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

TO: Historic Preservation Board

VIA: Andria Wingett, Planning Manager

VIA: Julie Walls Krolak, Principal Planner

FROM: Elizabeth Chang, Planning and Development Services Administrator

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 (HMPR LOD-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 (HMPR LOD-1)  
South: Single Family Residential District (RS-6)  
Lakes Area Multiple Resource Listing District (HMPR LOD-1)  
East: Single Family Residential District (RS-6)  
Lakes Area Multiple Resource Listing District (HMPR LOD-1)  
West: Single Family Residential District (RS-6)  
Lakes Area Multiple Resource Listing District (HMPR LOD-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
APPLICATION TYPE (CHECK ONE):

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

Date of Application: 4-26-11

Location Address: 1050 JEFFERSON STREET
Lot(s): 27, 28   Block(s): 55   Subdivision: HOLLYWOOD LAKES
Folio Number(s): 51/24/102/140
Zoning Classification: RS-6   Land Use Classification: 1

Existing Property Use: SINGLE FAMILY   Sq Ft/Number of Units: 1,870 S.F. EXISTING

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): N/A

☐ 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: 2,356 S.F. TOTAL

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

Will Project be Phased? ( ) Yes ( ) 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: 954-648-9690   Fax: 954-623-9749   Email Address: INORRIS@SABALINSGAUL.COM
Name of Consultant/Representative/Tenant (circle one): BG ARCHITECTURE
Address: 195 S.F., AVE, FT. LAUD, FL 33316   Telephone: 954.961.7675
Fax: 954.961.7675   Email Address: JUG@BGARCHITECTURE.COM

Date of Purchase: 11-22-2010   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:

Address:

Email Address:
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.

(1) (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. (1) (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. (1) (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: ___________________________ Date: 04 08 2011

PRINT NAME: IAN J NORAIS Date: 4 8 11

Signature of Consultant/Representative: ___________________________ Date: 4 25 11

PRINT NAME: JACK BROWN Date: 4 25 11

Signature of Tenant: ___________________________ Date: __________

PRINT NAME: ___________________________

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) REPAIRS 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 of Current Owner

IAN J NORAIS

PRINT NAME
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 + x + 4 +5).
7. 48% PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No. 6 by No. 1)

Date: 4-25-11
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 several 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 anchors 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:
1060 JEFFERSON STREET,
HOLLYWOOD, FLORIDA 33019

CERTIFIED TO:
IAN J. NORRIS

FLOOD ZONE INFO:
COMMUNITY NAME: CITY OF HOLLYWOOD 125113
PANEL NO. & SUFFIX: 12611C 0317 G
FLOOD ZONE: AE 8
FIRM DATE: 07/21/1985

LEGAL DESCRIPTION:
LOTS 27 AND 28, BLOCK 55, HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT
THEREOF, ASRecorded InPLAT 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 ENROACHMENTS 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.
ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name
Ian Norris

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1050 Jefferson Street

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.) Residential

A5. Latitude/Longitude: Lat. 26° 09' 22.2"N Long. 80° 07' 32.9"W Horizontal Datum: □ NAD 1927 □ 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 □

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) 1,846.88 sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade □
c) Total net area of flood openings in A8.b 3,552 sq in

A9. For a building with an attached garage:

a) Square footage of attached garage N/A sq ft
b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A9.b N/A sq in

d) Engineered flood openings? □ Yes □ 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
12011C 0317

B5. Suffix
G

B6. FIRM Index Date 10-02-1997

B7. FIRM Panel Effective/Revised Date 07-21-1995

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.
□ FIS Profile □ FIRM □ Community Determined □ Other (Describe) __

B11. Indicate elevation datum used for BFE in Item B9: □ NAVD 1988 □ Other (Describe) __

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?
□ Yes □ No

Designation Date N/A. □ CBRS □ 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.


Benchmark Utilized SEE "D" Vertical Datum NAVD 1929

Conversion/Comments NONE

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 5.0 □ feet □ meters (Puerto Rico only)
b) Top of the next higher floor □ feet □ meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) N/A □ feet □ meters (Puerto Rico only)
d) Attached garage (top of slab) N/A □ feet □ meters (Puerto Rico only)

Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)

□ feet □ meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) 5.0 □ feet □ meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) 5.3 □ feet □ meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support N/A □ feet □ 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.C. 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 Hollywood FL 33021

Signature □
Date 01-31-2011

Telephone 954-324-1808

FEMA Form 81-31, Mar 09

See reverse side for continuation.

Replaces all previous editions
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.A. No research was done in regards to L.O.M.R.L.O.M.A. documents.

Signature [Signature]
Date 01-07-2011 [Date]

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. [Yes] 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. [Yes] 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

FEMA Form 81-31, Mar 09
Replaces all previous editions
Building Photographs
See Instructions for Item A6.

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

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

![Front View Image]

**REAR VIEW**: 01-07-2011

![Rear View Image]
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."

<table>
<thead>
<tr>
<th>City</th>
<th>State</th>
<th>ZIP Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hollywood</td>
<td>FLORIDA</td>
<td>33019</td>
</tr>
</tbody>
</table>

**RIGHT VIEW:** 01-07-2011

**LEFT VIEW:** 01-07-2011
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. 10975783 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
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 to 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
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:

[Signature]
Witness Name: [Name]

[Signature]
Witness Name: [Name]

[Signature]
Witness Name: [Name]

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 [X] is personally known or [X] has produced a driver's license as identification.  

[Notary Seal]  

Notary Public  
MARK F. BUTLER  
Printed Name:  
My Commission Expires:  
Notary Public State of Florida  
Mark F. Butler  
My Commission DD84555  
Expires 12/26/2012  

Warranty Deed (Statutory Form) - Page 2
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 I, 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 1905
Hollywood, FL 33020

Agent's Signature
Mark F. Butler
Partner
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, vendors' 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:

- Central A/C
- Refrigerator
- Dishwasher
- Washer
- Security System
- All Ceiling fans
- Disposal Range
- Dryer
- Water Heater
- Sprinkler System with pump
- Oven
- Garage Door Opener
- All window treatments

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 [X] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

[Notary Public]
Printed Name: MARK F. BUTLER

My Commission Expires: 12/29/2013

DoubleTime
Search Results

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

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1980-1981 Jacobson Farms
ATTACHMENT B
Aerial Photograph