

# HISTORIC PRESERVATION BOARD

**MAY 24, 2011**

## CERTIFICATE OF APPROPRIATENESS FOR DESIGN

3. **FILE NO:** 11-C-23  
**APPLICANT:** YAFLAG1, LLC  
**LOCATION:** 221 S. 17<sup>th</sup> 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

**FILE:** 11-C-23

**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. 17<sup>th</sup> 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 (17<sup>th</sup> 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 (17<sup>th</sup> 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. 17<sup>th</sup> 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 (17<sup>th</sup> 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**

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

## **ADJACENT ZONING**

<b>North:</b>	Government Use Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>South:</b>	Single Family Residential District (RS-2) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>East:</b>	Residential Multi-Family Transitional (RMT-CRA-27) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>West:</b>	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 (17<sup>th</sup> 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 17<sup>th</sup> 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 (17<sup>th</sup> 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 (17<sup>th</sup> Avenue) shall be restored and maintained on the two main structures.

## ATTACHMENTS

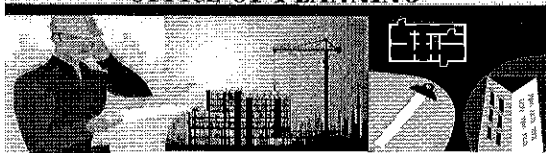
ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph

# ATTACHMENT A

## Application Package

## OFFICE OF PLANNING



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

11-C-23

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: \_\_\_\_\_

Location Address: 221 S- 17th Ave Hollywood FLLot(s): 182 Block(s): 71 Subdivision: \_\_\_\_\_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

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

Number of units/rooms: 10 Sq Ft: 5925Value of Improvement: \$150,000 Estimated Date of Completion: July 1st 2011Will Project be Phased? ( ) Yes ☒ No If Phased, Estimated Completion of Each Phase \_\_\_\_\_Name of Current Property Owner: YARLAG 1 LLCAddress of Property Owner: 6075 VIA Crystalle Delray Beach FL 33484Telephone: 561 208 1557 Fax: 855 532 6888 Email Address: Lee Yaffe 450@gmail.com

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

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Date of Purchase: 3/25/11 Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract.

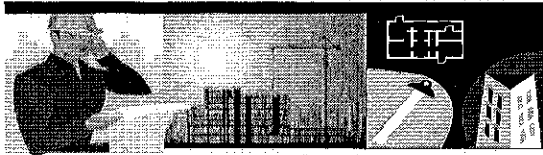
List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_



## 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: [Signature] Date: 4/4/11

PRINT NAME: Lee Yaffe, MSR YAPLAG 1 Date: 4/4/11

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

\_\_\_\_\_  
Notary Public State of Florida

\_\_\_\_\_  
PRINT NAME

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



Site Address	221 S 17 AVENUE , HOLLYWOOD	ID #	5142 15 02 3310
Property Owner	YAFLAG1 LLC	Millage	0513
Mailing Address	6075 VIA CRYSTALLE DELRAY BEACH FL 33484	Use	08
Legal Description	HOLLYWOOD 1-21 B LOT 1,2 BLK 71		

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

Property Assessment Values					
Click here to see 2010 Exemptions and Taxable Values reflected on Nov. 1, 2010 tax bill.					
Year	Land	Building	Just Value	Assessed / SOH Value	Tax
2011	\$130,820	\$219,670	\$350,490	\$350,490	
2010	\$130,820	\$231,230	\$362,050	\$362,050	\$9,855.55
2009	\$161,160	\$385,380	\$546,540	\$546,540	\$13,386.94

**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
Just Value	\$350,490	\$350,490	\$350,490	\$350,490
Portability	0	0	0	0
Assessed/SOH	\$350,490	\$350,490	\$350,490	\$350,490
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$350,490	\$350,490	\$350,490	\$350,490

Sales History				
Date	Type	Price	Book	Page
3/25/2011	QCD-T	\$100	47831	1402
3/25/2011	SWD-D	\$350,000	47831	1403
4/22/2010	CE*-T	\$100	47092	1010
2/11/2010	CE*-T	\$100	46905	1771
12/22/2003	WD	\$750,000	36681	968

\* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$12.00	10,902	SF
Adj. Bldg. S.F. (See Sketch)		5925

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
05	C				
R					
9					







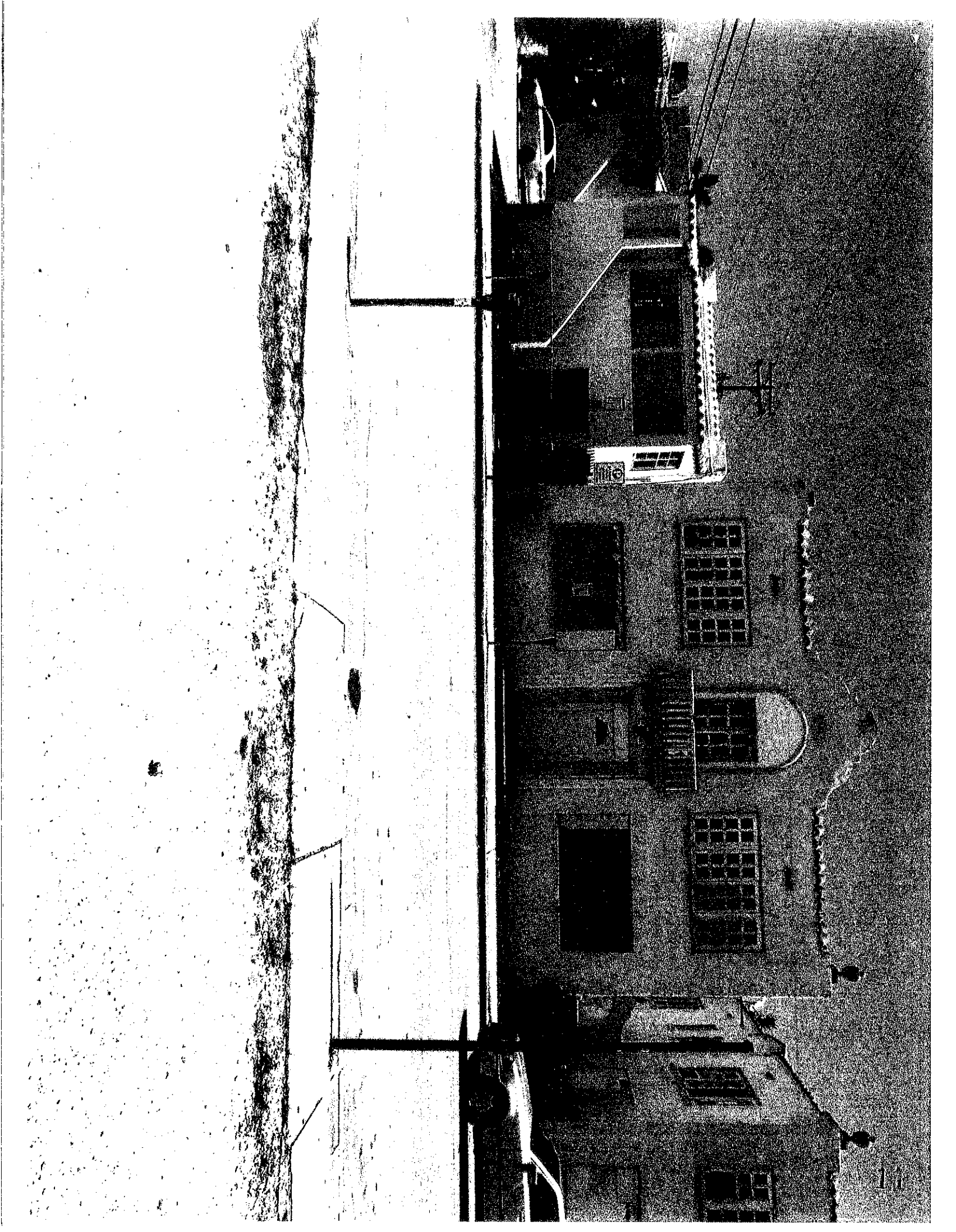


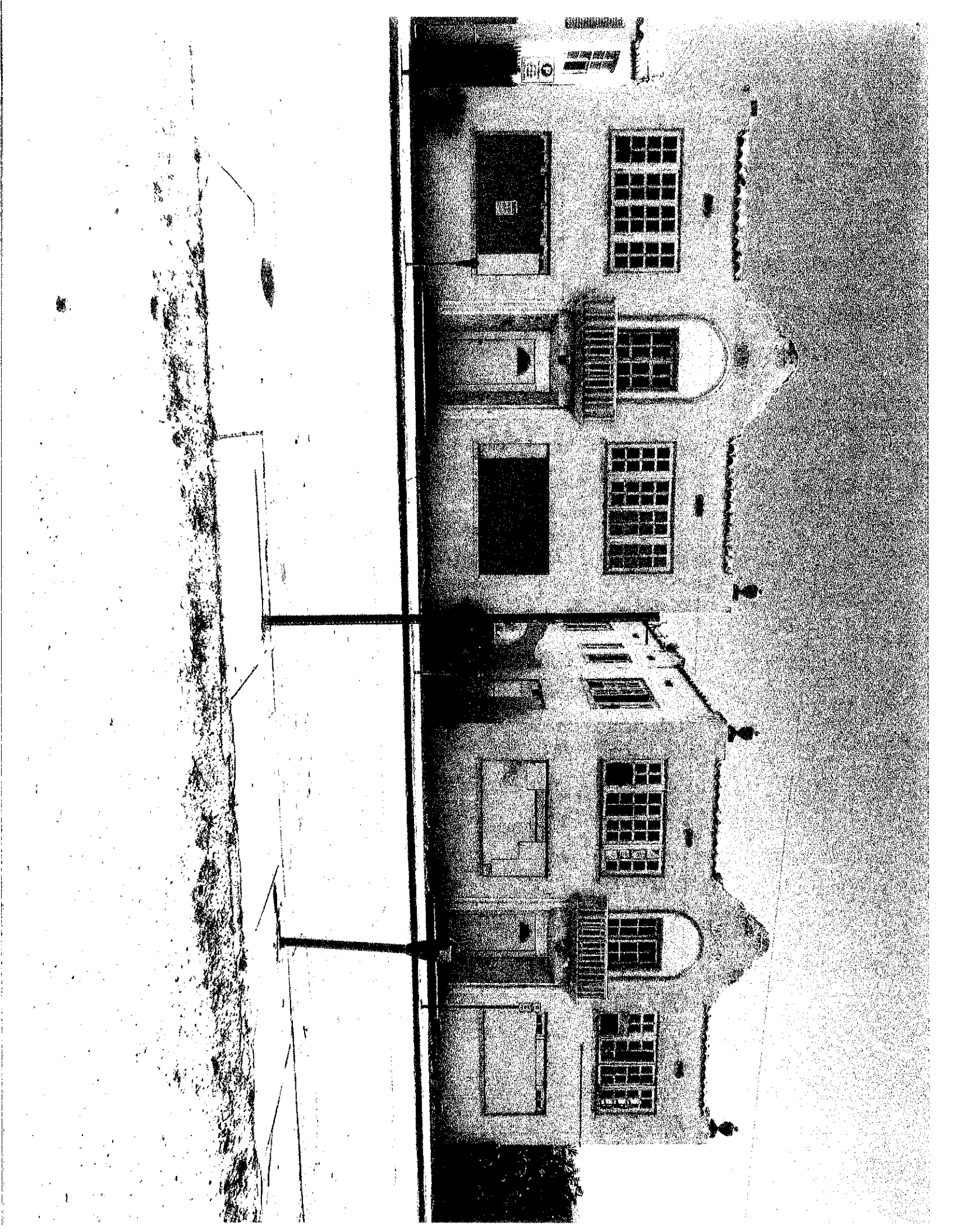


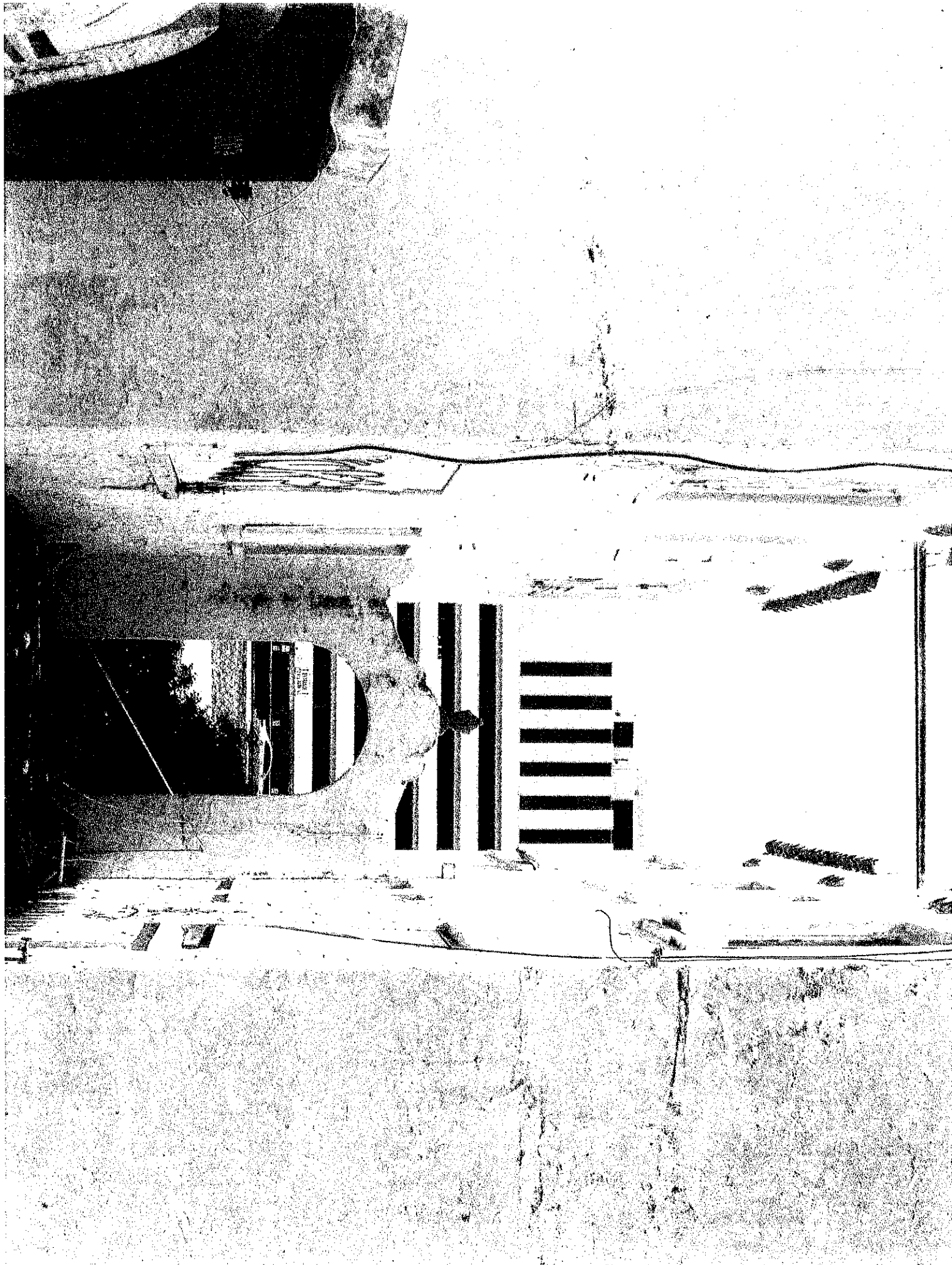






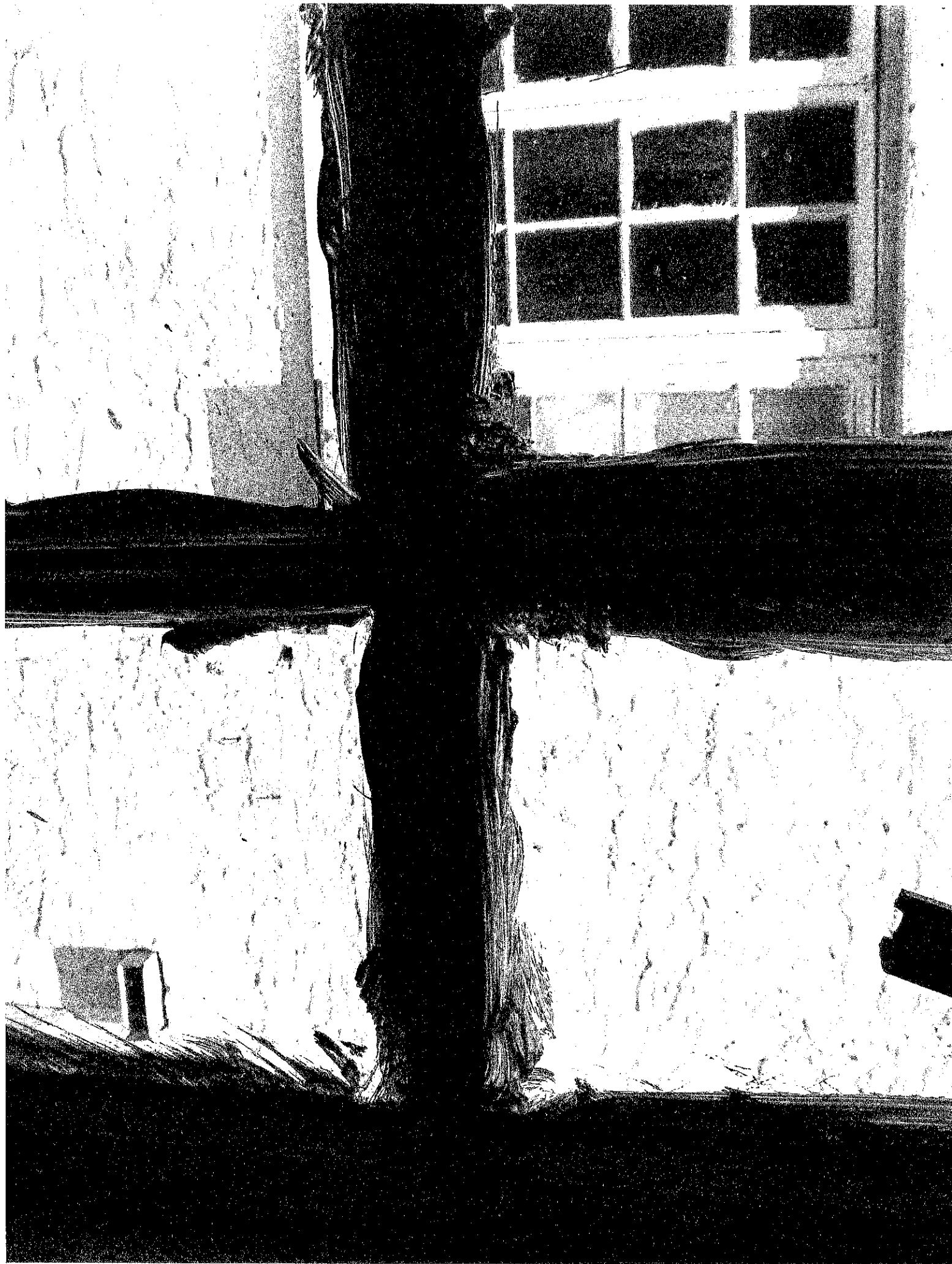




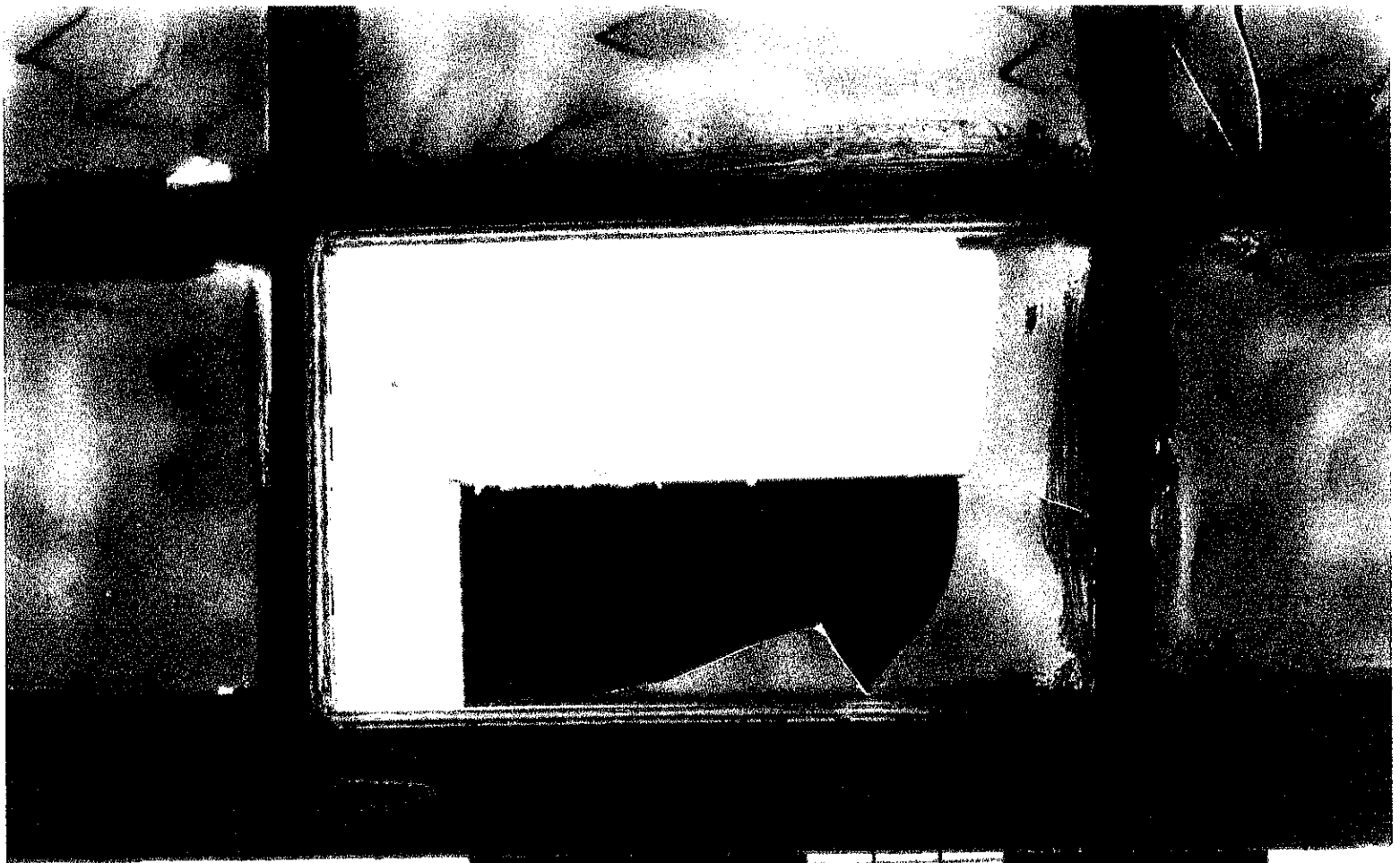
















# FLORIDA MASTER SITE FILE

## Site Inventory Form

FD-400 (Rev. 1-78)

802  
1000

Site Name: \_\_\_\_\_ Site No. \_\_\_\_\_  
Address of Site: 219 South 17th Avenue Hollywood, Florida 33020  
Instruction for locating: on the S. side of S. 17th Ave. between Harrison and Van Buren St.  
Location: Hollywood 1-21 II 21  
County: Broward  
Owner of Site: Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Type of Ownership: \_\_\_\_\_ Recording Date: \_\_\_\_\_  
Recorder: Marilyn Kemper, Director  
Name & Title: \_\_\_\_\_  
Address: HISTORIC BROWARD COUNTY PRESERVATION BOARD  
1400 Tyler Street Hollywood, Florida 33020

Condition of Site: \_\_\_\_\_ Integrity of Site: \_\_\_\_\_ Original Use: \_\_\_\_\_  
Check One: \_\_\_\_\_ Check One or More: \_\_\_\_\_  
☐ Excellent ☐ Good ☒ Fair ☐ Satisfactory  
☐ Intact ☐ Partially Intact ☐ Severely Damaged  
Present Use: Garage/Apartment  
Dates: Beginning 1916  
Culture: \_\_\_\_\_  
Period: Twentieth Century

NR Classification Category: Building

### Threats to Site:

Check One or More:  
☐ Flood ☐ Insect Damage  
☐ Development ☐ Neglect  
☐ Vandalism ☐ Other: \_\_\_\_\_  
☒ Other: \_\_\_\_\_

Area of Significance: Historical, Other

### Significance:

HISTORICAL: c1926: Shown on 1926 Sanborn Map.

HUBBARD'S 1945 CITY DIRECTORY OF HOLLYWOOD, FLORIDA

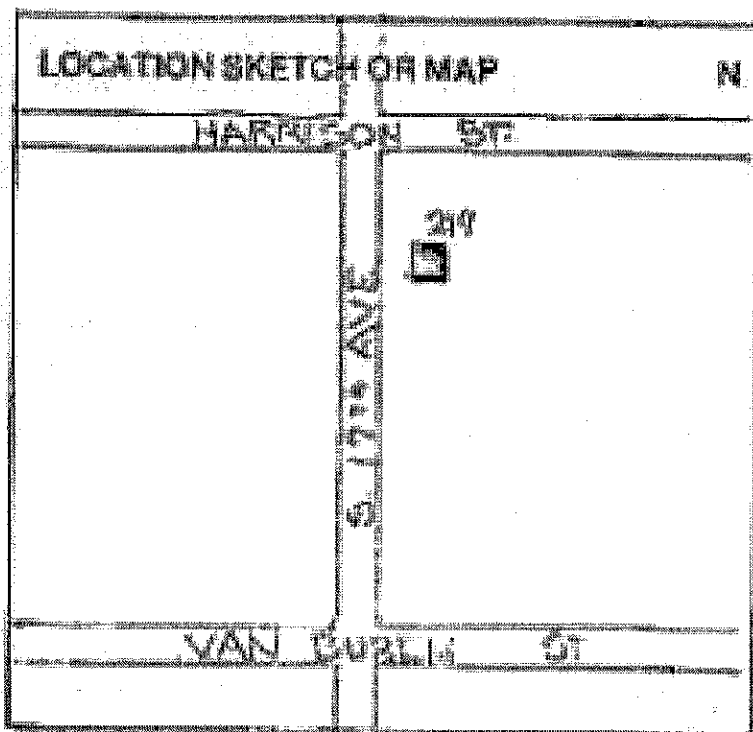
According to this compilation, the  
Circle Area Apartments were situated at 219-223  
South 17th Avenue.

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 072 ==  
 BUILDER Unknown 074 ==  
 STYLE AND/OR PERIOD Mediterranean Revival 084 ==  
 PLAN TYPE Rectangular; unknown 086 ==  
 EXTERIOR FABRIC(S) Stucco; unknown 084 ==  
 STRUCTURAL SYSTEM(S) Unknown 086 ==  
 PORCHES Unknown

FOUNDATION: Unknown 042 ==  
 ROOF TYPE: Unknown 042 ==  
 SECONDARY ROOF STRUCTURE(S): Unknown 042 ==  
 CHIMNEY LOCATION: NA 042 ==  
 WINDOW TYPE: Jalousie, (metal-infill) metal 042 ==  
 CHIMNEY: NA 082 ==  
 ROOF SURFACING: Unknown 082 ==  
 ORNAMENT EXTERIOR: None 082 ==  
 NO. OF CHIMNEYS Unknown 082 == NO. OF STORES 2 050 ==  
 NO. OF DORMERS None 054 ==  
 Map Reference (incl. scale & date) USGS PL. Lauderdale South, Fla.  
7.5 Min. 1962 (1969) 009 ==  
 Latitude and Longitude:

Site Size (Approx. Acreage of Property): LT 1 000 ==  
 033 ==

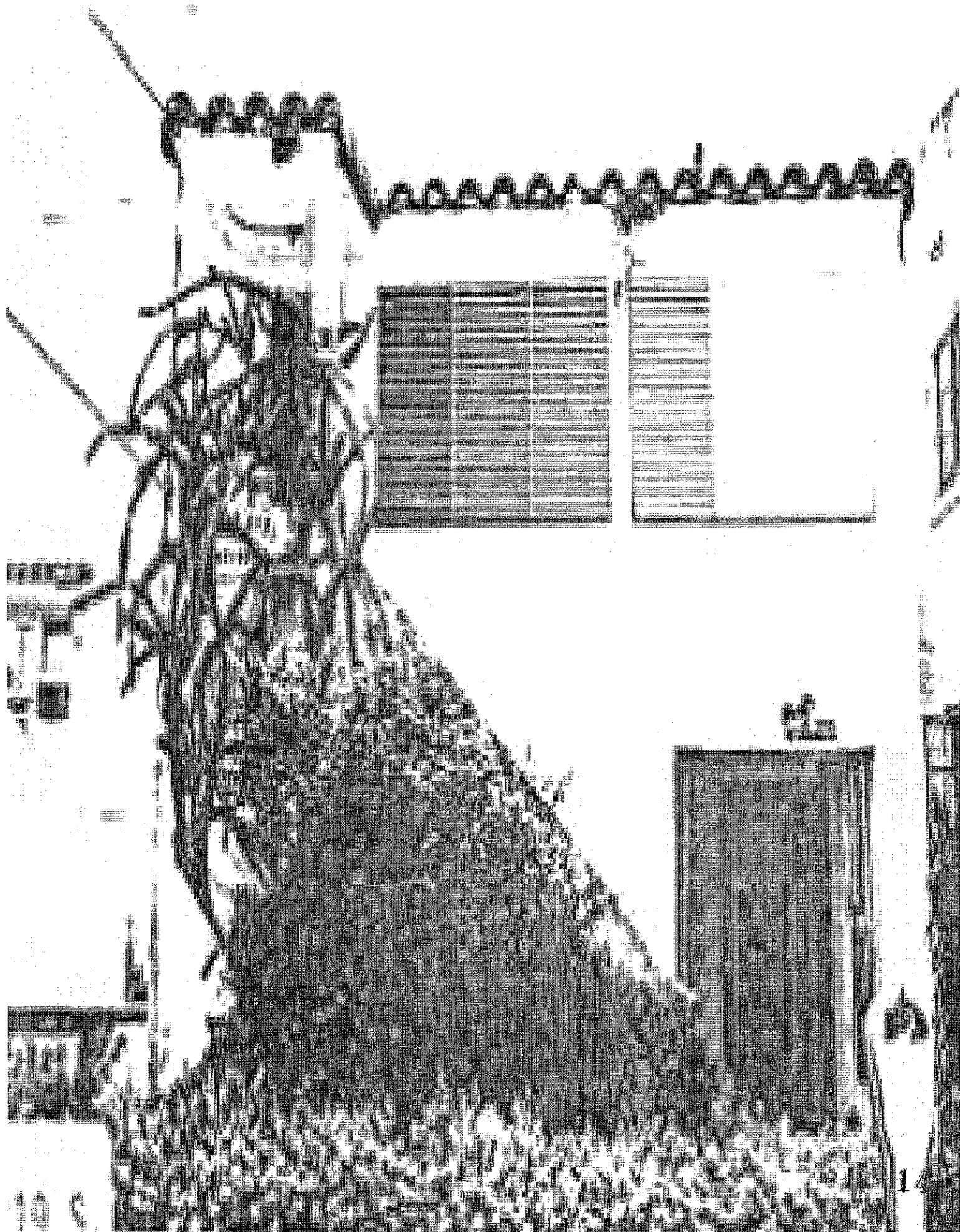


Township	Range	Section
51S	43E	15

UTM Coordinates:

17 485020 2876500 000 ==  
 Zone Easting Northing

Photographic Records Numbers 012/F2 060 ==



FLORIDA MASTER SITE FILE  
Site Inventory Form

FDAHRM

002 =  
1000 =

Site Name: Hurd Apartments Site No. 830 =  
Address of Site: 221 South 17th Avenue, Hollywood, Florida Survey Date 8/20 =  
Instruction for locating: on the E. side of S. 17th Ave. between Harrison and 808 =  
Van Buren St. 813 =  
Location: Hollywood 1-31 B 71 808 =  
County: Broward 800 =  
Owner of Site: Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Type of Ownership: Site = Recording Date: 8/32 =  
Recorder: \_\_\_\_\_  
Name & Title: Marilyn Tanager, Director  
Address: Hilberts Broward County Preservation Board  
1900 Tyler Street Hollywood, Florida 33020 810 =

Condition of Site: Integrity of Site: Original Use: Apartments 830 =  
Check One: Check One or More:  
☐ Excellent 802 = ☐ Almost 803 =  
☐ Good 803 = ☐ Unimproved 804 =  
☒ Fair 804 = ☒ Significant Site 805 =  
☐ Deteriorated 805 = ☐ Restored (Date: ) 806 =  
☐ Abandoned (Date: ) 807 =

Present Use: Apartments 800 =  
Dates: Beginning: c1926 844 =  
Cultural/Phase: American 840 =  
Period: Twentieth Century 845 =

NA Classification Category: Building 816 =

Threats to Site:

Check One or More:

☐ Zoning: N 1001 = ☐ Transportation: I 1002 =  
☐ Development: N 1003 = ☐ Flood: N 1004 =  
☐ Pollution: N 1005 = ☐ Disaster: I 1006 =  
☐ Quarrying: I 1007 =

☒ Other: Other Threats Listed: Unknown 820 =

Areas of Significance: Historical & Other 810 =

Significance:

**HISTORICAL:** c1926: Shown on 1926 Sanborn Map.

HOLLYWOOD AND DANIA CITY DIRECTORY AND GUIDE 1933  
page 23:

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

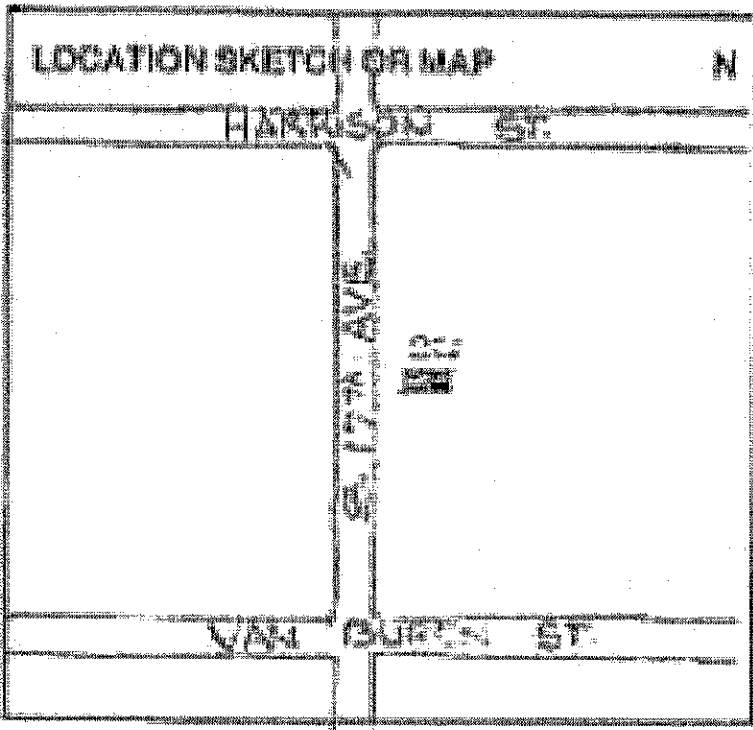


ARCHITECT Unknown 872 ==  
 BUILDER Unknown 874 ==  
 STYLE AND/OR PERIOD Mediterranean Revival 884 ==  
 PLAN TYPE Rectangular: unknown 888 ==  
 EXTERIOR FABRIC(S) Stucco: unknown 894 ==  
 STRUCTURAL SYSTEM(S) Masonry: concrete block 898 ==  
 PORCHES Unknown 902 ==

FOUNDATION: Unknown 942 ==  
 ROOF TYPE: Asphalt flat, built-up with parapet 942 ==  
 SECONDARY ROOF STRUCTURE(S): Unknown 942 ==  
 CHIMNEY LOCATION: NA 942 ==  
 WINDOW TYPE: Casement, fl. wood, crowned in h. 942 ==  
 CHIMNEY: NA 952 ==  
 ROOF SURFACING: Asphalt built-up 952 ==  
 ORNAMENT EXTERIOR: Concrete, and tile 952 ==  
 NO. OF CHIMNEYS Unknown 952 == NO. OF STORIES 2 950 ==  
 NO. OF DORMERS None 954 ==

Map Reference (incl. scale & date) USGS Ft. Lauderdale South, Fla. 7.5 Min. 1962 (1969) 800 ==  
 Latitude and Longitude: 800 ==

Site Size (Approx. Acreage of Property): LT 1 850 ==



Township	Range	Section
51B	42B	15

UTM Coordinates:  
17 58720 2876900 880 ==

Photographic Records Numbers R12/73 880 ==

Contact Print



# FLORIDA MASTER SITE FILE Site Inventory Form

FOAMFIM 802 = =  
1009 = =

GRANDPARK Page 3 of 3  
(FOAMFIM) Mard Apartments Site No. 830 = =  
Site Name: Mard Apartments Survey Date: 2008 820 = =  
Address of Site: 221 South 17th Avenue Hollywood, Florida 805 = =  
Instruction for locating on the E. side of S. 17th Ave. between Van Buren and Harrison St. 813 = =  
Location: Hollywood 1-21 n 71 800 = =  
County: Broward 800 = =  
Owner of Site Name: 802 = =  
Address: 832 = =

Type of Ownership: 848 = = Recording Date: 832 = =  
Recorder: Name & Title: Marilyn Kasper, Director  
Address: Historic Broward County Preservation Board  
1900 Tyler Street Hollywood, Florida 33226 810 = =  
Condition of Site: Integrity of Site: Original Use: Apartments 830 = =  
Check One: Check One or More: Present Use: Apartments 830 = =  
☐ Excellent 800 = = ☐ Altered 800 = =  
☐ Good 800 = = ☐ Unfinished 855 = =  
☒ Fair 800 = = ☒ Original use 855 = =  
☐ Deteriorated 800 = = ☐ Restored: yDate: 1950 = =  
☐ Moved: yDate: 1950 = =  
Dates: Beginning: c1926 844 = =  
Culture/Phase: American 840 = =  
Period: Twentieth Century 845 = =

NH Classification Category: Building 810 = =  
Threats to Site:  
Check One or More:  
☐ Drought: 1 1970 = = ☐ Transportation: 1 1970 = =  
☐ Development: 1 1970 = = ☐ Flood: 1 1970 = =  
☐ Deterioration: 1 1970 = = ☐ Damage: 1 1970 = =  
☐ Abandonment: 1 1970 = =  
DO Categorize Remarks Below: Unknown 830 = =  
Areas of Significance: Historical, Other 910 = =

## Significance:

**HISTORICAL:** HOLLYWOOD AND DIXIE CITY DIRECTORY AND GUIDE 1933 page 22:

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

c1926: 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.

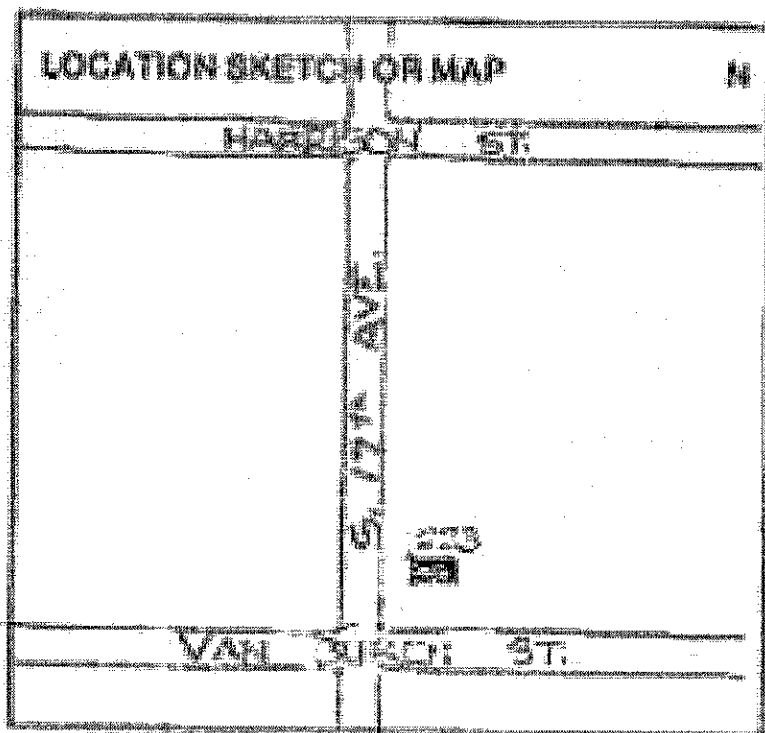
911 = =

ARCHITECT Unknown 072 = =  
 BUILDER Unknown 074 = =  
 STYLE AND/OR PERIOD Mediterranean Revival 074 = =  
 PLAN TYPE Rectangular; unknown 086 = =  
 EXTERIOR FABRIC(S) Stucco; unknown 084 = =  
 STRUCTURAL SYSTEM(S) Masonry; concrete block 086 = =  
 PORCHES Unknown

FOUNDATION: Unknown 042 = =  
 ROOF TYPE: Asph/Flt, built-up with parapet 042 = =  
 SECONDARY ROOF STRUCTURE(S): Unknown 042 = =  
 CHIMNEY LOCATION: NA 042 = =  
 WINDOW TYPE: Casement, 8, wood, grouped in 4 042 = =  
 CHIMNEY: NA 032 = =  
 ROOF SURFACING: Asph/Flt built-up 032 = =  
 ORNAMENT EXTERIOR: Concrete, tile 032 = =  
 NO. OF CHIMNEYS Unknown 032 = = NO. OF STORIES 2 060 = =  
 NO. OF DORMERS None 054 = =

Map Reference (incl. scale & date) USGS Fl. Lauderdale South, Fla.  
7.5 Min. 1962 (1959) 800 = =

Latitude and Longitude: 800 = =  
 Site Size (Approx. Acreage of Property): 1/4 030 = =



Township	Range	Section
51S	42E	15

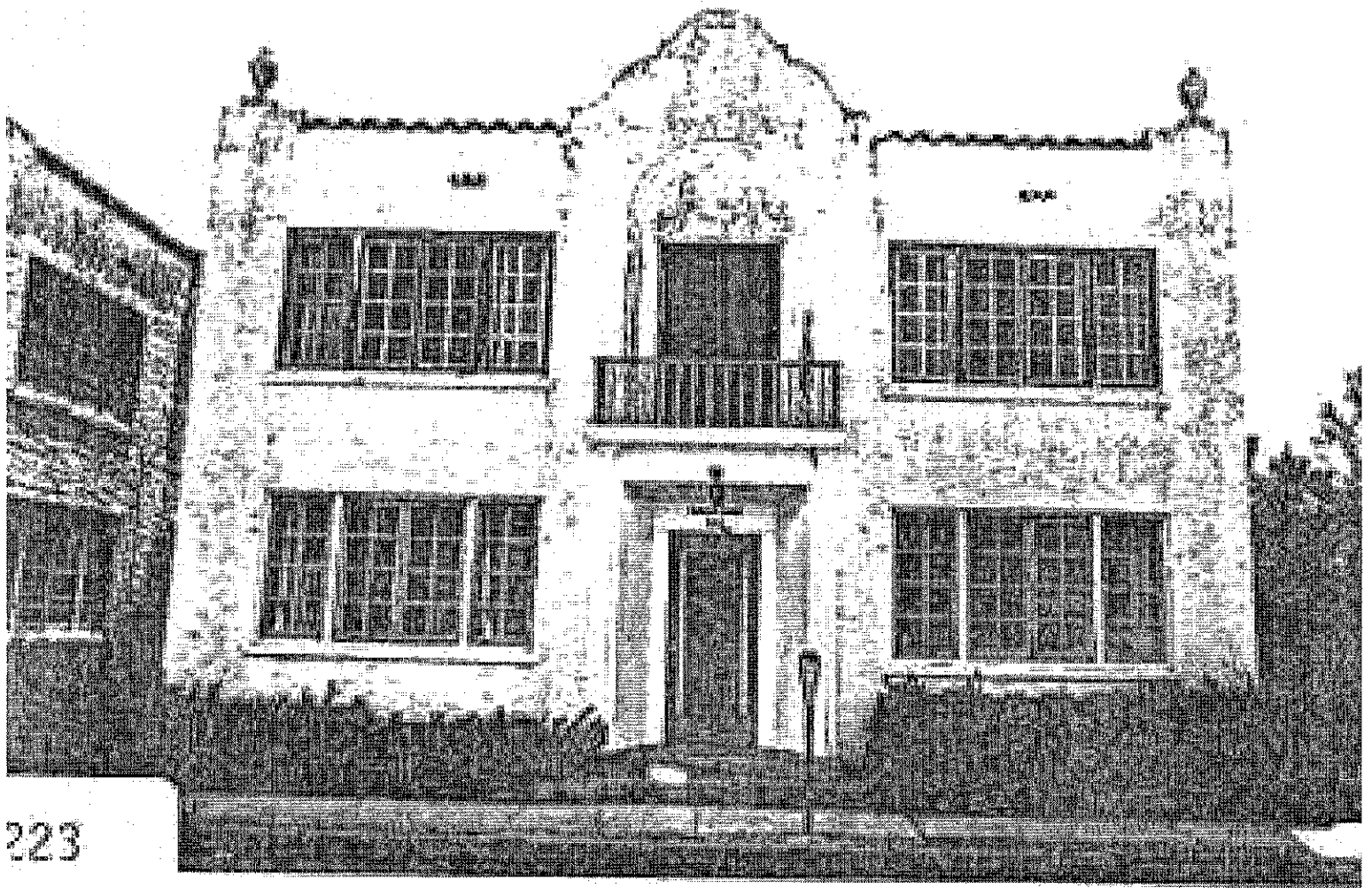
UTM Coordinates:

17 589920 2876900 800 = =

Photographic Records Numbers 812/PL 880 = =

Contact Print





223

## Search Results

Search &gt; Properties located at/on/near '...219...'

**24 permits were found for  
219 S 17 AVE**

View	Process #	Permit #	Description	Appl. Date	Permit Date
<a href="#">Details</a>	92510	<b>B0000837</b>	RE-ROOF ALL OTHERS	2/26/1999	<b>2/3/2000</b>
<a href="#">Details</a>	65367	<b>B0401269</b>	REPAIRS-STRUCTURAL	3/3/2004	<b>3/4/2004</b>
<a href="#">Details</a>		<b>B10-103202</b>	ALTERATIONS-EXTERIOR & INTERIOR	7/29/2010	<b>3/31/2011</b>
<a href="#">Details</a>		<b>B10-103203</b>	ALTERATIONS-EXTERIOR & INTERIOR	7/29/2010	<b>3/31/2011</b>
<a href="#">Details</a>		<b>B10-103204</b>	ALTERATIONS-EXTERIOR & INTERIOR	7/29/2010	<b>3/31/2011</b>
<a href="#">Details</a>		<b>B8902837</b>	FUMIGATION		<b>5/18/1989</b>
<a href="#">Details</a>		<b>B9100342</b>	FENCE-WOOD,CHAIN LINK,ETC.		<b>1/22/1991</b>
<a href="#">Details</a>		<b>B9901306</b>	RE-ROOF ALL OTHERS		<b>3/9/1999</b>
<a href="#">Details</a>	64704	<b>E0400460</b>	ELECTRICAL WORK	2/23/2004	<b>2/24/2004</b>
<a href="#">Details</a>	65474	<b>E0400563</b>	ELECTRICAL WORK	3/3/2004	<b>3/4/2004</b>
<a href="#">Details</a>		<b>E10-101380</b>	SIGN-ELECTRICAL	3/31/2011	
<a href="#">Details</a>		<b>E11-100596</b>	ELECTRICAL WORK	4/8/2011	<b>4/8/2011</b>
<a href="#">Details</a>		<b>E11-100597</b>	ELECTRICAL WORK	4/8/2011	<b>4/8/2011</b>
<a href="#">Details</a>		<b>E11-100598</b>	ELECTRICAL WORK	3/31/2011	<b>3/31/2011</b>
<a href="#">Details</a>		<b>M10-101141</b>	A/C CENTRAL (NEW)	4/8/2011	<b>4/8/2011</b>
<a href="#">Details</a>		<b>M10-101145</b>	A/C CENTRAL (NEW)	4/8/2011	<b>4/8/2011</b>
<a href="#">Details</a>		<b>M10-101146</b>	A/C CENTRAL (NEW)	4/8/2011	<b>4/8/2011</b>
<a href="#">Details</a>		<b>P08-100600</b>	PLUMBING WORK	5/22/2008	<b>5/22/2008</b>
<a href="#">Details</a>		<b>P10-101043</b>	PLUMBING WORK	3/31/2011	<b>3/31/2011</b>
<a href="#">Details</a>		<b>P10-101044</b>	PLUMBING WORK	3/31/2011	<b>3/31/2011</b>
<a href="#">Details</a>		<b>P10-101045</b>	PLUMBING WORK	3/31/2011	<b>3/31/2011</b>
<a href="#">Details</a>		<b>P10-101341</b>	LAWN SPRINKLER EXCL PUMP AND WELL		
<a href="#">Details</a>		<b>P10-101572</b>	LAWN SPRINKLER EXCL PUMP AND WELL		
<a href="#">Details</a>		<b>P10-101573</b>	LAWN SPRINKLER EXCL PUMP AND WELL		

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----- Select a Service -----

SEARCH

----- Select an Agency -----

## Search Results

Search &gt; Properties located at/on/near '...221...'

**24 permits were found for  
221 S 17 AVE**

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details	92510	B0000837	RE-ROOF ALL OTHERS	2/26/1999	2/3/2000
Details	65367	B0401269	REPAIRS-STRUCTURAL	3/3/2004	3/4/2004
Details		B10-103202	ALTERATIONS-EXTERIOR & INTERIOR	7/29/2010	3/31/2011
Details		B10-103203	ALTERATIONS-EXTERIOR & INTERIOR	7/29/2010	3/31/2011
Details		B10-103204	ALTERATIONS-EXTERIOR & INTERIOR	7/29/2010	3/31/2011
Details		B8902837	FUMIGATION		5/18/1989
Details		B9100342	FENCE-WOOD,CHAIN LINK,ETC.		1/22/1991
Details		B9901306	RE-ROOF ALL OTHERS		3/9/1999
Details	64704	E0400460	ELECTRICAL WORK	2/23/2004	2/24/2004
Details	65474	E0400563	ELECTRICAL WORK	3/3/2004	3/4/2004
Details		E10-101380	SIGN-ELECTRICAL	3/31/2011	
Details		E11-100596	ELECTRICAL WORK	4/8/2011	4/8/2011
Details		E11-100597	ELECTRICAL WORK	4/8/2011	4/8/2011
Details		E11-100598	ELECTRICAL WORK	3/31/2011	3/31/2011
Details		M10-101141	A/C CENTRAL (NEW)	4/8/2011	4/8/2011
Details		M10-101145	A/C CENTRAL (NEW)	4/8/2011	4/8/2011
Details		M10-101146	A/C CENTRAL (NEW)	4/8/2011	4/8/2011
Details		P08-100600	PLUMBING WORK	5/22/2008	5/22/2008
Details		P10-101043	PLUMBING WORK	3/31/2011	3/31/2011
Details		P10-101044	PLUMBING WORK	3/31/2011	3/31/2011
Details		P10-101045	PLUMBING WORK	3/31/2011	3/31/2011
Details		P10-101341	LAWN SPRINKLER EXCL PUMP AND WELL		
Details		P10-101572	LAWN SPRINKLER EXCL PUMP AND WELL		
Details		P10-101573	LAWN SPRINKLER EXCL PUMP AND WELL		

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## Search Results

Search &gt; Properties located at/on/near '...223...'

**24 permits were found for**  
**223 S 17 AVE**

View	Process #	Permit #	Description	Appl. Date	Permit Date
<a href="#">Details</a>	92510	<b>B0000837</b>	RE-ROOF ALL OTHERS	2/26/1999	<b>2/3/2000</b>
<a href="#">Details</a>	65367	<b>B0401269</b>	REPAIRS-STRUCTURAL	3/3/2004	<b>3/4/2004</b>
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<a href="#">Details</a>		<b>B9100342</b>	FENCE-WOOD,CHAIN LINK,ETC.		<b>1/22/1991</b>
<a href="#">Details</a>		<b>B9901306</b>	RE-ROOF ALL OTHERS		<b>3/9/1999</b>
<a href="#">Details</a>	64704	<b>E0400460</b>	ELECTRICAL WORK	2/23/2004	<b>2/24/2004</b>
<a href="#">Details</a>	65474	<b>E0400563</b>	ELECTRICAL WORK	3/3/2004	<b>3/4/2004</b>
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# Nova Surveyors Inc.

LAND SURVEYORS

SURVEY No 0-0009816

SHEET NO. 1 OF 2

DRAWN BY: V.H.

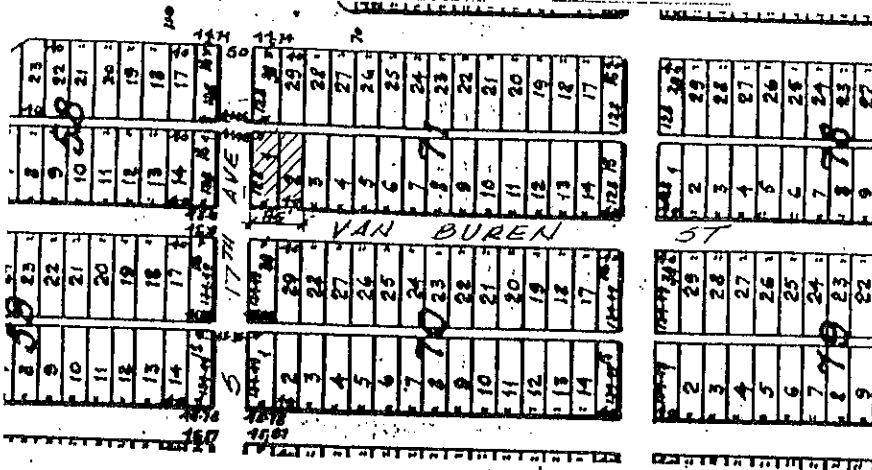
Survey of Lot: 1&2 Block: 71  
Subdivision: HOLLYWOOD  
According to the Plat thereof as recorded in the Plat Book No. 1  
at Page No. 21 of the public records of BROWARD County, Florida.

Property Address: 219-21-23 S 17 AVE, HOLLYWOOD, FL 33026  
For: JEFFREY STRUTZ

Date: 12/06/2000

## LOCATION SKETCH

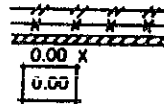
Scale 1" = N.T.S.



## ABBREVIATIONS AND MEANING

A = ARC	F.N.D. = FOUND NAIL & DISK	P.R.C. = POINT OF REVERSE CURVE
A.C. = AIR CONDITIONER PAD	FR. = FRAME	PROP. COR. = PROPERTY CORNER
A.E. = ANCHOR EASEMENT	FT. = FEET	P.B. = PLAT BOOK
AL. = ALUMINUM ROOF	F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM	P.G. = PAGE
ALV. = ALUMINUM SHED	F.N. = FOUND NAIL	P.W.Y. = PARKWAY
ARPH. = ARPHALT.	H. = HIGH (HEIGHT)	PRM. = PERMANENT REFERENCE MONUMENT
B.C. = BLOCK CORNER	IN & EG. = INGRESS AND EGRESS EASEMENT	P.L.S. = PROFESSIONAL LAND SURVEYOR
BLDG. = BUILDING	L.P. = LIGHT POLE	R. = RECORDED DISTANCE
B.M. = BENCH MARK	L.F.E. = LOWEST FLOOR ELEVATION	RR. = RAILROAD
B.O.B. = BASIS OF BEARINGS	L.M.E. = LAKE MAINTENANCE EASEMENT	RES. = RESIDENCE
C. = CALCULATED	M. = MEASURED DISTANCE	R.W. = RIGHT-OF-WAY
C.B. = CATCH BASIN	M.M. = MANHOLE	RAD. = RADIUS OR RADIAL
C.B.S. = CONCRETE BLOCK STRUCTURE	M.L. = MONUMENT LINE	R.P. = RADIUS POINT
CBW. = CONCRETE BLOCK WALL	M.A.P. = NOT A PART OF NGVD-NATIONAL GEODETIC VERTICAL DATUM	RGE. = RANGE
CH. = CHORD DISTANCE	N. = NORTH	SEC. = SECTION
CH.B. = CHORD BEARING	N.T.S. = NOT TO SCALE	STY. = STORY
CL. = CLEAR	#. NO. = NUMBER	SWK. = SIDEWALK
C.L.F. = CHAIN LINK FENCE	O/S. = OFFSET	S.I.P. = SET IRON PIPE L.B. #6044
C.M.E. = CANAL MAINTENANCE EASEMENT	OH. = OVERHEAD	S. = SOUTH
CONC. = CONCRETE	O.H.L. = OVERHEAD UTILITY LINES	S.N.D. = SET NAIL & DISK L.B. #6044
C.P. = CONC PORCH	OVH. = OVERHANG	SP. = SCREENED PORCH
C.S. = CONCRETE SLAB	O.R.B. = OFFICIAL RECORD BOOK	T. = TANGENT
D.E. = DRAINAGE EASEMENT	P.V.M.T. = PAVEMENT	TWP. = TOWNSHIP
D.M.E. = DRAINAGE MAINTENANCE EASEMENT	PL. = PLANTER	U.E. = UTILITY EASEMENT
DRIVE. = DRIVEWAY	P.L. = PROPERTY LINE	UTL. = UTILITY
D. = DEGREES	P.C.C. = POINT OF COMPOUND CURVE	UP. = UTILITY POLE
E.T.P. = ELECTRIC TRANSFORMER PAD	P.G. = POINT OF CURVE	W.M. = WATER METER
ELEV. = ELEVATION	P.T. = POINT OF TANGENCY	W.F. = WOOD FENCE
ENCR. = ENCROACHMENT	P.O.C. = POINT OF COMMENCEMENT	W.S. = WOOD SHED
F.H. = FIRE HYDRANT	POB. = POINT OF BEGINNING	Δ = CENTRAL ANGLE
F.I.P. = FOUND IRON PIPE		W. = WEST
F.I.R. = FOUND IRON ROD		C. = CENTER LINE
F.F.E. = FINISHED FLOOR ELEVATION		∠ = ANGLE

## LEGEND TYPICAL



WOOD FENCE  
CHAIN LINK FENCE  
C.B.S. WALL (C.B.W.)  
EXISTING ELEVATIONS  
PROPOSED ELEVATIONS

**SURVEYOR'S NOTES:** 1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.

2) IF SHOWN, ELEVATIONS ARE REFERRED TO

B.M. # \_\_\_\_\_ ELEV. \_\_\_\_\_  
OF N.G.V.D. OF 1929.

3) THIS IS A SPECIFIC PURPOSE SURVEY.

4) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT. I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: *George Barra* 12/7/00  
GEORGE BARRA (DATE OF FIELD WORK)  
PROFESSIONAL LAND SURVEYOR NO. 2534  
STATE OF FLORIDA. (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON \_\_\_\_\_

REVISED ON \_\_\_\_\_

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):**  
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.  
BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.  
THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS. ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL. FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS. FENCE OWNERSHIP NOT DETERMINED.  
THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.  
THE FIRM FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE

Situated 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.



# Nova Surveyors Inc.

LAND SURVEYORS

SURVEY NO. 00-9816

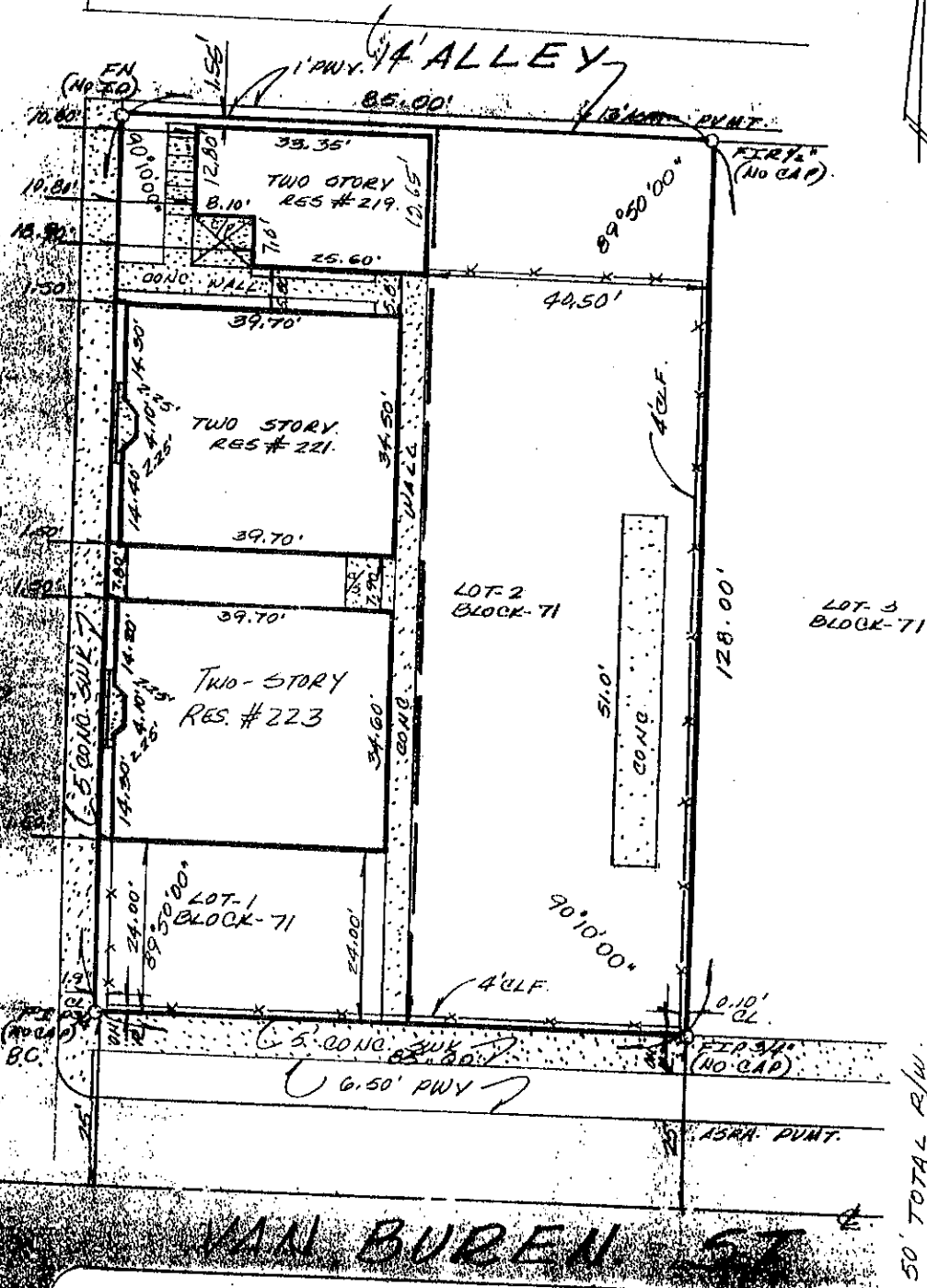
SHEET NO. 2 OF

V.H.

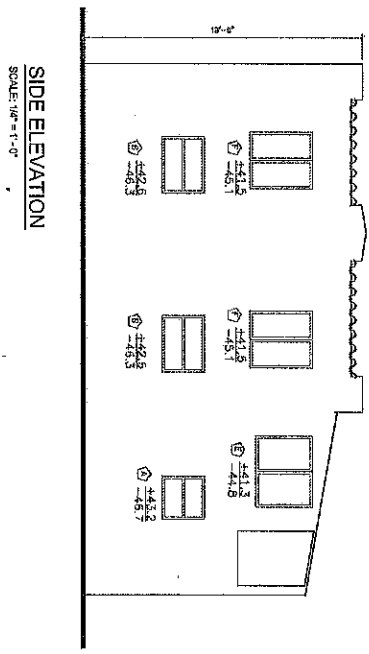
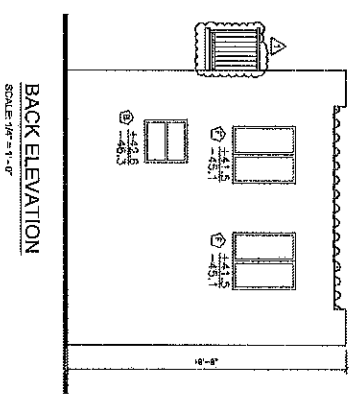
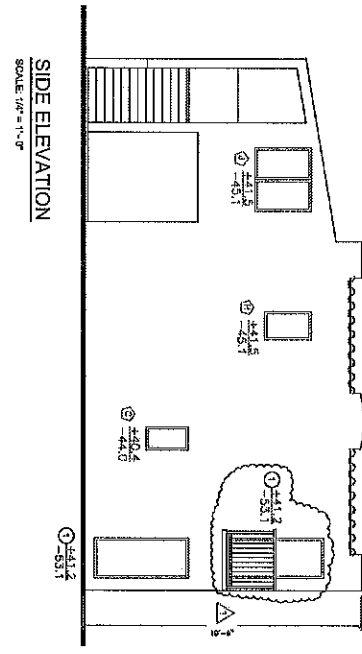
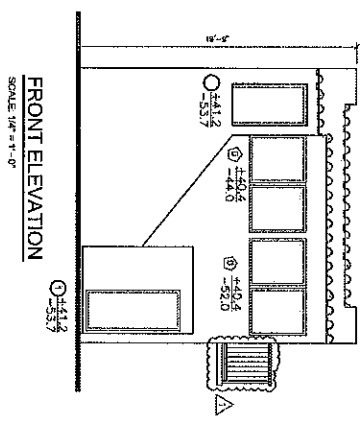
50' TOTAL R/W.

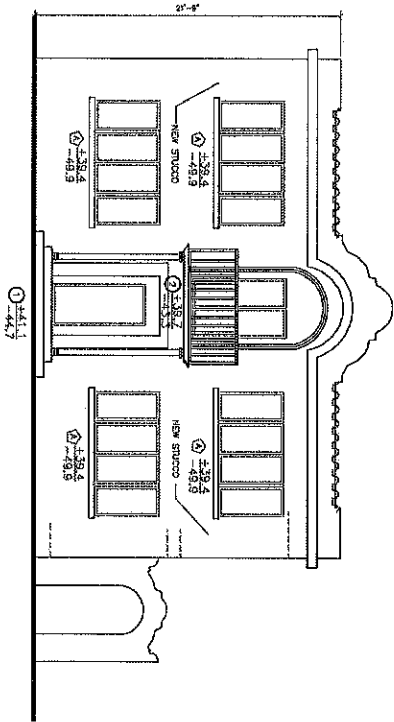
## BOUNDARY SURVEY

Scale 1" = 20'



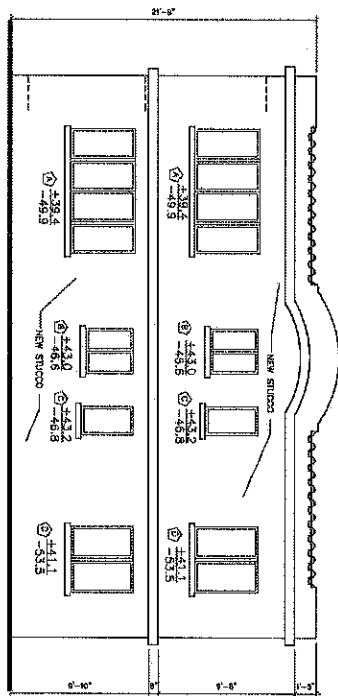
Existing





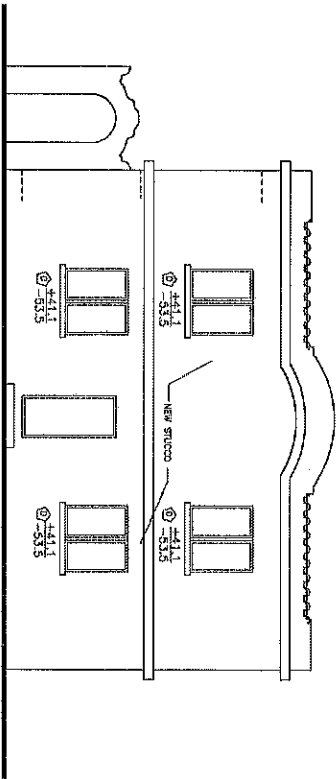
FRONT ELEVATION (WEST)

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



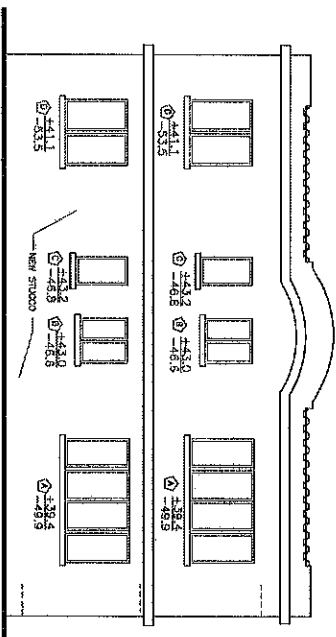
SIDE ELEVATION (NORTH)

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



BACK ELEVATION (EAST)

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



SIDE ELEVATION (SOUTH)

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

TO:

RESIDENCE #221

221 S 17th AVE.  
HOLLYWOOD, FL. 33020

A-2

SHEET NUMBER

ARCHITECT  
REVIEW

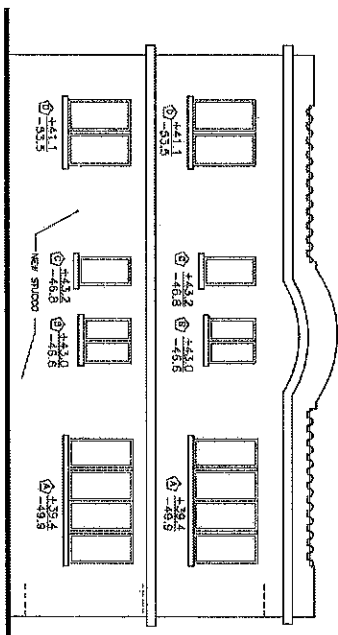
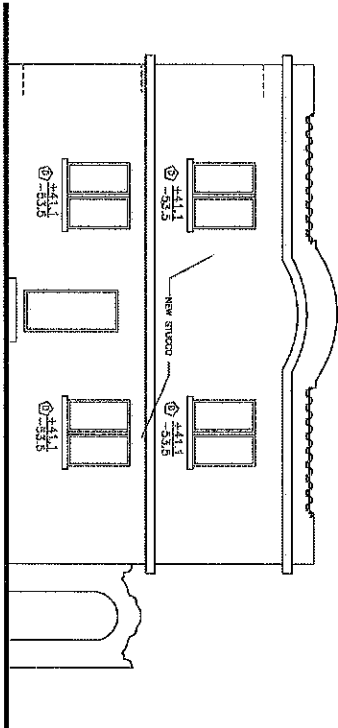
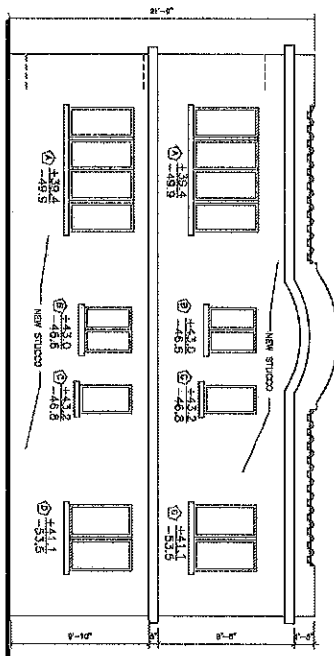
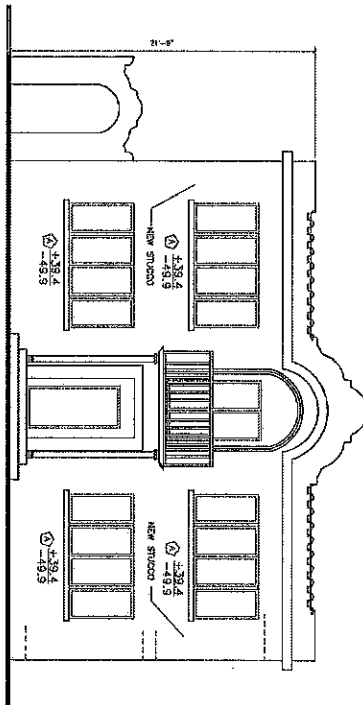
SHEET NAME

DATE

10/10/2020

10/10/2020





RESIDENCE #219, #221, #223  
221 S 17th AVE.  
HOLLYWOOD, FL. 33020

LOCATION PLAN  
N.T.S.

INDEX	COVER SHEET	C-1 COVER
#219	#221	#223
ARCHITECTURAL	ARCHITECTURAL	ARCHITECTURAL
D-1 DEMO/EXISTING FLOOR PLAN	D-1 DEMO/EXISTING FLOOR PLAN	D-1 DEMO/EXISTING FLOOR PLAN
A-1 PROPOSED FLOOR PLAN	A-1 PROPOSED FLOOR PLAN	A-1 PROPOSED FLOOR PLAN
NOTES, SCHEDULES & DETAILS	NOTES, SCHEDULES & DETAILS	NOTES, SCHEDULES & DETAILS
A-2 ELEVATIONS	A-2 ELEVATIONS	A-2 ELEVATIONS
MECHANICAL	MECHANICAL	MECHANICAL
M-1 MECHANICAL PLAN	M-1 MECHANICAL PLAN	M-1 MECHANICAL PLAN
NOTES, SCHEDULES & DETAILS	NOTES, SCHEDULES & DETAILS	NOTES, SCHEDULES & DETAILS
ELECTRICAL	ELECTRICAL	ELECTRICAL
E-1 ELECTRICAL PLAN	E-1 ELECTRICAL PLAN	E-1 ELECTRICAL PLAN
E-2 NOTES, SCHEDULES & DETAILS	E-2 NOTES, SCHEDULES & DETAILS	E-2 NOTES, SCHEDULES & DETAILS
PLUMBING	PLUMBING	PLUMBING
P-1 PLUMBING PLAN/NOTES, SCHEDULES & DETAILS	P-1 PLUMBING PLAN/NOTES, SCHEDULES & DETAILS	P-1 PLUMBING PLAN/NOTES, SCHEDULES & DETAILS
GAS LINE PLAN	GAS LINE PLAN	GAS LINE PLAN
G-1 GAS PLAN/NOTES	G-1 GAS PLAN/NOTES	G-1 GAS PLAN/NOTES

LEGAL DESCRIPTION  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SCOPE OF WORK

ALTERATION LEVEL II

INTERIOR RENOVATION

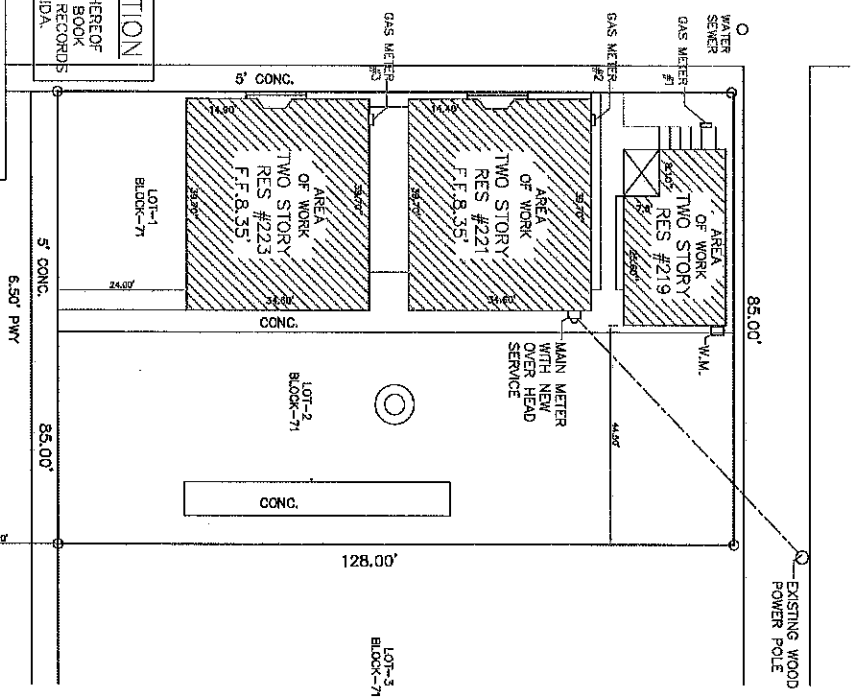
1. REPLACE DAMAGE:
2. INSULATION FOR WALLS
3. STUCCO FOR EXTERIOR WALLS
4. CEILING 3/4" DRYWALL
5. ROOF TRUSSES REPAIRS AS PER PLANS
6. CABINETS APPLIANCES @
7. FIXTURES FOR KITCHEN AND BATHS
8. REPLACE WINDOWS AND DOORS
9. NEW ELECTRICAL
10. NEW MECHANICAL
11. PLUMBING
12. NO STRUCTURAL

SITE PLAN  
SCALE 3/32" = 1'-0"

LEGEND:

- EXISTING HOUSE TO REMAIN
- DEMOLISHED AREA OF WORK

NOTED  
WORK FOR FLORIDA BUILDING CODE 2007



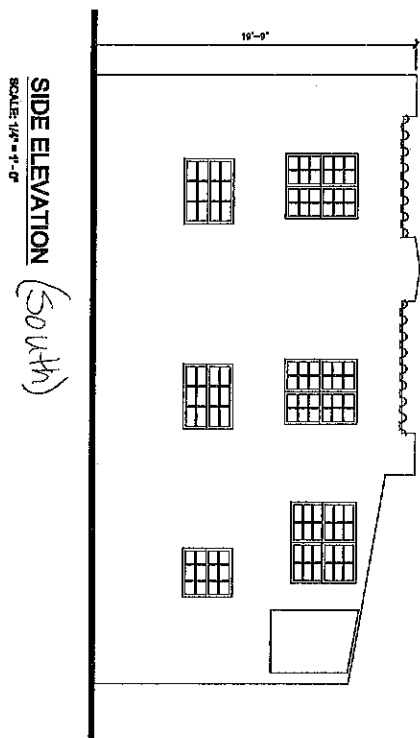
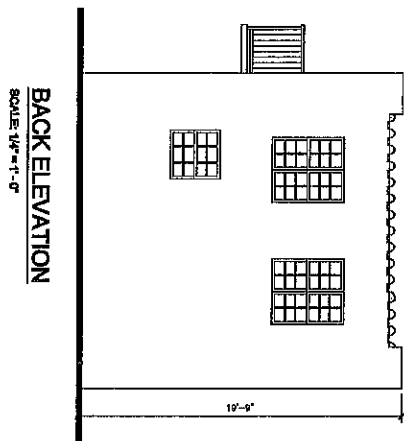
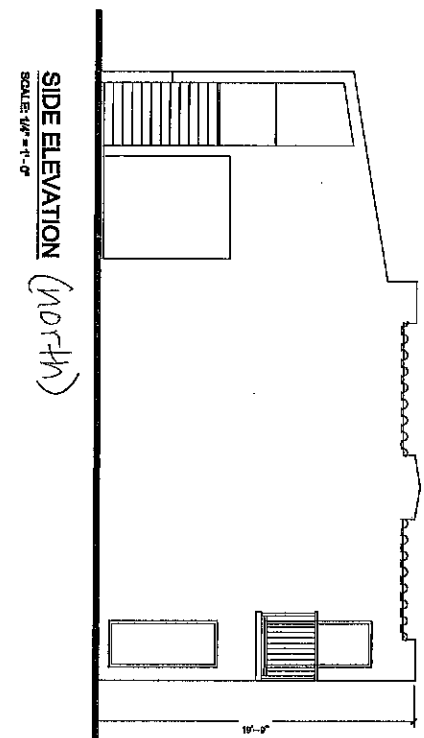
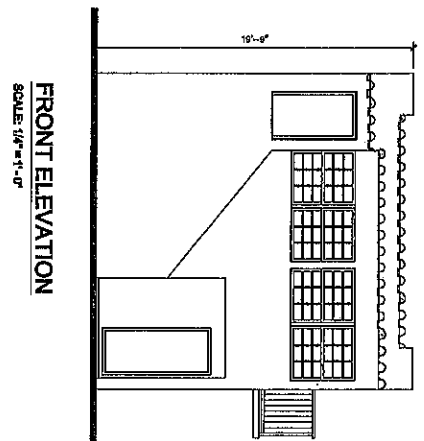
ARCHITECT  
REVIEW

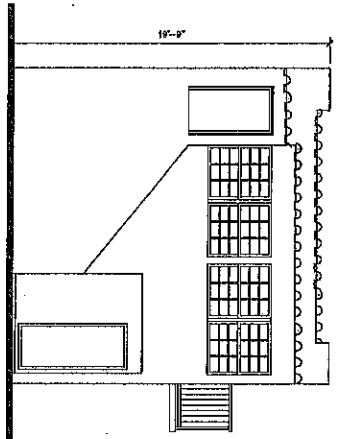
RESIDENCE #219

219 S 17th AVE.  
HOLLYWOOD, FL. 33020

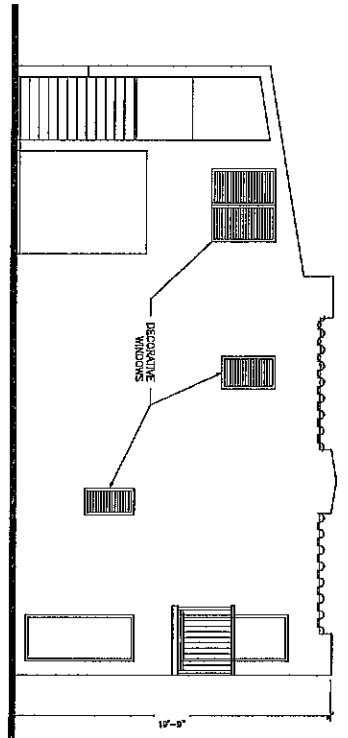
C-1

2/19  
A

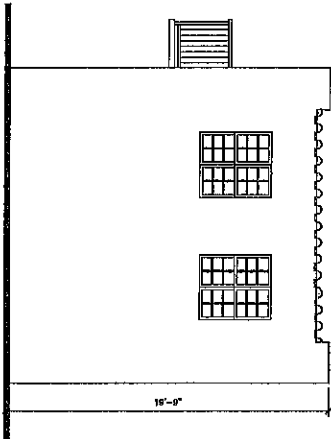




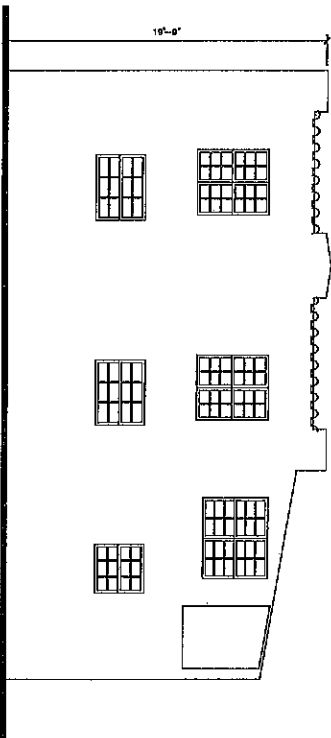
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



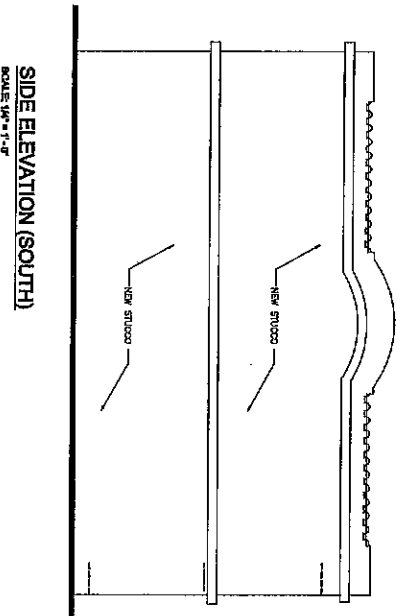
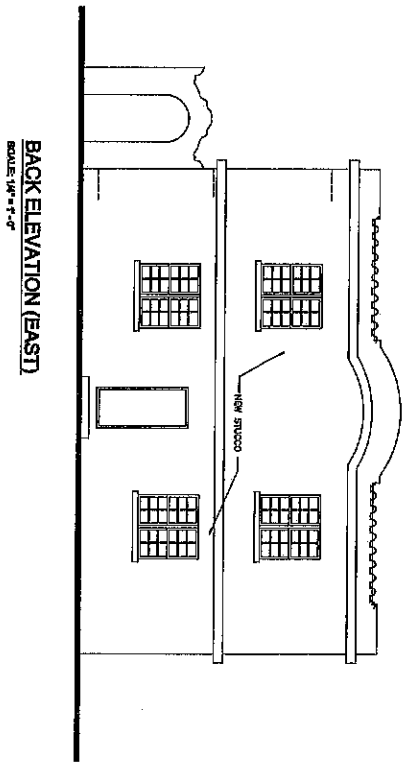
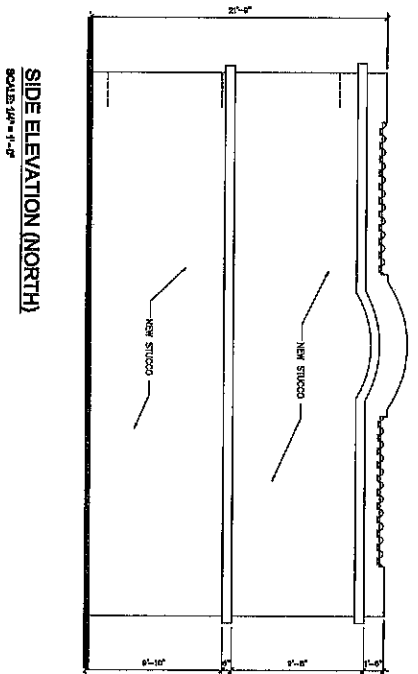
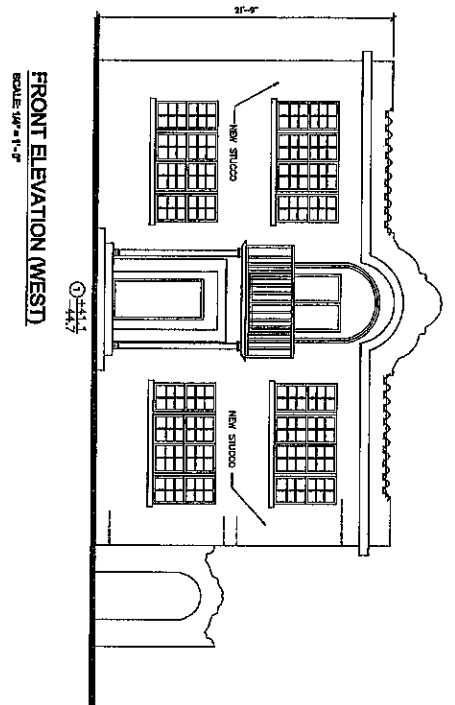
**SIDE ELEVATION (north)**  
SCALE: 1/4" = 1'-0"

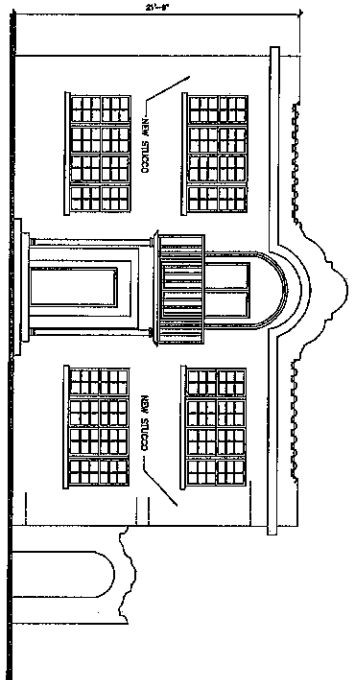


**BACK ELEVATION**  
SCALE: 1/4" = 1'-0"

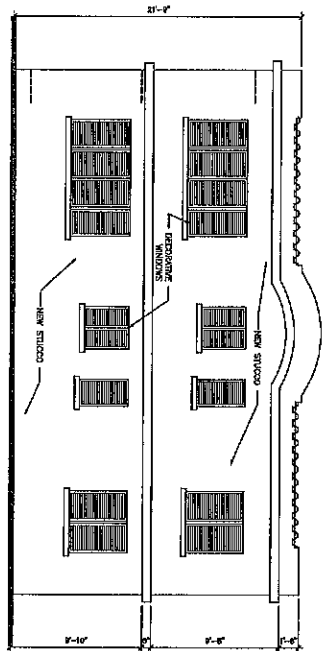


**SIDE ELEVATION (south)**  
SCALE: 1/4" = 1'-0"

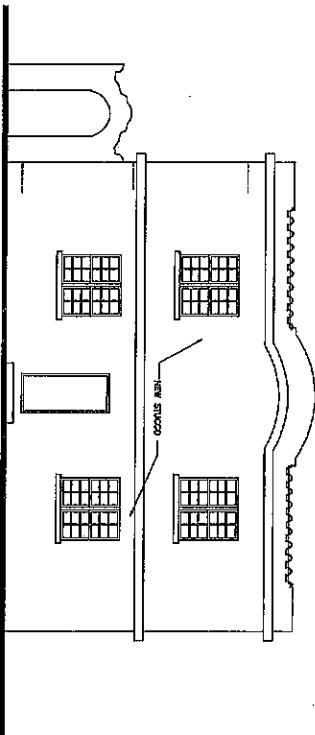




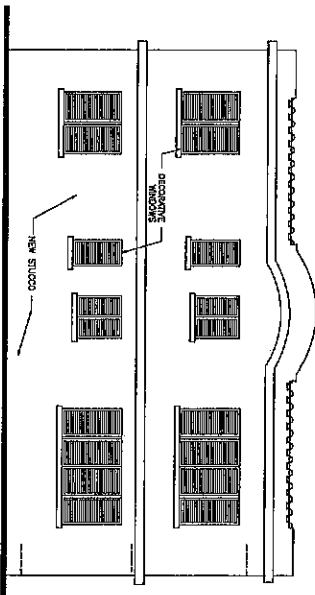
FRONT ELEVATION (WEST)  
SCALE 1/8" = 1'-0"



SIDE ELEVATION (NORTH)  
SCALE 1/8" = 1'-0"

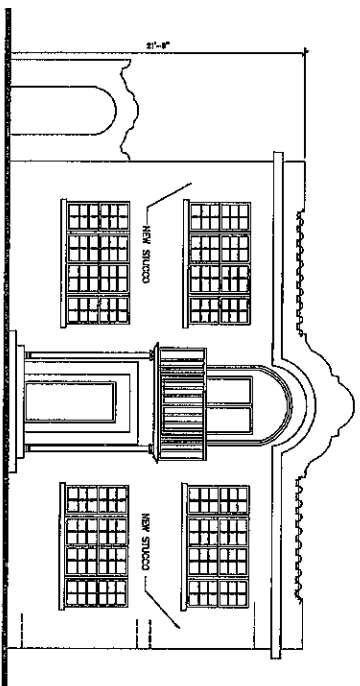


BACK ELEVATION (EAST)  
SCALE 1/8" = 1'-0"

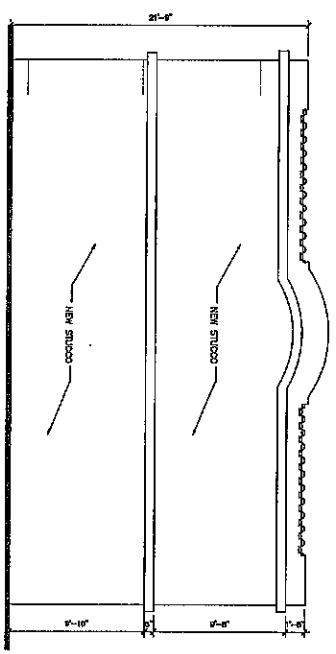


SIDE ELEVATION (SOUTH)  
SCALE 1/8" = 1'-0"

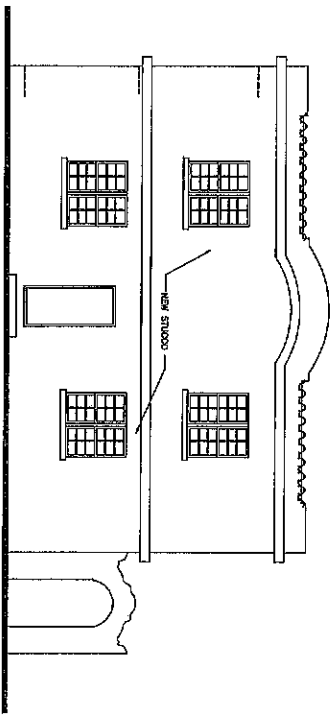




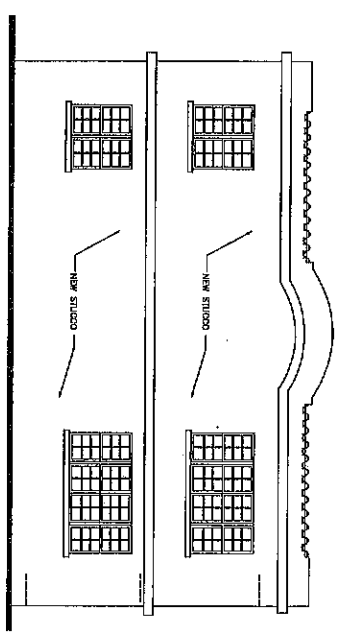
**FRONT ELEVATION (WEST)**  
SCALE 1/4" = 1'-0"



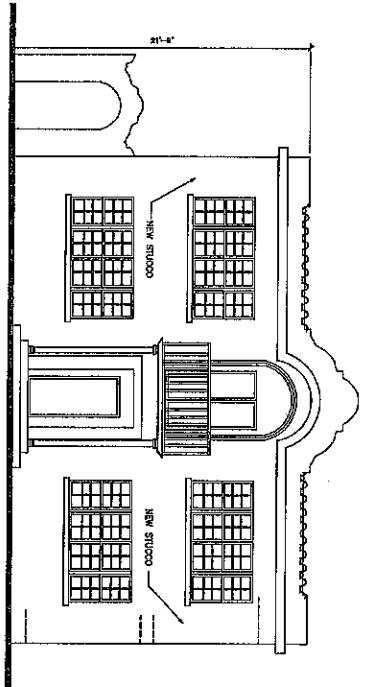
**SIDE ELEVATION (NORTH)**  
SCALE 1/4" = 1'-0"



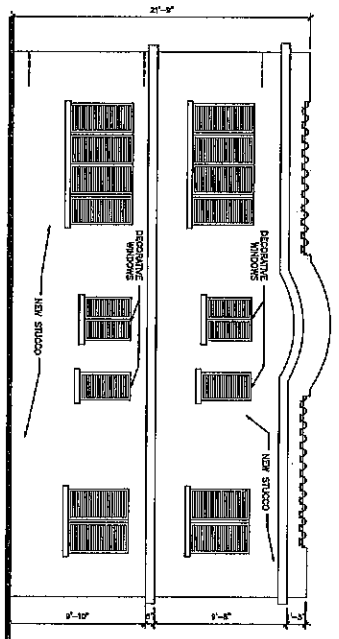
**BACK ELEVATION (EAST)**  
SCALE 1/4" = 1'-0"



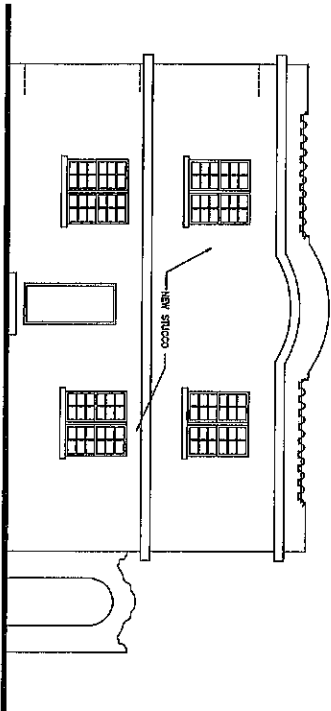
**SIDE ELEVATION (SOUTH)**  
SCALE 1/4" = 1'-0"



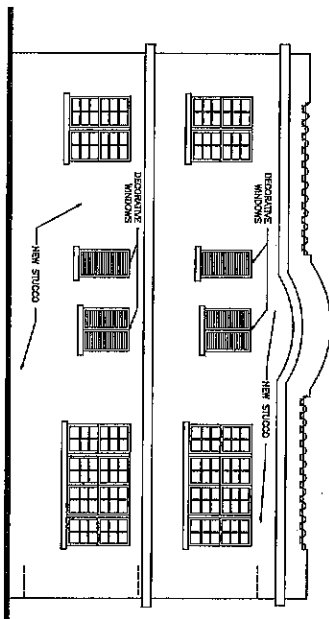
FRONT ELEVATION (WEST)  
SCALE: 1/4" = 1'-0"



SIDE ELEVATION (NORTH)  
SCALE: 1/4" = 1'-0"



BACK ELEVATION (EAST)  
SCALE: 1/4" = 1'-0"



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

# ATTACHMENT B

## Aerial Photograph

# AERIAL PHOTOGRAPH



221 S. 17<sup>th</sup> Avenue