

HISTORIC PRESERVATION BOARD

MAY 24, 2011

CERTIFICATE OF APPROPRIATENESS FOR DESIGN

4. **FILE NO:** 11-C-28
APPLICANT: Ian Norris
LOCATION: 1050 Jefferson Street
REQUEST: Certificate of Appropriateness for Design for exterior renovations and additions to a single-family home within the Lakes Area Historic Multiple Resource Listing District.

**CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
PLANNING AND DEVELOPMENT SERVICES**

DATE: May 24, 2011

FILE: 11-C-28

TO: Historic Preservation Board

VIA: Andria Wingett, Planning Manager

VIA: Julie Walls Krolak, Principal Planner

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

SUBJECT: Ian Norris requests a Certificate of Appropriateness for Design for exterior renovations and additions to an existing single-family home located at 1050 Jefferson Street in the Lakes Area Historic Multiple Resource Listing District.

APPLICANT REQUEST

Certificate of Appropriateness for Design for exterior renovations and additions to an existing single-family home.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Continuance to the June 21, 2011 meeting to allow the applicant time to incorporate more design elements to the proposed addition which are consistent with the original Post War Modern Ranch style.

PROPOSED PROJECT

The applicant is proposing exterior renovations and additions to an existing home. Research and information provided by the applicant states the home was designed in 1951 by an engineer, W. C. Disbrow, Jr., located in Hallandale. The home appears to have architectural features of Post War Modern Ranch. 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. Major features include asymmetrical massing with horizontal emphasis to windows. Materials include stucco and aluminum windows. Entrances were not emphasized and the homes had limited ornamentation. Low-pitched roofs with concrete tile were typical of Ranch style homes.

The existing one-story home is approximately 1,870 sq ft and based on original plans provided by the applicant and was built in 1951. (Attachment A) A history of permit activity shows work including A/C replacements, re-roofing, and window replacement. The applicant is proposing to keep the original home in tact while making modifications to update the structure. Proposed renovations include an addition at the rear for a master suite (530 sq ft) and a new one car garage. Included in the scope of work is a new grass paver driveway to replace an existing asphalt driveway, new front porch/entry, new pool and deck at the rear, and new windows. Lot proportions are consistent with other residences in the neighborhood and will not have negative impacts on

adjacent properties. It is adjacent to homes of similar structures in scale. Therefore, the character and integrity of the existing residential community will be maintained and preserved.

While the original home will maintain a Post War Modern Ranch style, the additions to the home are more consistent with Post War Mid-Century Modern. It is the applicant's desire to update the home while maintaining a consistency with the design of Post War Modern. According to the Design Guidelines for Historic Properties and Districts, it is recommended that the use of contemporary designs be compatible with the character and mood of the building or neighborhood. The design of the garage, addition at the rear, and new front entry is consistent with Mid-Century Modern style (as opposed to the Ranch style) with asymmetrical massing, horizontal emphasis, flat roofs, and exposed wood. The garage will contain a flat roof with parapet and the addition at the rear will contain a sloped roof. The existing entry will be changed to include a new entry feature with wood trellis and garden wall with native limestone veneer. The height of the original home is approximately 12 ft and the addition at the rear will be approximately 15.5 ft. The property is on multiple lots and is approximately 0.31 acres. Landscaping will be improved and upon completion, the site will contain approximately 52% pervious surfaces. The applicant is proposing to new deck and pool area; however, the existing asphalt driveway will be replaced with grass pavers.

While the proposed design is compatible and complimentary to the District, the additions itself creates a potential inconsistency with the existing home, producing a mixture of styles – Ranch and Mid-Century Modern. While both styles are consistent with the time period of Post War Modern, the two styles are different from one another in roof treatment, materials, entrances, and ornamentation. As such, staff believes it may be beneficial to allow the applicant additional time to revisit the design by continuing this item to the June 21, 2011 meeting. Further details can be found in staff's analysis of the required criteria outlined later in this report.

SITE BACKGROUND

Applicants/Owners: Ian Norris
Address/Location: 1050 Jefferson Street
Size of Property: 0.31 acres
Present Zoning: Single Family Residential (RS-6)
Lakes Area Historic Multiple Resource Listing District (HMPRLD-1)
Present Land Use: Single Family Residence
Year Built: 1951

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: Single Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRLD-1)
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."

The proposed renovations and additions allow 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 (CWMP) 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 Historic Lakes Section through its design which is similar to existing structures in the surrounding neighborhood.

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

Policy 2.46 encourages the preservation of stable neighborhoods and rehabilitation initiatives that will revitalize and promote stability of neighborhoods.

The CWMP also states "the single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements." The project has minimal impact on the current streetscape without interference with the existing landscaping.

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.

The proposed exterior renovations and additions do not adversely affect the integrity of the Historic District. The design is sensitive in scale and character to the existing structure and neighborhood. The applicant has proposed an addition which will minimally impact surrounding properties and the overall character of the Historic District.

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 currently meets required setbacks on all sides. The applicant is proposing additions to the front and rear which will meet required setbacks. Orientation of the home is consistent with Design Guidelines recommendations. Lot proportions are consistent with other residences in the neighborhood and will not have negative impacts on adjacent properties.

The home was originally built in 1951 by an engineer, W. C. Disbrow, Jr., from Hallandale. The home contains architectural features of Post War Modern Ranch.

FINDING: Consistent

CRITERION: DESIGN

ANALYSIS: According to information provided by the applicant, original blue print drawings show the house was designed in 1951. Since then, the house has not been altered and permit history shows work with replacement of the roof, A/C, and windows. The home encompasses design features of Post War Modern Ranch with asymmetrical massing, horizontal emphasis to windows, low pitched roofs with concrete roof tiles, and limited ornamentation.

The applicant is proposing to add approximately 530 sq ft to the rear for a master suite and a one-car garage to the front. Included in the scope of is a new grass paver driveway to replace an existing asphalt driveway, new pool and deck at the rear of the home, new front porch/entry, as well as new windows. The design of the garage, addition at the rear, and new front entry is consistent with Mid-Century Modern with asymmetrical massing, horizontal emphasis, flat roofs, and exposed wood. The garage will contain a flat roof with parapet and the addition at the rear will contain a sloped roof. The existing entry will be changed to include a new entry feature with wood trellis and garden wall with native limestone veneer. The height of the original home is approximately 12 ft and the addition at the rear will be approximately 15.5 ft.

While the proposed design is compatible and complimentary to the District, the additions itself creates a potential inconsistency with the existing home, producing a mixture of styles – Ranch and Mid-Century Modern. While both styles are consistent with the time period of Post War Modern, the two styles are different from one another in roof treatment, materials, entrances, and ornamentation.

FINDING: Consistent with the incorporation of design elements consistent with the original Post War Modern Ranch style.

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. It is consistent with the surrounding neighborhood and, as proposed, does not alter the scale and massing in this portion of the street.

The property is on multiple lots and is approximately 0.31 acres. Landscaping will be improved and upon completion, the site will contain approximately 52% pervious surfaces. The applicant is proposing to new deck and pool area; however, the existing asphalt driveway will be replaced with grass pavers. It is adjacent to homes of similar structures in scale. Therefore, the character and integrity of the existing residential community will be maintained and preserved. The existing setbacks are maintained and, as proposed; the renovations do not alter the scale and massing and is consistent with the surrounding neighborhood.

FINDING: Consistent

CRITERION: MATERIALS

ANALYSIS: Design Guidelines for Historic Properties and Districts state *materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials that are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used. Designing new work which is incompatible with the other buildings in the neighborhood in materials, size, scale, and texture should be avoided. Materials used are consistent with the time period of the home during the Post War Modern era. Proposed renovations and additions contain materials such as wood and stone veneer.*

FINDING: Consistent with the incorporation of design elements consistent with the original Post War Modern Ranch style.

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 the existing home is of a Ranch style, the proposed renovations and additions are more consistent with Mid-Century Modern. This design allows the applicant to update the structure while maintaining the Post War Modern period. According to the Design Guidelines for Historic Properties and Districts, it is recommended that the use of contemporary designs be compatible with the character and mood of the building or neighborhood.*

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. The proposed renovations are consistent with the character of the Historic Lakes Section and designed in such a way that maintains the spatial relationship with surrounding properties in its scale and massing.

FINDING: Consistent

RECOMMENDATION

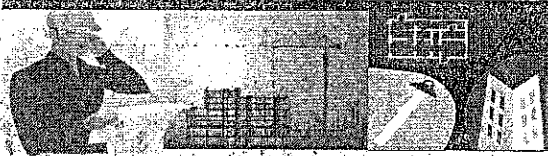
Certificate of Appropriateness for Design: Continuance to the June 21, 2011 meeting to allow the applicant time to incorporate more design elements to the proposed addition which are consistent with the original Post War Modern Ranch style.

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 4-26-11

Location Address: 1050 JEFFERSON STREET

Lot(s): 27, 28 Block(s): 55 Subdivision: HOLLYWOOD LAKES

Folio Number(s): 514214021140

Zoning Classification: RS-6 Land Use Classification: 1

Existing Property Use: SINGLE FAMILY Sq Ft/Number of Units: 1,970 S.F. EXISTING

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

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

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

Explanation of Request: _____

Number of units/rooms: SINGLE FAMILY Sq Ft: 2,956 S.F. TOTAL

Value of Improvement: 100K Estimated Date of Completion: 12-2011

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

Name of Current Property Owner: IAN NORRIS

Address of Property Owner: 1043 ADAMS STREET, HOLLYWOOD, FL 33019

Telephone: 954-649-9690 Fax: 954-828-9949 Email Address: INORRIS@SABALINSUFANILE.COM

Name of Consultant/Representative/Tenant (circle one): BE ARCHITECTURE

Address: 1915 S.E. 4TH AVE, FT. LAUD. FL 33316 Telephone: 954-961-7675

Fax: 954-961-7685 Email Address: JACK@BEARCHITECTURE.COM

Date of Purchase: 11-22-2010 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

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. 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: [Signature] Date: 04 08 2011

PRINT NAME: IAN J NORRIS Date: 4-8-11

Signature of Consultant/Representative: [Signature] Date: 4-25-11

PRINT NAME: JACK BROWN Date: 4-25-11

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) RENOVATIONS to my property, which is hereby made by me or I am hereby authorizing (name of the representative) JACK BROWN to be my legal representative before the HISTORICAL PRESERVATION Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 8th day of April

[Signature]

SIGNATURE OF CURRENT OWNER

IAN J NORRIS

PRINT NAME

[Signature] Notary Public State of Florida
Rafael E. Diaz
COMMISSION # EE010220
EXPIRES: JULY 19, 2014
WWW.AARONNOTARY.com

My Commission Expires: [Signature] Personally known to me; OR P.L. # NG020-413-64091-1

[Signature] Notary Public State of Florida
Rafael E. Diaz
COMMISSION # EE010220
EXPIRES: JULY 19, 2014
WWW.AARONNOTARY.com

Permit # _____

Date: 4-25-11

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. 13,633 SQUARE FEET OF YOUR LOT (length x width)
2. 1,870 SQUARE FEET OF YOUR HOUSE
3. 1,484 SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.) } REMOVING
4. 1,086 SQUARE FEET OF THE ADDITION, AND OR...
5. 3,592 SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.
6. 6,548 TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + ~~3~~ + 4 + 5).
7. 48% PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No. 6 by No. 1)



May 16, 2011

Historic Preservation Board
City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020-4807

Re: Letter of Intent
Norris Residence Renovation
1050 Jefferson Street
Hollywood, Florida 33019
File No: 11-C-28
Request: Certificate of Appropriateness for Design for exterior renovations and additions to a single-family home within the Lakes Area Historic Multiple Resource Listing District.

To Whom It May Concern:

The following is a description of our design intent for the Renovation and Addition of the Norris Residence located at 1050 Jefferson Street in Hollywood, Florida. We were commissioned by the owner of this property to transform this single story post war ranch style home into a more modern and clean design. In our research we determined the house was of no historical significance and the original drawings were permitted under an engineer's license. The home currently is of a very simple design that was true to its mid century time period of a need for quick and efficient housing. Our intent is to keep the lines of the house as they are and introduce severel new elements and material. We propose to replace the old faux brick veneer with more native material such as oolitic limestone; this will tie the house back to it's local South Florida environment.

The original jalousie window system on the home needs to be upgraded with new hurricane rated and energy efficient windows. The majority of the windows will stay the same size but just receive new impact resistant windows of a simpler similar design. The roof lines of the existing structure will stay the same. The existing white concrete roof tiles are to remain, since it was installed within the past 5 years. The white concrete tiles will also help provide a good solar reflectivity and protection from the sun. The exterior stucco finish will touched up and remain white.

The addition of a new garage was designed to enhance the clean warm modern feel of the surrounding neighborhood as well as the South Florida lifestyle. The proportions where designed to complement the original

structure and serve a vital function of hiding the new solar water panels, which are to be installed over the new garage roof. Our use of natural stone on the wall that separates the old structure with the new also serves to anchor the front entry porch. The new front porch with its gardens on both sides transition guest and pedestrians on the street, both physically and visually into the house. The entry space also serves as a privacy buffer from the street as well as enhances the interior space of the house with the natural garden right outside the full height windows.

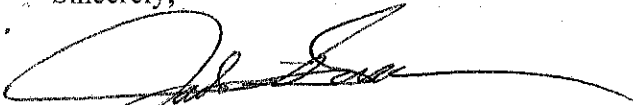
The proposed landscapes design it true to our sub tropical weather and will incorporate low maintenance natural vegetation. The existing front driveway will be replaced with a more pervious design and incorporate natural grass strip between the drivable pavers. This will blend the driveway seamlessly into the landscape.

The rear of the house will receive a new pool, back patio deck and a new master suit. The design is also very simple with emphasis on the outdoor experience. The spaces are full of natural light were designed to capture the southeast breeze as well as provide shade in the later parts of the day.

This project does not require any variances and the new design meets all the requirements of the city's Land Development code. The proposed design is consistent with the existing building and the surrounding neighborhood buildings. We ask the board to approve the proposed modifications as depicted in the attached drawings.

Please do not hesitate to call if you have any other concerns or questions.

Sincerely,



Jack Brown
For the Firm of
Barranco Gonzalez Architecture

BOUNDARY SURVEY

JOB # S378-BC11

PROPERTY ADDRESS:
1050 JEFFERSON STREET,
HOLLYWOOD, FLORIDA 33019

CERTIFIED TO:
IAN J. NORRIS

FLOOD ZONE INFO:
COMMUNITY NAME: CITY OF HOLLYWOOD 126113
PANEL NO. & SUFFIX: 12011C 0317 G
FLOOD ZONE: AE 8
FIRM DATE: 07/21/1995

LEGAL DESCRIPTION:
LOTS 27 AND 28, BLOCK 55, HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYORS NOTES:

1. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
2. VISIBLE ENCROACHMENTS ARE AS SHOWN.
3. ELEVATIONS SHOWN HEREON ARE N.G.V.D. OF 1929.
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THIS SKETCH IS THE PROPERTY OF ACE FLOOD AND INSPECTIONS, PROFESSIONAL SURVEYORS AND MAPPERS AND SHALL NOT BE IN REPRODUCED IN WHOLE OR PART WITHOUT THE PERMISSION OF ACE FLOOD AND INSPECTIONS, PROFESSIONAL MAPPERS AND SURVEYORS IN WRITING.
6. BEARINGS SHOWN HEREON ARE ASSUMED ON THE NORTH RIGHT OF WAY LINE OF JEFFERSON STREET.
7. BOUNDARY DIMENSIONS SHOWN ARE PER PLAT AND FIELD MEASUREMENT UNLESS OTHERWISE NOTED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE PLAN INFORMATION PRIOR TO CONSTRUCTION.
9. UNLESS OTHERWISE SPECIFIED THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
10. FENCE OWNERSHIP NOT DETERMINED.
11. DESCRIPTION PROVIDED BY CLIENT OR CLIENTS REPRESENTATIVE.
12. UNDERGROUND UTILITIES NOT LOCATED.
13. UNDERGROUND FOUNDATIONS NOT LOCATED.

SHEET 1 OF 2

<p style="text-align: center;">ACE FLOOD & INSPECTIONS LB#7699</p> <p style="text-align: center;">PROFESSIONAL SURVEYORS AND MAPPERS</p> <p style="text-align: center;">4801 HOLLYWOOD BLVD., SUITE C HOLLYWOOD, FLORIDA 33020 PHONE: 954-924-1808 FAX: 954-924-1809</p> <p style="text-align: center;">acefloodandinspections@yahoo.com</p>	THIS SURVEY WAS PREPARED FOR: IAN J. NORRIS			
	THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO ANY THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED			
	REVISION:	DESCRIPTION:	DATE:	BY:
	REVISION:			
	DATE IN FIELD:	FIELD BOOK:	DIGITAL FILE	
DRAWN BY:	TLM	DATE DRAWN:	01/11/2011	
CHECKED BY:	TLM	JOB NUMBER:	S378-BC11	
			<p>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p> <p>TERRY L. MACDEVITT PROFESSIONAL SURVEYOR AND MAPPER FLORIDA LICENSE NO. 4557</p>	

BOUNDARY SURVEY

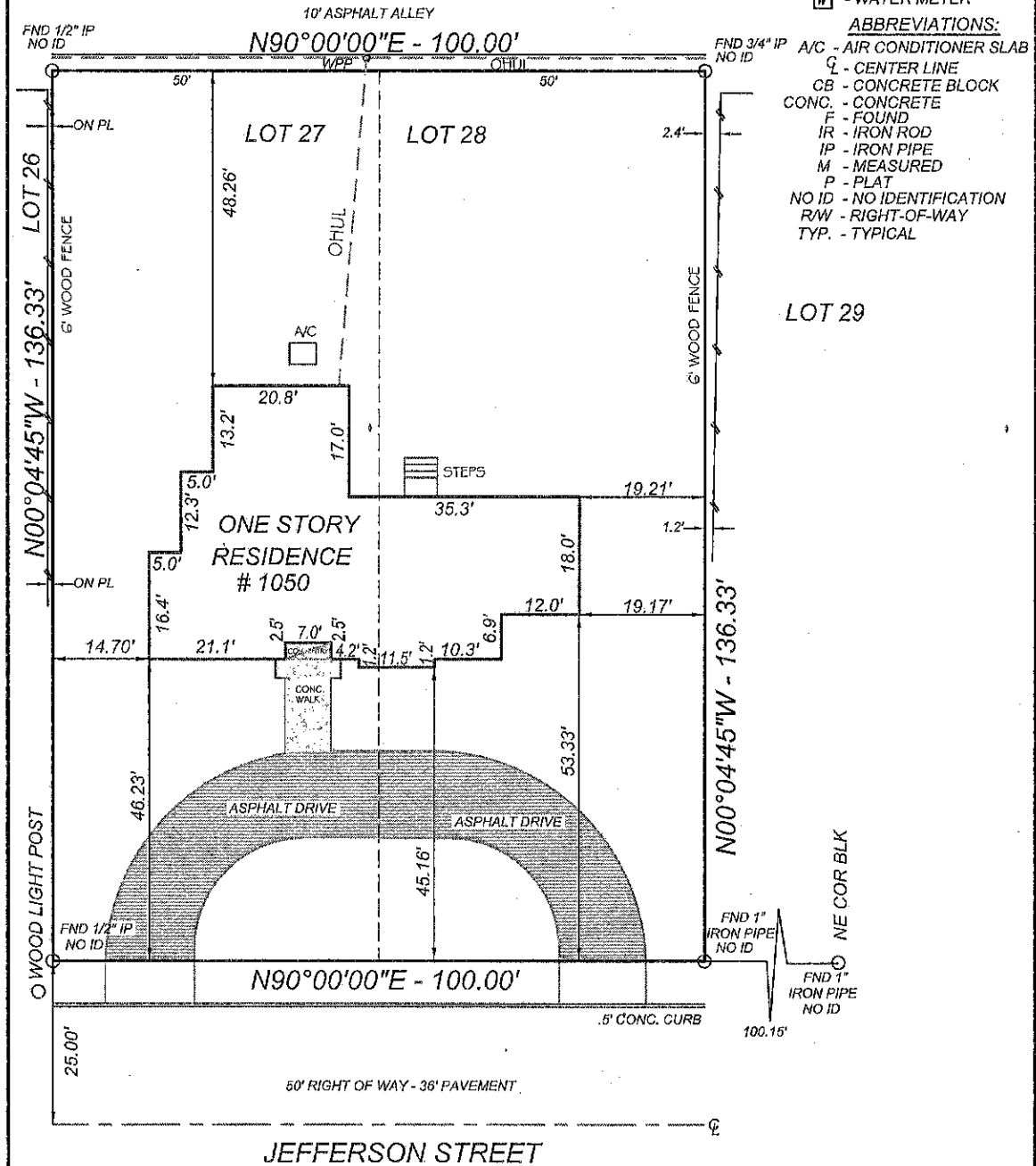
BLOCK 55
PLATTED ALLEY

LEGEND

- - FOUND 1/2" IRON ROD
- - FOUND 1/2" IRON PIPE
- - FOUND DRILLHOLE
- - FOUND NAIL AND DISC
- W - WATER METER

ABBREVIATIONS:

- A/C - AIR CONDITIONER SLAB
- CL - CENTER LINE
- CB - CONCRETE BLOCK
- CONC. - CONCRETE
- F - FOUND
- IR - IRON ROD
- IP - IRON PIPE
- M - MEASURED
- P - PLAT
- NO ID - NO IDENTIFICATION
- R/W - RIGHT-OF-WAY
- TYP. - TYPICAL



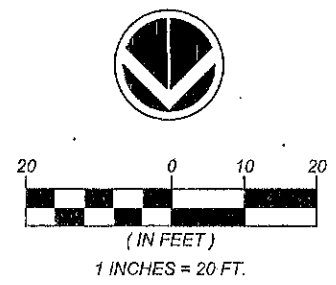
ACE FLOOD & INSPECTIONS
LB#7699

PROFESSIONAL SURVEYORS AND MAPPERS

4801 HOLLYWOOD BLVD., SUITE C
HOLLYWOOD, FLORIDA 33020
PHONE: 954-924-1808 FAX: 954-924-1809
acefloodandinspections@yahoo.com

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO ANY THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED

REVISION:	DESCRIPTION:	DATE:	BY:
DATE IN FIELD:	01/07/2011	FIELD BOOK:	DIGITAL FILE
DRAWN BY:	TLM	DATE DRAWN:	01/11/2011
CHECKED BY:	TLM	JOB NUMBER:	S378-BC11



ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

FILE #: S378-BC11

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Ian Norris			For Insurance Company Use:		
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1050 Jefferson Street			Policy Number		
City Hollywood			State FL		ZIP Code 33019
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) HOLLYWOOD LAKES SECTION 1-32 B LOT 27,28 BLK 55					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>26°00'22.2"N</u> Long. <u>80°07'37.9"W</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>8</u>					
A8. For a building with a crawlspace or enclosure(s):			A9. For a building with an attached garage:		
a) Square footage of crawlspace or enclosure(s)	<u>1,858.88</u> sq ft		a) Square footage of attached garage	<u>N/A</u> sq ft	
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade	<u>26</u>		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade	<u>N/A</u>	
c) Total net area of flood openings in A8.b	<u>3,552</u> sq in		c) Total net area of flood openings in A9.b	<u>N/A</u> sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			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 FLORIDA	
B4. Map/Panel Number <u>12011C 0317</u>	B5. Suffix <u>G</u>	B6. FIRM Index Date <u>10-02-1997</u>	B7. FIRM Panel Effective/Revised Date <u>07-21-1995</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>8</u>
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 SEE "D" Vertical Datum NGVD 1929
Conversion/Comments NONE

Check the measurement used.

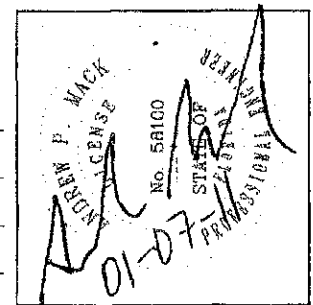
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>5.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>7.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG)	<u>5.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG)	<u>5.3</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 checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name Andrew P. Mack		License Number 58100	
Title Engineer		Company Name Ace Flood and Inspections Inc.	
Address 4801 Hollywood Blvd, Suite C		State FL	ZIP Code 33021
Signature <i>[Signature]</i>		Date 01-07-2011	Telephone 954-924-1808



IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1050 Jefferson Street			Policy Number	
City Hollywood	State FL	ZIP Code 33019	Company NAIC Number	

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments:

BM: # City of Hollywood, ELEV= 3.37'; Centerline of road= 4.45; ERP= 4.03

C2a is elevation of crawl space. Latitude and longitude were obtained from field measurements, using handheld Garmin GPS device

Flood determination is based solely on F.I.R.M. No research was done in regards to L.O.M.R./L.O.M.A. documents.

Signature  Date 01-07-2011 Check here if attachments

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

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- 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 bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
-------------------------	------------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____
- G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachments

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. 1050 Jefferson Street			For Insurance Company Use: Policy Number
City Hollywood	State FLORIDA	ZIP Code 33019	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.

FRONT VIEW : 01-07-2011



REAR VIEW : 01-07-2011



Building Photographs

Continuation Page

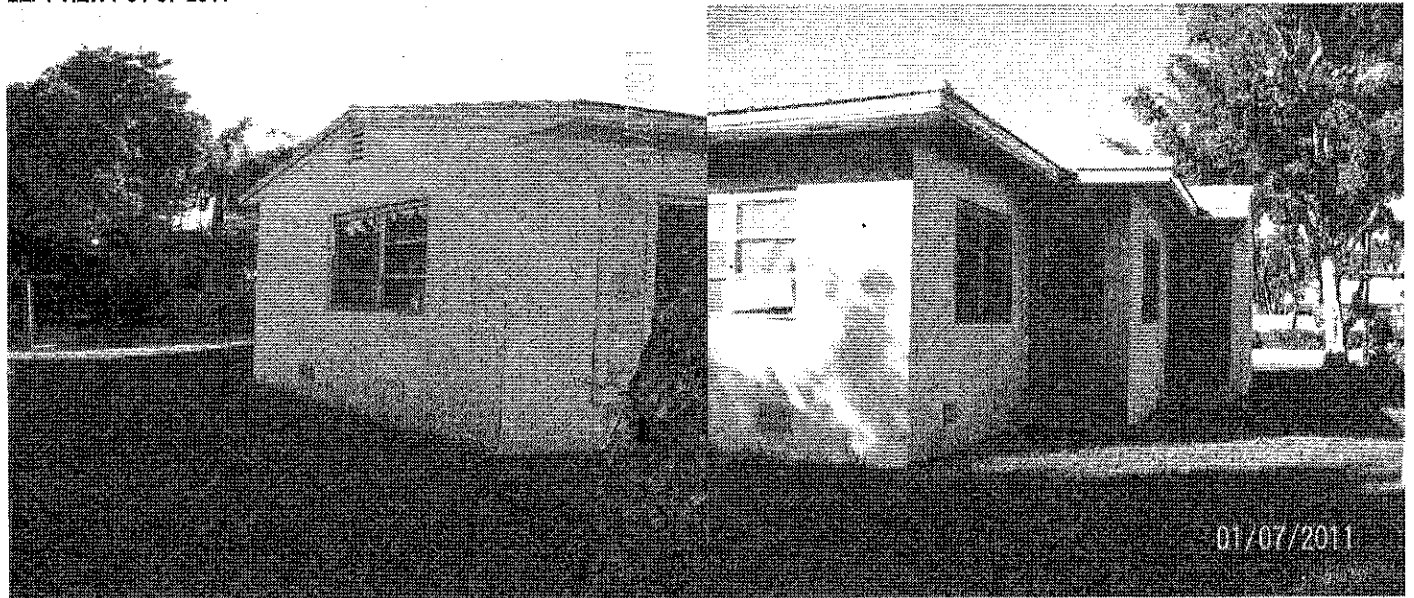
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1050 Jefferson Street			For Insurance Company Use: Policy Number
City Hollywood	State FLORIDA	ZIP Code 33019	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."

RIGHT VIEW: 01-07-2011



LEFT VIEW: 01-07-2011



Butler & Primeau LLP

Attorneys at Law
1720 Harrison Street
Suite 1805
Hollywood, Florida 33020

Telephone: (954) 921-2001
Facsimile: (954) 921-2411

Mark F. Butler, P.A.
John C. Primeau^{II}, P.A.
Board Certified Real Estate Lawyer

Web Site: www.bplawfl.com
E-Mail: info@bplawfl.com

February 7, 2011

Ian J. Norris
c/o Sabal Insurance Group, Inc.
805 East Broward Blvd.
#303
Ft. Lauderdale, FL 33301

Re: Ian J. Norris Purchase From Dorothy H. Hege
Premises at: 1050 Jefferson Street, Hollywood, FL 33019
Our File No.: 8755-02

Dear Mr. Norris:

In connection with the above-referenced transaction, enclosed please find the following:

1. Original Warrant Deed recorded as Document No. 109757883 in Official Records Book 47587, Page 510, of the Public Records of Broward County, Florida;
2. Attorneys' Title Insurance Fund, Inc.'s Owner's Policy of Title Insurance, OPM-8037202;
and
3. Bill of Sale

Ian J. Norris
February 7, 2011
Page 2


These are important documents and should be stored in a place of safe-keeping. If you qualify, you should apply for homestead exemption which results in a \$25,000.00 deduction from the assessed value and qualifies you for the Save Our Homes Amendment. This amendment places certain limits on the amount the property's assessed value can increase each year, so it is very important that you apply for homestead. Otherwise, the taxes on your homestead could increase dramatically each year. You must apply on or before March 1, 2011, but I strongly encourage you to apply for homestead at your earliest convenience.

Also, Florida's voters adopted a "portability", constitutional amendment in January 2008 to allow eligible homesteaded owners to move savings from one property to the next. Homesteaded owners may now move their Save Our Homes (SOH) benefit -- up to \$500,000 -- from one homesteaded property to the next within Florida. Please note that there are time limitations on the "portability" of the tax savings. Therefore, we encourage you to immediately contact the property appraiser's office to inquire about your eligibility for "portability" savings.

Please be advised that we are not undertaking either the homestead or portability application processes for you, so you will need do this on your own. It is very important that you file the applications correctly, so we would encourage you to call the Broward County Property Appraiser at (954) 357-6830 or visit the website at: <http://www.bcpa.net>, if you have any questions. In the alternative, you could visit one of the Property Appraiser's offices. The locations of those offices are available on the Property Appraiser's website.

If you have any questions or concerns, please do not hesitate to contact me; otherwise, we will be closing our file on this matter. Thank you for allowing me to have been of service to you and many happy times in your new home.

Regards



Mark F. Butler

Enclosures

MFB/tp

Prepared by and return to:

Mark F. Butler
Butler & Primeau, LLP
1720 Harrison Street, Suite 1805
Hollywood, FL 33020
(954) 921-2001
File Number: 8755-02
Will Call No.: 50 (Broward)

Parcel Identification No. 514214-02-1140

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 22nd day of November, 2010 between DOROTHY H. HEGE, a single woman whose post office address is c/o Elizabeth Schamber, 457 Ridgeway Drive, Heathsville, VA 22473 of the County of Northumberland, State of Virginia, grantor*, and IAN J. NORRIS, a ~~single man~~ whose post office address is 1050 Jefferson Street, Hollywood, FL 33019 of the County of Broward, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lots 27 and 28, Block 55, HOLLYWOOD LAKES SECTION, according to the map or plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

Folio Number: 514214-02-1140

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Steve Jason
Witness Name: STEVE JASON

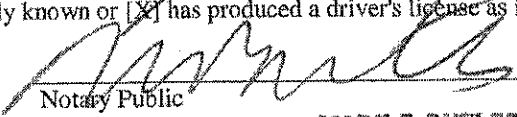
Sean S. Henry
Witness Name: Sean S. Henry

Dorothy H. Hege by
Elizabeth Schamber attorney in fact (Seal)
DOROTHY H. HEGE, by Elizabeth Schamber her
attorney-in-fact

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 22nd day of November, 2010 by ELIZABETH SCHAMBER as attorney-in-fact for Dorothy H. Hege, who is personally known or has produced a driver's license as identification.

[Notary Seal]

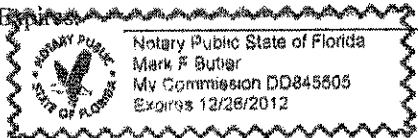


Notary Public

MARK F. BUTLER

Printed Name: _____

My Commission Expires: _____



Old Republic National Title Insurance Company
Issued Through Attorneys' Title Fund Services, LLC
OWNER'S POLICY
Schedule A

Policy No.:
OPM-8037202

Effective Date:
December 15, 2010 @ 10:00 AM

Agent's File Reference:
8755-02

Amount of Insurance: \$267,000.00

1. Name of Insured: Ian J. Norris

2. The estate or interest in the land described herein and which is covered by this policy is a Fee Simple and is at the effective date hereof vested in the named insured as shown by instrument recorded as Document No. 109757883 in Official Records Book 47587, Page 510, of the Public Records of Broward County, Florida.

3. The land referred to in this policy is described as follows:

Lots 27 and 28, Block 55, HOLLYWOOD LAKES SECTION, according to the map or plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

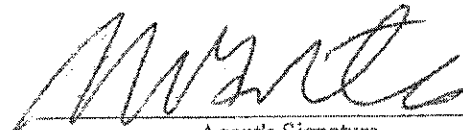
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Issued Through Attorneys' Title Fund Services, LLC

Agent No.: 25706

Issuing Agent:

Butler & Primeau LLP
1720 Harrison Street
Suite 1805
Hollywood, FL 33020



Agent's Signature
Mark F. Butler
Partner

Old Republic National Title Insurance Company
Issued Through Attorneys' Title Fund Services, LLC
OWNER'S POLICY
Schedule B

Policy No.:
OPM-8037202

Agent's File Reference:
8755-02

This policy does not insure against loss or damage by reason of the following exceptions:

1. Taxes for the year of the effective date of this policy and taxes or special assessments which are not shown as existing liens by the public records.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
7. The lien of all taxes for the year 2011 and thereafter, which are not yet due and payable.
8. Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et. seq., F.S., and Sec. 55.201, et. seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:

(a) Pursuant to Sec. 713.901, et. seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et. seq., F.S.)
9. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
10. All matters contained on the Plat of HOLLYWOOD LAKES SECTION, as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.



Bill of Sale

This Bill of Sale, made on November 22, 2010, between DOROTHY H. HEGE, a single woman ("Seller"), and IAN J. NORRIS, a single man ("Buyer").

Witnesseth, that Seller, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to Seller by Buyer, receipt and sufficiency of which is hereby acknowledged, delivers, grants, bargains, sells and transfers forever to Buyer the following goods and chattels, to wit:

All fixed equipment, all window screens and hardware, all attached floor coverings and attached lighting fixtures as now installed on said property. Also included:

<input checked="" type="checkbox"/> Central A/C	<input type="checkbox"/> Central Heat	<input type="checkbox"/> All Ceiling fans	<input checked="" type="checkbox"/> All window treatments
<input checked="" type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Disposal Range	<input checked="" type="checkbox"/> Oven
<input checked="" type="checkbox"/> Washer	<input type="checkbox"/> Dryer	<input checked="" type="checkbox"/> Water Heater	<input type="checkbox"/> Garage Door Opener
<input type="checkbox"/> Security System	<input type="checkbox"/> Sprinkler System with pump		

Said property being located at:

Lots 27 and 28, Block 55, HOLLYWOOD LAKES SECTION, according to the map or plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

Also known as 1050 Jefferson Street, Hollywood, FL 33019

Seller covenants to Buyer that Seller is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that Seller has good right to sell that property, and that Seller will warrant and defend the sale of said property, goods and chattels unto the Buyer against the lawful claims and demands of all persons whomsoever.

"Seller" and "Buyer" shall be used for singular or plural, natural or artificial, which terms shall include the heirs, legal representatives, successors and assigns of Seller and Buyer whenever the context so requires or admits.

*Dorothy H. Hege by
Elizabeth Schamber attorney-in-fact*
DOROTHY H. HEGE, by Elizabeth Schamber her
attorney-in-fact

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 22nd day of November, 2010 by ELIZABETH SCHAMBER, as attorney-in-fact for Dorothy H. Hege, who is personally known or has produced a driver's license as identification.

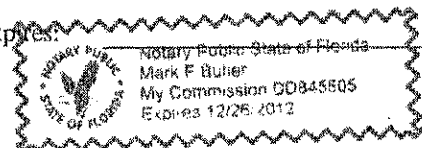
[Notary Seal]

Mark F. Butler
Notary Public

MARK F. BUTLER

Printed Name:

My Commission Expires:





Select a Service

Select an Agency

Search Results

Search > Properties located at/on/near '...1050 jefferson st...'
 6 permits were found for
1050 JEFFERSON ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		B07-102621	ROOFING TILE	9/14/2007	9/19/2007
Details		B08-101991	WINDOW REPLACEMENT	4/30/2008	5/14/2008
Details		B9007090	RE-ROOF-METAL, TILE, WOOD SHINGLE OR SHAKE		10/31/1990
Details		B9007162	FASCIA, SOFFIT &/OR GUTTER		11/5/1990
Details	88824	M0500461	A/C - CENTRAL - REPLACEMENT	3/24/2005	4/1/2005
Details		M9001438	A/C - CENTRAL - REPLACEMENT		11/27/1990

[Planning and Development 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

Run Report

BYE

Send

Next Action

CITY OF HOLLYWOOD FLORIDA
Metropolitan Parcel Information Management System

PERMIT HISTORY INQUIRY

Action NX In, En, Iq, Sq, Nx, By Line 0

Address 1050 0 JEFFERSON ST Permit

Permit Number	Work Description	Film Number	Date
1.B9007090	RE-ROOF-METAL, TILE, WOOD SHINGLE OR SHAKE	F904786	103190
2.B9007162	FASCIA, SOFFITT &/OR GUTTER	F913400	110590
3.M0500461	A/C - CENTRAL - REPLACEMENT	0502283	040105
4.M9001438	A/C - CENTRAL - REPLACEMENT	XX00304	112790
5.B0106363	DRIVEWAY	0199301	101801 *
6.B0201953	RE-ROOF (METAL, TILE, WOOD, SHINGLE, SHAKE)	0207374	070902
7.B9904228	STORM SHUTTERS	9906102	070799
8.E9501215	ALARM - RESIDENTIAL - CENTRAL - AUDIBLE	9600935	050895
9.E9600232	ALARM - RESIDENTIAL - CENTRAL - AUDIBLE	9600935	011896
10.E9702740	ELECTRICAL WORK	9707490	062597
11.M9701116	A/C - CENTRAL - REPLACEMENT	9707490	062597
12.E9302682	ENERGY MGMT SYSTEM FOR FPL DISCOUNT	9300309	081793 *
13.B0605404	PAVING - RESURFACING	0604333	051206 *
14.B8803703	FENCE-WOOD, CHAIN LINK, ETC.	8802441	121688
15.B9105151	DEMOLITION-STRUCTURAL (W/O W/S CREDIT)	F926605	073191
16.B9200298	DEMOLITION-STRUCTURAL (W/O W/S CREDIT)	F926605	011692

T1

ICE CUBE

NAME: Dr. John R. Hays JOB NUMBER: 1000 Jefferson St

LEARNER: FLOYD HARVEY AREA: BRIDGEVIEW IN 201710

DISCIPLINE NO.: ARCHITECT PER: \$ 10.00 SECTOR: \$ 300

DESCRIPTION OF CONSTRUCTION: Test Permittance

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	USE PERMIT	AMOUNT	DATE	STATUS
BUILDING	17343	12/10/75	FLA. BLDG. CONSTRUCTION	PERMITTING			
MECH				PERMITTING			
ELECTRIC-MISC.				PERMITTING			
ELECTRIC-MISC.				PERMITTING			
PLUMBING				PERMITTING			
MECH. HALL				PERMITTING			
MECH.				PERMITTING			

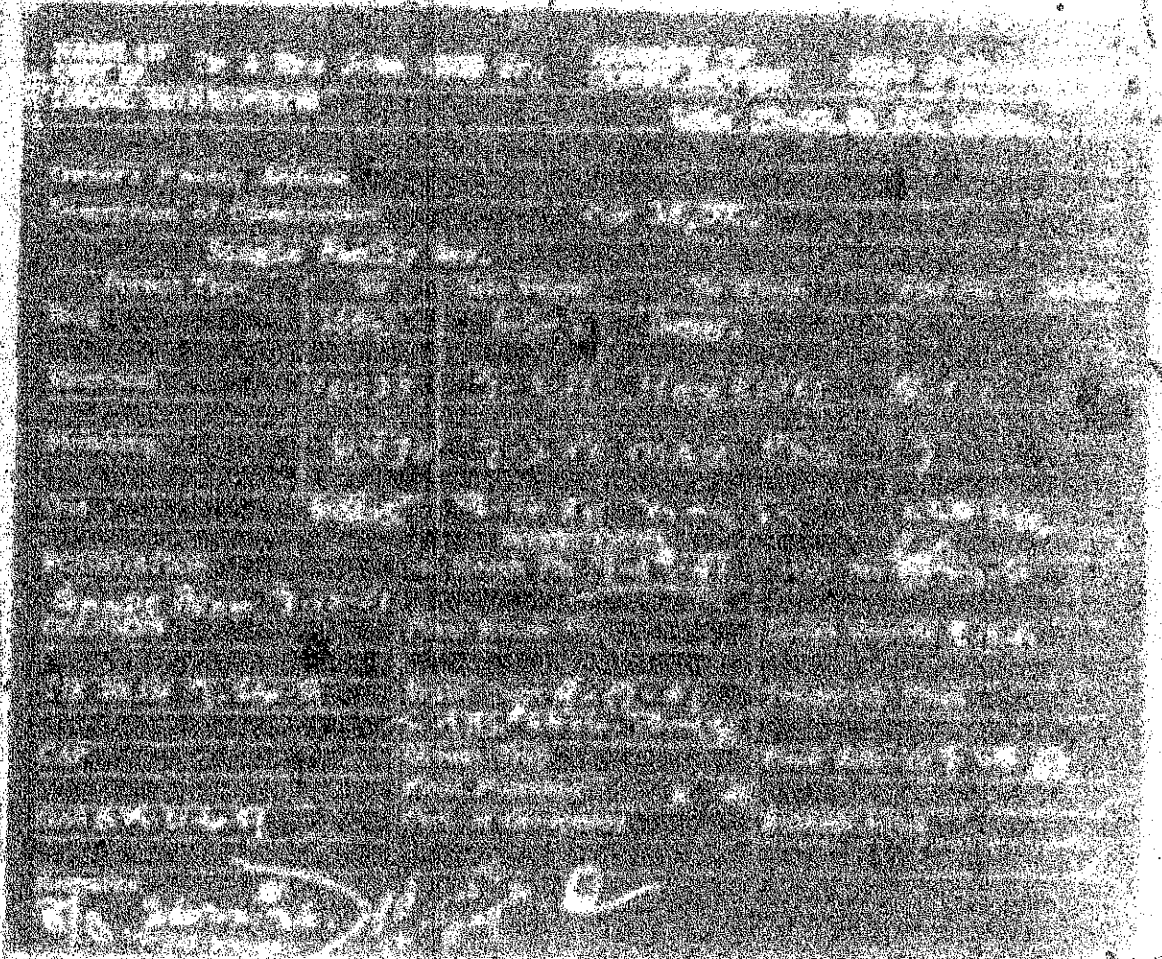
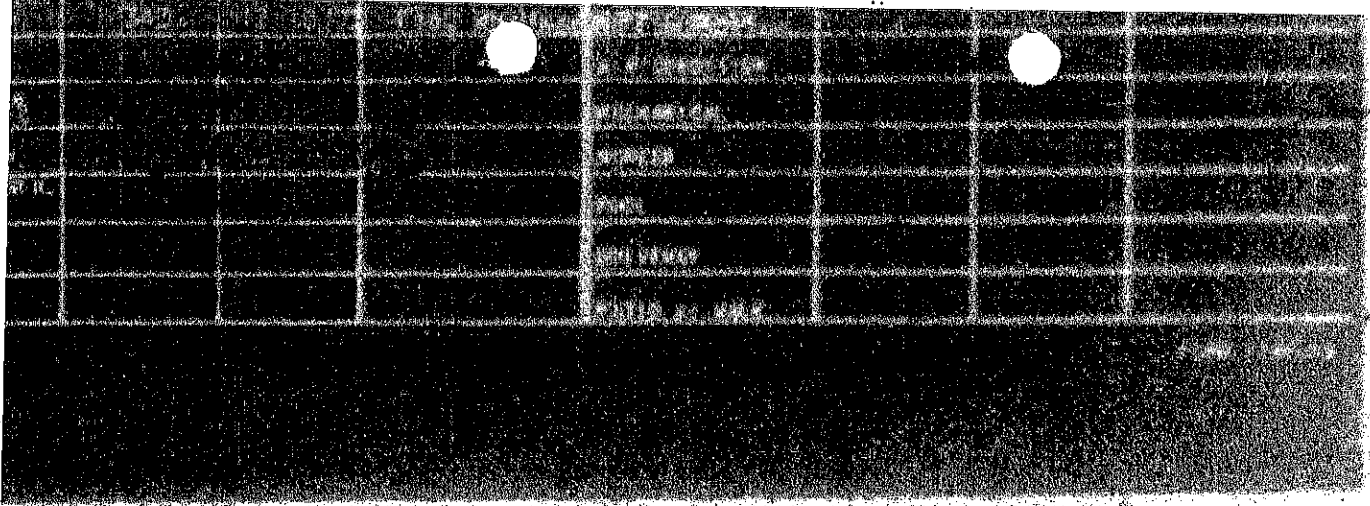
STREET: [Illegible]

COUNTY OF [Illegible]
 CITY OF [Illegible]
 DEPARTMENT OF [Illegible]
 DIVISION OF [Illegible]
 [Illegible]
 [Illegible]

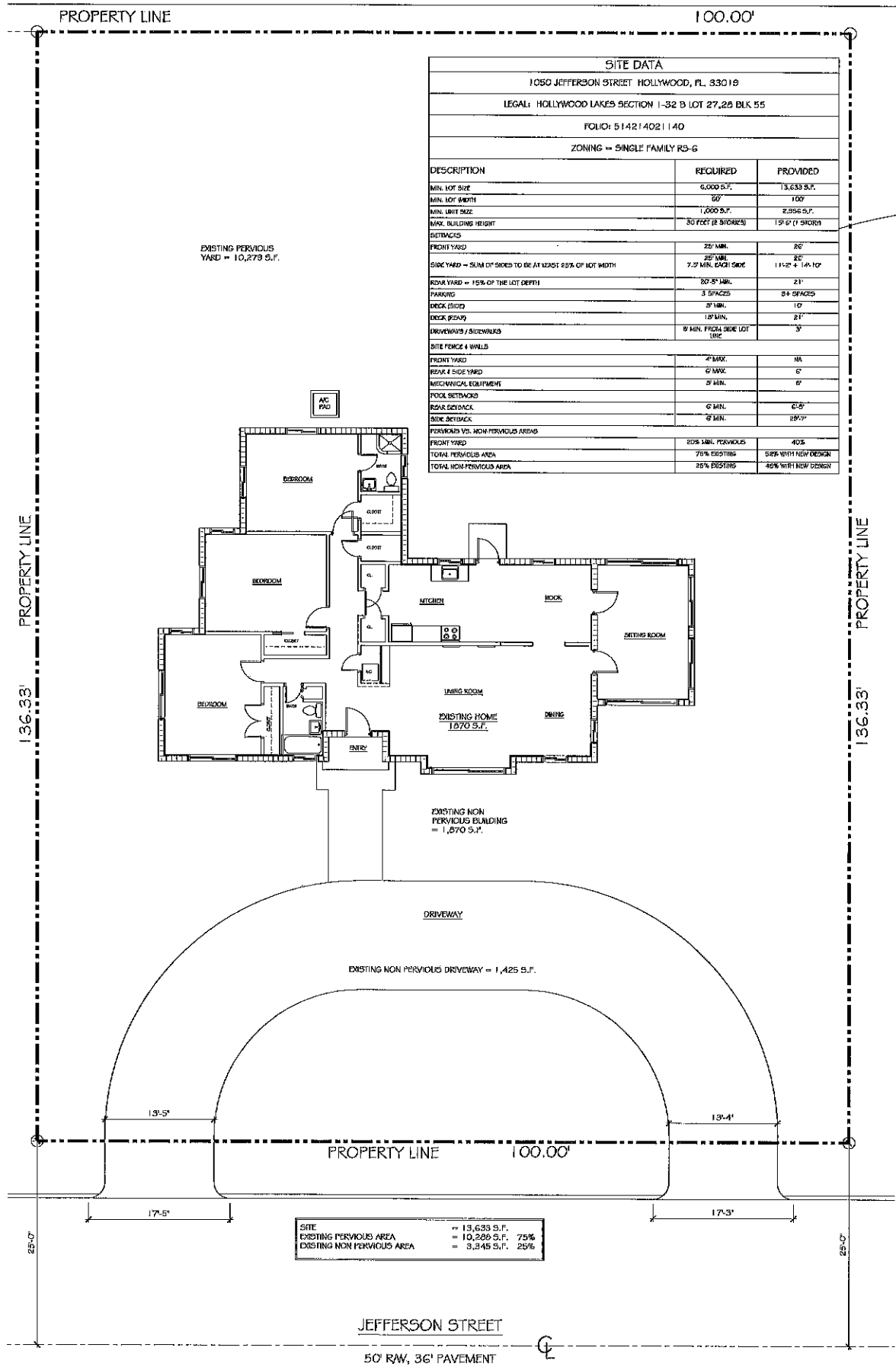
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ARCHITECT:

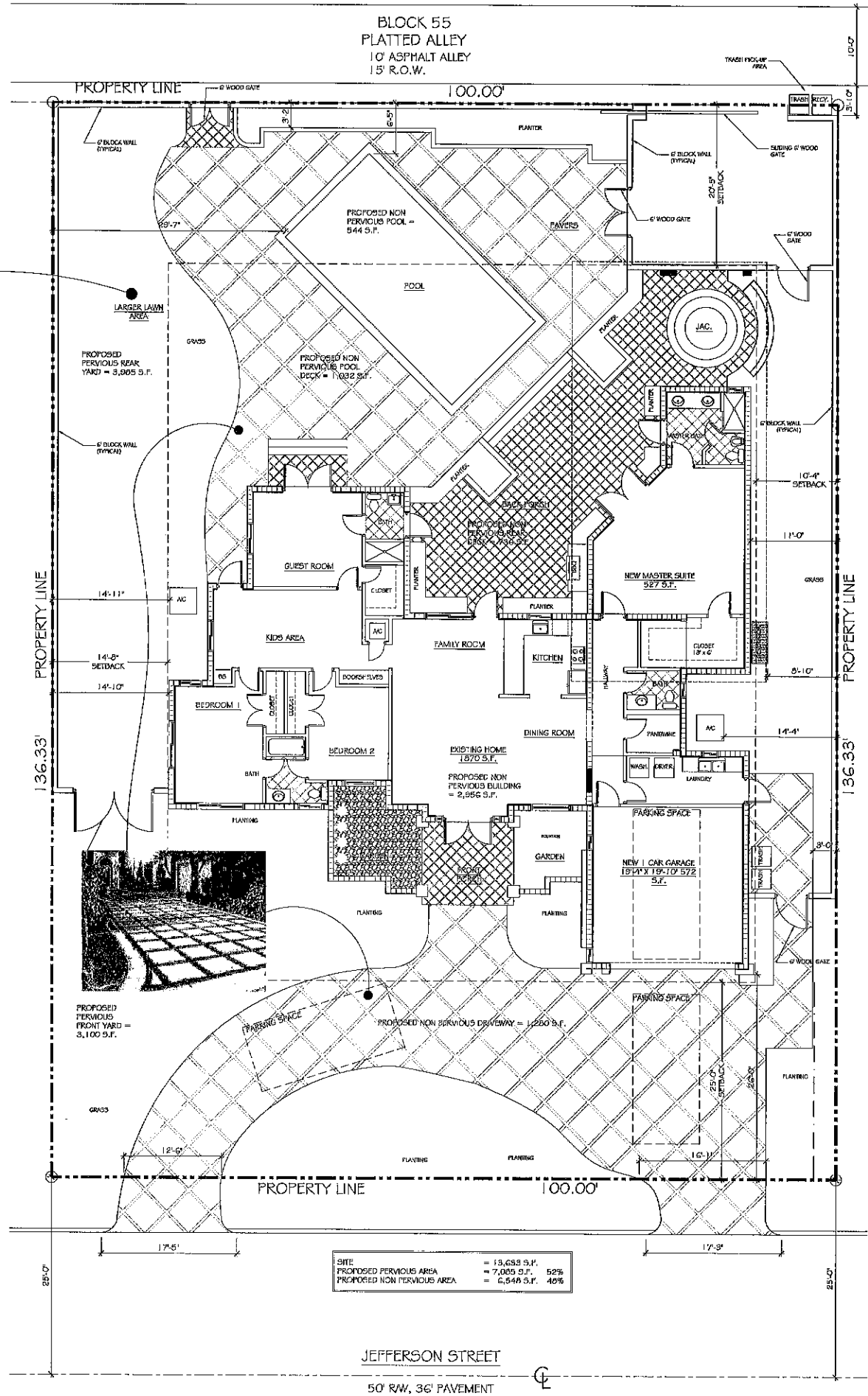
PERMIT TYPE	NO.	DATE	TO WHOM	ISSUED
BLDG.				
ROOF				
ELECTRICAL				
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS	770	9-29-71	ELI...
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				



BLOCK 55
PLATTED ALLEY
10' ASPHALT ALLEY



EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



NEW SITE PLAN
SCALE: 1/8" = 1'-0"



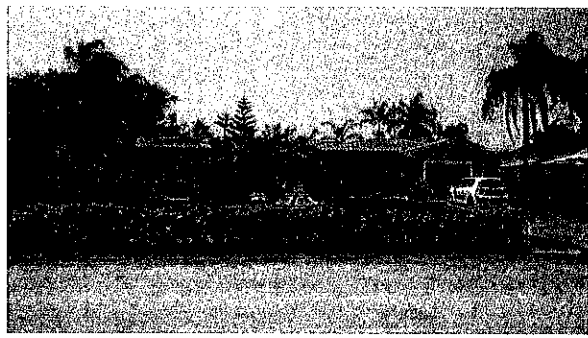
barranco gonzalez • architecture • planning • interior design

1915 southeast 4th avenue Fort Lauderdale, FL 33316 phone: (954)961-7675 fax: (954)961-7685 email: bgon@bgonarchitecture.com

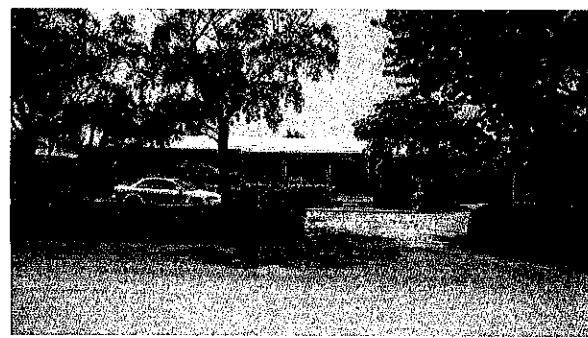
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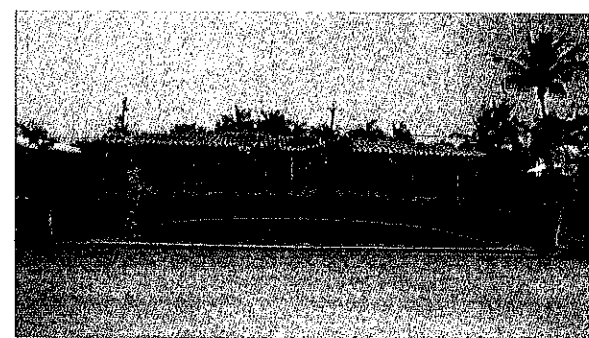
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1024 JEFFERSON ST



1022 JEFFERSON ST



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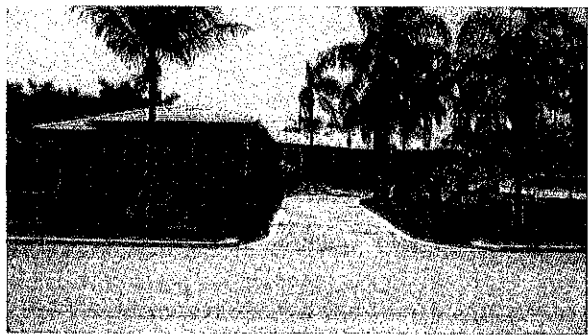
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BACK OF HOUSE ACROSS THE STREET



1050 JEFFERSON ST



1058 JEFFERSON ST



1102 JEFFERSON ST



1112 JEFFERSON ST



1118 JEFFERSON ST



1124 JEFFERSON ST



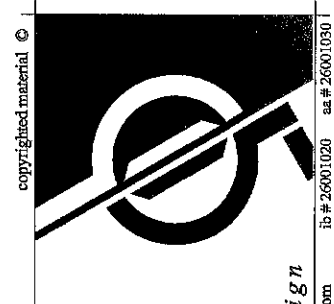
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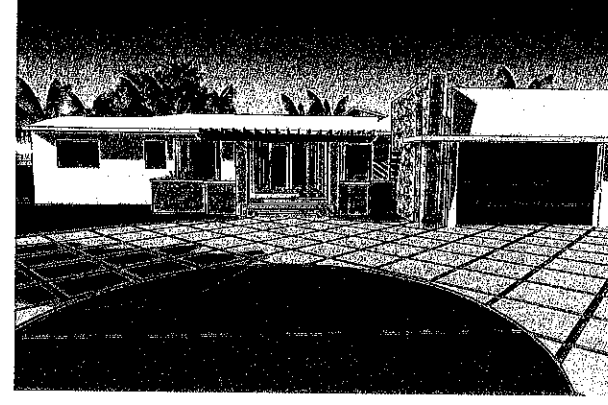
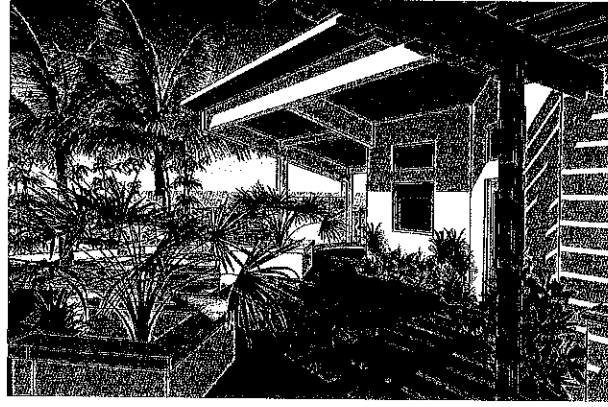
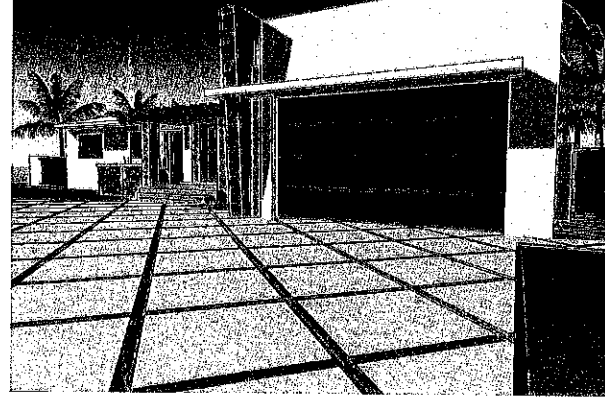
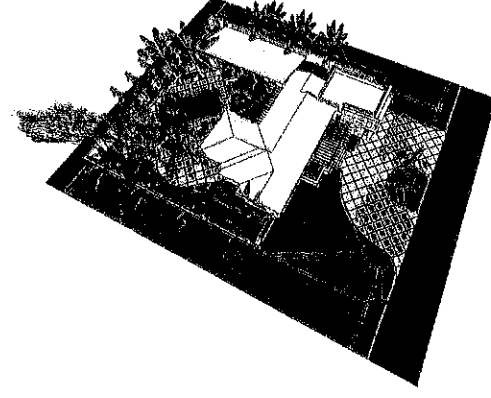
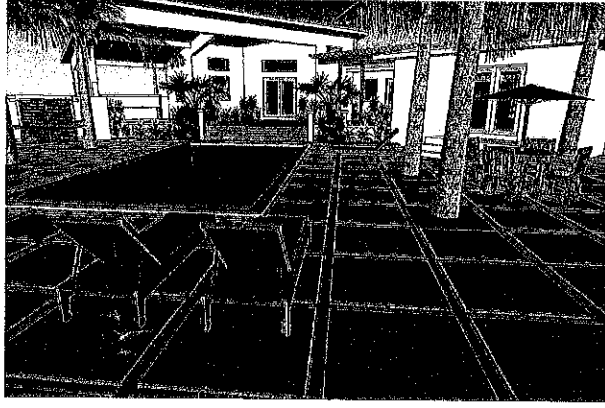
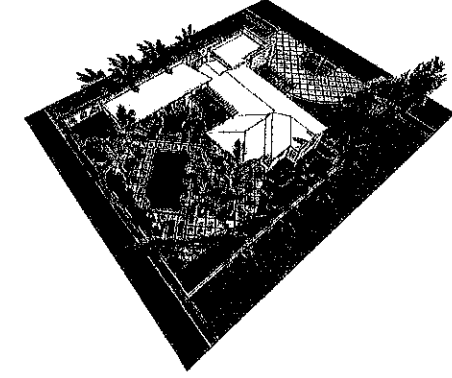
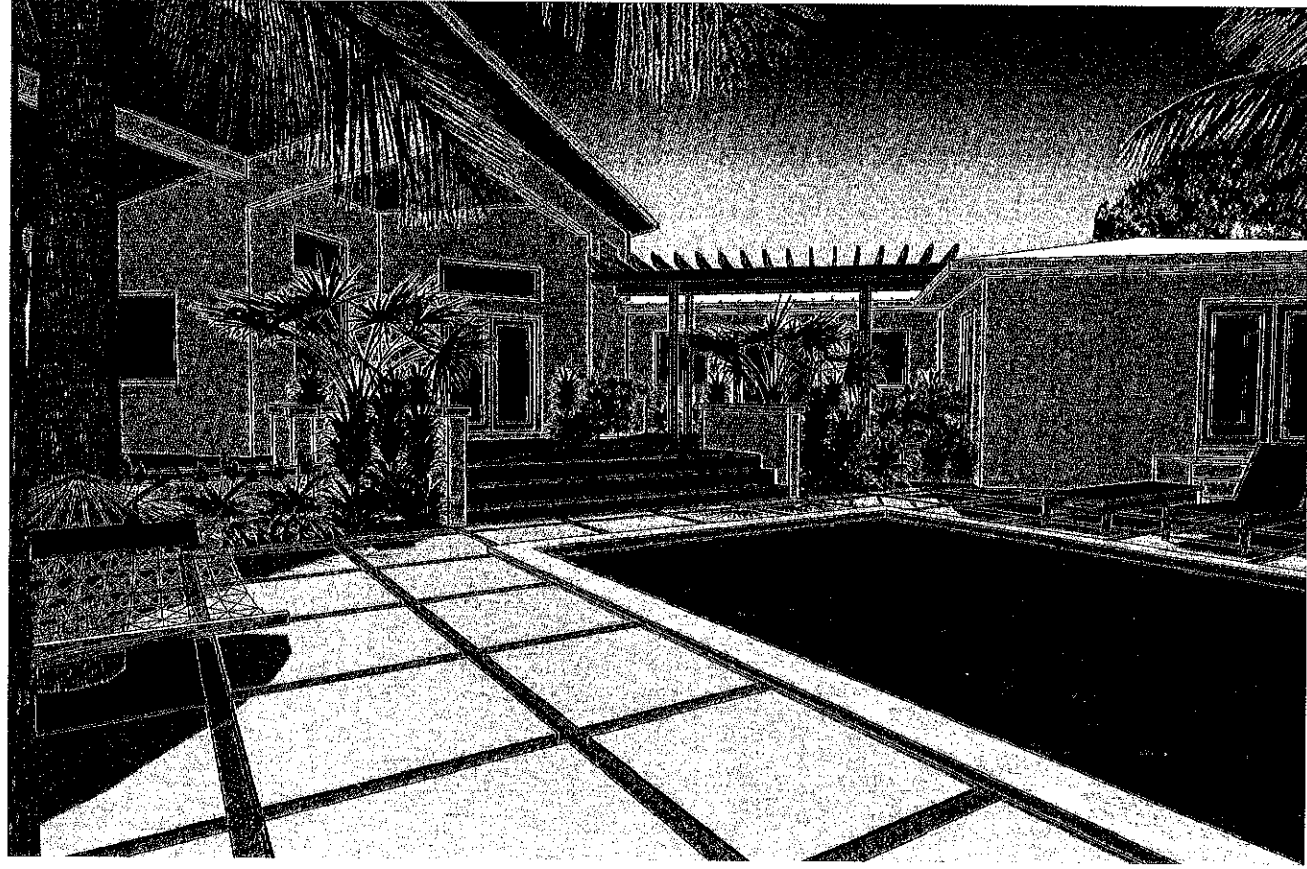
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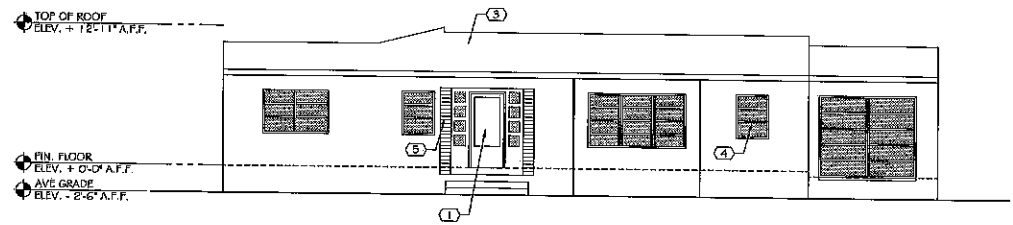
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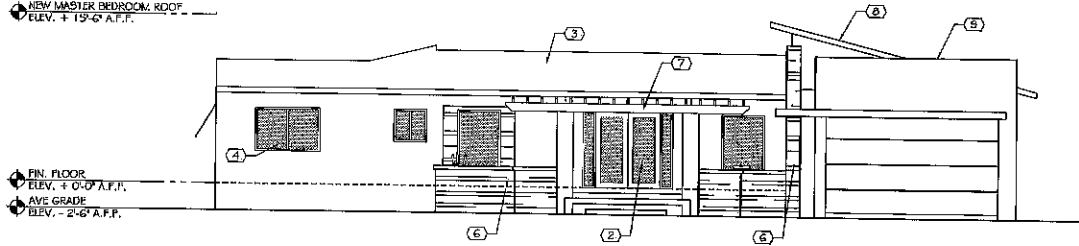
- ① EXISTING ENTRY
- ② NEW ENTRY
- ③ EXISTING ROOF TO REMAIN (TYPICAL)
- ④ REPLACE EXISTING WINDOWS WITH NEW HURRICANE IMPACT RESISTANT WINDOWS AND DOORS (TYPICAL)
- ⑤ REMOVE PAUK BRICK
- ⑥ NEW NATIVE LIMESTONE VENEER
- ⑦ NEW WOOD TRELLIS
- ⑧ NEW MASTER SUITE WITH SLOPED ROOF
- ⑨ NEW GARAGE WITH FLAT ROOF AND PARAPET TO HIDE SOLAR WATER HEATER EQUIPMENT

ELEVATION KEY NOTES



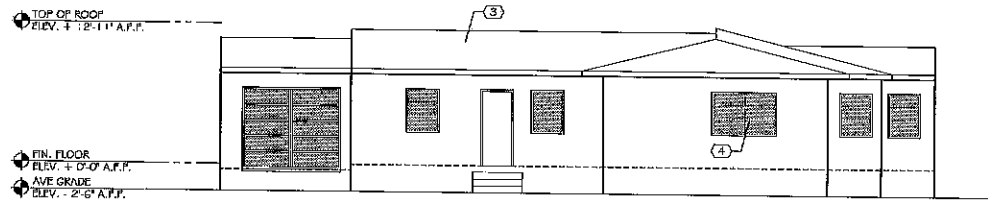
EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"



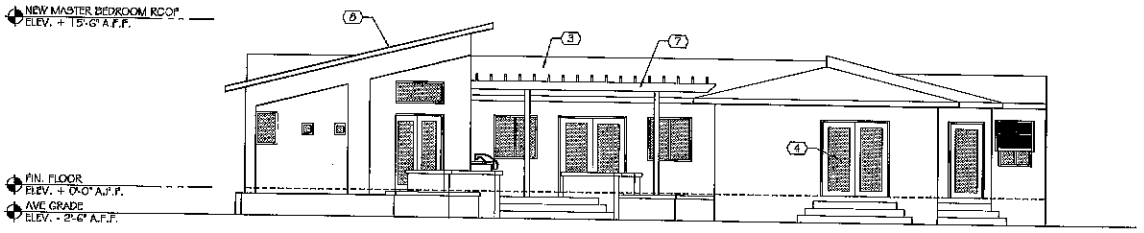
PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



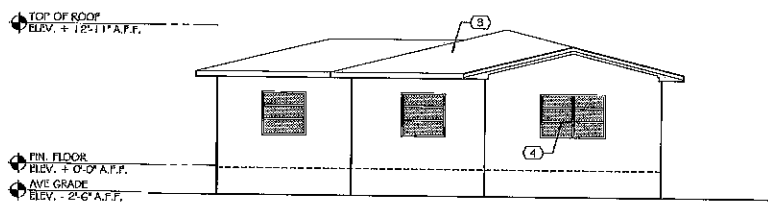
EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



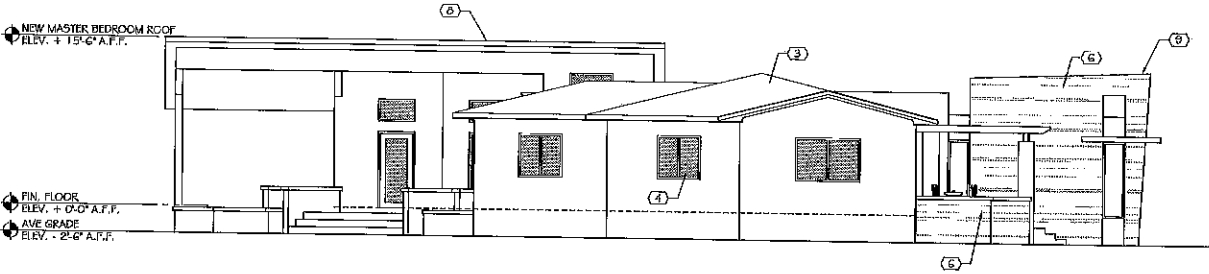
PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



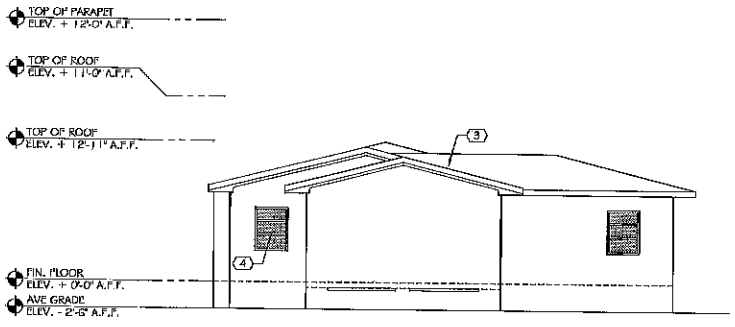
EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"



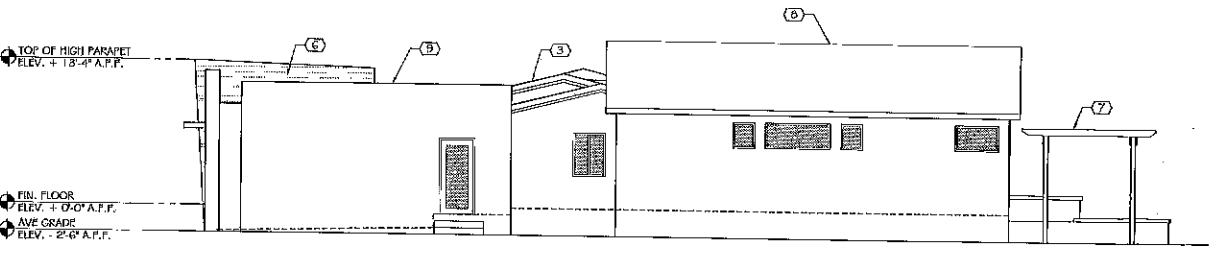
PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



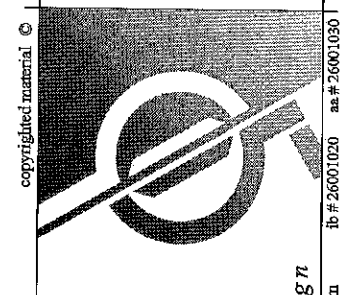
EXISTING WEST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

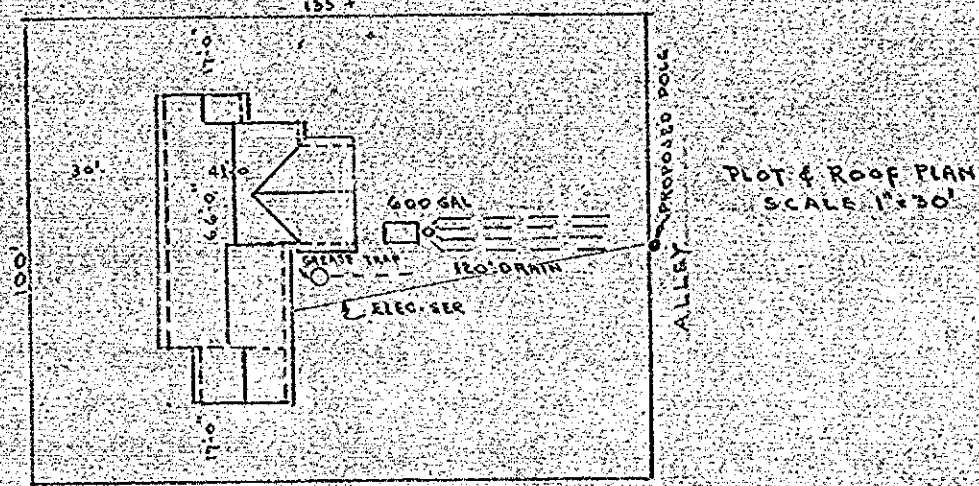
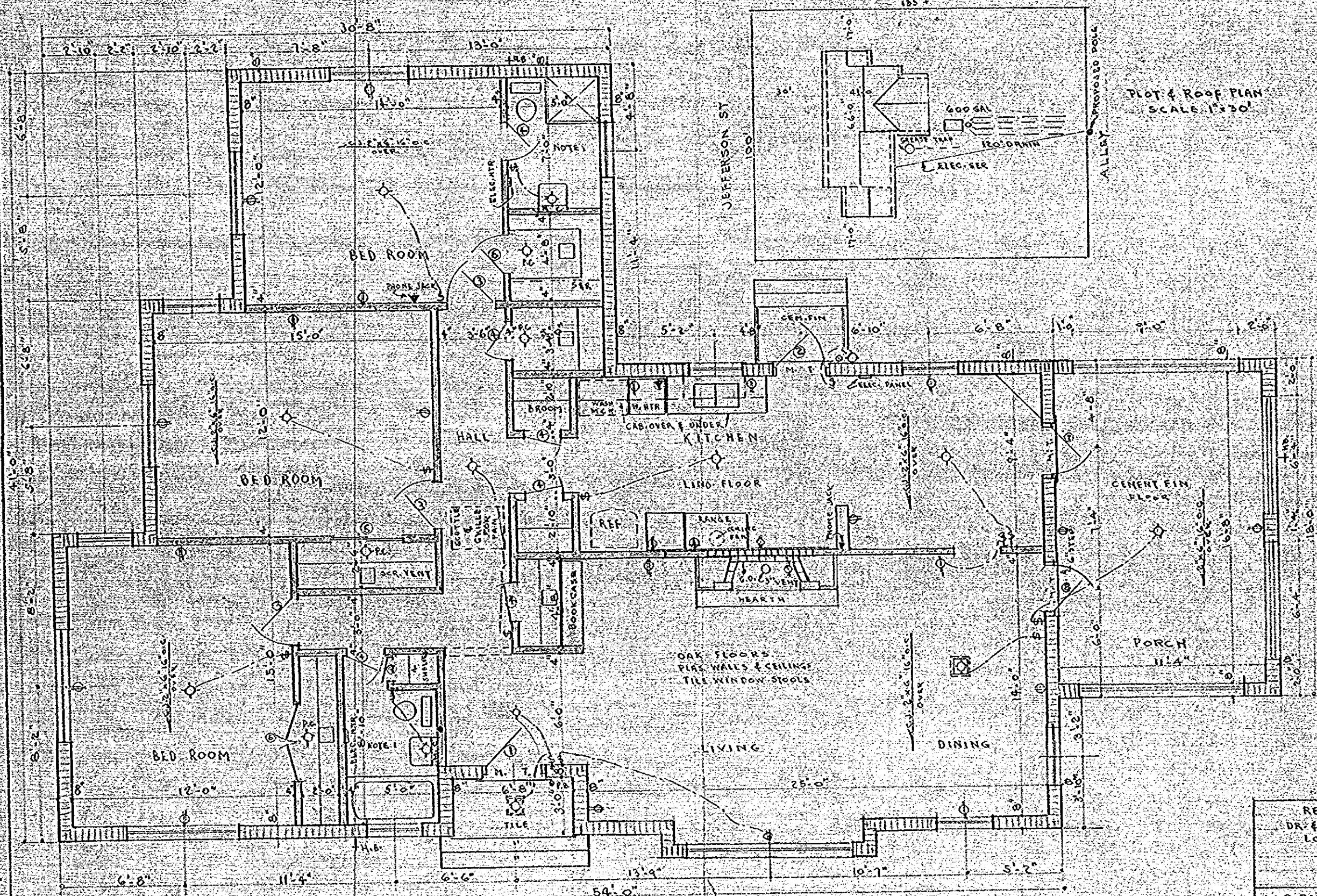


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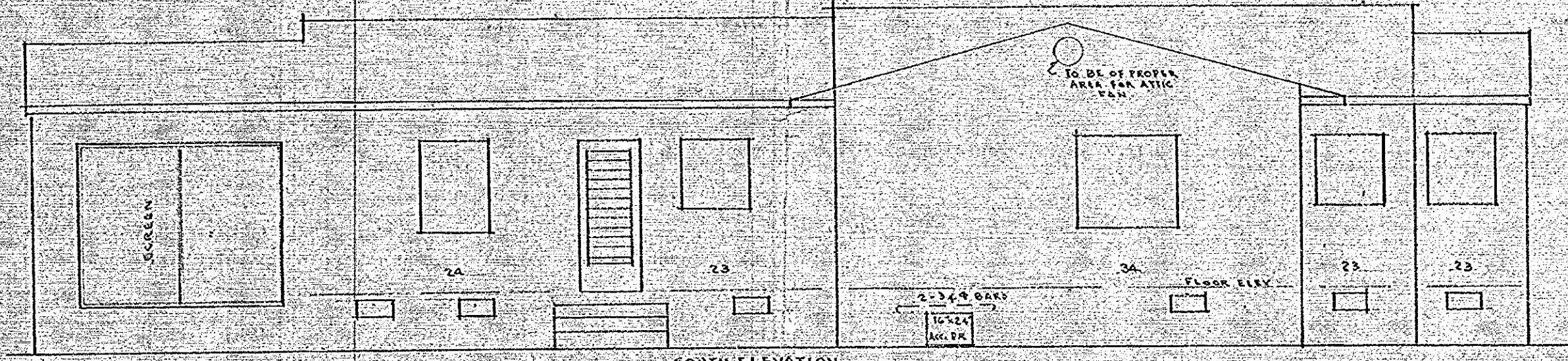
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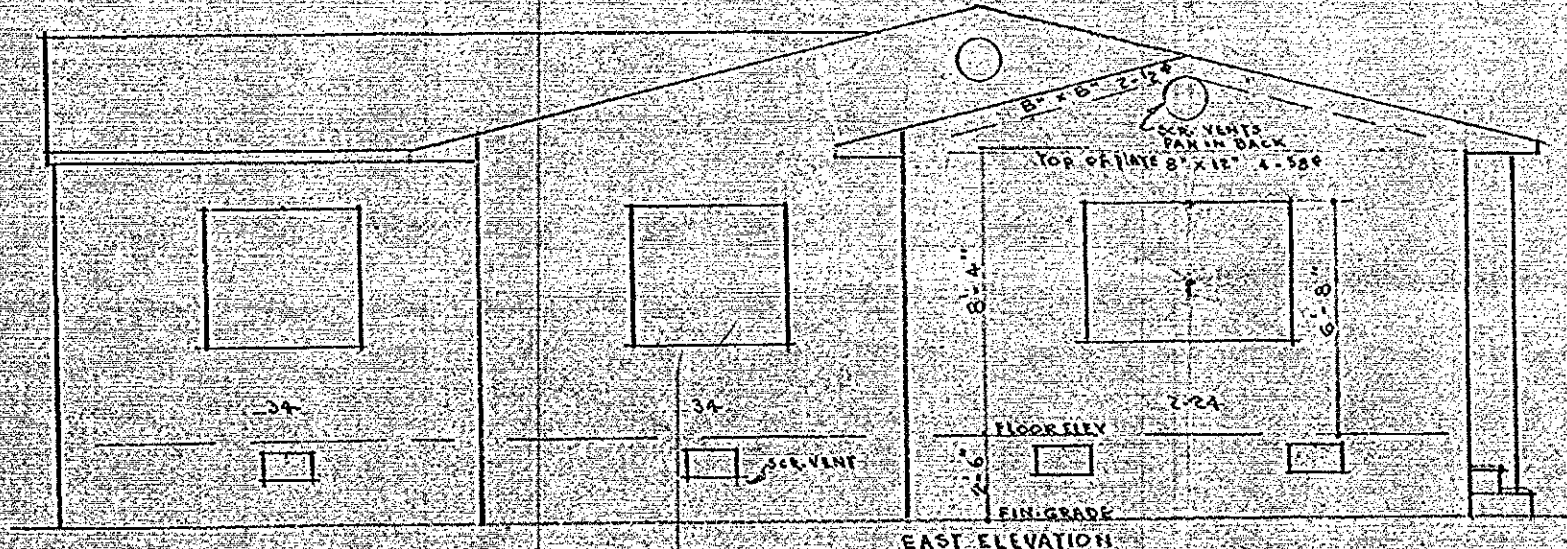
CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
FIGURE DIMENSIONS TAKE PRECEDENCE OVER SCALE.

FLOOR PLAN

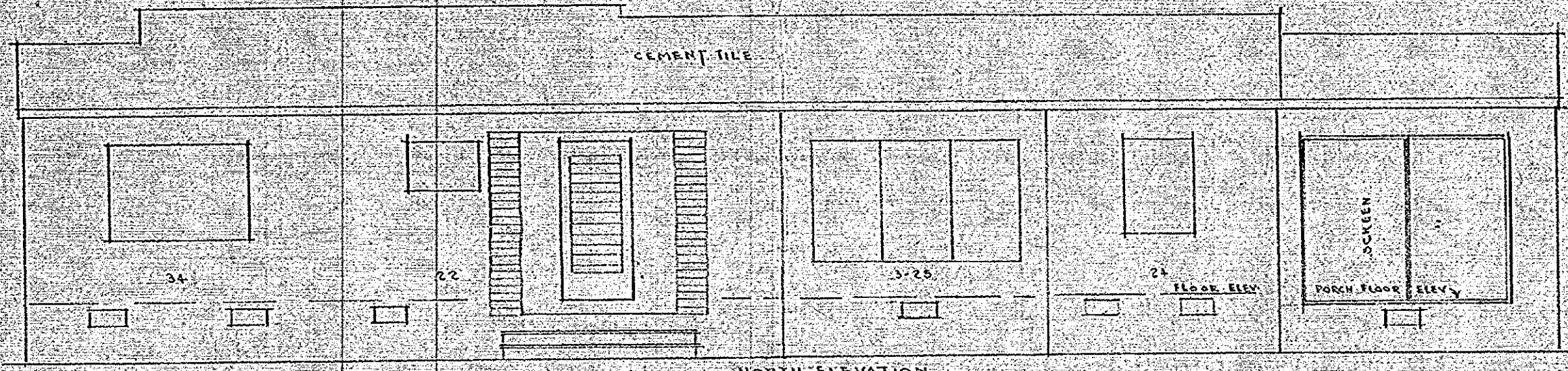
RESIDENCE FOR
DR. & MRS. JOHN R. HEGE, JR.
LOTS 27 & 28, BLOCK 55
LAKES SECTION
HOLLYWOOD
FLORIDA
W.C. DISBROW, JR., ENGINEER
HALLANDALE, FLA.
51-94 / 5-16-51 / SHEET 1 OF 4



SOUTH ELEVATION

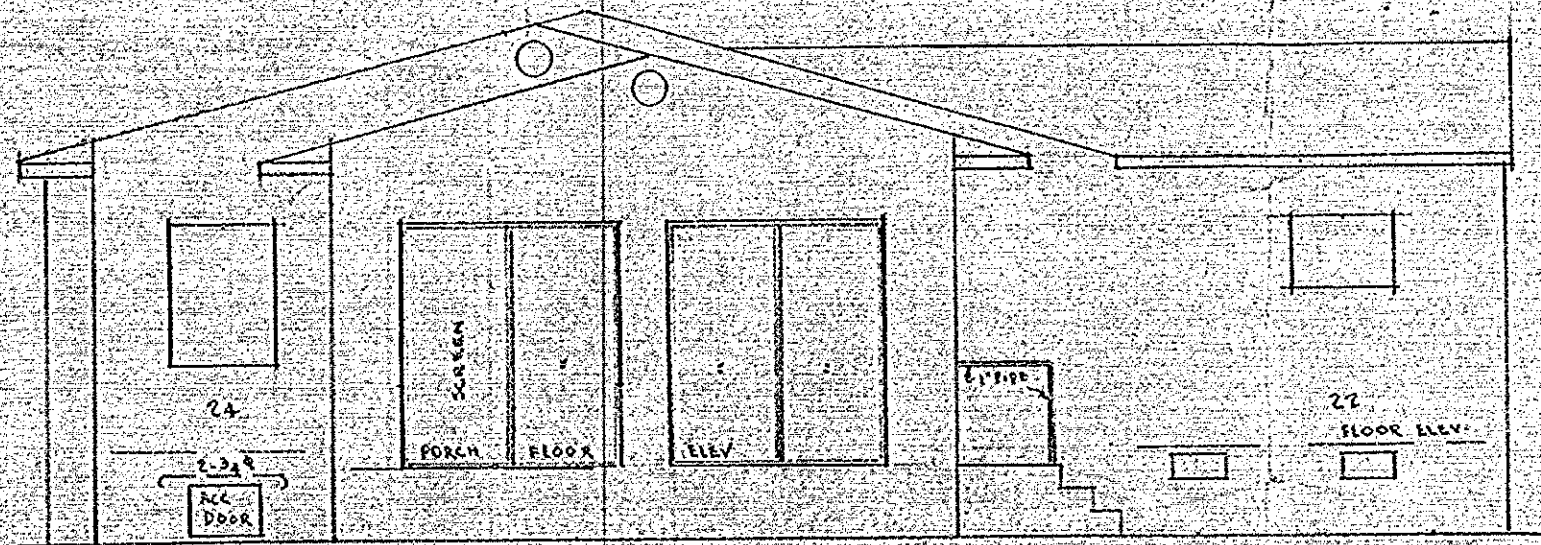


EAST ELEVATION



NORTH ELEVATION
SCALE 1/4" = 1'-0"

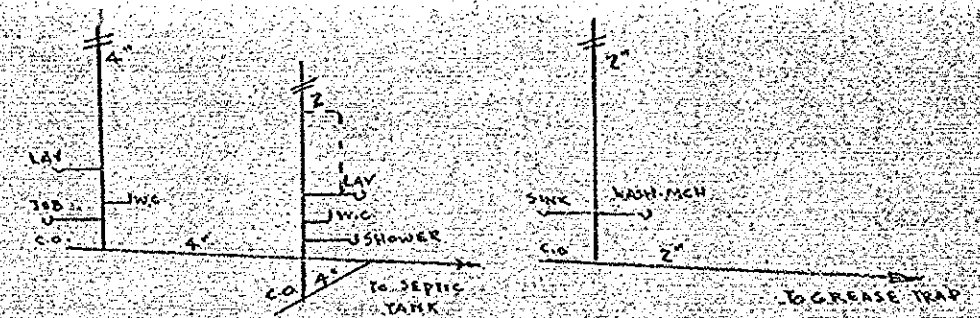
H E G E
51-99
3 of 4
5-16-51
DISBROW



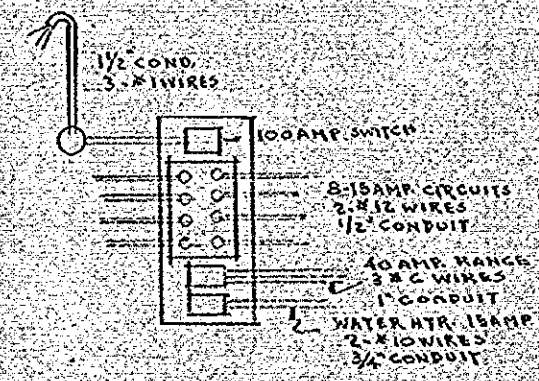
WEST ELEVATION
SCALE 1/4" = 1'-0"

DOOR SCHEDULE

1	3'	6"	CL. JAL.
2	2'	"	"
3	2'	"	1 1/2" SINGLE PANEL
4	2'	"	"
5	2'	"	2 - SLIDING LOUVER
6	2'	"	SINGLE PANEL
7	2'	"	COMB.
8	2'	"	5 LIGHT
9	1'	6"	SINGLE PANEL

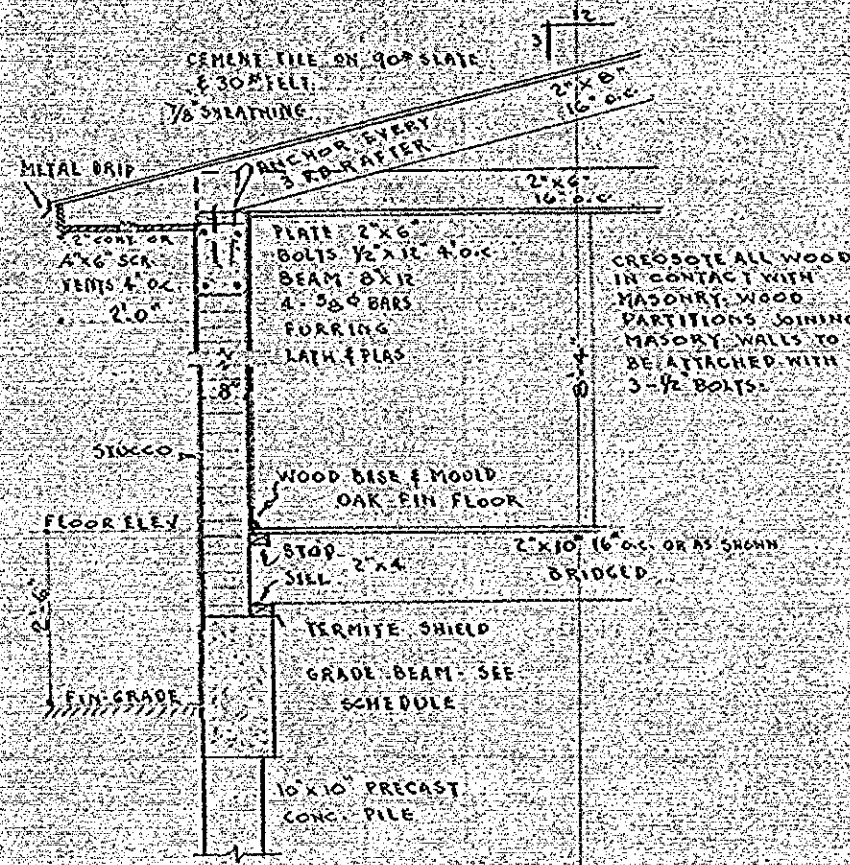


PLUMBING DIAGRAM
NO SCALE



ELECTRICAL DATA

NOTE 1.
BATH ROOM FLOOR TILE
WAINS-TILE 4' x 6' x 6"
OVER TUB OR SHOWER.



SECTION
SCALE 1/2" = 1'-0"

NO.	SIZE	STEEL	TOP	STIRRUPS
1	12 x 24	1-3/4"	2-1/8"	3@6, 1@6, 3@12
2	"	"	"	"
3	"	"	"	"
4	"	"	"	"
5	"	1-3/8"	1-5/8"	0
6	10 x 24	2-5/8"	2-5/8"	0
7	"	"	"	0
8	"	2-7/8"	2-1/8"	1@6, 2@6, 3@12
9	12 x 24	1-5/8"	1-5/8"	0
10	10 x 24	2-5/8"	2-5/8"	1@12
11	"	"	"	"
12	12 x 24	2-7/8"	2-3/8"	1@6, 1@12
13	"	"	"	"
14	"	2-3/4"	2-3/4"	1@12
15	"	"	"	"
16	10 x 24	2-1"	1-3/4"	1@6, 3@6, 4@12
17	"	2-3/4"	1-3/4"	2@12
18	"	"	"	"
19	"	2-5/8"	1-5/8"	0
20	"	2-3/4"	1-3/4"	2@12
21	"	2-5/8"	1-5/8"	0
22	"	2-3/4"	2-3/4"	1@6, 1@12
23	"	"	"	"
24	"	"	"	0
25	"	"	"	0
26	"	"	1-5/8"	1@12
27	"	"	1-5/8"	"

ALL STIRRUPS 3/8" BARS TO HAVE ENDS HOOKED.

HEGE
51-94
401A
5-16-31
DISORCW

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design group

LAND FORM DESIGN GROUP, INC.
 1421 Coral Ridge Drive
 Fort Lauderdale, FL 33304
 TEL: 954 461 6191
 EMAIL: malcolm@comcast.net

CONSULTANTS

PROJECT

IAN NORRIS RESIDENCE

1050 JEFFERSON STREET
 HOLLYWOOD, FLORIDA

REVISIONS

REV.	DATE	DESCRIPTION
▲		
▲		
▲		

ISSUED FOR:

- REVIEW & COMMENTS
- BIDDING
- PERMIT
- NOT FOR CONSTRUCTION
- CONSTRUCTION

DRAWN:

MM

CHECKED:

MM / TW

SCALE:

1/8" = 1'-0"

JOB NO.:

IN - 2011

DATE:

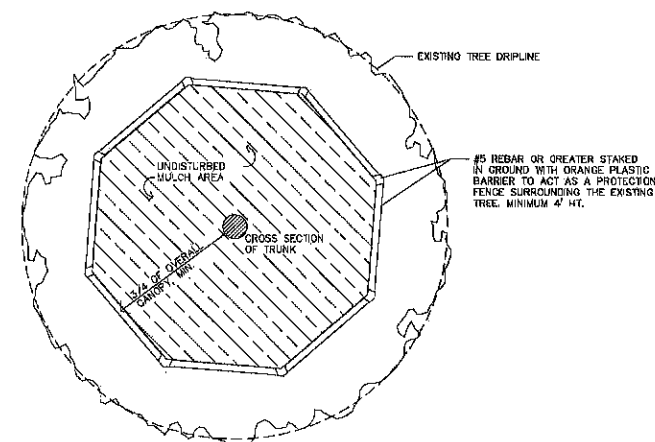
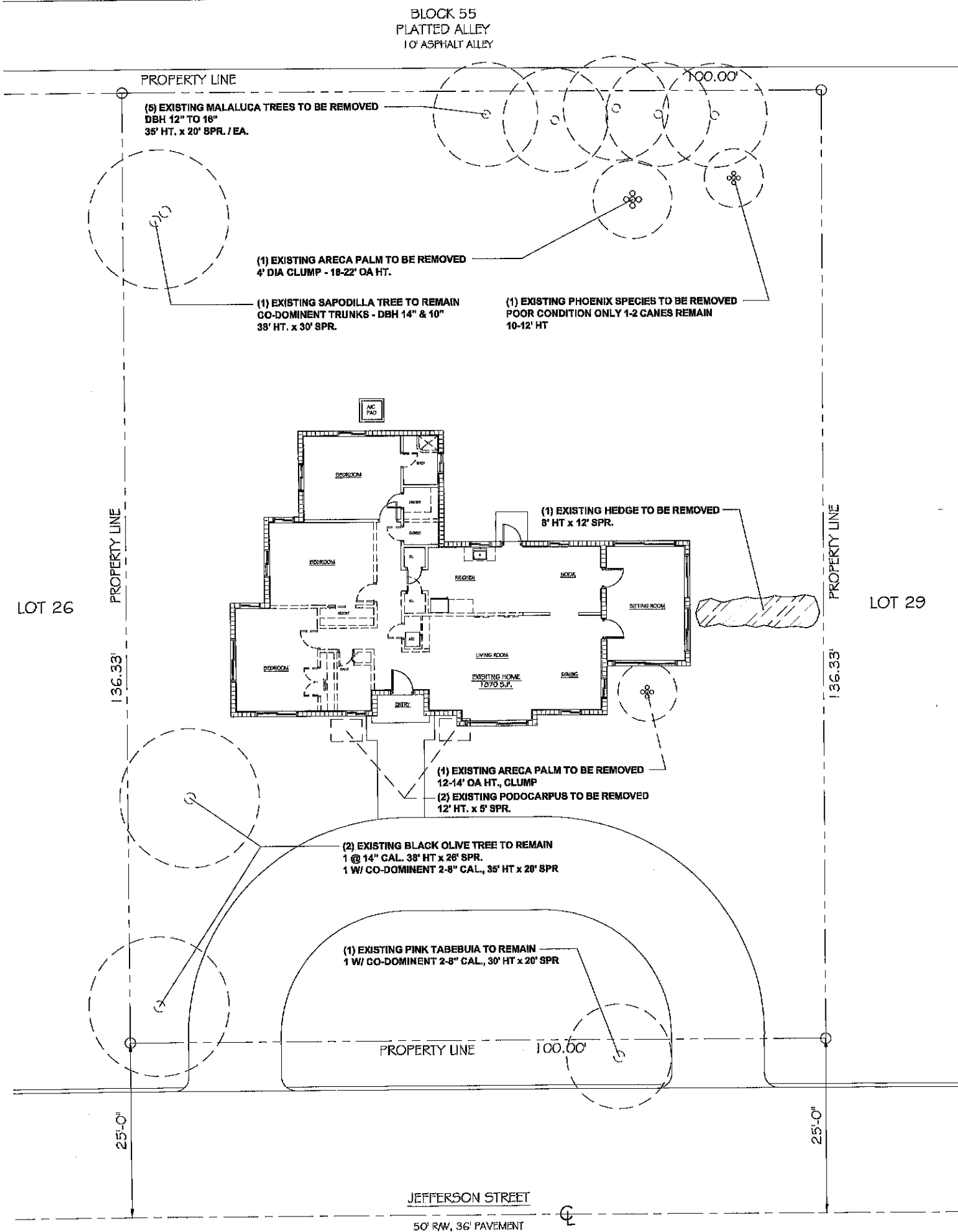
04-21-11

DRAWING TITLE:

TREE DISPOSITION PLAN

SHEET NO.:
L-001

SHEET 01 OF 03
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TREE PROTECTION DETAIL

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EMAIL malcolm@comcast.net

CONSULTANTS

PROJECT

IAN NORRIS RESIDENCE

1050 JEFFERSON STREET
HOLLYWOOD, FLORIDA

REVISIONS

REV.	DATE	DESCRIPTION
△		
△		
△		

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- CONSTRUCTION

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CHECKED:

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SCALE:

1/8" = 1'-0"

JOB NO.:

IN - 2011

DATE:

04-21-11

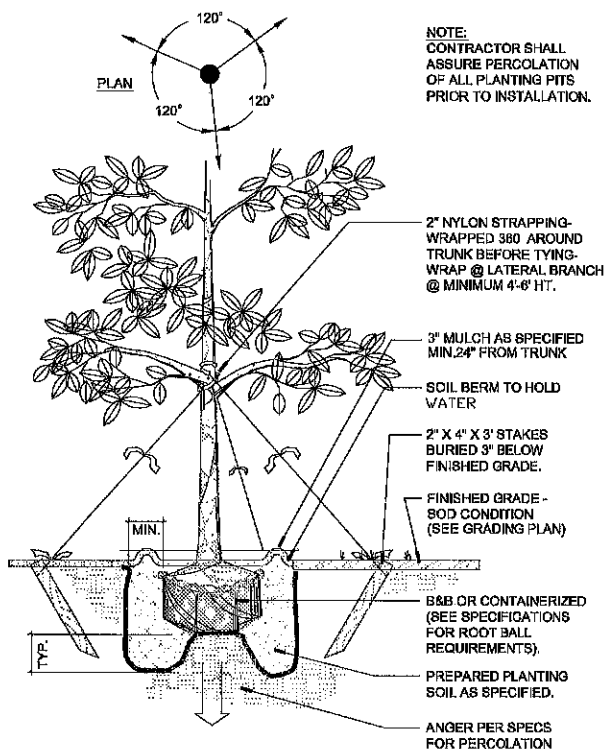
DRAWING TITLE:

PLANTING DETAILS AND NOTES

SHEET NO.:
L-003
SHEET 03 OF 03
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PLANTING NOTES & SPECIFICATIONS

- Contractor shall field verify all information prior to initiating planting installation. All existing planting shall remain intact and undisturbed unless otherwise noted on the plans.
- Prior to construction, the Contractor is responsible for locating all underground utilities and shall avoid damage to all utilities during construction. Should the Contractor cause damage to any utilities, he/she shall make necessary repairs as quickly as practicable.
- The Contractor is responsible for maintaining in full all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by the Owner.
- All plants must be healthy, vigorous material, free of pests and diseases. All plant material shall be in full and strict accordance to Florida No. 1 grade according to the "Grades and Standards for Nursery Plants", published by the Florida Department of Agriculture and Consumer Services. Plant materials shall in some instances exceed No. 1 grade in order to meet the minimum requirements of the project.
- Contractor shall be responsible for plants meeting specification as noted prior to installation. Contractor shall immediately remove all plant material that does not conform to specifications.
- All container sizes noted on plant list are minimum. Increase size if necessary to conform to plant size and specifications.
- All rootballs shall conform to the size standards set forth in "American Standards for Nursery Stock".
- Any substitutions in size and/or plant material must be approved by the Home Owner and/or Designer.
- Contractor shall refer to the landscape planting details, plant list, general notes for complete landscape planting instructions.
- Guying / staking practices shall not permit nails, screws, wires, etc., to penetrate outer surface of trees or palm. Trees or palms rejected due to this practice shall be replaced with inspector on site.
- Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one - half (1/2) of root ball.
- Trees grown in grow bags or grow bag type material must have the grow bag REMOVED ENTIRELY prior to planting.
- All plant material shall be protected during transport and delivery to job site with shade cloth or other acceptable means of windburn prevention.
- All trees must be straight trunked, full headed, and meet all requirements specified.
- All trees must be guyed or staked as shown in the details.
- Installation - All plant material shall be installed in a sound, workman-like manner and according to accepted good planting procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
- Contractor shall mulch all plant material throughout and completely to a 3" depth with clean, weed free, Grade A Eucalyptus mulch.
- Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions.
- Contractor to guarantee plant material for a period of 12 months after date of substantial completion.
- Contractor to replace rejected plant material within two(2) weeks of notice with at least a minimum of 25% organic 6-6-6, time release, with trace elements or better.
- Typically, shrub and groundcover plantings are shown as mass planting areas. Plants shall be placed on a triangular spacing configuration (staggered spacing). Plant center to center dimensions (O.C.) are listed under "Specifications" on the plant list.
- Landscaping shall be maintained in a good condition so as to present a healthy, neat and orderly appearance at least equal to the original installation and shall be mowed or trimmed in a manner
- Planting soil shall be 10% sand, 20% topsoil, and 10% peat.

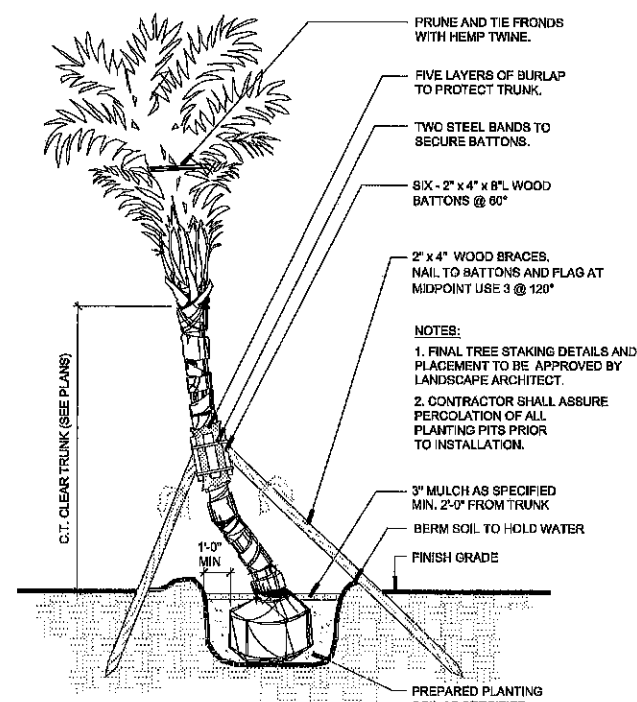


1 LARGE TREE DETAIL

SECTION

Hollywood Residence

NOT TO SCALE

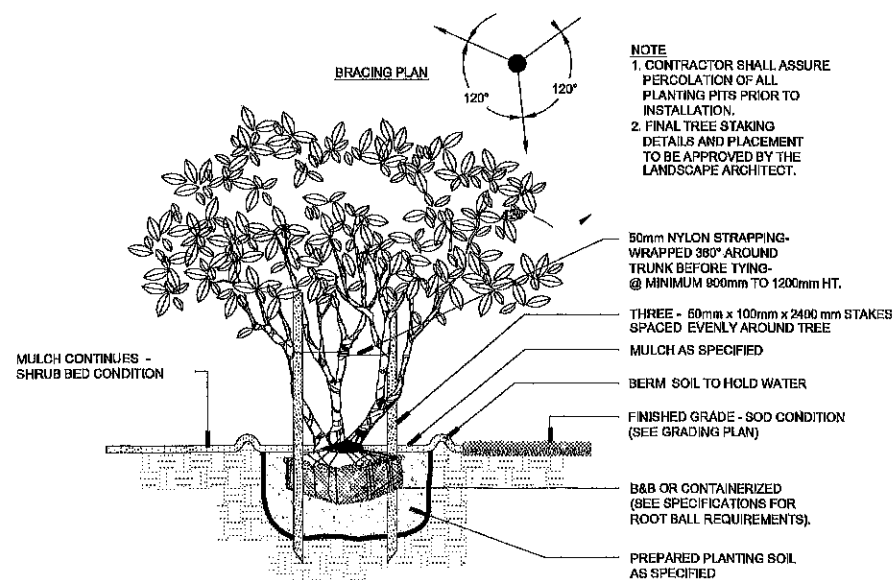


2 COCONUT PALM

SECTION

COCONUT PALM

NOT TO SCALE

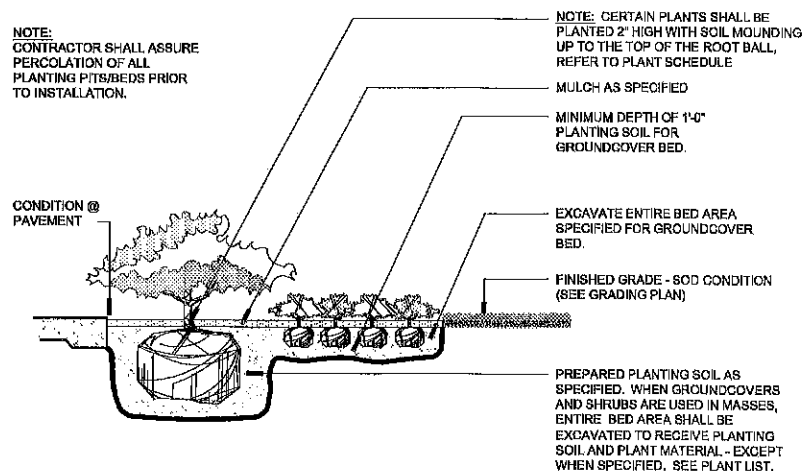


3 MULTI-TRUNK TREE

SECTION

Landscape Residence

NOT TO SCALE



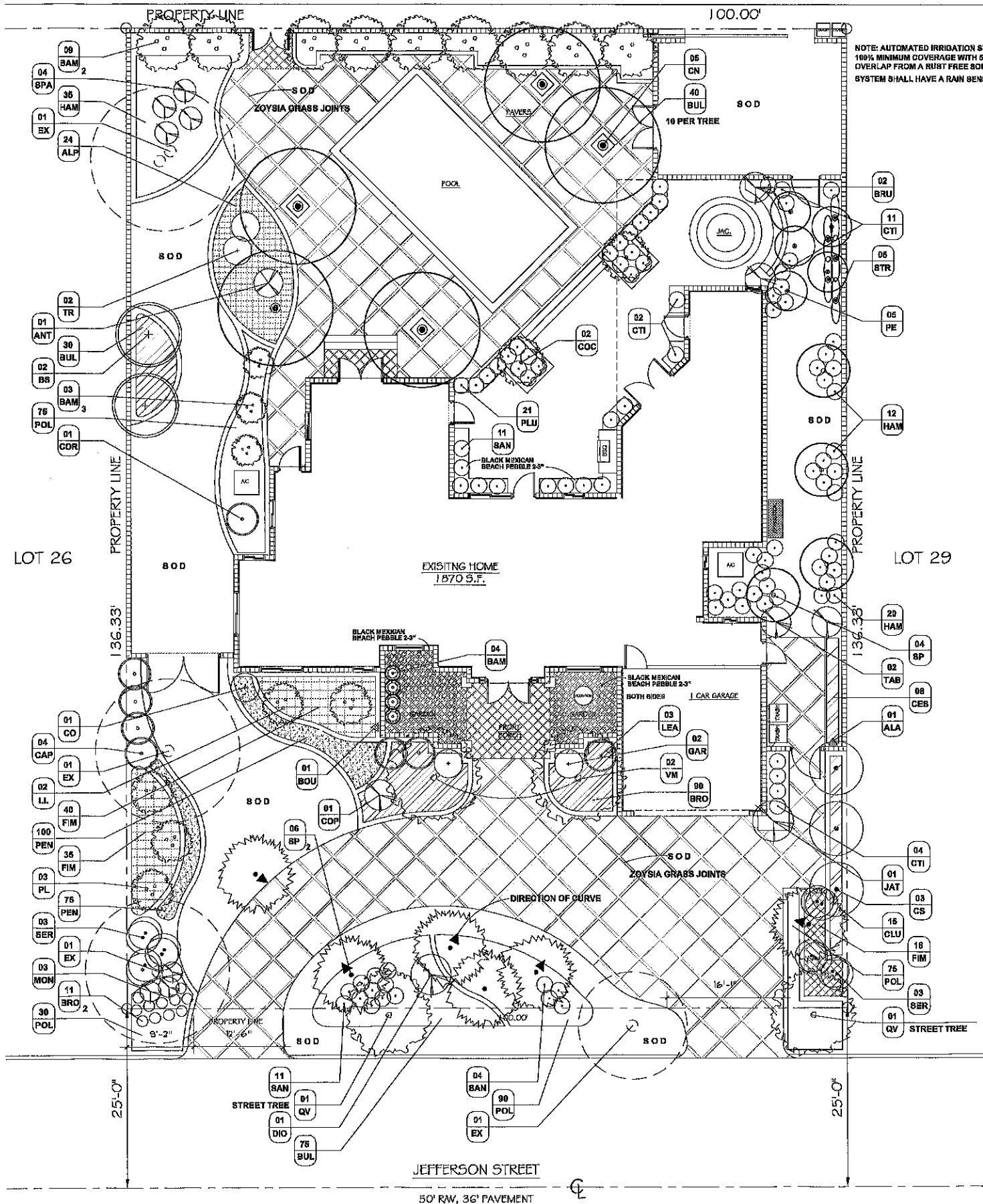
4 SHRUB AND GROUNDCOVER

SECTION

Landscape Residence

NOT TO SCALE

BLOCK 55
PLATTED ALLEY
10' ASPHALT ALLEY



PLANT LIST

** denotes native

SYM	QTY.	DESCRIPTION	SPECIFICATION
CN	5	Coccoloba 'Green Malayan' Green Malayan	B&B, 6' G.W., matched hls.
VM	2	Veitchia montgomeryana Montgomery Palm	B&B, Triple trunk, 10-12' ht.
CS	3	Conocarpus erectus 'aerious' ** Silver Buttonwood	25g, 6' ht x 4' spr., Std sgl trunk
BS	2	Bursaria sinaruba ** Gumbo Limbo	B&B, 12-14' ht x 8' spr.
TR	4	Thrinax radialis ** Florida Thatch Palm	B&B, 6-8' ht, Std trunk
LL	2	Ligustrum lucidum Patio Ligustrum	B&B, 8' ht x 8' spr., matched hls
COR	1	Cordia alliodora ** Orange Gelger	25g., 5' ht x 4' spr., Std.
PL	3	Platidium littorale Strawberry Guava	25g., 5' ht x 4' spr., Std.
SP	4	Sabal palmetto ** Sabal Palm	B&B, 10-14' ht, Slicks
SP ₂	6	Sabal palmetto ** Sabal Palm	B&B, 14-18' ht super curved slick trunks
QV	2	Quercus virginiana ** Live Oak	B&B, 14' ht x 8' spr.
JAT	1	Jatropha integrifolia 'Compacta' Compacta Jatropha	7 gal., 3-4' ht., Std.
CLU	15	Clusia gulfifera ** Dwf Pitch Apple	7 gal., 36" x 24", 30" o.c.
CES	8	Conocarpus erectus 'aerious' ** Silver Buttonwood	7 gal., 36" x 24", 30" o.c.
BAM	4	Cyperus papyrus 'Nanus' Egyptian Papyrus	3g, 14" ht., full
BAM ₂	9	Phyllostachya nigra Black Bamboo	25g., 12' ht., 5-7 culms min.
BAM ₃	3	Bambusa vulgaris 'Wamin' Dwarf Buddha Belly	25g., 5' ht x 4' spr., Std.
BRU	2	Brunfelsia nitida Lady of the Night	7g, 24" ht x 24" spr.
BRO	90	Neoregelia fireball Fireball Bromeliad	4" pot, 6" x 6", 12" o.c.
BRO ₂	11	Neoregelia Bossa Nova Bossa Nova Bromeliad	8" pot, 10" x 10"
ALA	1	Alternanthera versicolor 'Cherries Jubilee' Cherries Alternanthera	7 gal., 3-4' ht., Trolls
BUL	167	Bulbinia frutescens ** Desert Candelis	1g, 12" x 12", 12" o.c.
CAP	4	Capparis cynophallophora ** Jamaica Caper	7 gal., 36" x 24", 30" o.c.
DIO	1	Dioon edule Mexican Fan Palm	7 gal., 36" x 24"
FIM	91	Ficus microcarpa Green Island Ficus	3g, 24" x 24", 24" spr.
HAM	87	Hamelia patens 'Compacta' ** Compact Fire Bush	3g, 24" x 24", 24" spr.
MON	3	Monstera deltoidea Swiss Cheese Vine	7 gal., 36" x 24"
LEA	3	Leucaena leucocarpa 'Rubra' Red Leucaena	7g, 24" ht x 24" spr.
EX	4	Existing Tree to remain	
ALP	24	Alpinia zerumbet 'Vertigata' Vertigata Ginger	3 gal., 24" x 24", 24" o.c.
TAB	2	Tabernaemontana diversicola Pinwheel Jasmine	7 gal., 36" x 24", 30" o.c.
POL	270	Polypodium scolopendria Wart Fern	1 gal., 12" x 12", 12" o.c.
SPA	4	Spartina bakeri ** Sand Cordgrass	3 gal., 24" x 24", 24" o.c.
SER	8	Setraea repens ** Silver Saw Palmetto	15 gal., 30" x 30", 36" o.c.
GAR	2	Gardenia 'Miami Supreme' Std Miami Supreme	15 gal., 4' ht., Std
SAN	26	Santaveria 'Whale Fin' Whale Fin Snake Plant	3 gal., 24" x 24", 24" o.c.
PEN	175	Pentas lanceolata 'New Look Red' Dwf Pentas	1 gal., 12" x 12", 18" o.c.
PLU	21	Plumbago spp. Imperial Blue	3 gal., 24" x 24", 24" o.c.
BOU	1	Bougainvillea 'Barbara Kart' Barbara Kart	15 gal., hells
COP	1	Copernicia hospita Cuban Wax Palm	25g., 4-5' oa ht.
ANT	1	Anthurium spp. Birdnest Anthurium	7 gal., 36" x 24"
CTI	17	Cordyline terminalis 'Black Magic' Black Magic TI Plant	7 gal., 36" x 24"
CRD	1	Anthurium spp. Birdnest Anthurium	7 gal., 36" x 24"
COC	02	Coccothrinax cincta Old Man Palm	15 gal., 3-4' planted ht., matched
STR	05	Strelitzia nicotina Birdnest Anthurium	15 gal., 6-8' ht. full
PE	05	Ptychosperma elegans Alexander Palm	3 @ 15 gal., 8-10' oa ht., 2 @ 25 gal. 10-12' ht. Dbl trunk
S O D	TBD	Zoysia 'Cashmere' Cashmere	Clean, weed free panels, Grass joints

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design group

LAND FORM DESIGN GROUP, INC.
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CONSULTANTS

PROJECT

IAN NORRIS RESIDENCE

1050 JEFFERSON STREET
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REVISIONS

REV.	DATE	DESCRIPTION
△		
△		
△		

ISSUED FOR:

- REVIEW & COMMENTS
- BIDDING
- PERMIT
- NOT FOR CONSTRUCTION
- CONSTRUCTION

DRAWN:

MM

CHECKED:

MM / TW

SCALE:

1/8" = 1'-0"

JOB NO.:

IN - 2011

DATE:

04-21-11

DRAWING TITLE:

PLANTING PLAN

THOMAS WHITE FL 901100

SHEET NO.:

L-002

SHEET 02 OF 03

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ATTACHMENT B
Aerial Photograph



1050 Jefferson Street