

# PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (internal use only): \_\_\_\_\_

## 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/DocumentCenter/Home/View/21>



### APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee ☐ Historic Preservation Board  
☐ City Commission ☐ Planning and Development Board

Date of Application: \_\_\_\_\_

Location Address: 1225 N 17th Ct, Hollywood FL 33020

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision: FRED ZIDB

Folio Number(s): 514210330010

Zoning Classification: FH-1 Land Use Classification: RAC

Existing Property Use: Empty lot Sq Ft/Number of Units: 6 UNITS

Is the request the result of a violation notice? ( ) Yes (x) 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 ☐ Historic Preservation Board  
☐ City Commission ☐ Planning and Development

Explanation of Request: \_\_\_\_\_

Number of units/rooms: 6 UNITS / 28 Sq Ft: 1,800 SF

Value of Improvement: 1.6M Estimated Date of Completion: 09/2021

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

Name of Current Property Owner: G.F.S. Quality Construction LLC

Address of Property Owner: 1300 Shirley rd. A1B Doris B. 33004

Telephone: 954 471 6401 Fax: \_\_\_\_\_ Email Address: Peter@german-keith.com

Name of Consultant/Representative/Tenant (circle one): STEVEN MORALES PLUS LLC

Address: 6399 NW 65TH TERR Telephone: 347 943 2171

Fax: \_\_\_\_\_ Email Address: MORALES@PLUS-DESIGNS.COM

Date of Purchase: 7/2019 Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract.

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

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

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



# PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

## GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning 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: 10/5/2020

PRINT NAME: Peter Sterz GPR Quality Construction

Date: 10/5/2020

Signature of Consultant/Representative: \_\_\_\_\_

Date: 10/05/2020

PRINT NAME: STEVEN MORALES

Date: 10/05/2020

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 \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

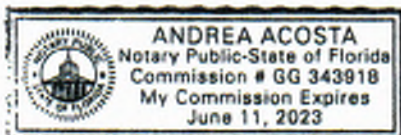
Sworn to and subscribed before me

this 5 day of October, 2020

[Signature]

Notary Public  
State of Florida

My Commission Expires: 06/11/23 (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_



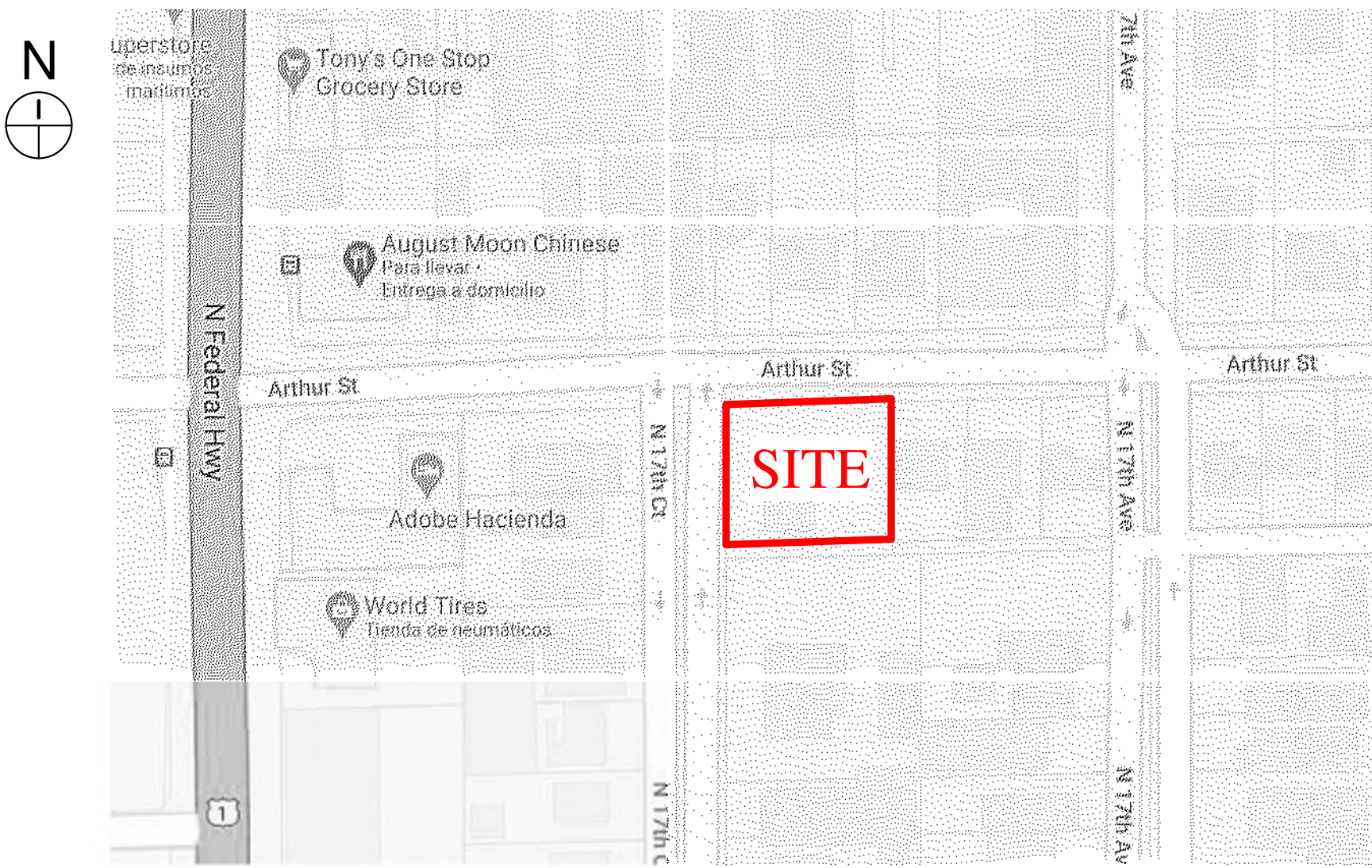
\_\_\_\_\_  
Signature of Current Owner

\_\_\_\_\_  
Print Name



# ARTHUR STREET MULTIFAMILY

1225 NORTH 17 CT  
HOLLYWOOD FL 33020



SCALE: N.T.S.



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CODE

FLORIDA BUILDING CODE 2017 (6TH EDITION) - BUILDING

PROJECT DATA

ZONING : FH-1  
RESIDENTIAL USE

SCOPE OF WORK

NEW GROUND UP MULTI-FAMILY - 6 UNIT APARTMENT  
BUILDING

Seal

STEVEN MORALES  
REGISTERED ARCHITECT  
Reg. No. AR99540

Architect

PLUS

ARCHITECTURE · PLANNING · DESIGN

6344 NW 65TH TERRACE  
PARKLAND FL 33067

954.827.1825  
954.822.1886

info@plus-designs.com  
www.plus-designs.com

Client

OFS  
QUALITY  
CONSTRUCTION  
LLC

Project

ARTHUR  
STREET  
MULTIFAMILY

1225 NORTH 17 CT  
HOLLYWOOD FL 33020

Designer

FURZE  
DESIGN  
ASSOCIATES

INTERIOR DESIGN

Structural Engineers

Civil Engineers

M/E/P Engineers

Landscaping

2020-11\_AS

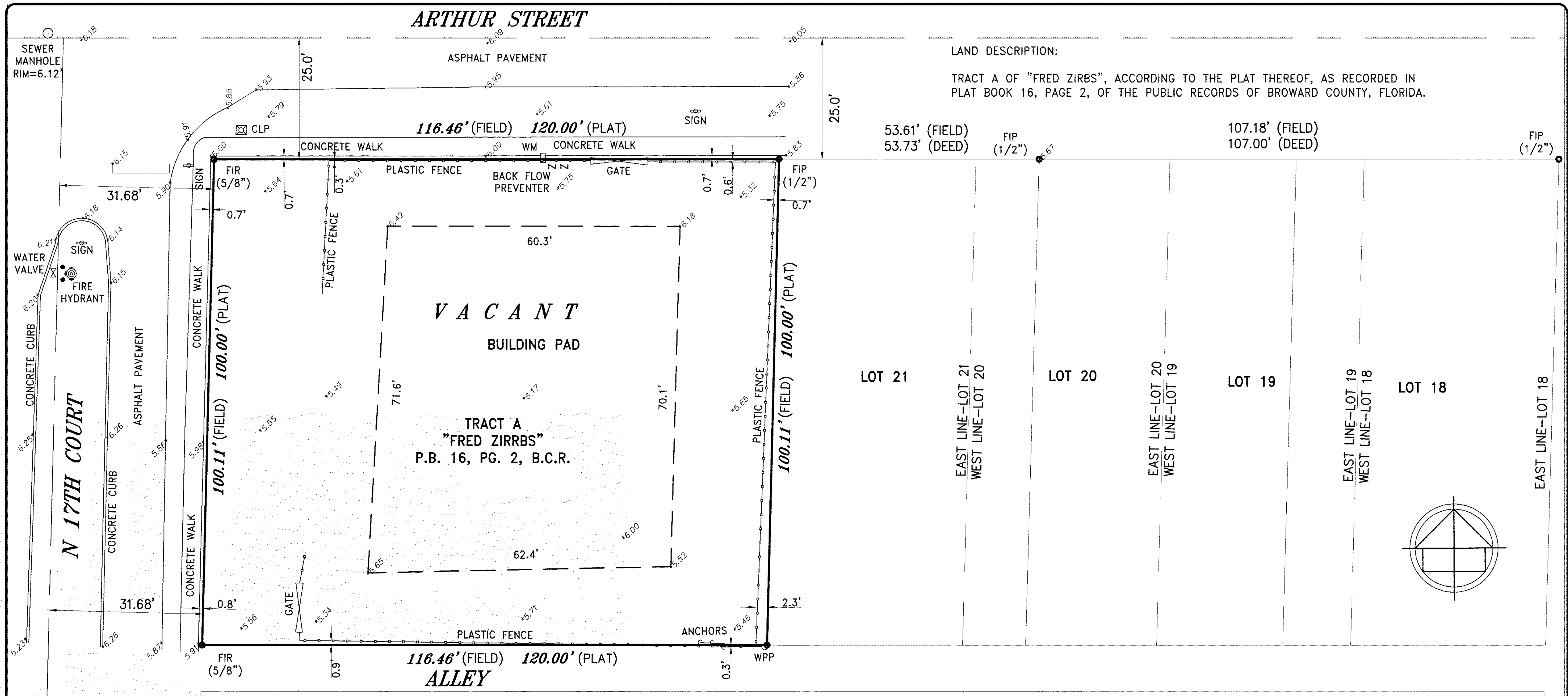
10/19/2020

A-000

TAC SUBMITTAL - OCT 19, 2020

Revised:





NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK # 1895 ELEVATION= 9.57' (NAVD88)

LEGEND:

CKD CHECKED BY  
CONC CONCRETE  
DWN DRAWN BY  
FB/PG FIELD BOOK AND PAGE  
SIR SET IRON ROD & CAP #6448  
SNC SET NAIL AND CAP #6448  
FIR FOUND IRON ROD  
FIP FOUND IRON PIPE  
FNC FOUND NAIL AND CAP  
FND FOUND NAIL & DISC  
P.B. PLAT BOOK

WPP WOOD POWER POLE  
B.C.R. BROWARD COUNTY RECORDS  
-X- CHAIN LINK/ WOOD FENCE  
ELEV ELEVATION  
CBS CONCRETE BLOCK STRUCTURE  
-E- OVERHEAD UTILITY WIRES  
A/C AIR CONDITIONER  
\*6.35 ELEVATIONS  
CLP CONCRETE LIGHT POLE  
WM WATER METER

SKETCH OF SURVEY

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN SEPTEMBER, 2020. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

*Richard E. Cousins*

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 09/16/20

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 9351-20

CLIENT :

PETER STERZ

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	09/16/20	SKETCH	AM	REC

FLOOD ZONE INFORMATION
COMMUNITY NUMBER 125113
PANEL NUMBER 0569 H
ZONE X
BASE FLOOD ELEV N/A
EFFECTIVE DATE 08/18/14

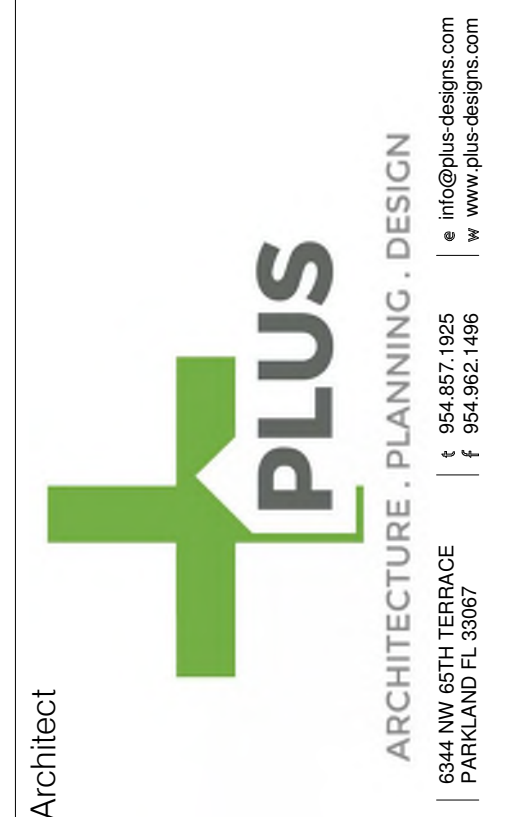
PROPERTY ADDRESS : 1225 N 17TH COURT
SCALE: 1"= 20'
SHEET 1 OF 1

Civil Engineers	Landscaping
Structural Engineers	M/E/P Engineers
Designer	



ARTHUR STREET  
MULTIFAMILY  
1225 NORTH 17 CT  
HOLLYWOOD FL 33020

OFS  
QUALITY  
CONSTRUCTION  
LLC



STEVEN MORALES  
REGISTERED ARCHITECT  
Reg. No. AR99540

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Revised:

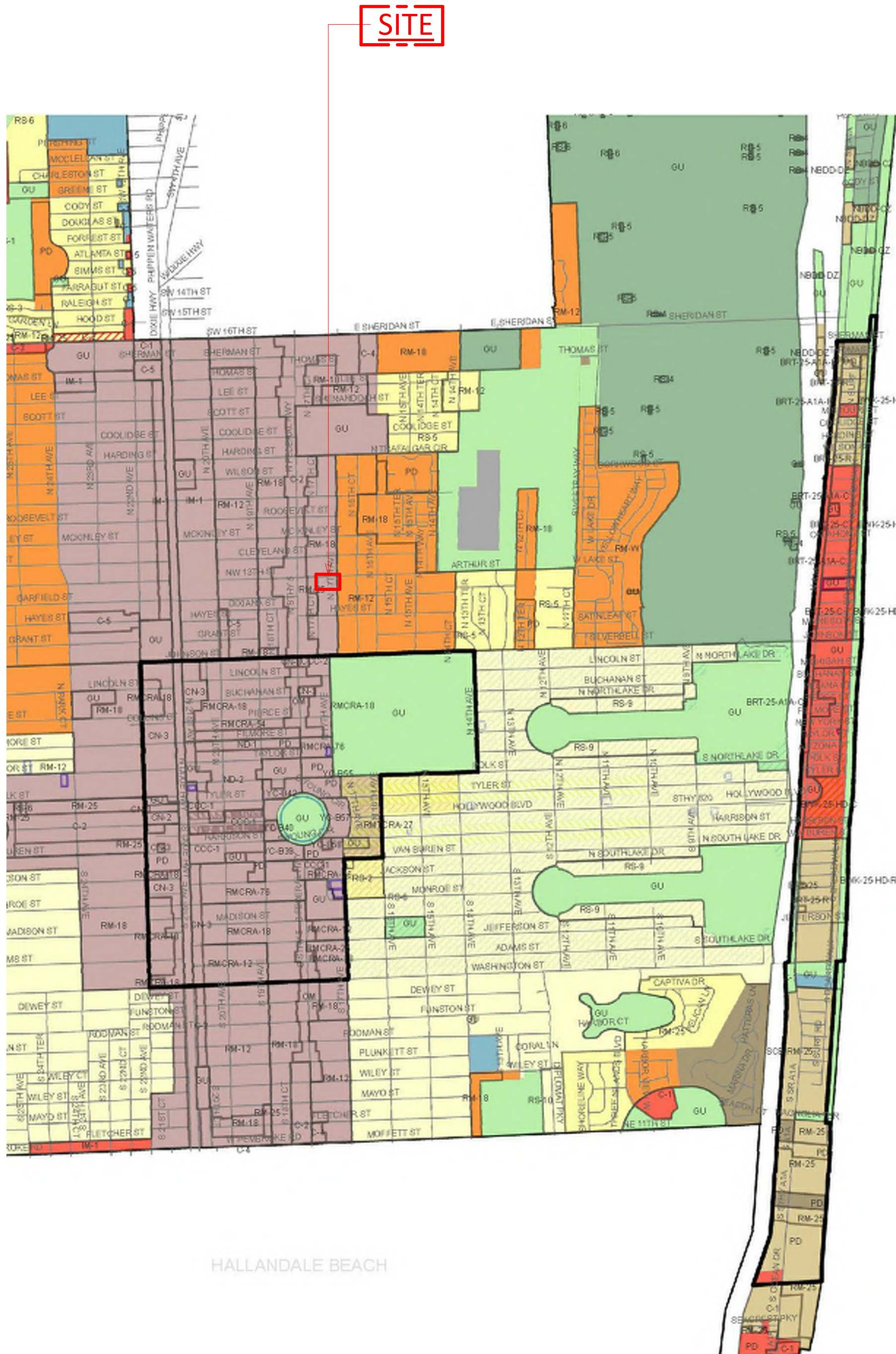
SURVEY

2020-11\_AS 10/19/2020

A-001

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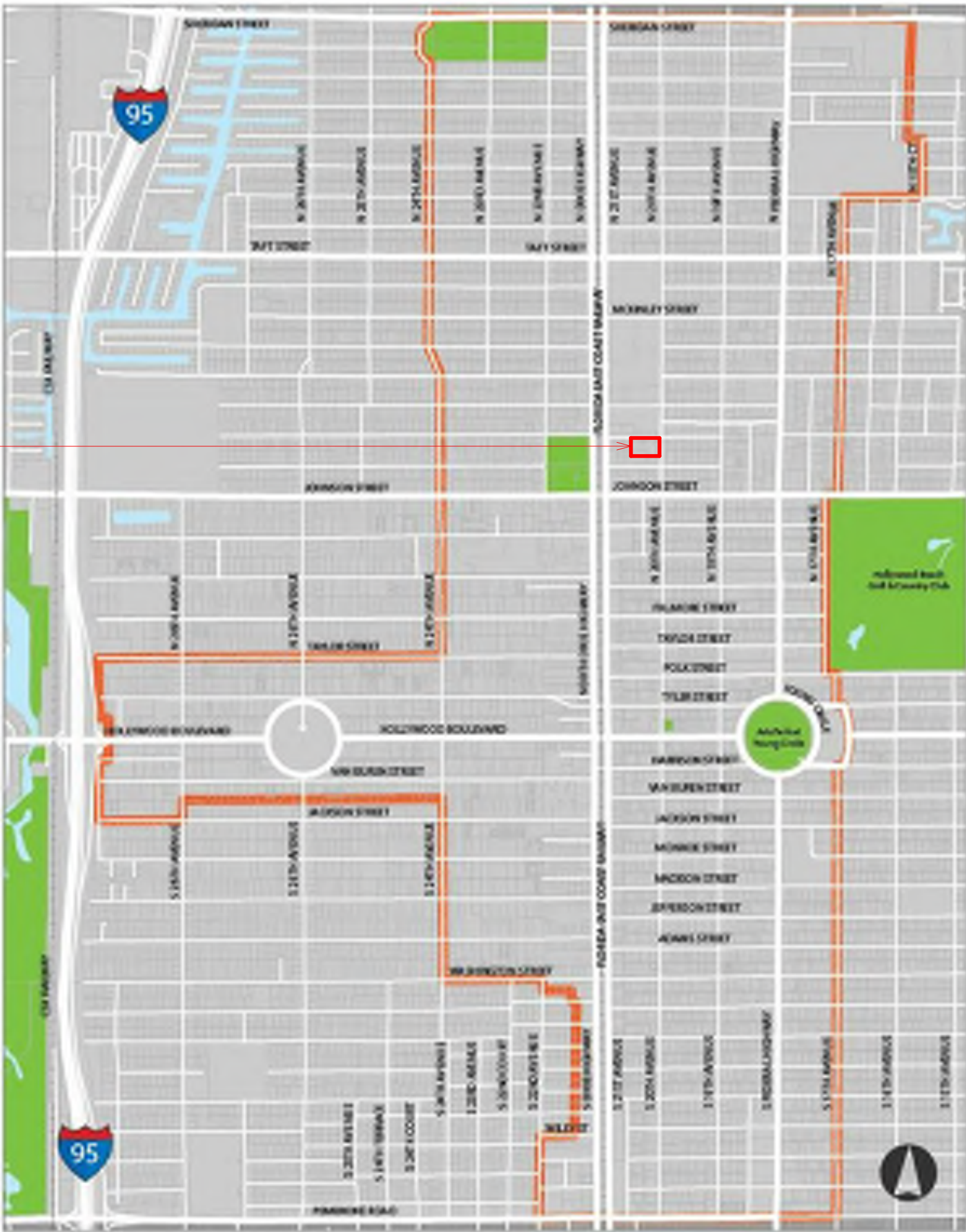
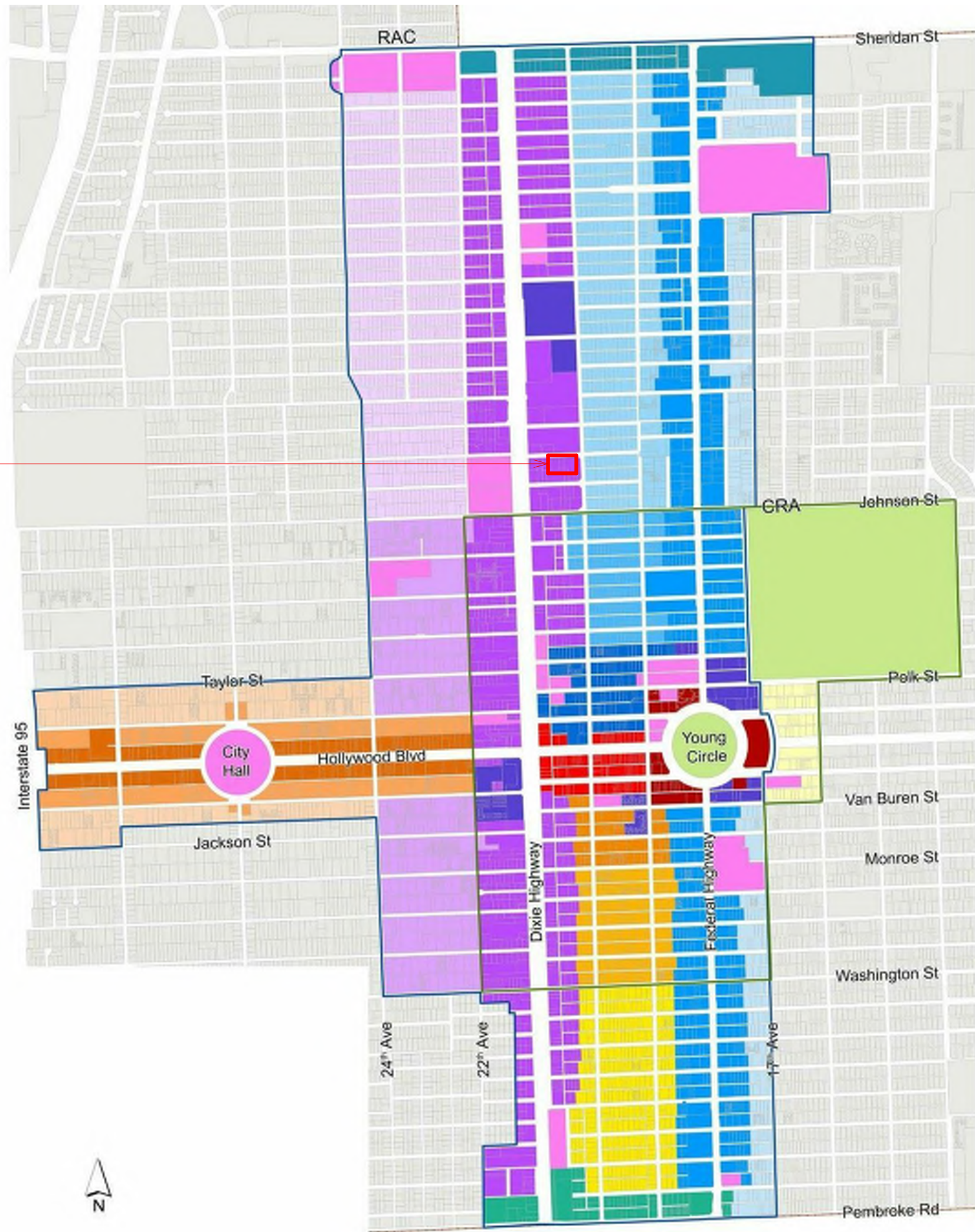


City of Hollywood, Florida  
Zoning and Land Use

- Legend**
- Land\_Use**
- LRES
  - TOC
  - LMRES
  - MRES
  - MHRES
  - HRES
  - Irregular Residential Dash Line
  - OFF
  - TOD
  - GBUS
  - RAC
  - IND
  - TRANS
  - COMFAC
  - OSR
  - CONS
  - UTL
  - ICW
  - COMPLEX

SITE

SITE



**PLUS**  
ARCHITECTURE · PLANNING · DESIGN  
6344 NW 65TH TERRACE  
PARKLAND FL 33067  
t 954.827.1825  
e info@plus-design.com  
w www.plus-design.com

**STEVEN MORALES**  
REGISTERED ARCHITECT  
Reg. No. AF99540

Seal

Revised:

ZONING MAP

2020-11\_AS 10/19/2020

A-002

**FURZE**  
DESIGN  
ASSOCIATES  
INTERIOR DESIGN

**ARTHUR STREET**  
MULTIFAMILY  
1225 NORTH 17 CT  
HOLLYWOOD FL 33020

**OFS**  
QUALITY  
CONSTRUCTION  
LLC

**Client**

**Project**

**Designer**

**Structural Engineers**

**Civil Engineers**

**M/E/P Engineers**

**Landscaping**

**Seal**

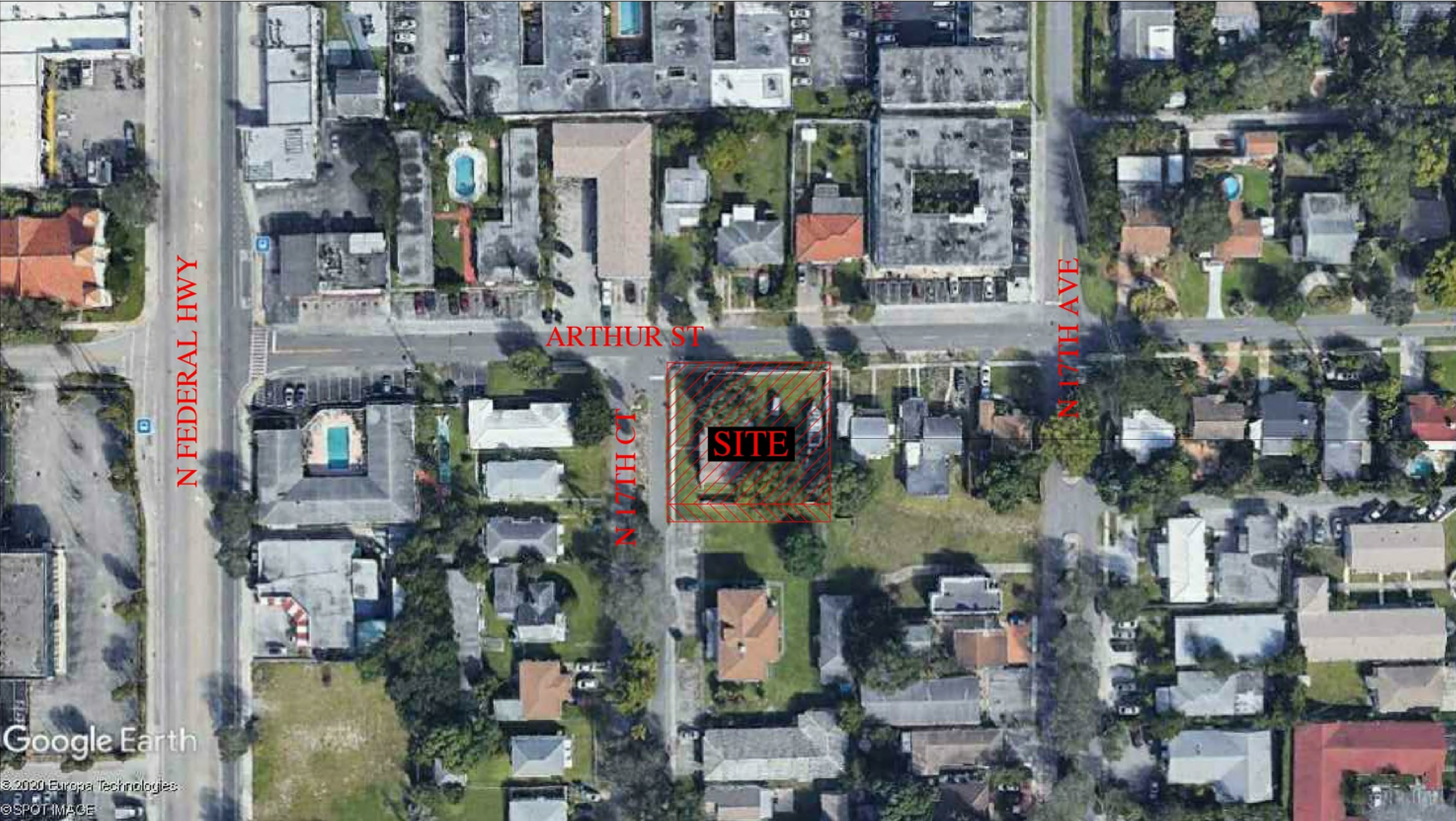
**Revised:**

**ZONING MAP**

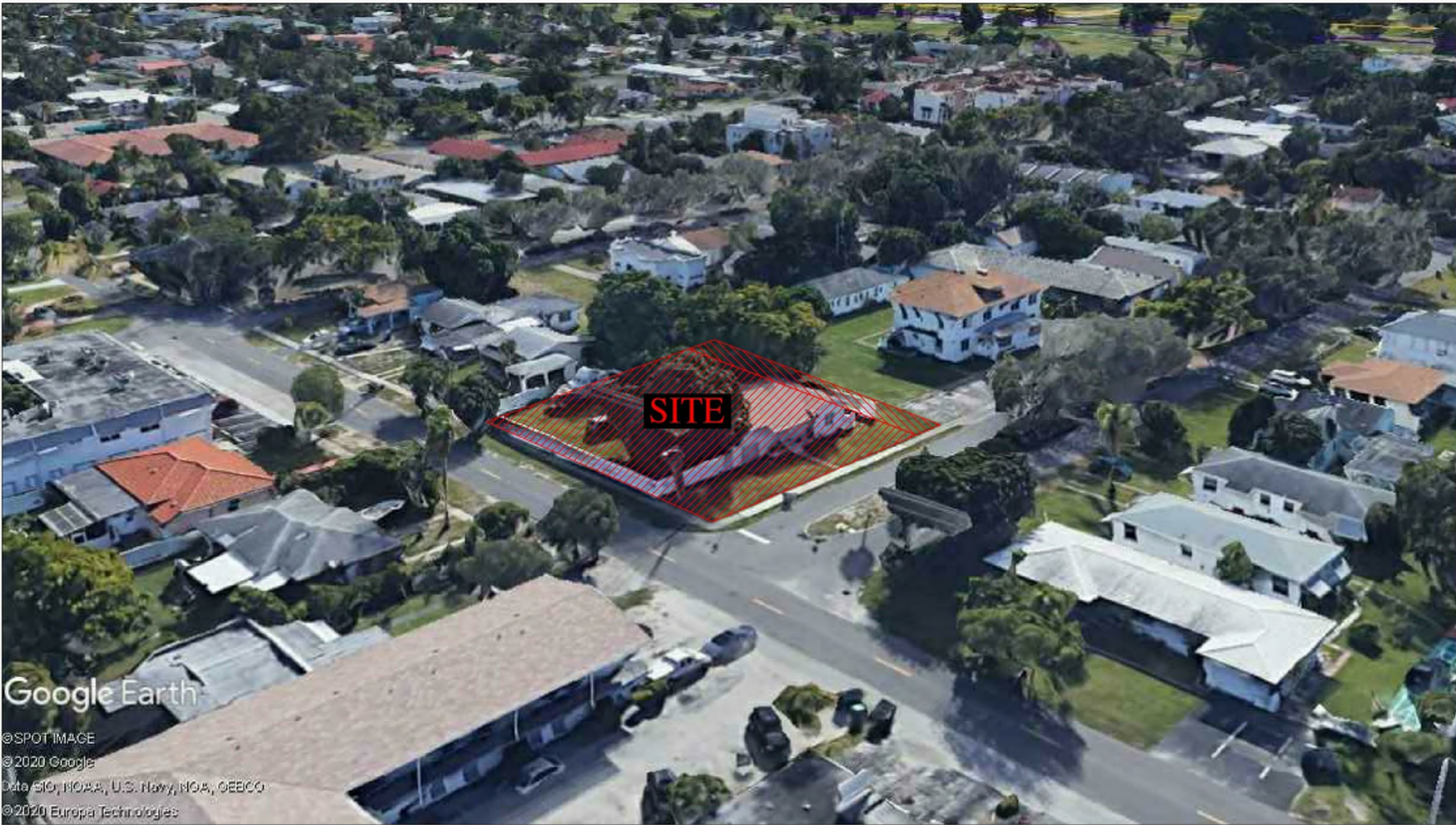
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**A-002**








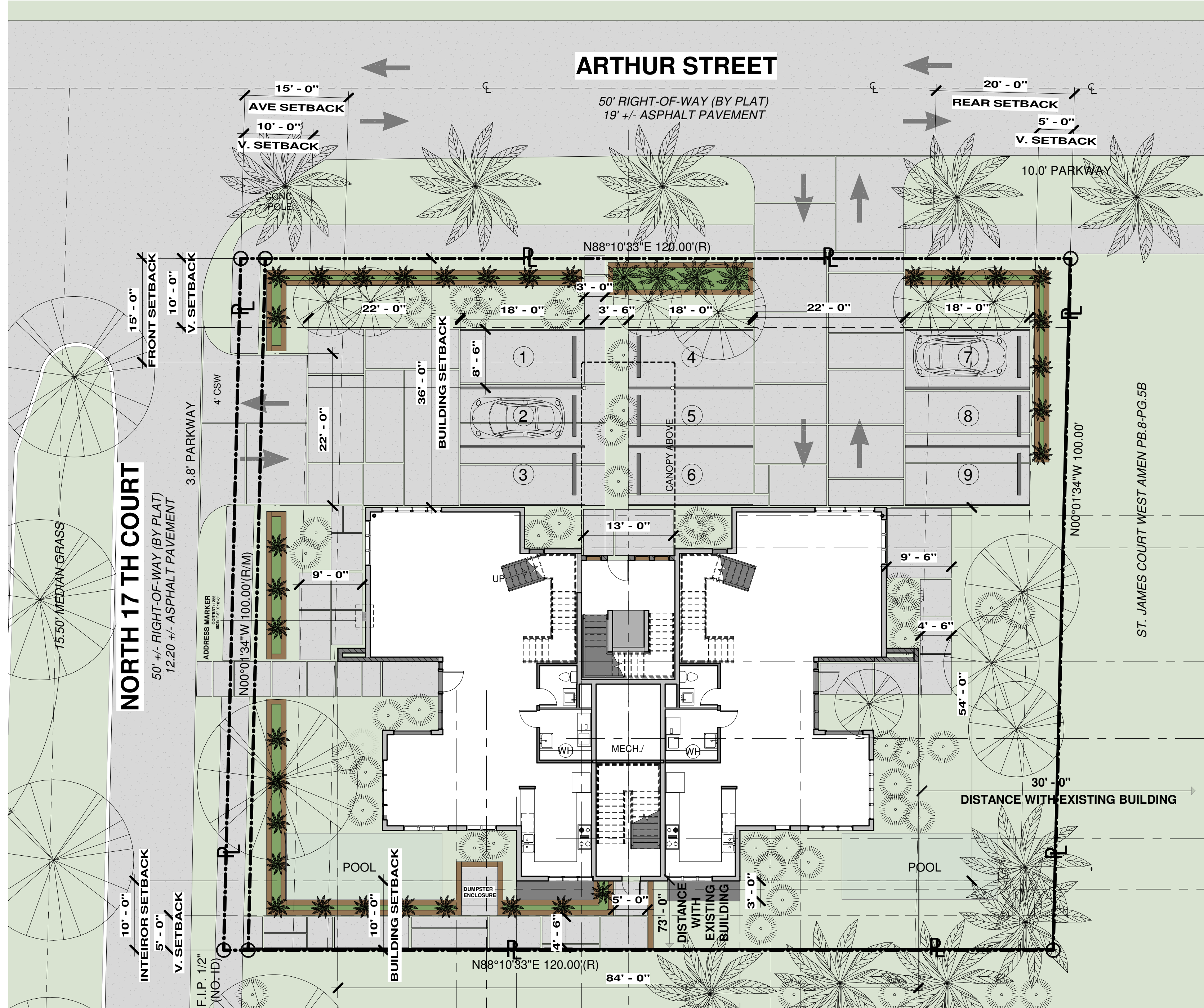
SITE



TAC SUBMITTAL - OCT 19, 2020

Seal	Architect	Client	Project	Designer	Structural Engineers	Civil Engineers			
	<div>STEVEN MORALES REGISTERED ARCHITECT Reg. No. AR99540</div>	<div><div>PLUS</div><div>ARCHITECTURE · PLANNING · DESIGN</div><div>6344 NW 65TH TERRACE PARKLAND FL 33067</div><div>954.857.1925 954.852.1486</div><div>info@plus-designs.com www.plus-designs.com</div></div>	<div>OFS QUALITY CONSTRUCTION LLC</div>	<div>ARTHUR STREET MULTIFAMILY</div> <div>1225 NORTH 17 CT HOLLYWOOD FL 33020</div>	<div>FURZE DESIGN ASSOCIATES</div> <div><div>INTERIOR DESIGN</div></div>	<div>..... ..... ..... (305) - Tel (305) - Fax</div>	<div>..... ..... ..... (305) - Tel (305) - Fax</div>		
								M/E/P Engineers	Landscape
Revised:		LOCATION MAP & AERIAL		2020-11_AS		10/19/2020			
A-003									





# 1 SITE PLAN

1" = 10'-0"

FOLIO NUMBER: 514210330010

LAND LEGAL DESCRIPTION:  
TRACT A OF "FRED ZIRBS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE NOTE:  
-A MAX FOOT CANDLE: 0.5 @ ALL PROPERTY LINES

LAND USE AND ZONING INFORMATION	
LAND USE DESIGNATION:	RAC (REGIONAL ACTIVITY CENTER)
ZONING DESTINATION:	FH-1 (FEDERAL HIGHWAY LOW-MEDIUM DENSITY - FAMILY DISTRICT)
ZONING DESTINATION:	RC-1 (FEDERAL HIGHWAY LOW-MEDIUM DENSITY - FAMILY DISTRICT)

LOT INFORMATION	
JURISDISCTION:	CITY OF HOLLYWOOD / RC-1
LOT AREA	12,011 SF
FEMA INFORMATION	FLOOD ZONE: X
E.F.E. PROPOSED	0.0 NAVID
PROPOSED NUMBER OF UNITS	6
FAR: 1.25 X 13,196 (.3 ACRE)	16,495 SF
TOTAL FAR BUILDING PROPOSED	1.14 (13,783 SF)

SETBACK INFORMATION		
	REQUIRED	PROVIDED
FRONT (AVE)	15'-0"	36'-0"
REAR	20'-0"	20'-0"
SIDE	10'-0"	10'
AT GRADE - VEHICULAR USE AREAS SETBACK REQ.		
	REQUIRED	PROVIDED
FRONT (AVE)	10'-0"	10'-0"
REAR	5'-0"	5'-0"
SIDE	5'-0"	64'-6"

PREVIOUS AND IMPREVIOUS			
	SF	ACREAGE	PERCENTAGE
TOTAL AREA	12,011	0.275	100%
BUFFER AREAS	0	0	0%
LANDSCAPE AREAS	5,419	0.12	45%
BUILDING FOOTPRINT	3,372	0.08	28%
VEHICULAR USE AREA	3,220	0.07	27%
TOTAL PREVIOUS	3,785	0.85	32% (REQUIRED: 20%)
TOTAL IMPREVIOUS	8226	0.19	68%

HEIGHT OF STRUCTURE	
REQUIRED	PROVIDED
MAX 45'-0" (4 STORIES)	44'-0"

PARKING			
	REQUIRED	PROVIDED	AREA
PARKING	9	9	1373 SF
REGULAR (1.5 PER UNIT)	9	9	1373 SF
ACCESSIBLE (2% OF TOTAL REQUIRED)	0	0	0 SF
GUEST (1 PER 10 UNIT)	0	0	0 SF
TOTAL PARKING ON SITE	9	9	1373 SF

AREAS			
	SF	ACRES	
NET PROPERTY AREA	12,011	0.275	
GROSS PROPERTY AREA	18,149	0.417	
UNIT AREAS			
	AIRCONDITIONED	NON-AIRCONDITIONED	TOTAL
1A	2484 SF	308 SF	2792 SF
1B	2460 SF	308 SF	2768 SF
3A	1538 SF	363 SF	1901 SF
3B	1542 SF	363 SF	1905 SF
4A	1447 SF	266 SF	1713 SF
3B 4B	1447 SF	266 SF	1713 SF
GROSS FLOOR AREA			
	GROSS FLOOR AREA		
1ST FLOOR	3318 SF		
2ND FLOOR	3167 SF		
3RD FLOOR	3760 SF		
4TH FLOOR	3556 SF		
TOTAL GROSS AREA OF BUILDING	13,783 SF		
TOTAL AREA OF BUILDING	19,820 SF		

UNIT TYPE DESCRIPTION		
MINIMUM UNIT SIZE ALLOWED RC-1 = 400 SF		
UNIT TYPE	UNITS	TOTAL
3BD APT	1A, 1B	2
2BD APT	3A, 3B, 4A, 4B	4
TOTAL		6
AVERAGE SIZE: 1819 SF		DENSITY: 20 DU/ACRE

Civil Engineers	Landscaping
Structural Engineers	M/E/P Engineers



ARTHUR STREET MULTIFAMILY  
1225 NORTH 17 CT  
HOLLYWOOD FL 33020

OFS QUALITY CONSTRUCTION LLC

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STEVEN MORALES  
REGISTERED ARCHITECT  
Reg. No. AR99540

Seal  
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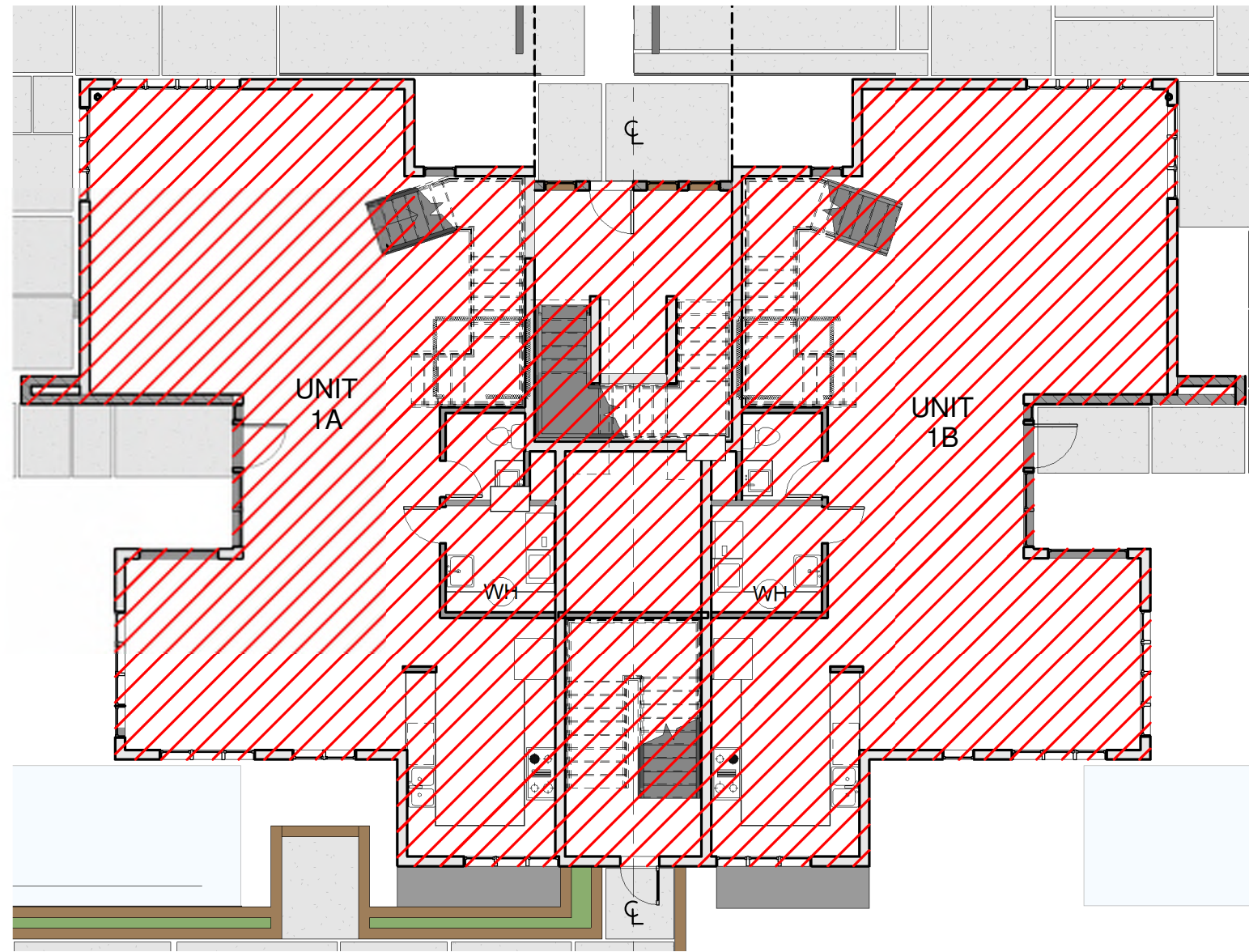
SITE PLAN

2020-11\_AS 10/19/2020

A-004

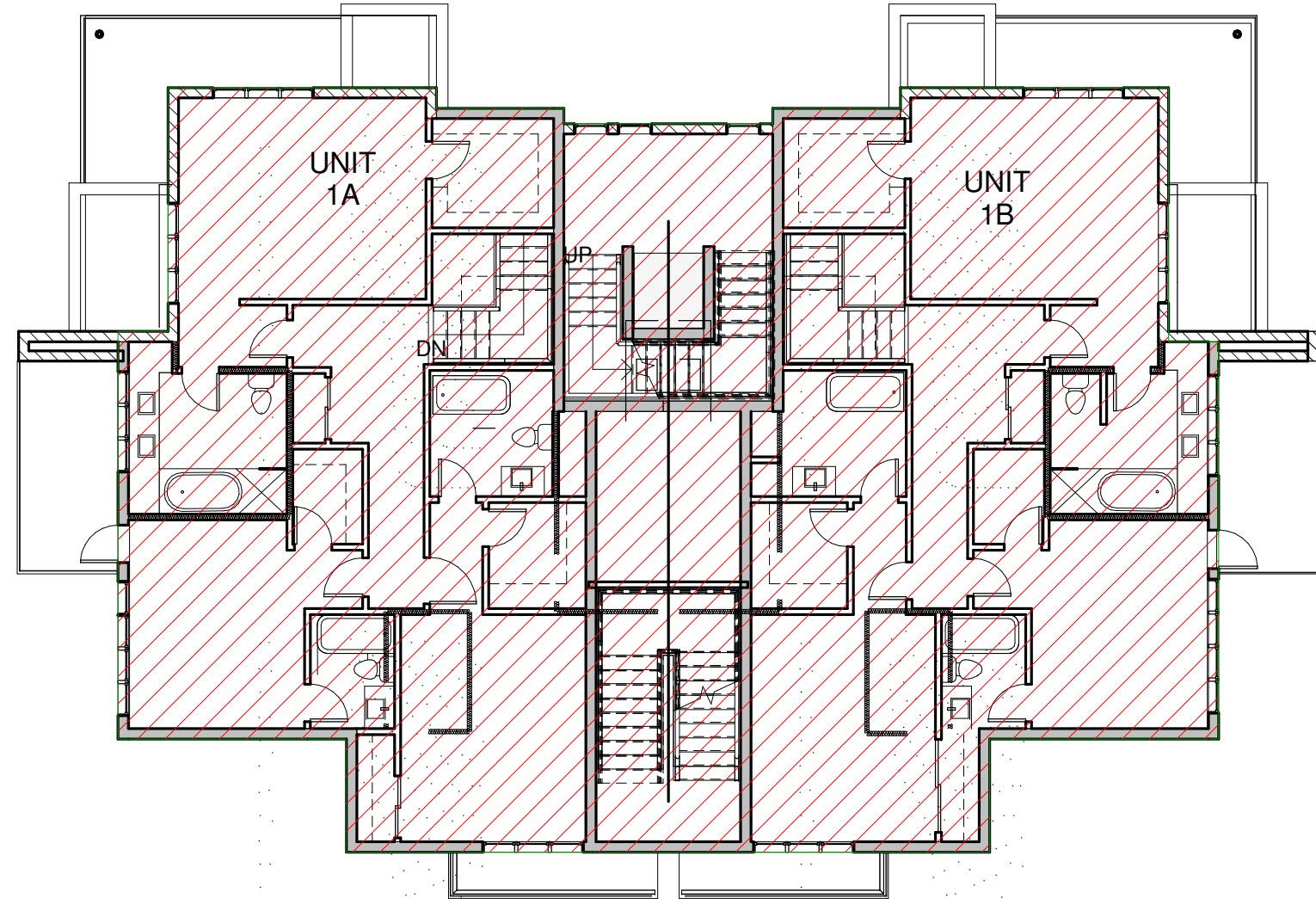
TAC SUBMITTAL - OCT 19, 2020





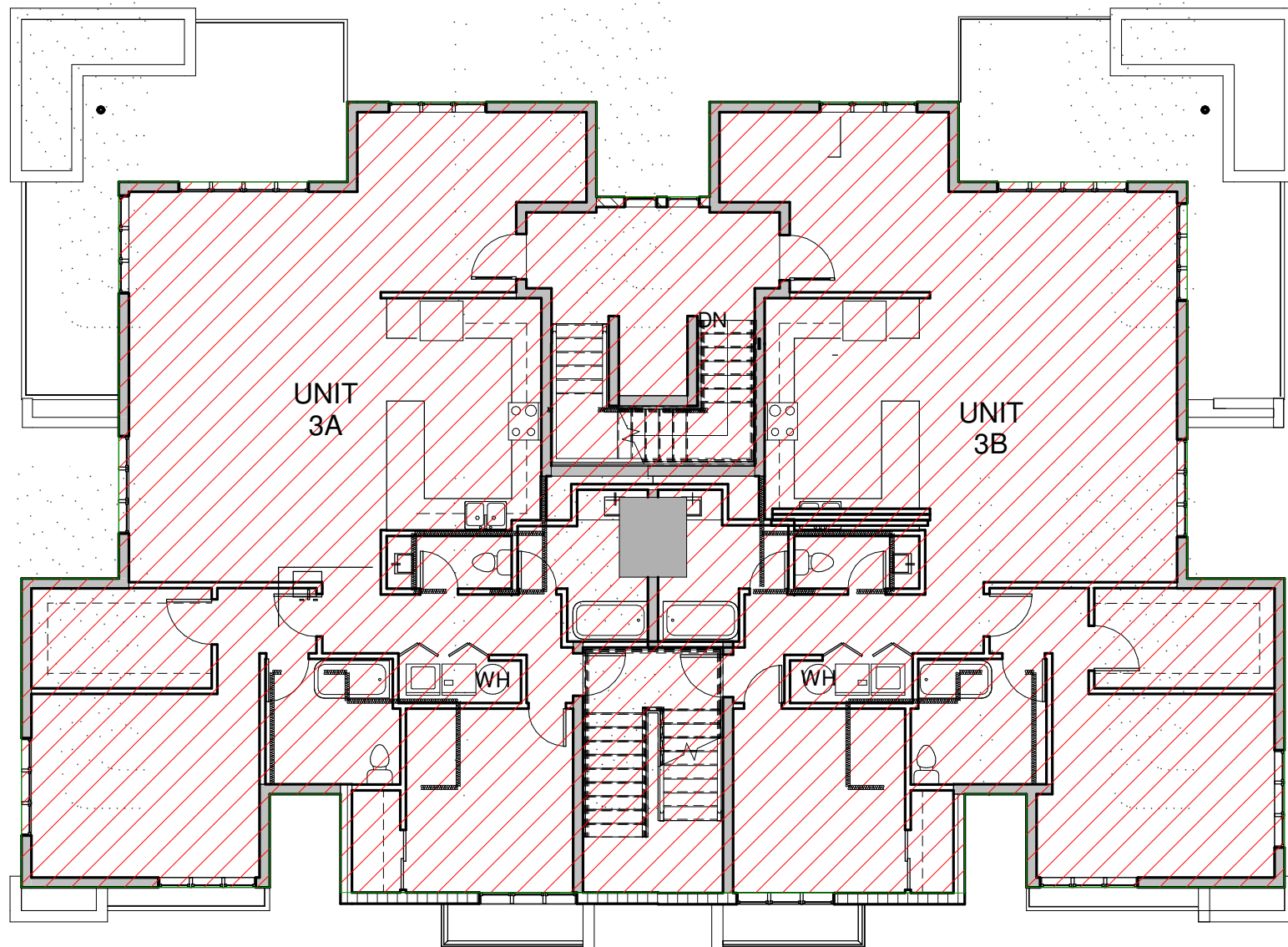
3318 SF

1 FAR DIAGRAM - 1ST FLOOR  
3/32" = 1'-0"



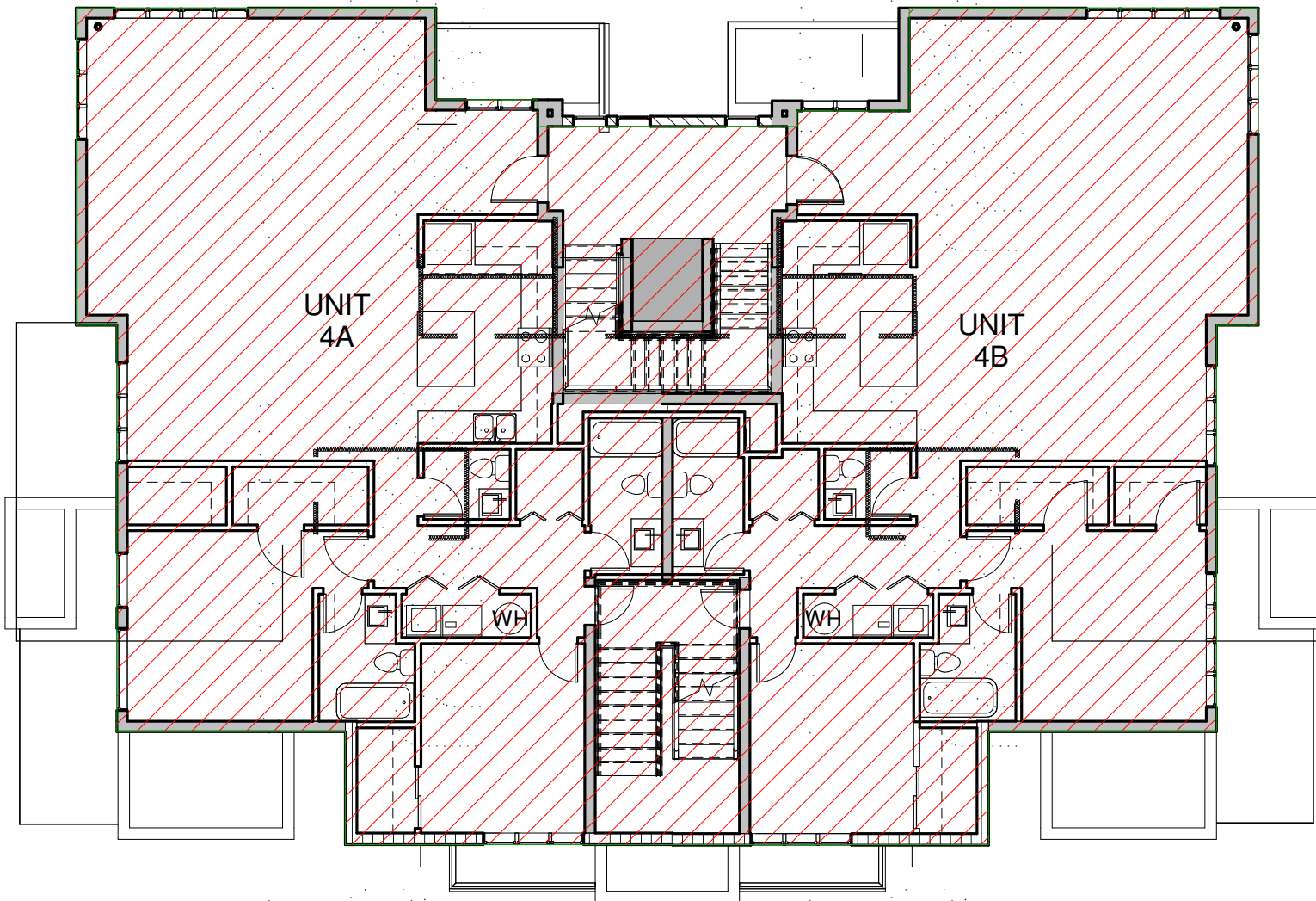
3167 SF

2 FAR DIAGRAM - 2ND FLOOR  
3/32" = 1'-0"



3760 SF

3 FAR DIAGRAM - 3RD FLOOR  
3/32" = 1'-0"



3556 SF

4 FAR DIAGRAM - 4TH FLOOR  
3/32" = 1'-0"

	GROSS FLOOR AREA
1ST FLOOR	3318 SF
2ND FLOOR	3167 SF
3RD FLOOR	3760 SF
4TH FLOOR	3556 SF
TOTAL GROSS AREA OF BUILDING	13,783 SF
LOT AREA	12,011 SF
FAR CALCULATION	13,783 SF / 12,011 SF
FAR	1.14

Architect



ARCHITECTURE • PLANNING • DESIGN  
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PARKLAND, FL 33067  
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Client

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ARTHUR  
STREET  
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1225 NORTH 17 CT  
HOLLYWOOD FL 33020

Designer



FURZE  
DESIGN  
ASSOCIATES  
INTERIOR DESIGN

Structural Engineers

M/E/P Engineers  
(305) - Tel  
(305) - Fax

Civil Engineers

Landscaping  
(305) - Tel  
(305) - Fax

Seal

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Steven Morales  
REGISTERED ARCHITECT  
Reg. No. AR99540

FAR DIAGRAM

2020-11\_AS 10/19/2020

A-005

TAC SUBMITTAL - OCT 19, 2020





1 NORTH/EAST-VIEW



2 NORTH/WEST-VIEW



3 SOUTH/EAST-VIEW



4 SOUTH/WEST-VIEW

Architect

PLUS

ARCHITECTURE · PLANNING · DESIGN

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PARKLAND FL 33067

954.857.1925  
954.852.1886

info@plus-designs.com  
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Client

QFS  
QUALITY  
CONSTRUCTION  
LLC

Project

ARTHUR  
STREET  
MULTIFAMILY

1225 NORTH 17 CT  
HOLLYWOOD FL 33020

Designer

FURZE  
DESIGN  
ASSOCIATES

INTERIOR DESIGN

Structural Engineers

-----

(305) --- Tel  
(305) --- Fax

Civil Engineers

-----

(305) --- Tel  
(305) --- Fax

M/E/P Engineers

-----

(305) --- Tel  
(305) --- Fax

Landscaper

-----

(305) --- Tel  
(305) --- Fax

Seal

STEVEN MORALES  
REGISTERED ARCHITECT  
Reg. No. AR99540

Revised:

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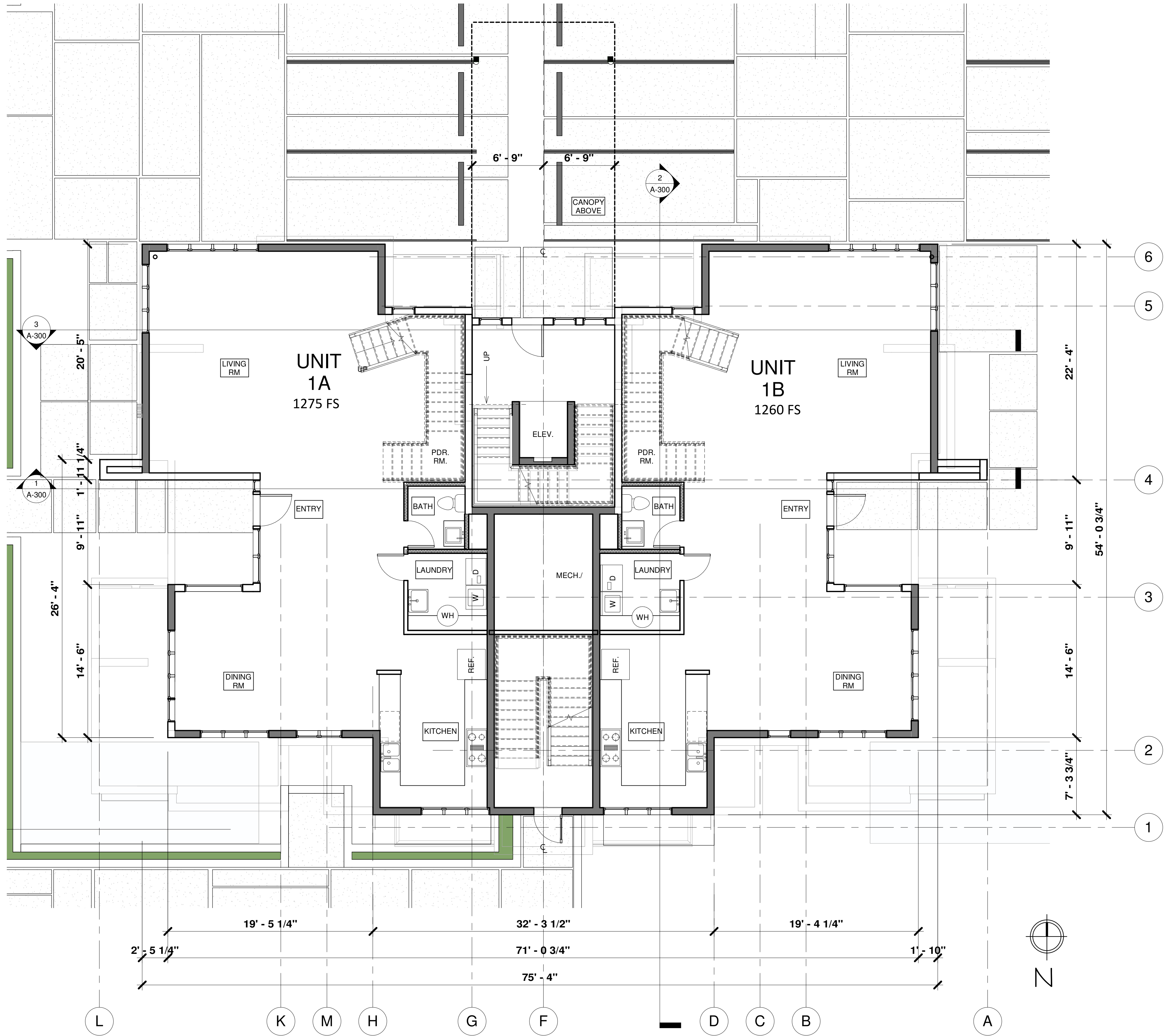
3D VIEWS NW/NE

2020-11\_AS 10/19/2020

A-006



TAC SUBMITTAL - OCT 19, 2020





**1 FLOOR PLAN - 1ST FLOOR**  
3/16" = 1'-0"

TAC SUBMITTAL - OCT 19, 2020

Architect	 ARCHITECTURE · PLANNING · DESIGN 6344 NW 65TH TERRACE PARKLAND, FL 33067 t 954.827.1825 f 954.822.1886 e info@plus-designs.com w www.plus-designs.com	Client	QFS QUALITY CONSTRUCTION LLC	Project	ARTHUR STREET MULTIFAMILY  1225 NORTH 17 CT HOLLYWOOD FL 33020	Designer	 FURZE DESIGN ASSOCIATES INTERIOR DESIGN	Structural Engineers	Civil Engineers	
								M/E/P Engineers	Landscaping	
Seal	STEVEN MORALES REGISTERED ARCHITECT Reg. No. AR99540							(305) - Tel (305) - Fax	(305) - Tel (305) - Fax	
Revised:										
FLOOR PLAN FIRST FLOOR										
2020-11_AS									10/19/2020	
A-100										





STEV  
REGI  
Ren

**Seal**

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Revised:

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## FLOOR PLAN SECOND FLOOR

<b>2020-11_AS</b>	<b>10/19/2020</b>
-------------------	-------------------

Designer

**FURZE  
DESIGN  
ASSOCIATES**



INTERIOR DESIGN

Project

**ARTHUR  
STREET  
MULTIFAMILY**

---

1225 NORTH 17 CT  
HOLLYWOOD FL 33020

Client

Architect

**PLUS**

ARCHITECTURE · PLANNING · DESIGN

8344 NW 65TH TERRACE  
PARKLAND, FL 33067

954.827.1265  
954.982.1496

info@plus-design.com  
www.plus-design.com

Seal

STEVEN MORALES  
REGISTERED ARCHITECT  
Reg. No. AB09540

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WITH THE APPROPRIATE COMPENSATION TO P.L.U.S., LLC.  
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CONSENT OF P.L.U.S., LLC IS PROHIBITED.

Revised: \_\_\_\_\_

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\_\_\_\_\_

FLOOR PLAN  
SECOND FLOOR

2020-11_AS	10/19/2020
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A-102

**Civil Engineers**

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WE ARE HIRING  
WE ARE HIRING  
WE ARE HIRING  
(305) -- Tel  
(305) -- Fax

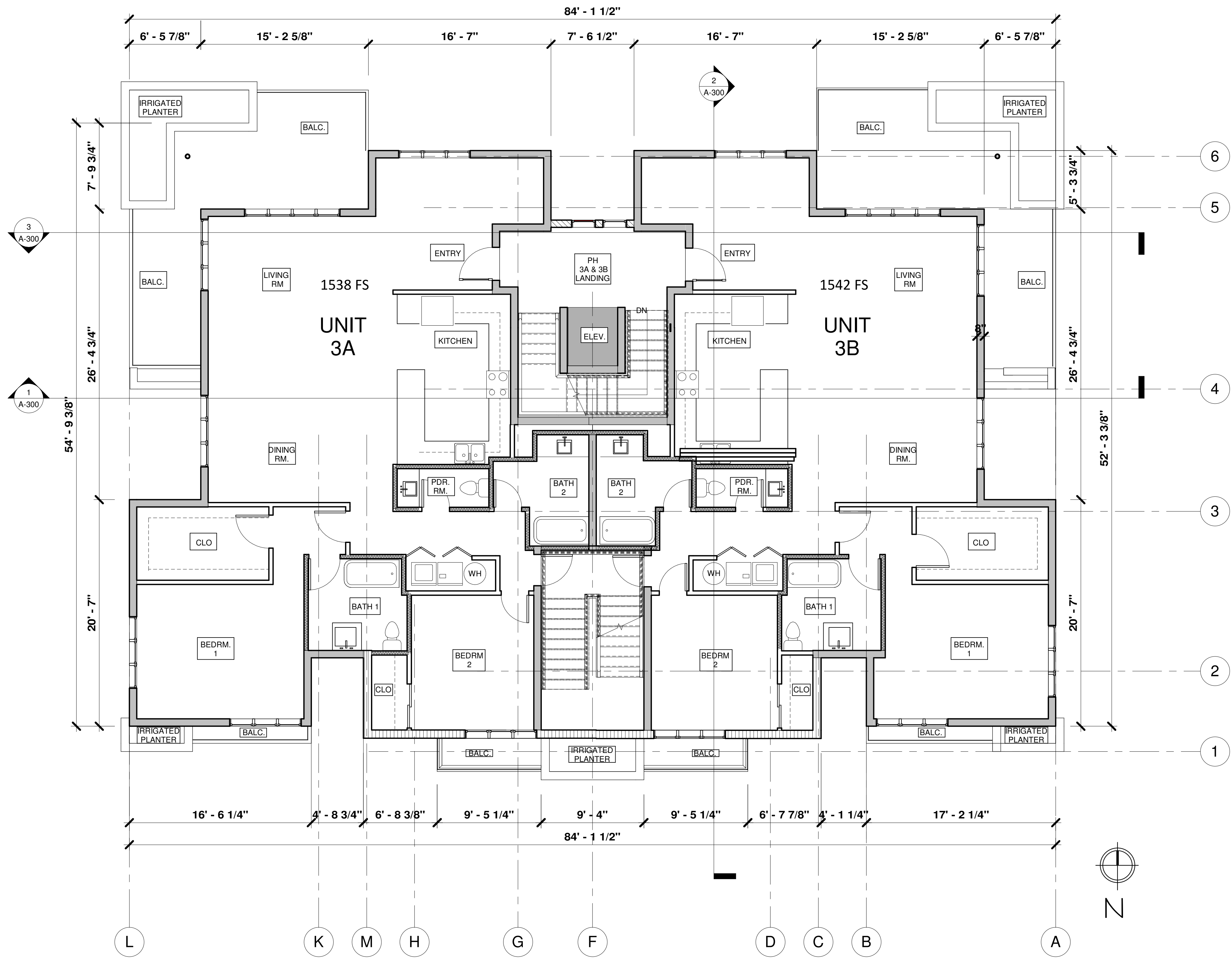
---

**Landscape**

---



WE ARE HIRING  
WE ARE HIRING  
WE ARE HIRING  
(305) -- Tel  
(305) -- Fax





**1 FLOOR PLAN - 3RD FLOOR**  
3/16" = 1'-0"

TAC SUBMITTAL - OCT 19, 2020

Architect	 ARCHITECTURE · PLANNING · DESIGN 6344 NW 65TH TERRACE PARKLAND, FL 33067 t 954.827.1825 f 954.822.1466 e info@plus-designs.com w www.plus-designs.com	Client	QFS QUALITY CONSTRUCTION LLC	Project	ARTHUR STREET MULTIFAMILY  1225 NORTH 17 CT HOLLYWOOD FL 33020	Designer	 FURZE DESIGN ASSOCIATES INTERIOR DESIGN	Structural Engineers	Civil Engineers
								M/E/P Engineers	Landscaping
Seal	COPYRIGHT © 2020, P.L.U.S., LLC ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF P.L.U.S., LLC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO P.L.U.S., LLC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF P.L.U.S., LLC, IS PROHIBITED.							Revised:	
THIRD FLOOR									
2020-11_AS 10/19/2020									
A-103									





A-104

Seal

STEVEN MORALES  
REGISTERED ARCHITECT  
Reg. No. AB99540

Architect

ARCH

6344 NW 63rd  
PARKLAND

Architect

 **PLUS**

ARCHITECTURE . PLANNING . DESIGN

6344 NW 65TH TERRACE  
PARKLAND FL 33067

954.857.1925  
954.962.1496

Client

Client

Project	12
	HOLL

Project

**ARTHUR  
STREET  
MULTIFAMILY**

1225 NORTH 17 CT  
HOLLYWOOD FL 33020

Designer

**Structural Engineers**

1000 N. 10th St., Suite 100  
 Phoenix, AZ 85004  
 (602) 254-1111 -- Tel  
 (602) 254-1111 -- Fax

---

**M/E/P Engineers**

1000 N. 10th St., Suite 100  
 Phoenix, AZ 85004  
 (602) 254-1111 -- Tel  
 (602) 254-1111 -- Fax

**Civil Engineers**

---

- (305) -- Tel.
- (305) -- Fax

**Landscape**

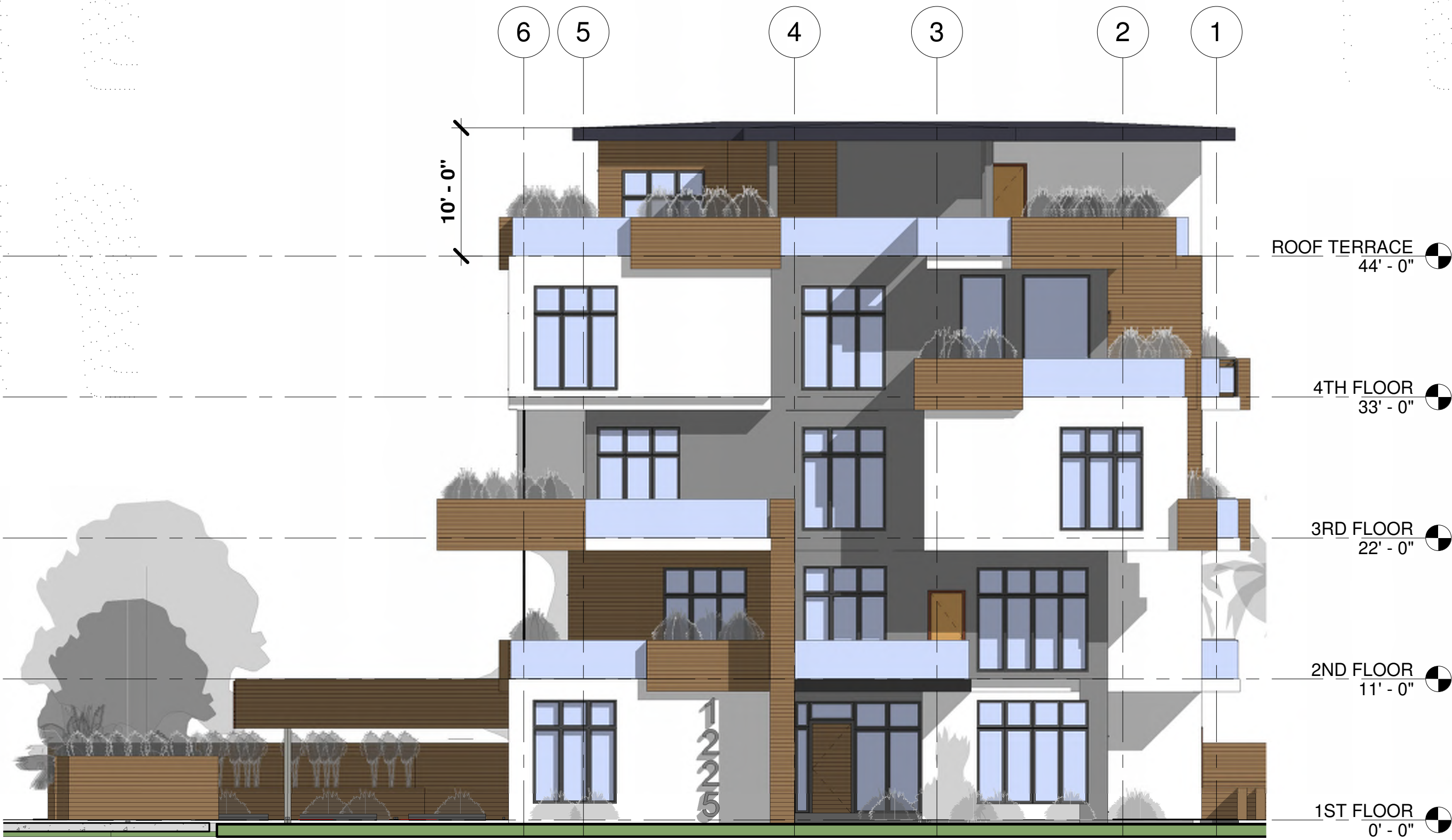
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- (305) -- Tel.
- (305) -- Fax

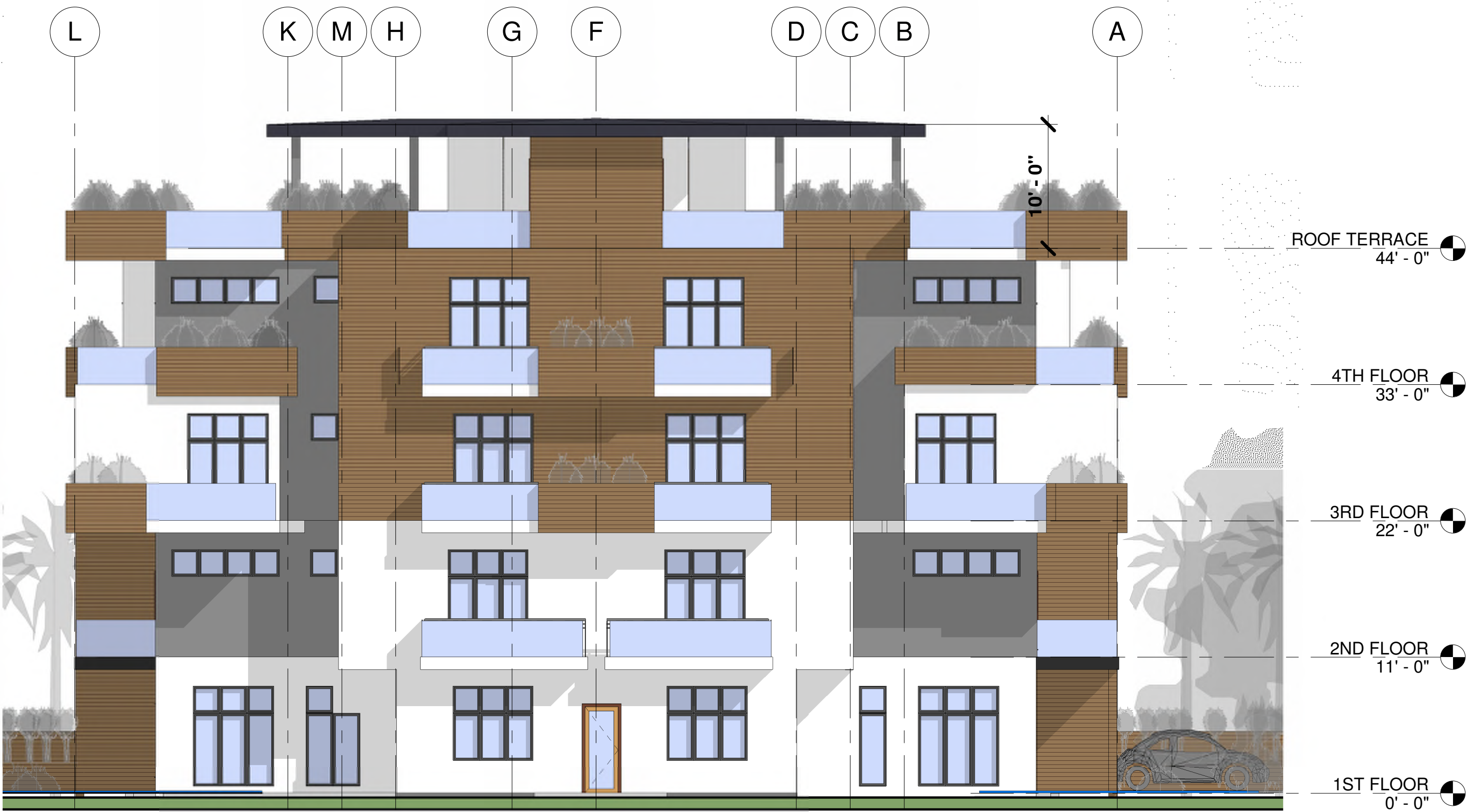








**1 BUILDING ELEVATION - NORTH**  
1/8" = 1'-0"



**2 BUILDING ELEVATION - WEST**  
1/8" = 1'-0"



**3 BUILDING ELEVATION - SOUTH**  
1/8" = 1'-0"



**4 BUILDING ELEVATION - EAST**  
1/8" = 1'-0"

EXTERIOR MATERIALS

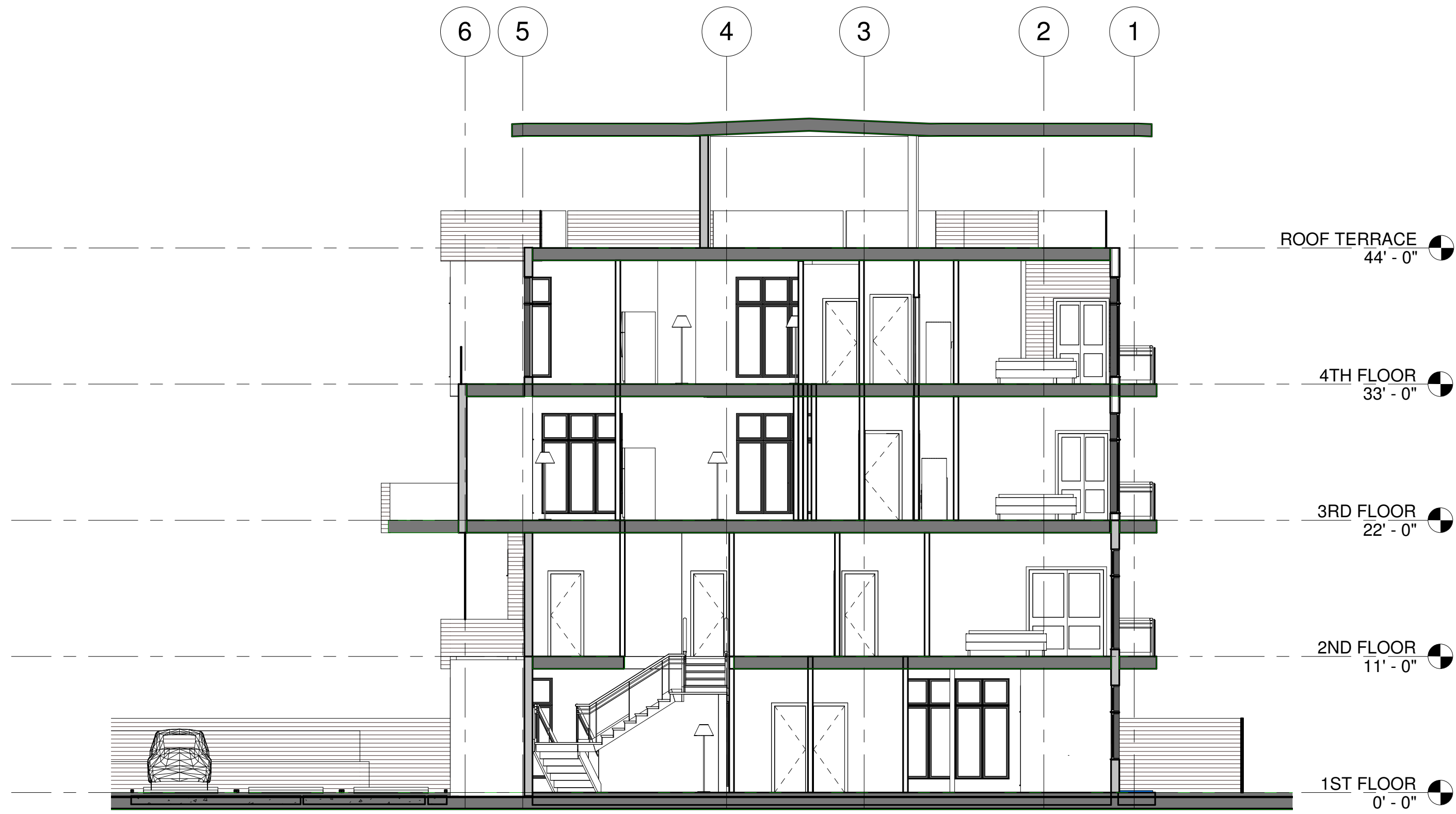
WOOD

Civil Engineers	Landscaping
Structural Engineers	M/E/P Engineers
Designer	FURZE DESIGN ASSOCIATES
Project	ARTHUR STREET MULTIFAMILY
Client	OFS QUALITY CONSTRUCTION LLC
Architect	PLUS ARCHITECTURE - PLANNING - DESIGN
Seal	STEVEN MORALES REGISTERED ARCHITECT
TAC SUBMITTAL - OCT 19, 2020	
BUILDING ELEVATIONS	
2020-11_AS	10/19/2020
A-200	

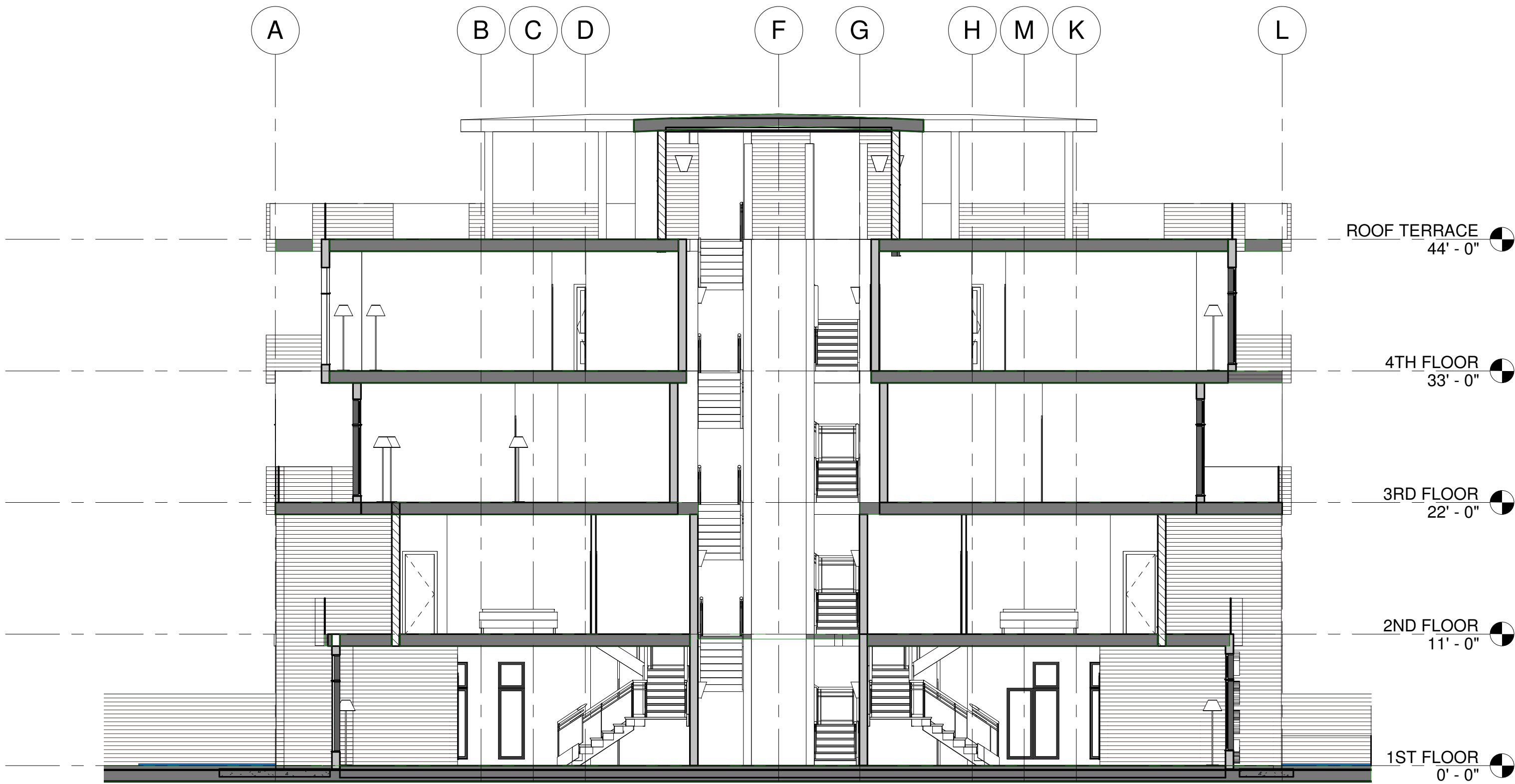




**1 SECTION A**  
1/8" = 1'-0"



**2 SECTION B**  
1/8" = 1'-0"



**3 SECTION C**  
1/8" = 1'-0"

Architect	 <b>PLUS</b> ARCHITECTURE · PLANNING · DESIGN 6344 NW 65TH TERRACE PARKLAND, FL 33067 t 954.857.1953 f 954.852.1486 e info@plus-designs.com w www.plus-designs.com	Client	QFS QUALITY CONSTRUCTION LLC	Project	ARTHUR STREET MULTIFAMILY  1225 NORTH 17 CT HOLLYWOOD FL 33020	Designer	 FURZE DESIGN ASSOCIATES INTERIOR DESIGN	Structural Engineers	Civil Engineers
								M/E/P Engineers (305) - Tel (305) - Fax	Landscaping (305) - Tel (305) - Fax

Seal  
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STEVEN MORALES  
REGISTERED ARCHITECT  
Reg. No. AR99540

Revised:

2020-11_AS	10/19/2020
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TAC SUBMITTAL - OCT 19, 2020





1 VIEW FROM ARTHUR ST.



2 VIEW FROM CORNER OF ARTHUR AND 17TH



3 PENTOUSE ELEVATOR LOBBY VIEW



4 ENTRY VIEW FROM 17TH CT.



5 VIEW FROM 17TH CT. LOOKING EAST



6 VIEW FROM 17TH CT. LOOKING NORTH

Architect

PLUS

ARCHITECTURE • PLANNING • DESIGN

6344 NW 65TH TERRACE  
PARKLAND, FL 33067

954.857.1163  
954.852.1166

info@plus-designs.com  
www.plus-designs.com

Seal

STEVEN MORALES  
REGISTERED ARCHITECT  
Reg. No. AR99540

Client

OFS  
QUALITY  
CONSTRUCTION  
LLC

Project

ARTHUR  
STREET  
MULTIFAMILY  
1225 NORTH 17 CT  
HOLLYWOOD FL 33020

Designer

FURZE  
DESIGN  
ASSOCIATES  
INTERIOR DESIGN

Structural Engineers

ME/P Engineers

Civil Engineers

Landscaping

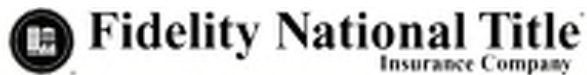
TAC SUBMITTAL - OCT 19, 2020

2020-11\_AS 10/19/2020

A-400



8669441



Fidelity National Title Insurance Company  
13800 NW 14th Street  
Suite 190  
Sunrise, FL 33323  
Attn: Customer Service  
Phone: 954-217-1744  
Fax: 954-217-8796  
Email: SoFlaCustomerService@fnf.com

Date: 8/4/2020  
Invoice No: 8669441  
Unit #: 03000.174041  
Customer Ref #: GFS QUALITY  
CONSTRUCTION LLC

TO: Butler Title, LLC  
Kristi West  
1380 N. University Dr. Suite 103  
Plantation, FL 33322

RE: Buyer:  
Property: 1225 N 17 Ct,  
Hollywood, FL 33020  
County/Parcel: 514210330010  
Seller: GFS QUALITY CONSTRUCTION LLC  
Notes:

Date	Code	Product Description	Liability	Charge Amount
8/4/2020	5670	O and E Report / Misc Reports	\$0.00	\$125.00
			<b>Invoice Total:</b>	<b>\$125.00</b>

**Remittance Advice - DUE UPON RECEIPT**

Please send along with remittance to:

Fidelity National Title Insurance Company  
3801 PGA Blvd.  
Suite 605  
Palm Beach Gardens, FL 33410  
Attn: Accounting Department

Date: 8/4/2020  
Invoice No: 8669441  
Unit #: 03000.174041  
Contact: Butler Title, LLC  
Check # \_\_\_\_\_  
Amount Enclosed \_\_\_\_\_





## Records, Taxes & Treasury

**2019 Delinquent Real Estate Taxes can now be paid online, by mail, or at the tax office. Delinquent taxes can only be paid in full either online by credit card only (no debit cards or e-checks), at the tax office by cashiers' check or money order (drop-off only as the office remains closed), or by mail by cashiers' check or money order. For information about payment by wire transfer, contact us at [revenue@broward.org](mailto:revenue@broward.org).**

**2020 FIRST INSTALLMENT TAX BILLS** have been mailed and are now available and payable online.

**BUSINESS TAX RENEWAL CARDS FOR 2020-2021 WERE MAILED OUT JULY 1, 2020, AND TAXES ARE NOW DUE AND PAYABLE:**

**Renewal balances can be paid online by most businesses unless Certificates or Licenses are required.**

Search your account by the Business Tax Receipt Number. A green "Pay Receipt" link will display if you qualify to pay online. After the payment is completed and confirmed, you can print your Tax Receipt by clicking on the link "**Print Your Business Tax Receipt**". You can contact us at [businesstax@broward.org](mailto:businesstax@broward.org).

Real Estate Account At 1225 N 17 CT

Real Estate Account #514210-33-0010

[Parcel details](#)

[Latest bill](#)

[View/Print full bill history](#)

2019

2018

2017

2016

...

2004

PAID

PAID

PAID

PAID

PAID

### Real Estate 2019 Annual Bill

[Print this bill \(PDF\)](#)

Broward County Records, Taxes & Treasury Div.

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number	Alternate key	Escrow code	Millage code
514210-33-0010	684596	—	0513

**PAID** 2019-11-29  
\$4,293.44  
**Receipt #WWW-**  
19-00089742  
[Print Receipt](#)

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT.

**Owner**  
GFS QUALITY CONSTRUCTION LLC  
1225 N 17 CT  
HOLLYWOOD, FL 33020

**Situs address**  
1225 N 17 CT

**Legal description**  
FRED ZIRBS RESUB 16-2 B TRACT A

### Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax



8/4/2020

## Real Estate Account at 1225 N 17 CT - TaxSys - Broward County Records, Taxes &amp; Treasury Div.

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.48780	196,990	0	196,990	\$1,081.04
VOTED DEBT	0.18120	196,990	0	196,990	\$35.69
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.13500	196,990	0	196,990	\$1,011.54
CAPITAL OUTLAY	1.50000	196,990	0	196,990	\$295.49
VOTER APPROVED DEBT LEVY	0.10430	196,990	0	196,990	\$20.55
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03970	196,990	0	196,990	\$7.82
OKEECHOBEE BASIN	0.12460	196,990	0	196,990	\$24.54
SFWM DISTRICT	0.11520	196,990	0	196,990	\$22.69
SOUTH BROWARD HOSPITAL	0.12600	196,990	0	196,990	\$24.82
CHILDREN'S SVCS COUNCIL OF BC	0.48820	196,990	0	196,990	\$96.17
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.46650	196,990	0	196,990	\$1,470.83
DEBT SERVICE	0.45610	196,990	0	196,990	\$89.85
FL INLAND NAVIGATION	0.03200	196,990	0	196,990	\$6.30
<b>Total</b>	<b>21.25660</b>				<b>\$4,187.33</b>

## Non-Ad Valorem Assessments

Levying authority	Rate	Amount
HLWD FIRE RESCUE ASSESSMENT		\$285.00
<b>Total</b>		<b>\$285.00</b>

Combined taxes and assessments: \$4,472.33

If paid by: Nov 30, 2019  
Please pay: \$0.00

**PAID** 2019-11-29  
\$4,293.44  
**Receipt**  
#WWW-19-  
00089742  
Print Receipt 





## BROWARD COUNTY

2019 Paid Real Estate

Folio: 684596

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
514210-33-0010		See Below	See Below	See Below	0513

GFS QUALITY CONSTRUCTION LLC  
1300 STIRLING RD #1ANB  
DANIA BEACH, FL 33004

**PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.**

1225 N 17 CT  
FRED ZIRBS RESUB 16-2 B  
TRACT A

WWW-19-00089742  
Paid By GFS Quality Construction LLC

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.48780	196,990	0	196,990	1,081.04
VOTED DEBT	0.18120	196,990	0	196,990	35.69
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.13500	196,990	0	196,990	1,011.54
CAPITAL OUTLAY	1.50000	196,990	0	196,990	295.49
VOTER APPROVED DEBT LEVY	0.10430	196,990	0	196,990	20.55
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03970	196,990	0	196,990	7.82
OKEECHOBEE BASIN	0.12460	196,990	0	196,990	24.54
SFWMD DISTRICT	0.11520	196,990	0	196,990	22.69
SOUTH BROWARD HOSPITAL	0.12600	196,990	0	196,990	24.82
CHILDREN'S SVCS COUNCIL OF BC	0.48820	196,990	0	196,990	96.17
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.46650	196,990	0	196,990	1,470.83
DEBT SERVICE	0.45610	196,990	0	196,990	89.85
FL INLAND NAVIGATION	0.03200	196,990	0	196,990	6.30
<b>Total Millage:</b>		21.25660	<b>Ad Valorem Taxes:</b>		\$4,187.33

NON - AD VALOREM TAXES		
Levying Authority	Rate	Amount
05 HLWD FIRE RESCUE ASSESSMENT		285.00
<b>Non - Ad Valorem Assessments:</b>		\$285.00
<b>Combined Taxes and Assessments:</b>		\$4,472.33
If Postmarked By	Nov 30, 2019	
Please Pay	\$0.00	

## BROWARD COUNTY

2019 Paid Real Estate

Folio: 684596

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/29/2019 Receipt #

WWW-19-00089742

\$4,293.44

Paid By GFS Quality Construction LLC

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

Property ID Number
514210-33-0010

**PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT**

GFS QUALITY CONSTRUCTION LLC  
1300 STIRLING RD #1ANB  
DANIA BEACH, FL 33004

## PAY YOUR TAXES ONLINE AT:

broward.county-taxes.com

If Postmarked By	Please Pay
Nov 30, 2019	\$0.00

Return with Payment

**Please Pay Only One Amount**





## Records, Taxes & Treasury

**2019 Delinquent Real Estate Taxes can now be paid online, by mail, or at the tax office** Delinquent taxes can only be paid in full either online by credit card only (no debit cards or e-checks), at the tax office by cashiers' check or money order (drop-off only as the office remains closed), or by mail by cashiers' check or money order. For information about payment by wire transfer, contact us at [revenue@broward.org](mailto:revenue@broward.org).

**2020 FIRST INSTALLMENT TAX BILLS** have been mailed and are now available and payable online.

**BUSINESS TAX RENEWAL CARDS FOR 2020-2021 WERE MAILED OUT JULY 1, 2020, AND TAXES ARE NOW DUE AND PAYABLE:**

Renewal balances can be paid online by most businesses unless Certificates or Licenses are required.

Search your account by the Business Tax Receipt Number. A green "Pay Receipt" link will display if you qualify to pay online. After the payment is completed and confirmed, you can print your Tax Receipt by clicking on the link "**Print Your Business Tax Receipt**". You can contact us at [businesstax@broward.org](mailto:businesstax@broward.org).

### Bill History — Real Estate Account At 1225 N 17 CT

Real Estate Account #514210-33-0010

[Parcel details](#)

[Latest bill](#)

[View/Print full bill history](#)









[Print this page](#)

There are no unpaid bills.

Amounts as of 08/04/2020

Bill	Balance	Status	Action
2019 Annual Bill	\$0.00	11/29/2019 <b>Paid \$4,293.44 Receipt #WWW-19-00089742</b>	<a href="#">Print (PDF)</a>
2018 Annual Bill	\$0.00	07/31/2019 <b>Paid \$964.31 Receipt #05A-18-00007626</b>	<a href="#">Print (PDF)</a>
Redeemed certificate #17193	Face \$912.44 Rate 0.25%	07/31/2019 Certificate redeemed 05/23/2019 Certificate issued 04/17/2019 Advertisement file created	
2017 Annual Bill	\$0.00	06/29/2018 <b>Paid \$884.49 Receipt #05A-17-00008763</b>	<a href="#">Print (PDF)</a>
Redeemed certificate #16891	Face \$836.42 Rate 0.25%	06/29/2018 Certificate redeemed 05/24/2018 Certificate issued 04/13/2018 Advertisement file created	
2016 Annual Bill	\$0.00	06/29/2018 <b>Paid \$889.36 Receipt #05A-17-00008774</b>	<a href="#">Print (PDF)</a>
Redeemed certificate #17710	Face \$841.06 Rate 0.25%	06/29/2018 Certificate redeemed 05/25/2017 Certificate issued 04/14/2017 Advertisement file created	
2015 Annual Bill	\$0.00	06/17/2016 <b>Paid \$503.03 Receipt #05A-15-00008522</b>	<a href="#">Print (PDF)</a>
Redeemed certificate #19241	Face \$473.12 Rate 0.25%	06/17/2016 Certificate redeemed 05/26/2016 Certificate issued 04/15/2016 Advertisement file created	
2014 Annual Bill	\$0.00	05/27/2016 <b>Paid \$3,152.73 Receipt #52A-15-00007379</b>	<a href="#">Print (PDF)</a>
Redeemed certificate #20958	Face \$2,566.74 Rate 0.25%	05/27/2016 Certificate redeemed 06/01/2015 Certificate issued 04/17/2015 Advertisement file created	
2013 Annual Bill	\$0.00	11/22/2013 <b>Paid \$2,245.21 Receipt #EEX-13-00000269</b>	<a href="#">Print (PDF)</a>
2012 Annual Bill	\$0.00	11/29/2012 <b>Paid \$1,744.81 Receipt #EEX-12-00000864</b> <i>Effective 11/28/2012</i>	<a href="#">Print (PDF)</a>
2011 Annual Bill	\$0.00	11/29/2011 <b>Paid \$2,136.12 Receipt #EEX-11-00000085</b> <i>Effective 11/28/2011</i>	<a href="#">Print (PDF)</a>
2010 Annual Bill	\$0.00	11/23/2010 <b>Paid \$2,861.83 Receipt #EEX-10-00000064</b>	<a href="#">Print (PDF)</a>
2009 Annual Bill	\$0.00	11/29/2009 <b>Paid \$3,937.12 Receipt #R8X2-09-00050495</b>	<a href="#">Print (PDF)</a>
2008 Annual Bill	\$0.00	11/20/2008 <b>Paid \$3,249.32 Receipt #2008-6179089</b>	<a href="#">Print (PDF)</a>
<b>Total Balance</b>	<b>\$0.00</b>		<b>There are no unpaid bills.</b>



Bill	Balance	Status		Action
 2007 Annual Bill	\$0.00	11/20/2007	<b>Paid \$3,056.36 Receipt #2007-6067447</b>	 <b>Print (PDF)</b>
 2006 Annual Bill	\$0.00	11/16/2006	<b>Paid \$3,352.46 Receipt #2006-1900410</b>	 <b>Print (PDF)</b>
 2005 Annual Bill	\$0.00	11/24/2005 <i>Effective 11/23/2005</i>	<b>Paid \$3,444.88 Receipt #2005-1800601</b>	 <b>Print (PDF)</b>
 2004 Annual Bill	\$0.00	11/16/2004	<b>Paid \$2,990.05 Receipt #2004-1800416</b>	 <b>Print (PDF)</b>
<b>Total Balance</b>	<b>\$0.00</b>	<b>There are no unpaid bills.</b>		





[Property Search](#)[Search Results](#)[Parcel Result](#)[Homestead](#)[Map](#)[Sketch](#)[Estimator](#)[Portability](#)[Exemption](#)[TRIM](#)[Tax](#)[Pictures](#)[Fraud](#)[AskMarty](#)[Print](#)[Copy Link](#)[New Search](#)[< Prev Parcel](#)Tax Year 2020 ▼[Next Parcel >](#)

### Property Summary

**Property Id:** 514210330010**Property Owner/s:** GFS QUALITY CONSTRUCTION LLC**Mailing Address:** 1300 STIRLING RD #1ANB DANIA BEACH, FL 33004  
[click here to update mailing address](#)**Physical Address:** 1225 N 17 COURT HOLLYWOOD, 33020



**Neighborhood:** Hollywood Lakes

**Property Use:** 01 - Single family

**Millage Code:** 0513

**Adj. Bldg. S.F.:** 1330 Card

**Bldg Under Air S.F.:** 1080

**Effective Year:** 1950

**Year Built:** 1946

**Units/Beds/Baths:** 1 / 2 / 1



[Previous](#)   [Next](#)

**Deputy Appraiser:** Ann Ralston

**Contact Number:** 954-357-6831

**Email:** [realprop@bcpa.net](mailto:realprop@bcpa.net)



**Abbr. Legal****Des.:**

FRED ZIRBS RESUB 16-2 B TRACT A

*If you see a factual error on this page, please click here to notify us.*



**It's Important that you know:**

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

**Property Assessment**

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value	Tax
2020	\$71,980	\$215,120	\$287,100	\$287,100	
2019	\$71,980	\$125,010	\$196,990	\$196,990	\$4,472.33
2018	\$71,980	\$130,190	\$202,170	\$53,150	\$823.34

**Exemptions And Taxing Authority Information**

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$287,100	\$287,100	\$287,100	\$287,100
<b>Portability</b>	0	0	0	0
<b>Assessed / SOH</b>	\$287,100	\$287,100	\$287,100	\$287,100
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exemption Type</b>	0	0	0	0
<b>Affordable Housing</b>	0	0	0	0
<b>Taxable</b>	\$287,100	\$287,100	\$287,100	\$287,100

**Sales History For This Parcel**

Date	Type	Qualified/Disqualified	Price	Book/Page or CIN
07/19/2019	Warranty Deed	Qualified Sale	\$319,000	115957661



06/06/2018	Quit Claim Deed	Non-Sale Title Change	\$100	115127698
04/19/2014	Rerecorded Deed Correction	Non-Sale Title Change	\$100	112234432
03/28/2014	Special Warranty Deed	Qualified Distressed Sale	\$110,000	112219037
02/26/2014	Special Warranty Deed	Non-Sale Title Change	\$100	112219036

### Recent Sales In This Subdivision

Folio Number	Date	Type	Qualified/Disqualified	Price	Book/Page Or CIN	Property Address
514210330010	07/19/2019	Warranty Deed	Qualified Sale	\$319,000	115957661	1225 N 17 CT HOLLYWOOD, FL 33020

### Land Calculation

[More Sales !\[\]\(e3f8612927870f2e0f9f5989e6dd3064\_img.jpg\)](#)

Type	Unit Price	Units	Zoning
Square Foot	\$6.00	11,996 SqFt	FH-1 - FEDERAL HIGHWAY LOW-MEDIUM INTENSITY MULTI-FAMILY DISTRICT

### Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
HLWD Fire Rescue (05)								
Residential (R)								
1								

### School

School	Grade
Hollywood Central Elementary	C
Olsen Middle	C
South Broward High	C

### Elected Officials



<b>Property Appraiser</b>	<b>County Comm. District</b>	<b>County Comm. Name</b>	<b>US House Rep. District</b>	<b>US House Rep. Name</b>
Marty Kiar	6	Beam Furr	23	Debbie Wasserman Shultz
<b>Florida House Rep. District</b>	<b>Florida House Rep. Name</b>	<b>Florida Senator District</b>	<b>Florida Senator Name</b>	<b>School Board Member</b>
100	Joseph Geller	34	Gary M. Farmer, Jr.	Ann Murray

Broward County Property Appraiser  115 South Andrews Avenue Room 111 Fort Lauderdale, Florida 33301  954-357-6830  martykiar@bcpa.net	<b>About BCPA</b>	<b>Search</b>	<b>Resources</b>	<b>Online Tools</b>	<b>Exemptions &amp; Classification</b>
	About Marty Kiar	Property Search	FAQ	Maps & Aerials	All
	Contact Us	Tangible Search	Download Forms	Exemption Status	Exemptions
	Tax Roll Information	Sales Search	Related Links	Data Request	Agricultural Classification
	Business	Subdivision Search	Market Reports	Tax Estimator	Appeals & Petitions
	Careers	Time Share Search	Video Gallery	Portability Estimator	Report Exemption Fraud
	Ask Marty	Commercial Search	eNews		
		Land Search			

### Disclaimer

Having trouble viewing our website? Please contact our accessibility hotline for assistance at [accessibility@bcpa.net](mailto:accessibility@bcpa.net) or 954-357-6830.

**Source:** Broward County Property Appraiser's Office - Contact our office at 954.357.6830. Hours: We are open weekdays from 8 am until 5 pm.

**Legal Disclaimer:** Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone. Information provided on this website is for tax roll purposes only and may not be appropriate for other uses. Values are not final until certified pursuant to Florida law.



Page 1 of 1

A hand-drawn plat map showing two adjacent tracts, Tract A and Tract B. Tract A is 0.275 Acres and Tract B is 0.514 Acres. The map includes dimensions for various boundaries, bearings, and distances. Key features include a north arrow pointing towards the top right, a compass rose indicating North, and labels for surrounding areas like "WATER" and "ROAD". The map also shows a "1/4 SECTION" boundary and a "1/4 SECTION" boundary.

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that this is a true  
and correct copy of a map or plat as the same  
appears of record in Plat Book 16 at Page 2  
of the public record of Broward County Florida.  
WITNESS my hand and official seal in the City of  
Fort Lauderdale, Ft. this 14 day of MAR A.D.  
1984

L. A. HESTER, County Administrator

By: Richard Howard C.C.

STATE OF FLORIDA  
COUNTY OF BROWARD }

This is to certify that before me personally appeared  
Fred Zirbs and Albertine Zirbs his wife, to me known to be the persons  
who signed the foregoing Instrument of Dedication and who stated  
that they are the owners of the lands therein described and that  
they executed this instrument of their own free will and accord  
for the purposes therein set forth; and I further certify that  
Albertine Zirbs the wife of Fred Zirbs upon private examination  
separate and apart from her said husband did acknowledge  
that she executed the same without compulsion, apprehension  
or fear of or from her said husband.

In witness whereof I have hereunto set my hand and seal this  
14th. day of May A.D. 1928.

*Lawrence* NOTARY PUBLIC

My Commission Expires July 11 1932

*This Plat has been approved and accepted for Record by the City Commissioners of the City of Hollywood, Fla.  
Certified to by me,*

*A. J. Blackwell,*  
CITY CLERK - HOLLYWOOD, FLA.

*This plat is hereby approved by me*

*G. H. Tolkenson,*  
CITY ENGINEER, HOLLYWOOD, FLA.

*Approved for Record by Broward County Commissioners. - 6-16-28*

*Wm. Hopkins*  
COUNTY ENGINEER.

*I hereby certify that this plat conforms to the requirements of the laws of the State of Florida governing the making of surveys and the filing of Plats and Maps for Record.*

CLERK OF THE CIRCUIT COURT.

16-2



Prepared by:  
Ines Leon  
North Star Title & Escrow, Inc.  
9633 West Broward Blvd. #8  
Plantation, Florida 33324

File Number: 19-101

### General Warranty Deed

Made this July 19, 2019 A.D. By **Berrios & Florin LLC**, a Florida Limited Liability Company, hereinafter called the grantor, to **GFS Quality Construction LLC**, a Florida Limited Liability Company, whose post office address is: 1225 N 17 Ct, Hollywood, Florida 33020, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseeth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida, viz:

Tract A, FRED ZIRBS RESUBDIVISION OF LOTS 22, 23, 24, 25, 26, 27 & 28 ST. JAMES COURT WEST, according to the Map or Plat thereof, as recorded in Plat Book 16, Page 2, of the Public Records of Broward County, Florida.

Parcel ID Number: 5142 10 33 0010

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

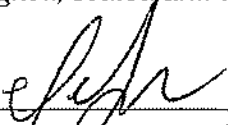
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

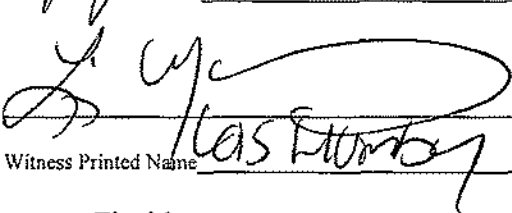


Prepared by:  
Ines Leon  
North Star Title & Escrow, Inc.  
9633 West Broward Blvd. #8  
Plantation, Florida 33324

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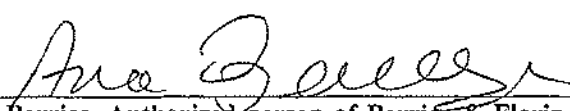
Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness Printed Name Ines Leon

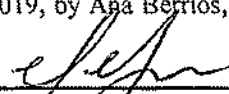
  
\_\_\_\_\_  
Witness Printed Name Las Estrellas

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this July 19, 2019, by Ana Berrios, who is/are personally known to me or who has produced Driver's License as identification.

X  (Seal)  
Ana Berrios, Authorized person of Berrios & Florin LLC, a  
Florida Limited Liability Company  
Address: \_\_\_\_\_

\_\_\_\_\_  
Address: \_\_\_\_\_ (Seal)

  
\_\_\_\_\_  
Notary Public  
Print Name: Ines Leon  
My Commission Expires: \_\_\_\_\_



**Ines Leon**  
COMMISSION # GG262223  
EXPIRES: Sept. 25, 2022  
Bonded Thru Aaron Notary



PERMIT NUMBER

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement

SUBDIVISION fred Zirbs Resub BLOCK \_\_\_\_\_ TRACT \_\_\_\_\_ LOT \_\_\_\_\_ BLDG \_\_\_\_\_ UNIT \_\_\_\_\_

Fred Zirbs Resub 120-2 B Tract A

2. ~~GENERAL DESCRIPTION OF IMPROVEMENT:~~

3 OWNER INFORMATION 2. Name GFC Quality Construction, Inc

b Address 1225 N 17 Court Hollywood c Interest in property \_\_\_\_\_

d Name and address of fee simple titleholder (if other than Owner) \_\_\_\_\_

CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:  
Richard A. Hermann Jr. Demolition 984-995-6220  
4965 SW 24th Ave. Dania Beach, FL 33312

**5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:**

6 LENDER'S NAME, ADDRESS AND PHONE NUMBER:

7 Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by  
Section 713.13 (1) (a) 7, Florida Statutes.

8. In addition to himself or herself, Owner designates the following to receive a copy of the Licor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.

NAME, ADDRESS AND PHONE NUMBER:

9 Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) \_\_\_\_\_, 20\_\_\_\_

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature of Owner or  
Owner's Authorized Officer/Director/Partner/Manager

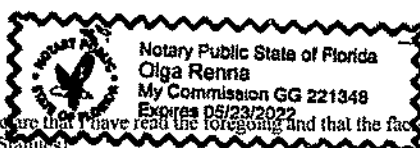
State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 28 day of September 1991

By Peter Stolz, as owner  
(name of person) (type of authority, e.g., officer, trustee, attorney in fact)

For Peter Skerz (name of party on behalf of whom instrument was executed)

✓ Personally known or \_\_\_\_\_ produced the following type of identification.



Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/ Director / Partner/Manager who signed above:

By \_\_\_\_\_ By \_\_\_\_\_