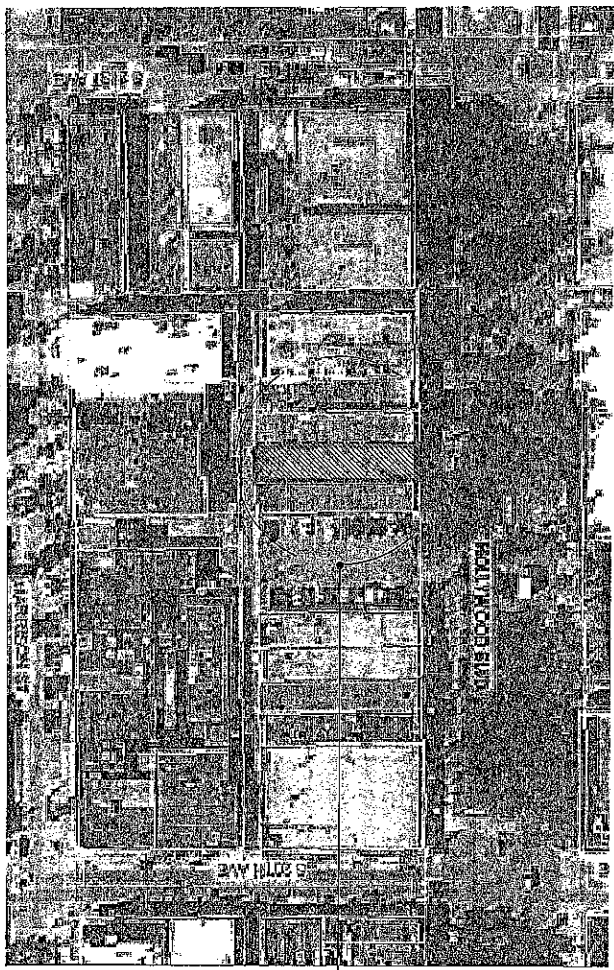
SCALE 1"=20'

SKETCH NUMBER SU-10-3438



**SITE PLAN**

SCALE: 1/8" = 1'-0"



**LOCATION PLAN**

N.T.S.

**LEGAL DESCRIPTION:**  
 LOT 7, BLOCK 8 OF PALMWOOD, ACCORDING TO THE PLAT THEREOF, IN PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BOOK 11, PAGE 11,000.

**PROPERTY ADDRESS:**  
 2022 HOLLYWOOD BOULEVARD  
 HOLLYWOOD, FL 33020

**SITE INFORMATION:**  
 1- ZONING: UNB-1 OVERSIGHT HOLLYWOOD INDUSTRIAL CORP  
 LAND USE RESTRICTIONS: GENERAL BUSINESS

2- NET LOT AREA: 3,884 SQUARE FEET

3- PARKING: REQUIRED: 0 SPACES  
 9 SPACES MIN./RESTAURANT

4- SETBACKS:
 

FRONT SET	5'-0"	REAR SET	5'-0"
LEFT SIDE	5'-0"	RIGHT SIDE	5'-0"
WEST SIDE	5'-0"	EAST SIDE	5'-0"

**BUILDING SUBJECT:**

EXISTING	PROPOSED
3- BUILDING HEIGHT	3- BUILDING HEIGHT
(3) STORIES	(3) STORY W/ 4 1/2' (GARAGE)
55'-0"	55'-0"
5- BUILDING AREA	5- BUILDING AREA
FACIT FLOOR	INCREASED
MINIMUM AREA 14,703	14,974 S.F.
MAXIMUM AREA 22,284 S.F.	22,284 S.F.
MINIMUM COVERED AREA 2,283 S.F.	2,283 S.F.
101% ALLEY	101% ALLEY
2,283 S.F.	2,283 S.F.

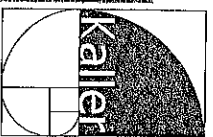
**NOTE:** ALL EXISTING OR PROPOSED USES MUST BE IN ACCORDANCE WITH THE CITY OF HOLLYWOOD ZONING ORDINANCE AND THE CITY OF HOLLYWOOD PLANNING DEPARTMENT'S ZONING MAP.

**SITE INFORMATION**

**DRAWING INDEX:**

NO.	TITLE
1	PROJECT SHEET
2	LOCATION PLAN
3	SITE PLAN
4	CONSTRUCTION DETAILS

**DRAWING INDEX**



**JOSEPH B. FULLER  
 ASSOCIATES, P.A.**  
 1000 N. W. 10th Street  
 Fort Lauderdale, FL 33304  
 TEL: 754.561.1000  
 FAX: 754.561.1001  
 WWW.KELLERPA.COM

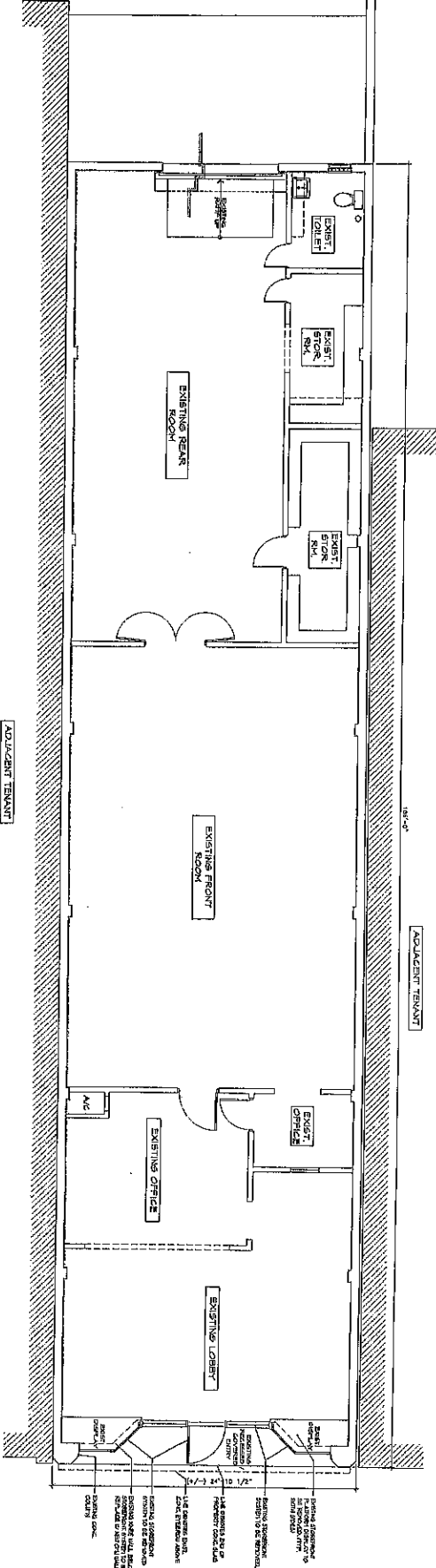
**PROJECT TITLE**  
 FACADE RENOVATION AT  
 2022 HOLLYWOOD BOULEVARD  
 HOLLYWOOD, FL 33020

**SHEET TITLE**  
 SITE PLAN  
 LOCATION PLAN  
 SITE INFORMATION

**REVISIONS**

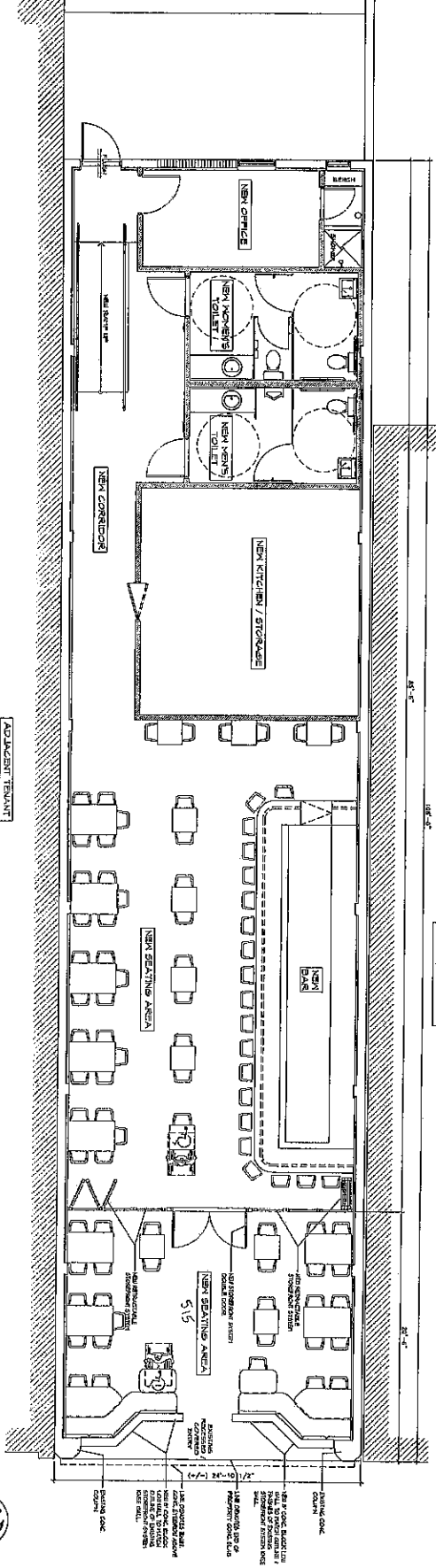
NO.	DATE	DESCRIPTION

**PROJECT No:** 2008  
**DATE:** 12/24/10  
**DESIGNER:** JBA  
**CHECKER:** JBA  
**SCALE:** AS SHOWN  
**SHEET:** SP-1



EXISTING FLOOR PLAN

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



PROPOSED FLOOR PLAN

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



JOSEPH B. KELLER & ASSOCIATES, P.A.  
505 North ...  
SEAL

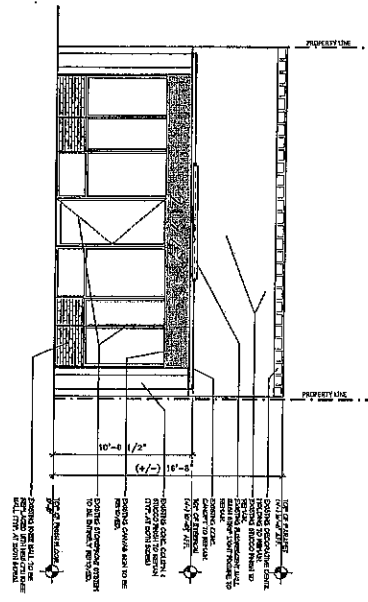
PROJECT TITLE  
FACADE RENOVATION AT  
2022 HOLLYWOOD BOULEVARD  
HOLLYWOOD, FL 33020

SHEET TITLE  
EXISTING & PROPOSED  
FLOOR PLAN

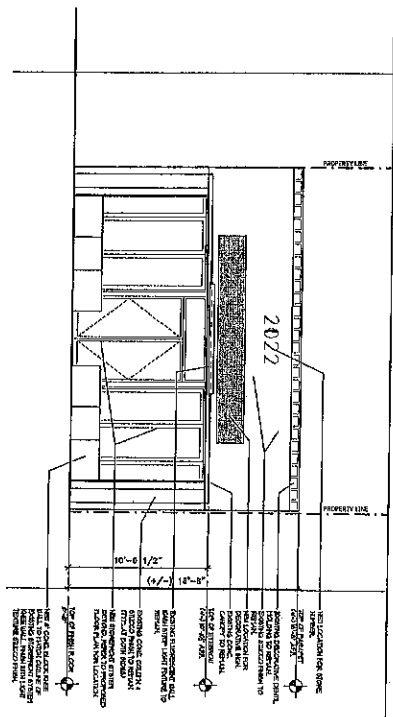
REVISIONS  
No. DATE DESCRIPTION

No.	DATE	DESCRIPTION

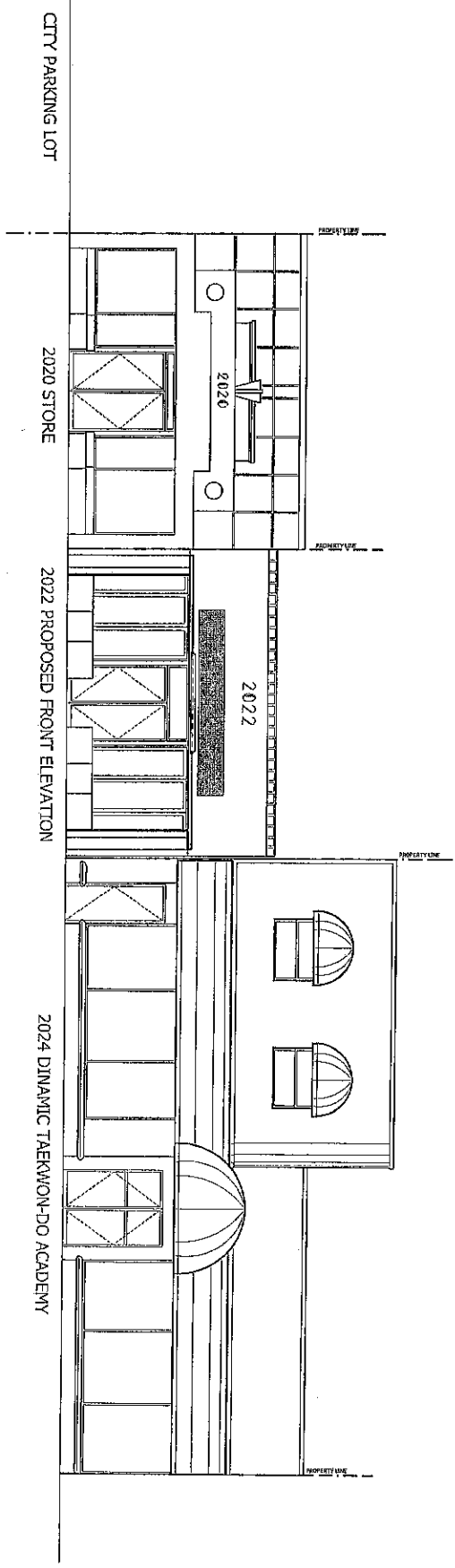
PROJECT NO. 1646  
DATE 12.18.18  
DRAWN BY E.O.A.  
CHECKED BY J.M.  
SHEET  
A-1



EXISTING FRONT (NORTH) ELEVATION



PROPOSED FRONT (NORTH) ELEVATION



STREET PROFILE (NORTH) ELEVATION

ELEVATIONS

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

A-2

**Kaller**  
 JOSEPH B. KALLER  
 ASSOCIATES, P.A.  
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PROJECT TITLE  
 FACADE RENOVATION AT  
 2022 HOLLYWOOD BOULEVARD  
 HOLLYWOOD, FL 33020

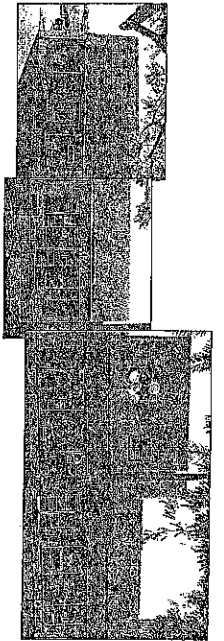
SHEET TITLE  
 ELEVATIONS  
 STREET PROFILE ELEVATION

NO.	DATE	REVISIONS

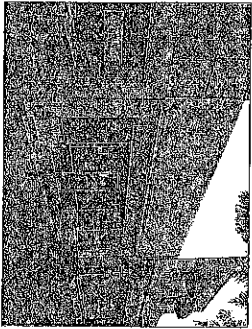
PROJECT NO.: 2008  
 DATE: 12.13.14  
 DRAWN BY: SGA  
 CHECKED BY: SK  
 SHEET



EXISTING NORTH FACADE STREET PROFILE 1



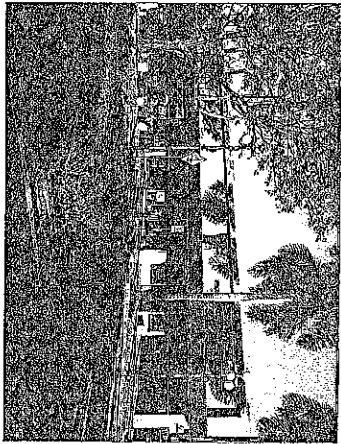
EXISTING NORTH FACADE STREET PROFILE 2



EXISTING NORTH FACADE STREET PROFILE 3

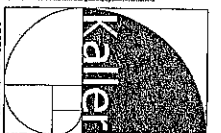


STREET VIEW (1) OF HOLLYWOOD BOULEVARD FROM NORTH FACADE



STREET VIEW (2) OF HOLLYWOOD BOULEVARD FROM NORTH FACADE

COLOR PHOTOGRAPHS



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 LICENSED ARCHITECT, STATE OF FLORIDA  
 LICENSE NO. 12500

PROJECT TITLE  
 FACADE RENOVATION AT  
 2022 HOLLYWOOD BOULEVARD  
 HOLLYWOOD, FL 33020

SHEET TITLE  
 COLOR PHOTOGRAPHS

REVISIONS  
 NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

PROJECT NO. 2022  
 DATE 12/2022  
 DRAWN BY C.M.A.  
 CHECKED BY J.B.K.

SHEET

A-3

**ATTACHMENT B**  
Aerial Photograph

# 2022 Hollywood Boulevard

