HISTORIC PRESERVATION BOARD

MAY 24, 2011

CERTIFICATE OF APPROPRIATENESS FOR DESIGN

3. FILE NO: 11-C-23  
APPLICANT: YAFLAG1, LLC  
LOCATION: 221 S. 17th Avenue  
REQUEST: Certificate of Appropriateness for Design for exterior renovations to 3 multi-family buildings located in the Lakes Area Historic Multiple Resource Listing District.
CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
PLANNING & DEVELOPMENT SERVICES

DATE: May 24, 2011
TO: Historic Preservation Board
VIA: Andria Wingett, Planning Manager
FROM: Julie Walls Krolak, Principal Planner
SUBJECT: YAFLAG1, LLC requests a Certificate of Appropriateness for Design for exterior renovations to multi-family structures located at 221 S. 17th Avenue in the Lakes Area Historic Multiple Resource Listing District.

APPLICANT REQUEST
Certificate of Appropriateness for Design for exterior renovations.

STAFF'S RECOMMENDATION
Certificate of Appropriateness for Design: Approval, with the following conditions:
1. Windows and doors on street-side (17th Avenue & Van Buren Street) elevations shall be restored on all three structures.
2. All window and door openings must be maintained in number and size for all three structures.
3. "Norma" and "Mantua" lettering on front elevations (17th Avenue) shall be restored and maintained on the two main structures.

PROPOSED PROJECT
The applicant is proposing to replace windows/doors and enclose numerous window openings to three multi-family buildings at 221 S. 17th Avenue, known as the Norma and Mantua Apartments. Two main buildings house a majority of the units, with a carriage house at the alley. The Broward County Property Appraiser indicates the structures were built in 1932; however the Site Files identify them as shown on the 1926 Sanborn Map. The Site Files list the design of the structures as Mediterranean Revival. It should be noted they also incorporate characteristics of Mission Style architecture, particularly with regards to the "flat roofs enhanced by parapets which can be straight or curved and are often edged with a raised molding" (City of Hollywood Historic Design Guidelines).

Included in the scope of work is window and door replacement for all three buildings. The applicant has already begun interior rehabilitation of the buildings of each of the three elevations. Existing casement windows and doors appear to be original; however they have
sustained heavy damage over the years to due vandalism and lack of maintenance by previous owners. The applicant’s request is to replace with new single-hung windows and French doors. While rehabilitation of all the windows and doors would be ideal, the applicant has indicated they are too damaged for this to be financially feasible. As such, staff is recommending the condition the windows and doors shall be restored for the street-side (17th Avenue and Van Buren Street) elevations of all three buildings.

Also included in request is to enclose numerous window openings (Option A). In particular the request is to enclose all openings on several elevations. The applicant has indicated this is due to the close proximity of the buildings and the desire to relocate mechanical equipment. Should the Board decide this request not feasible, the applicant has proposed faux openings for the same windows (Option B). Staff does not recommend this portion of the request be approved, and is recommending the condition all window and door openings must be maintained in number and size.

The Historic Preservation Board is guided by the Secretary of the Interior’s Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing and location for all properties within the district. The proposed renovations are consistent with the character of the Historic Lakes Section – with the imposition of staff’s condition – and designed in such a way that maintains the spatial relationship with surrounding properties in its scale and massing.

**SITE BACKGROUND**

**Applicants/Owners:** YAFLAG1, LLC  
**Address/Location:** 219, 221, & 230 S. 17th Avenue  
**Size of Property:** 0.25 acres  
**Present Zoning:** Residential Multi-Family Transitional (RMTCA-27)  
Lakes Area Historic Multiple Resource Listing District  
**Present Land Use:** Multi- Family Residence  
**Year Built:** 1926

**ADJACENT ZONING**

**North:** Government Use  
Lakes Area Multiple Resource Listing District (HMPRLOD-1)  
**South:** Single Family Residential District (RS-2)  
Lakes Area Multiple Resource Listing District (HMPRLOD-1)  
**East:** Residential Multi-Family Transitional (RMTCA-27)  
Lakes Area Multiple Resource Listing District (HMPRLOD-1)  
**West:** Planned Development

**CITY-WIDE MASTER PLAN**

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood.
Policy 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 site is located in the Transitional neighborhood on the edge of the Historic District. Constructed in 1926, the three structures have been a part of the neighborhood from the earliest period of construction in the City. Rehabilitation of these buildings will not only help maintain their place in the neighborhood, but also the District as a whole.

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 renovations do not adversely affect the integrity of the Historic District. With the imposition of staff’s conditions, the proposed renovations will be compatible with the City’s Design Guidelines for Historic Properties and Districts and will ensure the stability and character of the neighborhood.

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: Design Guidelines for Historic Properties and Districts recommends consistent spacing and setback. The request includes exterior renovations only; setbacks of all three structures will be maintained.

FINDING: Consistent

CRITERION: DESIGN

ANALYSIS: The Design Guidelines for Historic Properties and Districts recommend compatible new additions with regards to scale, materials, texture and color. It further recommends protection of architectural details and features that contribute to the character of the building. Staff has worked with the applicant to try and restore the existing windows and doors, which appear to be original to the structure. The applicant has indicated that due to vandalism and lack of maintenance by previous owners,
restoration of all the existing windows and doors is not feasible. In an
effort to maintain some of the original components of the structure, staff
is recommending the condition the windows and doors shall be
restored for the street-side (17th Avenue and Van Buren Street)
elevations of all three buildings.

Additionally, the two main buildings include the names “Norma” and
“Mantua” on the front elevations. The proposed elevations do not
show this lettering as remaining. Staff is recommending the condition
the lettering on 17th Avenue on both main structures be restored
and maintained.

FINDING: Consistent, with the imposition of staff’s conditions.

CRITERION: SETTING

ANALYSIS: The home is located in the Lakes Historic District and is consistent with
other homes in the area. The Historic District Design Guidelines state
setting is the relationship of buildings within the Historic District and the
surrounding site and neighborhood. When making alterations or
additions it is recommended distinctive features such as size, mass,
color, and materials of buildings are retained. 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. Closing in windows, as
proposed by the applicant will potentially affect the massing of the
structures. As such, staff is recommending the condition all window
openings must be maintained in number and size on all three
structures.

FINDING: Consistent, with the imposition of staff’s condition.

CRITERION: MATERIALS

ANALYSIS: The Design Guidelines recommend consideration of significant materials
before undergoing rehabilitation of a historic structure or property.
Existing casement windows and doors appear to be original; however
they have sustained heavy damage over the years to due vandalism and
lack of maintenance by previous owners. The applicant’s request is to
replace with new single-hung windows and French doors. As
mentioned previously, staff is recommending restoration of the existing
windows and doors at the street side elevations.

The Historic Design Guidelines recommend to retain and repair
existing windows and doors. However, the Guidelines further state to
duplicate older windows and doors with materials and style compatible
with existing doors and windows if new ones are necessary. While rehabilitation of all the windows and doors would be ideal, the applicant has indicated they are too damaged for this to be financially feasible. As such, they are proposing replacements which will compliment the style of the existing windows and doors.

FINDING: Consistent

CRITERION: WORKMANSHIP

ANALYSIS: Included in the request is to enclose a number of windows on the structures due to their close proximity and the desire to relocate mechanical equipment. However, the Historic Design Guidelines recommend retaining window proportions and placement. They further recommend avoiding enlarging or reducing window or door openings to fit new stock windows or new door sizes. As such, Staff does not recommend this portion of the request be approved, and is recommending the condition all window openings must be maintained in number and size on all three structures.

FINDING: Consistent, with the imposition of staff's condition.

CRITERION: ASSOCIATION

ANALYSIS: When making updates to a home, the Design Guidelines recommend maintaining a layout and lot coverage similar to surrounding properties. Existing lot proportions are consistent with other residences in the neighborhood and will not have negative impacts on adjacent properties.

FINDING: Consistent

RECOMMENDATION

Certificate of Appropriateness for Design: Approval, with the following conditions:

1. Windows and doors on street-side (17th Avenue & Van Buren Street) elevations shall be restored on all three structures.
2. All window and door openings must be maintained in number and size for all three structures.
3. “Norma” and “Mantua” lettering on front elevations (17th Avenue) shall be restored and maintained on the two main structures.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph
OFFICE OF PLANNING

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

APPLICATION TYPE (CHECK ONE):

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

Date of Application:

Location Address: 221 S. 17th Ave Hollywood FL

Lot(s): 182 Block(s): 91

Folio Number(s): 5142 15 02 3310

Zoning Classification: Land Use Classification:

Existing Property Use: Multi Family Sq Ft/Number of Units:

Is the request the result of a violation notice? ( ) Yes ☑ No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s):

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

Explaination of Request: remove non visible and non functional windows between the buildings

Number of units/rooms: 10

Sq Ft: 5925

Value of Improvement: $150,000

Estimated Date of Completion: July 1st 2011

Will Project be Phased? ( ) Yes ☑ No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: YARAG A LLC

Address of Property Owner: 221 S. 17th Ave Hollywood FL 33020

Telephone: 954-921-3347 Fax: 954-921-3347 Email Address: lea@yoga4health.com

Name of Consultant/Representative/Tenant (circle one):

Address: Telephone:

Fax: Email Address:

Date of Purchase: 02/25/11 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:

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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. 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.

(1)(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. (1)(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. (1)(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: 4/4/11
PRINT NAME: Lee Yaffe, MGR. YAFFE LLC

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

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

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

My Commission Expires: __________ (Check One) ____________________ Personally known to me; OR __________
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

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<th>Year</th>
<th>Land</th>
<th>Building</th>
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<th>Assessed / SOH Value</th>
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**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

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### Sales History

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*Denotes Multi-Parcel Sale (See Deed)*

### Land Calculations

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SITE INVENTORY FORM

Site No.: 810

Site Name: 219 South 17th Avenue
Address of Site: Hollywood, Florida

Instruction for locating: On the E. side of S. 17th Ave., between Harrison and Okeechobee Sts.
Location: Hollywood

County: Broward
Owner of Site: Name:
Address:

Type of Ownership: Recording Date:

Recorder:

Name & Title: Marilyn Keener, Director
Address: Historic Preservation Board
1999 Tyler Street
Hollywood, Florida 33020

Condition of Site: Integrity of Site:

Check One:

- Excellent
- Fair
- Repaired
- Renovated
- Original Site
- Other

Present Use: Garage/Apartment Dates: Beginning: Ending:

Cultural Phase: American Period: Twentieth Century

NR Classification Category: Building

Threat to Site:

Check One or More:

- Architectural
- Historical
- Architectural, Historical
- Other

Areas of Significance:

Historical, Other

Historical: c1926: Shown on 1926 Sanborn Map.
HIMMEL'S 1945 CITY DIRECTORY OF HOLLYWOOD, FLORIDA.
According to this compilation, the Circle Acres Apartments were situated at 219-223 South 17th Avenue.

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.
ARCHITECT: Unknown
BUILDER: Unknown
STYLE AND/OR PERIOD: Mediterranean Revival
PLAN TYPE: Rectangular; unknown
EXTERIOR FABRIC(S): stub: unknown
STRUCTURAL SYSTEM(S): Unknown
PORCHES: Unknown

FOUNDATION: Unknown
ROOF TYPE: Unknown
SECONDARY ROOF STRUCTURE(S): Unknown
CHIMNEY LOCATION: NA
WINDOW TYPE: Jalousie, (metal-infill) metal
CHIMNEY: NA
ROOF SURFACING: Unknown
ORNAMENT EXTERIOR: None
NO. OF CHIMNEYS: Unknown, 052 = NO. OF STORIES: 2
NO. OF DORMERS: None


Latitude and Longitude:

Site Size: (Approx. Acreage of Property): 1/2

LOCATION SKETCH OR MAP

HARRISON ST.

214

S. 17th AVE.

VAN VURKA ST.

Photographic Records Numbers: B12/F2

Township: Range: Section: 51S 4EZ 15

UTM Coordinates:

17 649020 2876900

Contact Print
FLORIDA MASTER SITE FILE

Site Inventory Form

Site No. 1006

Site Name: Hard Apartments

Address of Site: 221 South 17th Avenue, Hollywood, Florida

Instruction for locating: On the E. side of S. 17th Ave., between Harbison and

Name: Broward

County: Broward

Location: Hollywood 1-21 B

Type of Ownership: 588

Owner of Site: Name

Address:

Type: Recording Date

Recorder:

Name & Title: Marilyn Tamar, Director

Address: Hollywood County Preservation Board

1900 Tyler Street, Hollywood, Florida 33020

Condition of Site: Integrity of Site:

Options: Present Use - Apartments

Condition: Good

Dates: Beginning: 1926

Culture/Press: American

Period: Twentieth Century

National Classification Category: Building

Threat to Site:

Significance:

HISTORICAL: c1926: Shown on 1926 Sanborn Map.

HOLLYWOOD AND Dania CITY DIRECTORY AND GUIDE 1933
page 221

According to this compilation, the Hard Apartments contained 6 apartments and were situated at 221-223
South 17th Avenue. C.J. Hard, proprietor of the Hard
Apartments, resided at 221 South 17th Avenue.

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.
ARCHITECT: Unknown

BUILDER: Unknown

STYLE AND/OR PERIOD: Mediterranean Revival

PLAN TYPE: Rectangular; unknown

EXTERIOR FABRIC(S): Stucco; unknown

STRUCTURAL SYSTEM(S): Masonry; concrete block

PORCHES: Unknown

FOUNDATION: Unknown

ROOF TYPE: Asbestos flat, built-up with parapet

SECONDARY ROOF STRUCTURES: Unknown

CHIMNEY LOCATION: NA

WINDOW TYPE: Casement; B, wood, grouped in A

CHIMNEY: NA

ROOF SURFACING: Asbestos built-up

ORNAMENT EXTERIOR: Concrete, and tile

NO. OF CHIMNEYS: Unknown

NO. OF STORIES: 2

NO. OF DORMERS: None

Map Reference (incl. scale & date): USGS Pt. Lauderdale South, Fla.

7.5 Min. 1962 (1969)

Latitude and Longitude:

Site Size (Approx. Acreage of Property): 1/4

LOCATION SKETCH OR MAP

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UTM Coordinates:

17 581320 2876200

Photographic Records Numbers: 812/83

Contact Print
FLORIDA MASTER SITE FILE
Site Inventory Form

Site Name: Hard Apartments
Address: 413 South 17th Avenue, Hollywood, Florida
Instruction for locating: On the E. side of S. 17th Ave., between Van Buren and Harrison St.
Location: Hollywood 1-21 A
County: Broward
Owner of Site: Name:
Type of Ownership: 
Recorder: Name & Title: Marilyn Keizer, Director
Address: Historic Broward County Preservation Board
1900 Tyler Street, Hollywood, Florida 33019

Condition of Site: Integrity of Site:
Original Use: Apartments

Check One:  Present Use: Apartments

Check One or More:

□ Retail

□ Rental

□ Institutional

□ Other

□ Gulf

□ Culture/Place

□ Period: Twentieth Century

NA Classification Category: Building

Threats to Site:

□ Social

□ Economic

□ Political

□ Natural

□ Other

Areas of Significance: Historical, Other

Significance:

HISTORICAL:

According to this compilation, the Hard Apartments contained 9 apartments and were situated at 221-223 South 17th Avenue. C.J. Hard, proprietor of the Hard Apartments, resided at 221 South 17th Avenue.

¢1926: Shown on 1926 Sanborn Map.

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.
Search Results

Search > Properties located at/on/nearest...219...

24 permits were found for 219 S 17 AVE

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<th>Permit #</th>
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Search Results

Search > Properties located at/on/near '...221...'
24 permits were found for 221 S 17 AVE

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<th>View</th>
<th>Process #</th>
<th>Permit #</th>
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Search > Properties located at/on/near '223...'

24 permits were found for
223 S 17 AVE

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<th>Process #</th>
<th>Permit #</th>
<th>Description</th>
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<td>B9100342</td>
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<td>PLUMBING WORK</td>
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Survey of Lot: 162  Block: 71  Subdivision: HOLLYWOOD
According to the Plat thereof as recorded in the Plat Book No. 1 at Page No. 21 of the public records of BROWARD County, Florida.
Property Address: 219-21-23 S 17 AVE, HOLLYWOOD, FL 33026  Date: 12/06/2000
For: JEFFREY STRUTZ

LOCATION SKETCH

A = AIR  
B = AMOUNT  
C = BUILDING  
D = CEMENT  
E = CONCRETE  
F = FOUND  
G = FUND  
H = GET  
I = GRID  
J = HEIGHT  
K = HORIZONTAL  
L = IMPROVEMENT  
M = METER  
N = METERS  
O = NAVIGATION  
P = PLANE  
Q = QUADRANT  
R = RANGE  
S = SCALE  
T = STANDARD  
U = SURVEY  
V = VARIABLE  
W = WIDTH  
X = WIDTH  
Y = YARD  
Z = Zone

ABBREVIATIONS AND UNITS

LEGAL NOTES TO ACCOMPANY SURVEY SURVEY
EXAMINATION OF THIS ABSTRACT OF TITLE WILL NOT SUBSTITUTE TO DETERMINE RECORDS, IF ANY, AFFECTING THE PROPERTY. THE SURVEY IS SUBJECT TO DESIGN, LIMITATIONS, RESTRICTIONS, AND OTHER ENCUMBRANCES OF RECORD, LEGAL DESCRIPTIONS PROVIDED BY OR GEOGRAPHIC TITLE COMPANY. BOUNDARY SURVEYS USE A GRADING OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DERIVED AT A SCALE BASIS, AND NOT TO SCALE EXACTLY AS SHOWN AND PER Plat BOOK, UNLESS OTHERWISE SHOWN.
THE SURVEY REPRESENTATION IN TERMS OF MEASURE OR ARC MEASURE, ARCHITECTS MAY FAIL TO ZONING RULES, RESTRICTIONS AND ENCUMBRANCE AND THEY MUST BE REDIGNED TO MEET ANY FUTURE PLANS WITH THE CORRECT INFORMATION. THIS SURVEY IS NOT TO SCALE, AND EVEN THOROUGHLY IN CORRECT ORDER. UNLESS OTHERWISE SHOWN.

REVIEWED:_

SIGNED:__/10/2000

PER: GEORGE MARKY, DATE OF FIELD WORK; PROFESSIONAL LAND SURVEYOR NO. 234
STATE OF FLORIDA, VALID COPY OF THIS SURVEY Will BE THE EXISTING SEAL OF THE ATTACHED LAND SURVEYOR.

SITIATED IN ZONE: X  COMMUNITY/PANEL/SUFFIX: 125113-0317-G
Date of Firm: 07/21/1995 BASE FLOOD ELEVATION: CERTIFIED TO: JEFFREY STRUTZ & LINDA STRUTZ
HOME FEDERAL SAVINGS BANK ISRAEL & ISRAEL.

ATTORNEYS' TITLE INSURANCE FUND INC.
ATTACHMENT B
Aerial Photograph