



DEVELOPMENT SERVICES PLANNING DIVISION

GENERAL APPLICATION

APPLICATION	ON DATE:						
2600 Holl Room 315 Hollywood,	ywood Blvd FL 33022	APPLICATION TYPE (CHECK ALL Technical Advisory Committee Planning and Development Board City Commission	THAT APPLIES): Art in Public Places Committee Historic Preservation Board Administrative Approval	✓ Variance Special Exception			
Tel: (954) 9: Email: Devi Hollywoodf	21-3471 elopment@		OLLYWOOD - FL 33020 ck(s): 53	Subdivision: Hollywood 1-21 B			
# 2000 1 200	REQUIREMENTS:	Folio Number(s): 5142 15 02 0760					
sealed (i.e. Arch • One ele	itect or Engineer)	Zoning Classification: FH-2 Existing Property Use: 03-01-Multifam Is the request the result of a viola Has this property been presented t	illy 10-49 Units Sq Ft/Num	If yes, attach a copy of violation.			
submis Comple	sion (max. 25mb) eted Application	Number(s) and Resolution(s):	o the City belove: If yes, o	noon at that apply and provide			
Checkli • Applica	st tion fee	DEVELOPMENT PROPOSAL Explanation of Request: Request for	a variance for the pool setbacks	i			
		Phased Project: Yes No Num Project Units/rooms (# of units)	Proposal # UNITS:	31 #Rooms 31			
NOTE:		Proposed Non-Residential Uses		N/A S.F.)			
be <u>con</u> and su docum on a Bo	This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.	Open Space (% and SQ.FT.) Parking (# of spaces) Height (# of stories) Gross Floor Area (SQ. FT)	PARK. SI (# STORIES)				
respon ing the checkli	plicant is sible for obtain- appropriate st for each type lication.	Name of Current Property Owner: 404 N 17 AVE LLC Address of Property Owner: 420 S DIXIE HWY, HALLANDALE, FL - 33009 Telephone: 305 733 1513 Email Address: ivana@dixiecapital.com					
 Application must b Board 	ant(s) or their zed legal agent e present at all or Committee	Applicant Joseph B. Kaller Address: 2417 HOLLYWOOD BLVD	Consultant [Representative Tenant I			
meetin	gs. PE FOR RECYCLOIS, &	Email Address: joseph@kallerarchitec Email Address #2: jdiaz@kallerarchitec Date of Purchase: 04-29-2021 If Yes, Attach Copy of the Contract. Noticing Agent (FTAC & Board st	ets.com Is there an option to purcha ubmissions only)	se the Property? Yes \(\simega \) No \(\simega \)			



Annmarie Pagan My Commission HH 320587 Expires 10/10/2026

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 and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services 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: 08-12-2025
PRINT NAME: LIOR Raviv	Date: 08-12-2025
Signature of Consultant/Representative:	Date: 08-12-2025
PRINT NAME: JOSEPH B. KALLER	Date: 08-12-2025
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 the transfer of the to my property, which is hereby made to be my legal representative before the transfer of	nature and effect the request for by me or I am hereby authorizing or in the request for the request for by me or I am hereby authorizing or in the request for the request fo
Innmoral Pages	ature of durrent Owner Y ROW Name
State of Florida My Commission Expires: (Check One) Personally known to me; OR Production Producti	ced Identification
Notary Public State of Florida	

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History

FLORIDA MASTER SITE FILE

and Records Management	Site Invent	ory Form	FDAHRM	802 = =
DS-HSP-3AAA Rev. 3-79			~ ~ \ ~	1009 = =
Site Name Hutchinson Apar	tment Hotel	830 = = :0	No. OB	∩∩¢ 820 – T
Address of Site:	⊥/tn Avenue	HOLLYWOOD	Florida	905
Instruction for locating on the	W. side of l	7th Ave. bet	ween Taylor	and Filmore St
				813 = =
Location: Hollywood 1-21			11 and	12 868 = =
County: Broward		lock no.	lot no.	808 = =
Owner of Site: Name: P.L.	and Helen Mu	ılligan	•	•
Address: 404 Hollywood Type of Cymporphin Private	North 17th A	venue ·		
Hollywood	, Florida	33020		902 = =
Type of Ownership Private Recorder:	848 = =	Recording Da	te	<u>832 = =</u>
Name & Title: Marlyn Kem	per, Director			
Address: Historic Brown	rd County Pre	servation Bo	ard	<u> </u>
1900 Tyler Street Ho				818 = =
Condition of Site: Integrity of				Hotel 838
		Girginal Col	, <u>ripar cincire</u>	10cer 000 = =
Check One Check Or		Present Use	_ Hotel	850 = =
Excellent 863 = Altered		Dates: Beg	nning 1924	844 = =
☑ Good 863 = ☐ Unaltered		Culture/Pha	se America	an 840 = =
Fair 863 =	858 = =	Period	itieth Centur	$^{-9}$ 845 = =
☐ Deteriorated 863 = = ☐ Restored ()(Date:)()858 = =	;		
☐ Moved () ([Date:)()858 = =	-		
NR Classification Category:		•		916 = =
Threats to Site:				
Check One or More				
Zoning ()()()878 = =	Transportation (X)()878 = =
Development ()()()878 = =)()878 = =
Deterioration ()()()878 = =
☐ Borrowing ()()()878 = =			
🕱 Other (See Remarks Below): Unknow	m	878 = =		
Areas of Significance: Hist				910 = =

Significance:

HISTORICAL: Shown on 1926 Sanborn Map.

HOLLYWOOD AND DANIA CITY DIRECTORY AND GUIDE 1933 page 23:
According to this publication, the Hutchinson
Apartment Hotel was situated at 404 North 17th Avenue.
Harry B. Hutchinson was the manager.

TenEick, Virgnia Elliott HISTORY OF HOLLYWOOD (1920 TO 1950) page 129:

In the summer of 1924, Harry B. Hutchinson formerly a retail clothing merchant of Philadelphia organized a mortgage and loan company and built the 55 room hotel, the Hutchinson, at the corner of Taylor Street and present 17th Avenue.

Additional Statement of Significance Attached.

911 = =

ORIGINAL PHOTO(S) OR MAP(S

ARCHITECT Unknown				872 = =
BUILDER Unknown				874 = =
STYLE AND/OR PERIODMediterranean R	evival			964 = =
PLAN TYPE Rectangular: unknown				966 = =
EXTERIOR FABRIC(S)Stucco: unknown				854 = =
STRUCTURAL SYSTEM(S) Unknown				856 = =
PORCHES E/1-story porch, 8 bays,	access from	the E.		
				942 = =
FOUNDATION: Stemwall: unknown, unknown	wn			942 = =
ROOFTYPE: Assume flat, built-up wi	th parapet			942 = =
SECONDARY ROOF STRUCTURE(S): Unknown				942 = =
CHIMNEY LOCATION: NA				942 = =
WINDOW TYPE: DHW, 6/1, wood, grouped	in 3		•	942 = =
CHIMNEY: NA				882 = =
ROOF SURFACING: Assume built-up	!			882 = =
ORNAMENT EXTERIOR: Concrete, tile:	unknown			882 = =
NO. OF CHIMNEYS Unknown 952 = =	NO. OF STOP	IIES 3		950 = =
NO. OF DORMERS None				954 = =
Map Reference (incl. scale & date)USGS_Ft	. Lauderdale	South,	Fla.	
7.5 Min. 1962 (1969)				809 = =
Latitude and Longitude:			•	
				-
o , , , ,		<i>u</i>	<u>-</u>	800 = =
		11		800 = = 833 = =
o , , , ,				
o , , , ,		" Range	Section	
Site Size (Approx. Acreage of Property): LT 1	Township	Range		833 = =
Site Size (Approx. Acreage of Property): LT 1	Township 51S	Range 42E	Section 15	
Site Size (Approx. Acreage of Property): LT 1 LOCATION SKETCH OR MAP N	Township	Range 42E		833 = =
Site Size (Approx. Acreage of Property): LT 1 LOCATION SKETCH OR MAP N	Township 51S UTM Coordin	Range 42E nates:	15	833 = =
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Site Size (Approx. Acreage of Property): LT 1 LOCATION SKETCH OR MAP N	Township 51S UTM Coordin	Range 42E nates:	15	833 = = 812 = =
Site Size (Approx. Acreage of Property): LT 1 LOCATION SKETCH OR MAP N FILMOKE GT	Township 51S UTM Coordin	Range 42E nates:	15	833 = = 812 = =
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Site Size (Approx. Acreage of Property): LT 1 LOCATION SKETCH OR MAP N FILMOKE ST GOLF COURSE.	Township 51S UTM Coordin	Range 42E nates:	15	833 = = 812 = =
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Site Size (Approx. Acreage of Property): LT 1 LOCATION SKETCH OR MAP N FILMOKE ST GOLF COURSE.	Township 51S UTM Coordin	Range 42E nates:	15	833 = = 812 = =
Site Size (Approx. Acreage of Property): LT 1 LOCATION SKETCH OR MAP N FILMOKE GT GOLF COURSE	Township 51S UTM Coordin	Range 42E nates:	15	833 = = 812 = =
Site Size (Approx. Acreage of Property): LT 1 LOCATION SKETCH OR MAP N FILMOKE GT COURSE.	Township 51S UTM Coordin	Range 42E nates:	15	833 = = 812 = =
Site Size (Approx. Acreage of Property): LT 1 LOCATION SKETCH OR MAP N FILMORE GT COURSE TAYLOR ST	Township 51S UTM Coordin	Range 42E nates:	15	833 = = 812 = =

Statement of Significance:

HOLLYWOOD, CITY OF Hutchinson Hotel 404 North 17th Avenue

HOLLYWOOD REPORTER, August 1924

"New Mortgage Loan Company"

Harry B. Hutchinson announces he is organizing a mortgage and loan company that will be available for financing of buildings in Hollywood. He owns \$20,000 worth of property in this city. Mr. Hutchinson is formerly of Philadelphia where he was in the clothing business.

HOLLYWOOD HERALD, October 13, 1933

"Hutchinson Hotel and Apartment Is Leased by Bolus"

The leasing of the Hutchinson Hotel to R. C. Bolus, who has operated the Casa Bianca Hotel in Hollywood for the past two years has been finalized; the Hutchinson Hotel consists of 16 rooms and 11 apartments. Also included in this lease is the Ruthlyn Apartment House of four units in the same block as the Hutchinson which is located across from Hollywood's 18-hole golf course and country club.

There will also be a dining room operated in connection with the hotel.

HOLLYWOOD HERALD, November 19, 1948

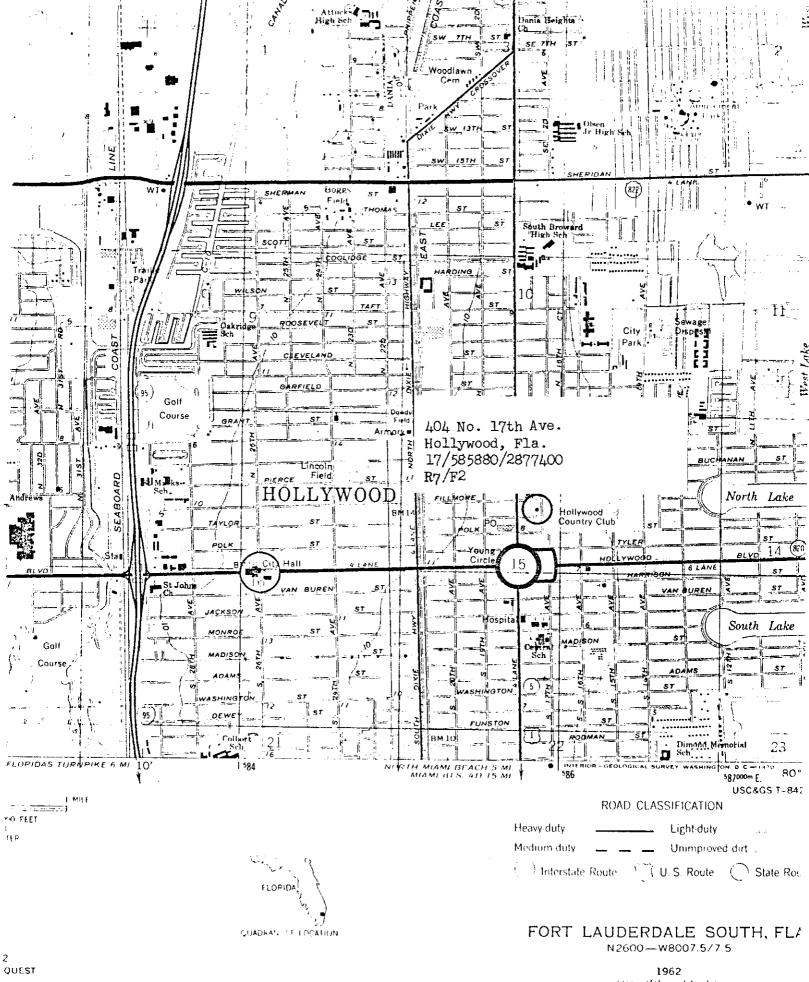
Sale of the Hutchinson Hotel at 404 N. 17th Avenue by Mr. and Mrs. E. L. Winn to Thomas J. Heslin and Catherine Mulligan at \$100,000 was the largest real estate sale of the week here.

TenEick, Virginia Elliott, HISTORY OF HOLLYWOOD (1920 to 1950)

Page 127: In the summer of 1924, Harry B. Hutchinson, formerly a retail clothing merchant of Philadelphia, organized a mortgage and loan company and built the 55 room hotel, the Hutchinson, at the corner of Taylor and 17th Avenue.

Statement of Significance (use continuation sheet if necessary)

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.



1962 - FERRORE - FIRE LE F AMS 4936 II SW-SERIES V847 STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AA Rev. 6-76

FLORIDA MASTER SITE FILE HISTORIC SITE DATA SHEET

			FDAHRM	802==
	•	8Bd154		1009==
	Site Name Go1	f View Hot	el/Apts.	830==
Other Name(s) for Site	Hutchinson Apts	•		930==
Other Nos. for Site				906==
NR Classification Category:	Building			916==
County	Broward			808==
Instruction for locating (or address)	404 N. 17th Ave	nue		
	Hollywood, Flor	ida		
(opposite Ho	ollywood Golf and	Country C1	ub)	813==
Location: subdivision name	block no.		lot no.	868==
Owner of Site: Name:	Mulligan, Helen	and Peter		;
Address:	404 N. 17th Ave			902==
	Hollywood, Flor	ida		902==
Occupant, Tenant, or Manager: Name:				;
Address:		<u></u> _		 ,
Reporter (or local contact): Name: Address:				;
Recorder: Name & Title:	Evans, Mary K.,	Historic	Sites Spe	816== c. ;
Address:	FDAHRM			
	Tallahassee, F1	orida		818==
Survey Date 7406	820== Type of Own	ershin Priv	ate	848==
Inventory Status				914==
Previous Survey(s): (enter activity/tit	le of survey/name/date/rep	pository)		
				839==
Recording Station				804==
Specimens (Inventory Numbers)				870==
Date of Visit to Site	828== Recording Da	te		832==
Photographic Record Numbers	74-N-11-60			
				860==

Location of Site (Specific):

Map Reference (incl. scale & date) Ft. Lauderdale South, 1:24000, 1962; 809== photo revised, 1969

Township	Range	Section	¼ Sec.	¼ ¼ Sec.	¼ ¼ ¼ Sec.	
T51S	R42E	S15		 	! 	812==

LATITUDE AND L	ATITUDE			LO	ONGITUDE		
Paint Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	
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26°	00 ′	47″		80°	08	²⁷ 8	300
						8	390
1 Coordinates:	Zone Ea	asting	Northing				
Site Size (approx	. acreage of	property)	One acre				80
ndition of Site: Check one Excellent 863** Good 863**	Deteriorated Ruins Unexposed Redoposited	1 863=- 863 863	One acre Integrity of Site: Check one or me AlteredSlight Unaltered Destroyed	1 y858==	Restored () Da Moved () Date Original Site	ate: () &	858 858
ndition of Site: Check one Excellent 863** Good 863** Fair 863*	Deteriorated Ruins Unexposed Redoposited	863=- 863 863 863	Integrity of Site: Check one or mo AlteredSlight Unaltered	1 yess ==	Moved () Date	ate: () &	858 858
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ndition of Site: Check one Excellent 863** Good 863** Fair 863** ondition of Site (Recorded to Site: Check one or more Zoning ()	Deteriorated Ruins Unexposed Redoposited	863=- 863 863 1 863	Integrity of Site: Check one or me AlteredSlight Unaltered Destroyed	858 == 858 == 858 = X	Moved () Date	() 863=	858
ndition of Site: Check one Excellent 863** Good 863** Fair 863** ondition of Site (Recorded to Site: Check one or more Zoning () Development ()	Deteriorated Ruins Unexposed Redoposited	863=- 863 863 1 863	Integrity of Site: Check one or me AlteredSlight Unaltered Destroyed Transporta Fill ()	858 ==	Moved () Date	() 863=	858
ndition of Site: Check one Excellent 863** Good 863** Fair 863** Indition of Site (Received to Site: Check one or more Zoning () Development () Deterioration ()	Deteriorated Ruins Unexposed Redoposited	1 863=- 863 - 863 - 1 863 1 863	Integrity of Site: Check one or me AlteredSlight Unaltered Destroyed Transporta Fill () Dredge (858 ==	Moved () Date	() 863=	858 858 858
ndition of Site: Check one Excellent 863** Good 863** Fair 863** Indition of Site (Received to Site: Check one or more Zoning () Development () Deterioration () Borrowing ()	Deteriorated Ruins Unexposed Redoposited	1 863=- 863 863 1 863 1 87 () 87 () 87	Integrity of Site: Check one or me AlteredSlight Unaltered Destroyed Transporta Fill () Dredge (858 ==	Moved () Date	() 863=	858
ndition of Site: Check one Excellent 863** Good 863** Fair 863** ondition of Site (Recorded)	Deteriorated Ruins Unexposed Redoposited emarks): (1 863=- 863 863 1 863 1 87 () 87 () 87	Integrity of Site: Check one or me AlteredSlight Unaltered Destroyed Transporta Fill () 78== 0 Dredge (858 ==	Moved () Date	() 863=	858

Statement of Significance (use continuation sheet if necessary)

The Golf View Hotel/Apts. was among the numerous hotels and apartments that were constructed in Hollywood during the early days of the city's development. It follows the typical architectural design of Spanish-Mediterranean that was popularized in South Florida during the "boom."

STATE OF FLORIDA DEPARTMENT OF STATE Division of Archives, History and Records Management Rev. 6-76 DS-HSP-3BB

HISTORIC SITE DATA SUPPLEMENT

Site No.	8Bd	154	
Site Name	Golf	View	Hotel/Apts.

8Bd154

*										
Present Use (che	ck one	or n	nore as appr	opriate)						
Agricultural	850==		Government	850==	☐ Pa	ırk	850==		Transportation	850==
☑ Commercial	850==		Industrial	850==	☐ Pr	ivate Residen	ce850==		Other (Specify):	
Educational	850==		Military	850==	□ R	eligious	850==			850==
Entertainment	850==		Museum	850==		ientific	850==			850==
			<u></u>							
Original Use (ch	eck on	e or	more as ap	propria	te)					
☐ Agricultural	838==		Government	838==	☐ Pá	nrk	838==		Transportation	838==
☑ Commercial	838==		Industrial	838==	☐ Pr	ivate Residen	ce 838 ==		Other (Specify):	
☐ Educational	838==		Military	838==	□R	eligious	838==			838==
☐ Entertainment	838==		Museum	838==	□ so	ientific	838==			838==
ultural Classific	ation:			Specifi	c Dat	es: Begin	ning 1	92	24 - 25	844
Culture/Phas	e									840
Development	tal Stan									842
·				ta)						
eriod (check on					□ 46	N. C	0.45	Г ∨Т	20th Century	845==
☐ Pre-Columbian			16th Century	845==		3th Century	845==	لما	20th Century	845==
15th Century	845==		17th Century	845==	19	th Century	845==			
reas of Signific	ance (c	hecl	cone or mo	re as ap	propr	iate)			Sculpture	910==
☐ Aboriginal	910==		Community	910**		Landscape			Social/Human	
Archaeology			<u>Planning</u> Conservation	910==		Architect	re 910==		itarian	910==
Prehistoric	910	_	. —	910		Law	910==		Theater	910
☐ Archaeology			Economics	910::		Literature	910		Transportation	910=-
Historic	910		Education			Military	910		Other (Specify):	
☐ Agriculture	910==		Engineering	910=-			910==			910==
Architecture	910	L	Exploration & Settlement	910==		Philosophy	910==			910=-
☐ Art	910==			910==		Politics/Gov			·	910==
Commerce			Industry					_		910==
	910		Invention	910==		Religion	910==			910==
L Communication	18 9 10				لبا	Science	910***			310-
Remarks & Rec	ommen	dati	ons:							
										835

Site No. <u>8Bd154</u>

Site Name Golf View Hotel/Apts.

ARCHITECTURAL SITE DATA SUPPLEMENT

ARCHITECT	John M. Peterman and H. B. Hutchinson	872==
BUILDER		874==
STYLE AND/OR MODE	· · · · · · · · · · · · · · · · · · ·	964==
PLAN TYPE	U-shaped	966==
EXTERIOR FABRIC(S)		<u>854==</u>
STRUCTURAL SYSTEM(S)	Concrete and interlocking tile	856==
FEATURE OF STRUCTURE (9		
FOUNDATION:	Concrete piers	942==
ROOF TYPE:	Flat	942==
SECONDARY ROOF STRU	JCTURE(S):	942==
CHIMNEY LOCATION:	Rear (west)	942==
WINDOW TYPE:	Double-hung sash; casement	942==
MATERIALS (882):		
CHIMNEY:		882==
ROOF SURFACING:	Barrel tile	882==
INTERIOR WALLS:		882==
ORNAMENT INTERIOR:	Wood	882==
ORNAMENT EXTERIOR:	Stucco, wood, concrete	882==
QUANTITATIVE DATA (950-96	0):	
NO. OF STOREYS	Three	950==
NO. OF CHIMNEYS	One	952==
OTHER (SPECIFY)		954==
		956==

OTHER NOTABLE FEATURES OF BUILDING (FREE TEXT) (865==): ROOF STRUCTURAL SYSTEM: Flat roof with red harrel tile covering MAIN ENTRANCE: Facade center; double doorways, cross mullioned fanlite above each area; original wooden doors, now replaced with jalousies to inner side and two large vertical modern lights to outside portion WINDOW PLACEMENT: WINDOW SURROUNDS AND DECORATION: Plain wooden, except between each of windows engaged columns porch area; on facade concrete lintel; alternating voussoirs on sides; slight lug sill PORCHES, VERANDAS, GALLERIES AND BALCONIES: Front porch one story high open divided by 3 square columns, at far end loggia effect each end with 8 bays and flat stucco roof above; balcony above front entrance width of first floor porch, two end terraces third floor EXTERIOR ORNAMENT AND COLOR: White stucco trimmed in white, wood at windows; top of third floor has simple decoration in smooth concrete following roofline; six brackets under overhanging eaves on projecting area of facade INTERIOR COMMENTS: Wooden moldings; contained 13 apartment suites of 2 and 3 rooms each, 11 hotel rooms; 7 bachelor suites, lobby; kitchen; dining room on first floor OTHER (SPECIFY): Condition fair to good MAJOR ALTERATIONS (FREE TEXT) (857==): Some windows_changed_from_double-hung sash to modern storm windows OUTBUILDINGS (FEATURES OF SITE) (876==): Private home behind structure of same material, originally residence of owners of apartment building SURROUNDINGS (CLASSIFICATION) Residential neighborhood 864== RELATIONSHIP TO SURROUNDINGS (FREE TEXT) (859==): Faces east toward golf course: nicely landscaped with tropical shrubbery and trees

STATE OF FLORIDA DEPARTMENT OF STATE

FLORIDA MASTER SITE FILE

DEPARTME	NT OF STATE rchives, History		SITE FILE	FDAHRM 802=
	Management 7-72	Site No	8Bd 154	1009==
	, , ,	Site Name _	Golf View Hotel/Apts.	830==
Othe	r Name(s) for Sit	te <u>Hutchi</u> ı	nson Apts.	
				930==
Other	Nos. for Site			906==
Type	of Site Bui	lding		832==
Location of Site	e:			
			ress) 404 N. 17th Ave., Ho	
			olf and Country Club	
				012
Ownership:	ur of Sita : Nama	Helen er	nd Peter Mulligan	000
Owne				902==
Occur	pant, Tenant or N		17th Ave. Hollywood	903==
Occu				904==
	Address			
Form Prepared Report	rter (or local con	tact):		
	Address			
Recor	rder:		Historic Sites Specialist	818==
	Address	EDVRDM		910
Date of Site Sur				
Previous Survey Count	(s), Excavation(s) or Collection	(s) (Enter title of survey, date, wheth Report(s) and Material's Collected).	ner Federal, State,
	n/a			
	1 - 10 - 10 - 10 - 10 - 10 - 10 - 10 -	· · · · · · · · · · · · · · · · · · ·		
				020
Photographic Re	ecord Numbers	7 d - N - 11 - 1	30	839==
. Hotograpine me	Joseph Manifers	· · · · · // · · ·	70	
			The Mark Brown and Control of the Co	860==

ARCHITECT-BUILDER John M. Peterman and H. B. Hutchinson
RELATION OF STRUCTURE TO SITE AND SURROUNDINGS faces east toward golf course; nicely landscaped with tropical shrubbery and trees residential neighborhood
FOUNDATION (TYPE AND MATERIALS) concrete piers
STRUCTURAL SYSTEM concrete and interlocking tile
EXTERIOR FABRIC (BOND TYPE, IF BRICK) rough stucco
NUMBER OF STORIES three
PLAN (DRAW) U-shaped
ROOF TYPE AND COVERING MATERIAL flat roof with red barrel tile covering
ROOF TYPE AND COVERING MATERIAL flat roof with red barrel tile covering shed roof on north and south wings; barrel tile covering DORMERS AND SECONDARY ROOF STRUCTURES
CHIMNEYS (NUMBER, LOCATION, MATERIALS) one; rear (west) side MAIN ENTRANCE (LOCATION, DESIGN) facade center; double doorways; cross mullioned fanlite above each area; orig. wooden doors, now replaced w/ jalousies to inner side and two large vertical modern lights to outside SUBSIDIARY ENTRANCES left side, step porch portion
lights FENESTRATION (TYPE) double hung sash-six/over plain lower glass pane on facade; on ends of porch a pair of casement windows at each WINDOW SURROUNDS, LINTELS, SHUTTERS plain wooden; except between each of windows engaged columns on porch area; on facade concrete lintel; alternating voussoirs on sides; slight lug sill PORCH (HEIGHT, WIDTH, ROOF, SUPPORTS, ENCLOSURES, TYPE, MATERIALS) one story high; inner area enclosed at ends; open porch; quarry red tile step porch, front porch space divided by 3 square columns in center and two smaller circular columns to each side and one square column; at far end of porch on each end a loggia effect with 8 bays and flat stucco roof above.

SECONDARY PORCHES, INCLUDING BALCONIES one balcony above front entrance, two end terraces on third floor; balcony extends width of first floor porch
EXTERIOR ORNAMENT AND COLOR white stucco trimmed in white; wood at windows; top of third floor has simple decoration in smooth concrete following the roofline; on projecting area of facade six brackets under overhanging eaves
INTERIOR COMMENTS wooden moldings; contained 13 apt. suites of two and three rooms each; 11 hotel rooms; 7 bachelor suites; lobby, kitchen, and dining room on first floor.
CONDITION fair to good
ALTERATIONS change in some windows from double hung sash to modern storm windows
OUTBUILDINGS private home behind structure; originally was residence of the owners of the apartment building; built of same material
STYLE AND/OR PERIOD1924-25, Spanish motif
ARCHITECTURAL SIGNIFICANCE AND IMPRESSIONS Florida Mediterranean reflecting the typical architectural style that prevailed in South Florida during the 1920's (boom period)
Building cost is estimated at \$80,000; construction by Erwin Cahow of Ft. Lauderdale

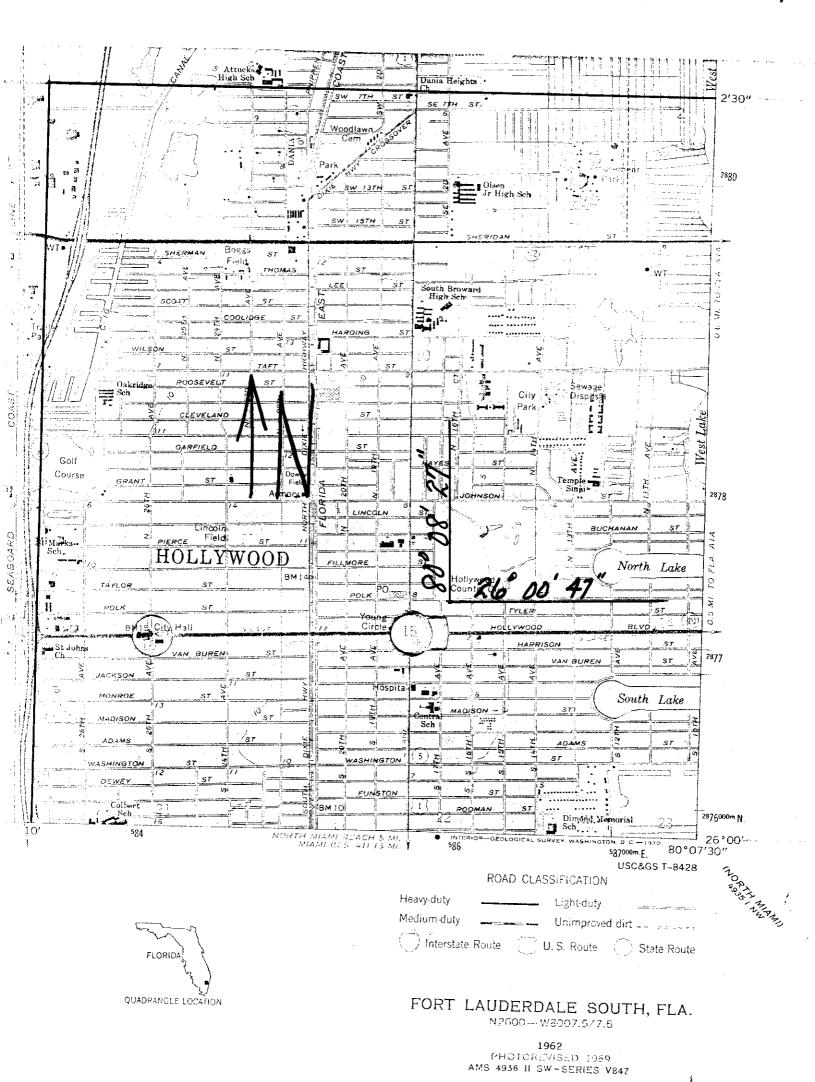
STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3B 7-72

HISTORIC SITE DATA SUPPLEMENT

Site No.______Site Name Golf View Hotel/
Apts.____

Present Use (check one or more as appropriate) Agricultural 838 Government 838 Perk 838 Other (Specify): Cameracial 838 Industrial 838 Religious 838 Science Religious 838 Significance Pre-Columbian 828 Houseum 838 Science Science Significance Sign											
Recommercial 838 Industrial 838 Private Residence838 Other (Specify): Educational 838 Military 838 Religious 838 838 Entertainment 838 Museum 838 Scientific 838 838 Period (check one or more as appropriate) Pre-Columbian 842 18th Century 842 18th Century 842 19th Century 8	Present Use (che	ck one (or mo	re as appr	opriate)					
Educational 838	Agricultural	838=-	\Box G	overnment	838==		Park	838==		Transportation	838==
	X Commercial	838=-	□ <u>in</u>	dustrial	838==		Private Reside	nce838==		Other (Specify)	:
Period (check one or more as appropriate)	☐ Educational	838===	□м	ilitary	838==		Religious	838==			838==
Pre-Columbian	☐ Entertainment	838=	□ M:	useum	838==		Scientific	838==			838==
Pre-Columbian	<u> </u>										
Pre-Columbian	Period (check on	e or mo	re as	appropriat	e)						
15th Century	l _					M	19th Continu	0.43===		2015 Cantonia	040
Areas of Significance (check one or more as appropriate)									X	20th Century	
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Agriculture 910=		910===	_	<u>`</u>					П		
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emarks & Recommen	dations:			
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Major Bibliographic F	References:			
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				920



HISTORICAL STRUCTURE FORM Page 1 FLORIDA SITE FILE

Site # 8BD03051

Recorder # 0

HUTCHINSON HOTEL Site Name

Field Date 2/25/97

Form Date 2/14/97

Survey

Yes Original No Update

Multilist #: ()

National Register Category

BUILDING

Survey #:

LOCATION AND IDENTIFICATION

Address (include N,S,E,W; st. ave, etc)

404 N 17 AVE

Cross Streets (nearest/between)

Nearest City/Town **HOLLYWOOD**

Within City Limits

County BROWARD

Tax#

Subdivision Name HWD 1-21B

17

UNKNOWN

Ownership PRIV-PROFIT Block 53

Lots 11,12

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

Route To

MAPPING

USGS Map Name 🖔 👾

autertake

Irreg. Sect.?

No

UMT ZONE (16 OR 17):

42 Sect. **Easting**

585880

Northing

2877400

Landgrants:

Township

Plat or Other Map (Map's name, Location)

51 Range

HWD 1-21B

1/4

15

DESCRIPTION

Style MEDITERRANEAN REVIVAL

Exterior Plan RECTANGULAR

No. Stories

Structural Systems

Foundation Types STEMWALL **Materials**

1/4 - 1/4:

UNKNOWN

Exterior Fabrics STUCCO

Roof Types FLAT W/PARAPET

Materials UNKNOWN

Secondary Strucs. (dormers etc.)

2

Chimney: No.

Materials UNKNOWN

Locations W, CEN; E, CEN

Windows: Types

6/1. 1/1 DHS, JALOUSIE, AWN

Materials

Main Entrance (stylistic details) **PORTICO**

Open Porches

Closed

Incised

1 Locations

E 1ST & 2ND STORY

Porch Roof Types Exterior Ornament

PRIN

STUC, TILE

UNKNOWN

Condition

GOOD

Interior Plan Surroundings

Ancillary Features

UNKNOWN

Archaeological Remains at Site:

NONE-NA

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

THIS INTERESTING MEDITERRANEAN REVIVAL BUILDING IS COMPATIBLE WITH THE NEIGHBORHOOD.

Page 2 HISTORICAL STRUCTURE FORM SITE #: 8BD03051

HISTORY

Construction Date 1924 CIRCA: No

ARCHITECT(last name first): UNKNOWN

BUILDER (last name first): UNKNOWN

MovesNoDatesOrig.addr.AlterationsNoDatesNatureAdditionsNoDatesNature

 Original Use (give dates):
 HOTEL
 From
 To

 Intermediate Uses (give dates):
 From
 To

 Present Uses (give dates)
 APARTMENT
 From
 To

OWNERSHIP HISTORY:

TENEICK, VIRGINIA E, HISTORY OF HWD, PG 129: IN THE SUMMER OF 1924, HARRY B. HUTCHINSON FORMERLY A RETAIL CLOTHING MERCHANT OF PHILADELPHIA ORGANIZED A MORTGAGE AND LOAN CO AND BUILT THE 55 ROOM HOTEL.

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

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

No other: (Specify)

SURVEYOR'S EVALUATION OF SITE

Potentially eligible for local designation? Yes

Individually eligible for National Register? No Category HMPROLD-1

Potential contributor to National Register district?

No

Historical Associations ARCHITECTURE

Explaination of Evaluation

THIS MEDITERRANEAN REVIVAL BUILDING IS REPRESENTATIVE OF THE DEVELOPMENT OF HOLLYWOOD DURING THE BOOM TIME ERA OF THE 1920'S.

DOCUMENTATION (Photos, Plans, etc.)

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

TENEICK, VIRGINIA E, HISTORY OF HWD, PG 129.

Location of negatives + negative numbers

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

RECORDER

Recorder Name KRASSY, SUSAN P
Recorder Address BOCA RATON, FL
Recorder Phone 352-393-6197

Affiliation RESEARCH ATLANTICA

CITY OF HOLLYWOOD, FLORIDA

Mara Giulianti, Mayor Kenneth Gottlieb, Vice Mayor Cathleen A. Anderson, Commissioner Richard S. Blattner, Commissioner Eleanor Sobel, Commissioner

Samuel A. Finz, City Manager

Jamie Alan Cole, City Attorney

George R. Keller, Jr., AICP, Director of Development Administration

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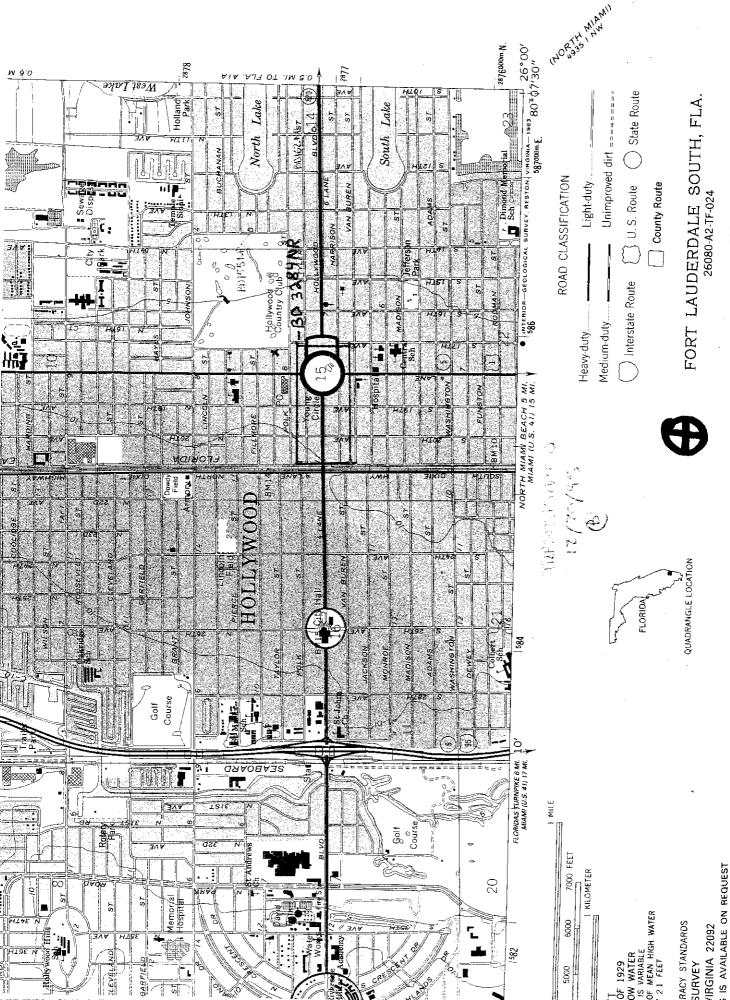
George Chillag Bennett L. David Joseph B. Kaller Mary V. Johnson James E. Orr Christopher J. Ryan Lee Seligman

COMMUNITY PLANNING DIVISION

Jud Kurlancheek, Director Cathy Woodbury, ASLA/AICP, Principal Planner

prepared by
Jane S. Day, Susan P. Krassy and Teresa Van Dyke for
Research Atlantica, Inc. 1995

This project (or publication) has been financed in part with historic preservation grant assistance provided by the National Park Service, U.S. Department of the Interior, administered through the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State, assisted by the Historic Preservation Advisory Council. However, the contents and opinions do not necessarily reflect the views and opinions of the Department of the Interior or the Florida Department of State, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the Florida Department of State. This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, Post Office Box 37127, Washington, D.C. 20013-7127.



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PHOTOREVISED 1983 DMA 4936 II SW-SERIES V847

General Information

Historic Name of Site: Hutchinson Hotel

Current Name of Site: Golf View Hotel and Apartments

Address: 404 N. 17th Avenue, Hollywood, FL

Owner: Randy Herscovici

130 SE 12th Avenue

Pompano Beach, FL 33060

Legal Description: Hollywood 1-21 B, Lots 11, 12, Block 53

Folio Number: 51 4215020760

Function: Hotel/Apartment Building

Construction Date: 1924

Previous Listing: Florida Master Site File

THE HUTCHINSON HOTEL 404 NORTH 17TH AVENUE LOCAL HISTORIC SITE

Statement of Significance:

Historical Information

The Hutchinson Hotel at 404 North 17th Avenue is historically significant for its association with Harry B. Hutchinson, a Hollywood pioneer, businessman and civic leader. Constructed in 1924, the Hutchinson Hotel is also significant as one of the earliest hotel/apartment buildings in the City of Hollywood.

Prior to 1924 Harry B. Hutchinson came to Hollywood from Philadelphia, Pennsylvania where he was a clothing merchant. After Hutchinson came to Hollywood, he organized a mortgage and loan company in 1924. He was one of four people who represented Hollywood during their negotiations with Fort Lauderdale to create Port Mabel, the deep water port that eventually became Port Everglades. In addition, late in 1924 Hutchinson served on the committee to draft the charter that eventually led to the incorporation of the City of Hollywood.¹

In 1924, at the height of the Florida Land Boom, Hutchinson hired prominent Fort Lauderdale architect John M. Peterman to design the Hutchinson Hotel in Central Hollywood. Peterman designed a fifty-five room hotel in the popular Mediterranean architectural style. Peterman also designed "Old Dillard School" located at 2501 N.W. 11th Street in Fort Lauderdale which is now listed on the National Register of Historic Places. The Hutchinson Hotel's prime location at the corner of Taylor Street and 17th Avenue was directly across the street from the Hollywood Country Club and Golf Course.²

The Hutchinson Hotel has had numerous owners. In 1933 the hotel was leased to R.C. Bolus who converted the hotel into rental property with sixteen rooms and eleven apartments. At this time Bolus also added a dining room. In 1948 the building was sold by Mr. and Mrs. E.L. Winn to Thomas J. Heslin and Catherine Mulligan for \$100,00. The present owners of the Hutchinson Hotel maintain the hotel/apartment building with thirty-

¹Virginia TenEick, *History of Hollywood,* (Port Salerno, FL: Florida Classics Library, 1966), 129, 184-185. The exact date of Hutchinson's arrival in Hollywood can not be determined.; August Burghard & Philip Weiding, *Checkered Sunshine: The Story of Ft. Lauderdale, 1793-1955,* (Ft. Lauderdale, FL: Wake-Brook House, 1974), 121.; TenEick, *Hollywood,* 230.

²State of Florida, Bureau of Historic Resources, "Master Site File Form, 404 N. 17th Avenue."

six rental units. It is now know as the Golf View Hotel and Apartments.3

Architectural Information

The Hutchinson Hotel is a rectangular shaped three story Mediterranean Revival style building constructed in 1924. The Mediterranean Revival style is the product of the variety of architectural expressions found along the Mediterranean coast. Italian, Spanish, and North African Moorish themes combined with French details are sources of inspiration for this style. Typical features of the Mediterranean Revival style include applied ornamentation, stucco walls, multilevel roofs covered with tile, arched openings, twisted columns, balustrades, balconies, and entrance loggias.⁴

The Hutchinson Hotel is designed in a three part plan. The central portion of the building is three stories in height with distinct two story wings. One of the most prominent features of the building is the open eight bay arched loggia located on the ground floor of the east (front) facade. The eight bays are separated by columns that are topped with classical capitals. Within the loggia, windows on the first story include: wood double hung sash 6/1, 4/1, and 1/1; and 6 light wood casement. Twisted engaged columns are located between the windows. The second story of the central block contains an open balcony that spans the entire length of the bay on the east facade. The balcony railing is comprised of decorative concrete. Windows on the second story include wood double hung sash 6/1 and awning windows that are a later addition. Three French doors are centrally located on the open porch. The third story of the central block has awning windows. A raised parapet surrounds the flat roof. The original roof was flat with a barrel tile parapet.

The two story south wing has a flat roof and parapet lined with rows of red barrel tile. The fenestration is symmetrical. Windows on the east facade of this wing include a set of three wood double hung sash 6/1 on both the first and second stories. A vertical ornamental column decorates the south end of the east facade. The south elevation of this bay contains a centrally located entry covered by a shed roof that is supported by wooden brackets. Red barrel tile covers the shed roof. An exterior metal staircase leads to a second story entry. Windows on the south elevation include wood double hung sash 6/1 and 1/1 and jalousie.

The two story north wing of the building also has a flat roof and parapet lined with rows of red barrel tile. The fenestration is symmetrical. Windows on the east facade of this wing include a set of three wood double hung sash 6/1 on both the first and second stores. The north elevation of this bay contains an extecase that leads to a second floor entry. Windows on the north elevation include 6 light wood casement, wood double hung

³Ibid.

⁴Metropolitan Dade County, *From Wilderness to Metropolis*, *2*nd *Ed.*, (Miami: Metropolitan Dade County, 1992), 183.

sash 6/1 and 4/1.

The west elevation has a centrally located stucco chimney with windcap. A one story masonry storage room is centered on this elevation. Windows include wood double hung sash 6/1 and 4/1, 6 light casement, and awning.

Alterations to this structure have been minimal. The building retains the integrity of the original design by John M. Peterman.

Criteria for Designation:

Under the City of Hollywood Zoning and Land Regulation 5.10, Historic Preservation Board and Historic District Regulations, 404 North 17th Avenue meets the following criteria:

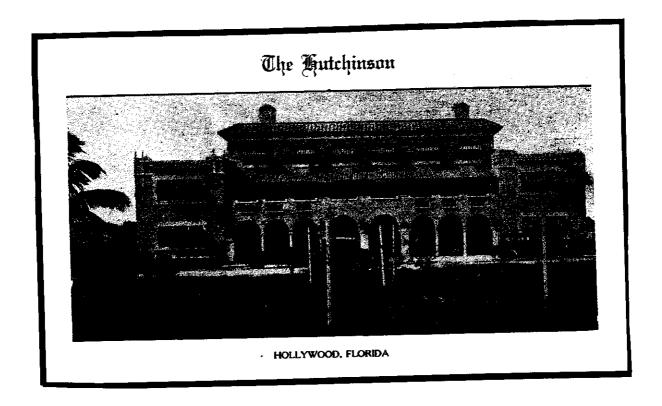
- (D.3.a) "Integrity of location, design, setting, materials, workmanship, and association." 404 North 17th Avenue is located within the City of Hollywood's original town plan. It is one of the earliest hotel/apartment buildings found in the City. The architectural integrity of John M. Peterman's 1924 Mediterranean Revival style design has been maintained.
- **(D.3.b) 1. "Association with the lives of persons significant in our past."** 404 North 17th Avenue is important for its association with original owner, Harry B. Hutchinson, a Hollywood pioneer and prominent businessman and civic leader. John M. Peterman, a prominent "Boom Time" architect designed the Hutchinson Hotel.
- (D.3.b) 2. "Embodiment of the distinctive characteristics of a type, period, or method of construction." 404 North 17th Avenue embodies the characteristics of the Mediterranean Revival style of architecture in a large commercial building. Examples of the Mediterranean Revival style features incorporated in this building are an open loggia, a multilevel roof, columns, arched openings and stucco walls. It is representative of the "Boom Time" years of the 1920s in Hollywood-by-the-Sea.
- (D.3.b) 4. "Possession of high artistic values." 404 North 17th Avenue was built of the highest quality materials available during the 1920s. It is representative of high artistic value for its overall design and detail.

Recommendation:

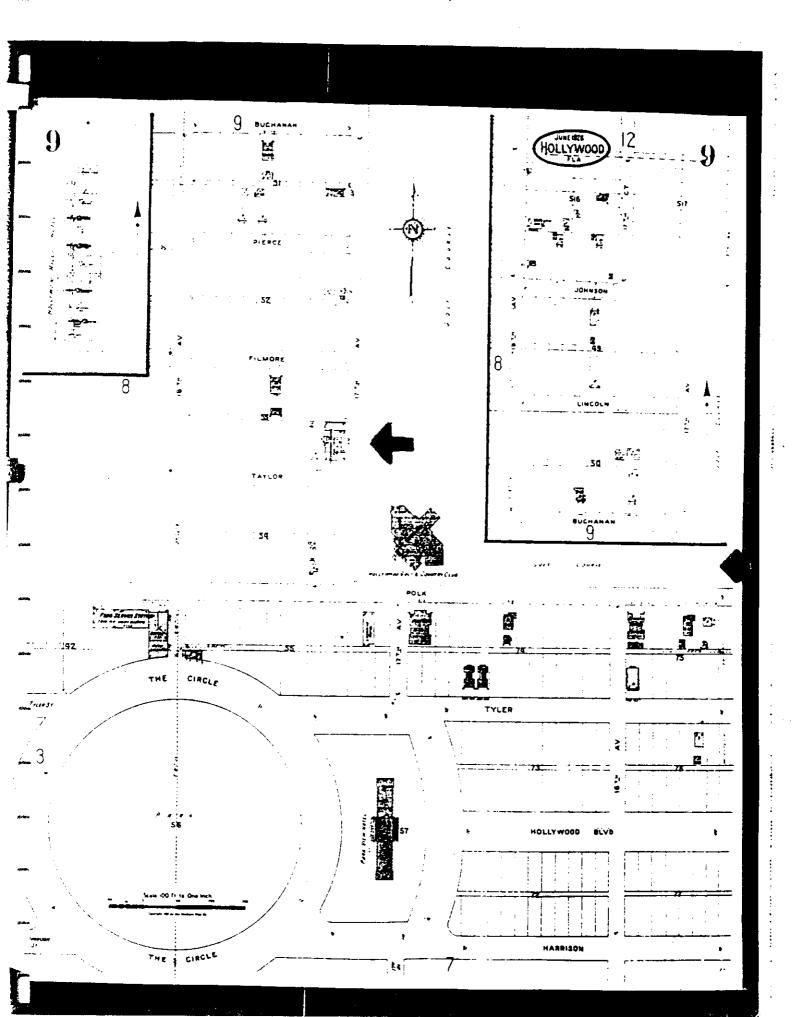
Based upon the information presented in this report, it is recommended that the City of Hollywood designate 404 North 17th Avenue as an individual historic site.

- 1. Areas Subject to Review: All exterior building elevations.
- 2. Review Guidelines: The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings, as amended, be the standard for review

of projects.

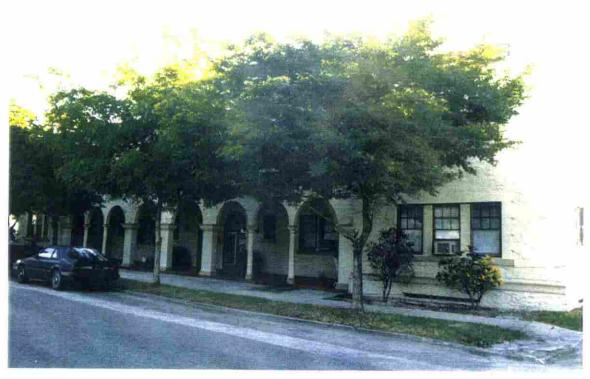


Postcard (c1920s) courtesy of the Historical Association of Southern Florida



HISTORIC DESIGNATION REPORT

HUTCHINSON HOTEL 404 N. 17TH AVENUE



March 24, 1997

City of Hollywood, Florida

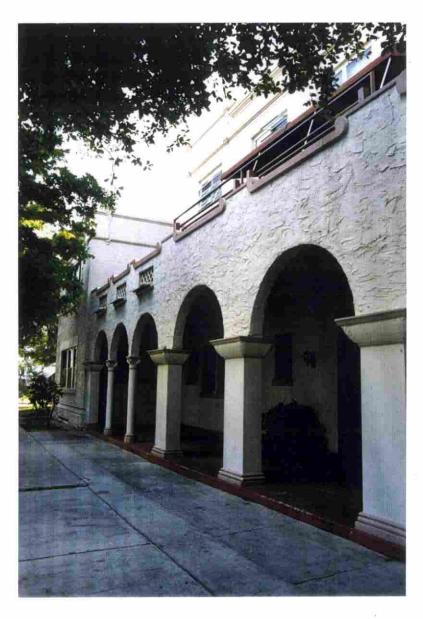
Department of Development Administration

Community Planning Division

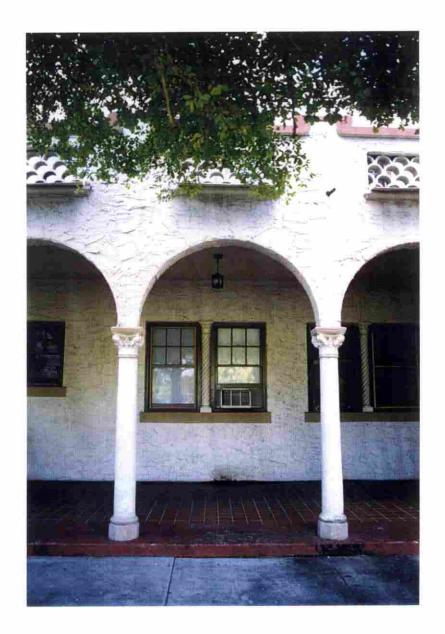


by

Research Atlantica, Inc.



Front loggia note: Block columns



Front loggia







City of Hollywood Planning Department July 7, 2023

Project Name **Historic Building**

Project Address 404 N 17 Avenue, Hollywood FL 33019 Regarding **Historic Board / P&D Board Request**

To Whom It May Concern:

Please see legal description and project information below.

Address

404 N 17 AVENUE, HOLLYWOOD FL 33020

Legal Description

HOLLYWOOD 1-21 B LOT 11,12 BLK 53

Project Description

Proposed new, in-ground swimming pool with pool deck at the Southern portion of the lot to enhance and improve the quality and overall experience of the subject building's tenant base.

If I can be of any further assistance in this matter, please feel free to contact me at 954-920-5746.

Sincerely,

Joseph B. Kaller, LEEP AP Kaller Architecture Principal

VARIANCE CRITERIA STATEMENT FOR NEW SWIMMING POOL SETBACK VARIANCE 404 N 17 AVENUE, HOLLYWOOD FL 33019 AUGUST 7, 2022

A. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City:

The Project is located on the West side of 17th Avenue between Taylor Street and an Alleyway. The subject site is situated in the FH-2 zoning within Recreational Activity Center (RAC) in a cluster of Residential and Commercial developed properties lying just West of the existing Golf Course on Johnson Street. This area is located only a few blocks North of Young Circle with active multifamily, restaurants, bars or other retail establishments and thus is characterized by nearly active streets and Downtown Hollywood vibrancy.

The subject Variance is requesting setback variances for the proposed swimming pool on the ground floor which the Owners are proposing to improve the existing historic building with the subject swimming pool while still maintaining the existing façade. As per the Zoning code for swimming pools in the RAC zoning, swimming pools are required to be set back at 15' from the water's edge to a Street and/or Avenue. The proposed swimming pool is a smaller sized pool for a commercial building while attempting to set back the pool as far as possible from the roadways while still allowing for walkability around the pool to the existing building. As a result, the proposed swimming pool would be requesting a variance of a setback at 11'-11" at from 17th Avenue and 5'-2" from Taylor Street. Furthermore, the Owner will install a decorative fence for security purposes and is proposing lush landscaping on the East and South sides which front the two streets to further buffer the proposed concept.

B. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the Community:

All surrounding and adjacent properties are Residential Multifamily and Commercial uses, which is the same zoning use as the subject building. Furthermore, the subject zoning for FH-2 allows for swimming pools by right in the zoning code. The proposed swimming pool meets all the required paved

areas around the water edge of the pool and we have provided for lush landscaping around the pool and Southern part of the site.

The requested setback variances for the pool would thus be compatible with the surrounding allowable uses, land uses and overall feel of the surrounding Community.

C. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City:

The Variance requested are consistent with the goals and Comprehensive Plan of the City of Hollywood. The Variance allows for an improvement of landscaping on the site, a decorative fence for security and provide an improved visual enhancement at the South portion of the site and also an enhanced experience for the subject, existing multifamily building. The Project is compatible in its uses with the adjacent residential and commercial buildings and will not provide the feel of a private swimming pool for the subject building.

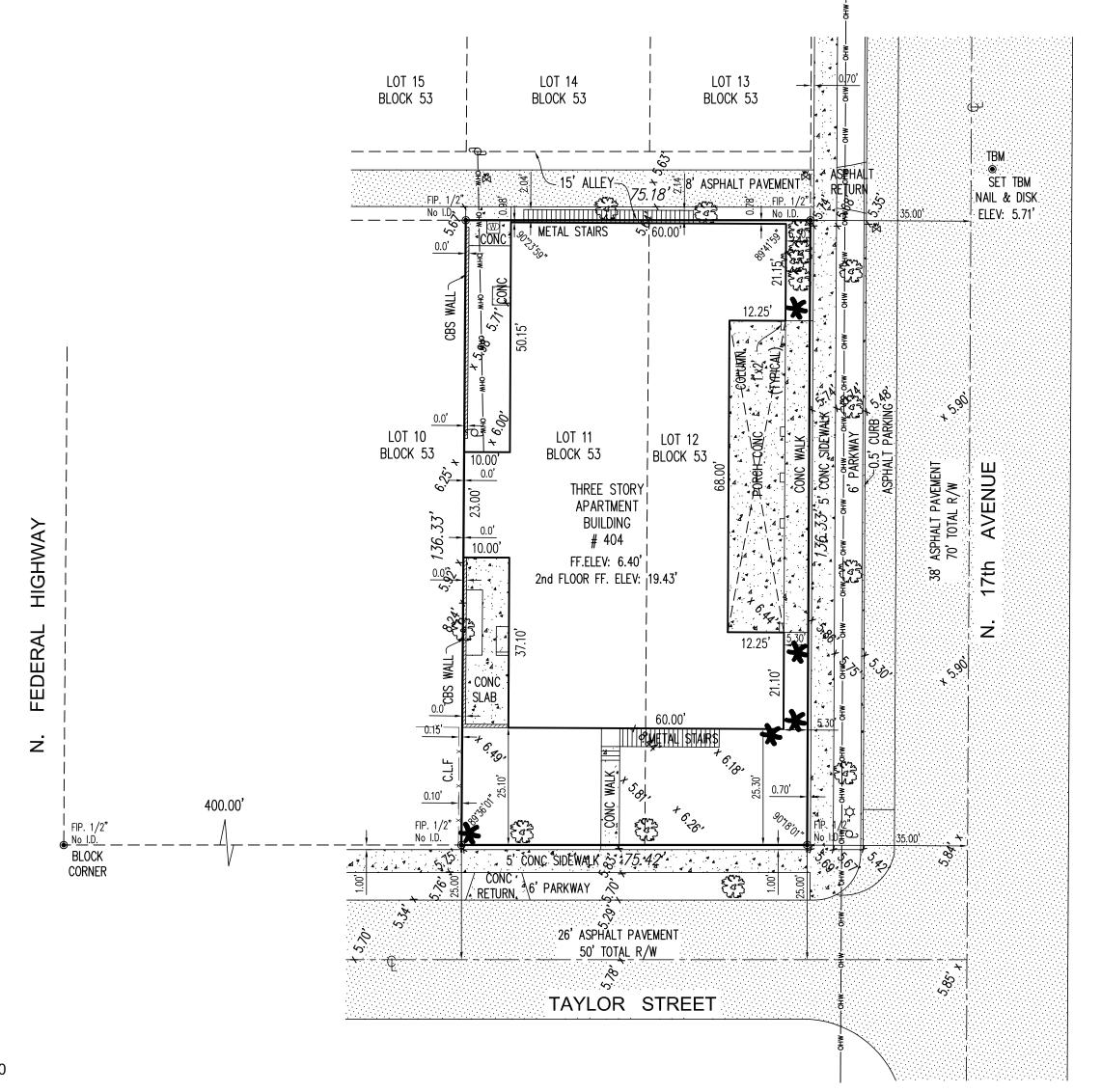
D. That the need for the requested Variance is not economically based or self-imposed.

The requested Variance is not economically based or self-imposed. The subject building has zero activity and utilization at the South side of the existing building and the subject variance request is required to be compatible with the surrounding residential and commercial land uses.

E. That the Variance is necessary to comply with State or Federal Law and is the minimum Variance Necessary to comply with the applicable law.

The Variance being requested does not conflict with any State or Federal Laws.

SKETCH OF BOUNDARY SURVEY ALTA / NSPS LAND TITLE SURVEY



PROPERTY ADDRESS:

404 N. 17th AVENUE HOLLYWOOD, FLORIDA, 33020

LEGAL DESCRIPTION:

LOTS 11 AND 12, BLOCK 53, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1) The above captioned property was surveyed and described based on the above legal description: provided by client.

2) This certification is only for the lands as described. it is not a certification of title, zoning, easements, or freedom of encumbrances. abstract not reviewed

3) There may be additional restrictions not shown on this survey that may be found in the public records of this county, examination of abstract of title will have to be made to determine recorded instruments, if any affecting this property.

4) The accuracy obtained for all horizontal control measurement and office calculation of a closed geometric figures, meets or exceeds the current Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in chapter 5J-17.051 (3) (b), 15.b.II, of 1 foot in 10 000 feet for Commercial Areas.

5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon. underground encroachments not located.

6) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

7) Underground utilities are not depicted hereon: contact the appropriate authority prior to any design work or construction on the property herein described, for building and zoning information. Surveyor shall be notified as to any deviation from utilities shown hereon.

MONUMENT LINE

= POINT OF CURVATURE

P.C.P. = PERMANENT CONTROL POINT

N.A.V.D. = NORTH AMERICAN VERTICAL DATUM

N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM

NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

8) In some cases graphic representation have been exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.

= ON LINE

= OFF SET

P.T. = POINT OF TANGENCY

R.& M. = RECORD AND MEASURE

= PAGE

P.B. = PLAT BOOK

P.B. = PLAT BOOK

R.P. = RADIUS POINT

R/W = RIGHT OF WAY

S.N.&D. = SET NAIL & DISC

= SIDEWALK

U.E. = UTILITY EASEMENT

= WATER METER

PL = PLANTER

TYP. = TYPICAL

 Δ = DELTA

O/S

WM

9) Area of the property: Lot Net Area: ± 10265.45 Square Feet.

= AIR CONDITIONER PAD

= BUILDING SETBACK

C.B.S. = CONCRETE BLOCK STRUCTURE

L.M.E. = LAKE MAINTENANCE EASEMENT

= IDENTIFICATION

F.P.C.P. = FOUND PERMANENT CONTROL POINT

F.P.R.M. = FOUND PERMANENT REFERENCE MONUMENT

= CATCH BASIN

CENTER LINE

F.F.EL. = FINISH FLOOR ELEVATION

F.I.P.1/2" = FOUND IRON PIPE 1/2"

F.N.&D. = FOUND NAIL AND DISC

= MEASURED

F.I.R.1/2" = FOUND IRON REBAR 1/2"

C.L.F. = CHAIN LINK FENCE

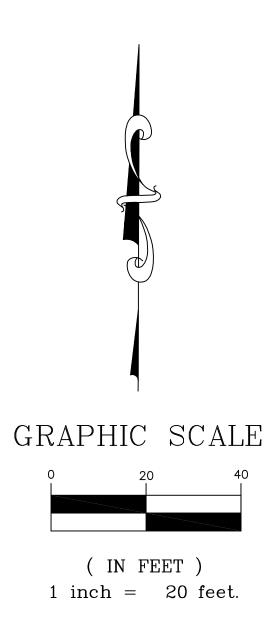
ENC. = ENCROACHMENT

CONC. = CONCRETE

F.N. = FOUND NAIL

CH. = CHORD CH. BEAR = CHORD BEARING

= AMERICAN LAND TITLE ASSOCIATION



- 10) This survey does not reflect or determine ownership. Ownership subject to opinion of title .
- 11) Type of Survey: ALTA / NSPS Land Title Survey.
- 12) The survey depicted here is not covered by Professional Liability Insurance. The Liability of this survey is limited to the cost of the survey.
- 13) North arrow direction and bearings are based on an assumed meridian.
- 14) Elevations are based on the North American Vertical Datum of 1988.
- 15) No encroachments were noted by this Survey.
- 16) The property described on this Sketch of ALTA / NSPS Land Title Survey is the same property as described in Schedule "A" in American Land Title Association Commitment, Issuing Office File number: 6545-21; with an effective date of April 30, 2021 at 2:31 PM, issued by First American Title Insurance Company.
- 17) The 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys are Effective February 23, 2016. As of that date, all previous versions of the Minimum Standard Detail Requirements for
- ALTA / ACSM Land Title Surveys are superseded by these standards.
- Adopted by the Board of Governors, American Land Title Association (ALTA), on October 8, 2015.
- Adopted by the Board of Directors, National Society of Professional Surveyors (NSPS), on October 9, 2015.
- 18) Review of O & E report prepared by Pippen with order number: 372302, Client reference: 21-0213-ZL shows no survey related matters.
- SURVEYOR'S CERTIFICATION:
- 404 N 17 AVE LLC.

** FOR PROPER AND SCIENTIFIC TREE NAME AN ARBORIST SHOULD BE CONTACTED.

UNLIMITED SURVEYING SERVICES, LLC

10760 S.W. 43rd TERRACE MIAMI, FLORIDA 33165 E-MAIL: arodriguez0525@comcast.net

PHONE: 786-970-7577

SURVEYOR'S CERTIFICATION:

This is to certify that this Map or Plat and the Survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 10(a), 11, 14 & 19 of Table A thereof. The field work was completed on 10/29/2018

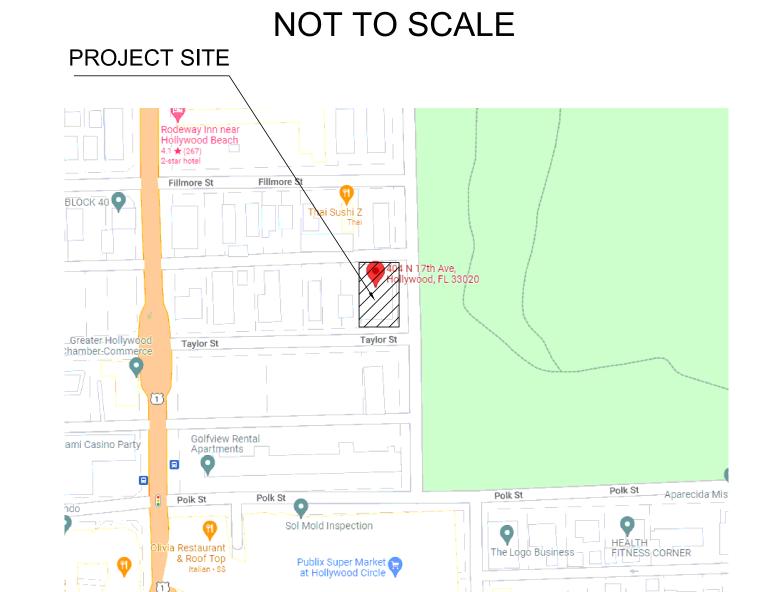
Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Date of Plat or Map: 11/06/2018

JULIO S. PITA, P.L.S

Professional Land Surveyor
License No. PSM 5789 State of Florida

	COI	COMMUNITY NAME AND NUMBER: CITY OF HOLLYWOOD: 125113						
	PAN	NEL NUMBER AND SUFFIX:	12011 C 056	69 H				
	FIR	FIRM PANEL EFFECTIVE DATE: 08 / 18 / 2014 DRAWN: I.C.						
	FLC	OOD ZONE: X	BASE FLC	OOD ELEVATION : N/A	CHECKED:	J.P.		
	CO	UNTY NAME: BROWARD		STATE: FLORIDA	FIELD DATE	: 06 / 04 / 2022		
	No.		RF\	/ISIONS	DATE :	06 / 07 / 2022		
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						I of 1		



LOCATION MAP

Symbols

Concrete Light Pole

Wood Pole

Water Valve

Water Meter

Asphalt Slab

Concrete Slab

FFFFF Brick Pavers Slab

Covered Area

Overhead lines

0.00

Existing Elevation





, Ire



STREET PROFILE - 17TH AVE



AERIAL KEY VIEW



404 N 17 AVE FOLIO # 514215020760



312 N 17 AVE FOLIO # 514215020890



416 N 17 AVE FOLIO # 514215020770



FOLIO # 514215020620

1711 FILLMORE ST FOLIO # 514215020620



509 N FEDERAL HWY FOLIO # 514215020550

N.T.S.

Kaller Architecture AA# 26001212 2417 Hollywood Blvd. Hollywood Florida 33020 954.920.5746 joseph@kallerarchitects.com

JOSEPH B. KALLER FLORIDA R.A. # 0009239

REVISIONS No. DATE DESCRIPTION

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CHECKED BY: JBK

SHEET

NEARBY PROPERTIES



Kaller Architecture AA#26001212 2417 Hollywood Blvd. Hollywood Florida 33020 954.920.5746 joseph@kallerarchitects.com www.kallerarchitects.com

SEAL

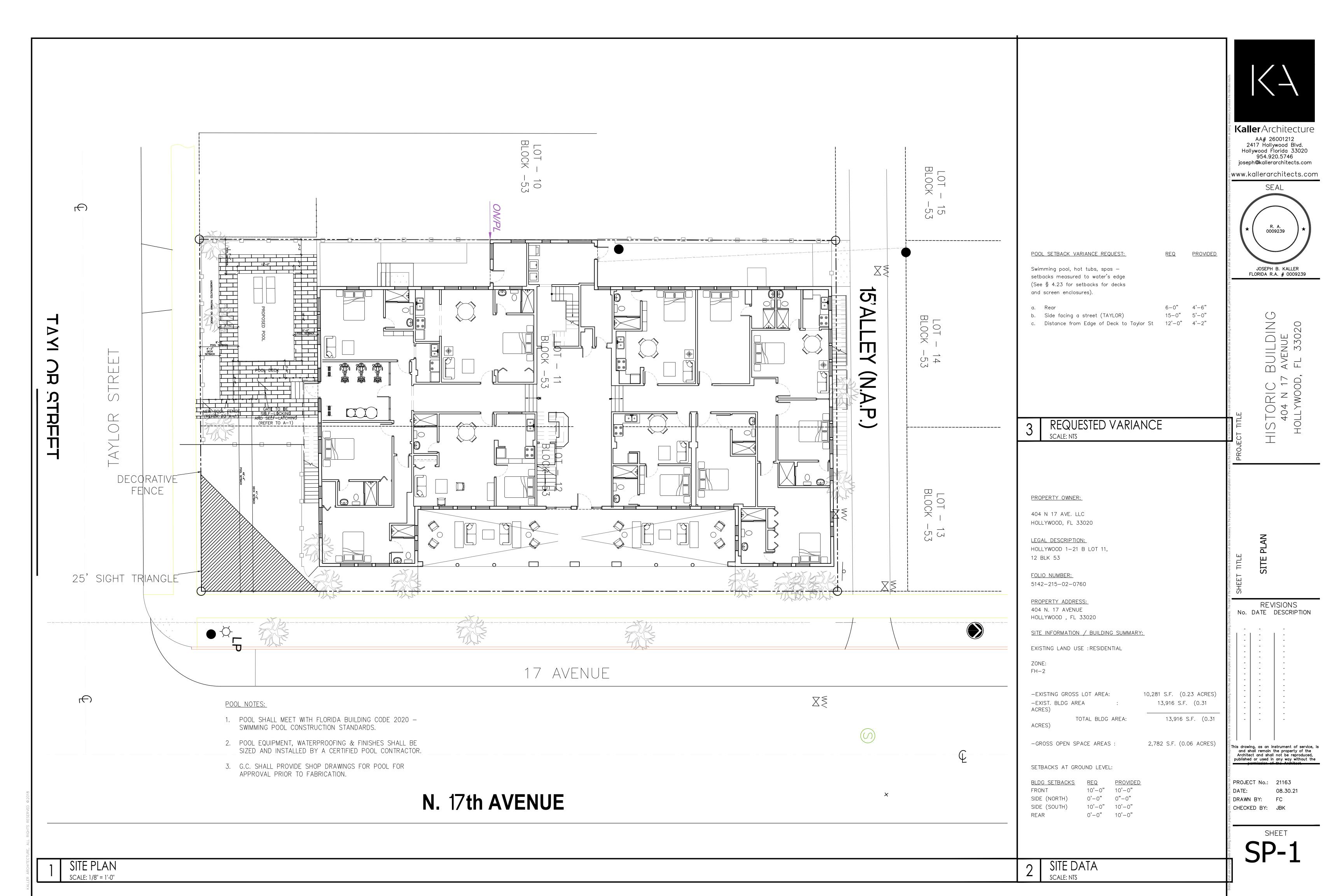
JOSEPH B. KALLER FLORIDA R.A. #0009239

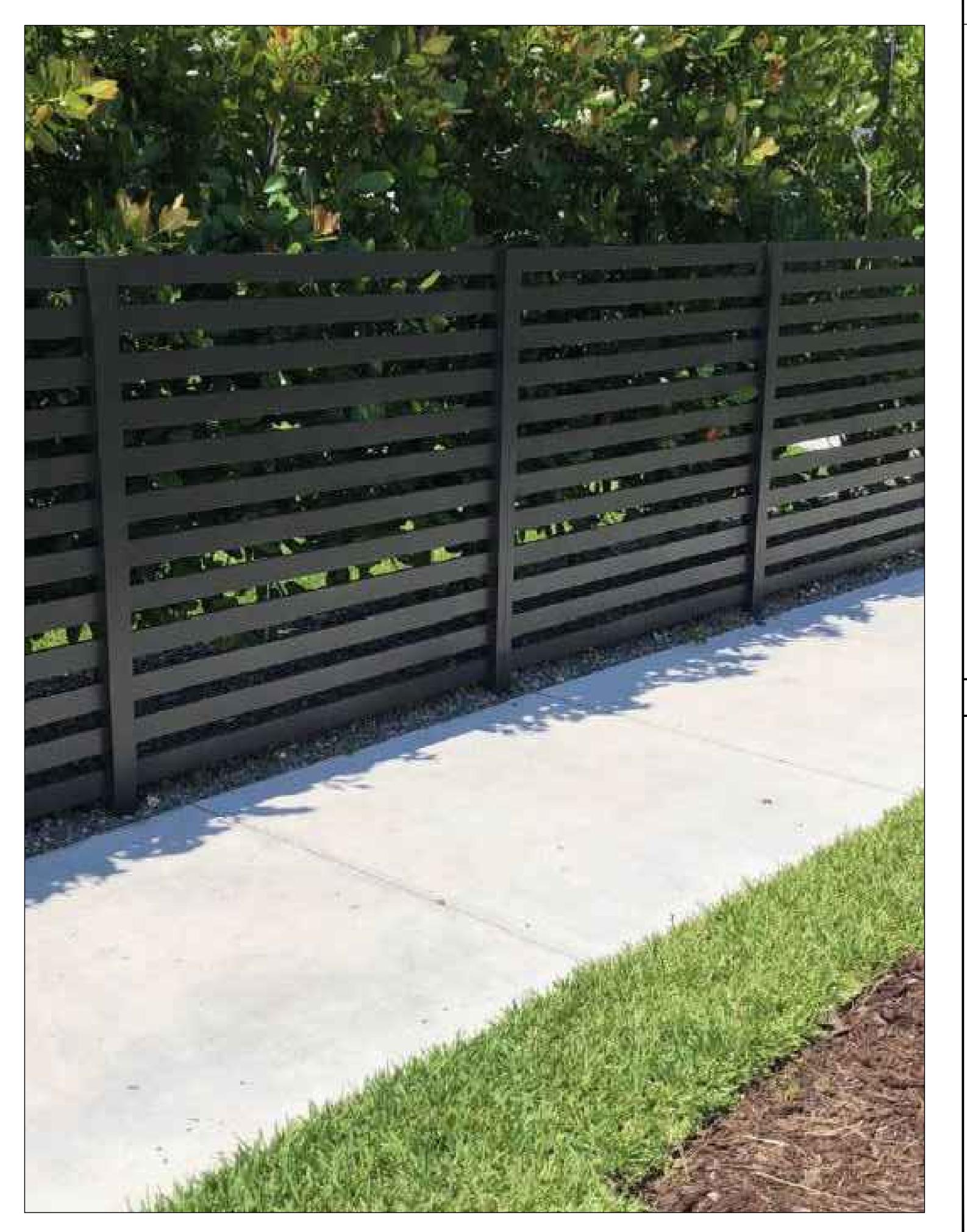
REVISIONS

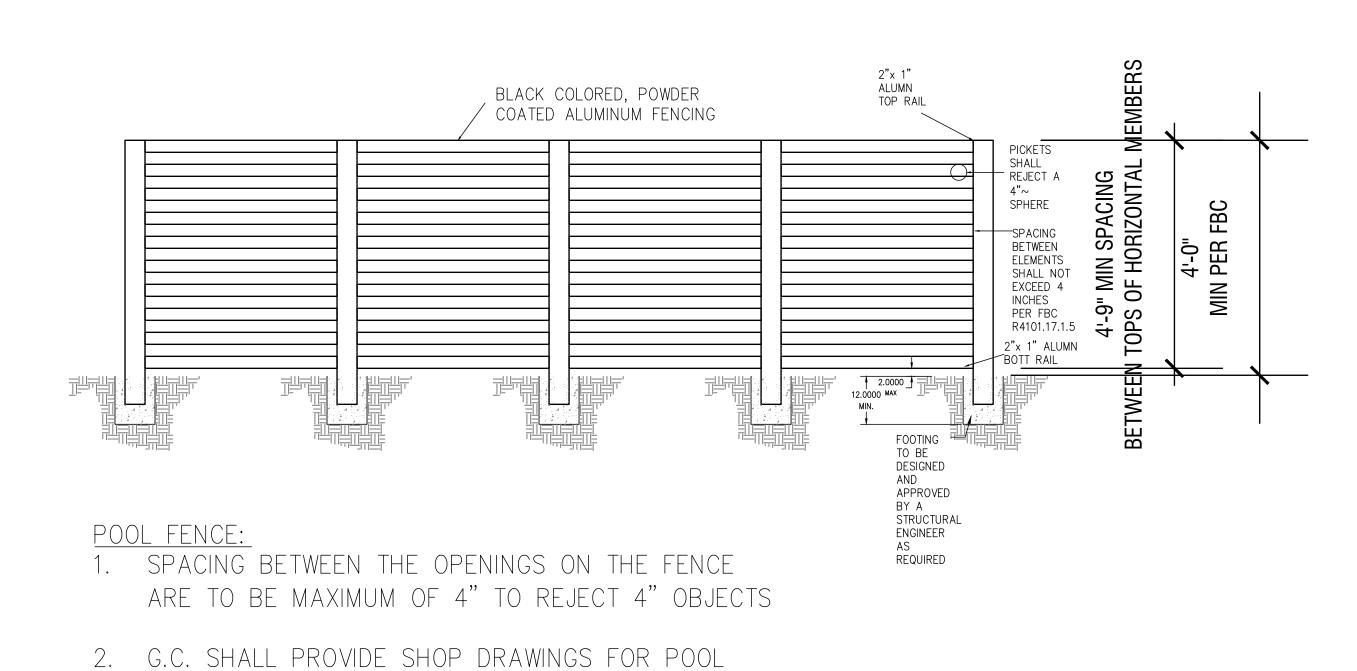
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PROJECT No.:

DRAWN BY: CHECKED BY:

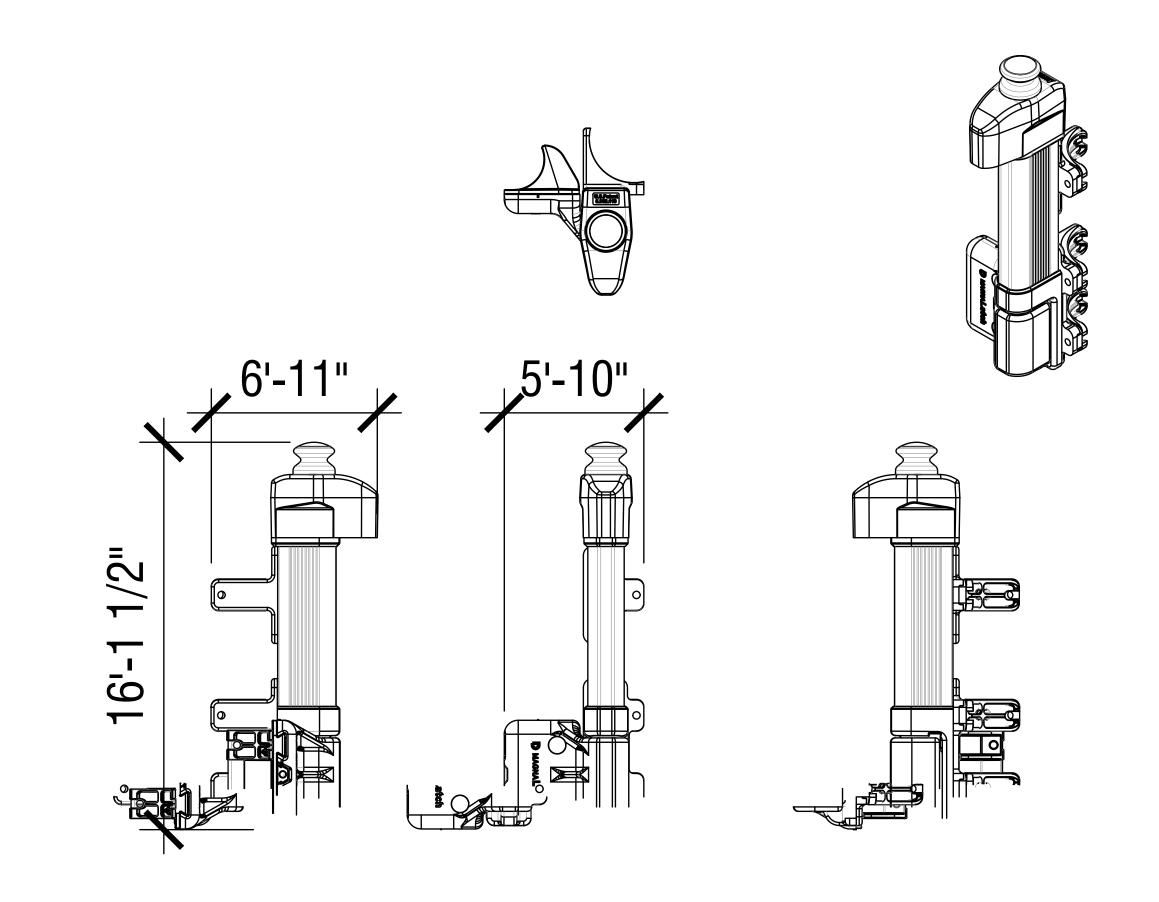






POOL FENCE ELEVATION SCALE: 1/2" = 1'-0"

FENCE FOR APPROVAL PRIOR TO FABRICATION.



Kaller Architecture AA# 26001212 2417 Hollywood Blvd. Hollywood Florida 33020 954.920.5746 joseph@kallerarchitects.com

www.kallerarchitects.com

R. A. 0009239 JOSEPH B. KALLER FLORIDA R.A. # 0009239

REVISIONS

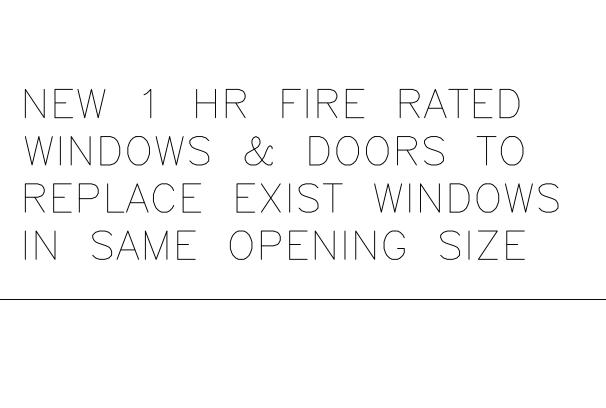
No. DATE DESCRIPTION

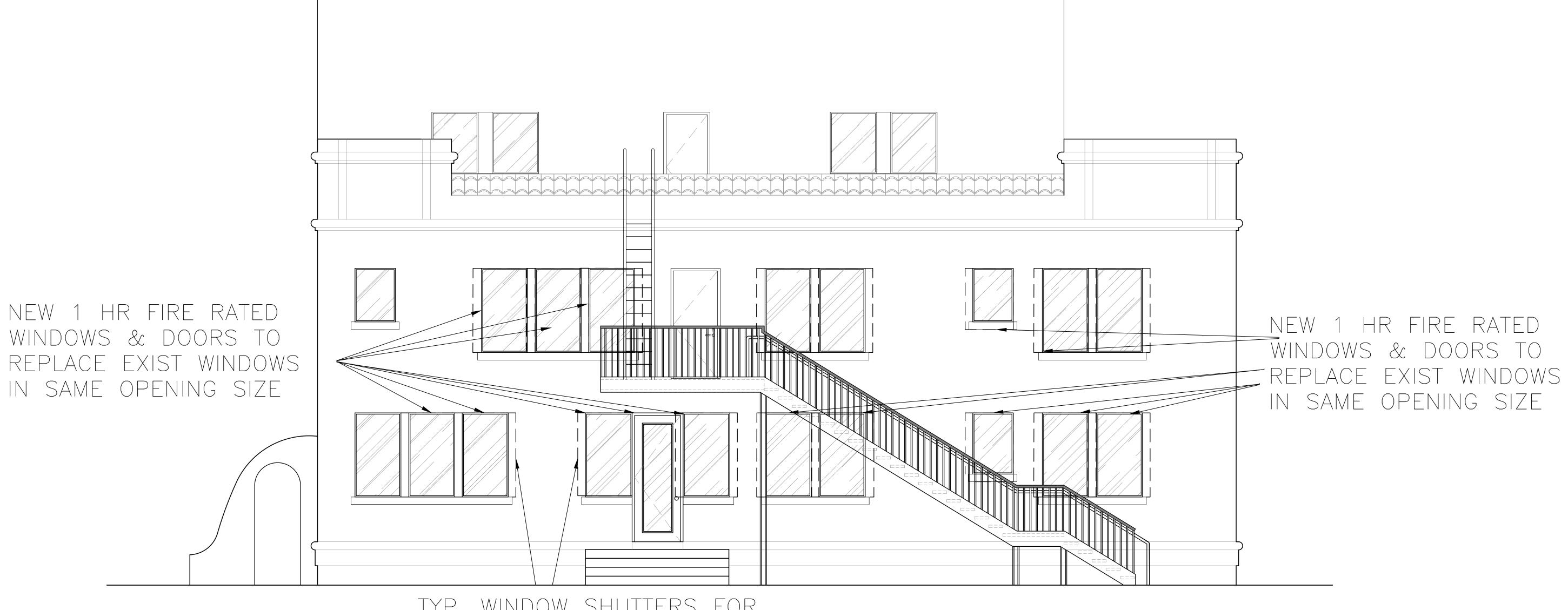
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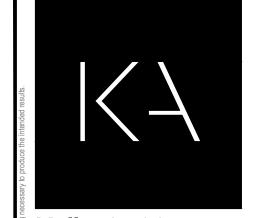
POOL CLOSURE DETAILS SCALE: 1/4" = 1'-0"

POOL FENCE DESIGN





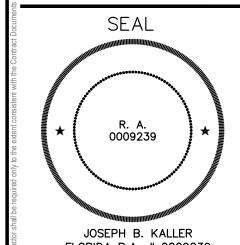
TYP. WINDOW SHUTTERS FOR HURRICANE PROTECTION ONLY



Kaller Architecture

AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com



HISTORIC BUILDING 404 n 17 avenue Hollywood, fl 33020

ELEVATIONS

REVISIONS
No. DATE DESCRIPTION

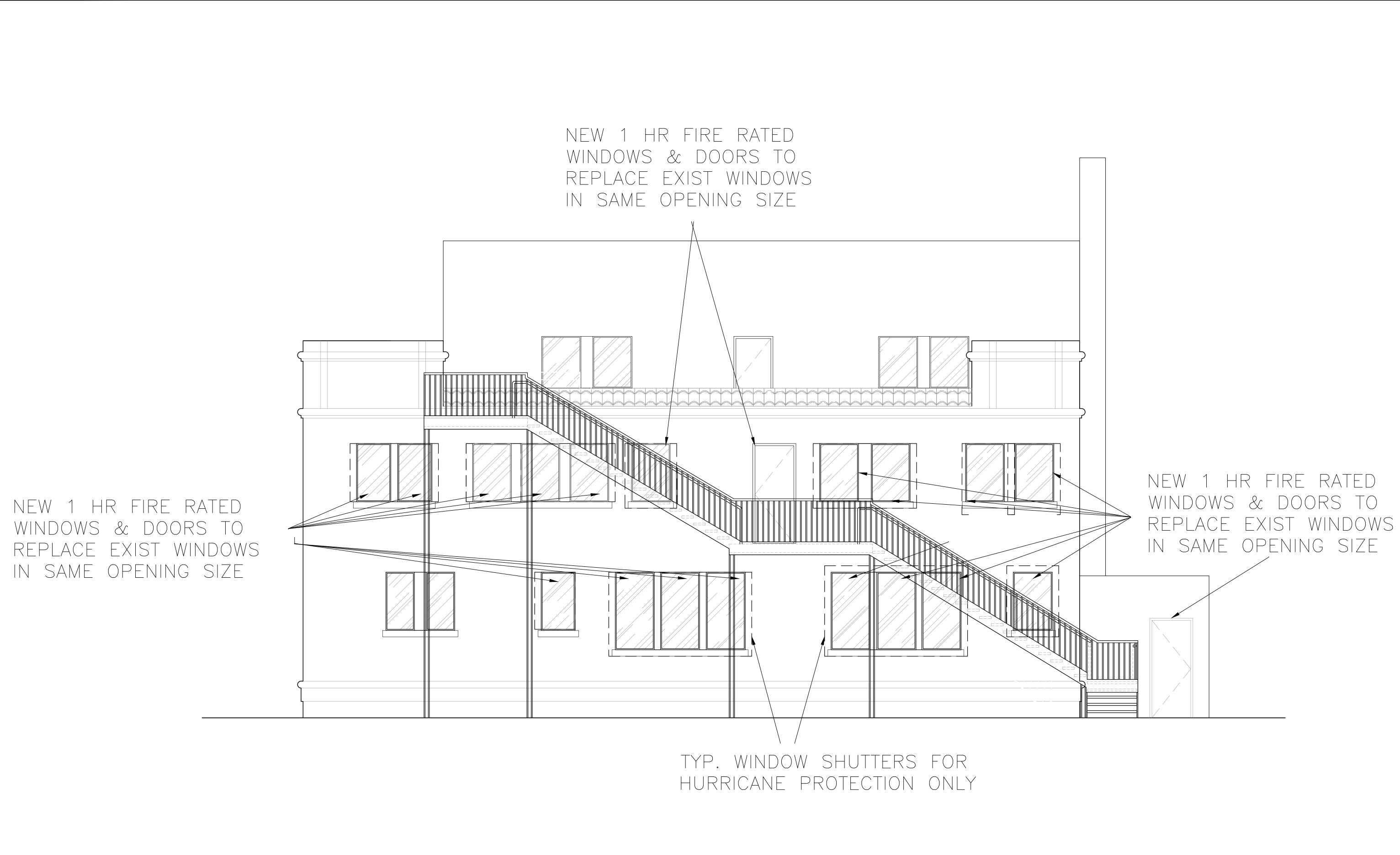
ors or misinterretations resulting from the use of incomplete or preliminary sets of Building Doc

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PROJECT No.: 21163
DATE: 08.30.
DRAWN BY: FC
CHECKED BY: JBK

SHEET

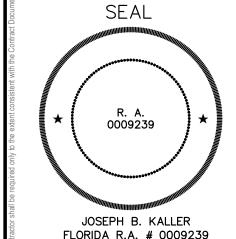
A-2



pessary to produce the intended results.

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Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com



HISTORIC BUILDING 404 N 17 AVENUE HOLLYWOOD, FL 33020

ELEVATIONS

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PROJECT No.: 21163

DATE: 08.30.2

DRAWN BY: FC

CHECKED BY: JBK

SHEET

A-3

2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. For City of Fort Lauderdale Utilities call 1-954-828-8000. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations..

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

All planting beds shall be free of all rocks $\frac{1}{2}$ " or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.

All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.

All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

No fertilizers are required.

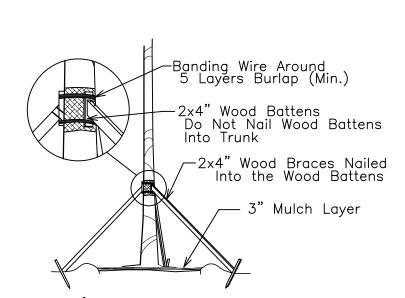
All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4' diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

All open areas not covered by trees, palms, shrubs, vines or ground covers shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. All noted s.f. shall be approximate; it is the contractor's responsibility to do his or her take off and sod all open areas. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.

Please refer to the planting details for a graphic representation of the above notes.

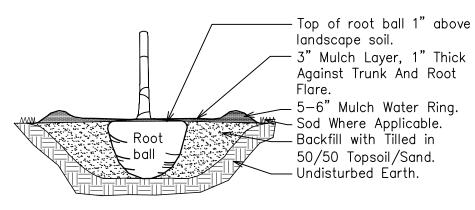
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of the Thomas White, ASLA—ISA.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

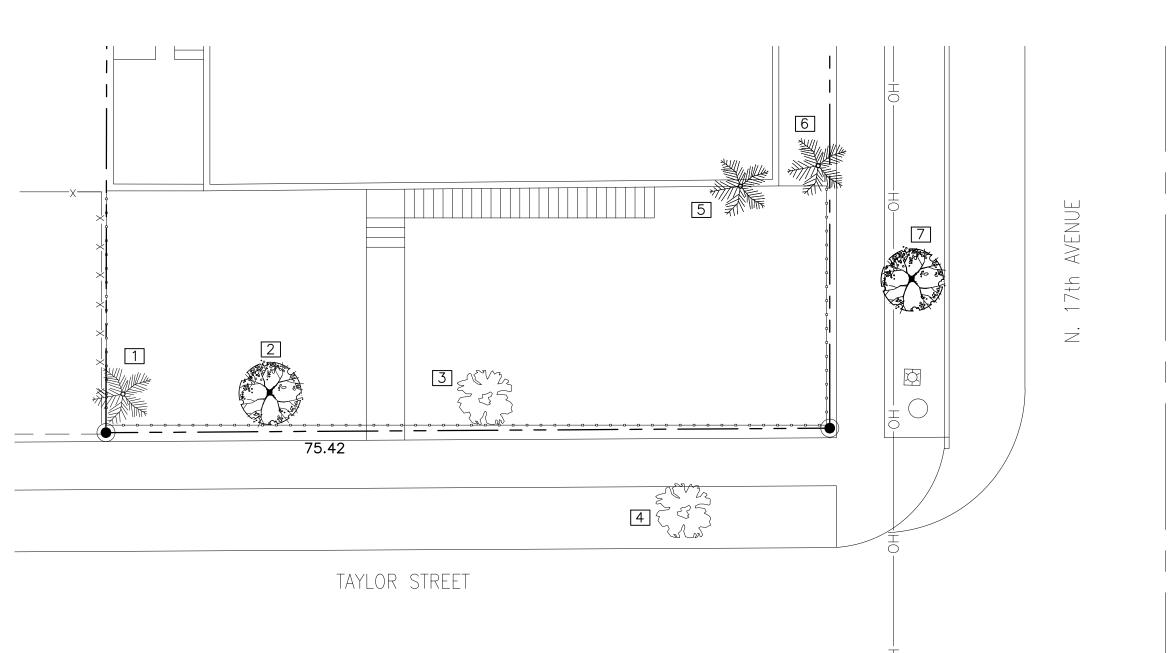


TREE/PALM BRACING DETAIL

NTS

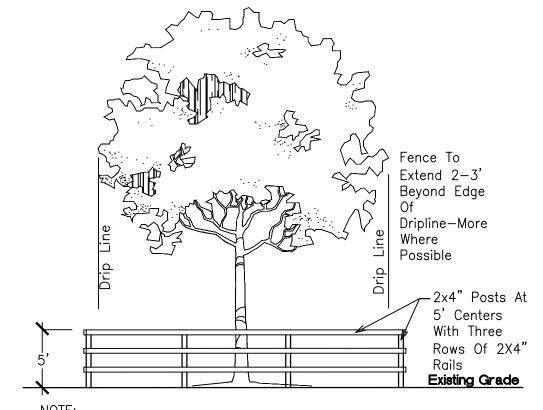


TREE/PALM PLANTING DETAIL



PROPOSED POOL AREA TREE SURVEY

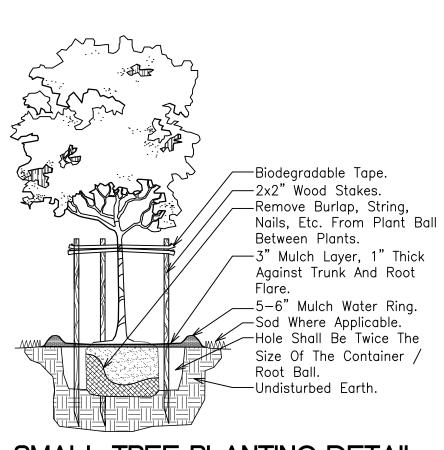
Existing	Tree List						
Case/Locat	tion: 404 N 17th Avenue, Hollywood, FL						
D	ate: 9/6/2022						
Apprai	ser: Thomas White, ASLA-ISA. Arborist FL-5248A						
Tree	Species	Ht.	Spr.	DBH	Condition	Caliper	Disposition
#	Botanical Name / Common Name	(In Ft.)	(In Ft.)	(In Inches)		Removed (In Inches)	
2	Araucaria heterophylla / Norfolk Island Pine (Cat 1 Invasive)	60	12	30	Fair-Poor	0	Remove
3	Bucida buceras / Black Olive	40	30	25	Poor	25	Remove
4	Bucida buceras / Black Olive	40	30	25	Fair-Poor	0	Remain
7	Bursera simarubra / Gumbo Limbo	20	20	8	Fair	0	Remain
				Calip	per Removed	25	
Existing	Palm List						
Palm	Species	Ht.	СТ	DBH	Condition	Replacement	Disposition
#	Botanical Name / Common Name	(In Ft.)	(In Ft.)	(In Inches)		Palms	
1	Sabal palmetto / Cabbage Palm	20	12	14	Good	0	Remain
5	Sabal palmetto / Cabbage Palm	26	18	14	Good	0	Remain
6	Sabal palmetto / Cabbage Palm	26	18	14	Good	0	Remain
			Replac	ement Palr	ns Required	0	



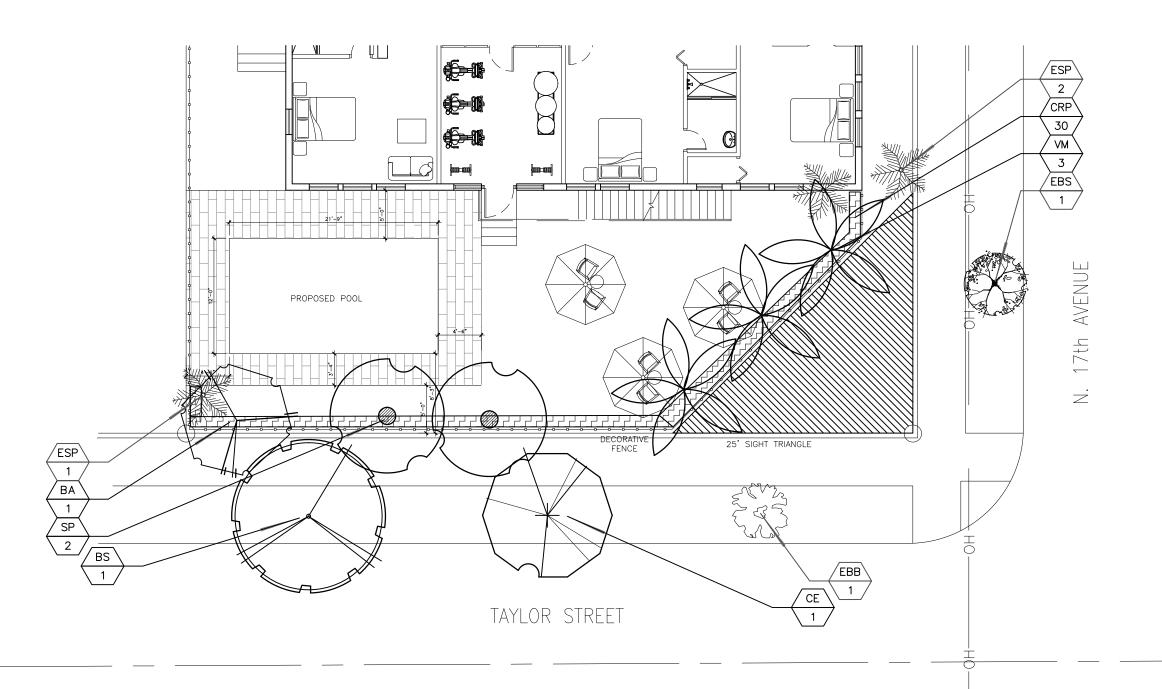
From The Start And Throughout The Duration Of The Project:
Contractor To Install A Wood Fence Barrier To Form A Continuous
Circle Around The Tree Or All Existing Trees To Remain.

Contractor Shall Take Extra Care During Earthwork And Utility Operations To Protect All Existing Trees And Shall Be Responsible To Replace Any Damaged Trees During Construction.

EXISTING TREE PROTECTION DETAIL

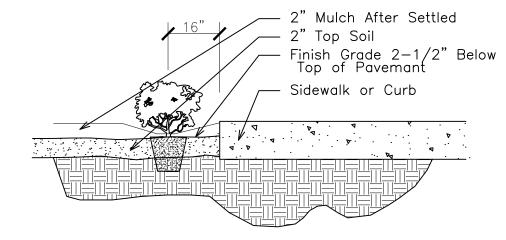


SMALL TREE PLANTING DETAIL

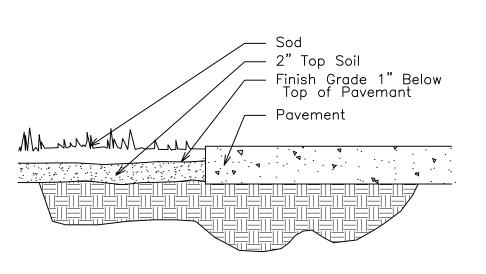


NEW POOL AREA LANDSCAPE PLAN

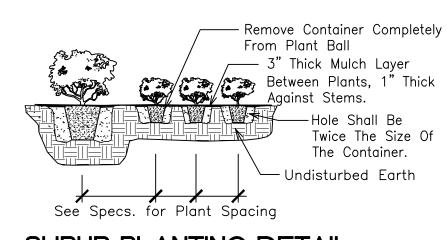
PLAI					
Code		Drought	QTY.	Botanical Name / Common Name	Specifications
EXISTI	ING T	REES / PA	ALMS		
EBB		V	1	Bucida buceras / Black Olive	25" Cal. DBH
EBS	(N)	V	1	Bursera simarubra / Gumbo Limbo	8" Cal. DBH
ESP	(N)	V	3	Sabal palmetto / Cabbage Palm	12-18 ¹ CT
PROP	OSED	TREES /	PALMS		
BA		V	1	Bulnesia arborea / Verawood	12'x5-6', 4" Cal. DBH, Sng. Trunk
BS	(N)	V	1	Bursera simarubra / Gumbo Limbo	12'x4-5', 2" Cal. DBH, Sng. Trunk
CE	(N)	V	1	Conocarpus erectus sericeus / Silver Buttonwood	12'x4-5', 2" Cal. DBH, Sng. Trunk
SP	(N)	V	2	Sabal palmetto / Cabbage Palm	12-18' CT
VM		V	3	Veitchia montgomeryana / Montgomery Palm	8-10' CT
			5	Total Proposed Trees (SP & VM Counted 3:1)	
			3	Native Trees	
			57%	Native Trees	
ACCE	NTS /	SHRUBS			
CRP	(N)	V	30	Clusia rosea / Pitch Apple	7 Gal., 42"x 24, 30-36" OC
GROU	ND C	OVER / SO	DD		
Sod		M	By GC S	S.F. Stenotaphrum secundatum / St. Augustine 'Palmetto'	Solid application - no gaps between seams



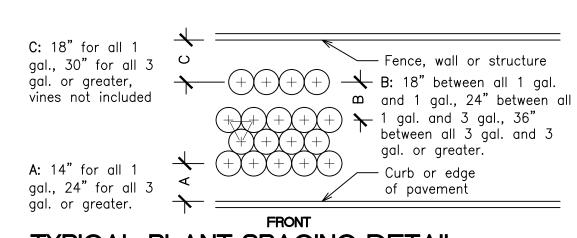
SHRUB INSTALLATION DETAIL



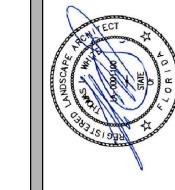
SOD INSTALLATION DETAIL



SHRUB PLANTING DETAIL



TYPICAL PLANT SPACING DETAIL



REVISIONS

urvey al

M

DRAWN:
TW
CHECKED:
TW
DATE:
9-6-2022
SCALE: 1"=10'



