HISTORIC PRESERVATION BOARD

JULY 19, 2011

VARIANCE, CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION AND CERTIFICATE OF APPROPRIATENESS FOR DESIGN

2. FILE NO: 10-CMV-34
APPLICANT: Dr. Peter Tomasello
LOCATION: 922 S. Southlake Drive
REQUEST: Variances, Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design for renovations to a single-family home within the Lakes Area Historic Multiple Resource Listing District.
CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
PLANNING & DEVELOPMENT SERVICES

DATE: July 19, 2011
TO: Historic Preservation Board
VIA: Andria Wingett, Planning Manager
VIA: Julie Walls Krolak, Principal Planner
FROM: Elizabeth Chang, Planning and Development Services Administrator

SUBJECT: Dr. Peter Tomasello requests Variances, Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design for renovations to a single-family home located at 922 S. Southlake Drive within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT REQUEST

Variances, Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design for renovations to a single-family home.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Demolition: To be determined by Historic Preservation Board.

Variance: Approval.

Certificate of Appropriateness for Design: Approval, if Certificate of Appropriateness for Demolition and Variance are granted with the condition a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records prior to Certificate of Occupancy (C/O).

PROPOSED PROJECT

Certificate of Appropriateness for Demolition

The applicant is proposing to demolish and rebuild portions of an existing single-family home in the Lakes Area Multiple Resource Listing District. The approximate 4,400 sq ft one-story home was originally constructed in 1952 (Broward County Property Appraiser) and is located on multiple lots approximately 96 ft wide by 176 ft long. The portions to be demolished are sections of the east, west, and south walls in order to incorporate garages and additional living space which includes a new second floor.

According to information provided by the applicant, several alterations/renovations have occurred to the home, including additions in the 50s and 70s. It is the applicant's intent to improve the structure while maximizing the use of their property. Currently, the home is below
the required FEMA elevation and as a result, flooding occurs to the home. Demolition will allow the applicant to maintain a majority of the home while making the necessary improvements. The proposed demolition and renovations will allow the applicant to create a safer structure which can last over a long period of time. Additionally, the home will be brought up to Code and floor elevation will be raised. Pictures provided show the existing structure and adjacent properties. (Attachment A)

The structure is located within the Lakes Area Historic Multiple Resource Listing District and the Zoning and Land Development Regulations requires the applicant obtain a Certificate of Appropriateness for Demolition. Should the Historic Preservation Board deem the structure non-historic no further action is required and a Certificate of Appropriateness for Demolition shall be issued. However, if the structure is determined to be historic, a recommendation will be made by Historic Preservation Board to the City Commission regarding demolition.

Certificate of Appropriateness for Design

The existing home, built in 1952, does not appear to have a distinctive character or unique architectural features but was constructed during the period of Post War Modern and may contain a style similar to that of Ranch style homes. According to information provided by the applicant, several alterations/renovations were made to the home which included additions in the 50s and 70s. The proposed renovations and additions include removal of portions of the east, west, and south walls. The home will be expanded with the incorporation of two garages and additional living space including a second floor. Included in the scope of work is a new pool and deck at the rear of the home. Once completed, the home will contain approximately 9,250 sq ft.

The proposed design is similar to that of adjacent structures and is sensitive to the neighborhood. Architectural features of the proposed design are that of Mediterranean with multi-level low-pitched hipped roofs, S-shaped roof tiles, columns, arches, brackets, balustrades, and balconies. While additions and new construction are discouraged in copying historic styles, they should be designed to be compatible with other structures in the neighborhood in materials, size, scale, and texture.

A request for a Variance for the front yard setback is also included in the application. Currently, the property contains non-conforming setbacks and with the proposed demolition, the applicant would be required to conform to current Code during reconstruction. The applicant is proposing demolition of existing exterior walls in order to reinforce the structure. Zoning and Land Development Regulations require an 80 ft front yard setback for properties adjacent to the lake. The existing non-conforming setback is approximately 40 ft and it is the applicant’s intent to rebuild the front wall at approximately 42 ft which is consistent with adjacent properties. The Variance request is to waive the required front yard setback of 80 ft to allow 42 ft.

The property is located on a corner lot and is designed to be consistent with adjacent properties. As stated in the Design Guidelines, “Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district.” The existing one-story home is approximately 9 ft and proposed are renovations and additions to allow for a two-story home, approximately 30 ft. However, massing remains proportionate with the street and surrounding properties. Furthermore, while the existing home is one story, adjacent properties are either two stories or contain high pitched roofs allowing for the appearance of extended height. Scope of work includes interior renovations, new windows and doors, new paver driveway to replace asphalt, and new pool and
deck. Additional landscaping will be incorporated and upon completion, the site will contain approximately 40% pervious surfaces.

SITE BACKGROUND

Applicant/Owner: Dr. Peter Tomasello  
Address/Location: 922 S. Southlake Drive  
Size of Property: 0.38 acres  
Present Zoning: Single Family Residential (RS-9)  
Lakes Area Historic Multiple Resource Listing District  
Present Land Use: Single Family Residential  
Year Built: 1952 (Broward County Property Appraiser)

ADJACENT ZONING

North: Single Family Residential District (RS-9)  
Lakes Area Multiple Resource Listing District (HMPROLD-1)  
South: Single Family Residential District (RS-6)  
Lakes Area Multiple Resource Listing District (HMPROLD-1)  
East: Government Use District (GU)  
West: Single Family Residential District (RS-6)  
Lakes Area Multiple Resource Listing District (HMPROLD-1)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to "promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property."

Demolition of the structure allows the applicant to make the necessary improvements while maximizing the use of their property. By allowing the applicant to improve the structure, the City is accomplishing the desired reinvestment in an existing contributing site in the Lakes Area Historic Multiple Resource Listing District while maintaining the character of the neighborhood.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan places a priority on protecting, preserving and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood. The proposed renovations and additions are sensitive to the character of the Lakes Area Historic Multiple Resource Listing District.

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

Sub-Area 2 Policy 2.46: Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.

The proposed renovations and second story addition is designed to be sensitive to the adjacent structures and will be approximately 30 feet in height. While the applicant is proposing demolition, it is for portions of the east, west, and south walls. Furthermore, the renovations proposed are consistent with the residents' desire to maintain the Lake's unique charm.
CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

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

Demolition of the existing structure is compatible with the City's Design Guidelines for Historic Properties and Districts and will ensure the stability and character of the neighborhood. Demolition will not adversely affect the integrity of the Historic District. Removal of portions of exterior walls will allow for additional living space with an added second floor. Furthermore, these renovations will allow the applicant to bring the home up to current code and improve the stability of structure so it can last over a long period of time.

DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR PARTIAL DEMOLITION

Based on the following criteria and other appropriate considerations, the Board must determine if the building is of historic significance. However, the Zoning and Land Development Regulations does not provide guidance as to how much weight should be given to each criterion.

CRITERION 1: Association with events that have made a significant contribution to the broad patterns of our history.

CRITERION 2: Association with the lives of persons significant in our past.

CRITERION 3: Embodiment of distinctive characteristics of a type, period, or method of construction.

CRITERION 4: Possession of high artistic values.

CRITERION 5: Representation of the work of a master.

CRITERION 6: Representation of a significant and distinguishable entity whose components may lack individual distinction.

CRITERION 7: Yield, or the likelihood of yielding information important in prehistory or history.

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 Partial 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: The Historic District Design Guidelines recommend identifying, retaining and preserving buildings which are important in defining the overall historic character of a historic district or neighborhood. According to information from the Broward County Property Appraiser, the structure was built in 1952. According to information provided by the applicant, several
alterations/renovations were made to the home which included additions in the 50s and 70s. Due to alterations to the original structure, it does not appear to have a distinctive character or unique architectural features but was constructed during the period of Post War Modern and may contain a style similar to that of Ranch style homes. The applicant is proposing to demolish and rebuild portions of exterior walls. It is by determination of the Historic Preservation Board as to whether the existing structure is considered historic or non-historic.

The Historic District Design Guidelines state non-historic buildings whose designs are not in character with its surroundings can be removed with no negative impact. Additionally, the Guidelines further state non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district should be removed. Should the Historic Preservation Board determine the structure non-historic no further action is required and a Certificate of Appropriateness for Demolition shall be issued. If the structure is found historic or of historic significance a recommendation will be made by the Board to the City Commission regarding 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: According to the Historic District Design Guidelines, demolition may be undertaken if the structure does not exhibit stylistic details or fine workmanship. The home was constructed during the period of Post War Modern and may be similar to a Ranch style. These homes were constructed en masse after World War II when there was a need for quick, efficient housing. This style was popular with builders as they were relatively inexpensive and used simple materials with none of the traditional detailing.

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 Historic District Design Guidelines allow for the removal of non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood. The applicant has provided information which shows that alterations/renovations were made to the home during the 50s and 70s. These changes have allowed the home to be inconsistent with the surrounding neighborhood. There are other examples of Post War Modern Ranch located throughout the District that are in better condition and are more distinctive.

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

ANALYSIS: The Historic District Design Guidelines recommend avoiding removing historic buildings, which are important in defining the overall historic character of a district or neighborhood so the character is diminished. The
existing home, built in 1952, does not appear to have a distinctive character or unique architectural features but was constructed during the period of Post War Modern and may contain a style similar to that of Ranch style homes. Based on age, the home can be considered contributing, but lacks distinctive architectural features unlike other example of Ranch style homes in the District.

In order to maintain a historical record of the building to be demolished, the Board may request that the Hollywood Historical Society, or the owner at the owner's expense, document and record the property for the archival record. Such documentation may include measured drawings and large-scale photography. In addition, the Historic Preservation Board may require the applicant place a marker on the property which provides the historic background of the structure to be demolished, as stated in the Historic District Design Guidelines.

CRITERION 5:
Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

ANALYSIS:
According to information from the Broward County Property Appraiser, the original structure was constructed in the 1952. Portions of the home will be maintained; however, the applicant is proposing to demolish a majority of exterior walls. It is the applicant's intent to demolish and rebuild the structure in order to maximize the use of their property and improve the structure.

CRITERION 6:
There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely affect on the historic character of the Historic District.

ANALYSIS:
The Historic District Design Guidelines state while the problem of vacant and abandoned buildings is serious, vacant land can be worse. It frequently contributes to a poor environment and nuisance abatement problems may result. The applicant has submitted a request of Certificate of Appropriateness for Design for renovations and additions. It is the applicant's intent to utilize portions of the existing structure in order to rebuild a home which will accommodate their needs as well as incorporate a design more consistent with adjacent properties.

CRITERION 7:
The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.

ANALYSIS:
The Historic District Design Guidelines state one of the factors to consider demolition is persuasive evidence to show that retention of the building is not technically or economically feasible. Demolition has not been ordered by the Unsafe Structures Board.

The applicant would like to maximize the use of their property by
constructing a home to accommodate their needs as well as incorporate a design more consistent with the surrounding neighborhood. It is the applicant's intent to improve the property and structure which will require selective demolition. Portions of the existing home will be maintained; however a majority of the exterior walls will be demolished and rebuilt. According to the engineer, "We estimate that the proposed selective demolition of the concrete floor joists, concrete slabs, masonry walls, concrete grade beams and piling will cost $40,400.00. The proposed selective demolition is considerable more than the estimated cost of $17,800.00 for complete demolition of all existing structures."

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

ANALYSIS:
The Historic District Design Guidelines state, non-historic buildings whose design are not in character with its surroundings can be removed with no negative impact. The applicant has provided information which shows alterations/renovations took place during the 50s and 70s. The property is not listed as a historic property and does not appear to contain distinctive architectural features; however, it was constructed in 1952 (Broward County Property Appraiser) and can be considered contributing based on age.

DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR DESIGN

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

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

CRITERION: INTEGRITY OF LOCATION

ANALYSIS:
Design Guidelines for Historic Properties and Districts recommends consistent spacing and setbacks. Additionally, the Guidelines further recommend having the main entrance oriented to the street and site coverage similar to adjacent lots. The main structure meets required setbacks on the north, south, and east. A Variance for the west (front yard) setback is included in the request. This setback is consistent with adjacent properties and is similar to what currently exists. The property has non-conforming setbacks at approximate 40 ft. Properties adjacent to the lake are required to maintain an 80 ft setback and with the proposed design, the applicant is requesting to replicate the non-conforming setback at approximately 42 ft.

Orientation of the building is consistent with the Design Guidelines recommendations. Building to lot proportions is consistent with other residences in the neighborhood and will not have negative impacts on adjacent properties.
FINDING: Consistent

CRITERION: DESIGN

ANALYSIS: The Design Guidelines for Historic Properties and Districts recommend compatible new additions with regards to scale, materials, texture and color. It further recommends protection of architectural details and features that contribute to the character of the building. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape and environment. Sometimes scale is a specific component of a particular architectural style. The applicant is proposing a new design which includes a second story and will incorporate architectural features and elements similar to that of adjacent properties. While additions and new construction are discouraged in copying historic styles, they should be designed to be compatible with other structures in the neighborhood in materials, size, scale, and texture.

According to the applicant, “As the Street Profile reflects the size, shape and spacing is consistent with the neighboring Home. The new addition will also have a Hip concrete S tile roof similar to the other Homes in the area.”

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: The Historic District Design Guidelines state setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood. When making alterations or additions it is recommended distinctive features such as size, mass, color, and materials of buildings are retained. According to the Design Guidelines for Historic Properties and Districts, massing is an element of design and relates to how the building form, shape and components are perceived in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Massing plays an important role in determining the character of individual properties, the street, and the surrounding neighborhood. The massing of structures should focus on the diversity of styles.

The existing one-story home is approximately 9 ft and proposed design will accommodate a two-story home, approximately 30 ft. However, massing remains proportionate with the street and surrounding properties. Furthermore, while the existing home is one story, adjacent properties are either two stories or contain high pitched roofs allowing for the appearance of extended height.

The building was originally constructed in 1952 and is located on multiple lots approximately 96 feet wide by 175 feet long, as shown on the survey. The existing north, south, and east setbacks are maintained and, as proposed; the renovations will be consistent with the surrounding neighborhood. In order to preserve the existing setting and comply with this
criterion, staff is recommending the condition the applicant provide a Unity of Title.

FINDING:
Consistent with the imposition of staff's condition.

CRITERION:
MATERIALS

ANALYSIS:
Design Guidelines for Historic Properties and Districts state where historic or architecturally significant structures predominate, the use of similar exterior construction materials are appropriate. Furthermore, designing new work which is incompatible with the other buildings in the neighborhood in materials, size, scale, and texture should be avoided. Using appropriate materials, textures and colors, the proposed renovations will be consistent with the surrounding neighborhood. According to the applicant, "Windows, Doors, Roof Tile, Pavers and Trim to be used will be similar to other Homes in the area."

FINDING:
Consistent

CRITERION:
WORKMANSHIP

ANALYSIS:
Design Guidelines for Historic Properties and Districts state new construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. As stated by the applicant, "Even though the design and materials to be used are similar to other Homes in the area, this Home is not a carbon copy."

FINDING:
Consistent

CRITERION:
ASSOCIATION

ANALYSIS:
Design Guidelines for Historic Properties and Districts recommend avoiding incorporating elements which are incompatible with other buildings in the neighborhood in materials, size, scale, and texture. It is the applicant's intent to maximize the use of their property in order to build a home according to their needs while incorporating a design consistent with adjacent properties. Although additions and new construction are discouraged in copying historic styles, they should be designed to be compatible with other structures in the neighborhood in materials, size, scale, and texture. According to the applicant, "As the Street Profile reflects the window heights and sill are in line with the neighboring home."

FINDING:
Consistent
VARIANCE

Waive the required front yard setback of 80 ft to allow 42 ft.

The following criteria are listed in the Zoning and Land Development Regulations Section 5.6 J (1) and are utilized in evaluating Variances:

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations including the Historic District Regulations, Guidelines and Resolutions, particularly as it affects the stability and appearance of the City.

ANALYSIS: The purpose of required setbacks is to provide landscaping and safe distances not only between adjacent structures, but also structures and right-of-ways. Homes in the Lakes Area with lot lines adjacent to the lake are required to provide an 80 foot front setback. The existing front yard setback is approximately 40 ft (west) and the applicant is requesting a Variance to allow approximately 42 ft. The applicant is proposing demolition of exterior walls which are currently non-conforming. Demolition would require the front wall to be rebuilt according to current Code. As the existing setback is 40 ft and the applicant is requesting 42 ft, the request is consistent with the intent of the Code and it will not encroach any further than what exists today.

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 property is located in the Lakes Area Historic Multiple Resource Listing District. There are houses to the north of the subject property with similarly configured lots; many which sit forward of the eighty foot setback. The proposed renovations allow for an approximate 42 ft setback, which is greater than the existing 40 ft. This is similar to adjacent structures. All other setbacks at the sides and rear are maintained. The scale and massing is consistent with the surrounding neighborhood and does not impede the District’s character. As stated by the consultant, “Allowing the applicant to maintain a 42-foot setback allows for the renovation of the existing structure on the site. The variance will not have any negative effect on the subject property or surrounding properties many of which have similar setbacks.”

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.

ANALYSIS: The City of Hollywood Comprehensive Plan states as a Goal in the Land Use Element, “Promote a distribution of land uses that will enhance residential communities while allowing land owners to maximize the use of their property.” The owner is seeking a Variance for the front yard setback in order to demolish and rebuild exterior walls. The integrity of the existing property will not be compromised by maintaining these reduced setbacks as they have existed since
the original date of construction. The Variances are consistent with this criterion as it will allow the owner to maximize use of the property while maintaining the character of the existing residence by keeping similar setbacks of the existing home.

**FINDING:** Consistent.

**CRITERIA 4:** That the need for requested Variance is not economically based or self-imposed.

**ANALYSIS:** The request for the Variances is to waive the required front yard setback of 80 ft to allow the existing nonconforming setback of 40 ft to be increased to 42 ft with the new structure. The Variance will allow for exterior walls to be demolished and rebuilt. The purpose of required setbacks is to provide landscaping and safe distances not only between adjacent structures, but also structures and right-of-ways. These setbacks will not be encroaching any further into the front yard and are similar to adjacent properties. Additionally, the lot is 175 ft long which is smaller than those typically found adjacent to the lake. The required front yard setback would leave a limited area for construction when combined with the rear setback.

**FINDING:** Consistent.

**CRITERIA 5:** That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

**FINDING:** Not applicable.

**RECOMMENDATION**

**Certificate of Appropriateness for Demolition**

To be determined by Historic Preservation Board.

**Variance**

Approval.

**Certificate of Appropriateness for Design**

Staff finds that the request is consistent with all specified criteria and therefore recommends approval if Certificate of Appropriateness for Demolition and Variance are granted with the condition a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records prior to Certificate of Occupancy (C/O).

**ATTACHMENTS**

**ATTACHMENT A:** Application Package

**ATTACHMENT B:** Aerial Photograph
ATTACHMENT A
Application Package
GENERAL APPLICATION

APPLICATION TYPE (CHECK ONE):
□ Developer's Review Board
□ Historic Preservation Board
□ Planning and Zoning Board
□ Technical Advisory Committee
□ City Commission

Date Advisory Committee: 5-23-2011

Location Address: 422 S. Southlake Dr
Lot(s): 23 Lot 1
Block(s): 51
Subdivision: HOLLYWOOD LAKES SECTION
Folio Number(s): 51-42-14
Subdivision: GARDENl

Is this the result of a violation notice? ( ) Yes ( ) No
If yes, attach a copy of violation.
Has this property been presented to the City before? ( ) No ( ) Yes
If yes, check all that apply and provide file number(s) and Resolution(s):
□ Economic Round Table
□ Technical Advisory Committee
□ Development Review Board
□ Planning and Zoning Board
□ Historic Preservation Board
□ City Commission

Explain: Restoration and Addition to Property

Number of units/rooms: 3,600's 3 BATHS, 660'S 16 A.C, 230'S 24 F.H.

Value of improvements: $650,000

Estimated Date of Completion: 2013

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

Name of Current Property Owner:

Address of Property Owner:

Telephone:

Name of Consultant/Engineer (circle one):

Address:

Telephone:

Email Address:

Date of Purchase: 1-15-2011

List Anyone Else Who Should Receive Notice of the Hearing:

Email Address:

Application for the following: REMODEL

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 at Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City’s Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning. The owner(s) will photograph the site the day of posting and submit photographs to the office of Planning as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

Signature of Current Owner:

Signature of Consultant/Representative:

Signature of Tenant:

Signature of Tenant:

PRINT NAME:

PRINT NAME:

PRINT NAME:

CURRENT OWNER POWER OF ATTORNEY

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

Sworn to and subscribed before me this 15th day of June, 2011

Print Name:

Notary Public State of Florida

My Commission Expires: July 25, 2011

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CRITERIA STATEMENT
VARIANCE
922 S. SOUTH LAKE DRIVE

The subject property is located at 922 S. Southlake Drive. The house is oriented west to east with the rear of the structure facing South Lake. The applicant is seeking a setback variance to reduce the front setback to 42 feet where 80 feet is required.

When the original Hollywood Lakes Section was platted there was a 50 foot right of way that was located on the perimeter of both North and South Lakes. When the original zoning for the lots that fronted on the lakes was created the lakes were considered to be the front of the lots and an 80 foot setback from the lake was required. Included in this setback was the platted road that run parallel to the lake.

At some point in time the City decided to abandon the lakefront roads along the ‘keyholes’ of the lakes. The remnants of the original right of way continue to exist today east of 9th Avenue as N. Northlake Drive, S. Northlake Drive, N. Southlake Drive and S. Southlake Drive. Many of these houses have private docks on the lake side of the road.

For whatever reasons the front setback of 80 feet was kept in the Zoning & Development Regulations even after the right of way was abandoned. Over the years the orientation of the lots along the lakes changed so that lots west of 9th Avenue are now considered to front on N. Northlake Drive, S. Northlake Drive, N. Southlake Drive and S. Southlake Drive. Almost all the houses that were built on these lots do not meet the 80-foot front setback requirement. The 80-foot front setback is an anachronism that should have been adjusted years ago to reflect the changed orientation of the streets in the Lakes area.

The applicant is renovating and expanding the existing structure at 922 S. Southlake Drive. As part of the renovation the existing front wall of the structure (which is 40 feet from the property line) will be demolished and replace with a wall that is 42 feet from the property line. This new wall will not meet the 80-foot front setback requirement.

The applicant believes that the proposed wall with a 42-foot setback meets the variance criteria as follows.

Criteria A. That the requested variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the city.

The applicant is renovating and improving an existing structure in the Lakes area. As pointed out earlier many of the structures that are west of 9th Avenue and front on the North and South Lakes do not have the required 80-foot setback. The enforcement of the 80-foot setback will negatively effect the scale and massing of the structure as well as make it incompatible with other structures in the area that have shorter setbacks.

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

Allowing the applicant to maintain a 42-foot setback allows for the renovation of the existing structure on the site. The variance will not have any negative effects on the subject property or surrounding properties many of which have similar setbacks. Granting the variance has no negative effects on the community because the 80-foot front setback has not been enforced.

Criteria C. That the requested variance is consistent with and in furtherance of the Goals Objectives and Policies of the adopted Comprehensive Plan as amended from time to time.

The goals policies and objectives of the comprehensive plan express the desire of the City of Hollywood to improve and maintain the existing residential neighborhoods of the City.

Granting of the requested variance will allow the renovation, expansion and improvement of an existing structure in the Lakes area. The structure is architecturally compatible with the other structures in the area will have similar mass and scaling to surrounding structures if the variance is granted.

Criteria D. That the need for requested variance is not economically based or self imposed.

The requested variance is not self-imposed nor is it economically motivated. The existing wall is not properly located to support the proposed renovations.

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

Not applicable.

The applicant believes that the requested variance is not contrary to the Zoning and Development Regulations that it will have no negative impacts on the subject property, surrounding properties or the community as a whole and that the final product will be architecturally compatible with the properties around it. The applicant asks that the variance be approved as requested.
LEGAL DESCRIPTION
(A PORTION OF LOT 13 & 14, A PORTION OF BLOCK 77, AND A PORTION OF
ABANDONED 13TH AVENUE).

LOTS 13 AND 14, EXCEPT THE WEST 30 FEET THEREOF, IN BLOCK 58, "Hollywood
Lakes Section", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1,
PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

ALL THAT PARCEL OF LAND DESCRIBED AND BOUNDED AS FOLLOWS, BEING A PART
OF 13TH AVENUE (NOW SOUTH 8TH AVENUE) AND A PART OF BLOCK 77 (SOMETIMES
KNOWN AS A PARKWAY AROUND SOUTH LAKE), ACCORDING TO THE PLAT OF
"Hollywood Lakes Section", RECORDED IN PLAT BOOK 1, PAGE 33, OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

BEGINNING AT A POINT WHERE THE LINE BETWEEN BLOCKS 76 AND 77 IS
INTERSECTED BY A PROJECTION IN AN EASTERN DIRECTION OF THE NORTHERLY LINE
OF LOT 14 IN BLOCK 58 OF SAID "Hollywood Lakes Section";

THEN TO SAID POINT OF BEGINNING SOUTHERLY ALONG SAID
BOUNDARY LINE BETWEEN BLOCKS 78 AND 77 TO A POINT WHERE THE SAME
IS INTERSECTED BY THE PROJECTION IN AN EASTERN DIRECTION OF THE SOUTH LINE
OF LOT 13 IN BLOCK 59, OF SAID "Hollywood Lakes Section";

THEN WESTERLY ALONG SAID PROJECTION OF THE SOUTH LINE OF SAID LOT 13 IN
BLOCK 59, OF "Hollywood Lakes Section" TO THE POINT WHERE THE SAME
INTERSECTS THE DIVIDING LINE BETWEEN THE WESTERLY SIDE OF SOUTH 13TH
Avenue (NOW ABANDONED) AND THE EASTERN SIDE OF SAID LOT 13 IN BLOCK 59,
OF SAID "Hollywood Lakes Section";

THEN NORTHWEST ALONG SAID DIVIDING LINE BETWEEN THE WESTERLY SIDE OF
SAID 13TH AVENUE AND THE EASTERN SIDE OF LOT 13 AND 14 IN BLOCK 59 OF
SAID "Hollywood Lakes Section", TO THE POINT WHERE SAID DIVIDING LINE IS
INTERSECTED BY THE Projection IN AN EASTERN DIRECTION OF THE NORTH LINE
OF SAID LOT 14, IN BLOCK 59, OF SAID "Hollywood Lakes Section";

THEN EASTERN ALONG SAID PROJECTION OF THE NORTH LINE OF SAID LOT 14, IN
BLOCK 59, OF SAID "Hollywood Lakes Section", TO THE POINT OF BEGINNING.

NOTES

1. DRAWN TO BE READ AS INDICATED ON SHEET.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREBY WERE NOT ABSTRACTED OR SURVEYED
   FROM APL, OWNERSHIP OR OTHER MATERIWS OF RECORD.
4. CONSTRUCTION OR EXISTING PORTIONS OF FOUNDAIONS, WALLS OR OTHER
   NON-MOVABLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS AND HIGHTS ARE BASED ON THE NATIONAL ATOMIIC VERTICAL
   DATUM OF 1889 UNLESS OTHERWISE NOTED.
6. FENCE TIES ARE TO THE EIGHT-INCH FACE OF FENCE, WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES SHADING REPRESENTATIONS HAVE BEEN OMISSIONED TO MORE
   CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND LOT LIMITS.
8. ALL MEASUREMENTS ARE SMALL, CIRCLES THE LOCATION OF THE IMPROVEMENTS OVER
   THE DEPICTED AREAS.
9. THE MEASUREMENTS AND DIRECTIONS GIVEN HEREIN ARE IN SUBSTANTIAL AGREEMENT
   WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 3.5 FEET UNLESS OTHERWISE
    NOTED.
11. EXISTING FOUNDATIONS ARE SHOWN AS FOUNDATIONS ARE SHOWN AS"IN PLACE".
12. NO ATTEMPT WAS MADE TO LOCATE MILLION OR SUBMERSION POINTS ON
    PROPERTY-OWNED LAND, OTHER THAN BASIC CURB MARKS.

CERTIFIED TO:

PETER TOSCANO, JR

PROPERTY ADDRESS
922 S. SOUTH LAKE DRIVE
HOLLYWOOD, FL 33019

BOUNDARY SURVEY
JOB # 35588

SURVEY DATE 08/21/11

FLORIDA FLOOD ZONE AE-10'

MAP DATE 07/21/05

MAP NUMBER 225113 03716

AABREVIATIONS

PFM DENOTES PERMANENT REFERENCE MARK
PNWB DENOTES FOUND WAF = DISC
FRM DENOTES FOUND ROD MARK
CHP DENOTES FOUND CHAIN PIPE
N.T.S. DENOTES NOT TO SCALE
FP/C DENOTES FENCE CORNER
F/A DENOTES FENCE LINE
F/P DENOTES END OF FENCE
F/P DENOTES EDGE OF PAVEMENT
FPA DENOTES SIDE OF WALL
FHD DENOTES FOUND HIL AND DISC
RB DENOTES BUILDING CORNER
POC DENOTES POINT OF COMAENCEMENT
POB DENOTES POINT OF BEGINNING
PRE DENOTES POINT OF REVERSE CURVE
FBAL DENOTES FLORIDA Fensem AND LIGHT COMPANY
GBR DENOTES OFFICIAL RECORDS BOOK
PS DENOTES PAGE
GAP DENOTES SET 1/2" PIN IN GAP # 1-955
S&B DENOTES SET HIL & DISC # 866
MAP OF BOUNDARY SURVEY

LOT 15, BLOCK 59
N.90"00'00"'E. 175.00'

LOT 14, BLOCK 59
LESS THE W. 30' THEREOF

LOT 13, BLOCK 59
LESS THE W. 30' THEREOF

One copy of boundary survey, lands described as a portion of LOT 13 & 14, a portion of BLOCK 77, and a portion of abandoned 12TH AVE. The survey map and report or the copies thereof, are not valid without the signature and the original seal seal of a Florida Licensed Surveyor and Mnister. Additions or alterations to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties. The map and report are not full and complete without the other.
## ELEVATION CERTIFICATE

**U.S. DEPARTMENT OF HOMELAND SECURITY**  
Federal Emergency Management Agency  
National Flood Insurance Program

**ELEVATION CERTIFICATE**

**ORM No. 1600-0008**  
Expires March 31, 2012

**SECTION A - PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>A1. Building Owner's Name</th>
<th>PETER TOMBASIO, JR.</th>
</tr>
</thead>
<tbody>
<tr>
<td>A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.)</td>
<td>922 S SOUTHLAKE DRIVE</td>
</tr>
<tr>
<td>A3. City</td>
<td>HOLLYWOOD</td>
</tr>
<tr>
<td>A4. State</td>
<td>FL</td>
</tr>
<tr>
<td>A5. ZIP Code</td>
<td>33019</td>
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</table>

**Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)**

A PORTION OF LOTS 15, 16, AND A PORTION OF BLOCK 77 & A PORTION OF 10, 16, 19, P 1, PG 32, BCR

**Building Use** (e.g., Residential, Non-Residential, Addition, Accessory, etc.)  
**RESIDENTIAL**

**Lat/Long/Latitude**  
26°00'00"/80°19'00"  
Long 80°19'00"

**Attatch** at least 2 photographs of the building if the certificate is being used to obtain flood insurance.

**Building Diagram Number**  
A6.

**For a building with a crawl space or enclosure:**

| a) Square footage of crawl space or enclosure | 50 sq ft |
| b) No. of permanent flood openings in the crawl space or enclosure within 1,000 feet of site boundary | 1 |
| c) Total net area of flood openings in A6b | 50 sq ft |
| d) Engineered flood openings? | No |

**SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

| B1. MFP/Community Name & Community Number | HOLLYWOOD 130013 |
| B2. State | FLORIDA |
| B3. Date of Most Recent FIRM Update | 12/11/1993 |
| B4. Map/Parcel Number | 12011C 0317 |
| B5. B5-FIRM Index Date | 10-06-02 |
| B7. B5-FIRM Panel | Effective/Revised Date 05-09-80 |
| B8. Flood Zone(s) | Area A |
| B9. Base Flood Elevation (Zone AO, use base flood depth) | 0.0 |

**B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B6:**

<table>
<thead>
<tr>
<th>a) FIS Profile</th>
<th>FIRM</th>
<th>Community Determined</th>
<th>Other (Describe)</th>
</tr>
</thead>
</table>

**B11. Indicate elevation datum used for BFE in Item B6:**

<table>
<thead>
<tr>
<th>a) NAVD 1988</th>
<th>Other (Describe)</th>
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</table>

**B12. Is this building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?**

<table>
<thead>
<tr>
<th>a) Designation Date</th>
<th>CBRS</th>
<th>OPA</th>
<th>Designation Date</th>
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</thead>
</table>

**SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

**Building elevations are based on:**

<table>
<thead>
<tr>
<th>a) Construction Drawings*</th>
<th>b) Building Under Construction*</th>
<th>c) Finished Construction</th>
</tr>
</thead>
</table>

A new Elevation Certificate will be required when the construction of the building is complete.

**Elevations - Zones A-AD, AE, AH, A (with BFE), VE, V1, V2, V (with BFE), IR, AR, AA, AR, A-AR, AR-A, A-AR, AR-AH, ARI, AHN, AR, AAI. Complete Items C.6.a-h below according to the building diagram specified in Item A7. Use the same data as the BFE Benchmark.**

**City of HOLLYWOOD BM, Vertical Datum: NAVD 23**

**Conversion/Computation Notes:**

| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 6.3 |
| b) Top of the next higher floor | 6.18 |
| c) Bottom of the Lowest Story (Building zone V Only) | 6.0 |
| d) Attachment (top of slab) | 4.41 |
| e) Lowest elevation of machinery or equipment servicing the building | 6.0 |
| f) Lowest edge of unenclosed structural member (V Zones only) | 6.0 |
| g) Lowest edge of unenclosed structural member (V Zones only) | 4.0 |
| h) Lowest edge of unenclosed structural member (V Zones only) | 4.0 |

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a licensed surveyor, engineer, or architect authorized to seal such information. I certify that the information on this Certificate represents my best efforts to interpret the data available.

| a) Check here if comments are provided on back of form. |
|-----------------|-----------------|
| Yes | No |

**Certifiers Name** PAUL J. STOWELL  
**Firm** PROFESSIONAL SURVEYOR  
**Company Name** ATLANTIC COAST SURVEYING INC  
**Address** 6120 BYRDING ROAD SUITE 2  
**City** DAVIE  
**State** FL  
**ZIP Code** 33324  
**Signature** 06/22/11  
**Telephone** 954-567-3100

**Additional Information**

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

**For Zones AO and A (without BFE), complete Items E1-E6. If the Certificate is intended to support a LOMA or LOMFR request, complete Sections A, B, and C.**

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

| a) Top of floor below set back | 6.3 | meters above or below the HAG |
| b) Top of floor below set back | 6.0 | meters above or below the LAG |

**For Building Elevations 6-9 with permanent flood openings provided in Section A.1.a and/or 9-10 pages 9 through 12 (instructions), the next higher floor (elevation C2b in the diagrams) is:**

| a) Attached garage (top of slab) | 4.0 | meters above or below the HAG |
| b) Construction under or within 1,000 feet of building | 4.0 | meters above or below the HAG |

**Zones AO only: If no flood depth information is available, is the top of the floor elevation in accordance with the community’s floodplain management ordinance?**

| a) Yes | No |

**SECTION F - PROPERTY OWNER (OR OWNER’S REPRESENTATIVE) CERTIFICATION**

The property owner or their authorized representative who completes Sections A, B, and E is required to sign the statement in Sections A, B, and E. Owners can sign the statement in Sections A, B, and E. Owners can sign the statement in Sections A, B, and E. Owners can sign the statement in Sections A, B, and E. Owners can sign the statement in Sections A, B, and E. Owners can sign the statement in Sections A, B, and E. Owners can sign the statement in Sections A, B, and E. Owners can sign the statement in Sections A, B, and E. Owners can sign the statement in Sections A, B, and E. Owners can sign the statement in Sections A, B, and E.

**Property Owner or Owner’s Authorized Representative’s Name:**

**City**

**State**

**ZIP Code**

**Signature**

**Comments**

**SECTION G - COMMUNITY INFORMATION (OPTIONAL)**

**Community Name**

**Telephone**

**FEMA Form 81-31, Mar 09**

Replaces all previous editions.
Building Photographs
See Instructions for Item A8.

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for item A8. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page on the reverse.
Dr. Peter A. Tomasello Jr.
922 S. Southlake Drive
Hollywood, Fl. 33019
922 S. Southlake Drive
Front Elevation

922 S. Southlake Drive
Front & South Elevation

922 S. Southlake Drive
Rear Elevation

922 S. Southlake Drive
Rear & North Elevation
918 S. Southlake Drive
First Home to the North on Lake

845 S. Southlake Drive
First Home to the South on Lake

900 S. Southlake Drive
Home across S. Southlake Drive

910 Jefferson Street
Home across Jefferson Street
Not the last remaining example of its kind

922 S. Southlake Drive

920 Jefferson Street

910 Washington Street
1030 S. Southlake Drive
One Story Home next to 1021 S. Southlake Drive

818 S. 7 Avenue
Two Story Home next to 836 S. 7 Avenue

1021 S. Southlake Drive
Two Story Home next to 1030 S. Southlake Drive

836 S. 7 Avenue
One Story Home next to 818 S. 7 Avenue
907 Washington Street
One story Home next to 901 Washington Street

922 & 918 & 914 S. Southlake Drive
Rear East Elevation

901 Washington Street
Two Story Home next to 907 Washington Street

914 S. Southlake Drive
Second Home North of 922 S. Southlake Drive
Example of Pavers Color and Pattern

Example of Roof Tile Color and Profile

Dr. Peter A. Tomasello Jr.
922 S. Southlake Drive
Hollywood, Fl. 33019

Exterior Color Selections

Exterior Wall Color

Balcony Railing, Window and Door Trim,
Eave Cornice and Wall Bands, Precast Columns,
Fence Column Caps and Fence Wall Caps

Covered Terraces Marble Floors,
Terrace Steps and Pool Coping

Cappuccino

Roof Fascia, Soffet and Brackets,
Windows and Doors Frame Color

Betty Ross House Brown

Bela Grove Antico White
ALUMINUM FRAMES

CASEMENT – SERIES CA740

- Projected windows are available
- Modular design, featuring self-contained operating and fixed sections, allows multiple window configurations, including A, XL, O and XOA
- Contoured sash is inset within the main frame for less exposure to elements
- Washable hinges, heavy-duty sashes or sgraffito washable hinges available
- Aluminum snap-on cover strips for window installation
- True Series 1100 operators and multi-point locking system
- Ogee double-applied muntins (specification)

Dr. Peter A. Tomasello Jr.
922 S. Southlake Drive
Hollywood, Fl. 33019

ALUMINUM FRAMES

FRENCH DOORS – SERIES FD750

- Traditional wood look with a non-irritant finish
- Multi-point stainless steel locking mechanism
- Prepped for European style hardware (not included), available from select or specialized hardware distributors
- Optional PVD polished gold and PVD satin nickel trim sets are available (not included)
- Unique, continuous gear hinge
- Concealed installation screws
- Ogee double-applied muntins (specification)
- Two different sidelight styles to choose:
  - Full Jamb (shown)
  - Narrow Jamb (slimmer sides providing a wider glass area)
- Optional laminated insulating glass available

Product available with ETERNA® Finish

winguard.com
<table>
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<th>Permit Number</th>
<th>Work Description</th>
<th>File Number</th>
<th>Date</th>
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<td>041792</td>
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<td>2. M94011570</td>
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<td>9506895</td>
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<td>3. B9202193</td>
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<td>MIN/NO PLAN REQ OR LOW VOLTAGE PHONE/TV</td>
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Criteria Statement for 922 S. Southlake Drive

Integrity of Location: In the remodel and new additions to above address the building lines are within the front, side and rear set backs. Therefore the side and rear set backs are aligned with the neighboring Home.

Design: The height of the new addition to above address is within restrictions therefore consistent with other 2-Story Homes next to 1-Story Homes. As the Street Profile reflects the size, shape and spacing is consistent with the neighboring Home. The new addition will also have a Hip concrete S tile roof similar to other Homes in the area.

Setting: As the remodel and new additions to above address is very similar in design to neighboring Home and other Homes in the area the relationship to surrounding site and environment is very good.

Materials: Windows, Doors, Roof Tile, Pavers and Trim to be used at above address will be similar to other Homes in the area.

Workmanship: Even though the design and materials to be used at above address are similar to other Homes in the area, this Home is not a carbon copy.

Association: As the Street Profile reflects the window heights and sills are in line with the neighboring Home.
The existing floor elevation was constructed below the current base flood elevation established in that area. The existing elevation is approximately 2'-0" below the current flood level requirement for new or renovated structures per the FEMA guidelines.

**PROPOSED STRUCTURE**

The proposed structure is a two story CBS structure to be supported on concrete grade beams and concrete or steel piles. Several existing load bearing walls are proposed to be reused which will require strengthening the existing foundation per the requirements of the designated Structural Engineer.

The new first floor must be constructed to the current base flood elevation. This will require that the new floor slab be 2'-0" above the existing slab. The floor will be constructed with reinforced concrete as a structural slab. This slab will be supported on existing as well as new concrete grade beams and piling.

The second floor will be a precast concrete floor system that will carry design loads to the surrounding bearing walls and support beams or girder trusses. Columns may also be required for proper load distribution and foundation support.

The roof framing will be conventional wood trusses that will be pre-fabricated to the required configuration and supported by the new bearing walls and columns.

**DEMOLITION REQUIREMENTS**

The existing structure will require selective demolition in order to provide for the new structural wall design of the new layout. The walls on the east and west sides of the building are scheduled to be demolished. That would also include removal of the existing grade beams and support piling. The north and south walls are scheduled to remain in place and be incorporated into the new design.

The existing walls are to be increased in height to the requirements of the proposed structure. In addition, the existing first floor system must be removed. The old floor cannot support the weight of new compactable gravel fill material to bring the new floor to base flood elevation. The option will remain to use compactable gravel fill to raise the existing grade to the new base flood elevation and support the new structural slab.

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The cost of demolition would include the removal of the east and west walls and foundation, as well as the existing concrete floor framing system. In addition, the roof would have to be completely removed to the tie beams of the existing load bearing walls.

We estimate that the proposed selective demolition of the concrete floor joists, concrete slabs, masonry walls, concrete grade beams and piling will cost $40,400.00.

The proposed selective demolition is considerably more than the estimated cost of $17,800.00 for complete demolition of all existing structures. We are only proposing the selective demolition approach.

SUMMARY

As a routine matter in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, the report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Please call if we can provide any additional information.

Very truly yours,

Edward A. Landers, P.E.
ATTACHMENT B
Aerial Photograph