



## HISTORIC PRESERVATION BOARD (HPB)

### Historic Designation Application

- Cover:** Deadline, Notes, and Fees
- Page 1:** Applicant Information Sheet
- Page 2:** Technical Specifications of Plan Submittal
- Page 3:** Submittal Checklist

**DEADLINE:** Submittals must be received by 4:00 PM by submittal deadline (see website for dates). Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required

**NOTE:** Pursuant to Section 47-24.11.B.1, the applicant may be the property owner, a resident of Fort Lauderdale, or any legal entity in the city, including the City of Fort Lauderdale.

**NOTE:** Pursuant to Section 47-27.7 of the ULDR, mail notice shall be given to the owners of the land under consideration for designation at least thirty (30) days prior to the date set for the public hearing of the Historic Preservation Board.

**FEES:** All applications for a development permit shall have an application fee as established by the City Commission as set forth by resolution, as amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<input type="checkbox"/> Historic District Designation	\$ 2450.00
<input type="checkbox"/> Historic Building Designation	\$ 650.00
<input checked="" type="checkbox"/> Landmark Designation	\$ 650.00
<input type="checkbox"/> Landmark Site Designation	\$ 650.00

# Page 1: HPB - Applicant Information Sheet

**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	H15010
Date of complete submittal	04/03/15

Fees: ✓  
 CD: -  
 CC: 2  
 CT: ✓

NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT

Property Owner's Name	James P. Ostryniec Rev. Trust, James P. Ostryniec
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	3017 Alhambra St., Fort Lauderdale, FL 33304-4325
E-mail Address	
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	ESPOSITO, CHARLIE
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	3009 SEVILLE ST #6
E-mail Address	stanford@gmail.com
Phone Number	954-560-6313 - 954-524-2825
Letter of Consent Submitted	

Development / Project Name	Willis Apartments/Villa Torino
Development / Project Address	Existing: 3017 Alhambra Street New:
Legal Description	LAUDER DEL MAR 7-30 B LOT 20 BLK 6
Tax ID Folio Numbers (For all parcels in development)	5042 12 10 0740
Request / Description of Project	Historic Landmark Designation
Applicable ULDR Sections	47.24.11
Total Estimated Cost of Project	\$ 650 (Including land costs)

Future Land Use Designation	C-Regional Activity Center
Proposed Land Use Designation	Same
Current Zoning Designation	ABA
Proposed Zoning Designation	Same
Current Use of Property	Multi-family Residential
Residential SF (and Type)	
Number of Residential Units	4
Non-Residential SF (and Type)	N/A
Total Bldg. SF (include structured parking)	
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	6,250sf/.1435acres	N/A
Lot Density	N/A	N/A
Lot Width	N/A	N/A
Building Height (Feet / Levels)	N/A	N/A
Structure Length	N/A	N/A
Floor Area Ratio	N/A	N/A
Lot Coverage	N/A	N/A
Open Space	N/A	N/A
Landscape Area	N/A	N/A
Parking Spaces	N/A	N/A

NOTE: State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
Front [ S ]	33.45'	N/A
Side [ E ]	7.9'	N/A
Side [ W ]	13.2'	N/A
Rear [ N ]	2.7'	N/A

## Page 2: HPB - Technical Specifications of Application

### TECHNICAL SPECIFICATIONS:

**This page must be filled in. An attached narrative may be included, but cannot substitute for completing this section.**

1. Indicate the **Present Use** and **General Condition** of the property, including the date of construction of the structures on the property, and the names of its current and all past owners, and, if possible, their dates of ownership.

~~Present Use: Multi-family residential,~~

~~General Condition: Excellent,~~

~~Date of construction: 1936~~

~~The Current owner is James P. Ostryniec Rev. Trust, James P. Ostryniec the listing of previous owners is included in the attached narrative and title search.~~

2. Describe **architectural, historical and/or archeological significance** of the property to be designated as a Landmark, Landmark Site or Historic District and how the building/site complies with **one (1) or more** of the following **criteria**:
  - a) Its value as a significant reminder of the cultural or archeological heritage of the city, state, or nation.
  - b) Its location as a site of a significant local, state or national event.
  - c) Its identification with a person or persons who significantly contributed to the development of the city, state, or nation.
  - d) Its identification as the work of a master builder, designer or architect whose individual work has influenced the development of the city, state, or nation.
  - e) Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance.
  - f) Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
  - g) Its character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development, or
  - h) Its character as an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
3. Date(s) of construction of the structure(s), name(s) of current and past owner(s), and if possible, date(s) of ownership.

Narrative:

See attached.

### Page 3: HPB - Submittal Checklist

#### SUBMITTAL CHECKLIST:

Applicant shall provide to Urban Design & Development, a complete application, one (1) full set of plans, and any additional requirements, as specified below. Within five (5) days of receipt, the Planning and Zoning staff shall review the application to determine its completeness and compliance with the ULDR.

For those applications that can be approved administratively (See Sec. 47-17.4), once the application is deemed complete the applicant shall submit seven (7) additional sets of plans/applications/photos with additional requirements as listed below. For cases that require a hearing before the Historic Preservation Board, the applicant will be required to submit one (1) original and fifteen (15) additional sets of plans/applications/photos with any additional requirements.

#### HISTORIC DESIGNATION:

- Application (page 1 and 2) must be COMPLETELY FILLED OUT (all blanks filled-in or marked N/A). Proof of ownership if owner is applicant. If applicant is not property owner, this shall be noted on the application).
- Provide Proof of Ownership
- Property owners signature and/or agent letter signed by the property owner.      N/A
- 1 sealed survey
- 1 vicinity map (typically on the survey)
- 1 zoning and land use map of lands within a 700' radius
- Legal description of the landmark site, historic building or district written out.      (See p. 2 of application)
- Photographs of subject building from all four sides and label the direction each side faces.
- Narrative describing (1) the architectural, historical, or archaeological significance of the proposed landmark, landmark site, (2) date of construction of the structures on the property, (3) names of current and past owners and, if possible, their dates of ownership.

Applicant's Affidavit	Staff Intake Review
I acknowledge that the Required Documentation and Technical Specifications of the application are met:	For Planning & Zoning Department staff use only:
Print Name <u>Esposito, CHARLIE</u>	Date _____
Signature <u>[Signature]</u>	Received By _____
Date <u>April 2, 2015</u>	Tech. Specs Reviewed By _____
	Case No. _____

**ATTORNEYS' TITLE FUND SERVICES, LLC**  
**Broward Branch**

**Ft. Lauderdale, FL 33309**  
**(954) 771-0150**  
**Fax: (800) 783-1943**

Marshall Socarras Grant PL  
197 S Federal Highway  
Boca Raton, FL 33432

**Date:** April 1, 2015  
**Fund File Number:** 10-2015-168627  
**County:** Broward  
**Reference:** 15-1242

***Dear Customer:***

***Pursuant to your request, we have searched the public records of Broward County, Florida, from January 1, 1936 at 11:00 PM through March 25, 2015 at 11:00 PM to ascertain the following:***

Chain of title from 1936 to current time for the following property:

Lot 20, Block 6, LAUDER DEL MAR, according to the Map or Plat thereof, as recorded in Plat Book [7, Page 30](#), of the Public Records of Broward County, Florida.

***From said search we report those entries as set forth on the following page(s). Copies of instruments, if any, have been attached for your review.***

***This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.***

***This search is prepared and furnished to provide only the above information. It is not an opinion of title and may not be used as a title base for the issuance of a title insurance commitment and/or policy, nor should it be used for the preparation of foreclosure proceedings or other litigation. Maximum liability for incorrect information is \$1000.***

***Prepared this*** 1st day of April, 2015.

***Attorneys' Title Fund Services, LLC***

***Prepared by:*** Stephen Long  
***Phone Number:*** 1-800-929-5791

- |   |                           |                        |
|---|---------------------------|------------------------|
| 1. <b>Book and Page:</b> DB 273/490<br><b>First Party:</b><br><b>Second Party:</b>  | <b>TOI:</b> Deed          | <b>DOF:</b> 5/23/1936  |
| 2. <b>Book and Page:</b> DB 382/201<br><b>First Party:</b><br><b>Second Party:</b>  | <b>TOI:</b> Warranty Deed | <b>DOF:</b> 4/15/1941  |
| 3. <b>Book and Page:</b> DB 448/89<br><b>First Party:</b><br><b>Second Party:</b>   | <b>TOI:</b> Warranty Deed | <b>DOF:</b> 5/15/1944  |
| 4. <b>Book and Page:</b> DB 642/122<br><b>First Party:</b><br><b>Second Party:</b>  | <b>TOI:</b> Warranty Deed | <b>DOF:</b> 10/29/1948 |
| 5. <b>Book and Page:</b> OR <a href="#">4081/893</a><br><b>First Party:</b><br><b>Second Party:</b>                       | <b>TOI:</b> Warranty Deed | <b>DOF:</b> 11/26/1969 |
| 6. <b>Book and Page:</b> OR 4407/670<br><b>First Party:</b> Frasca<br><b>Second Party:</b> Hamawy                         | <b>TOI:</b> Warranty Deed | <b>DOF:</b> 1/27/1971  |
| 7. <b>Book and Page:</b> OR <a href="#">29082/341</a><br><b>First Party:</b> Hamawy<br><b>Second Party:</b> Gallo         | <b>TOI:</b> Warranty Deed | <b>DOF:</b> 12/17/1998 |
| 8. <b>Book and Page:</b> OR <a href="#">34280/1740</a><br><b>First Party:</b> Gallo<br><b>Second Party:</b> Ostryniec     | <b>TOI:</b> Warranty Deed | <b>DOF:</b> 12/19/2002 |
| 9. <b>Book and Page:</b> OR <a href="#">45044/1124</a><br><b>First Party:</b> Ostryniec<br><b>Second Party:</b> Ostryniec | <b>TOI:</b> Warranty Deed | <b>DOF:</b> 1/29/2008  |



<b>Site Address</b>	3017 ALHAMBRA STREET 1-5, FORT LAUDERDALE	<b>ID #</b>	5042 12 10 0740
<b>Property Owner</b>	OSTRYNIEC, JAMES P JAMES P OSTRYNIEC REV TR	<b>Millage</b>	0312
<b>Mailing Address</b>	3017 ALHAMBRA ST FORT LAUDERDALE FL 33304-4325	<b>Use</b>	08

<b>Abbreviated Legal Description</b>	LAUDER DEL MAR 7-30 B LOT 20 BLK 6
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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)**.

<b>Property Assessment Values</b>					
<a href="#">Click here to see 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.</a>					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$312,940	\$158,650	\$471,590	\$330,680	
2014	\$312,940	\$158,650	\$471,590	\$319,670	\$6,801.51
2013	\$312,940	\$150,020	\$462,960	\$307,960	\$6,650.87

**IMPORTANT:** The 2015 values currently shown are "roll over" values from 2014. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2015, to see the actual proposed 2015 assessments and portability values.

<b>2015 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$471,590	\$471,590	\$471,590	\$471,590
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 03</b>	\$330,680	\$335,390	\$330,680	\$330,680
<b>Homestead 100%, NCU=33%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$25,000	0	\$25,000	\$25,000
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$280,680	\$310,390	\$280,680	\$280,680

<b>Sales History</b>			
Date	Type	Price	Book/Page or CIN
1/25/2008	WD-T	\$100	45044 / 1124
12/4/2002	WD	\$635,000	34280 / 1740
9/23/1998	WD	\$370,000	29082 / 341
1/1/1971	WD	\$68,000	
11/1/1969	WD	\$65,000	

<b>Land Calculations</b>		
Price	Factor	Type
\$50.07	6,250	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		2820
<b>Units</b>		5

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								

**Historic Designation Application**  
**Willis Apartments/Villa Torino**  
**3017 Alhambra Street**  
**Narrative**

***SETTING***

Alhambra Street is located within the Lauder-del-Mar subdivision along Fort Lauderdale's Central Beach area.

Though there is evidence of pre-historic habitation and utilization of the land along the central beach area, the first recorded occupation of this land is in 1839, during the Second Seminole War, when the U.S. Army built a fort in the vicinity of the current day Bahia Mar Resort. In 1876, the U.S. Government built one of five houses of refuge, facilities to assist shipwrecked or stranded mariners, near where Bonnet House is today.

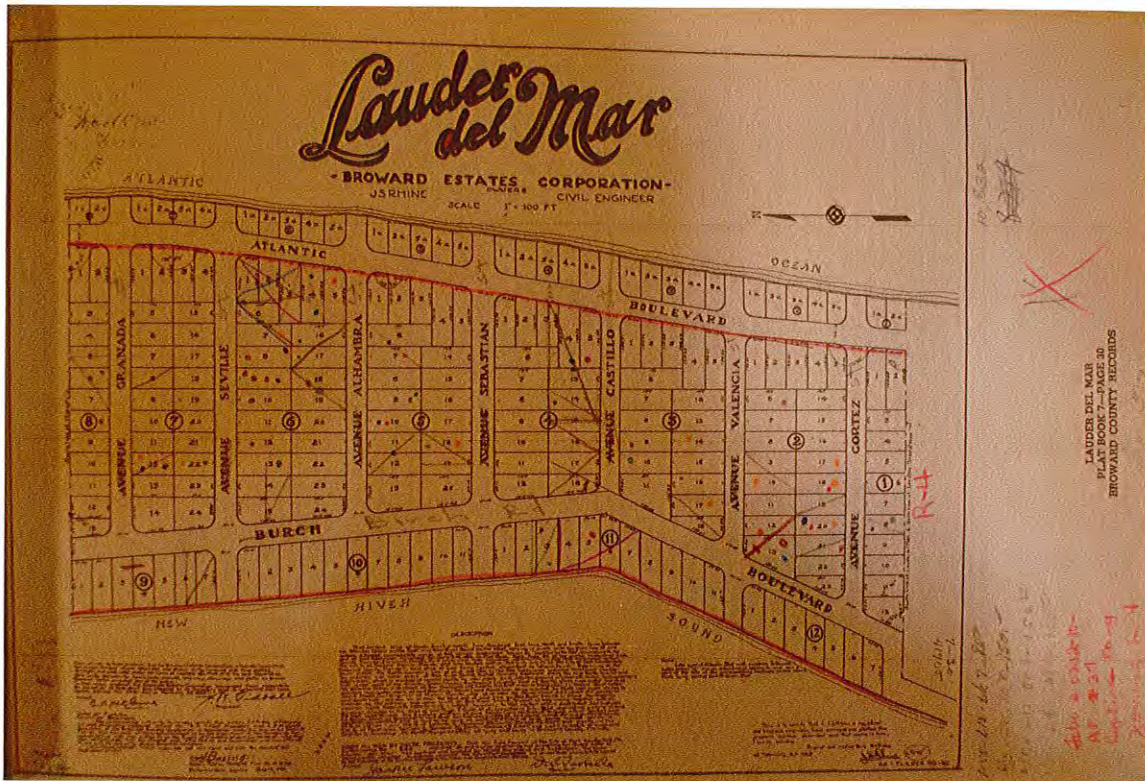
The first private interest in Fort Lauderdale's Central Beach Area was by John Macgregor Adams and Hugh Taylor Birch, two investors from Chicago who joined forces and purchased substantial acreage of coastal land. By 1894, they owned all of the land between today's Sunrise Boulevard and the Bahia Mar area.

Hugh Taylor Birch, who had amassed a substantial wealth as an attorney in a growing Chicago, was quickly tiring of the intensity that accompanied that growth. With the World Columbian Exposition coming to Chicago in 1893, the masses that would be swarming the city made the situation untenable for Birch. He escaped Chicago by taking Henry Flagler's Florida East Coast Railroad to its southern terminus, at the time in Titusville, where he boarded a schooner and continued south. When bad weather drove him ashore near Fort Lauderdale, Birch determined that this was where he was meant to be.

In 1902, Adams and Birch divided their holdings with Birch keeping the land to the north. The first of Birch's land to be subdivided was 35 acres given as a wedding present in 1919 to his daughter Helen and her husband Frederic Clay Bartlett. The newlyweds went to work building the Bonnet House compound.

The second section of Birch's land holdings to be sold was in 1925 to Broward Estates Corporation who platted and developed it as Lauder-Del-Mar. The plat map for this subdivision can be found below. Few buildings were built until the mid-1930s when a flurry of building activity occurred in Lauder-Del-Mar. One of the only buildings in this neighborhood remaining from the 1920s is the Casa Blanca Café located at the corner of A1A and Alhambra Street, and designed by architect Francis Abreu for Mrs. J. J. Jova, his grandmother. The three buildings adjacent to the Casa Blanca Café to the west, 3017, 3021 and 3029 Alhambra Street were all built in the mid-1930s. Together, these four buildings present an excellent example of how the Lauder-Del-Mar neighborhood originally was developed.





Plat map of the Lauder del Mar subdivision dated 1925, *Courtesy of the Broward County Libraries Division, Historical Commission Collection*

## ***BUILDING AND SITE HISTORY***

The Willis Apartments located at 3017 Alhambra Street, now known as Villa Torino, was built in 1936 for Mr. Joseph G. Willis. It was designed by Miami architect Charles Paul Nieder in the art moderne style and was built by F. J. Morton. The building had one 3 bedroom apartment on the second floor where the Willis' likely lived and two 1 bedroom apartments on the first floor. The original architectural drawings as delineated by Charles Paul Nieder are included in this application. Joseph Willis was a salesman working for George E. Merrick Inc., a realtor. By 1941 Joseph Willis owned Willis Real Estate Company. However, the 1942/1943 City Directory indicated that Willis had died and that Dorothy, his widow had sold the property to Mrs. Bonnie Smith, who renamed the building the Bon Air Apartments. The 1946/1947 City Directory indicated that Smith had sold the property to Robert Wolfe. Later, the building was again renamed to the Raymonde Apartments and is now called the Villa Torino.

## ***PHYSICAL DESCRIPTION OF BUILDING***

**Art Moderne**, as an architectural style is a late evolution of Art Deco architecture and design that emerged in the 1930s and was particularly conducive to a tropical environment. The architectural style reflected stylized and simplified forms and emphasized horizontal, vertical and curving planes, typically masonry with a smooth stucco finish, long horizontal lines, with details such as corner windows, glass block, flat

projecting eyebrow slabs over windows and doors and nautical elements such as portholes.

The Villa Torino embodies many of these elements. The building is two stories in height. It has a rectilinear form with the short side facing south along the street. It is of masonry construction and covered in stucco with a slight texture. The south (main) elevation is asymmetrical in its detailing. A tall chimney protrudes from the center of the elevation and has a built in arched niche recessed on the first floor. A cast concrete staircase protrudes from the south wall to the east of the chimney and wraps around the east corner to provide access to the second floor apartment. The staircase is supported by large stylized brackets.

Along the south and north elevations, a stylized string course comprised of stylized dogtooth triangular dentils wraps to the east and west elevations. A double horizontal band, embedded in the stucco is located below the string course.

Corner windows are located on the first and second floors at all four corners of the building. All windows have been replaced with aluminum single hung 2 over 2 sash units. The wall section between the two first floor windows to the west of the chimney also has horizontal bands embedded in the stucco.

3017 Alhambra Street is also documented in Florida Master Site File # BD01718.

### ***CRITERIA RELATED TO THIS DESIGNATION***

***e) Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance.***

As described in the narrative above, the Villa Torino, located at 3017 Alhambra Street, clearly embodies the characteristics associated with Art Moderne architecture, a recognized architectural style, common in South Florida, though disappearing quickly from Broward County.

## ***BIBLIOGRAPHY***

*Architectural Drawings*, City of Fort Lauderdale, Building Department, Records Center.

Fort Lauderdale City Directories,

Morillo, Patricia G., Anes, Delvis D., Rathbun, Merrilyn, Meunier, Danielle,  
*Architectural Resource Survey: Central Beach Neighborhood*, City of Fort Lauderdale,  
August 2008

Olausen, Stephen A., Historic Property Associates, Inc., *Florida Master Site File Number  
BD00718*, Florida Division of Historical Resources, November 1, 1988.

Planck, J. Kent, *A Little Known Legacy: Frederick Bartlett and the Families of Bonnet  
House*, unpublished, 2014.

Rice, Jayne, *Reflections of a Legacy, The Bonnet House Story*, Bonnet House, Inc. Fort  
Lauderdale, 1989.

Sasaki Associates, *Central Beach Master Plan*, November 30, 2009.



Street view from southwest, Willis Apartments/Villa Torino in foreground.

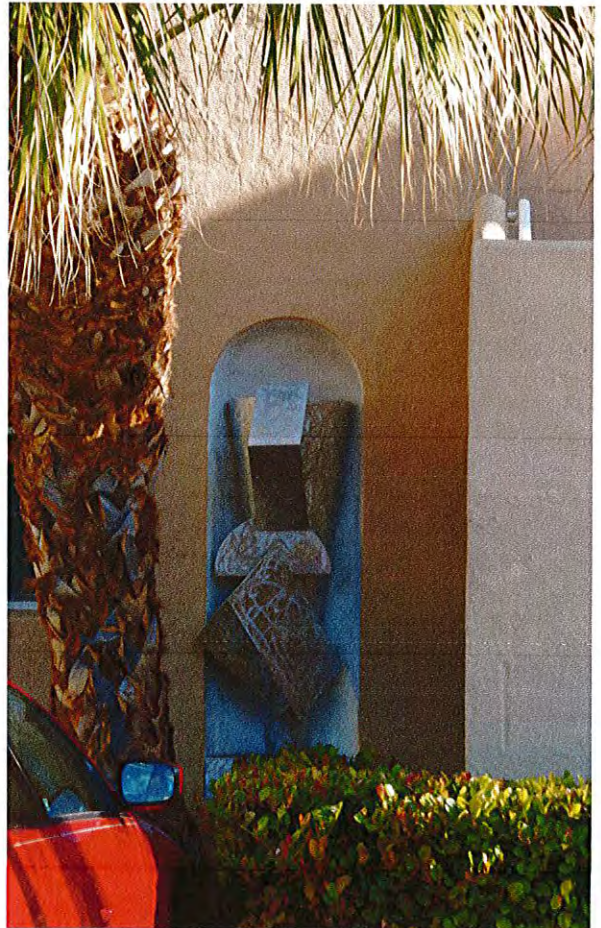


Street view from above



Above: South (Main) Elevation

Right: Close up of niche recessed into chimney





View of West Side



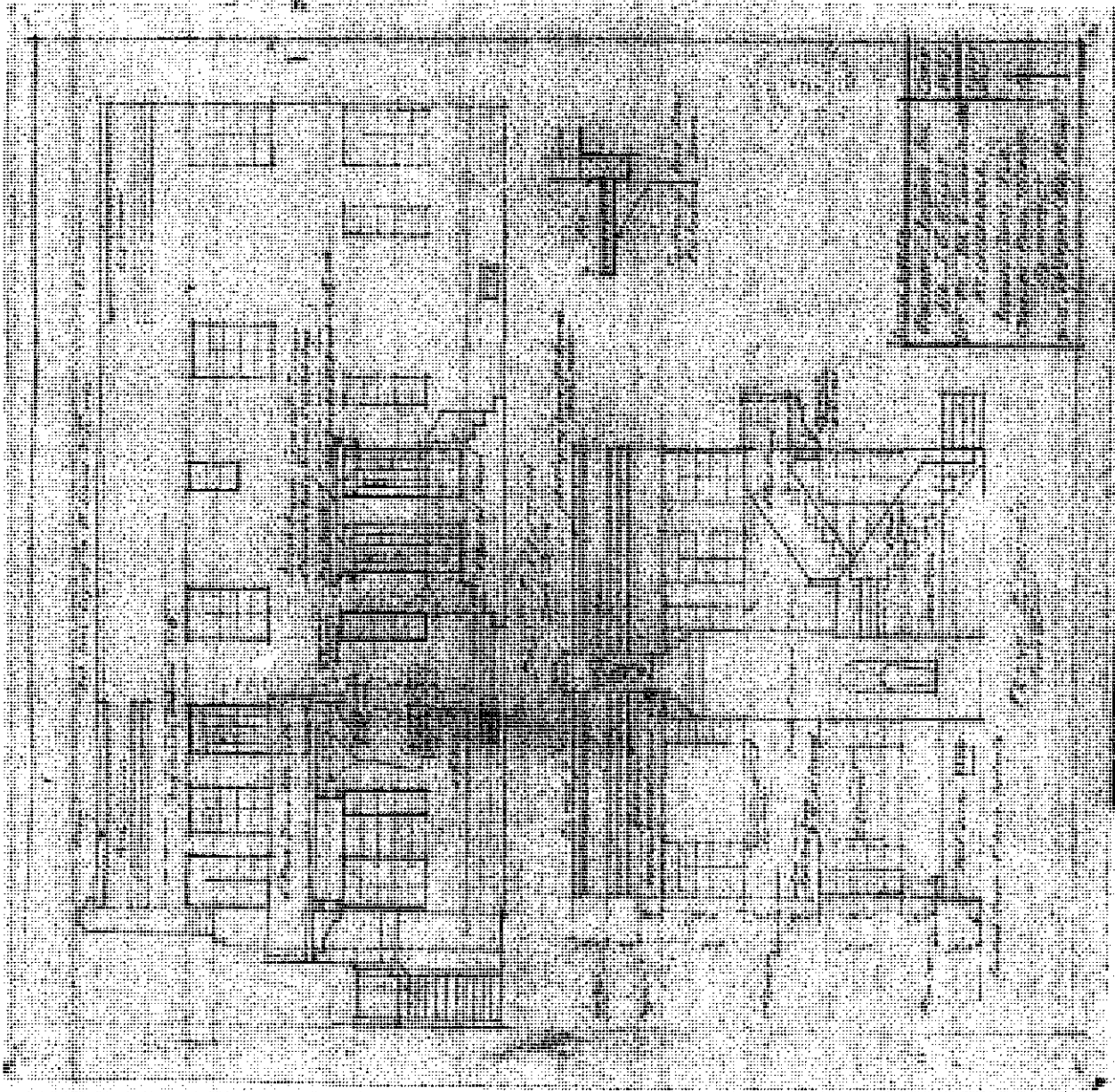
View of East Side



Staircase to the Second Floor at the Southwest Corner

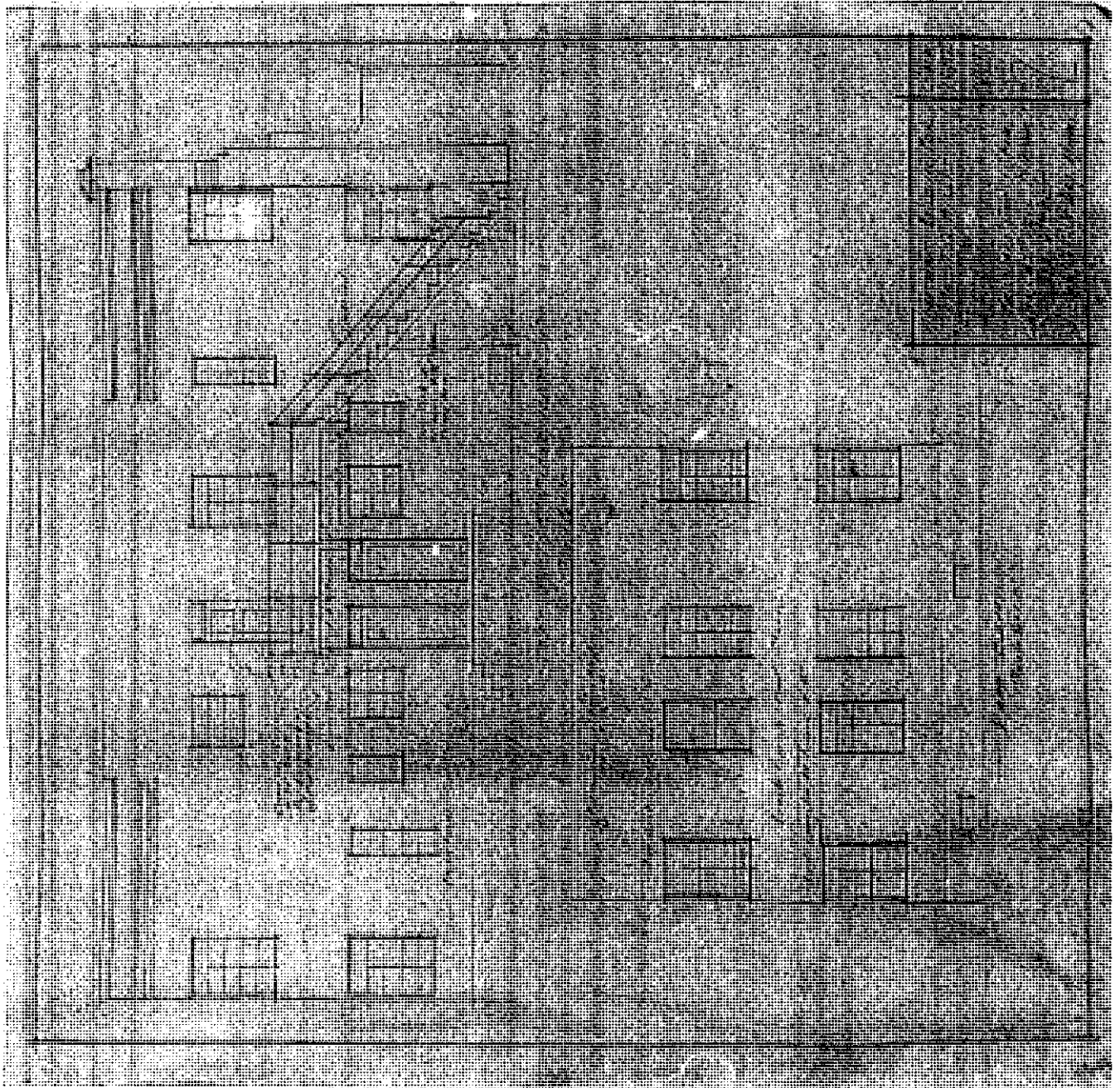


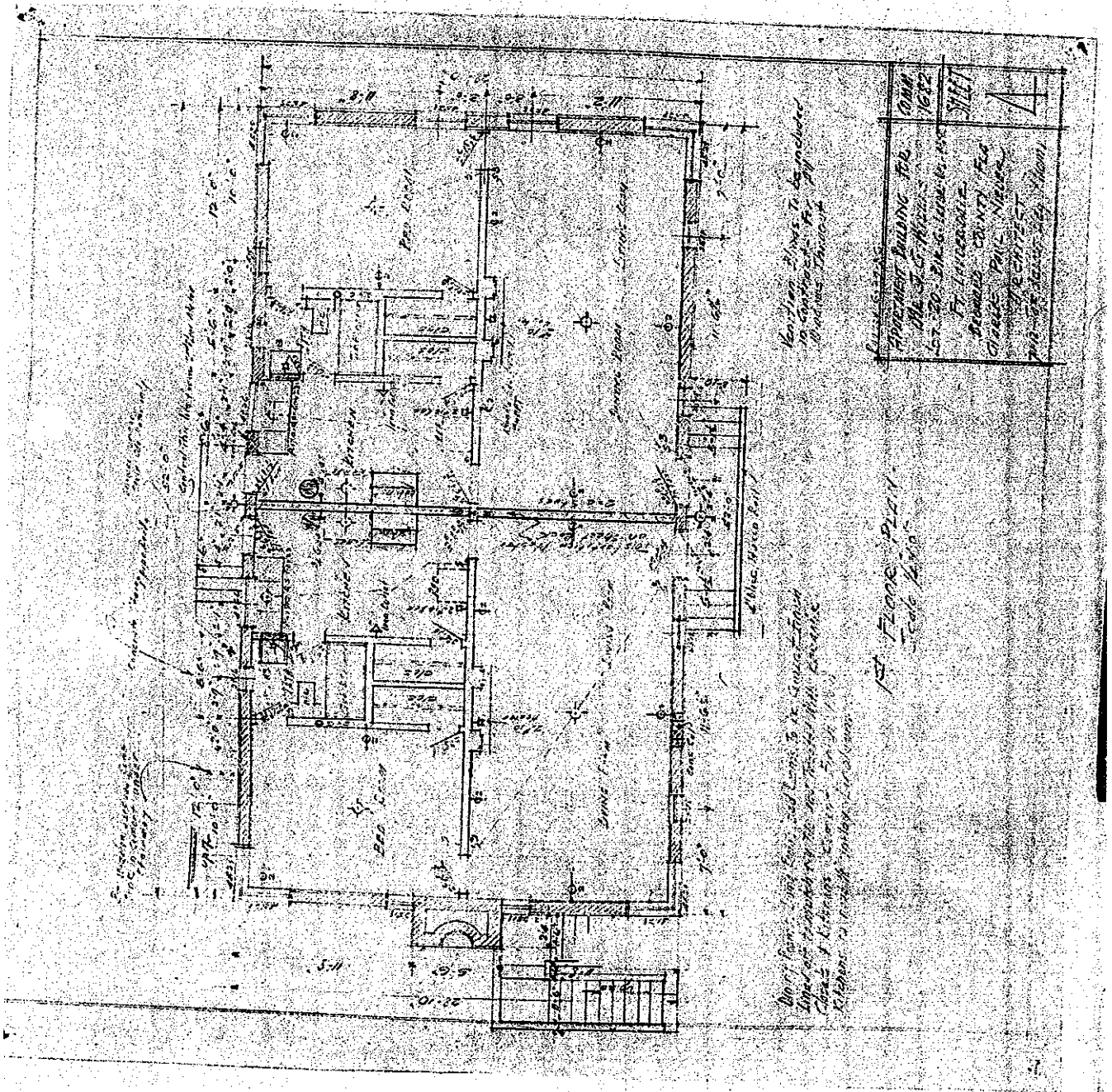
Close-up of Stylized Brackets Supporting Staircase



15-0902-001



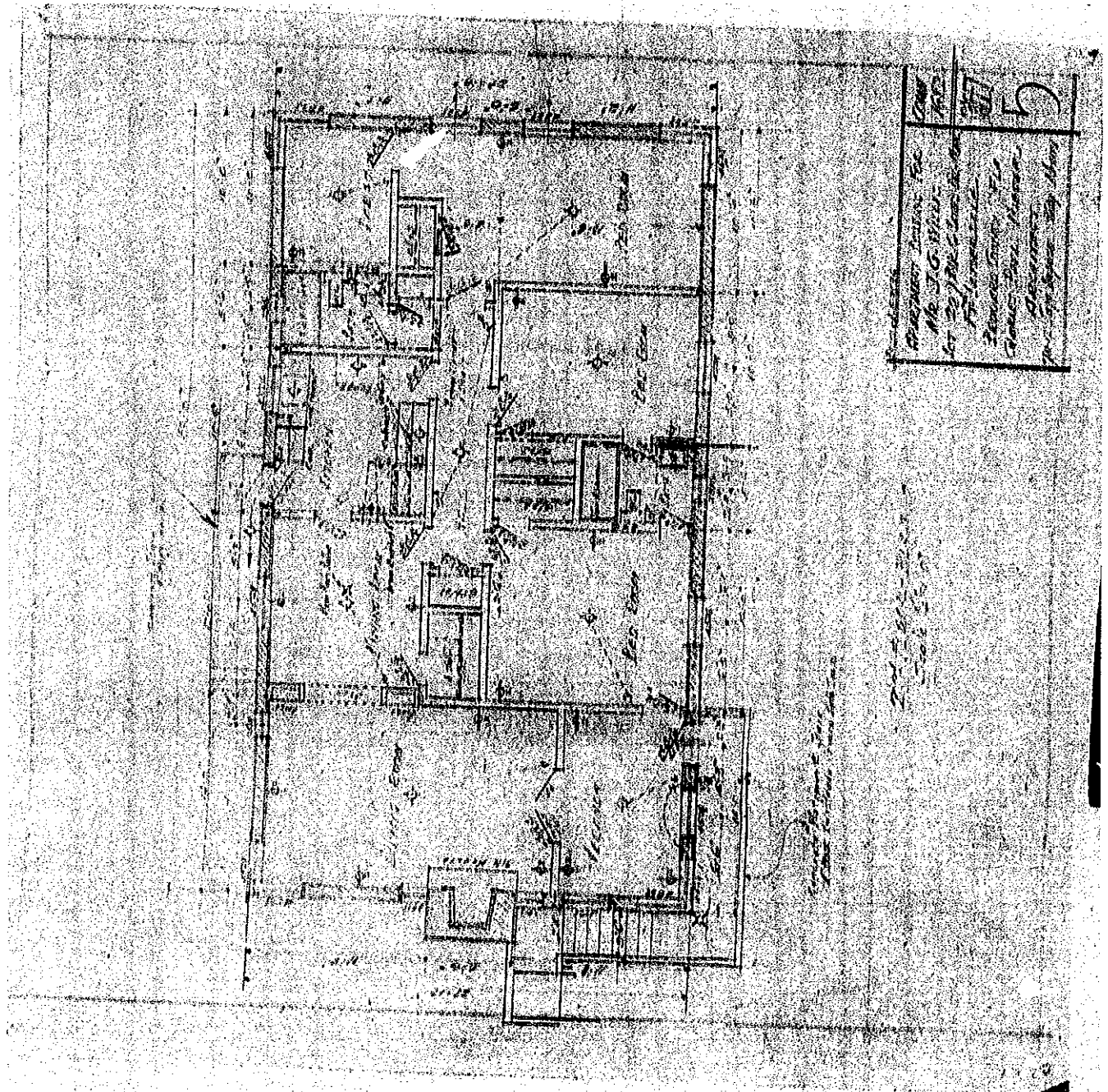




Vertical dimension lines to be produced  
to coordinate for all  
workings throughout

157 FLOORS PLAN  
 - Scale 1/8" = 1'-0"  
 1957  
 ARCHITECT  
 157 FLOORS PLAN  
 - Scale 1/8" = 1'-0"  
 1957  
 ARCHITECT

157 FLOORS PLAN  
 - Scale 1/8" = 1'-0"  
 1957  
 ARCHITECT



Project: [illegible]  
 No. J.G. 11111  
 1st Floor Plan  
 1/1/1911  
 2nd Floor Plan  
 1/1/1911  
 3rd Floor Plan  
 1/1/1911

80°07'30"  
26°07'30"

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589

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591

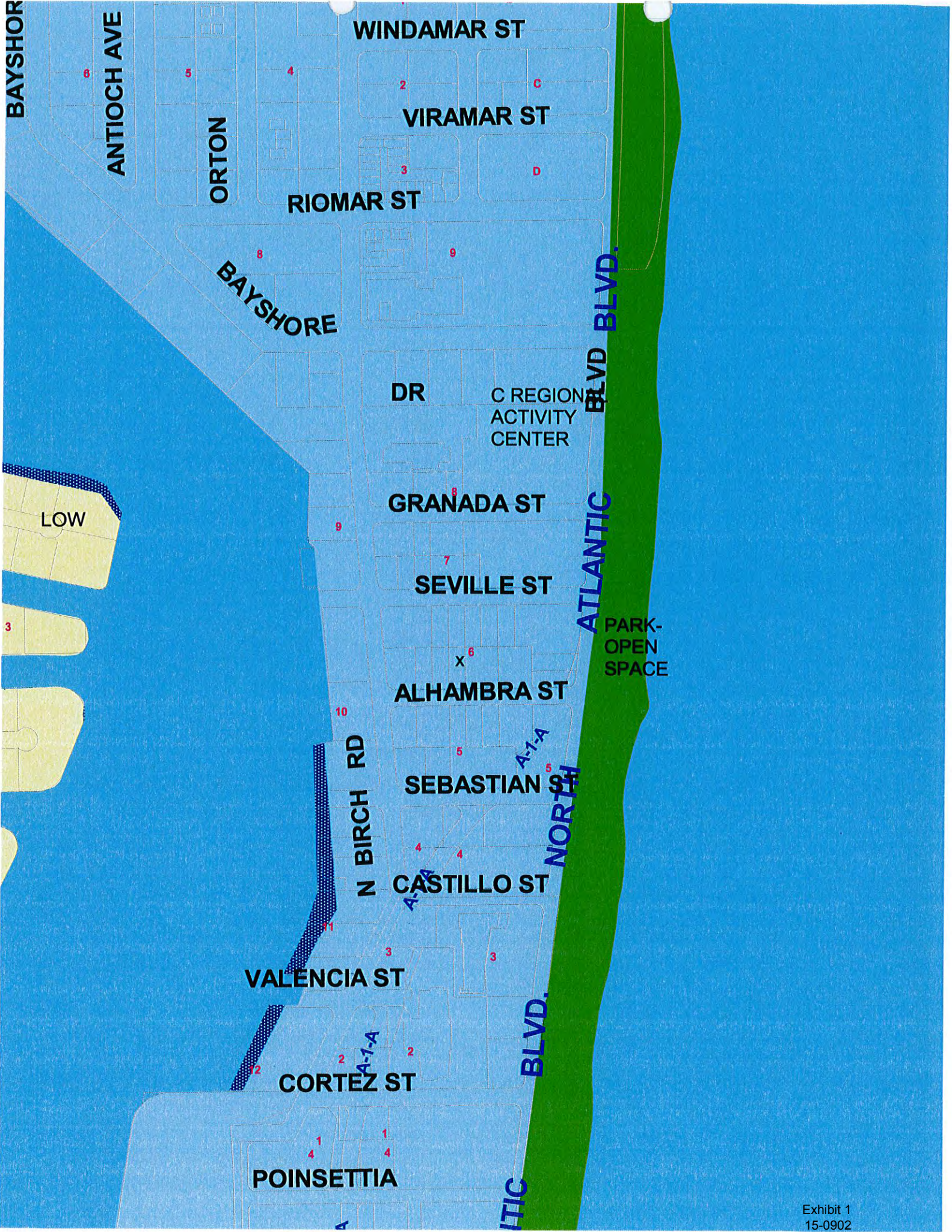
10



ORIGINAL  
MAPS

2017 ALHAMBRA  
ST.







**ABA**

**PUD**  
BAYSHORE

**IOA**

**PRD**

**CITY OF FORT LAUDERDALE  
DEPARTMENT OF SUSTAINABLE DEVELOPMENT  
954-828-3266**

DATE: 04/03/15

CASE #: 113010

PROJECT NAME: 3017 Alhambra St

PROJECT ADDRESS: 3017 Alhambra St

CONTACT NAME: Charlie Esposito

CONTACT PH #: 954-560-4313/524-2825

PAYMENT TYPE: (Cash/Check/Visa/MC) CK # 1210

SIGN DEPOSIT: Yes/No \_\_\_\_\_

**Grand Total** \$ 656

63-8413-2670 **1210**

4/3/15

**ERIKA E KLEE**  
209 N FT LAUDERDALE BEACH BLVD 7J  
FORT LAUDERDALE, FL 33304

*City of Ft. Lauderdale* **\$650.00**

*Six hundred and fifty 00/100 Dollars*

**JPMORGAN CHASE BANK, N.A.**  
(800) 935-9835  
WWW.CHASE.COM

*Paola E. Klee*

**#3017**

**954-789-5112**



Charlie Esposito  
3009 Seville Street # 6  
Fort Lauderdale, FL 33304

**Erika E. Klee**  
209 N. Ft Lauderdale Bch Blvd #5E  
Fort Lauderdale, FL 33304



CITY OF  
FORT LAUDERDALE

Venice of America

April 29, 2015

Re: Application for Historic Landmark Designation  
Willis Apartments/Villa Torino  
3017 Alhambra Street Fort Lauderdale, Florida 33304  
HPB Case No. H15010

To James P. Ostryniec:

This letter is a notification to inform you that the City of Fort Lauderdale has received an application requesting historic designation of the above noted property. The application states that the property meets at least one of the criteria for historic designation as identified in the City Code of Ordinances.

Pursuant to Sec. 47-27.7.A.1.a, a mail notice shall be given to the owners of land under consideration for historic designation at least thirty (30) days prior to the date set for public hearing before the Historic Preservation Board ("HPB"). This notice shall serve to inform you that the application for local historic designation of the Willis Apartments/Villa Torino, located at 3017 Alhambra Street, shall be heard by the Historic Preservation Board on June 1, 2015.

In accordance with Sec. 47-24.11B.3, the Historic Preservation Board will hear public comment on this application, review the application, and forward its recommendations to the City Commission for its consideration.

The June 1, 2015, meeting will take place in the City Commission Chambers, 1<sup>st</sup> Floor, City Hall, 100 North Andrews Avenue, Fort Lauderdale, FL 33301. The meeting is scheduled to commence at 5:00 P.M. The applicant is required to attend this meeting to respond to any questions the HPB may have regarding your property.

Please feel free to contact me at (954) 828-8958 or via email at [lfranco@fortlauderdale.gov](mailto:lfranco@fortlauderdale.gov), should you desire additional clarification regarding this matter.

Sincerely,

Linda Mia Franco, AICP  
Urban Design Principal Planner and Staff Liaison to the Historic Preservation Board  
Urban Design and Planning Division

C: Charlie Esposito, Applicant

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participation at the meeting, please contact the City Clerk at (954) 828-5002 two days prior to the meeting.

**LORI PARRISH**  
**BROWARD**  
 COUNTY  
**PROPERTY**  
**APPRAISER**



Site Address	3017 ALHAMBRA STREET 1-5, FORT LAUDERDALE	ID #	5042 12 10 0740
Property Owner	OSTRYNIEC, JAMES P JAMES P OSTRYNIEC REV TR	Millage	0312
Mailing Address	3017 ALHAMBRA ST FORT LAUDERDALE FL 33304-4325	Use	08

Abbreviated Legal Description	LAUDER DEL MAR 7-30 B LOT 20 BLK 6
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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 Values					
Click here to see 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$312,940	\$158,650	\$471,590	\$330,680	
2014	\$312,940	\$158,650	\$471,590	\$319,670	\$6,801.51
2013	\$312,940	\$150,020	\$462,960	\$307,960	\$6,650.87

**IMPORTANT:** The 2015 values currently shown are "roll over" values from 2014. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2015, to see the actual proposed 2015 assessments and portability values.

2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$471,590	\$471,590	\$471,590	\$471,590
Portability	0	0	0	0
Assessed/SOH 03	\$330,680	\$335,390	\$330,680	\$330,680
Homestead 100%, NCU=33%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$280,680	\$310,390	\$280,680	\$280,680

Sales History			
Date	Type	Price	Book/Page or CIN
1/25/2008	WD-T	\$100	45044 / 1124
12/4/2002	WD	\$635,000	34280 / 1740
9/23/1998	WD	\$370,000	29082 / 341
1/1/1971	WD	\$68,000	
11/1/1969	WD	\$65,000	

Land Calculations		
Price	Factor	Type
\$50.07	6,250	SF
Adj. Bldg. S.F. (Card, Sketch)		2820
Units		5

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								

## PROPERTY DETAILS

Folio	504212100740
Parcel ID	0212100740
Address	3017 Alhambra ST, Fort Lauderdale, FL 33304
Owner(s)	Ostryniec,James P; James P Ostryniec Rev Tr
Property Description	LAUDER DEL MAR 7-30 B LOT 20 BLK 6
BCPA GIS SQFT	6250
City GIS SQFT	n/a
Millage Code	0312
Detailed Use	08 - Residential - Multi-family – less than 10 units
Year Built of Property	1959
Number of Buildings	1
Bed Count	0
Bath Count	4
Building Adjusted SQFT	2820
Building Total SQFT	2820

## PLANNING AND COMMUNITY DEVELOPMENT

Zoning Designation	ABA
Zoning Description	ABA - A-1A Beachfront Area District
Designating Agency	Municipal
Future Land-Use Designation	C REGIONAL ACTIVITY CENTER
Flex Zone	48-A
FEMA Flood Zone	X
Base Flood Elevation	-9999
FEMA Panel	12011C0388H
Code Compliance Area	53
CDGB Census Tract	042100
CDGB Eligible	No
Pct. Low-Mod Income	N/A

## SERVICE DELIVERY

Assigned Fire Station	13
Trash Pick-Up Provider	Republic Services
Trash Pick-Up District	Zone 2
Trash Pick-Up Schedule	Weekly
Trash Pick-Up Day	Wednesday / Saturday
Recycling Provider	Republic Services
Recycling Schedule	Weekly
Recycling Day	Saturday
Bulk Trash Provider	City of Fort Lauderdale
Bulk Trash Schedule	Monthly
Bulk Trash Day	Second Monday

Yard waste Pick-Up Provider	Republic Services
Yard waste Pick-Up District	Zone 2
Yard waste Pick-Up Schedule	Weekly
Yard waste Pick-Up Day	Wednesday
Area Crew	61-56
Sewer Crew	82-56

## ADMINISTRATIVE/REGULATORY

Neighborhood	Central Beach Alliance HOA
City Commission District	2
City Commissioner	Dean J. Trantalis
County Commission District	4
County Commissioner	Chip LaMarca
School Board District	3
School Board Rep	Heather Brinkworth
Assigned Elem. School	Harbordale Elementary
School Website	<a href="http://www.broward.k12.fl.us/harbordaleelem/">http://www.broward.k12.fl.us/harbordaleelem/</a>
Assigned Middle School	Sunrise Middle
School Website	<a href="http://sunrise.browardschools.com/">http://sunrise.browardschools.com/</a>
Assigned High School	Fort Lauderdale High
School Website	<a href="http://fortlauderdale.browardschools.com/">http://fortlauderdale.browardschools.com/</a>
Police District	3
Evacuation Zone	A
Evacuation Zone Description	Typically a Category 1-2 or Higher Hurricane

## ASSESSMENTS

Just Land Value	312940
Just Building Value	158650
Just Other Value	0
Current Assessed Value	471590
Last Year's Assessed Value	471590
Assessed Value Year Over Year Change	0
Assessed Value % Change	0.00%
Save Our Home Value	328860
Last Years Save Our Home	319670
Current Taxable Value	278860
Last Years Taxable Value	269670
Taxable Value Year Over Year Change	9190
Taxable Value % Change	3.30%
City Taxable Value	278860
County Taxable Value	278860
School Taxable Value	308570
1st Homestead Amount	25000
Widows Veterans Disability	0