

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

DATE: October 26, 2010 **FILE:** 10-C-70

TO: Historic Preservation Board

VIA: Andria Wingett, Planning Manager *[Signature]*

VIA: Julie Walls Krolak, Principal Planner

FROM: Elizabeth Chang, Planning and Development Services Administrator *[Signature]*

SUBJECT: William Kordek requests a Certificate of Appropriateness for Design for construction of a circular driveway in the front yard of a single-family home located at 850 Hollywood Boulevard in the Lakes Area Historic Multiple Resource Listing District.

APPLICANT REQUEST

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

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Denial.

REQUEST

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

During the past year, staff has worked closely with the Board to determine appropriateness of driveways in the front yard. As a result, the Board came to a general consensus that it is reasonable for staff to use several standards as a guide to help determine the viability of requests and proposed designs for these driveways. Staff encouraged the applicant to follow these standards in order to provide a head-in/back-out driveway in the front yard; however, the applicant wishes to move forward with the current design. Included in the scope of work is a walkway connection extending from the driveway to the front door of the home.

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design controls examining materials, scale, massing and location for all properties within the District. The Guidelines do not encourage construction of new curb cuts in areas where they did not historically exist; however, recent standards established by the Board allow for consideration of front yard driveways if designed appropriately. The applicant is required to provide two parking spaces based on the size of their home and is proposing a circular driveway; however if designed as head-in/back-out, this driveway could be approved administratively and not require Board approvals. Since it is larger than what is necessary for the home and not consistent with standards established by the Board, staff finds it appropriate to allow the Board to make a determination for this request.

SITE BACKGROUND

Applicant/Owner: William Kordek
Address/Location: 850 Hollywood Boulevard
Size of Property: 0.14 acres
Present Zoning: Single-Family Residential (RS-6)
Lakes Area Multiple Resource Listing District (HMPRL0D-1)
Present Use of Land: Single Family Home
Year Built: 1953

ADJACENT ZONING

North: Single-Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRL0D-1)
South: Single-Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRL0D-1)
East: Single-Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRL0D-1)
West: Single-Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRL0D-1)

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan places a priority on protecting, preserving and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood. It states, "The single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements".

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

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

The proposed driveway is larger than what is required for the home and is inconsistent with the existing residential setting. While this feature creates value to the existing and potential future residents by providing accommodations that are more frequently sought after by families of today, the size and scale is inconsistent with previously established standards. No additional

landscaping has been proposed and the applicant is proposing to relocate three trees. Additionally, the proposed driveway has a significant impact on the pervious amounts in the front yard, decreasing it from 90 percent to approximately 32 percent.

HOLLYWOOD LAKES NEIGHBORHOOD PLAN

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

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

DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR DESIGN:

A decision on an application for a Certificate of Appropriateness for Design for new building construction, additions to existing building, major renovation work or substantial alteration shall be based upon evaluation of the compatibility of the physical alteration or improvement with and adherence to the criteria for designation listed in § 5.6.F.

Criteria: Integrity of location, design, setting, materials, workmanship and association.

CRITERION: INTEGRITY OF LOCATION

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

FINDING: Inconsistent

CRITERION: DESIGN

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

previously established standards for front yard driveways. Additionally, the proposed design increases the lot coverage in the front yard from 10 percent to approximately 68 percent.

FINDING: Inconsistent

CRITERION: SETTING

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

FINDING: Consistent

CRITERION: MATERIALS

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

FINDING: Consistent

CRITERION: WORKMANSHIP

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

FINDING: Inconsistent

CRITERION: ASSOCIATION

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

properties have circular driveways; however, at a much smaller scale.

FINDING: Inconsistent

RECOMMENDATION

Certificate of Appropriateness for Design: Denial.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph

ATTACHMENT A
Application Package

OFFICE OF PLANNING



File No. (to be filled by the Office of Planning): 10-C-70

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 9/22/2010

Location Address: 850 Hollywood Blvd

Lot(s): 28 Block(s): 74 Subdivision: Hollywood LAKES

Folio Number(s): 5142 14 02 4690

Zoning Classification: Residential Land Use Classification: 01

Existing Property Use: " Sq Ft/Number of Units: 1

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

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

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

Explanation of Request: OWNER needs DRIVEWAY due to NO street PARKING AVAILABLE

Number of units/rooms: 1 Sq Ft: 2257

Value of Improvement: 5,000 Estimated Date of Completion: 1 month

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

Name of Current Property Owner: William Kordek

Address of Property Owner: 850 Hollywood Blvd

Telephone: 954 240-0240 Fax: _____ Email Address: _____

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

Address: _____ Telephone: _____

Fax: _____ Email Address: _____

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

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

NICK TRANCWINA Address: 2121 Fillmore St

954-394-6260 Email Address: NT727@AOL.COM

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. 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: William J. Kordek Date: 9-21-10

PRINT NAME: William J. Kordek Date: 9-21-10

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

CURRENT OWNER POWER OF ATTORNEY

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

Sworn to and subscribed before me
this _____ day of _____

SIGNATURE OF CURRENT OWNER

Notary Public State of Florida

PRINT NAME

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

Permit # _____

Date: 9/17/2010

LOT COVERAGE INFORMATION

If you are an applicant for a building permit for a SINGLE FAMILY RESIDENCE, please be aware that the following information is needed in order to process your request for any additions or accessory structures, including pools, decks, and the like:

1. 6050 SQUARE FEET OF YOUR LOT (length x width)

2. 2130 SQUARE FEET OF YOUR HOUSE
3. 184 SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)
4. _____ SQUARE FEET OF THE ADDITION, AND OR...
5. 850 SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.
6. 3164 TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3 + 4 +5).
7. 52.2% PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No. 6 by No. 1)

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Search Results

Search > Properties located at/on/near '...850 hollywood blvd...'
 20 permits were found for
850 HOLLYWOOD BLVD

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details	71982	B0403463	REPAIRS-STRUCTURAL	6/16/2004	6/17/2004
Details	35158	B0702577	STORM SHUTTERS	4/23/2007	4/30/2007
Details		B10-100711	ADDITION - BATHROOM	2/18/2010	5/5/2010
Details		B9105578	FENCE-WOOD,CHAIN LINK,ETC.		8/19/1991
Details		B9105612	FUMIGATION		8/21/1991
Details		B9202039	ALTERATIONS		4/3/1992
Details		B9304654	EXTERIOR RENOVATIONS		7/12/1993
Details		B9306934	ADDITION		10/26/1993
Details		B9306935	DRIVEWAY		10/26/1993
Details		B9306936	ROOFING - NEW - COMPOSITION SHINGLE		10/26/1993
Details		B9606659	RE-ROOF-METAL,TILE,WOOD SHINGLE OR SHAKE		9/18/1996
Details		E10-100394	ELECTRICAL WORK	5/5/2010	5/5/2010
Details		E9102212	SERVICE CHANGE & A/C HOOK UP		9/9/1991
Details		E9200819	ELECTRICAL WORK		4/3/1992
Details		E9302805	ELECTRICAL WORK		8/25/1993
Details		E9303419	ELECTRICAL WORK		10/26/1993
Details		M9101374	A/C - CENTRAL - NEW		9/9/1991
Details		M9301118	REPAIRS-MECHANICAL &/OR AC		9/13/1993
Details		M9301468	MECHANICAL WORK		12/1/1993
Details		P10-100300	PLUMBING WORK	5/5/2010	5/5/2010

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 2600 Hollywood Boulevard, Hollywood, Florida 33020-4807
 P. O. Box 229045, Hollywood, Florida 33022-9045

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	850 HOLLYWOOD BOULEVARD , HOLLYWOOD	ID #	5142 14 02 4690
Property Owner	KORDEK,WILLIAM J	Millage	0513
Mailing Address	850 HOLLYWOOD BLVD HOLLYWOOD FL 33019-1604	Use	01

Legal Description	HOLLYWOOD LAKES SECTION 1-32 B LOT 28 BLK 74
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Property Assessment Values					
Year	Land	Building	Just Value	Assessed / SOH Value	Tax
2010	\$78,850	\$200,410	\$279,260	\$118,640	
2009	\$95,670	\$240,230	\$335,900	\$115,530	\$1,754.55
2008	\$223,690	\$204,240	\$427,930	\$115,420	\$1,660.95

2010 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$279,260	\$279,260	\$279,260	\$279,260
Portability	0	0	0	0
Assessed/SOH	\$118,640	\$118,640	\$118,640	\$118,640
Homestead 1/1	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$68,640	\$93,640	\$68,640	\$68,640

Sales History				
Date	Type	Price	Book	Page
8/1/1991	WD	\$120,000	18700	389
4/1/1991	QCD	\$100		
6/1/1988	WD	\$95,000		
6/1/1978	WD	\$58,200		
4/1/1975	PRO	\$40,000		

Land Calculations		
Price	Factor	Type
\$13.00	6,065	SF
Adj. Bldg. S.F. (See Sketch)		2257

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
05					
R					
1					

JUSTIFICATION & CRITERIA STATEMENT
NEW CIRCLE DRIVEWAY
850 HOLLYWOOD BOULEVARD

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

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

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

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

That the request does comply with state or federal law.

- 1) The reason for the request for a circular driveway is due to the fact that the traffic on Hollywood Blvd does not permit backing out into a major Blvd safely.
- 2) Due to the new traffic flow of Hollywood Blvd there are numerous cars making U-turns at the intersection of 9th ave and Hollywood BlvdThis would also not be safe for backing out of the subject property
- 3) The bus stop is less than 50 ft from the proposed new driveway which in the owners opinion would not be safe to back out either
- 4) there are numerous properties already in the lakes and on Hollywood Blvd with circle driveways

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name WILLIAM J KORDEK --10-0712426CS		For Insurance Company Use	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 850 HOLLYWOOD BOULEVARD		Policy Number	
City HOLLYWOOD State FL ZIP Code 33019		Company NAIC Number	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) HOLLYWOOD LAKES SECTION 1-32 B LOT 28 BLK 74 -- 5142 14 02 4690			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>			
A5. Latitude/Longitude: Lat. <u>N26°00'72"</u> Long. <u>W80°07'34"</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> 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 <u>8</u>			
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:	
a) Square footage of crawlspace or enclosure(s) <u>1094</u> sq ft		a) Square footage of attached garage <u>350</u> sq ft	
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>9</u>		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>1</u>	
c) Total net area of flood openings in A8.b <u>936</u> sq in		c) Total net area of flood openings in A9.b <u>104</u> sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number HOLLYWOOD 125113		B2. County Name BROWARD		B3. State FL	
B4. Map/Panel Number 12011C 0317	B5. Suffix F	B6. FIRM Index Date 08-18-92	B7. FIRM Panel Effective/Revised Date 08-18-92	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 6.0
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> 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.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
Benchmark Utilized HOLLYWOOD Vertical Datum NGVD 1929
Conversion/Comments N/A

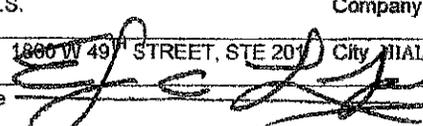
Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>3.50</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>6.24</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>5.06</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>3.70</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>2.97</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>3.20</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> 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 <u>EFRAIN C. LOPEZ</u>	License Number <u>2300 & LB 7538</u>
Title <u>P.L.S.</u>	Company Name <u>D'AVILA & ASSOCIATES SERVICES, INC.</u>
Address <u>1800 W 49th STREET, STE 201</u> City <u>DALEAH</u>	State <u>FL</u> ZIP Code <u>33012</u>
Signature 	Date <u>08-09-10</u> Telephone <u>305-512-3710</u>

Efrain C. Lopez

08-09-10

2300

IMPORTANT: In these spaces, copy the corresponding information from Section A.

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

850 HOLLYWOOD BOULEVARD

City HOLLYWOOD State FL ZIP Code 33019

For Insurance Company Use

Policy Number

Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

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

LATITUDE AND LONGITUDE OBTAINED BY GPS

DIAGRAM 1 = 338 FT

FF= 5.0'

C.O.R.4.29'

Signature

Date 08-09-10

Check here if attachments

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

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

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

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

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

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

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

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

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

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

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

Property Owner's or Owner's Authorized Representative's Name

Address

City

State

ZIP Code

Signature

Date

Telephone

Comments

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

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

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

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

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
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G7. This permit has been issued for: New Construction Substantial Improvement

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

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

G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name

Title

Community Name

Telephone

Signature

Date

Comments

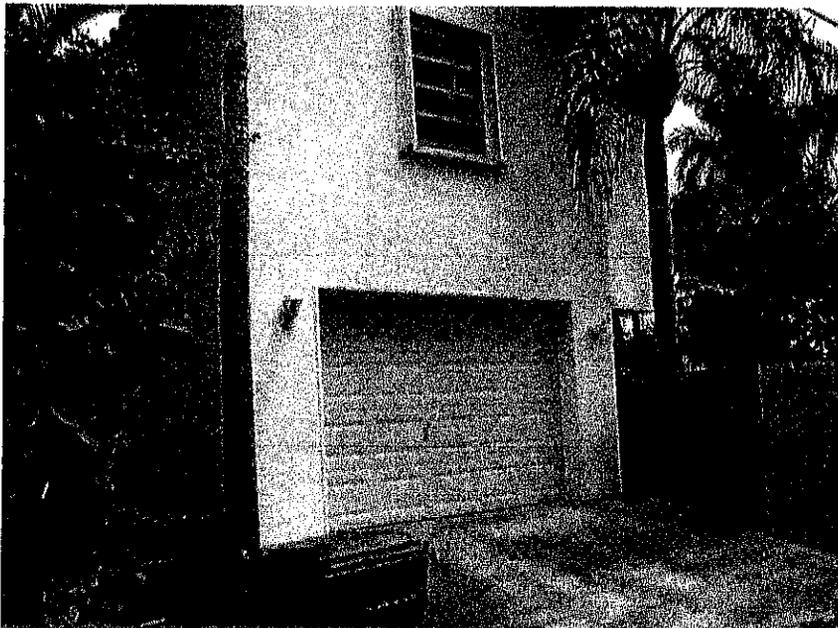
Check here if attachments

Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 850 HOLLYWOOD BOULEVARD	For Insurance Company Use:
City HOLLYWOOD State FL ZIP Code 33019	Policy Number
Company NAIC Number	

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



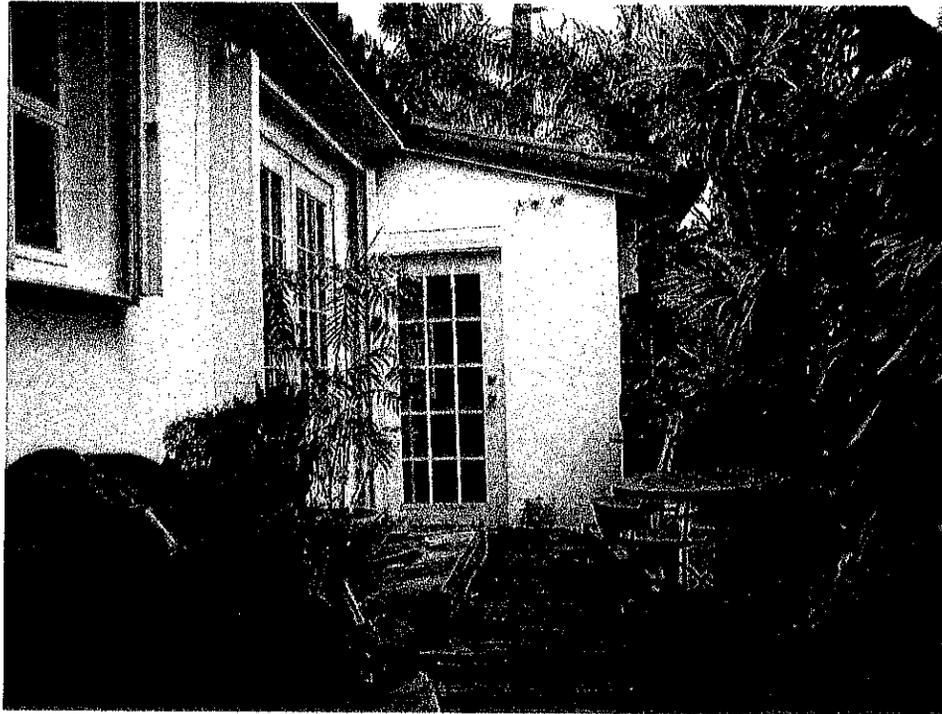
FRONT VIEW
DATE:08-09-10



Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 850 HOLLYWOOD BOULEVARD	For Insurance Company Use: Policy Number
City HOLLYWOOD State FL ZIP Code 33019	Company NAIC Number
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."	



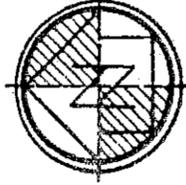
REAR VIEW
DATE: 08-09-10



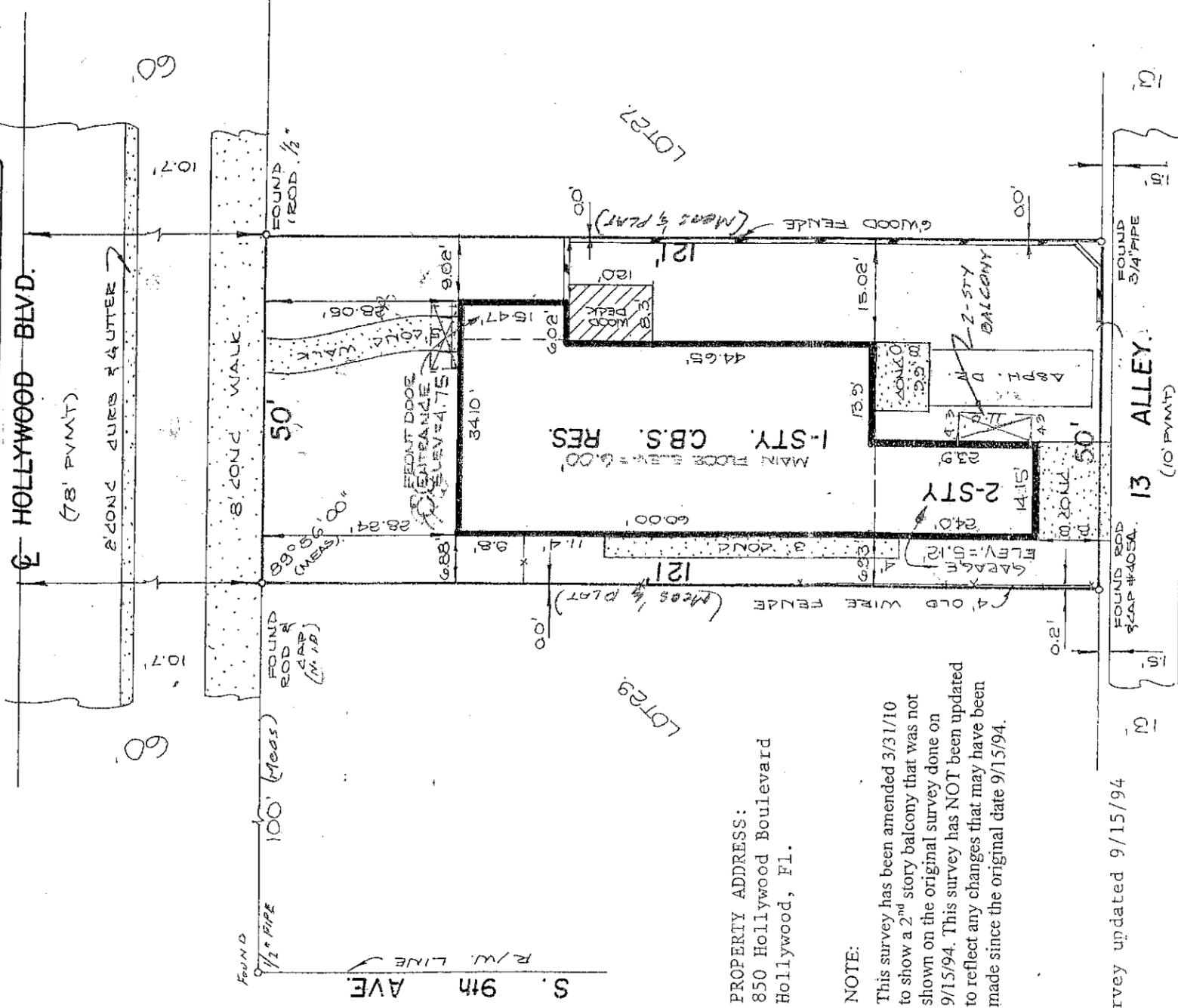
LAND
SURVEY FOR: WILLIAM J. KORDEK

DESCRIPTION

Lot 28 Block 74 "HOLLYWOOD LAKES SECTION", according to the plat thereof recorded in Plat Book 1 page 32 of the Public Records of Broward County, Florida.



NATIONAL FLOOD INSURANCE DATA							
F.E.M.A. FLOOD INSURANCE RATE MAP OF:			INSURANCE DATA				
COMMUNITY No.	PANEL No.	SUFFIX	FIRM DATE	ZONE	BASE ELEV.	LOWEST FLOOR ELEV. (INGVD)	ADJ. GRADE (INGVD)
125113	0317	F	8/18/92	A-1	7.0	6.0	2.6



PROPERTY ADDRESS:
850 Hollywood Boulevard
Hollywood, Fl.

NOTE:

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

Survey updated 9/15/94

SURVEYOR'S CERTIFICATE

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

SCALE

1" = 20'

SURVEY DATE

August 9th 1991

Job number

1126-94



R.T. BOGLE & ASSOC. INC.

LAND SURVEYORS

7080 Taft Street • Hollywood, Florida 33024

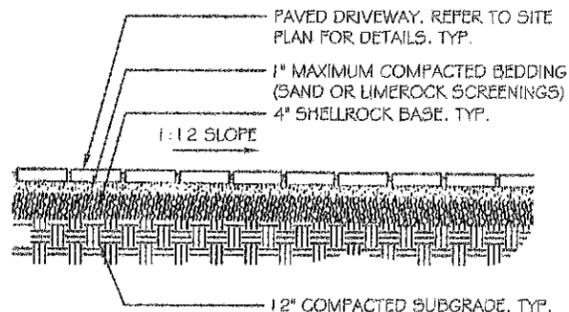
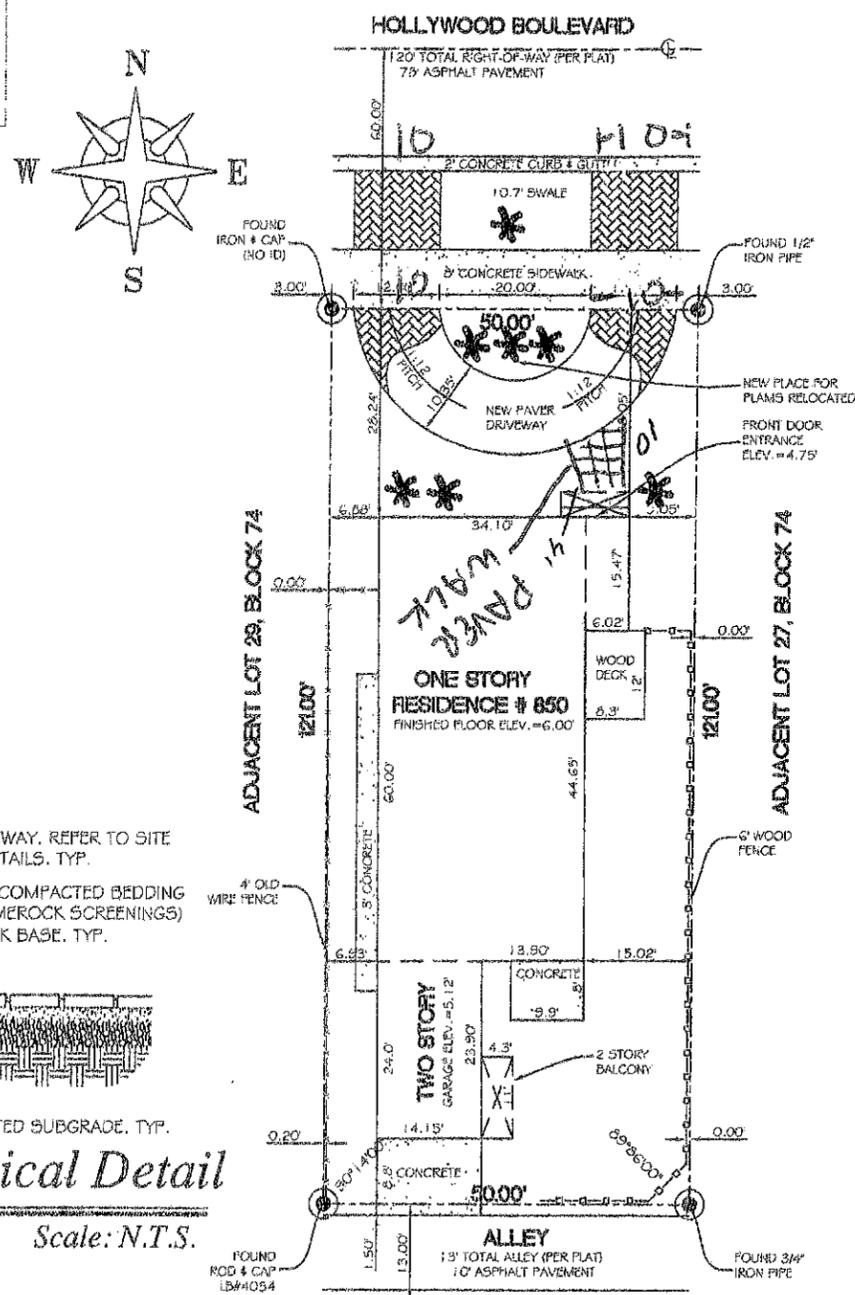
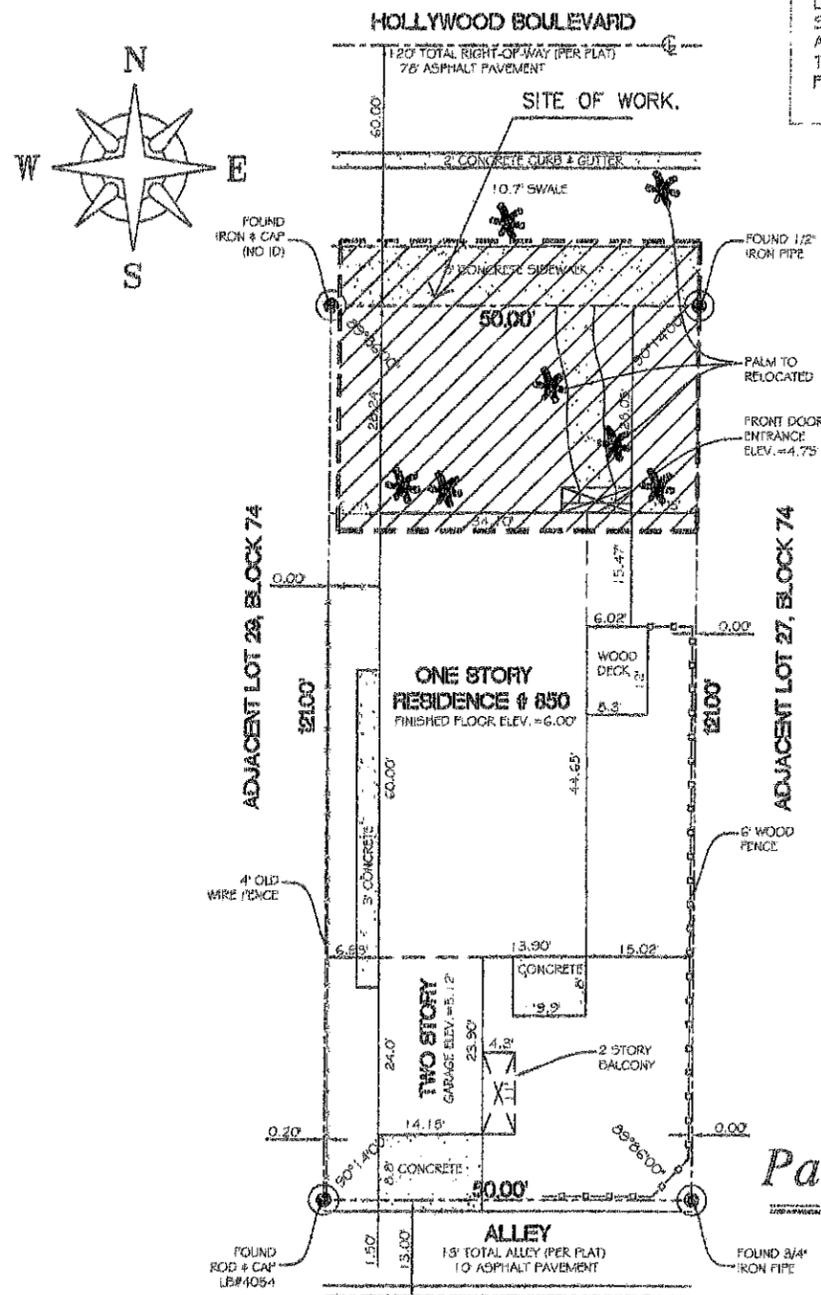
SEAL

Robert T. Bogle

ROBERT T. BOGLE
Registered Land Surveyor No. 3277
STATE OF FLORIDA

LEGAL DESCRIPTION:

LOT 28, BLOCK 74 OF "HOLLYWOOD LAKES SECTIONS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



Dario A. Herrera, PE, M. ASCE # 67796
14359 Miramar Pkwy #327
Miramar, FL 33027

DDSM CONSULTING, LLC

SCOPE OF WORK:
BUILT NEW DRIVEWAY 1:12 PITCH SLOPE

DRAWINGS FOR:
CONSTRUCTION
NEW DRIVEWAY
850 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL.

REVISIONS:	BY:

DRAWN BY: L.V.L.
DATE: 07/03/10
SCALE: AS SHOWN
JOB No. 31-70210
SHEET:

A-1

ATTACHMENT B
Aerial Photograph



850 Hollywood Boulevard