HISTORIC PRESERVATION BOARD MEETING

MARCH 27, 2012

CERTIFICATE OF APPROPRIATENESS FOR DESIGN

2. FILE NO: 12-C-16
APPLICANT: Brenda Martinez
LOCATION: 1027 Hollywood Boulevard
REQUEST: Certificate of Appropriateness for Design for exterior renovations and an addition to an existing single-family home located in the Lakes Area Historic Multiple Resource Listing District.
DATE: March 27, 2012

TO: Historic Preservation Board

VIA: Andria Wingett, Planning Manager

FROM: Marluz Maldonado, Planning and Development Services Administrator

SUBJECT: Brenda Martinez requests a Certificate of Appropriateness for Design for exterior renovations and an addition to an existing home at 1027 Hollywood Boulevard in the Lakes Area Historic Multiple Resource Listing District.

APPLICANT REQUEST
The applicant is requesting a Certificate of Appropriateness for Design for modified elevations and improvements to an existing single-family residence.

STAFF'S RECOMMENDATION
Certificate of Appropriateness for Design: Approval

BACKGROUND

The project includes a remodeled front porch as well as a small addition (397 sq ft) at the rear of the property. Based on information provided by the applicant, the existing structure was constructed in 1951. The dwelling is located on an interior lot fronting Hollywood Boulevard and is a one-story structure. The lot is approximately 121 feet wide by 50 feet long.

The home appears to have architectural features of Post War Modern Ranch; however, does not appear to be the best example of this style. These homes were constructed en masse after World War II when there was a need for quick, efficient housing. This style was popular with builders as they were relatively inexpensive and used simple materials with none of the traditional detailing. Major features include asymmetrical massing with horizontal emphasis to windows. Materials include stucco and aluminum windows. Entrances were not emphasized and the homes had limited ornamentation. Low-pitched roofs with concrete tile were typical of Ranch style homes.

PROPOSED PROJECT

The existing residence contains a semi enclosed porch and a planter that runs about the length of the front elevation. The porch will be redesigned to provide a more inviting feel while creating a more inviting and open entrance with steps leading to the main door. An aluminum gate was added to the natural stone wall which leads to the rear of the home. The number of front windows will be maintained but will be enlarged in height so as to allow natural light and create an inviting atmosphere. Other new features include a natural stone wall with parapet that extends approx. 3' above the roof of home.
The home currently has a pitched roof. The applicant indicated this pitched roof will be maintained and new parapets, architectural elements and features will conceal the pitched roof on the front elevation while providing a more modern look. The applicant is proposing to change the pitched roof material to a metal roof. Furthermore, the entire design of front façade is being changed to provide parapets, straight lines and architectural features such as a concrete vase, metal roof, and smooth stucco, to provide a more modern design. This more modern design incorporates elements such as straight lines and oversized windows.

As previously mentioned, the applicant is also proposing a one story addition at the rear of the home. The addition is approximately 397 sq ft and will accommodate a bedroom, bath and a laundry room. The existing one story height will be maintained. The applicant proposes to continue the existing side setback to the side while complying with the other setback requirements. Based on the size of the lot a minimum of 5’ side setback is required. Once completed, the home will provide approximately 2,166 sq ft. Since the addition is small in size, no additional parking spaces are being required. Furthermore, the site will continue to provide the required open space areas. The applicant is maintaining existing vegetation which includes to the extent possible while incorporating new native vegetation.

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 applicant has taken into consideration the property’s contribution in scale and massing to the neighborhood. Therefore, the proposed design elements are consistent with the character of the Historic Lakes Section. Furthermore, the applicant is proposing materials such as new stucco, natural stone, and wrought iron which are consistent with the historic district. Additionally, the proposed exterior will be consistent with the City’s color chart, as stated by the applicant.

SITE BACKGROUND

Applicants/Owners: Brenda Martinez  
Address/Location: 1027 Hollywood Boulevard  
Size of Property: 0.14 acres  
Present Zoning: Single Family Residential (RS-6), Lakes Area Historic Multiple Resource Listing District  
Present Land Use: Single Family Residence  
Year Built: 1951

Adjacent Zoning:

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

The City-Wide Master Plan places a priority on protecting, preserving and enhancing residential neighborhoods. It states, “The single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements”.

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

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

The proposed development resides within a residential neighborhood fronting Hollywood Boulevard. The proposed changes are not only compatible with the existing home design, but also consistent with the existing and surrounding buildings. Furthermore, the interior and exterior renovations will not be detrimental to the preservation and stability of the community. The request will allow the applicant to maximize the use of the property by increasing the usable space of the existing home.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property.

The proposed renovations and additions allow the applicant to make the necessary improvements while maximizing the use of their property. By allowing the applicant to improve the structure, the City is accomplishing the desired reinvestment in an existing contributing site in the Lakes Area Historic Multiple Resource Listing District while maintaining the character of the neighborhood.

HOLLYWOOD LAKES NEIGHBORHOOD PLAN

Hollywood Lakes Neighborhood Plan seeks to maintain and protect the character and integrity of existing residential communities by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses. The applicant has proposed a façade renovation and addition which will not impact adjacent properties and the general character of the Historic District.

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.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The existing residence contains a semi enclosed porch and a planter that runs about the length of the front elevation. The home currently has a pitched roof. The applicant indicated this pitched roof will be maintained and enclosed by new elements and features to provide a more modern look. The applicant indicated the roof material will be changed to a metal roof. The porch will be redesigned to provide a more open entrance with steps leading to the main door. Other features for this area include a natural stone wall with parapet that extends approx. 3’ above the roof of home. An aluminum gate was added to the natural stone wall which leads to the rear of the
home. The front windows are being changed to larger window openings; however, the amount of windows will be kept. Furthermore, the entire design of front façade is being changed to provide parapets, straight lines and architectural features, metal roof, and smooth stucco, to provide a more modern design.

A one story addition is also being proposed at the rear of the home. The addition is approximately 397 sq ft and will accommodate a bedroom, bath and a laundry room. The existing one story height will be maintained. The applicant proposes to continue the existing side setback while complying with the other setback requirements. Based on the size of the lot a minimum of 5’ side setback is required. Once completed the home will be approximately 2,166 sq ft. Since the addition is small in size, no additional parking spaces are required. Furthermore, the site will continue to provide the required open space areas. The applicant is maintaining existing vegetation which includes to the extent possible while incorporating new native vegetation.

The applicant has also indicated, “The addition to the property is being proposed in the only possible area for extension which is at the back of the property. In the front we are only proposing a renovation of the existing porch”.

The Design Guidelines state, “Porches have been a traditional and significant feature of Hollywood architecture since the early 1920s. Porches served as a covered entrance to buildings and a transitional space between the interior and exterior. They provide a protected, shaded area used for relief from South Florida’s frequent hot and humid weather. As previously indicated the applicant is proposed to maintain the porch while modifying it to be more open and welcoming while leading to the main door.

**FINDING:**
Consistent.

**CRITERION:**
DESIGN

**ANALYSIS:**
The Historic District Design Guidelines state the height of buildings in most districts, particularly at the block level, are similar. The height of new porch area, with an approximate 13’ with parapets that extend to 18’, will remain compatible with the regulations for this district as well as the surrounding buildings.

“The home has been inhabited and in foreclosure for a period of time. The new owners wants to rehabilitate the property for their use. As depicted on the pictures, the house does not have any fixtures or historical value deserving preservation effort”, as stated by the applicant.

Proposed changes to elevations provide more pronounced height variations. Also, additional design elements are being incorporated throughout the front elevation such as stucco, natural stone and wrought iron which are consistent with the historic district. These new elements help enhance the existing elevations while creating a more interesting design.

The proposed addition has been designed with similar and compatible
elements and roof lines to create a more interesting design while blending with the adjacent residences. The proposed elements and materials are consistent with the existing home, community and Design Guidelines for the district.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: The Historic District Design Guidelines state setting is the relationship of a building to adjacent buildings and the surrounding site and environment. The modified elevations still demonstrate a relationship with the existing surrounding properties and does not alter the scale or massing in this portion of the street. As provided by the applicant, “We are keeping the minimum setback requirements as per City of Hollywood Zoning Code.” Placement and configuration of the design elements, proposed porch renovation and addition at the rear are appropriate in order to maintain the streetscape while allowing the applicant to provide a design suitable to their needs. As stated in the Design Guidelines, “...setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood.” The home is located in the Historic District along Hollywood Boulevard. The property is consistent with other homes in the area.

Following the completion of the addition, the site will continue to provide the required pervious area. The existing landscape meets all landscaping requirements, such as 100% irrigation.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines for Historic Properties and Districts state to avoid designing new work which is incompatible with the other buildings in the neighborhood in materials, size, scale, and texture. The proposed materials which include new stucco, concrete, wrought iron, natural stone and architectural features are consistent with the existing style of the home. The materials utilized and the proposed color pallet is consistent with the existing structure and the City’s color chart. “Materials used in the new design are totally compatible with the surrounding area”, as stated by the applicant.

FINDING: Consistent.

CRITERION: WORKMANSHP

ANALYSIS: Design Guidelines for Historic Properties and Districts state new construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. As previously stated, the architectural design is proposed to be modified; however materials and layout proposed are compatible with the existing structure and do not detract from the original design. Proposed modifications have been designed to be compatible with the character and style of the 1952 home. The workmanship is consistent with the home and maintains the existing neighborhood character. Moreover, the materials and layout of the proposed
addition are consistent with surrounding properties and compatible with the South Florida region.

**FINDING:**
Consistent.

**CRITERION:**
ASSOCIATION

**ANALYSIS:**
Design Guidelines for Historic Properties and Districts recommend *avoid incorporating elements which are incompatible with the other buildings in the neighborhood in materials, size, scale, and texture*. The proposed modified elevations provide an attractive and interesting look to the home while emphasizing and creating a more inviting entrance to the home. The elevations design and massing will continue to be consistent with the existing structure and surrounding buildings.

As indicated by the applicant, “Existing windows and doors are kept in the majority of the cases. The original building main structure is also kept in place totally, so that the volume of the building is similar to the surrounding”. City of Hollywood’s Design Guidelines for Historic Properties states additions and modifications should be limited in size and scale in relationship to the building. The proposed façade modifications and proposed addition are compatible to the existing structure, the district character, and to the adjacent structures.

**FINDING:**
Consistent.

**RECOMMENDATION**

**Certificate of Appropriateness for Design:**

Based upon the analysis and findings of the plans submitted, staff recommends the Certificate of Appropriateness for Design be approved.

**ATTACHMENT**

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

Application Package
GENERAL APPLICATION

APPLICATION TYPE (CHECK ONE):
- Development Review Board
- Historic Preservation Board
- Planning and Zoning Board
- Technical Advisory Committee
- City Commission

Date of Application:

Location Address: 1027 Hollywood Blvd, Hollywood, FL 33019
Lot(s): 9
Block(s): 50
Subdivision: Hollywood Lakes South
Folio Number(s): 514214020060
Zoning Classification: P5
Land Use Classification:
Existing Property Use: Single Family
Sq Ft/Number of Units: 1

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

Explanation of Request: Application for interior/ exterior alteration and residence addition

Number of units/rooms: 4
Sq Ft: 2166 sq ft
Value of Improvement: $50,000
Estimated Date of Completion: 06/30/12
Will Project be Phased? ( ) Yes ( ) No
If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Brenda Martinez
Address of Property Owner: 18300 NE 30th Court, Davie, FL 33326
Telephone: (954) 348-0195
Fax: Email Address:

Name of Consultant/Representative/Tenant (order one):
Address: 11600 NE 13th Avenue, Hallandale, FL 33009
Telephone: (786) 722-0080
Fax: Email Address:

Date of Purchase: 01/03/2012
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:

08
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.

(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:

Date: 03/27/12

PRINT NAME:

Date: 03/27/12

Signature of Consultant/Representative:

Date: 03/27/12

PRINT NAME:

Date: 03/27/12

Signature of Tenant:

Date: 03/27/12

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) and/or addition 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 Historic Preservation Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 5th day of February

Notary Public State of Florida

My Commission Expires: 03/20/13 (Check One) ___________ Personally known to me; OR FLN

NICOLA H. Hu
Notary Public, State of Florida
Commissioner DD352595
My comm. expires Oct. 22, 2013

PRINT NAME
CRITERIA STATEMENT

From: Arch. Mario Averhoff
To: City of Hollywood Historical Preservation Board. Florida.
Re: Interior / Exterior alteration / Residence Addition.
Owner: Brenda Martinez
18380 NE 30 Ct. Aventura. Fl. 33160. Ph: (305) 528 4195

Dr. Sis.
Base on the guideline criteria for design listed in 5.6.D.3 of the City of Hollywood Zoning and Land Development
Regulation the points of analysis of the proposed project are as follow:

**Integrity of Location:**
The addition in the property is proposed in the only possible area for extension. This area is at the back of the property.
In the front facade we are proposing a renovation of the existing porch (same area)

**Design:**
The design is compatible with in size, proportion, materials, texture and colors with the surrounded area.
This residence, inside the perimeter of historical properties in Hollywood, has been inhabited and in foreclosure for an
extended period of time.
After a long process of purchasing, my clients, the new owners, are planning to rehabilitate the property for their use.
We have been working on the design using modern architectural codes and lines of expression. Originally, as you can
see in the pictures, the property does not have any fixtures or historical values that will deserve a conservation effort.
We are keeping the original residence layout for windows and doors. Only some small adjustments have been introduce
to accommodate the new design.

**Setting:**
We are keeping the minimum setback requirements as per City of Hollywood Zoning Code. It is not required any
variant or special permit. It is maintained building and lot proportions.

**Materials:**
Materials used in the new design are totally compatibles with the surrounded area.

**Workmanship:**
There is not any imitation or incompatibilities in style. The property design can blend and fit into the neighborhood.

**Association:**
Existing windows and doors are kept in place in the majority of cases. The original building main structure is also kept
in place totally, so, the volume of the building is similar to the surrounding.

After all previous considerations, we found that the proposed design is consistent and appropriated for the intended use
as a single family residence.

With no other matter, sincerely

Arch. Mario Averhoff

11600 ne 13 ave Miami, fl. 33161
p. (786) 506-2805 • f. (305) 857-8337
marcaverhoff@gmail.com
SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name: BRENDA MARTINEZ (SURVEY NO. 11-1731)

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 1227 HOLLYWOOD BOULEVARD

City: HOLLYWOOD  State: FL  ZIP Code: 33019

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.): LCT 9, BLOCK 50, HOLLYWOOD LAKES SECTICN, PLAT BOOK 1, PAGE 32

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): RESIDENTIAL

A5. Latitude/Longitude: Lat. 26° 00' 728" Long. 80° 07' 986" Horizontal Datum: □ NAD 1927 □ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number: 8

A8. For a building with a crawl space or enclosure(s):
   a. Square footage of crawl space or enclosure(s): 1291 sq ft
   b. No. of permanent flood openings in the crawl space or enclosure(s) within 1.0 foot above adjacent grade: 15
   c. Total net area of flood openings in A8b: 955.2 sq in
   d. Engineered flood openings? □ Yes □ No

A9. For a building with an attached garage:
   a. Square footage of attached garage: N/A sq ft
   b. No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: N/A
   c. Total net area of flood openings in A9b: N/A sq in
   d. Engineered flood openings? □ Yes □ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number: CITY OF HOLLYWOOD 125113

B2. County Name: BROWARD

B3. State: FLORIDA

B4. Map/Panel Number: 12011C0317

B5. Suffix: G

B6. FIRM Index Date: 10/02/1997

B7. FIRM Panel Effective/Revised Date: 08/19/1992

B8. Flood Zone(s): AE

B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 6.00'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
   □ FIS Profile □ FIRM □ Community Determined □ Other (Describe) __________

B11. Indicate elevation datum used for BFE in Item B9: □ NGVD 1929 □ NAVD 1988 □ Other (Describe) __________

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?
   Designation Date: N/A
   □ CBRS □ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: □ Construction Drawings* □ Building Under Construction* □ Finished Construction

* A new Elevation Certificate will be required when construction of the building is complete.


   a. Top of bottom floor (including basement, crawl space, or enclosure floor): 4.20 feet
   b. Top of next higher floor: 7.43 feet
   c. Bottom of the lowest horizontal structural member (V Zones only): N/A
   d. Attached garage (top of slab): N/A
   e. Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments): 5.03 feet
   f. Lowest adjacent (finished) grade next to building (LAG): 4.00 feet
   g. Highest adjacent (finished) grade next to building (HAG): 4.20 feet
   h. Lowest adjacent grade at lowest elevation of deck or stairs, including structural support: N/A

   Check the measurement used.

   □ feet □ meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

Check here if comments are provided on back of form.

Were latitude and longitude in Section A provided by a licensed land surveyor? □ Yes □ No

Certifier's Name: JOSE A PEREA

License Number: 4858

Title: PROF. SURVEYOR AND MAPPER

Company Name: THOMAS J KELLY, INC

Address: 8125 SW 120 STREET

City: PINECREST

State: FL

ZIP Code: 33156

Signature: __________________________

Date: 12/20/2011

Telephone: 954-779-3288

PLACEMENT SEAL HERE

FEMA Form 81-31, Mar '09

See reverse side for continuation.
LEGAL DESCRIPTION:
Lot: 9
Block: 50
Subdivision: Hollywood Lakes Section
According to the Plat thereof as recorded in Plat Book: 1
Public Records of BROWARD County, Florida.

ADDRESS:
1027 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33019

Encroachments Noted: NONE

LOCATION SKETCH
SCALE: N.T.S.

ADDITIONAL LEGEND OF ABBREVIATIONS

NOTES:
4) All dimensions and/or measurements shown are of apparent record, unless acknowledged by local official. Legal accuracy of dimensions not guaranteed.
5) This survey is intended for mortgage or reference purposes only and is not intended to be used for the determination of actual location or for any purpose requiring legal accuracy.
6) The information shown herein is not guaranteed to be true, complete, or accurate, and no warranty is made or implied.
7) No survey was conducted by the surveyor. This survey was prepared by the surveyor, and all information is to the best of their knowledge and belief.
8) The property lines shown herein are subject to error and may not be true to scale.
9) The surveyor is not responsible for any damage that may occur to the property lines shown herein.

THOMAS J. KELLY, INC.
L.B. #4686
SURVEYORS-MAPPERS-LAND PLANNERS
8125 SW 120 STREET PINECREST, FLORIDA 33156
(786) 242-7692 DADE (954) 779-3288 BROWD
(786) 242-6494 DADE FAX (954) 779-3260 BROWD FAX

DATE FIELD WORK
12/20/2011
SCALE
1" = N.T.S.
SURVEY NO.
11-1731
ADJACENT RESIDENCES
(Across Hollywood Blvd)
WARRANTY DEED

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, and all pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural wherever the context so admits or requires.)

THIS INDENTURE, made this 28th day of December, A.D. 2011, BETWEEN, VIRGINIA PAINE t/a VIRGINIA PACIENZA, a single woman, whose post office address is 605 Pipers Lane, Myrtle Beach, SC 29575 (party of the first part), and BRENDA MARTINEZ, a single woman, whose post office address is 1027 Hollywood Blvd., Hollywood, FL 33019 (party of the second part).

WITNESSETH, That the said party of the first part, in consideration of the sum of Ten and 00/100 Dollars ($10.00), to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its heirs, successors, and assigns forever, the following described land, situate, and being in the County of Broward, State of Florida, to-wit:

Lot Nine (9), Block Fifty (50), HOLLYWOOD LAKES SECTION, according to the Plat thereof recorded in Plat Book 1, Page 32 of the Public Records of Broward County, Florida.

a/k/a 1027 Hollywood Blvd., Hollywood, FL 33019

SUBJECT TO:

1. Taxes for the year 2012 and subsequent years, not yet due and payable.
2. Easements, DedICATIONS, LIMITATIONS, etc. of record, and zoning ordinances, without, however, reimposing the same.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.
IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the
day and year first above written.

Signed, sealed and delivered

Witness #1

Print Name: [Signature]

Witness #2

Print Name: [Signature]

STATE OF

COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in
the County aforesaid to take acknowledgements, personally appeared VIRGINIA PAINE f/k/a
VIRGINIA PACIENZA, who is personally known to me to be the person described in and who executed
the foregoing instrument or who has produced as identification and who swore and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this day of

[Signature]

NOTARY PUBLIC, State of

Print Name: [Signature]

My Commission Expires: 1-9-2017
PERMIT HISTORY
### JOB CARD

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1 permits were found for
1027 HOLLYWOOD BLVD

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EXTERIOR / INTERIOR ALTERATION / RESIDENCE ADDITION for

Mrs. BRENDA MARTINEZ
1027 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL. 33019
ATTACHMENT B
Aerial Photograph