

**347, 349, 351 Madison Street
Request for Certificate of Appropriateness for Demolition**

1. Description of Proposed Action:

The City of Hollywood CRA Beach District is requesting a certificate of appropriateness to demolish this one-story, three unit apartment building to facilitate construction of a new Beach Public Safety Complex.

2. Justification Statement:

The CRA has assembled a number of adjacent parcels including this property for the purpose of providing the Hollywood Beach Community with a new Fire Rescue Station, and permanent offices for the CRA Staff.

Due to operational requirements, the primary building face must front SR A-1-A to allow fire and rescue vehicles a direct discharge path.

If the triplex remains, it will detract from that critical frontage and the optimum building footprint.

The CRA has engaged two separate Structural Engineers to inspect and report on the condition of the subject structure. Both Engineers recommend demolition of the buildings.

The CRA also engaged an experienced Preservation Contractor to perform selective demolition to further inspect the structural systems, and to assess feasibility of the project on a cost basis.

The Contractor found further indications that much of the 2x4/stucco exterior wall and main floor framing is decayed and/or termite damaged. The Contractor also performed a detailed cost analysis to restore the building to its original structural integrity. Based upon current market costs, the cost for rehabilitation will be approx. \$375 per sq. foot. Large scale construction costs for a

project similar to the Public Safety Complex are will be approx. \$125 per sq. foot.

The Preservation Contractor met with the City's Chief Building Inspector to discuss code requirement for rehabilitation of the structure. If the building is rehabilitated and retained, the City will not require structural modifications to comply with current building codes. The Preservation Contractor does assume in his cost estimate a limited degree of structural upgrades. Still, this will leave the main finish floor of the building at approx. 5' above sea level in a flood zone where FEMA requires a minimum elevation of 9'.

The building's original setting has largely vanished due to redevelopment efforts and the fact that the building is individually listed and not in a district. The high rise to the immediate south casts a shadow over the property for much of the mid-day.

Adaptive reuse of the building as part of the Public Safety Complex will cost the public more than three times the cost of new construction. While this alone might seem like a reasonable premium to save this structure, with soft and hard costs included the rehabilitation will cost more than \$1million.

The end result will be a building that hampers optimum operational capacity for the Fire Station. Additionally, the City's rehabilitation investment will remain highly vulnerable to wind and storm surge damage.

The fragility of the structure and its close proximity to both shoreline and sea level, render it useless as a reliable platform for mission critical needs. In a post-windstorm setting, it is likely that this building would not be capable of contributing to, and might in fact detract from the deployment and operation of critical public safety resources.

DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR DEMOLITION FOR EXISTING STRUCTURE:

The Zoning and Land Development Regulations Section 5.6.F.5.d states the Historic Preservation Board shall consider the following criteria in evaluating an application for a Certificate of Appropriateness for Demolition.

CRITERION 1: The building, structure, improvement, or site is designated on either a National, State, or Local level as an historic preservation district or an architectural landmark or Site.

ANALYSIS: There is no evidence that this site is associated with any owner or occupant of local, regional or national significance. There is no evidence that the structure was designed by a particularly prominent architect. The site is not in an historic district.

FINDING: Consistent with demolition.

CRITERION 2: The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

ANALYSIS: Applicant has provided a feasibility study that demonstrates substantially higher costs for restoration than typical of new construction. Costly restoration efforts will still leave the building vulnerable to storm surge and wind damage.

FINDING: Consistent with demolition.

CRITERION 3: The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.

ANALYSIS: The structure is a good example of period architecture, but does not possess any character defining features that are unique.

FINDING: Consistent with demolition.

CRITERION 4: The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.

ANALYSIS: The building is located due north of an existing 12 story condominium building and is within shadow much of the day. Construction of the proposed Public Safety Complex with further shadow and diminish the character and contribution of

additional square footage to be included in new Public Safety Complex.

FINDING: Consistent with demolition.

CRITERION 8: Consideration of the information listed in the Historic Properties Database (a listing of historic and non-historic properties) as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued.

ANALYSIS:

FINDING: Consistent with demolition.

Analysis of Criteria and Findings for Dimensional Variances as stated in the City of Hollywood Zoning and Land Development Regulations Section 5.3.F.1 and are utilized in evaluating the following Variances:

CRITERIA 1: 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.

ANALYSIS: Applicant is the Hollywood Beach CRA. Applicant fully intends to develop a Public Safety Complex at and adjacent to the subject site. The subject site is spot zoned and not in an historic district. The new design is not fully developed due to the lack of disposition of the demolition. Applicant requests a variance from the requirement to obtain approval for the new development simultaneously with the Certificate of Appropriateness. If the demolition request is granted, a Certificate of Appropriateness should not be required for the new structure.

FINDING: Consistent.

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The primary objective of this ordinance is to preserve integrity and stability in historic districts. In this case, the proposed development has a public purpose and shall provide essential services to the residents of the barrier island. It will be of benefit to the community.

FINDING: Consistent.

CRITERIA 3: 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.

ANALYSIS: The requested Variance serves an important public purpose.

FINDING: Consistent.

CRITERIA 4: That the requested Variance is the minimum Variance reasonably necessary.

ANALYSIS:

The applicant is not requesting and building or site modifications at this time. This is a request only to hear the demolition case without presenting a replacement project at this time. The replacement project will be subject to all the applicable review processes under the code.

FINDING:

Consistent.



IMPORTANT: If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay. Please use our **Tax Estimator** to determine a more likely estimate of your new amount.

- PREVIOUS**
- NEXT**
- VIEW MAP**
- PRINT**
- NEW SEARCH**
- BCPA HOME**

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Site Address	347 MADISON STREET , HOLLYWOOD	ID #	5142 13 01 3360
Property Owner	HOLLYWOOD BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	0513
Mailing Address	101 N OCEAN DR STE 204 HOLLYWOOD FL 33019	Use	08

Legal Description	HOLLYWOOD BEACH 1-27 B LOT 14,15 LESS ST BLK 15
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Property Assessment Values					
Year	Land	Building	Land Value AG	Total	Tax
Current	\$852,730	\$260,690		\$1,113,420	
2006	\$512,340	\$191,660		\$704,000	\$16,939.17
2005	\$166,940	\$65,290		\$232,230	\$3,558.39

Save Our Home Value	Exemptions				
	Type	92	Widow(er)'s/Veteran's/Disability	Homestead	Non-Exempt
		\$868,470			\$244,950

Sales History					Land Calculations		
Date	Type	Price	Book	Page	Price	Factor	Type
3/26/2007	WD	\$1,310,000	43799	1336	\$10,216	36.30	FF
6/30/2005	WD	\$800,000	40084	1263	\$10,216	47.17	FF
Adj. Bldg. S.F.							3013
Eff. Year Built							1939

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
05	C				
R					
4					

Please Note: Assessed values shown are NOT certified values and are subject to change before final certification for ad valorem tax purposes.

ANTHONY A. ROLLE, ESQUIRE

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Miami, Florida 33131

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(305) 358 - 4002 (fax)

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OWNERSHIP AND ENCUMBRANCE REPORT

REQUESTED BY:

**Hollywood Community
Redevelopment Agency, Beach, District**

PROPERTY:

347 - 351 Madison Street

FILE NO.:

Pursuant to your request, Anthony A. Rolle, Esq., has prepared this Ownership and Encumbrance report based on the information contained in: 1) Lawyers Title Insurance Corporation's Owner's Policy of Title Insurance no. A81-0170188; 2) LandAmerica's Deeds Since 1900 Report dated August 23, 2007; and 3) records maintained by the Broward County Property Appraiser.

1. The last deed of record purports to vest title in:

Hollywood Community Redevelopment Agency, Beach District recorded March 26, 2007 in Official Records Book 43799, Page 1336 - 1337 of the Public Records of Broward County, Florida.

2. The Ownership History of the Property is as follows: (all of the Public Records of Broward County, Florida)

- a. Warranty Deed from Hollywood Land & Water Company to Kate F. Marsh recorded July 30, 1923 in Deed Book 16, Page 202. (Lot 15);
- b. Warranty Deed from Kate F. Marsh to Minnie D. Marsh recorded August 9, 1927 in Deed Book 161, Page 157. (Lot 15);
- c. Sheriff's Deed from A. W. Turner, Sheriff to the Highway Cons. Company of Ohio recorded December 01, 1930 in Deed Book 219, Page 433. (Lots 14 & 19);
- d. Fee Simple Deed from the Highway Cons. Co. of Ohio Inc. to Hollywood, Inc. recorded February 21, 1931 in Deed Book 221, Page 175. (Lots 14, 19, and 23);
- e. Warranty Deed from Hollywood, Inc. to J. P. Sawin recorded March 18, 1931 in Deed Book 222, Page 175. (Lots 14, 19, and 23);
- f. Warranty Deed from Minnie D. Marsh, Widow, to Nellie S. Dixon recorded September 18, 1933 in Deed Book 243, Page 317. (Lot 15);

- g. Warranty Deed from Alice M. Sawin Smead to West Lake Investment Company recorded December 04, 1934 in Deed Book 253, Page 105. (Lots 14 and 19);
- h. Warranty Deed from West Lake Investment Company to C. H. Landfield, Jr. recorded December 4, 1934 in Deed Book 253, Page 109. (Lots 14 and 19);
- i. Warranty Deed from Nellie S. Dixon & Glen Dixon to Gladys H. Simms recorded May 8, 1935 in Deed Book 259, Page 291. (Lot 15);
- j. Warranty Deed from C. H. Landefeld, Jr. & Polly Anne Landefeld to Gladys H. Simms recorded March 24, 1936 in Deed Book 269, Page 468. (Lot 14);
- k. Warranty Deed from Gladys H. Simms Vines to Arthur Schubert & Katie Schubert recorded March 19, 1943 in Deed Book 414, Page 228. (Lots 14 and 15);
- l. Warranty Deed from Kathe Schubert, widow to Leonard W. Wheeler & Etta F. Wheeler recorded April 3, 1946 in Deed Book 529, Page 214. (Lot 15);
- m. Right-Of-Way Deed from Etta. F. Wheeler, widow to the City of Hollywood recorded August 16, 1955 in Official Records Book 435, Page 240. (Lot 15);
- n. Warranty Deed from Etta F. Wheeler, widow to Mark J. Brennan & Anna E. Brennan recorded December 21, 1955 in Official Records Book 519, Page 148. (Lots 14 and 15);
- o. Special Warranty Deed from the City of Hollywood to the State of Florida recorded June 28, 1956 in Official Records Book 668, page 371. (Lots 15-18, inclusive);
- p. Final Judgment of Anna E. Brennan vs. Mark J. Brennan, Jr. recorded December 31, 1971 in Official Records Book 4728, Page 641. (Lots 14 and 15);
- q. Final Judgment of Anna E. Brennan vs. Mark J. Brennan, Jr. recorded May 19, 1972 in Official Records Book 4868, Page 906. (Lots 14 and 15);
- r. Warranty Deed from Anna Brennan to Charles H. Burns recorded July 16, 2005 in Official Records Book 40084, Page 1263. (Lots 14 and 15);
- s. Warranty Deed from Charles H. Burns to Hollywood Community Redevelopment Agency, Beach District recorded March 26, 2007 in Official Records Book 43799, Page 1336. (Lots 14 and 15);

3. The legal Description of the land covered by this report is:

Lots 14 and 15, Block 15, HOLLYWOOD BEACH, according to the Plat thereof, recorded in Plat Book 1, Page 27, Public Records of Broward County, Florida, LESS that particular fractional piece granted to the City of Hollywood for street and/or road right-of-way purposes described as follows:

Beginning at the Northwest corner of Lot 15, in Block 15, Hollywood Beach, thence running Eastwardly along the North property line 0.13, thence Southwardly to a point on the west property line of Lot 15 that is 23.32 feet South of the Northwest corner, thence Northwardly along the West property line a distance of 23.32 feet to the Point of Beginning.

Parcel Identification Number: 5142-13-01-3360

4. At the time of this report, there are no unsatisfied mortgages, liens or judgments affecting the land covered by this report appearing of record. Development restrictions affecting the land covered by this report appearing of record are as follows:

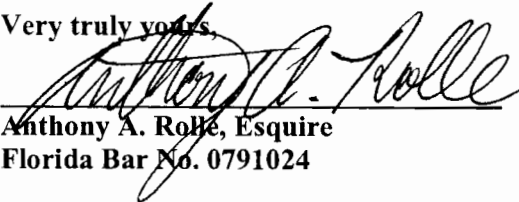
- a. Restrictions, covenants, conditions and easements as contained on the Plat of HOLLYWOOD BEACH, recorded in Plat Book 1, page 27, of the Public Records of Broward County, Florida;
- b. Easement(s) in favor of Broward County, Florida set forth in instrument(s) recorded in Official Records Book 32599, Page 1510, of the Public Records of Broward County, Florida.;
- c. The following state of facts as disclosed by survey prepared by BNB Services, Inc. Land Surveyors, dated November 11, 2006, under Job No. 06-049, shows the following:
 - i) Concrete sidewalk encroaches onto Lot 15 in southwest portion of lot.

5. Taxes:

- a. **Folio Number:** 5142-13-01-3360;
- b. **Taxes:** Taxes have been paid for the 2006 tax year in the amount of \$16,939.17;
- c. **Tax Assessed Value:** \$1,113,420 --- Land - \$852,730\Building - \$260,690

The foregoing report is prepared and furnished to the requestor indicated above and its assigns for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made authentically of any instrument described or referred to herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the Public Records. The liability hereunder shall not exceed the cost of this report or \$1,000.00, whichever is less, and is limited to claims of the requester or its assigns only.

Very truly yours,


Anthony A. Rolle, Esquire
Florida Bar No. 0791024

AAR:ddb

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>UNITED TRUST FUND</u>		For Insurance Company Use: Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>347-351 MADISON STREET</u>		Company NAIC Number
City <u>HOLLYWOOD</u> State <u>FL</u> ZIP Code		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>LOTS 14 & 15, BLOCK 15, HOLLYWOOD BEACH (PB 1, PG 27, BCR</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>		
A5. Latitude/Longitude: Lat. _____ Long. _____		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>1</u>		
A8. For a building with a crawl space or enclosure(s), provide		A9. For a building with an attached garage, provide:
a) Square footage of crawl space or enclosure(s) <u>N/A</u> sq ft		a) Square footage of attached garage <u>N/A</u> sq ft
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade _____		b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade _____
c) Total net area of flood openings in A8.b _____ sq in		c) Total net area of flood openings in A9.b _____ sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>CITY OF HOLLYWOOD 125113</u>		B2. County Name <u>BROWARD</u>		B3. State <u>FLORIDA</u>	
B4. Map/Panel Number <u>12011 CO 317</u>	B5. Suffix <u>G</u>	B6. FIRM Index Date <u>10/2/97</u>	B7. FIRM Panel Effective/Revised Date <u>7/21/95</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>9.0</u>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input checked="" type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram specified in Item A7.
Benchmark Utilized BROWARD COUNTY BM#3953 Vertical Datum NGVD 1929
Conversion/Comments _____

Check the measurement used.

a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>5.02</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>3.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>4.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

Check here if comments are provided on back of form.

Certifier's Name DAVID G. KRAUSE License Number 4066

Title PROFESSIONAL SURVEYOR & MAPPER Company Name BNB SERVICES INC.

Address 11550 NW 21st STREET City PLANTATION State FL ZIP Code 33323

Signature David G Krause Date 8/24/06 Telephone (954) 472-1031

4066
DAVID G. KRAUSE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA

David G Krause
8/24/06