

# HISTORIC PRESERVATION BOARD

**JULY 19, 2011**


**CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION AND  
CERTIFICATE OF APPROPRIATENESS FOR DESIGN**

3.   **FILE NO.:**           11-CM-61  
      **APPLICANT:**       Noel Shapiro  
      **LOCATION:**        1220 S. Southlake Drive  
      **REQUEST:**        Certificate of Appropriateness for Demolition  
                              and Certificate of Appropriateness for Design  
                              for a new 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 **FILE:** 11-CM-61

**TO:** Historic Preservation Board

**VIA:** Andria Wingett, Planning Manager 

**VIA:** Julie Walls Krolak, Principal Planner 

**FROM:** Elizabeth Chang, Planning and Development Services Administrator 

**SUBJECT:** Mr. Noel Shapiro requests a Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design for a single-family home located at 1220 S. Southlake Drive within the Lakes Area Historic Multiple Resource Listing District.

**APPLICANT REQUEST**

Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design for a single-family home.

**STAFF'S RECOMMENDATION**

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

Certificate of Appropriateness for Design: Approval, if Certificate of Appropriateness for Demolition is obtained and with the following conditions:

- 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).
- Drive court to the east should be removed or relocated off of the alley.

**PROPOSED PROJECT**

**Certificate of Appropriateness for Demolition**

The applicant is proposing to demolish an existing one-story home located in the Lakes Area Historic Multiple Resource Listing District. According to information provided by the architect, the home was built in 1950 in the Post War Modern Ranch style. As stated by the architect, "The existing Residence has been Architecturally altered dramatically through the last 40 years, giving the home its identity crisis with its many differing Architectural Styles...The present Home as it exists does not add any value to the surrounding Community, and should be demolished and replaced with a new Home that contributes and complements the Historic District."

The property is located on multiple lots around the keyhole of Southlake. It is the applicant's intent to rebuild a new structure which will meet all Code requirements and allow them to maximize the use of their property. The proposed demolition and new single-family home will allow the applicant to create a safer structure which can last over a long period of time. 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 was built in 1950 according to information provided by the applicant. While it was constructed during the Post War Modern era, it does not have any distinct character or architectural style similar to other homes built during that time period. The home currently has a blue tile roof with incompatible columns, stone veneer, and awnings. According to information from the applicant, the home was remodeled in the 70s. The proposed demolition and new construction will allow for a new two-story single-family home, approximately 7,900 sq ft with Mediterranean/Spanish Revival architectural features. As stated by the architect, the new home "is sited on a very special large piece of Property containing long range views of the Intracoastal. The Home was designed and oriented with the special views that the site has to offer, as well as the site's unencumbered three open sides...the new Residence simultaneously compliments and enhances the Historic Lakes District, and will provide the Owner's with a true quality of life as well as construct a Home that the Community will be proud of for many years to come."

The proposed design is similar to that of adjacent structures and is sensitive to the surrounding neighborhood. Architectural features contain Mediterranean/Spanish Revival elements including multi-level low-pitched roofs, circular towers, S-shaped Spanish roof tiles, arches, columns, balustrades, brackets, casement windows, balconies, and porches. Additionally, the layout of the home is U-shaped with a patio/courtyard in the center. 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.

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 proposed height is approximately 28.5 ft; however, massing is proportionate with the street and surrounding properties. Furthermore, while the existing home is one story, adjacent properties include both one- and two- story homes. Scope of work includes new pool and deck, additional landscaping, and two new driveways. The existing home contains parking off the alley; however, the proposed design incorporates parking off Madison Street with two curb cuts for a driveway and drive court as indicated on the plans. While the proposed curb cuts are only taking up approximately 11% of that street frontage, Design Guidelines recommend using existing alleyways to provide access to buildings. All required parking is provided with a maximum of 5 spaces for single-family homes on the westernmost driveway. Landscaping will be incorporated and upon completion, the site will contain approximately 50% pervious surfaces.

## **SITE BACKGROUND**

**Applicant/Owner:** Mr. Noel Shapiro  
**Address/Location:** 1220 S. Southlake Drive  
**Size of Property:** 0.64 acres  
**Present Zoning:** Single Family Residential (RS-6)  
Lakes Area Historic Multiple Resource Listing District  
**Present Land Use:** Single Family Residential  
**Year Built:** 1950 (Broward County Property Appraiser)

## **ADJACENT ZONING**

**North:** Single Family Residential District (RS-6)  
Lakes Area Multiple Resource Listing District (HMPRLD-1)  
**South:** Single Family Residential District (RS-6)  
Lakes Area Multiple Resource Listing District (HMPRLD-1)  
**East:** Government Use District (GU)  
**West:** Single Family Residential District (RS-6)  
Lakes Area Multiple Resource Listing District (HMPRLD-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 property, 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.*

*R2.5 Historic Preservation: "The single-family character of East Hollywood Boulevard from Young Circle to the Intra-coastal should be preserved."*

The proposed construction is designed to be sensitive to the adjacent structures and will be approximately 28.5 feet in height. While the applicant is proposing demolition, it is for a home that has been altered throughout the years and no longer has distinct character or historic significance. Furthermore, the proposed design of the new structure is 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. Furthermore, removal of the existing structure will allow the applicant to build a new home that is consistent with current regulations which will improve the stability and character of the area.

## **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 1950. It does not appear to have a distinctive character or unique architectural features as it has been altered several times throughout the

years. According to information provided by the applicant, the home was remodeled in the 70s. The applicant is proposing to demolish the home and build a new home with Mediterranean/Spanish Revival architectural features. 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*. As stated by the architect, "The original "Ranch Style" Home has been dramatically altered. Years of additions and exterior renovations have changed the home from its original Architectural Style." As seen in the photos provided by the applicant, the home contains a combination of styles not consistent with one another and appears to be out of place with the surrounding neighborhood.

**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*. According to the architect, "The existing Residence, which is proposed to be demolished is not Historically important and has been Architecturally altered so beyond repair that there are no distinguishing or special Architectural features left to the original home, and is suffering from a major identity crisis." The home was built in 1950 during the Post War Modern era. The home may have had features of Ranch style but with renovations and alterations throughout the years, it has lost its distinctive character. There are better examples of Post War Modern Ranch style homes in the Historic District.

**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

original 1950 structure has been altered throughout the years and no longer contributes significantly to the historic character of the Historic District. As stated by the architect, "The existing Home, with [a] multitude of differing Architectural Styles, does not contribute to the Historically Designated District. The proposed new Mediterranean Revival Home complements with the surrounding Historic Character of the neighborhood."

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 1950. Several alterations have changed its character, importance, and value within the District. As stated by the architect, "The Building being demolished does not, in any way add any Historical value to the existing Community. Its removal and replacement with a structure more in line with the Historical Architecture Style of the District would be an asset to the Community and an existing visual eyesore would be removed."

**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 a new single-family home.

As stated by the architect, "The existing Residence is Bohemian and eclectic and out of character to the surrounding area and will be replaced by a structure that will serve to compliment the Architecture of the Historic District thought its form, covered front colonnades, round entry stair tower, stucco textures and balcony designs. The new Residence, unlike the existing, will take advantage of the unique location of the Site and the Views towards South Lake."

**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 new home that will be built to current regulations. According to the architect, "The existing Building is currently falling apart and un-maintained for years, and just bringing the structure up to code would deny the Owner economical viable uses of the Property due to the Building's non-compliance with FEMA Standards and the 50% Rule." Furthermore, as stated in the Cost Estimate Statement, "An inordinate amount of construction work would be needed in order to just make the existing structure minimally viable in order to meet the minimum Federal and Local requirements. Based on the estimates in order to rehabilitate the existing building and bring it up to code would be an approximate \$350.00 per square foot. The Cost to build a new structure in the same area would be approximately \$180.00 - \$200.00 per square foot."

**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.* As stated by the architect, "There is no historical, architectural or aesthetic value to the existing Residence, but rather it detracts from the surrounding neighborhood with its dissonance or Architectural Styles and Building Materials..."

## **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 setback.* Additionally, the Guidelines further recommend having the *main entrance oriented to the street* and *site coverage similar to adjacent lots.* The main structure meets all required setbacks and the home is centered on the lot. While the address of the property is along S. Southlake Drive, the front of the property is along Madison Street. Orientation of the building is consistent with the Design Guidelines recommendations. The property contains multiple lots and the proportions of building to lot are consistent with other properties in the neighborhood.

The Guidelines recommend *new construction should be compatible with the existing buildings. 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 property is on a corner and the proposed design is appropriate to the district. While the building footprint and height will be increasing, the proposed design will match architectural features of the surrounding district.

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 two-story single-family home which will contain architectural features with Mediterranean/Spanish Revival elements.

According to the architect, "The Home was designed and oriented with the special views that the site has to offer, as well as the site's unencumbered three open sides." It is adjacent to one- and two-story homes and is consistent in design with the surrounding neighborhood. The height will be approximately 28.5 ft with a chimney extending to approximately 31 ft.

While the existing home contains parking off the alley, the proposed design incorporates the parking off of Madison Street with a side entry garage so it is not visible from the street. The applicant is proposing two 12 ft curb cuts along Madison Street which will accommodate a driveway towards the west and a drive court, located east of the proposed driveway. The property line along Madison Street is approximately 218 ft long. While the proposed curb cuts are only taking up approximately 11% of that street frontage, Design Guidelines recommend using existing alleyways to provide access to buildings. It is also recommended to limit curb cuts in the front yard to maintain the lush tropical setting. The applicant meets all required parking with a maximum of 5 spaces for single-family homes on the westernmost driveway. As such, **staff is recommending the condition the drive court to the east should be removed or relocated off of the alley.**

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

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. While the proposed design includes a second story, there are other two-story homes in the surrounding neighborhood.

The building was originally constructed in 1950 and is located on multiple lots on the keyhole of S. Southlake Drive. The proposed design will meet all required setbacks and 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. According to the architect, "All materials used will match the adjacent Historic Districts vernacular will be compatible with the neighborhood. Some of the used elements are barrel concrete roof tiles, light textured wall finishes, aluminum and concrete Keystone Balustrades, wood eave outriggers, which are all compliant and match the details used in a Mediterranean Revival Home."

**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*. 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. This workmanship is consistent with the Mediterranean Revival design and maintains the existing character of the surrounding properties.

**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. As stated by the architect, "The proposed Home's Geometric Pop-Outs and volumes along the S. South Lake Drive are a reaction to the Streets Sweeping Angle. The distinguishing rounded Entry Form relates to the rounder corner site conditions, making the Entry to the Home a very prominent feature. Finally the Porch Covered Colonnade along the front façade of the Home, makes the views of the South Lake, a continuing reminder of the Home's prominence and continual association with the Intracoastal."

**FINDING:** Consistent

## **RECOMMENDATION**

### **Certificate of Appropriateness for Demolition**

To be determined by Historic Preservation Board.

### **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 is obtained and with the following conditions:

- 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).
- Drive court to the east should be removed or relocated off of the alley.

## **ATTACHMENTS**

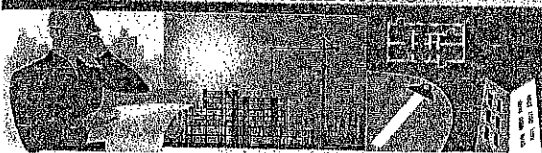
ATTACHMENT A: Application Package  
ATTACHMENT B: Aerial Photograph

# ATTACHMENT A

## Application Package



## OFFICE OF PLANNING



File No. (to be filled by the Office of Planning): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

## GENERAL APPLICATION



Tel: (954) 921-3471  
Fax: (954) 921-3347

*This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.*

*The applicant is responsible for obtaining the appropriate checklist for each type of application.*

*Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.*

*At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).*

*Documents and forms can be accessed on the City's website at*

*[http://www.hollywoodfl.org/comm\\_planning/appforms.htm](http://www.hollywoodfl.org/comm_planning/appforms.htm)*



## APPLICATION TYPE (CHECK ONE):

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

Date of Application: June 28, 2011Location Address: 1220 S. Southlake Drive Hollywood, Florida 33019Lot(s): 4, 5, 6, & 7 Block(s): 29 Subdivision: Hollywood LakesFolio Number(s): 5142 1401 484 0Zoning Classification: RS-6 Land Use Classification: ResidentialExisting Property Use: Residential Sq Ft/Number of Units: 3154 SF (1 Unit)

Is the request the result of a violation notice? ( ) Yes (✓) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): \_\_\_\_\_

- ☐ Economic Roundtable      ☐ Technical Advisory Committee      ☐ Development Review Board  
☐ Planning and Zoning Board      ☐ Historic Preservation Board      ☐ City Commission

Explanation of Request: Review by Historic Preservation Board for Demolition of existing Residence and Construction of a New 2-Story Residence.Number of units/rooms: New Single Family Res. Sq Ft: \_\_\_\_\_Value of Improvement: \$750,000.00 Estimated Date of Completion: \_\_\_\_\_

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

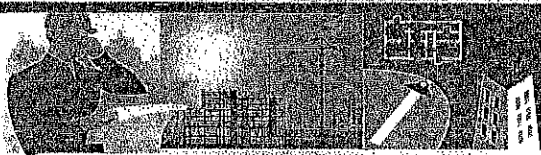
Name of Current Property ~~Owner~~ (Purchaser) Mr. Noel ShapiroAddress of Property Owner: P.O. Box 2001 Hollywood, Florida 33022Telephone: 954-647-2458 Fax: \_\_\_\_\_ Email Address: noelshapiro@aol.comName of Consultant/Representative/Tenant (circle one): Joseph B. Kaller, ArchitectAddress: 2417 Hollywood Blvd. Hollywood, FL 33020 Telephone: 954-920-5746Fax: 954-926-2841 Email Address: joseph@kallerarchitects.com

Date of Purchase: \_\_\_\_\_ Is there an option to purchase the Property? Yes (✓) No ( )

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Larry B. Alexander, AttorneyJones, Foster, Johnston & Stubbs Address: 505 South Flagler Drive, Suite #1100West Palm Beach, Florida 33401 Email Address: lalexander@jones-foster.com

# OFFICE OF PLANNING



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

## GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: (PURCHASER) Noel Shapiro Date: June 7/11  
PRINT NAME: (Purchaser) Noel Shapiro NOEL SHAPIRO Date: JUNE 7/11  
Signature of Consultant/Representative: Joseph B. Kaller Date: 6-7-11  
PRINT NAME: Joseph B. Kaller Date: 6-7-11  
Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

### CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) Historic Preservation Review to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Joseph B. Kaller, Architect to be my legal representative before the Historic Preservation (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 7th day of June 2011

Notary Public State of Florida

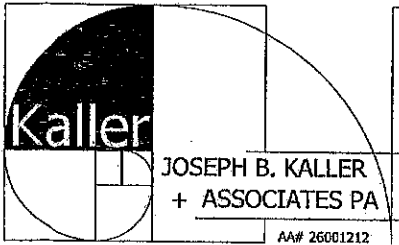
Notary Public State of Florida  
Laurie Yoder  
My Commission DD786638  
Expires 03/10/2012

My Commission Expires:

SIGNATURE OF CURRENT OWNER (PURCHASER)

PRINT NAME

Personally known to me; OR \_\_\_\_\_



architecture - interiors - planning

June 27, 2011

City of Hollywood  
Planning & Zoning Department  
2600 Hollywood Boulevard  
Hollywood, Florida 33020

Reference: Justification Statement  
Shapiro Residence  
1220 South Southlake Drive  
Hollywood, Florida 33019  
Architect's Project #11087

To Whom It May Concern:

The existing One-Story Residence located at 1220 South Southlake Drive was built in 1950 in the Ranch Style. The existing Residence has been Architecturally altered dramatically through the last 40 years, giving the home its identity crisis with its many differing Architectural Styles. This is probably one of the many reasons why the Historic Preservation Board was formed in the City of Hollywood in order to avoid the eyesore that exists today. The present Home as it exists does not add any value to the surrounding Community, and should be demolished and replaced with a new Home that contributes and compliments the Historic District.

The New Home is a 2-Story, 7,900+/- Sq. Ft. Mediterranean Revival Home, which is sited on a very special large piece of Property containing long range views of the Intracoastal. The Home was designed and oriented with the special views that the site has to offer, as well as the site's unencumbered three open sides.

The imposing corner round entry feature with its interior floating circular stairs, make the initial first impression of the house. The covered balcony colonnade along the central front portion of the home, allows seating under cover to enjoy the site's connectivity to the water views. In addition, the 2-Storyed volumed living room and dining room contains the access and views towards South Lake as well as to a covered patio to the more private portions of the pool and back yard, giving the Owner's the best of both worlds. The plethora of covered balconies and open trellis balconies throughout the home (including the first floor guest bedrooms), allows the Owner's of the Home to relate to the lush surrounding landscaping and visual connectivity to the surrounding environment. Again, due to the lot's location, a large outdoor Al-Fresco Dining Terrace with open beamed trellis located along the south side of the home, giving the opportunity to either eat in the indoor breakfast room or casually sit outdoors with gorgeous endless views of the lake.

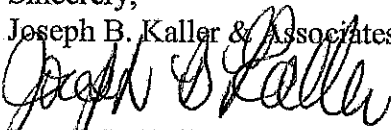
The floating second level bridge viewing down on the 2-Story volumed ceiling living room and dining room, connects the isolated luxurious Master Bedroom Wing on the north side from the children's bedroom wing at the opposite end of the Home.

All and all, the new Residence simultaneously compliments and enhances the Historic Lakes District, and will provide the Owner's with a true quality of life as well as construct a Home that the Community will be proud of for many years to come.

Should you have any questions, please feel free to contact this office.

Sincerely,

Joseph B. Kaller & Associates, P.A.

A handwritten signature in dark ink, appearing to read "Joseph B. Kaller", written over the typed name.

Joseph B. Kaller, LEED AP  
President

## **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 Certificate of Appropriateness for Demolition.

**CRITERION 1:** The building, structure, improvement, or site is designated on either a National, State or Local level as a Historic Preservation District or an Architectural Landmark or Site.

**ANALYSIS:** The One-Story Single Family Residence at 1220 South Southlake Drive is located in the Historic Hollywood Lakes District. The Residence was built in 1950, in the Ranch Style, and the façade has been Architecturally altered throughout the years..

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

**ANALYSIS:** The original "Ranch Style" Home has been dramatically altered. Years of additions and exterior renovations have changed the home from its original Architectural Style. The renovations to the existing home promotes what NOT to do in regards to exterior alterations to a home in a Historical District. The present Residence contains a Japanese Blue Tiled Roof, Wood and Stone Bahamian Architectural influence, Nautical Chain Fencing, Greek Doric Entry Columns and a multitude of differing façade materials.

**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 existing Residence, which is proposed to be demolished is not Historically important and has been Architecturally altered so beyond repair that there are no distinguishing or special Architectural features left to the original home, and is suffering from a major identity crisis.

**CRITERION 4:** The building structure, improvement or site contributes significantly to the Historic Character of a Historically Designated District.

**ANALYSIS:** The existing Home, with it multitude of differing Architectural Styles, does not contribute to the Historically Designated District. The proposed new Mediterranean Revival Home complements with the surrounding Historic Character of the neighborhood.

**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:** The Building being demolished does not, in any way add any Historical value to the existing Community. Its removal and replacement with a structure more in line with the Historical Architecture Style of the District would be an asset to the Community and an existing visual eyesore would be removed.

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

**ANALYSIS:** The existing Residence is Bohemian and eclectic and out of character to the surrounding area and will be replaced by a structure that will serve to compliment the Architecture of the Historic District through its form, covered front colonnades, round entry stair tower, stucco textures and balcony designs. The new Residence, unlike the existing, will take advantage of the unique location of the Site and the Views towards South Lake.

**CRITERION 7:**

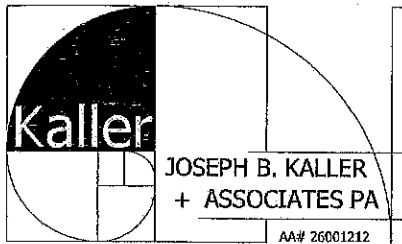
The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the Owner of all economically viable uses of the Property.

**ANALYSIS:** The existing Building is currently falling apart and un-maintained for years, and just bringing the structure up to code would deny the Owner economical viable uses of the Property due to the Building's non-compliance with FEMA Standards and the 50% Rule.

**CRITERION 8:**

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:** There is no historical, architectural or aesthetic value to the existing Residence, but rather it detracts from the surrounding neighborhood with its dissonance of Architectural Styles and Building Materials, has made this home as a prime example of how not to renovate a home and why a Historical Preservation Board is so important.



architecture - interiors - planning

July 11, 2011

City of Hollywood  
Planning and Zoning Department  
2600 Hollywood Boulevard  
Hollywood, Florida 33020

Reference: Shapiro Residence  
1220 S. South Lake Drive  
Hollywood, Florida 33020

## DESCRIPTION OF STRUCTURE AND COST ESTIMATE STATEMENT

Dear Board Members:

This letter serves to clarify the feasibility of trying to repair and/or work around the existing 3,150 square foot residence located at 1220 S. South Lake Drive. The existing one story residence has been neglected for many years. The existing blue glossy tiled roof is a material not found in the original home, and must be removed in order to aesthetically blend with the surrounding neighborhood. The Electrical, Mechanical, and Plumbing systems in the home have deteriorated and need to be replaced. The condition of the concrete foundation system of the existing home has been designed to hold a 1-story structure, and would have to be dramatically modified and enlarged in order to hold the weight of the proposed second floor.

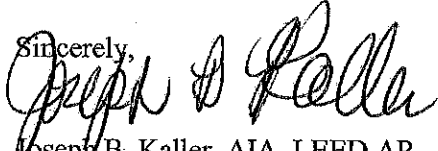
The existing residence is built below the FEMA floor requirements, and since it is a "substantial" construction, one must bring the total building up to code. The foundations need to be upgraded; the concrete floor slab must be raised; the roof and trusses must be removed; the walls would have to be reinforced, waterproofed, insulated, and re-stuccoed; the electric panels must be upgraded, conduits and outlets would have to be raised; and new A/C units and ductwork need to be replaced and incorporated into the new attic structure. An inordinate amount of construction work would be needed in order to just make the existing structure minimally viable in order to meet the minimum Federal and Local requirements.



Based on the estimates in order to rehabilitate the existing building and bring it up to code would be an approximate \$ 350.00 per square foot. The Cost to build a new structure in the same area would be approximately \$ 180.00- \$ 200.00 per square foot. It would therefore be more expensive to try to bring the existing structure up to the South Florida Building Code and FEMA standards.

Should you have any questions, please feel free to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph B. Kaller". The signature is fluid and cursive, with the first name "Joseph" and last name "Kaller" clearly distinguishable.

Joseph B. Kaller, AIA, LEED AP  
Joseph B. Kaller & Associates, P.A.

## **CRITERIA OF APPROPRIATENESS FOR DESIGN**

**Shapiro Residence  
1220 South Southlake Drive  
Hollywood, FL**

### **CRITERION: INTEGRITY OF LOCATION**

**ANALYSIS:** The Property is located in Hollywood's Historic Lakes District. It sits along side and adjacent to other one and two story 1940's to 1960's single family residences. It is located abutting the Southlake Drives linear park and with dramatic views of the South Lake. This larger corner site with its unusual shape, makes the site visible and open on all three sides.

### **CRITERION: SETTING**

**ANALYSIS:** The setting of the proposed Residence is unique in three (3) ways. It sits on the most dramatic long views of the South Lake. Its second feature is that the site has been bound by three vehicular streets (South Southlake Drive, Madison Street and the Alley), allowing the home to be viewed by the public on three sides and allowing landscape to buffer the home on all four sides. The final and third setting characteristic that makes its setting unique is that it sits on four large lots of approximately 20,160+/- Sq. Ft. of land area giving the house a stately feel and makes the Residence visually prominent on the Street as well as from the South Lake and South Ocean Drive. There are very few residences like this along Southlake Drive, which makes the rhythm of the Street very interesting, single lot to double lots, single story to two stories.

### **CRITERION: MATERIALS**

**ANALYSIS:** All materials used will match the adjacent Historical Districts vernacular will be compatible with the neighborhood. Some of the used elements are barrel concrete roof tiles, light textured wall finishes, aluminum and concrete Keystone Balustrades, wood eave outriggers, which are all compliant and match the details used in a Mediterranean Revival Home.

**CRITERION: WORKMANSHIP**

**ANALYSIS:** The Mediterranean Revival Architecture with its Concrete Barrel Tile Roof, Front Porch Colonnade with open Views of the Intracoastal, Al Fresco Trellis Dining and Gardens, its Rounded Entry Stair Feature and many Balconies which allows the Interior of the home to share with the lush landscaped surroundings, makes this home's attention to details an asset to the Historic District.

**CRITERION: ASSOCIATION**

**ANALYSIS:** The proposed Home's Geometric Pop-Outs and volumes along the S. South Lake Drive are a reaction to the Streets Sweeping Angle. The distinguishing rounded Entry Form relates to the rounder corner site conditions, making the Entry to the Home a very prominent feature. Finally the Porch Covered Colonnade along the front façade of the Home, makes the views of the South Lake, a continuing reminder of the Home's prominence and continual association with the Intracoastal.

SHAPIRO RESIDENCE.  
1220 S. SOUTHLAKE DRIVE

Permit # \_\_\_\_\_

Date: 7-11-11

### LOT COVERAGE INFORMATION

If you are an applicant for a building permit for a SINGLE FAMILY RESIDENCE, please be aware that the following information is needed in order to process your request for any additions or accessory structures, including pools, decks, and the like:

1. 28,161 SF SQUARE FEET OF YOUR LOT (length x width)
2. 8147 SF SQUARE FEET OF YOUR HOUSE
3. NA SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)
4. NA SQUARE FEET OF THE ADDITION, AND OR...
5. 5986 SF. SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.
6. 14,133 SF TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3 + 4 +5).
7. 50.18% PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No. 6 by No. 1)

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

## SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name NOEL SHAPIRO		For Insurance Company Use:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1220 S SOUTHLAKE DRIVE		Policy Number
City HOLLYWOOD State FL ZIP Code 33019		Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOTS 4, 5, 6 & 7, BLOCK 29 OF "HOLLYWOOD LAKES SECTION", P.B. 1, PG. 32, B.C.R.		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>		
A5. Latitude/Longitude: Lat. <u>26.0074</u> Long. <u>-80.1313</u>		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>1A</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s) <u>0</u> sq ft		
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>		
c) Total net area of flood openings in A8.b <u>0</u> sq in		
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
A9. For a building with an attached garage:		
a) Square footage of attached garage <u>0</u> sq ft		
b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>		
c) Total net area of flood openings in A9.b <u>0</u> sq in		
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

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

B1. NFIP Community Name & Community Number CITY OF HOLLYWOOD 125113		B2. County Name BROWARD	B3. State FL		
B4. Map/Panel Number 12011C 0317	B5. Suffix G	B6. FIRM Index Date 10/02/97	B7. FIRM Panel Effective/Revised Date 07/21/95	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 8
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" 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 <u>N/A</u> <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-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.  
Benchmark Utilized CITY Vertical Datum 1929 NGVD  
Conversion/Comments N/A

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>5.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>6.2</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 type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>4.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG)	<u>4.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG)	<u>4.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>N/A</u>	<input 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.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name RICHARD E COUSINS	License Number 4188
Title LAND SURVEYOR & MAPPER	Company Name COUSINS SURVEYORS & ASSOCIATES, INC.
Address 3921 SW 47 <sup>TH</sup> AVENUE, # 1011 City DAVIE	State FL ZIP Code 33314
Signature <u>Richard E. Cousins</u>	Date 06/09/11 Telephone 954-689-7766

PLACE  
SEAL  
Richard E. Cousins  
PSM 4188  
6/9/11

# Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
1220 S SOUTHLAKE DRIVE

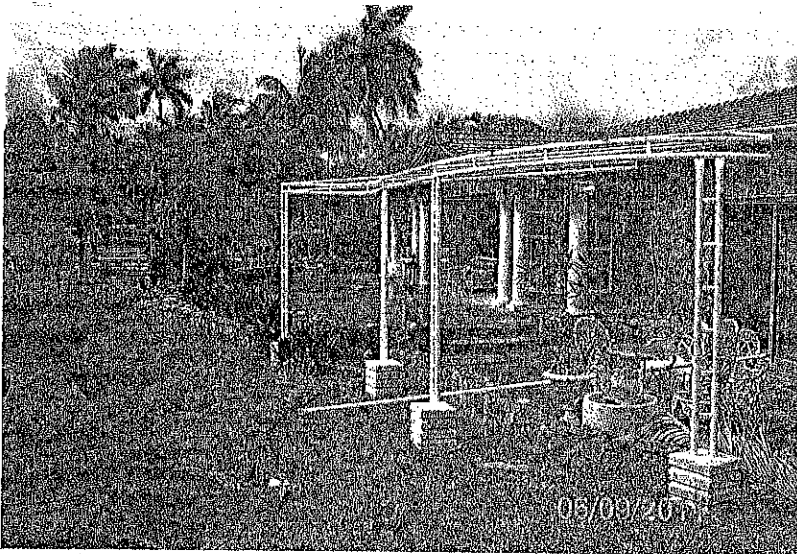
City HOLLYWOOD State FL ZIP Code 33019

For Insurance Company Use

Policy Number

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. 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.



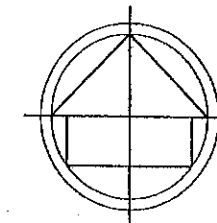
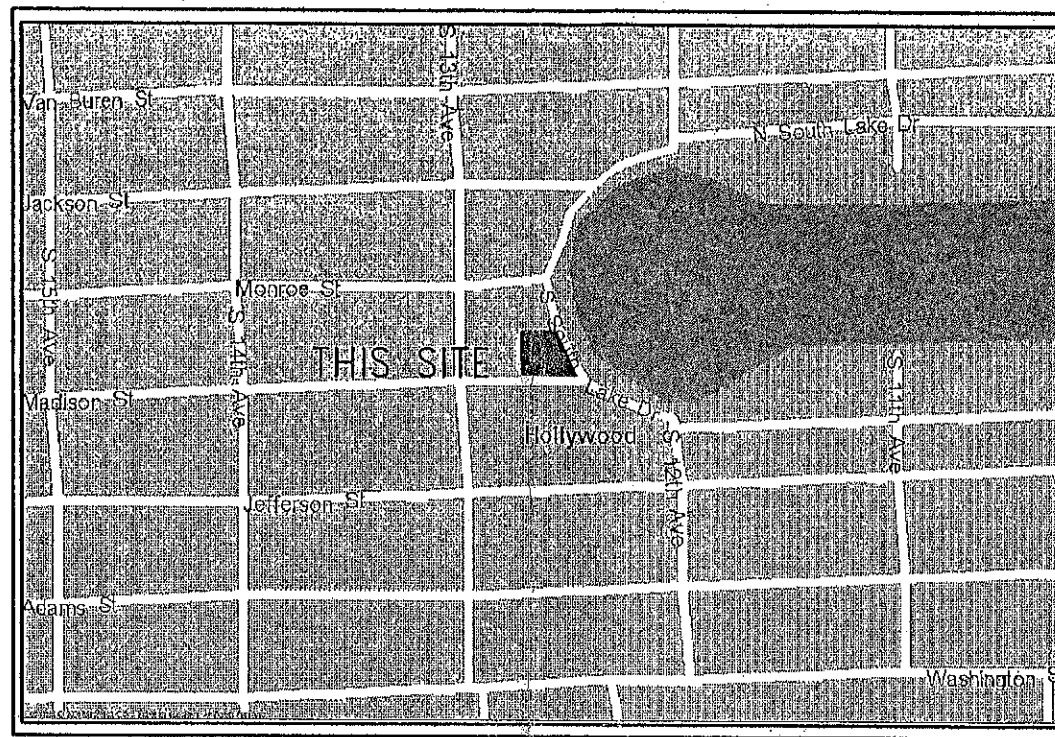
DATE TAKEN 06/09/11



DATE TAKEN 06/09/11

# SKETCH OF SURVEY

## LOCATION MAP (NTS)



### NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK @ ADAMS STREET & 13TH AVENUE. ELEVATION=3.60

### LEGEND:

CKD CHECKED BY  
 CONC CONCRETE  
 DWN DRAWN BY  
 FB/PG FIELD BOOK AND PAGE  
 SIR SET 5/8" IRON ROD & CAP #6448  
 SNC SET NAIL AND CAP #6448  
 FIR FOUND IRON ROD  
 FIP FOUND IRON PIPE  
 FNC FOUND NAIL AND CAP  
 FND FOUND NAIL & DISC  
 P.B. PLAT BOOK  
 B.C.R. BROWARD COUNTY RECORDS  
 -X- CHAIN LINK/ WOOD FENCE  
 CBS CONCRETE BLOCK STRUCTURE  
 A/C AIR CONDITIONER  
 6.59 ELEVATION  
 R RADIUS  
 A ARC DISTANCE  
 Δ CENTRAL ANGLE

### LAND DESCRIPTION :

LOTS 4, 5, 6 AND 7, IN BLOCK 29 OF "HOLLYWOOD LAKES SECTION", A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN JUNE, 2011.  
 I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

*Richard E. Cousins*

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

SURVEY DATE : 06/10/11

## COUSINS SURVEYORS & ASSOCIATES, INC.



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

PROJECT NUMBER : 6621-11

CLIENT :

NOEL SHAPIRO

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	06/10/11	SKETCH	AV	REC

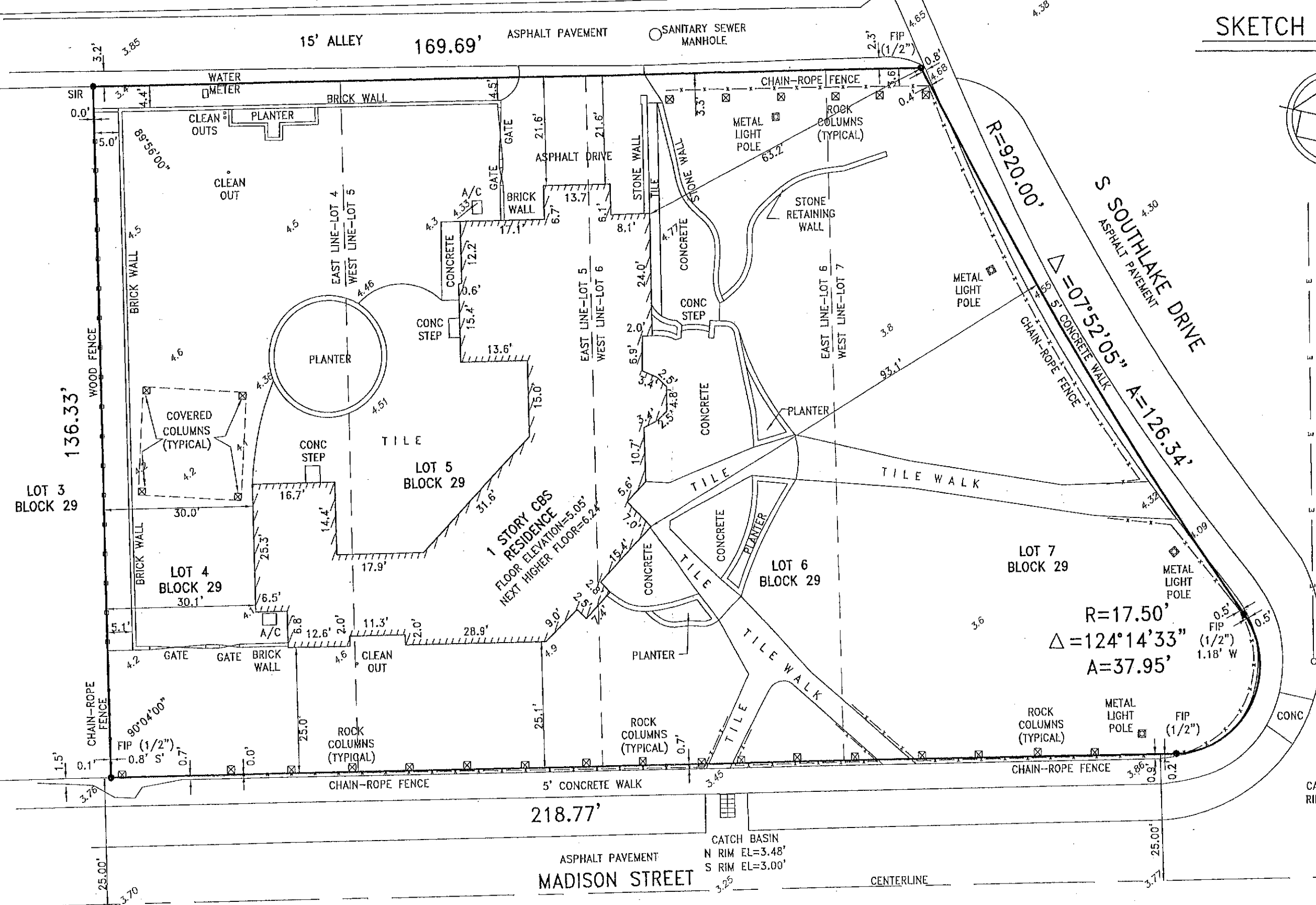
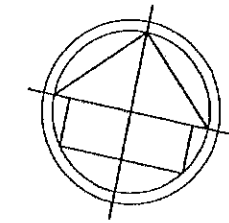
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0317 G
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	07/21/95

PROPERTY ADDRESS :  
 1220 S SOUTHLAKE DRIVE

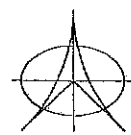
SCALE: N/A

SHEET 1 OF 2

# SKETCH OF SURVEY



**COUSINS SURVEYORS & ASSOCIATES, INC.**



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

PROJECT NUMBER : 6621-11

CLIENT :

NOEL SHAPIRO

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	06/10/11	SKETCH	AV	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0317 G
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	07/21/95

PROPERTY ADDRESS :  
1220 S SOUTHLAKE DRIVE

SCALE: 1" = 20'

SHEET 2 OF 2







PROJECT NO. 7-15-70  
 PERMIT NO. 2008  
 THE OWNER: *Arthur Stillman*  
 ADDRESS: *1220 S. Lake Dr.*  
 LEGAL DESCRIPTION: *Lot 15 & 7, Bk 29, Cost 3.500*  
 ARCHITECT: *Arthur Stillman*

*Remodeling of Residence*

PERMIT TYPE	NO.	DATE	TO WHOM	REMARKS
BLDG.	2008	4-17-70	Robt. W. Co.	Remodeling of residence
ROOF	3520	4-19-70	W. H. Co.	Roofing
ELECTRICAL	7082	4-27-70	Shurtz	Electrical
PLUMBING	1419	4-22-70	Albas	Plumbing
GAS				
SEPTIC, SEWER				
A/C DUCTS	893	4-28-70	Shurtz Bros	A/C Ducts
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

JOE CARD

JOB ADDRESS

1220 S. South Lake Dr.

1530

REVISIONS OR REMARKS

1220 S. South Lake Dr.  
 LOT NUMBER



A/C DUCTS	873	4-25-70	Shunda Brown	9/23/70
SCREEN ENVL.				
POOL				
DRIVEWAY				
FENCE				

### JOB CARD

OWNER		JOB ADDRESS	
1220 S. South Lake Dr.		1220 S. South Lake Dr.	
LOT NUMBER	873	SUBDIVISION OF LOT	
LEGAL DESCRIPTION		314-21401-4240	
ARCHITECT	None	FEES	VALUATION
		\$ 20.00	\$ 500.00

DESCRIPTION OF CONSTRUCTION						
Foundation						
TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE
WALLS	111745	8-12-87	King P/C	WALLS		
DOOR				WALL/CONDITION		
ELECTRIC BASE				WALL/CONDITION		
ELECTRIC WIRE				SCREEN		
WIRE				POOL		
WIRE				DRIVEWAY		
WIRE				PATIO OR WALK		

Notes: County surcharge .20

### JOB CARD

OWNER		JOB ADDRESS	
Stillman		1220 S. South Lake Dr.	
LOT NUMBER		SUBDIVISION OF LOT	
LEGAL DESCRIPTION			

County surcharge .20

JOB CARD

OWNER Stillman		JOB ADDRESS 1220 S. South Lake Dr.	
LEGAL DESCRIPTION	LOT NUMBER	BLK	SECTION
ARCHITECT	FEE \$ No Fee		VALUATION \$ 125.

DESCRIPTION OF CONSTRUCTION  
5' x 5' City Sidewalk

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE
BUILDING				SEPTIC/SEWER		
POOL				A/C/CONDITION		
ELECTRIC BASIC				MECHANICAL		
ELECTRIC SUPP.				SCREEN		
PLUMBING				POOL		
PAINT WALL				DRIVEWAY		
FEES				PAID AT TIME	24735	10-18-68

NOTES:  
County Surcharge: .20

JOB CARD

OWNER Adela Stillman		JOB ADDRESS 1220 S. South Lake Dr.	
LEGAL DESCRIPTION	LOT NUMBER	BLK	SECTION



County Surcharge: .20

JOB CARD

OWNER <b>Boyle Stillman</b>		JOB ADDRESS <b>1220 S. South Lake Dr.</b>	
LOCAL RESIDENT	LOT NUMBER	DATE	REVISIONS TO BE MADE
RECEIVED BY	ARCHITECT	FEE	REMARKS
DESCRIPTION OF CONSTRUCTION <b>145' of 5' city sidewalk</b>		<b>NO FEE</b>	<b>995</b>

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				MULTI-UNIT			
MECH				AIR/CONDITION			
ELECTRIC BASE				MECHANICAL			
ELECTRIC SUPP.				SEWER			
PLUMBING				POOL			
7-DAY WALL				DRIVEWAY			
PAVE				PAVE			

NOTED: county surcharge: .20

JOB CARD

OWNER <b>DR. A.T. STILLMAN</b>		JOB ADDRESS <b>1220 S. SOUTHLAKE DR.</b>	
LOCAL RESIDENT	LOT NUMBER	DATE	REVISIONS TO BE MADE

county surcharge; .20

## JOB CARD

OWNER

MR. A.T. STILLMAN

JOB ADDRESS

1220 S. SOUTHLAKE DR.

LEGAL  
DESCRIPTION

LOT NUMBER

SECTION

DIVISION OF SECTION

MICROFILM NO.

ARCHITECT

FEE

\$ 10.00

VALUATION

\$ 150.00

DESCRIPTION OF CONSTRUCTION

UTILITY SEED &amp; ROOF

TYPE PERMIT	RUNNER	DATE	CONTRACTOR	TYPE PERMIT	RUNNER	DATE	CONTRACTOR
BUILDING	11306	3-7-73	STILLMAN'S	ELECTRIC/POWER			
POOL				AIR/CONDITION			
ELECTRIC-FABRIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. 112			POOL			
C-P-WAY WALL				DRIVEWAY			
FENCE				PATIO AT REAR			

NOTES:

## JOB CARD

OWNER

Adele Stillman

JOB ADDRESS

1220 S. South Lake Dr.



OWNER <b>Adela Stillman</b>		JOB ADDRESS <b>1240 S. South Lake Dr.</b>	
LEGAL DESCRIPTION <b>4-5-6-7-</b>	LOT NUMBER	SECTION <b>29</b>	QUARTER <b>Hillwood Subdiv 1-21</b>
MICHAEL SO.	ARCHITECT	FEES <b>40.00</b>	PERMITS <b>7.500</b>
DESCRIPTION OF CONSTRUCTION <b>Re-roof flat and shingle</b>			
TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING			
ROOF	<b>5700</b>	<b>81881</b>	<b>5-17-83 Apache Bldg.</b>
ELECTRIC BASIC			
ELECTRIC SUPP.			
PLUMBING			
NO. FIX.			
P. F. DRY WALL			
FENCE			

NOTES:  
County Surcharge: 1.60



----- Select a Service -----

----- Select an Agency -----

## Search Results

Search &gt; Properties located at/on/near '...1220 s southlake dr...'

8 permits were found for

**1220 S SOUTHLAKE DR**

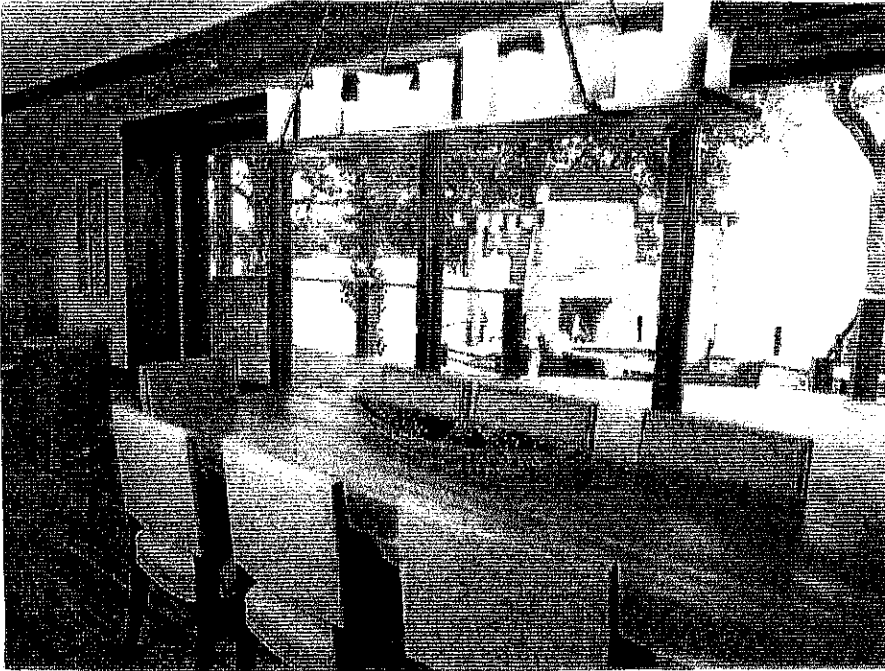
View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		B9100918	FUMIGATION		2/19/1991
Details		B9102850	ALTERATIONS-EXTERIOR		5/9/1991
Details		B9105124	FENCE-WOOD,CHAIN LINK,ETC.		7/30/1991
Details		B9206456	RE-ROOF-METAL,TILE,WOOD SHINGLE OR SHAKE		9/30/1992
Details		B9206810	ALTERATIONS-EXTERIOR		10/13/1992
Details		B9502993	FENCE-WOOD,CHAIN LINK,ETC.		6/14/1995
Details		E9101043	ELECTRICAL WORK		5/9/1991
Details	27638	P0700052	SEWER COLLECTION SYSTEM	1/5/2007	1/12/2007

Building and Engineering Services | Directory | Applications & Forms | Register for E-mail Notifications  
 Search Permit Status | Pay Permit Charges | Request for Inspection | Building Code of Ordinances

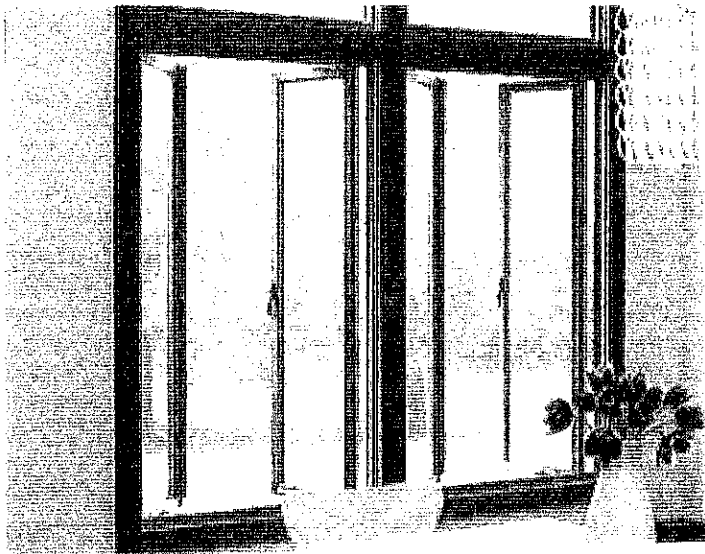
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 2600 Hollywood Boulevard, Hollywood, Florida 33020-4807  
 P. O. Box 229045, Hollywood, Florida 33022-9045

**SHAPIRO RESIDENCE  
1220 SOUTH SOUTHLAKE DRIVE**

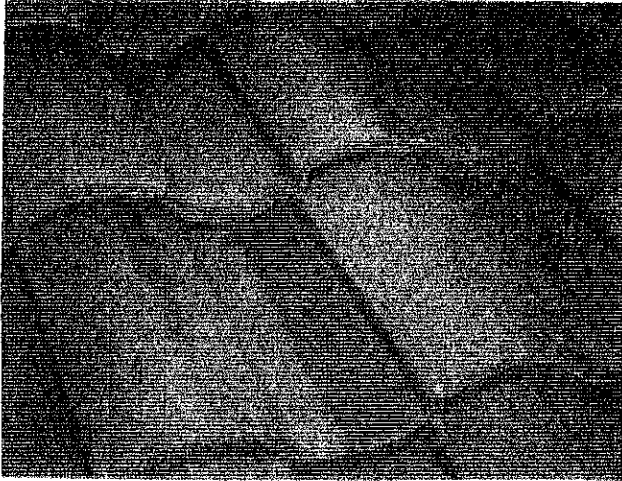


Impact Resistant  
Metal Frame  
French Doors  
With Wood Veneer

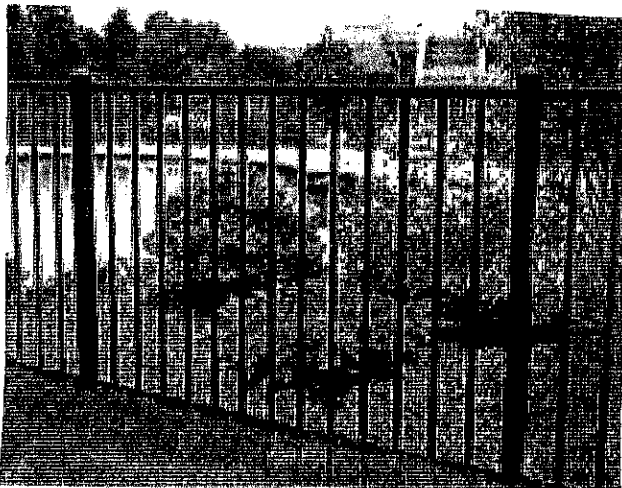


Casement Window

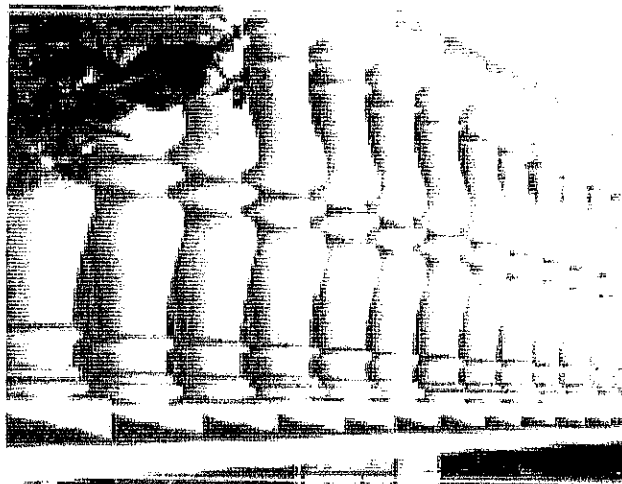
**SHAPIRO RESIDENCE**  
**1220 SOUTH SOUTHLAKE DRIVE**



Roof Tile  
Spanish Clay Antique  
"Integra"

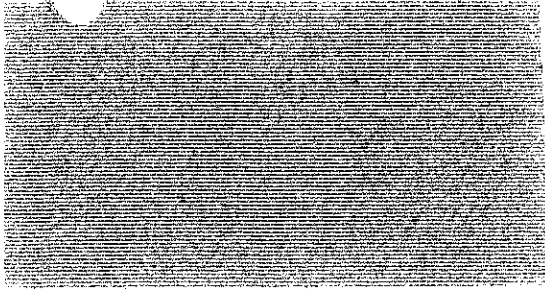


Aluminum Picket Fence



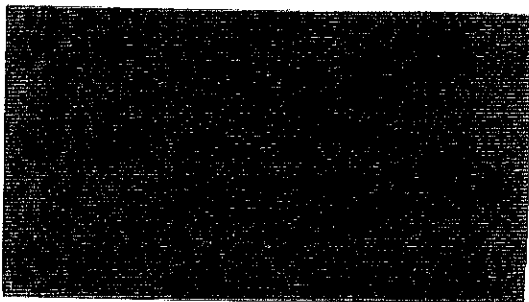
Concrete Balustrade

**SHAPIRO RESIDENCE**  
**1220 SOUTH SOUTHLAKE DRIVE**



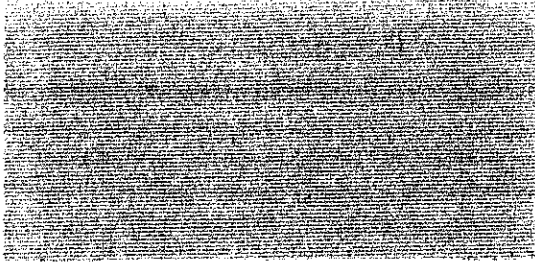
Building Base  
Benjamin Moore  
HC-34 Wilmington Tan

Trim & Accent  
Benjamin Moore  
968 Dune White



Trellis, Brackets &  
Window & Door Frame  
Benjamin Moore  
HC-68 Middlebury  
Brown

**SHAPIRO RESIDENCE**  
**1220 SOUTH SOUTHLAKE DRIVE**



Building Base  
Benjamin Moore  
HC-34 Wilmington Tan

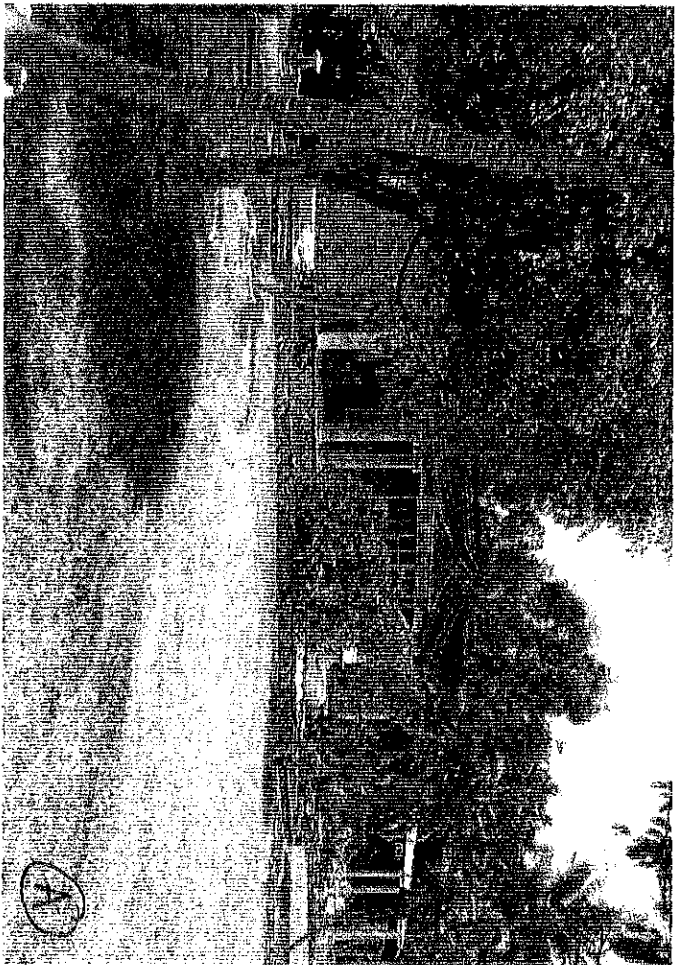
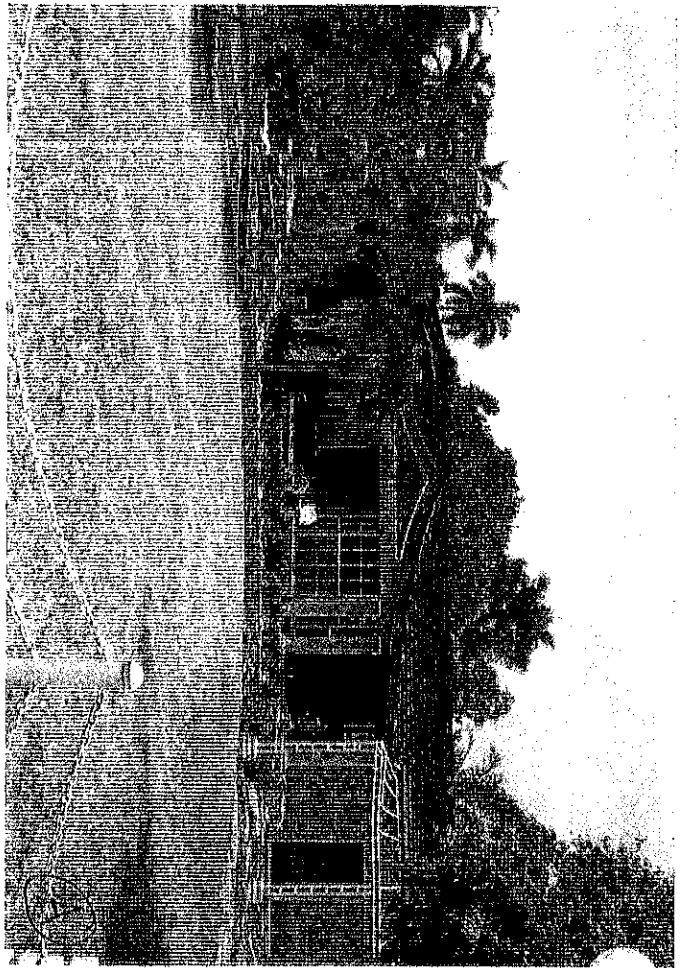
Trim & Accent  
Benjamin Moore  
968 Dune White



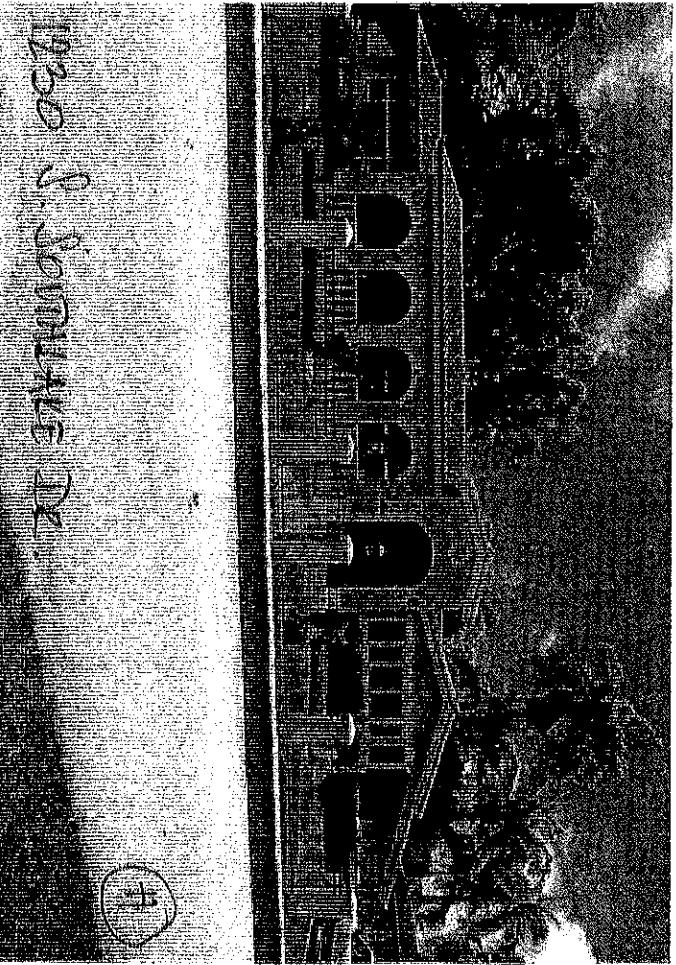
Trellis, Brackets &  
Window & Door Frame  
Benjamin Moore  
HC-68 Middlebury  
Brown





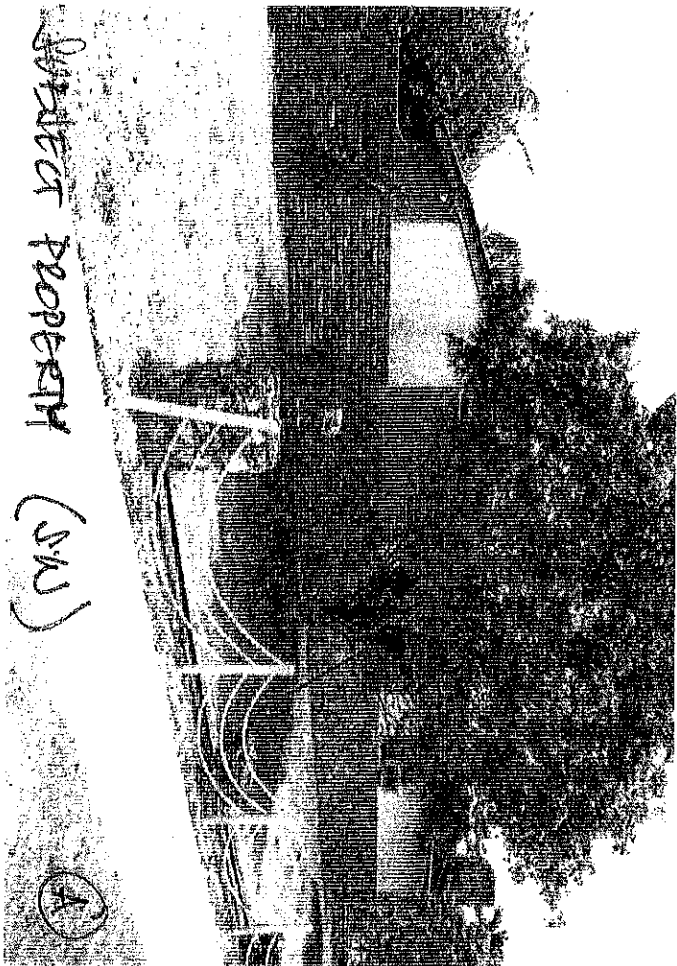


(A)



(A)

1230 S. Benthall Dr



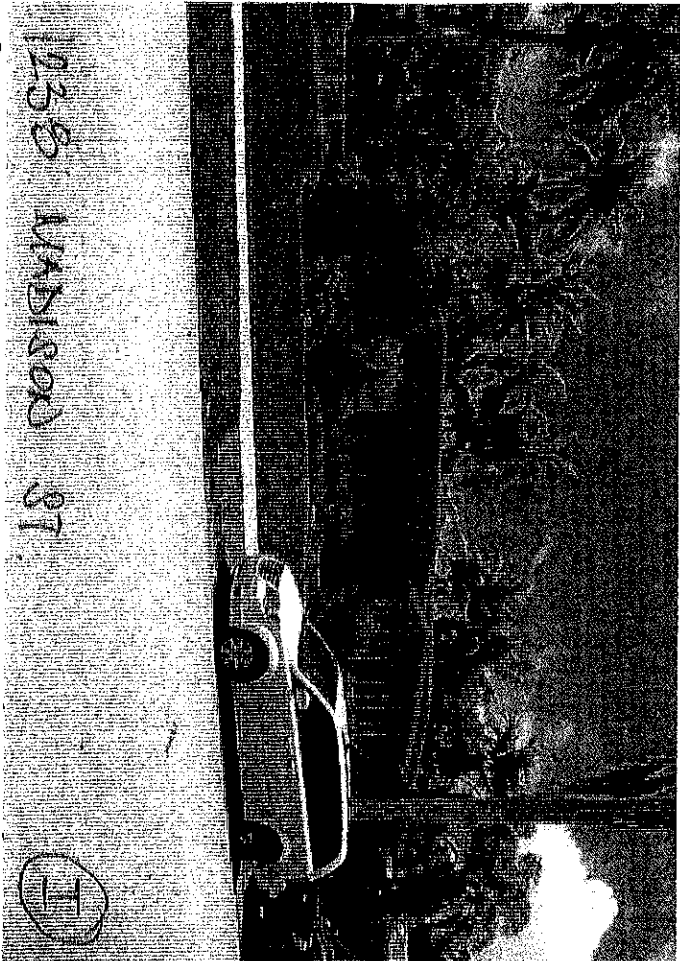
WATER PROPERTY (SW)

(A)



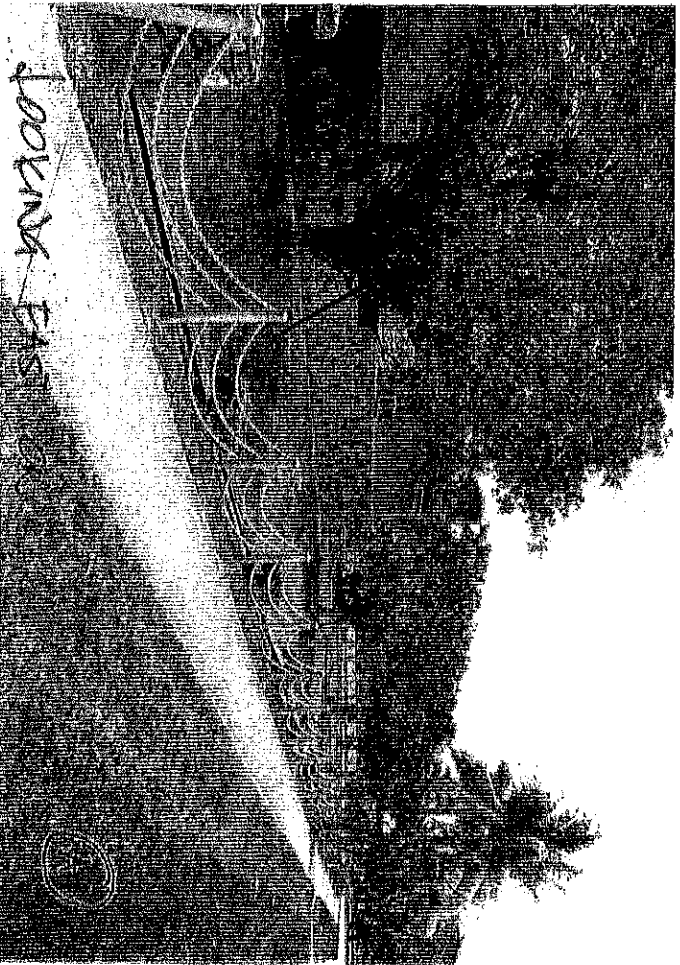
ADISON ST

(B)



1238 MADISON ST

(C)

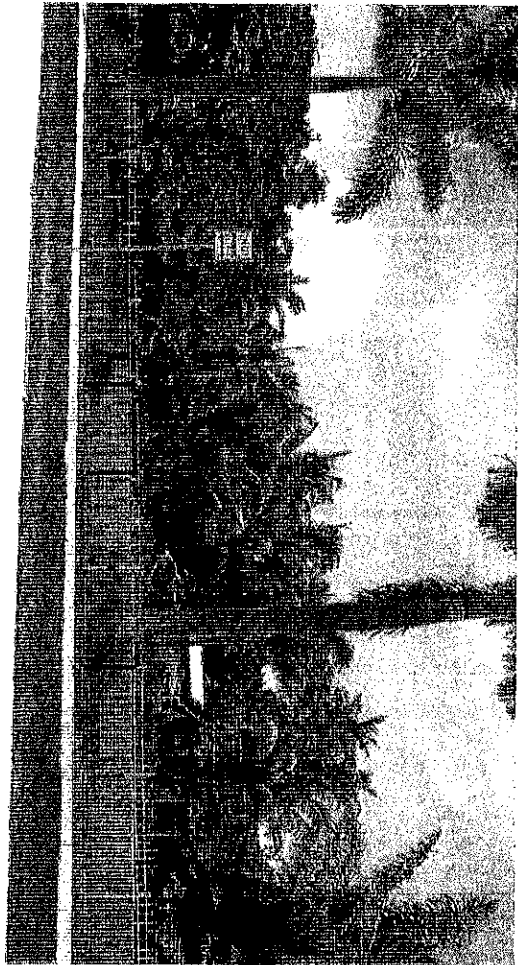


LOOKING EAST ON MADISON.

(D)

South of site





1226 S. SODMAY LANE DR.

(B)



1207 N. SODMAY LANE DR.

(D)

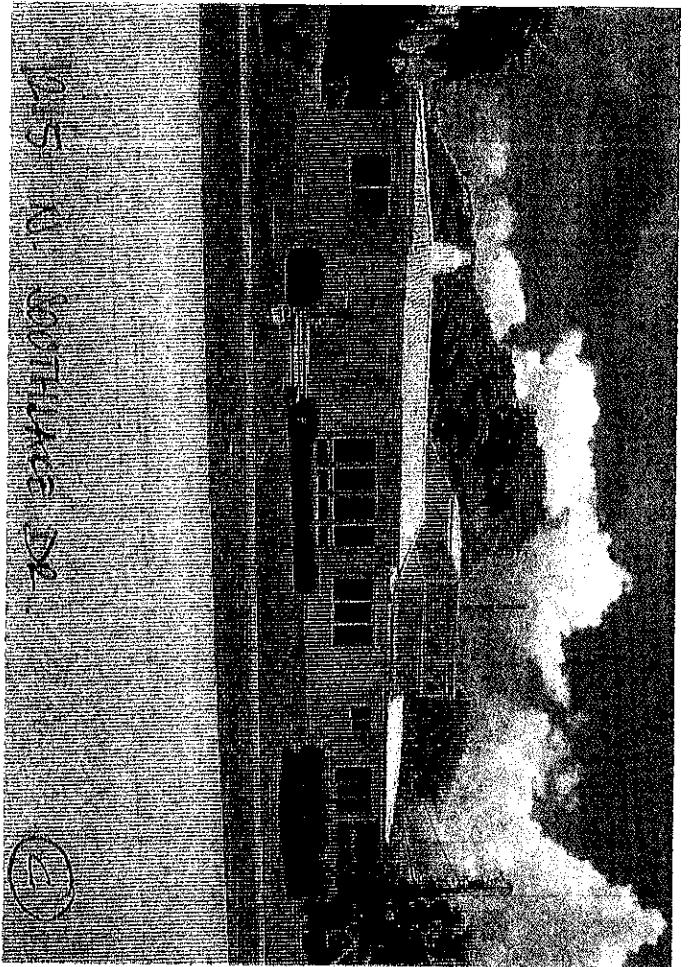


SUBJECT PROPERTY (NE)

(A)



(A)



1215 N. SOUTHWICK DR.

(E)



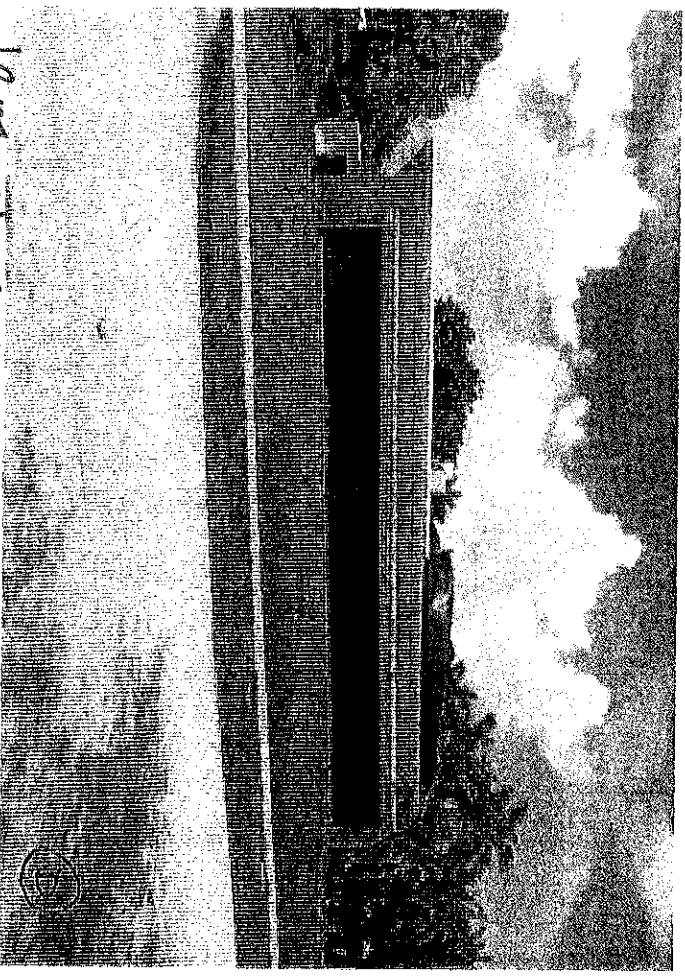
1223 WILKINSON ST.

(E)



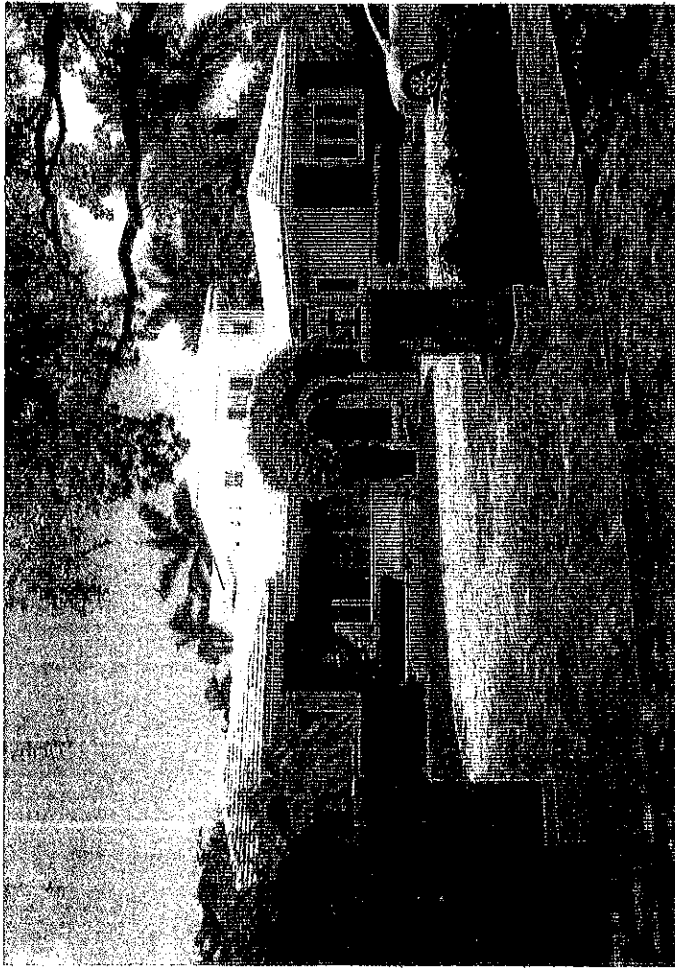
1040 MADROE ST.

(J)



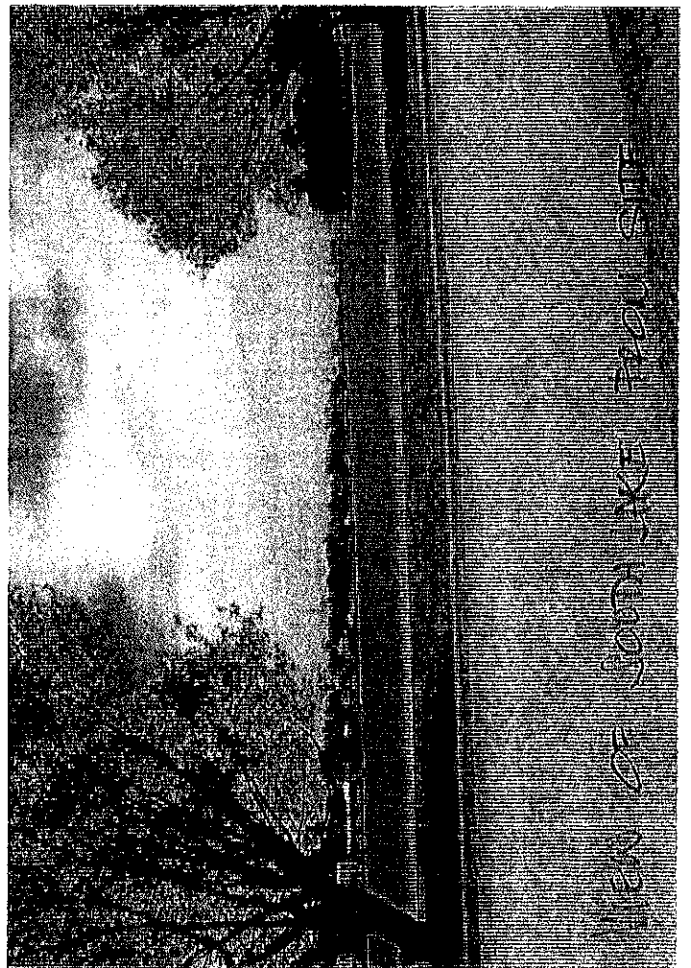
1201 N. SOUTHWICK DR.

(E)



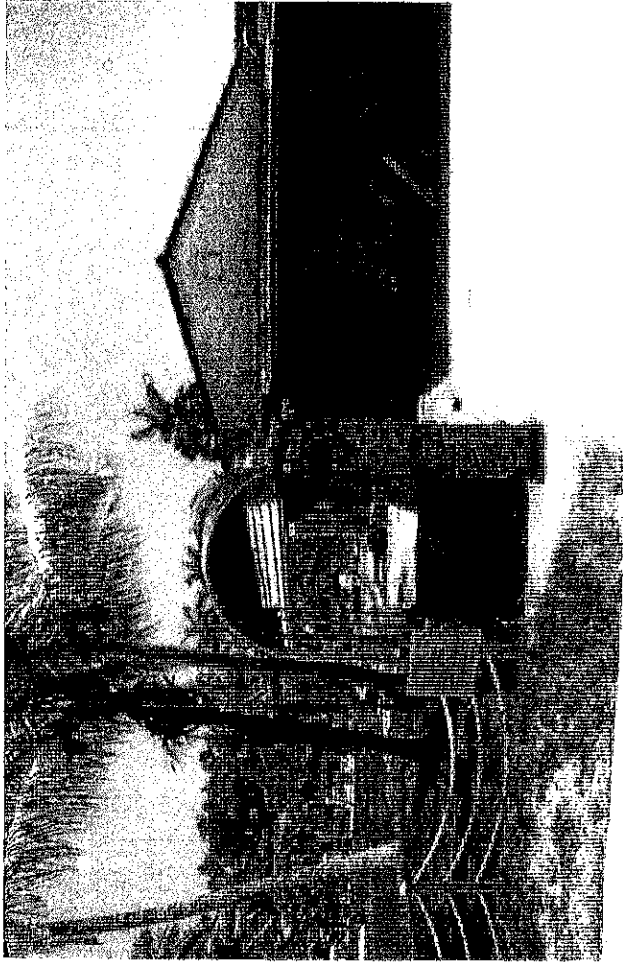
✓

1250 MONROE ST.

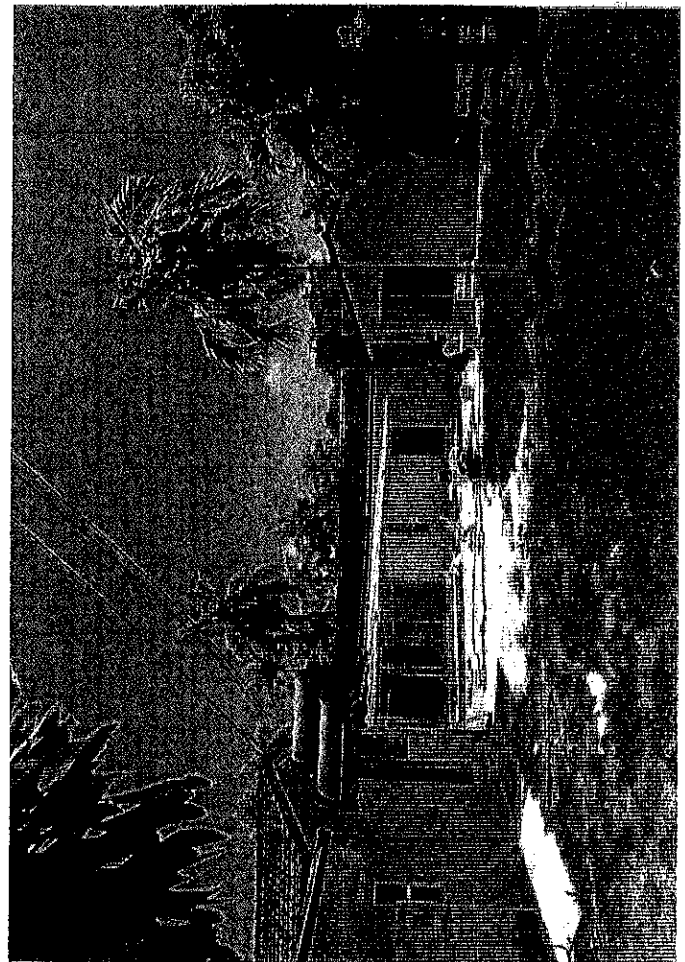


VIEW OF LAKE FROM ST.

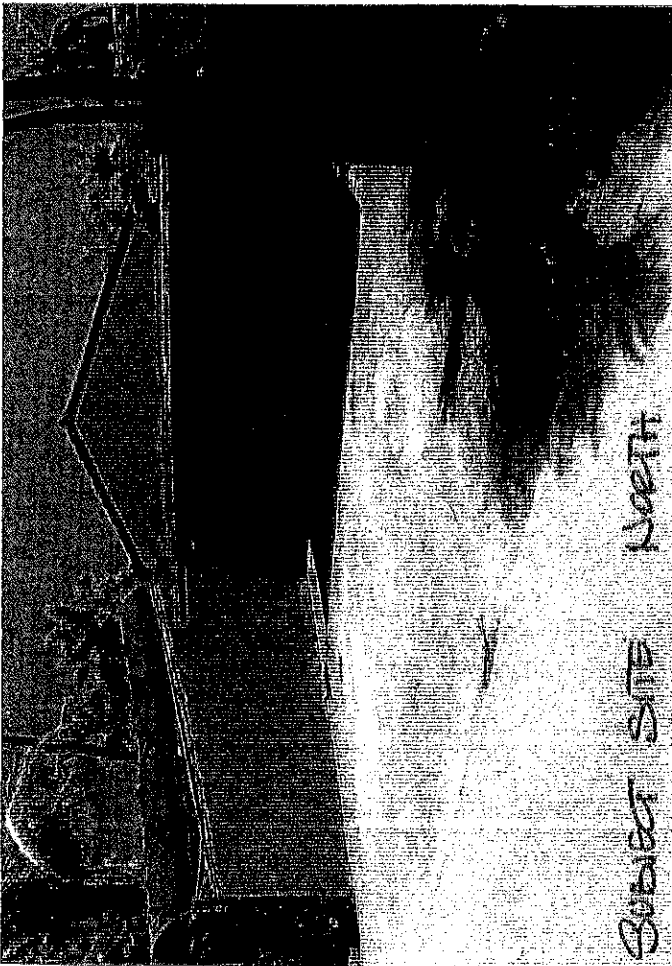




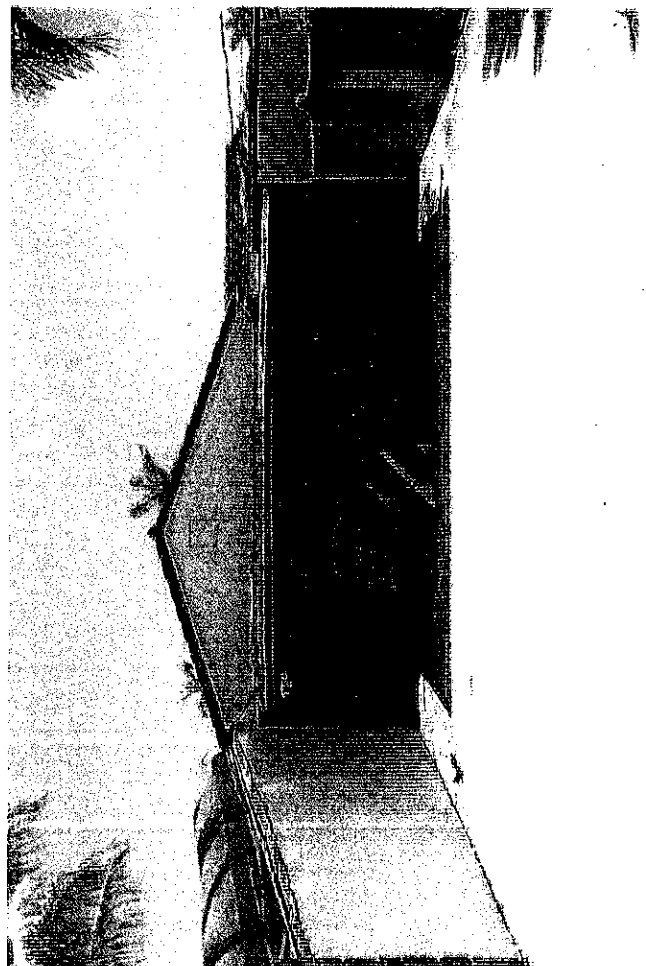
NORTH ELEVATION



WEST



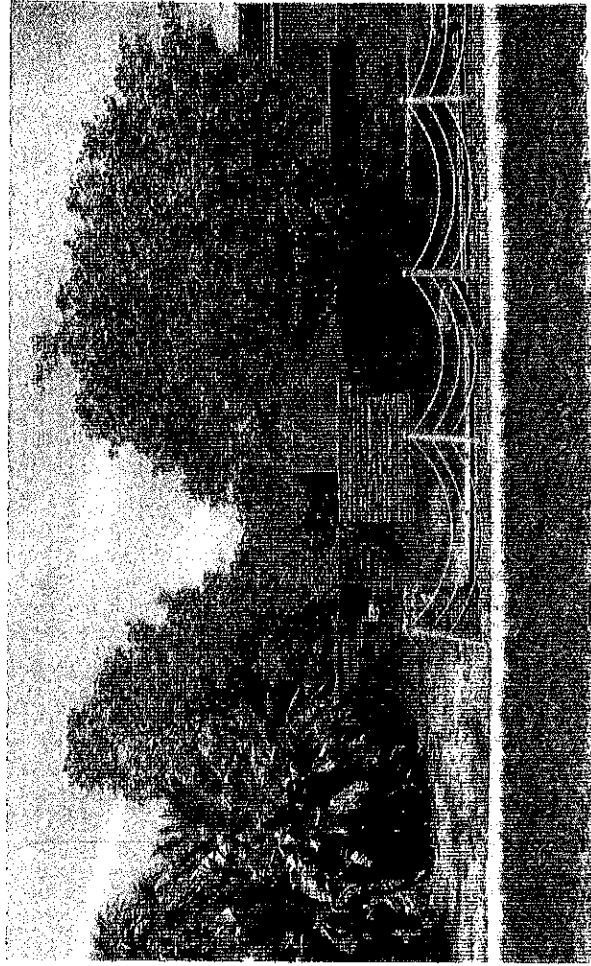
SUBJECT SITE NORTH



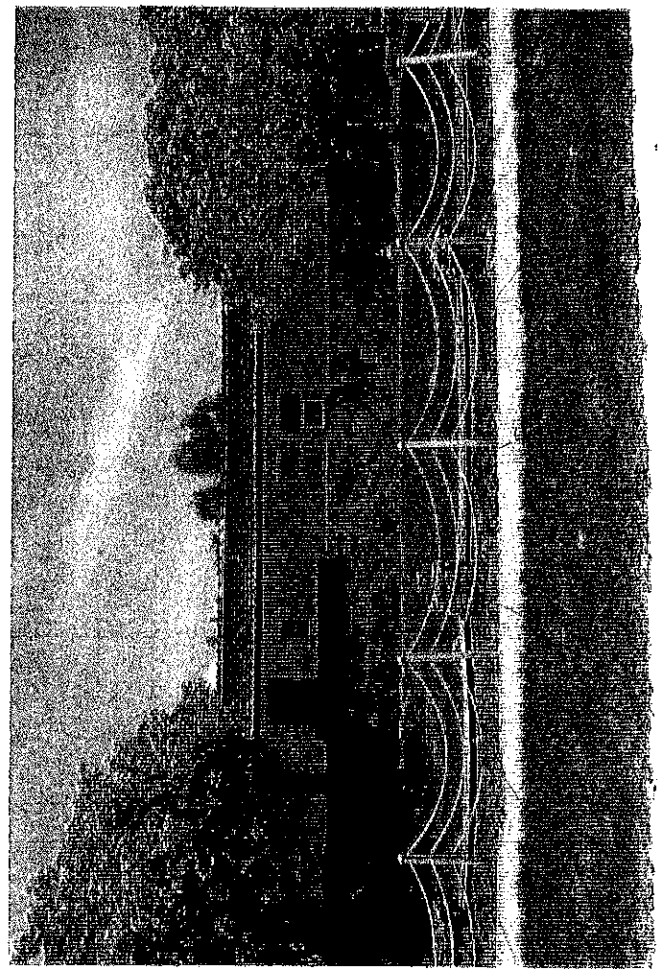
NORTH ELEVATION



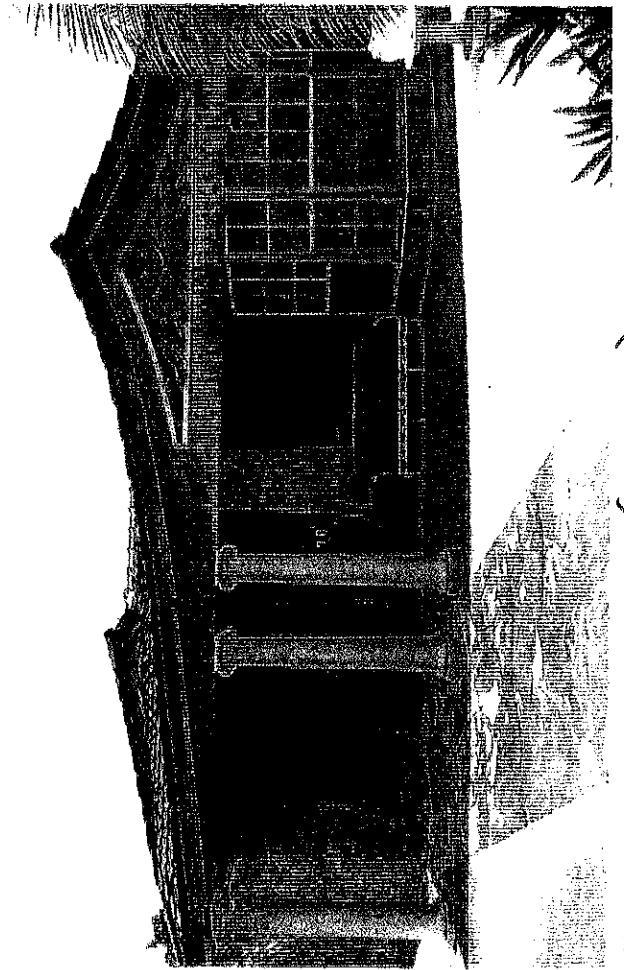
FRONT ELEVATION - LOOKING NORTH



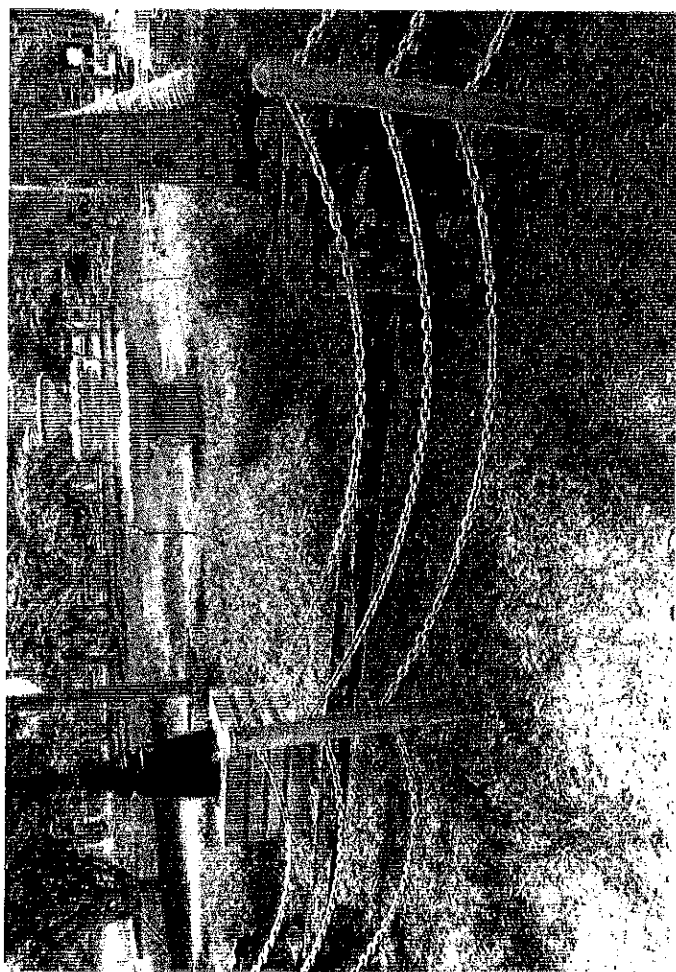
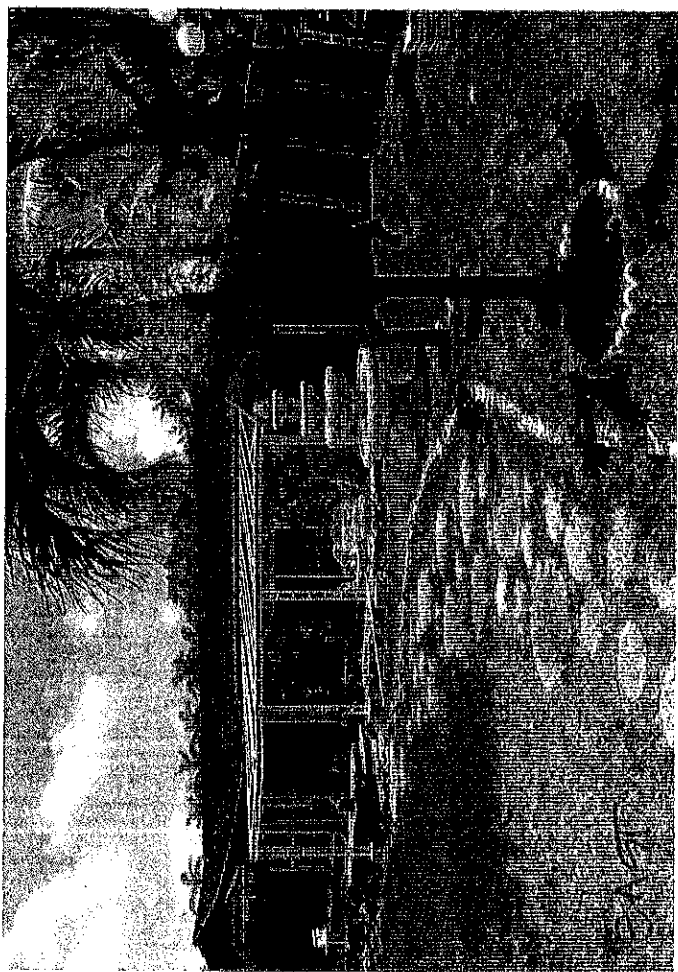
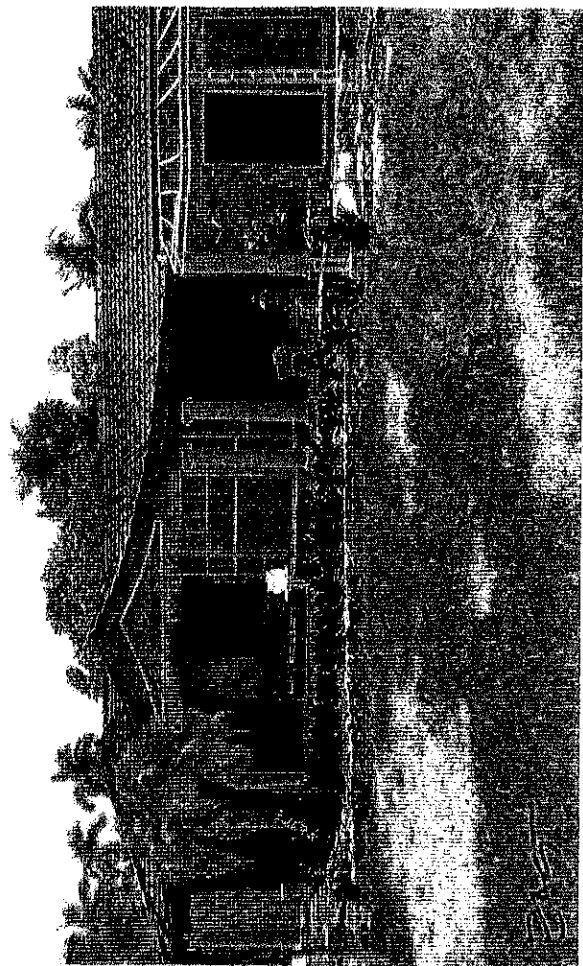
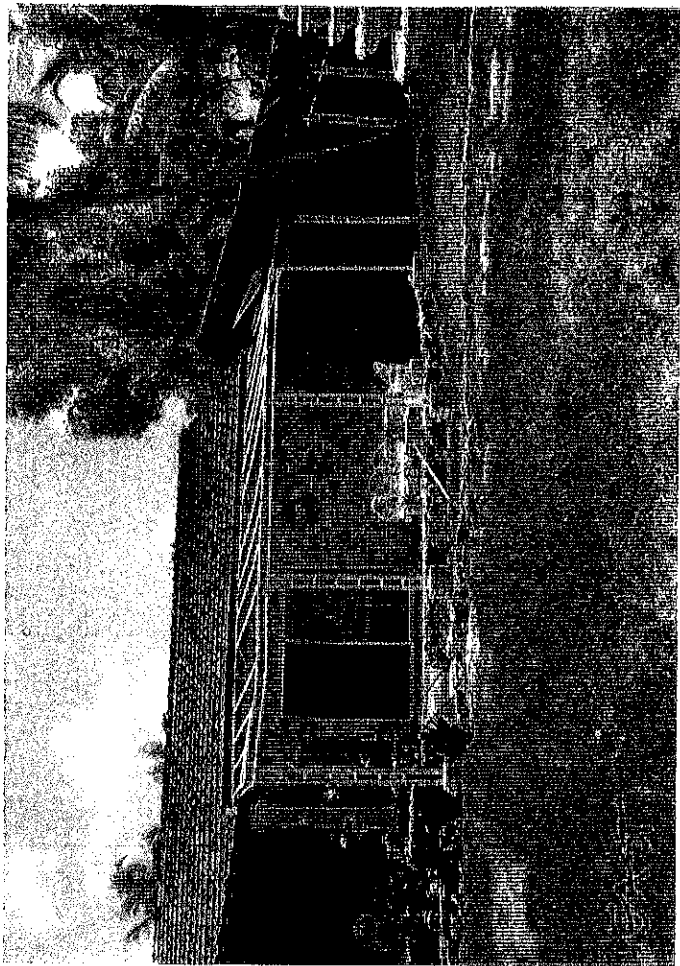
SOUTH ELEVATION

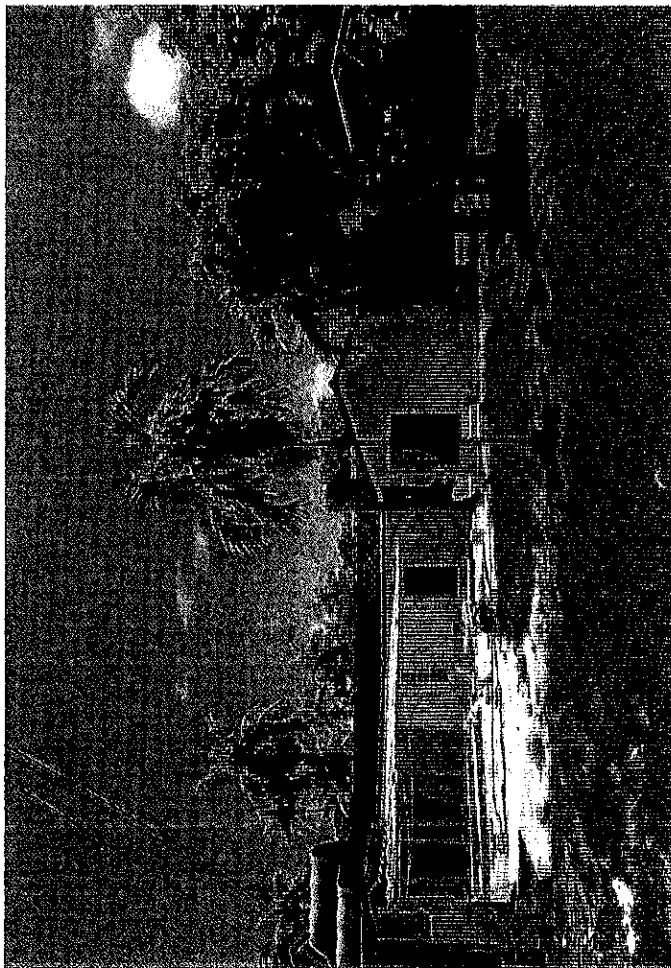


SOUTH.



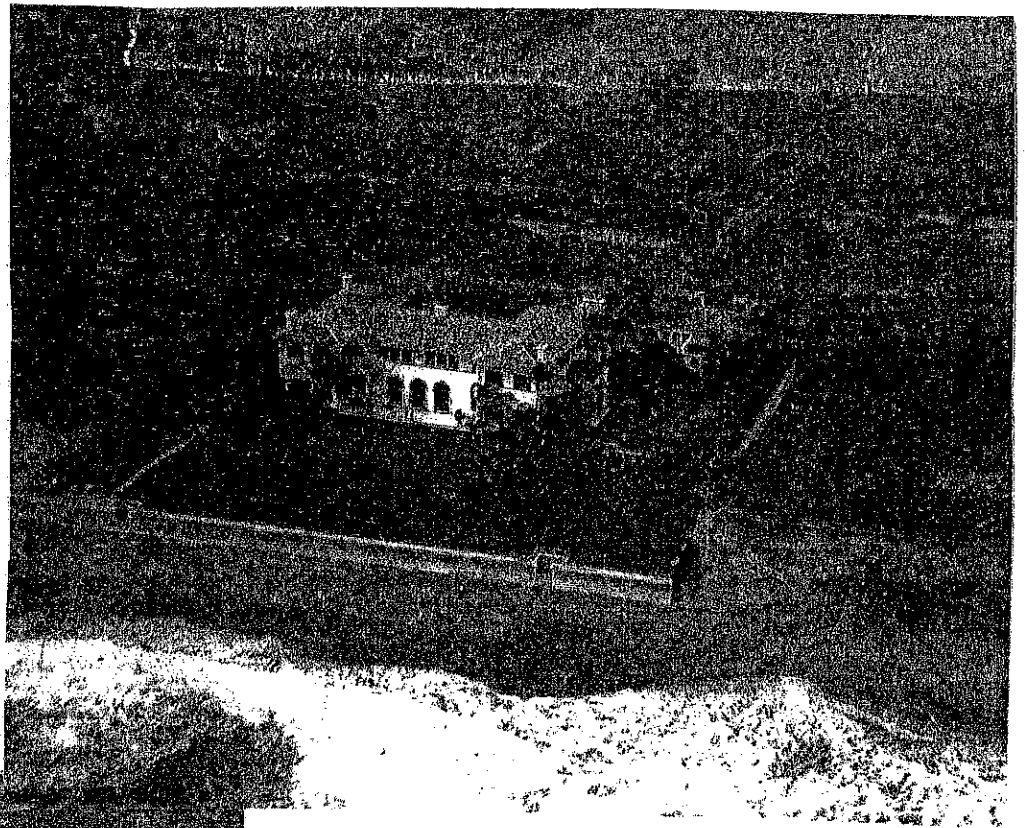
EAST ELEVATION (ENDET)



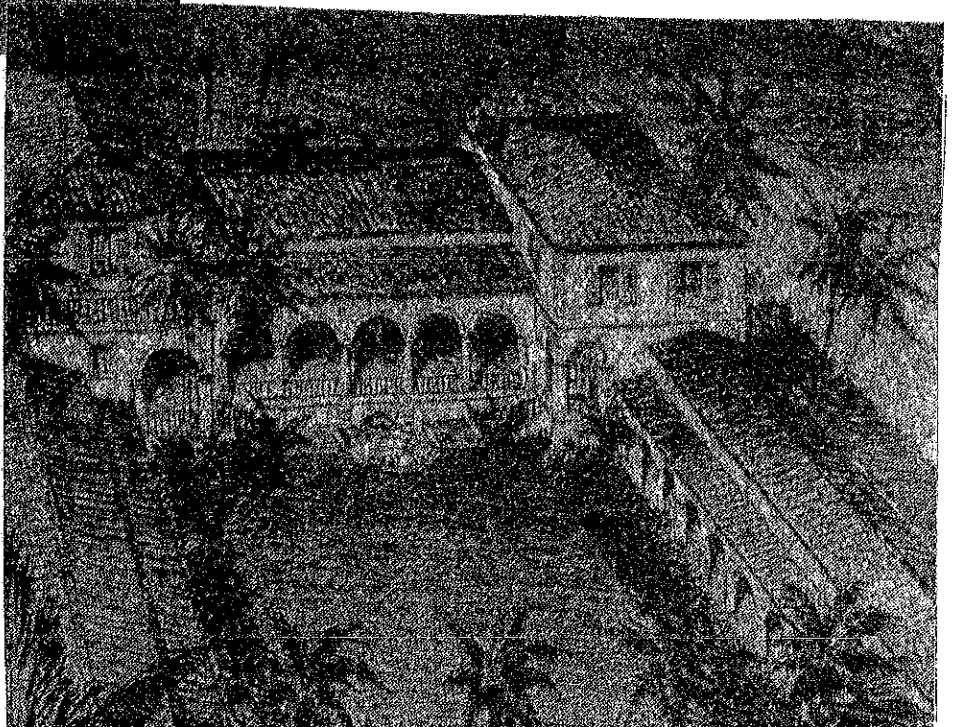


WEST

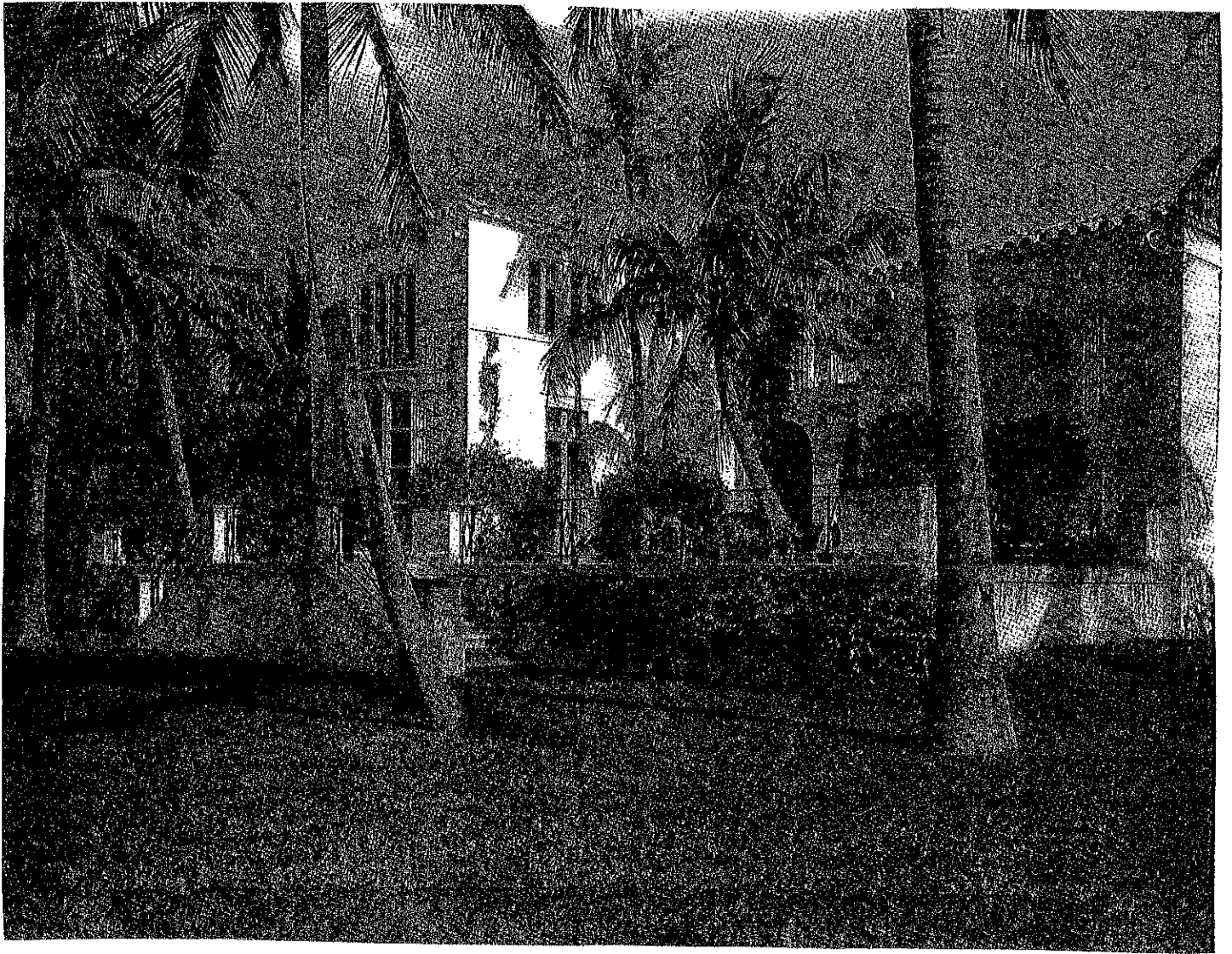




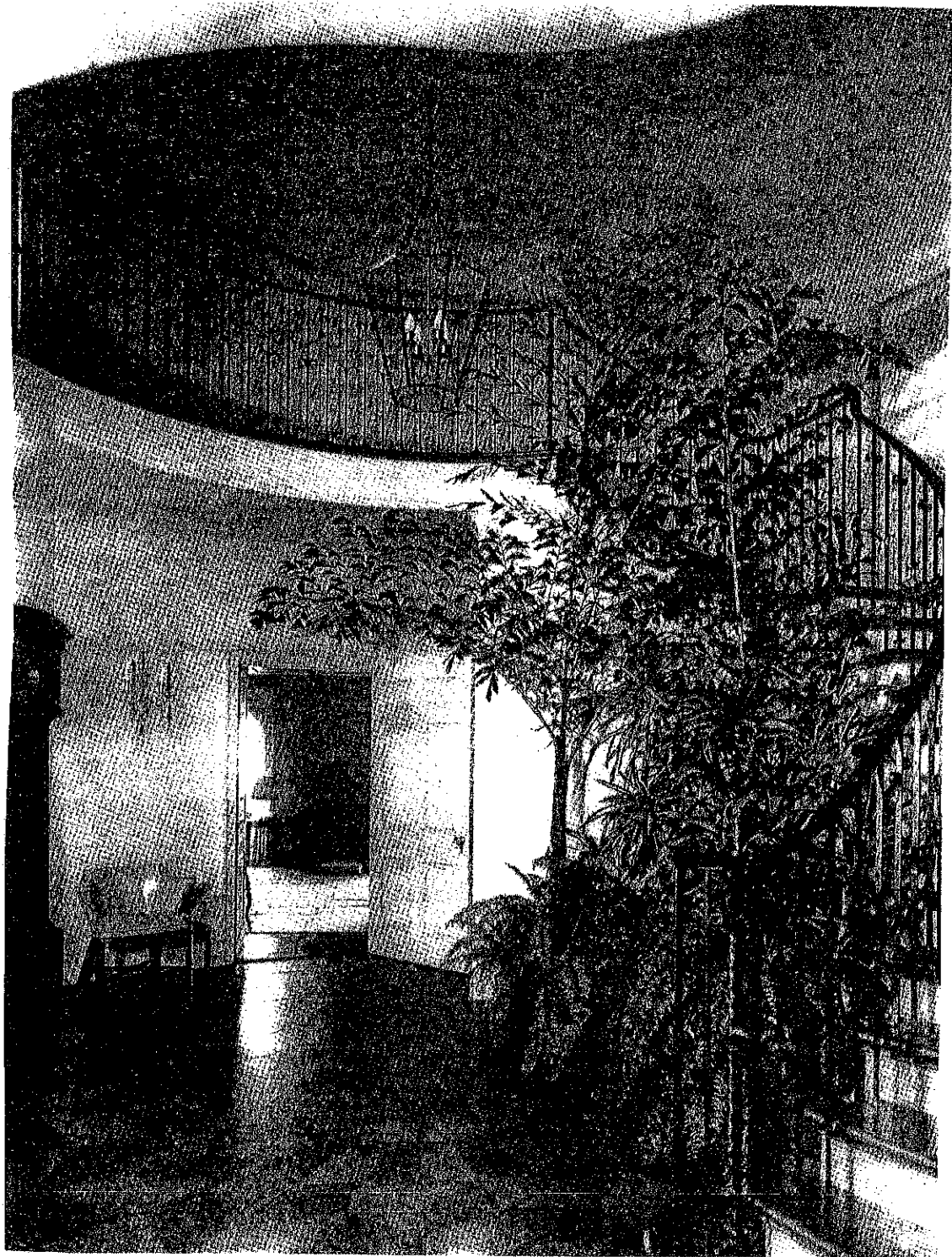
TYPICAL "U-SHAPED"  
MEDITERRANEAN REVIVAL  
HOMES.







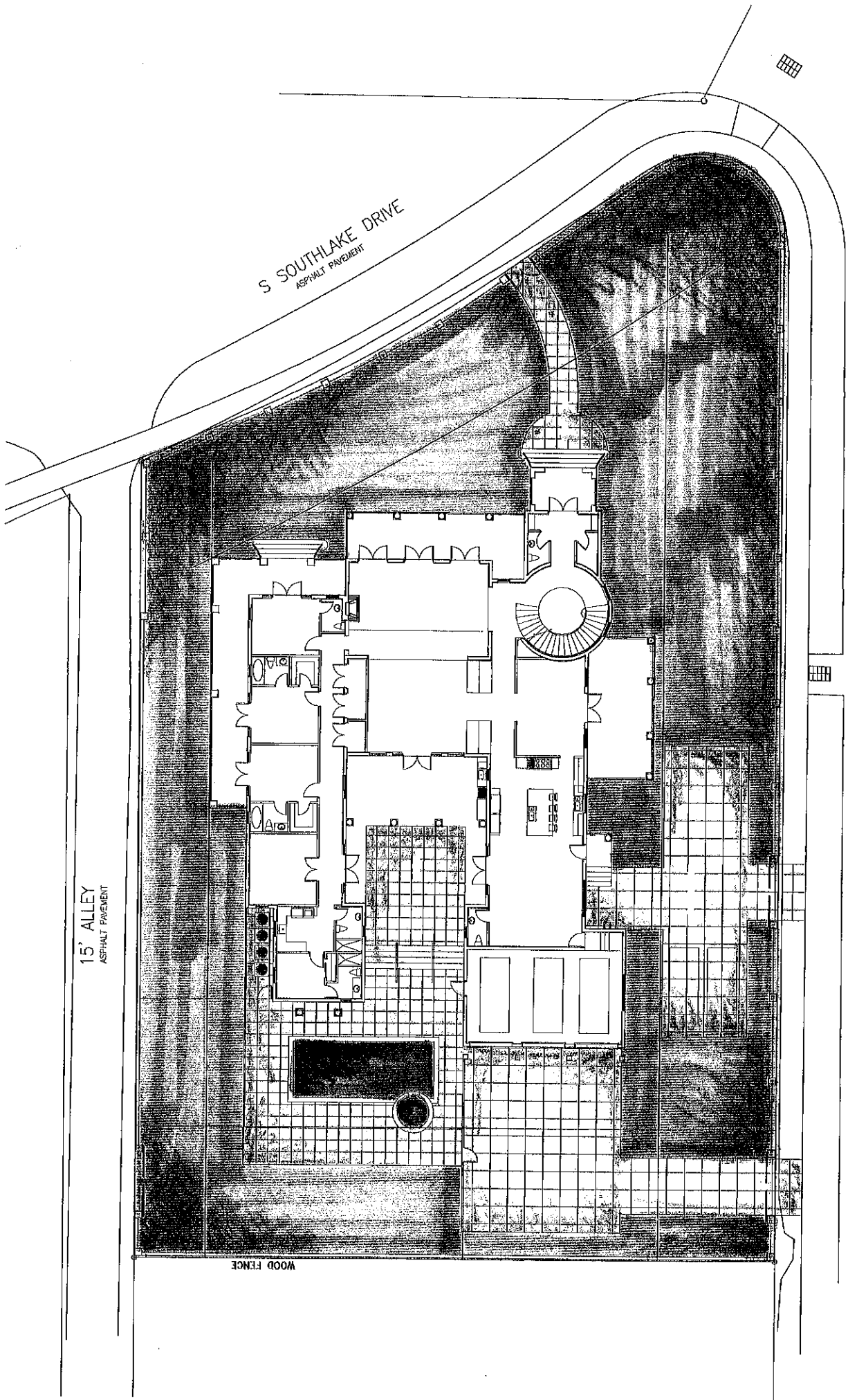
EXAMPLE OF AN OUTDOOR "AL-FRESCO" PORCH



EXAMPLE OF A CIRCULAR STAIR ROTUNDA



EXAMPLE OF A FRONT COVERED LOGGIA

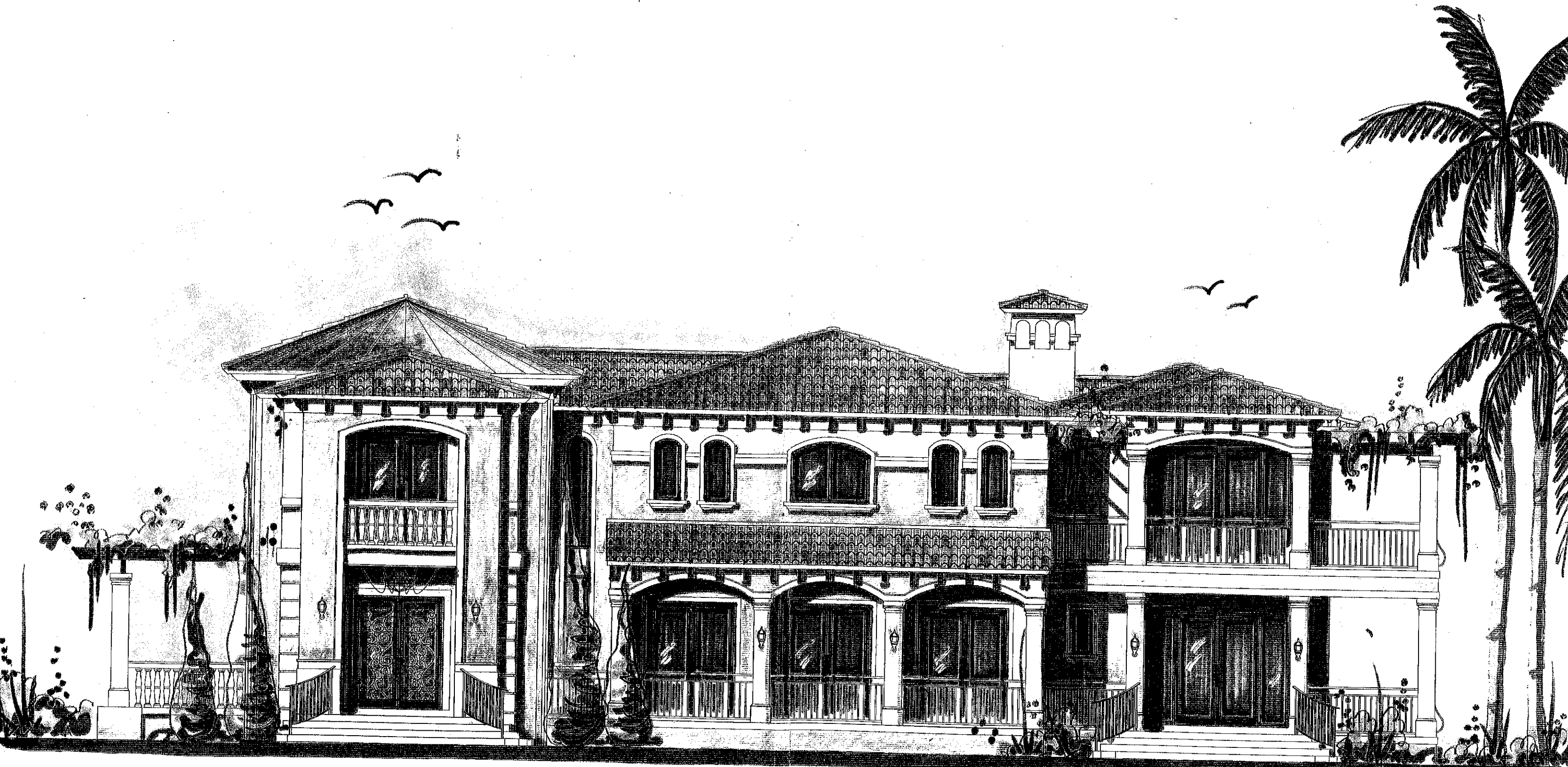


S SOUTHLAKE DRIVE  
ASPHALT PAVEMENT

15' ALLEY  
ASPHALT PAVEMENT

MADISON STREET  
ASPHALT PAVEMENT

1220 S. SOUTHLAKE DR.



1220 J. SOUTHLAKE DRIVE.



# HISTORIC PRESERVATION BOARD SUBMISSION

NEW SINGLE FAMILY RESIDENCE FOR  
FOR MR. NOEL SHAPIRO  
1220 S. SOUTHLAKE DRIVE  
HOLLYWOOD, FL 33019



JOSEPH B. KALLER  
ASSOCIATES PA

2417 Hollywood Blvd., Hollywood, Florida 33020  
(954) 920-5746 phone • (954) 920-2841 fax  
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009229

## PROJECT TEAM

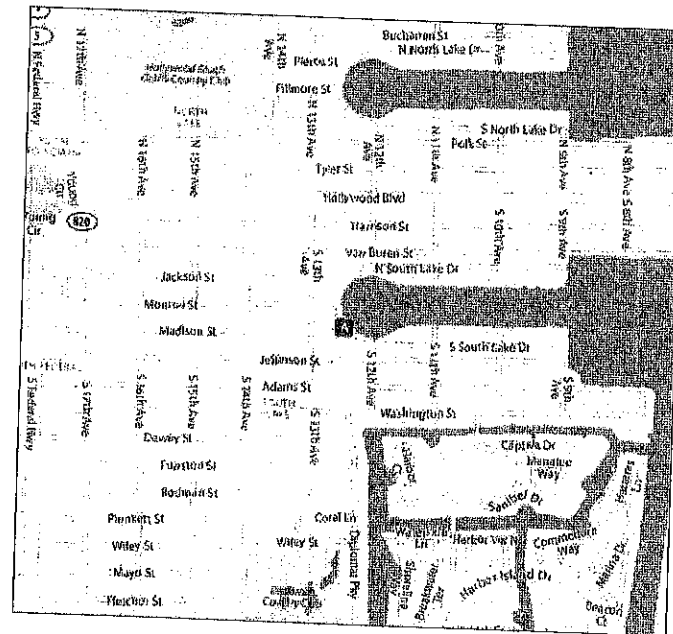
ARCHITECT  
JOSEPH B. KALLER AND ASSOCIATES, P.A.  
CONTACT: MR. JOSEPH B. KALLER  
ADDRESS: 2417 HOLLYWOOD BLVD.  
HOLLYWOOD, FL 33020  
PHONE: (954) 920-5746  
FAX: (954) 920-2841  
EMAIL: josephkallerandassociates.com

CONTACT  
MR. NOEL SHAPIRO  
ADDRESS: 1110 N. SOUTHLAKE DRIVE  
HOLLYWOOD, FL 33019

## DRAWING INDEX

### ARCHITECTURAL

- T-1 COVER SHEET
- OP-1 SITE PLAN AND DATA
- L-1 LANDSCAPE PLAN AND DATA
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 ROOF PLAN
- A-4 ELEVATIONS
- A-5 ELEVATIONS
- A-6 CONTEXTUAL STREET ELEVATION



LOCATION MAP



AERIAL



PROJECT TITLE

NEW RESIDENCE FOR  
MR. NOEL SHAPIRO  
1220 S. SOUTHLAKE DR.  
HOLLYWOOD, FL 33019

SHEET TITLE

TITLE PAGE

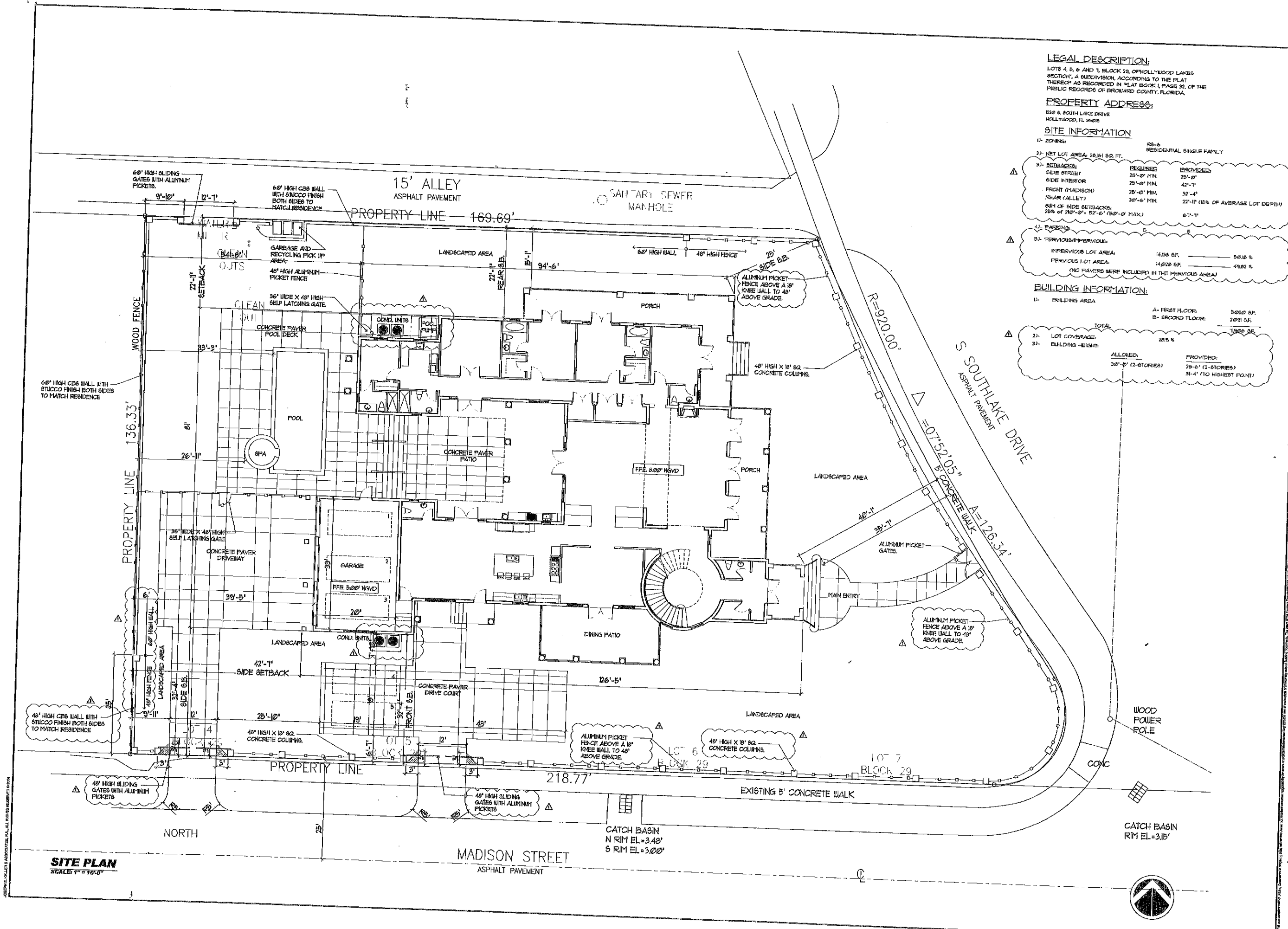
REVISIONS		
No.	DATE	DESCRIPTION
1	7-11-11	PLANNING DEPT.

PROJECT No.: 11087  
DATE: 5-9-11  
DRAWN BY: TMS  
CHECKED BY: JBC

SHEET

T-1

1 OF 1



**LEGAL DESCRIPTION:**  
LOTS 4, 5, 6 AND 7, BLOCK 29, OF HOLLYWOOD LAKES SECTION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 92, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PROPERTY ADDRESS:**  
1220 S. SOUTH LAKE DRIVE  
HOLLYWOOD, FL 33019

**SITE INFORMATION**

1- ZONING: RS-6 RESIDENTIAL SINGLE FAMILY

2- NET LOT AREA: 28,161 SQ. FT.

3- SETBACKS:	REQUIRED	PROVIDED
SIDE STREET	25'-0" MIN.	25'-0"
SIDE INTERIOR	25'-0" MIN.	42'-1"
FRONT (MADISON)	25'-0" MIN.	57'-4"
REAR (ALLEY)	20'-0" MIN.	22'-1" (15% OF AVERAGE LOT DEPTH)
SUM OF SIDE SETBACKS:	28% OF 210'-0" = 57'-6" (50'-0" MAX.)	67'-1"

4- PARKING: 5

5- PERVIOUS/IMPERVIOUS:

	PERVIOUS LOT AREA:	IMPERVIOUS LOT AREA:
	14,138 SF.	14,023 SF.
	50.18 %	49.82 %

(NO PAVERS WERE INCLUDED IN THE PERVIOUS AREA)

**BUILDING INFORMATION:**

1- BUILDING AREA

	A- FIRST FLOOR:	B- SECOND FLOOR:
TOTAL	5,030 SF.	2,091 SF.

2- LOT COVERAGE: 28.3 %

3- BUILDING HEIGHT:

	ALLOWED:	PROVIDED:
	30'-0" (2-STORIES)	28'-6" (2-STORIES)
		31'-4" (TO HIGHEST POINT)



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info@kallersouth.net

SEAL

JOSEPH B. KALLER  
FLORIDA P.E. # 00092297

PROJECT TITLE  
NEW RESIDENCE FOR  
MR. NOEL SHAPIRO  
1220 S. SOUTH LAKE DR.  
HOLLYWOOD, FL 33019

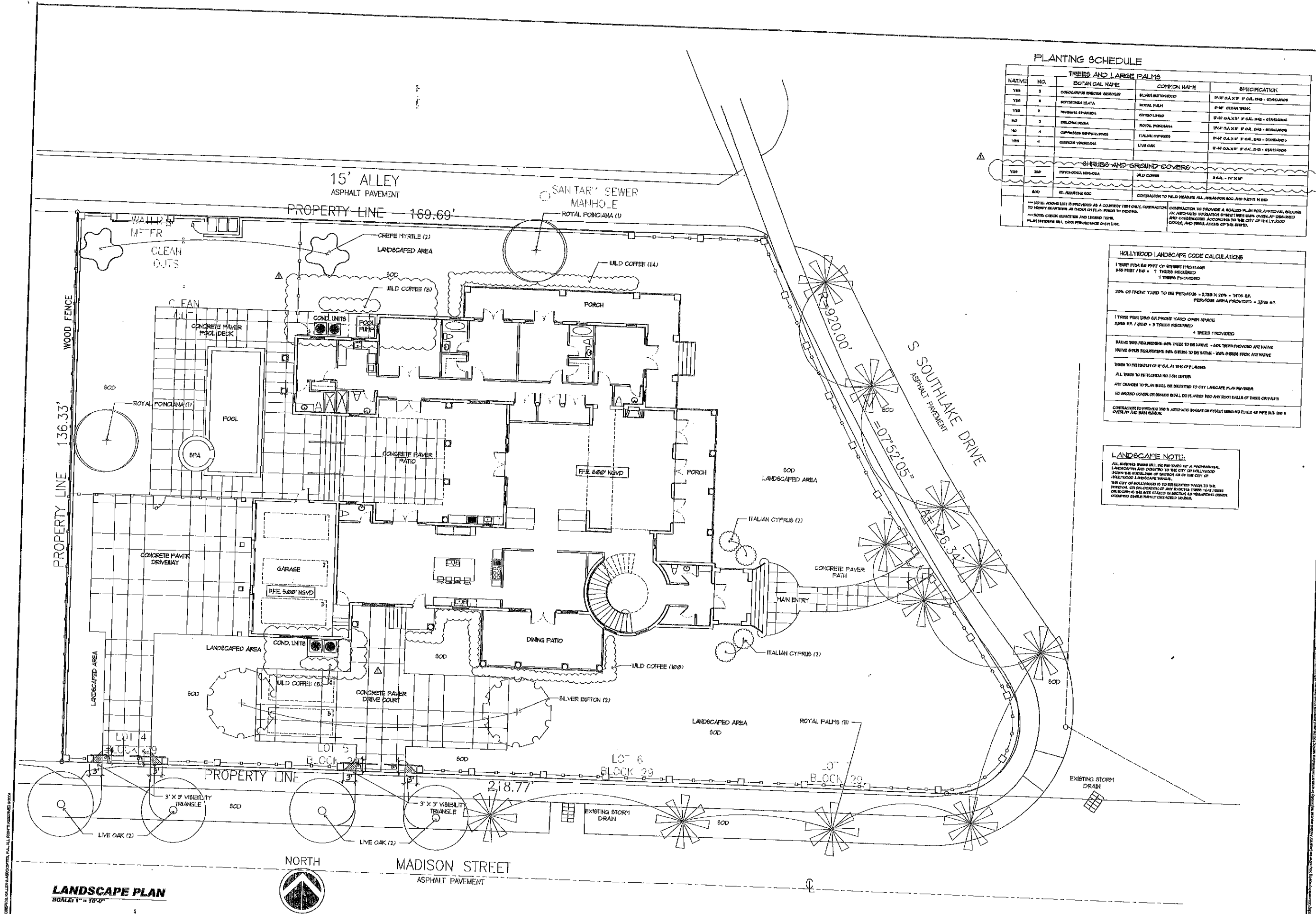
SHEET TITLE  
SITE PLAN

**REVISIONS**

No.	DATE	DESCRIPTION
1	7-11-11	PLANNING DEPT.

PROJECT No.: 11897  
DATE: 6-9-11  
DRAWN BY: TMS  
CHECKED BY: JBK

SHEET  
**SP-1**  
1 OF 1

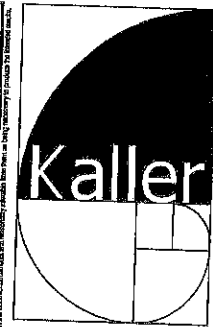


PLANTING SCHEDULE				
TREES AND LARGE PALMS				
NATIVE	NO.	BOTANICAL NAME	COMMON NAME	SPECIFICATION
YES	3	CONCARPUS BENTON VARIETY	SLIVER BUTTWOOD	12" DIA. X 10' 3" CAL. END - STANDARDS
YES	8	ROSTRETA ELATA	ROYAL PALM	6" W. CLEAR TRUNK
YES	2	TRINERIA SP. UNDA	GRASSO LINDO	6" W. DIA. X 10' 3" CAL. END - STANDARDS
NO	3	CHLORIS ROSEA	ROYAL PINEAPPLE	12" DIA. X 10' 3" CAL. END - STANDARDS
NO	4	CUPRESSUS DIFFERENS	ITALIAN CYPRUS	6" W. DIA. X 10' 3" CAL. END - STANDARDS
YES	4	GLORIOSA YPARRAGUI	LIVE OAK	6" W. DIA. X 10' 3" CAL. END - STANDARDS
SHRUBS AND GROUND COVERS				
YES	250	PSYCHOTRIA NERVOZA	WILD COFFEE	3 GAL. - 10" X 10"
NO	500	OR. AURANTIA 600	CONTRIBUTOR TO FIELD PREPARATION	ALL AREAS FOR 600 AND 800 IN END

NOTES: ABOVE LIST IS PROVIDED AS A GUIDE ONLY. CONTRACTOR TO VERIFY QUANTITIES AND SPECIFICATIONS PRIOR TO INSTALLATION.  
CONTRACTOR TO PROVIDE A SCALED PLAN FOR APPROVAL, INCLUDING AN APPROPRIATE REGISTRATION OF THE CITY OF HOLLYWOOD CODES AND REGULATIONS OF THE CITY OF HOLLYWOOD.  
CONTRACTOR TO PROVIDE A SCALED PLAN FOR APPROVAL, INCLUDING AN APPROPRIATE REGISTRATION OF THE CITY OF HOLLYWOOD CODES AND REGULATIONS OF THE CITY OF HOLLYWOOD.

HOLLYWOOD LANDSCAPE CODE CALCULATIONS	
1 TREE PER 100 SQ. FT. OF STREET FRONTAGE 240 FEET / 100 = 2.4 TREES REQUIRED 1 TREES PROVIDED	
20% OF FRONT YARD TO BE PERVIOUS - 3,700 X 20% = 740 SQ. FT. PERVIOUS AREA PROVIDED = 3,700 SQ. FT.	
1 TREE PER 100 SQ. FT. OF FRONT YARD OPEN SPACE 3,700 SQ. FT. / 100 = 3.7 TREES REQUIRED 4 TREES PROVIDED	
NATIVE TREE REQUIREMENT 40% USED TO BE NATIVE - 40% TREES PROVIDED ARE NATIVE NATIVE TREE REQUIREMENT 40% USED TO BE NATIVE - 40% TREES PROVIDED ARE NATIVE	
TREES TO BE PLANTED AT 10' DIA. AT TIME OF PLANTING ALL TREES TO BE PLANTED AT 10' DIA. AT TIME OF PLANTING	
ANY CHANGES TO PLAN SHALL BE SUBMITTED TO CITY LANDSCAPE PLAN REVIEWER NO GROUND COVER OR SHRUBS SHALL BE PLANTED INTO ANY ROOT BALLS OF TREES OR PALMS	
CONTRACTOR TO PROVIDE 100% AESTHETIC REGISTRATION STUDY (SEE SCHEDULE 40) PER 100 SQ. FT. OF OVERLAY AND FILL BENCH	

**LANDSCAPE NOTE:**  
ALL PLANTING SHALL BE PROVIDED BY A PROFESSIONAL LANDSCAPER AND CONTROLLED BY THE CITY OF HOLLYWOOD. THE CITY OF HOLLYWOOD IS TO BE NOTIFIED PRIOR TO THE REMOVAL OR RELOCATION OF ANY EXISTING TREES THAT ARE ON EXISTING OR NEW LOT. THE CITY OF HOLLYWOOD IS TO BE NOTIFIED PRIOR TO THE REMOVAL OR RELOCATION OF ANY EXISTING TREES THAT ARE ON EXISTING OR NEW LOT.



JOSEPH B. KALLER  
+ ASSOCIATES PA  
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kaller@kallerpa.com

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE  
NEW RESIDENCE FOR  
MR. NOEL SHAPIRO  
1220 S. SOUTHLAKE DR.  
HOLLYWOOD, FL 33019

SHEET TITLE  
LANDSCAPE PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1	7-11-11	PLANNING DEPT.

PROJECT No.: 11087  
DATE: 6-9-11  
DRAWN BY: TMS  
CHECKED BY: JBR

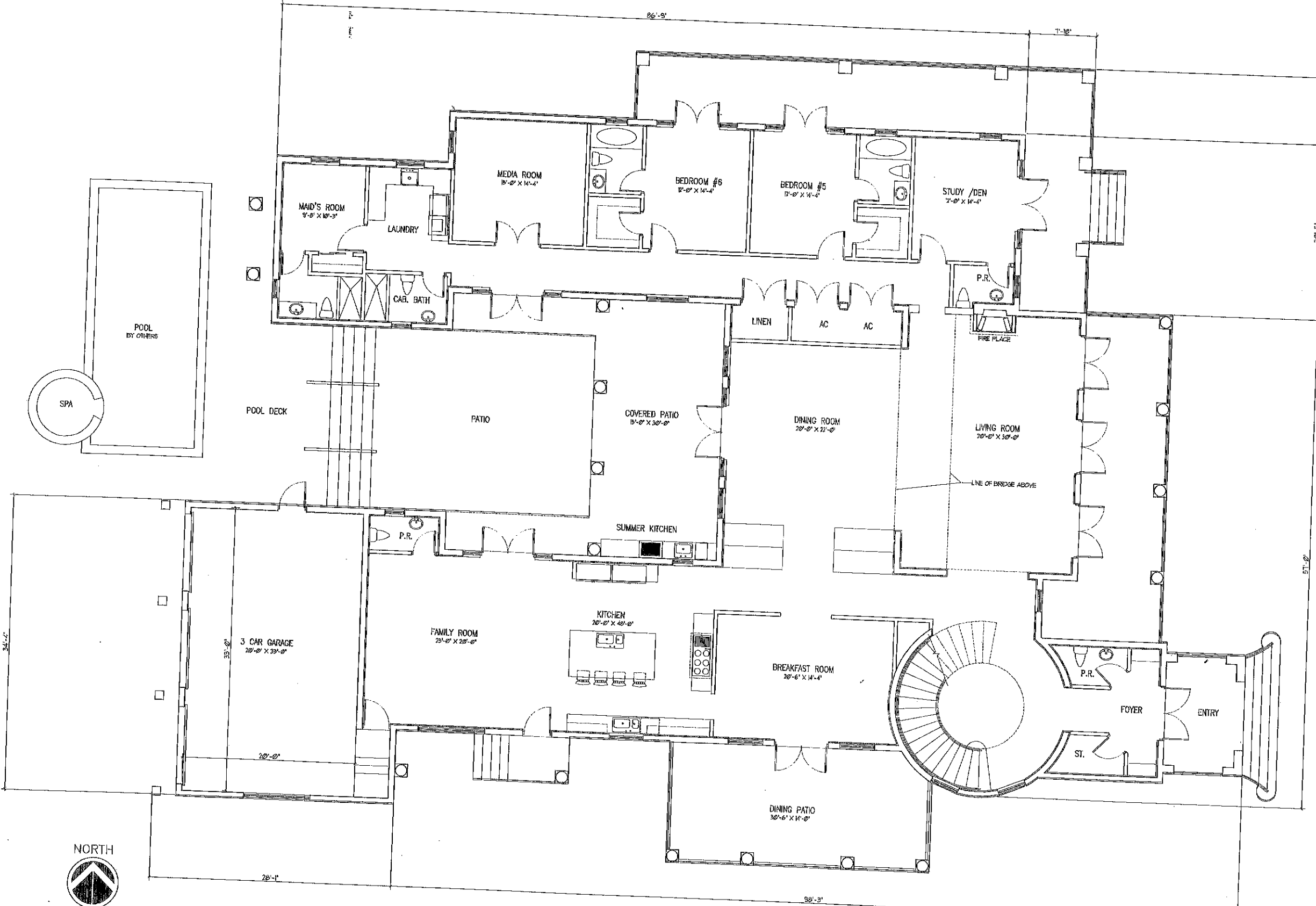
SHEET

L-1

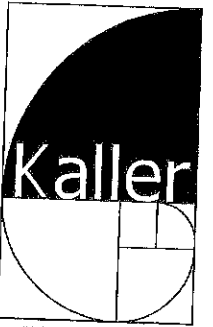
1 OF 1

LANDSCAPE PLAN  
SCALE: 1" = 10'-0"





**1 FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



JOSEPH B. KALLER  
+ ASSOCIATES PA  
ARCHITECTS  
2417 Hollywood Blvd., Hollywood, Florida 33029  
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(954) 926-2841 fax  
kaller@kallerpa.com

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 00092297

PROJECT TITLE  
**NEW RESIDENCE FOR  
MR. NOEL SHAPIRO  
1220 S. SOUTHLAKE DR.  
HOLLYWOOD, FL 33019**

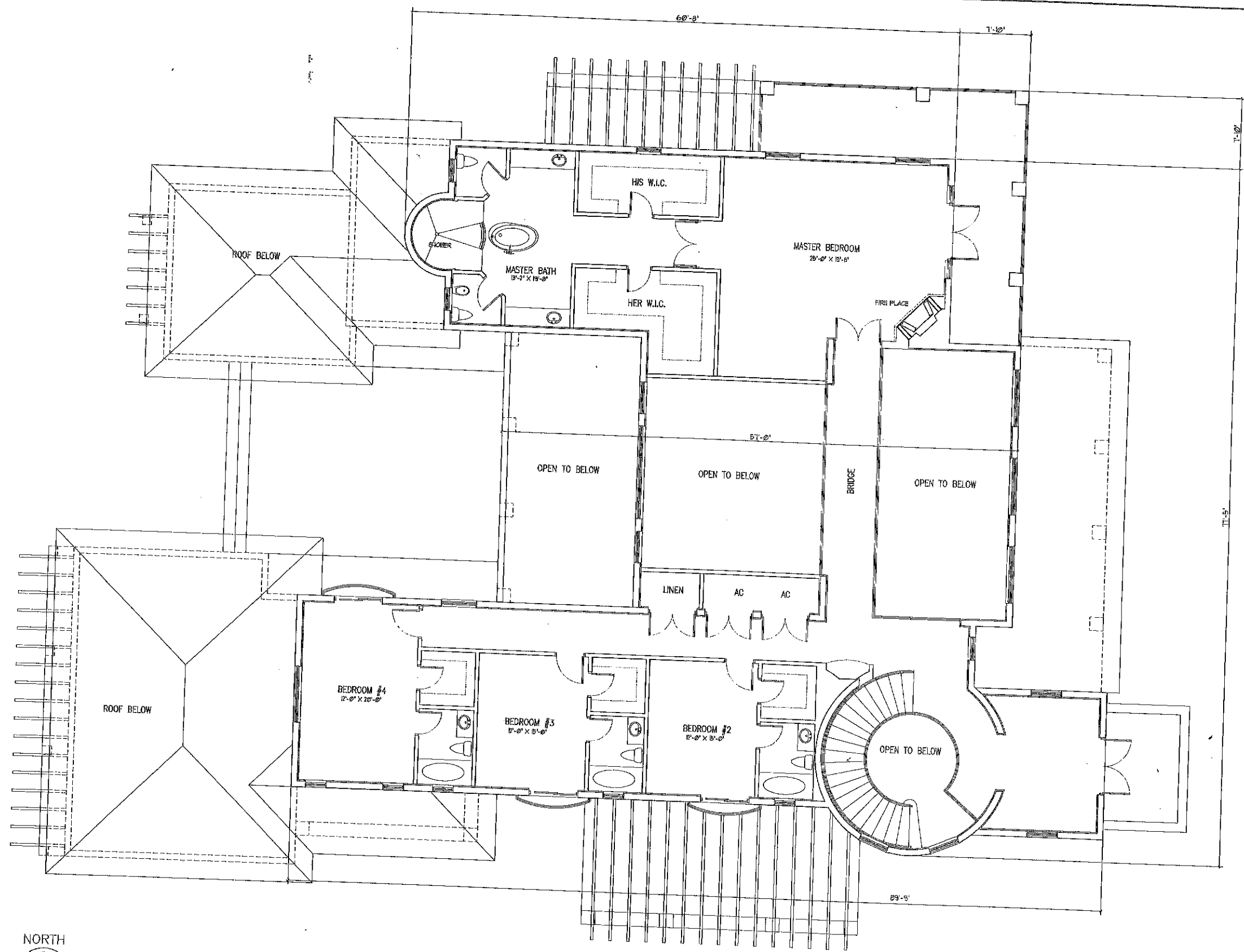
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**FIRST FLOOR PLAN**

REVISIONS	
No.	DESCRIPTION
1	7-11-11 PLANNING DEPT.

PROJECT No.: 11087  
DATE: 6-9-11  
DRAWN BY: TMS  
CHECKED BY: JHK

SHEET

**A-1**



**1 SECOND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



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SHEET TITLE

**NEW RESIDENCE FOR  
MR. NOEL SHAPIRO  
1220 S. SOUTHLAKE DR.  
HOLLYWOOD, FL 33019**

**SECOND FLOOR PLAN**

REVISIONS		
No.	DATE	DESCRIPTION
1	7-11-11	PLANNING DEPT.

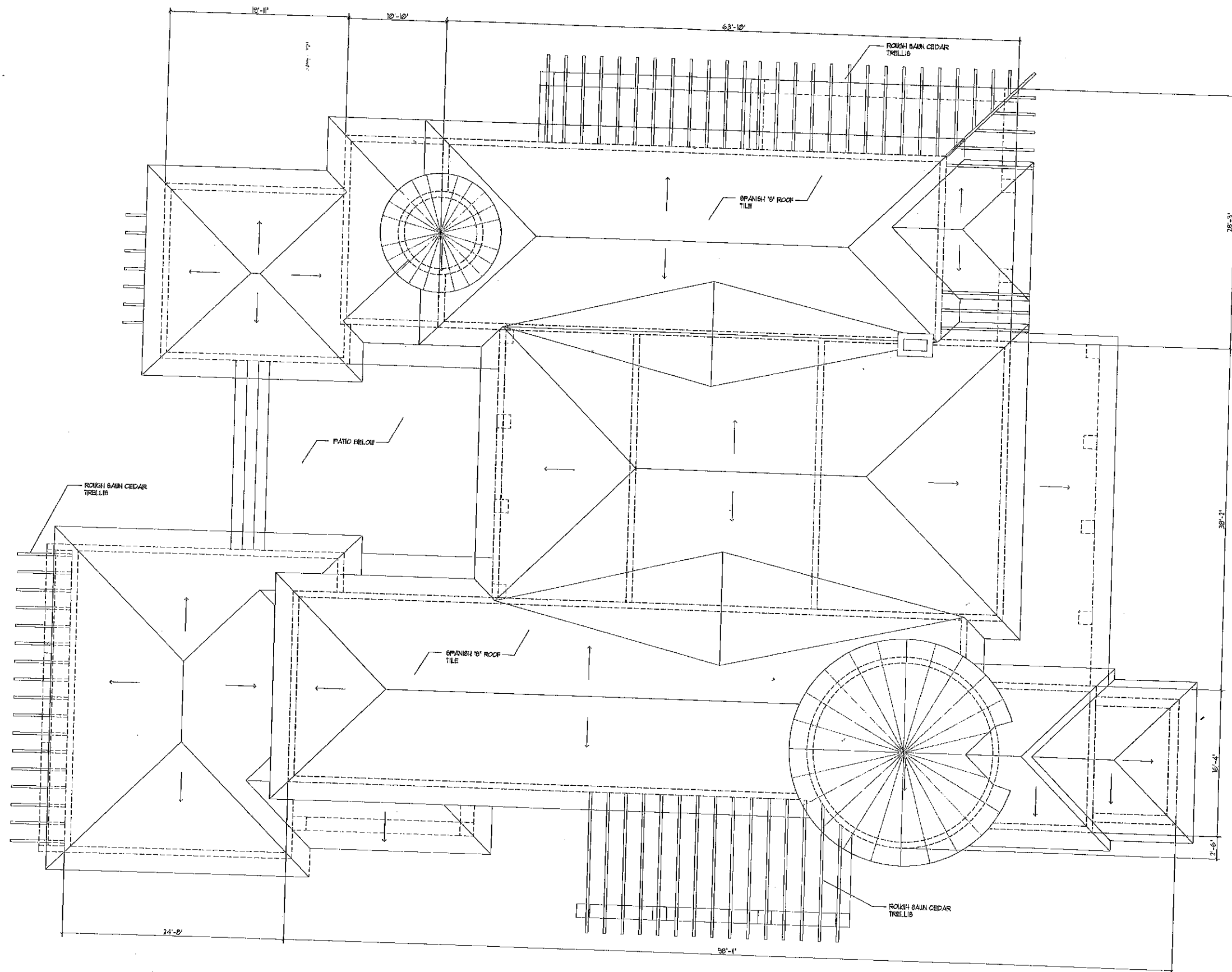
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**A-2**

2 OF 5



**1 ROOF PLAN**  
SCALE: 3/16" = 1'-0"



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SHEET TITLE

ROOF PLAN

REVISIONS		
NO.	DATE	DESCRIPTION
1	7-11-11	PLANNING DEPT.

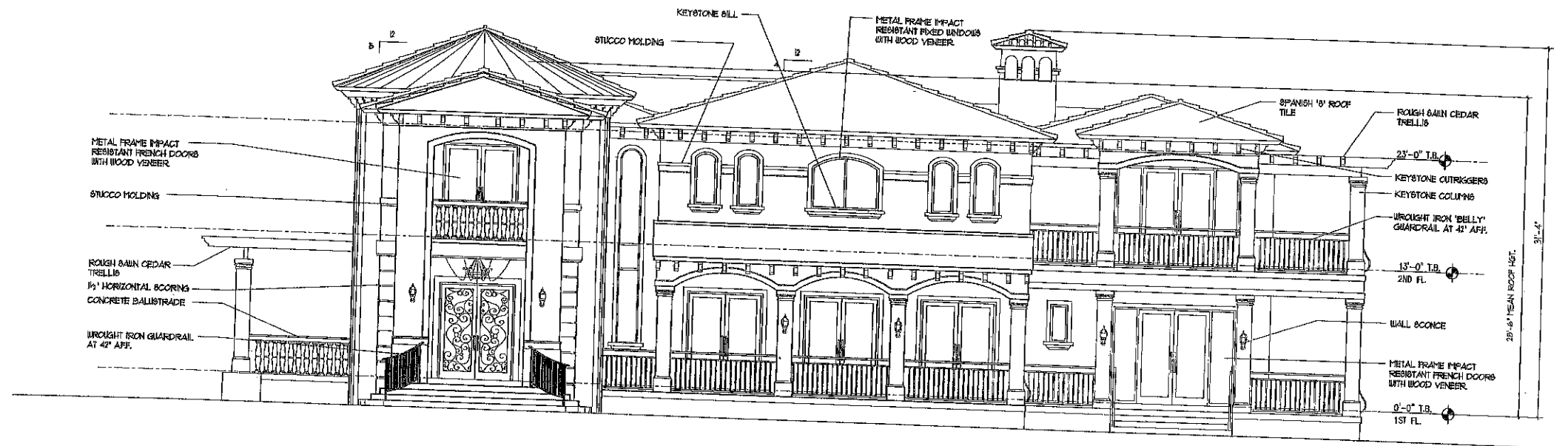
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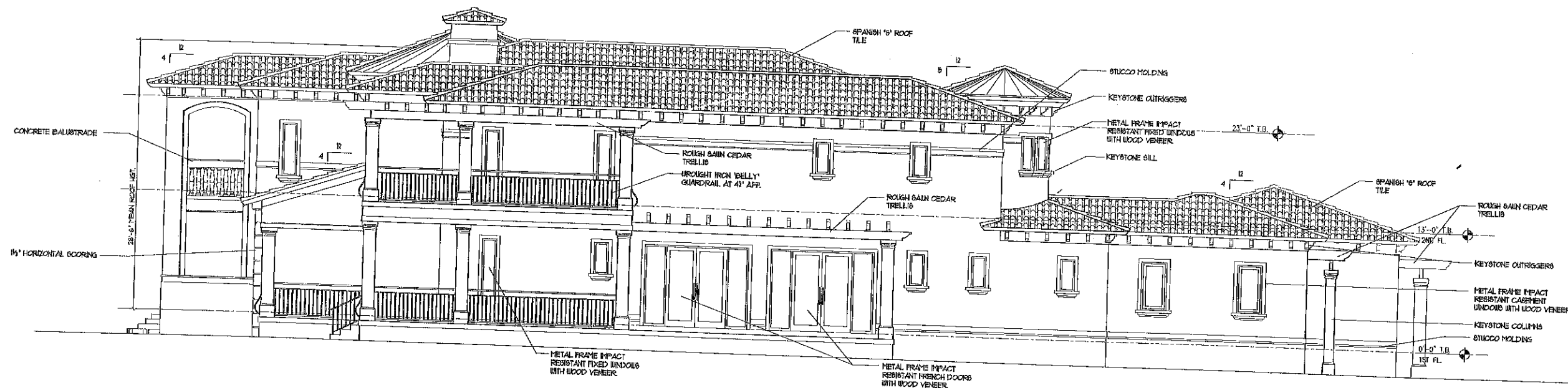
SHEET

**A-3**

3 OF 5



**1 EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



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HOLLYWOOD, FL 33019

SHEET TITLE

ELEVATIONS

REVISIONS		
NO.	DATE	DESCRIPTION
1	7-11-11	PLANNING DEPT.

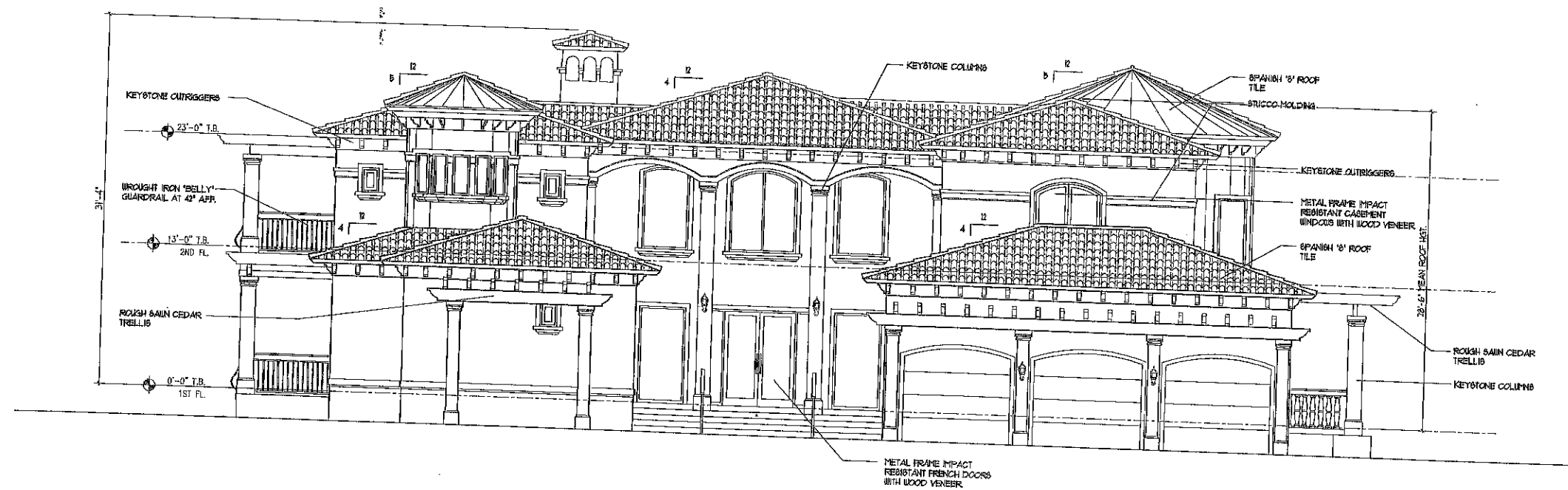
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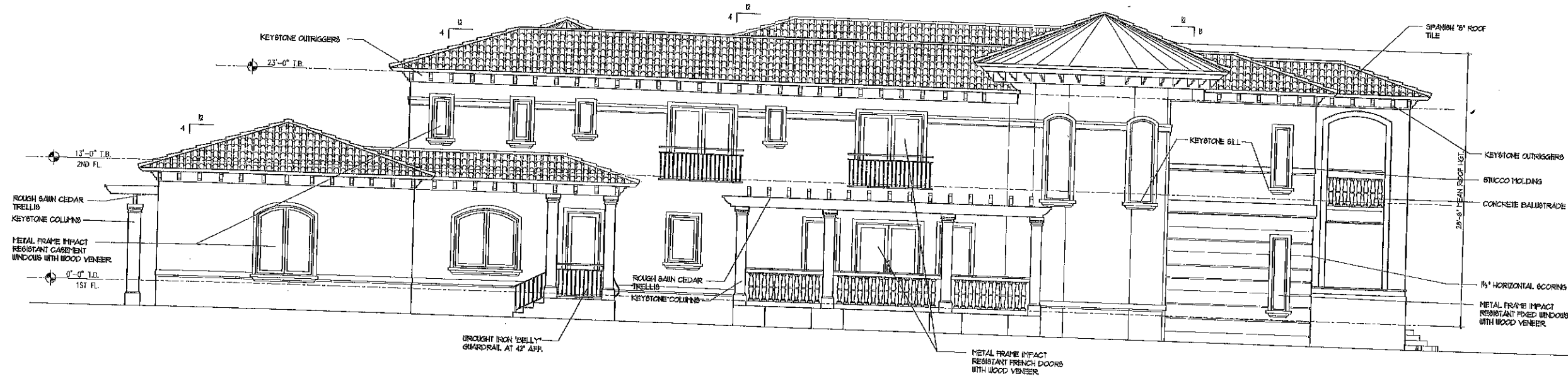
SHEET

**A-4**

4 OF 5



**1 WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"

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HOLLYWOOD, FL 33019

SHEET TITLE  
ELEVATIONS

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PROJECT No.: 11087  
DATE: 6-9-11  
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SHEET

**A-5**

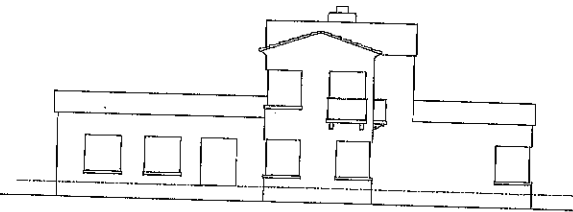
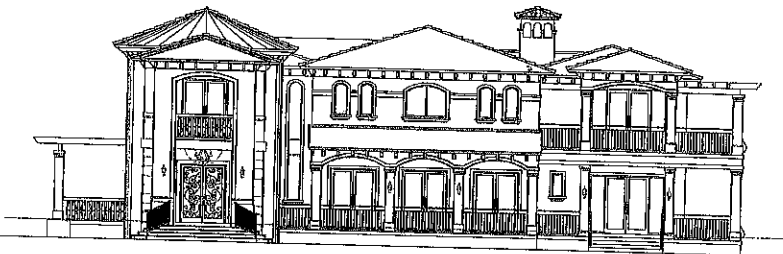
4 OF 5

PL

PL

PL

PL



MADISON ST.

1220 S. SOUTHLAKE DR.

ALLEY

1226 S. SOUTHLAKE DR. (VACANT)  
1248 MONROE ST. (BEYOND)

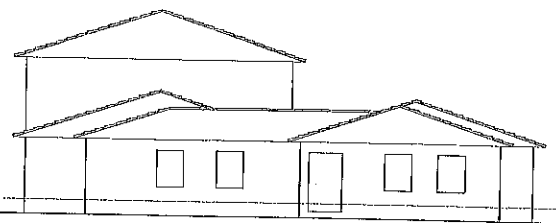
MONROE ST.

**1 CONTEXTUAL ELEVATION SOUTH LAKE DRIVE**  
SCALE: NTS

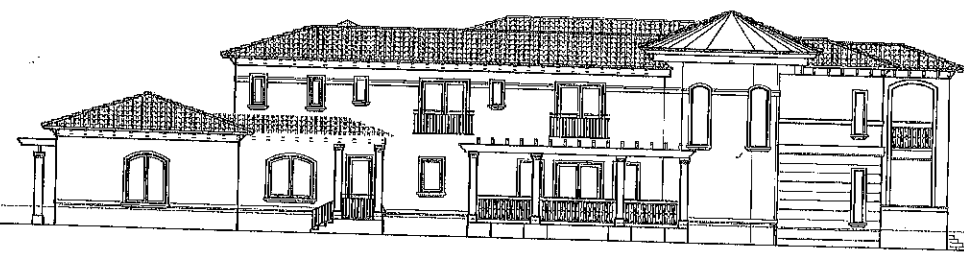
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PL

PL



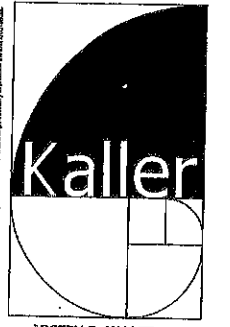
1245 MADISON ST.



1220 S. SOUTHLAKE DR.

S. SOUTHLAKE DR.

**2 CONTEXTUAL ELEVATION MADISON STREET**  
SCALE: NTS



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SHEET TITLE  
ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION
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CHECKED BY: JBK

SHEET

A-6

5 OF 5



**ATTACHMENT B**  
Aerial Photograph



**1220 S. Southlake Drive**