

**CITY OF HOLLYWOOD, FLORIDA  
DEPARTMENT OF DEVELOPMENT SERVICES  
PLANNING DIVISION**

**DATE:** October 17, 2017

**FILE:** 10-C-71a

**TO:** Historic Preservation Board

**VIA:** Alexandra Carcamo, Principal Planner



**FROM:** Jean-Paul W. Perez, Planning Administrator



**SUBJECT:** Naomi & Skiles Montague request a Certificate of Appropriateness for Design for an addition to a single-family home located at 1207 North Southlake Drive within the Lakes Area Historic Multiple Resource Listing District.

**REQUESTS:**

Certificate of Appropriateness for Design for an addition to a single-family home located within the Lakes Area Historic Multiple Resource Listing District.

**RECOMMENDATIONS:**

Certificates of Appropriateness for Design: Approval with the condition Owner submits a Deed Restriction to the City Manager or his or her designee acknowledging the attached in-law suite shall not be utilized as a second dwelling, as well as advising any successor in interest of such binding limitations, in a form acceptable to the City Attorney and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

**BACKGROUND**

According to the records of the Broward County Property Appraiser, the existing one-story home was constructed in 1950 on a 0.65 acre lot, more or less, located at 1207 North Southlake Drive. The subject property is composed of four prior platted lots, specifically Lots 7 through 10 of Block 28 in the Hollywood Lakes Section subdivision. The design of the existing home is in the Mid-Century Modern architectural style; which includes elements such as emphasis on horizontal elements, asymmetry, flat roofs (in this case, pitched), and limited ornamentation. The Design Guidelines states that Mid-Century Modern Architecture was most prevalent during the post war periods dating from 1946 to 1960.

**REQUESTS**

The Applicant is requesting a Certificate of Appropriateness for Design for a second story and garage addition to an existing single-family home. The scope of work includes an extension of the existing attached garage, a second story addition on top of said garage on the north side of the existing house, to add a mother-in-law suite and provide additional indoor parking. Existing architectural characteristics of the house will be continued throughout the proposed addition in order to provide continuity with design. All materials proposed for the addition will be the same as the existing structure including a pitched roof, stone treatment, smooth stucco and stylistic fenestration. The design is enhanced by a formal landscape plan which provides approximately 77-percent pervious.

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing and location for all properties within the district. The

design of the proposed addition is consistent with the character of Lakes Area Historic Multiple Resource Listing District. As proposed, the design maintains the spatial relationship with surrounding properties in its scale and massing.

## **SITE INFORMATION**

<b>Owner/Applicant:</b>	Naomi & Skiles Montague
<b>Address/Location:</b>	1207 North Southlake Drive
<b>Size of Property:</b>	28,186 (±0.65 acre)
<b>Present Zoning:</b>	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>Future Land Use:</b>	Low Residential
<b>Year Built:</b>	1950 (Broward County Property Appraiser)

## **ADJACENT ZONING**

North:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
South:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
East:	Government Use (GU) Southlake
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 addition is consistent with the scale and massing of the surrounding neighborhood, and allows the Applicant to maximize the use of their property. By allowing the Applicant to construct the proposed addition, the City is accomplishing the desired reinvestment in the Lakes Area Historic Multiple Resource Listing District.

## **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 addition to the existing home is sensitive to the character of the Historic Lakes Section and the existing home by providing for a logical extension to the existing home, both structurally and design-wise.

**Policy 2.46:** *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

**Policy CW.15:** *Place a priority on protecting, preserving and enhancing residential 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 proposed addition does not affect the existing curb cuts, therefore, there shall be no changes proposed that will affect streetscape.

## 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 existing one-story home was constructed in 1950, it executes key architectural elements of the Mid-Century Modern architectural style in its design, and is well maintained by the owner with minor improvements over the years. Therefore, Staff finds the proposed second story addition to the existing one-story home an enhancement to the property, neighborhood and the integrity of the Historic District.

### APPLICABLE CRITERIA

**Analysis of criteria and finding for Certificate of Appropriateness of Design** as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

#### CRITERION: INTEGRITY OF LOCATION

**ANALYSIS:** The Design Guidelines recommend maintaining *consistent spacing and setbacks* and furthermore, it states *new construction should be compatible with existing buildings...* *Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district.* The proposed addition complies with required setbacks and does not affect site coverage. The home maintains the pattern of development as intended by the regulations and as manifested in the neighborhood.

**FINDING:** Consistent.

#### CRITERION: DESIGN

**ANALYSIS:** The Historic District Design Guidelines encourages new structures to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape and environment. The Historic Districts richness is derived from the design of the homes being appropriate for the period in which they were constructed. In that vein, the Applicant is proposing a design that continues the established architectural style while utilizing contemporary materials and construction techniques. The addition continues the horizontal emphasis on design.

**FINDING:** Consistent.

#### CRITERION: SETTING

**ANALYSIS:** The proposed addition meets all applicable setback requirements. In addition, it maintains the spatial relationship with surrounding properties. The property to the south of the subject property is a two-story home on the southeast corner of the block. As demonstrated above, the addition shall maintain their integrity of location. Lastly, it should be duly noted the applicant has met all code requirements and provided ample landscaping to buffer the home from the street and surrounding neighbors.

**FINDING:** Consistent.

#### CRITERION: MATERIALS

**ANALYSIS:** Design Guidelines 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 should be compatible in quality to those that are used in the historic district. The Applicant has demonstrated that the addition, while utilizing modern methods of

construction and materials, will not affect the integrity of the existing architectural language. Ample detailing in period appropriate elements with contemporary materials and methods of construction are provided. Geometries of the home are accentuated with different materials, colors and hierarchies to create interest and shadow throughout.

FINDING: Consistent.

**CRITERION:** WORKMANSHIP

ANALYSIS: According to the National Register, workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. The proposed addition, while incidental of the 1950s, is utilizing modern materials and construction methods common to the South Florida region. Workmanship is also the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. Accordingly, the addition is based on Mid-Century Modern design employing contemporary materials typical of a sub-tropic, coastal development.

FINDING: Consistent.

**CRITERION:** ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further states *new construction should be compatible with existing buildings... Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district.* Meeting all applicable code requirements, the proposed design enhances the existing home, and is consistent with the scale and massing of the adjacent properties and surrounding neighborhood. It is enhanced by a formal landscape plan which provides more than 40-percent pervious area. Required parking is accommodated in the driveway and attached garage.

FINDING: Consistent.

## **ATTACHMENTS**

ATTACHMENT A: Application Package  
ATTACHMENT B: Prior Adopted Resolution  
ATTACHMENT C: Aerial Photograph



# ATTACHMENT A

## Application Package

# PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (internal use only): \_\_\_\_\_

## 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/DocumentCenter/Home/View/21>



### APPLICATION TYPE (CHECK ONE):

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

Date of Application: 8/10/17

Location Address: 1207 N. SOUTHLAKE DR., HOLLYWOOD  
Lot(s): 7, 8, 9, 10 Block(s): 28 Subdivision: HOLLYWOOD LAKES  
Folio Number(s): 514214014800

Zoning Classification: RS-6 Land Use Classification: RESIDENTIAL

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 3030

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): \_\_\_\_\_

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

Explanation of Request: HISTORIC BOARD APPROVAL FOR SECOND STORY ADDITION

Number of units/rooms: 1 UNIT Sq Ft: AFTER COMPLETION 3,616 MC

Value of Improvement: 220K Estimated Date of Completion: 6/2018

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

Name of Current Property Owner: SKILES & NAOMI MONTAGUE

Address of Property Owner: 1207 N. SOUTHLAKE DRIVE, HOLLYWOOD

Telephone: 954-249-8519 Fax: \_\_\_\_\_ Email Address: SAM.MONTAGUE@GMAIL.COM

Name of Consultant/Representative/Tenant (circle one): JAMES HOLLINGSWORTH

Address: 2208 NE 26 STREET Telephone: 954-630-1398

Fax: 954-630-1399 Email Address: jamesh@hr-arc.com

Date of Purchase: 10-01-1993 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: \_\_\_\_\_



# PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

## GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

Date: 8-8-17

PRINT NAME: SKILES MONTAGUE Naomi Montague

Date: 8-8-17

Signature of Consultant/Representative: James M. Hollingsworth

Date: 8-8-17

PRINT NAME: JAMES HOLLINGSWORTH

Date: 8-8-17

Signature of Tenant: N/A

Date: \_\_\_\_\_

PRINT NAME: N/A

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 MODIFICATIONS to my property, which is hereby made by me or I am hereby authorizing JAMES HOLLINGSWORTH to be my legal representative before the HISTORIC PLANNING Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 8 day of AUGUST

Kristen Sovak  
Notary Public  
State of Florida

KRISTEN SOVAK  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF021721  
Expires 9/24/2017

SKILES MONTAGUE  
Signature of Current Owner

SKILES MONTAGUE/NAOMI MONTAGUE  
Print Name

My Commission Expires: 9/24/17 (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_



September 28, 2017

City of Hollywood  
Department of Planning  
Historic Preservation Board  
2600 Hollywood Boulevard, Room 315  
Hollywood, FL 33020

RE: Design Criteria  
Montague Residence  
1045 North Southlake Drive

Dear Board Member:

My office has designed an expansion for the owners of the above referenced property. The project consists of in-laws quarters for Mrs. Montague's mother. This project is designed to be in full compliance with Article 5 of the Zoning and Land Development Regulations for the city of Hollywood. No variances or special exceptions are being requested.

The project has been designed utilizing the City of Hollywood Design Guidelines for Historic Properties and Districts.

The expansion has been designed to match the original architecture of the home in both style, color, texture, and materials. The project continues the historic design elements of the property, includes massing, scale and rhythm that is compatible with the surrounding properties. All existing landscape will be retained. Existing parking at the residence is ample and will not be affected in any way by the expansion project. The project has been designed utilizing the City of Hollywood Design Guidelines for Historic Properties and Districts. Our office has addressed the Historic Preservation Boards design criteria as listed below:

**INTEGRITY OF LOCATION** – *This project is located in the Hollywood Lakes neighborhood. It is an original home that is overlooks Southlake, and was constructed in 1950. The proposed work does not affect these criteria.*

**DESIGN** – *The original residence would most closely resemble the Streamline/Art Moderne category as described in the Hollywood Design Guidelines for Historic properties. The original design features asymmetrical*

2208 NE 26 Street  
Ft. Lauderdale, FL 33305-1538  
T. 954.630.1398 F. 954.630.1399



massing, with a horizontal emphasis and an aerodynamic gull-wing roof. This project will not change the Streamline/Art Moderne elements which are integrated with the existing home. All existing ornamentation will remain unchanged.

SETTING – The residence faces east with a direct view of Southlake. The original design of the residence included features which take advantage of this setting, such as a continuous screened porch and large windows for cross ventilation purposes. The east facing yard is unobstructed to allow for breezes and views. These elements allowed the occupants an opportunity to experience the unique lake-view frontage. This project will increase that experience by the addition of a small balcony off of the second floor suite which will have a view of the lake, is open to breezes, and include glass doors facing the south.

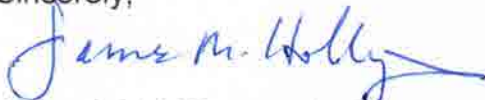
MATERIALS – The materials used in this project will be consistent with the materials used in the original home. This includes a stucco finish to match the existing home, flat/gull wing roof to match, and a reuse of the existing decorative brick pattern in the new surfaces.

WORKMANSHIP – The workmanship in the original residence featured hand framed construction, stucco troweled finishes and decorative banding. The original flooring was hardwood, with interior painted plaster finishes. The addition will use the same materials to the greatest extent possible so as not to compromise the integrity of the original home.

ASSOCIATION - This residence was constructed in 1950 and has existed in its present condition as a single family residence for 67years. To best of our knowledge, no historic events or citizens are associated with this residence. This project should not affect the association of this house within the district in any way.

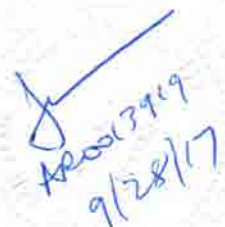
It is our intention to provide a project which will both satisfy the owner's need for additional square footage and also enhance the historic character of the Hollywood Lakes through a timeless architectural style with authentic detailing.

Sincerely,



James M. Hollingsworth, RA  
Florida Architect #13919

2208 NE 26 Street  
Ft. Lauderdale, FL 33305-1538  
T. 954.630.1398 F. 954.630.1399



James M. Hollingsworth  
9/28/17





August 10, 2017

City of Hollywood  
Department of Planning  
Historic Preservation Board  
2600 Hollywood Boulevard, Room 315  
Hollywood, FL 33020

RE: Montague Residence  
1045 North Southlake Drive

LEGAL DESCRIPTION: LOTS 7,8,9, AND 10, BLOCK 28, HOLLYWOOD LAKES  
SECTION, 1/32 BROWARD

PROJECT DESCRIPTION:

The project is an expansion for the owners of the above referenced property. The project consists of in-laws quarters for Mrs. Montague's mother.

The project is to be located over the existing garage, which will remain. The west side of the garage will be extended by approximately 10 feet. The exterior is designed to complement and coordinate with the existing residence, which is mid-century modern in character.

The interior of the suite will include a Living Area, Coffee Area, Bedroom and Bathroom. The second floor AC area will consist of 1,025 SF.

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

Date: 8/10/17

## LOT COVERAGE INFORMATION

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

1. 28,167 SQUARE FEET OF YOUR LOT (length x width)
2. 2,560 SQUARE FEET OF YOUR HOUSE
3. 3,700 SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)
4. 1,056 SQUARE FEET OF THE ADDITION, AND OR...  
(SECOND FLOOR ONLY)
5. 0 SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.
6. 6,260 TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3+ 4+ 5)...
7. .23 PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No.6 by No. 1)

## ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

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

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name SKILES & NAMOI MONTAGUE				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1207 N. SOUTHLAKE DRIVE				Company NAIC Number:	
City HOLLYWOOD		State Florida		ZIP Code 33019	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 7, 8, 9 AND 10, BLOCK 28, HOLLYWOOD LAKES SECTION, PB 1, PG 32, BCR					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>N 26°0'32.2"</u> Long. <u>W 80°07'54.3"</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):					
a) Square footage of crawlspace or enclosure(s) <u>2592</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>18</u>					
c) Total net area of flood openings in A8.b <u>1296</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>653</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number HOLLYWOOD 125113			B2. County Name BROWARD		B3. State Florida
B4. Map/Panel Number 12011C 0569	B5. Suffix H	B6. FIRM Index Date 08/18/2014	B7. FIRM Panel Effective/ Revised Date 08/18/2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 7
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/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
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>NA</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					



# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1207 N. SOUTHLAKE DRIVE			Policy Number:
City HOLLYWOOD	State Florida	ZIP Code 33019	Company NAIC Number

## 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. In Puerto Rico only, enter meters.

Benchmark Utilized: BCED BM Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.


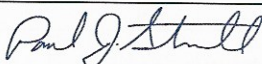
Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>3. 5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>6. 4</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>4. 7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>5. 0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>3. 5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>4. 7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters

## 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.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name PAUL J. STOWELL		License Number 5241	
Title PROFESSIONAL SURVEYOR			
Company Name ATLANTIC COAST SURVEYING, INC.			
Address 6129 STIRLING ROAD STE. 2			
City DAVIE	State Florida	ZIP Code 33314	
Signature 	Date 09/21/17	Telephone (954) 587-2100	

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

Comments (including type of equipment and location, per C2(e), if applicable)

C2.e) Machinery is A/C on exterior concrete pad.

JOB# 35504. Flood determination is based solely on F.I.R.M. provided by F.E.M.A. No research was done in regards to L.O.M.R./L.O.M.A documents. We do not accept responsibility for insurance premiums based on Elevation Certificates. A5 Obtained by hand held GPS unit.



**ELEVATION CERTIFICATE**OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>		<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1207 N. SOUTHLAKE DRIVE		Policy Number:	
City HOLLYWOOD	State Florida	ZIP Code 33019	Company NAIC Number
<b>SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)</b>			
<small>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.</small>			
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 _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG. b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the LAG.			
E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.			
E3. Attached garage (top of slab) is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.			
E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown. The local official must certify this information in Section G.			
<b>SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION</b>			
<small>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.</small>			
Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			
<input type="checkbox"/> Check here if attachments.			



# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1207 N. SOUTHLAKE DRIVE			Policy Number:
City HOLLYWOOD	State Florida	ZIP Code 33019	Company NAIC Number

## 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–G10. In Puerto Rico only, enter meters.

- 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–G10) 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 Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_ ☐ feet ☐ meters Datum \_\_\_\_\_
- G10. Community's design flood elevation: \_\_\_\_\_ ☐ feet ☐ meters Datum \_\_\_\_\_

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.



**BUILDING PHOTOGRAPHS****ELEVATION CERTIFICATE**

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1207 N. SOUTHLAKE DRIVE			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 2 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." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption 09/21/17 RIGHT VIEW



Photo Two

Photo Two Caption 09/21/17 FRONT VIEW



**ELEVATION CERTIFICATE****BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1207 N. SOUTHLAKE DRIVE			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." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo One

Photo One Caption 09/21/17 LEFT VIEW



Photo Two

Photo Two Caption 09/21/17 REAR VIEW





**1215 N SOUTHLAKE DR  
HOLLYWOOD 33019**



**1227 N SOUTHLAKE DR  
HOLLYWOOD 33019**





**1239 N SOUTHLAKE DR  
HOLLYWOOD 33019**



**1247 N SOUTHLAKE DR  
HOLLYWOOD 33019**





**1250A N SOUTHLAKE DR  
HOLLYWOOD 33019**



**1250B N SOUTHLAKE DR  
HOLLYWOOD 33019**





**1251 N SOUTHLAKE DR  
HOLLYWOOD 33019**





**1253 N SOUTHLAKE DR  
HOLLYWOOD 33019**



**1255 N SOUTHLAKE DR  
HOLLYWOOD 33019**



[Search](#) > Properties owned by '...MONTAGUE...'

27 permits were found for  
1207 N SOUTHLAKE DR


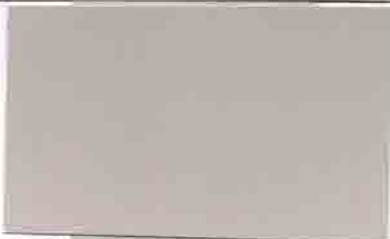
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<a href="#">Details</a>		B15-102238	DRIVEWAY	4/29/2015	6/9/2015
<a href="#">Details</a>		B15-101912	WINDOW &/OR DOOR REPLACEMENT	4/14/2015	5/18/2015
<a href="#">Details</a>		M14-100954	A/C CENTRAL (NEW)	8/4/2014	
<a href="#">Details</a>		B12-100324	FENCE-CHAIN LINK &/OR WOOD	3/14/2012	3/14/2012
<a href="#">Details</a>		P11-100126	AREA DRAIN OR ROOF DRAIN	12/21/2011	12/21/2011
<a href="#">Details</a>		M11-100073	MECHANICAL WORK	12/16/2011	12/21/2011
<a href="#">Details</a>		P11-101982	LAWN SPRINKLER EXCL PUMP AND WELL	12/16/2011	12/16/2011
<a href="#">Details</a>		P11-101150	GAS PIPING	12/12/2011	12/12/2011
<a href="#">Details</a>		B11-104237	REROOF - FLAT	11/1/2011	11/1/2011
<a href="#">Details</a>		E11-100134	ELECTRICAL WORK	9/28/2011	9/28/2011
<a href="#">Details</a>		P11-101149	POOL HEATER, PIPING & FILTER EQUIPMENT	9/8/2011	9/8/2011

<a href="#">Details</a>		E11-101498	ELECTRICAL WORK	9/8/2011	9/8/2011
<a href="#">Details</a>		B11-103470	FENCE-CHAIN LINK &/OR WOOD	9/8/2011	9/8/2011
<a href="#">Details</a>		M11-100984	POOL HEATER	9/8/2011	
<a href="#">Details</a>		E11-101805	LOW VOLTAGE (CAMERA/SECURITY SYSTEM)	8/30/2011	9/6/2011
<a href="#">Details</a>		B11-102838	POOL - RESIDENTIAL	7/21/2011	9/8/2011
<a href="#">Details</a>		B11-102563	ROOFING - NEW - FLAT	7/6/2011	7/6/2011
<a href="#">Details</a>		B11-100121	ALTERATIONS-EXTERIOR & INTERIOR	1/12/2011	1/26/2011
<a href="#">Details</a>		E09-102153	ELECTRICAL WORK	1/6/2010	1/6/2010
<a href="#">Details</a>		P09-101343	HOT WATER HEATER	12/21/2009	12/23/2009
<a href="#">Details</a>	53199	M0301555	A/C - CENTRAL - REPLACEMENT	7/25/2003	10/8/2003
<a href="#">Details</a>	41106	M0300424	A/C - CENTRAL - REPLACEMENT	11/1/2002	3/19/2003
<a href="#">Details</a>		B8803296	FENCE-WOOD,CHAIN LINK,ETC.		11/22/1988
<a href="#">Details</a>		B8802019	RE-ROOF-FLAT		9/20/1988
<a href="#">Details</a>		P17-100725	GAS PIPING		
<a href="#">Details</a>		E14-101207	AIR CONDITIONING-ELECTRICAL		

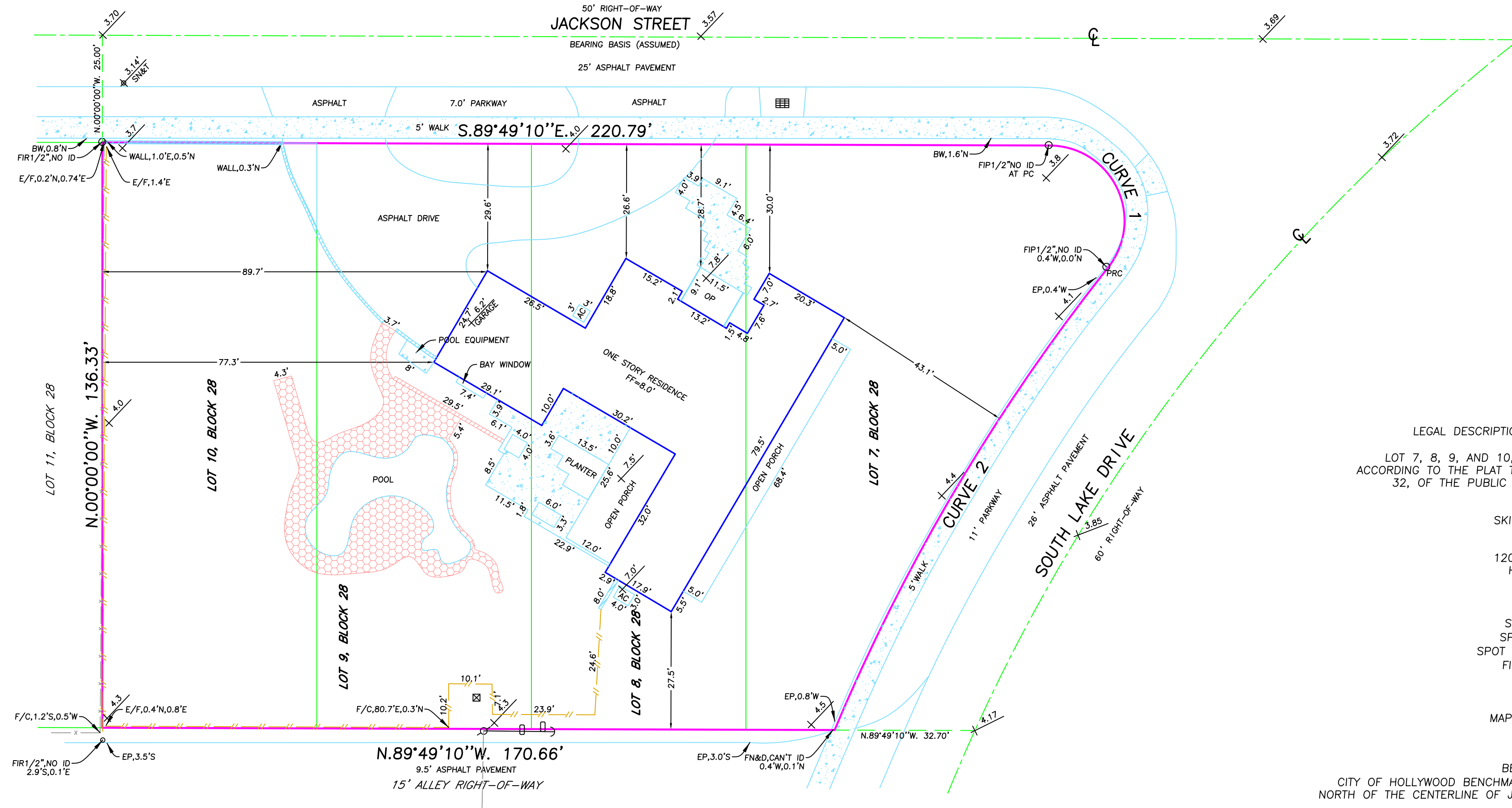
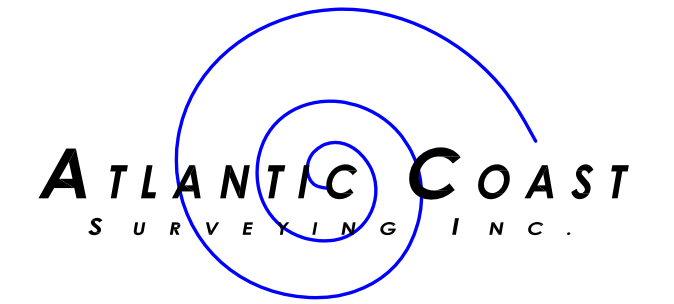
Contact us Quick Links Using This Site



## ***PAINT SWATCHES:***

	<p>Sherwin Williams SW 1038: Architectural Gray</p> <p>Main House Color - LOWER</p>
	<p>Sherwin Williams SW 1036: Landmark Gray</p> <p>Main House Color - UPPER</p>

**Montague Residence  
1207 N South Lake Blvd.  
Hollywood, FL 33019**



LEGAL DESCRIPTION (LOT 7, 8, 9, AND 10, BLOCK 28)

LOT 7, 8, 9, AND 10, BLOCK 28, "HOLLYWOOD LAKES SECTION",  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE  
32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:  
SKILES & NAOMI MONTAGUE

PROPERTY ADDRESS  
1207 N SOUTH LAKE DRIVE  
HOLLYWOOD, FL 33019

BOUNDARY SURVEY  
INVOICE # 35504F  
SURVEY DATE 05/02/11  
SPOT ON SLAB 05/02/11  
SPOT ON SLAB (REAR) 07/26/11  
FINAL SURVEY 03/14/12

FLOOD ZONE AE-6.0'  
MAP DATE 10/02/97  
MAP NUMBER 125113 0317G

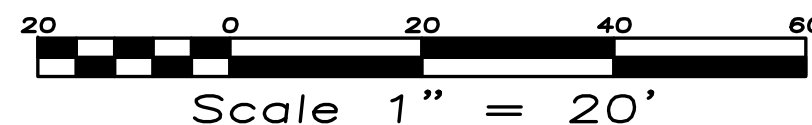
BENCHMARK DESCRIPTION  
CITY OF HOLLYWOOD BENCHMARK BEING A PK NAIL AND DISC APPROXIMATELY 5'  
NORTH OF THE CENTERLINE OF JACKSON STREET AND SOUTH 13TH AVENUE. ELEVATION  
= 3.15'

#### ABBREVIATIONS

PRM DENOTES PERMANENT REFERENCE MONUMENT  
FN&D DENOTES FOUND NAIL & DISC  
FIR DENOTES FOUND IRON ROD  
FIP DENOTES FOUND IRON PIPE  
N.T.S. DENOTES NOT TO SCALE  
F/C DENOTES FENCE CORNER  
F/L DENOTES FENCE LINE  
E/F DENOTES END OF FENCE  
EP DENOTES EDGE OF PAVEMENT  
BW DENOTES BACK OF WALK  
FN&D DENOTES FOUND NAIL AND DISC  
BC DENOTES BUILDING CORNER  
POC DENOTES POINT OF COMMENCEMENT  
POB DENOTES POINT OF BEGINNING  
PRC DENOTES POINT OF REVERSE CURVE  
FP&L DENOTES FLORIDA POWER AND LIGHT COMPANY  
ORB DENOTES OFFICIAL RECORDS BOOK  
PG DENOTES PAGE  
SP&C DENOTES SET 1/2" PIN & CAP # 5495  
SN&D DENOTES SET NAIL & DISC # 5495

#### CURVE TABLE

NUMBER	DELTA	RADIUS	ARC
CURVE 1	128°15'22"	17.50	39.17
CURVE 2	15°38'57"	460.00	125.64



#### NOTES

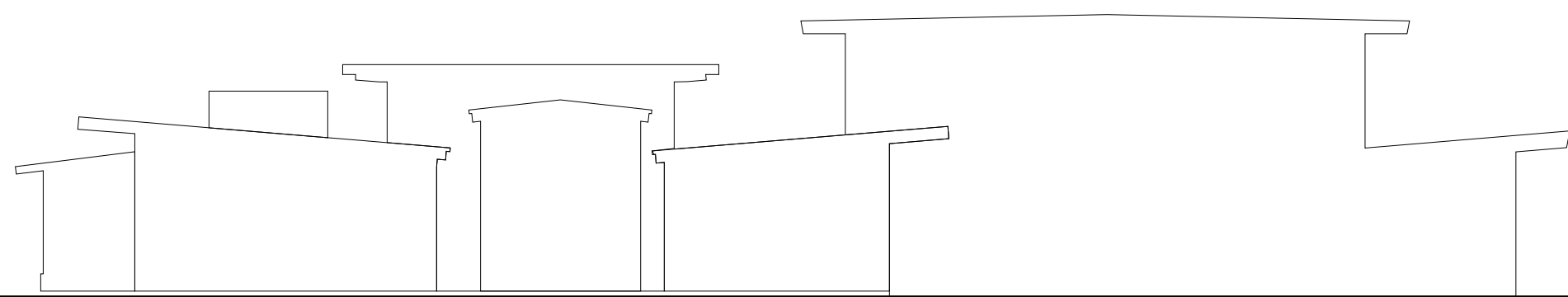
1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS.
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

	FIRE HYDRANT		MANHOLE
	CABLE JUNCTION BOX		WATER VALVE
	POWER/LIGHT POLE		CONTROL VALVE
	WATER METER		CLEAN OUT
	FP&L/SBT PAD		CATCH BASIN
	CENTERLINE		CONCRETE BLOCK WALL
	WOOD FENCE		OVERHEAD WIRES
	METAL FENCE		EASEMENT LINE
	CONC. CHAT.		GUY ANCHOR
	WOOD		DENOTES ELEVATION
	BRICK PAVERS		

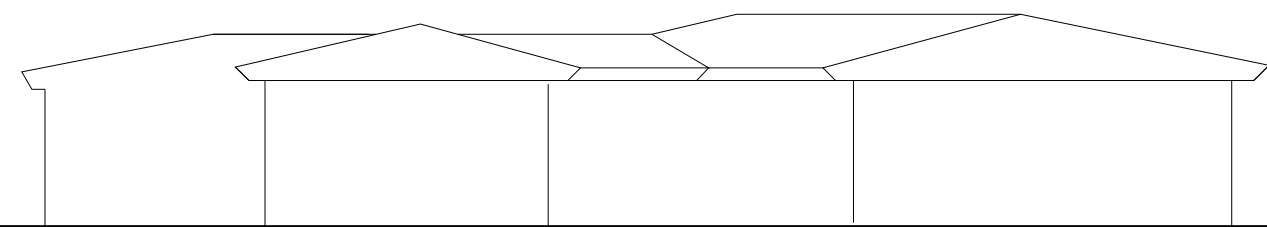
PAUL J. STOWELL  
PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATION NO. 5241  
6129 STIRLING RD. SUITE 2 DAVE, FLORIDA 33314  
P. 954.587.2100 F. 954.587.5418  
© 2009 ATLANTIC COAST SURVEYING INC.



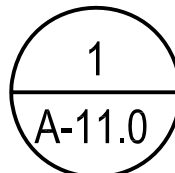
LAKE



1207 N SOUTH LAKE BLVD -  
PROPOSED REMODEL

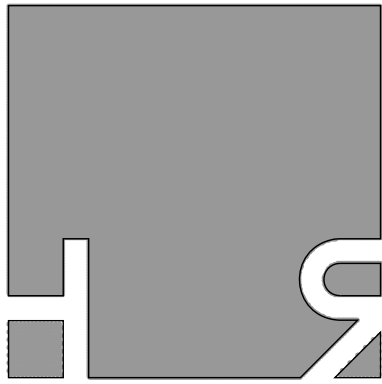


1250 JACKSON ST  
(EXISTING ONE STORY)



STREET PROFILE

3/32" = 1'-0"



HOLLINGSWORTH & ROBERTSON  
ARCHITECTURE AA26002707

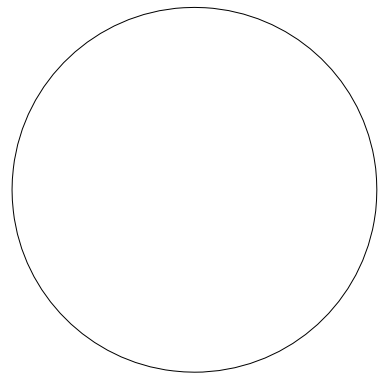
2208 N.E. 26th Street  
Fort Lauderdale, Florida 33305  
Phone: 954.630.1398  
Fax: 954.630.1399

Project Name:  
**MONTAGUE RESIDENCE**  
**INTERIOR RENOVATION**  
1207 N. South Lake Drive  
Hollywood, Florida 33019

Description		
Number	Date	Description
-	XX/XX/XX	Submittal

Sheet Information	
Date :	XX/XX/XX
Job Number :	XXX
Drawn By :	XXX
Checked By :	XXX
Approved :	JMH

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Daniel L. Robertson AAS 0011725 © 2017



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Sheet Title

STREET PROFILE

Sheet #

A-11.0





Project Name:  
**MONTAGUE RESIDENCE**  
**INTERIOR RENOVATION**  
1207 N. South Lake Drive  
Hollywood, Florida 33019

Description		
Number	Date	Description
-	08/10/17	HISTORICAL SUBMITTAL

Sheet Information	
Date :	XX/XX/XX
Job Number :	XXX
Drawn By :	XXX
Checked By :	XXX
Approved :	JMH

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Sheet Title  
**LANDSCAPE  
RENDERING  
PLAN**  
Sheet #  
**A-10.0**





---

Project Name:


Description		
Number	Date	Description
-	08/10/17	HISTORICAL SUBMITTA

Date : 08/10/1

Drawn By : JVC

Approved : \_\_\_\_\_ JMI

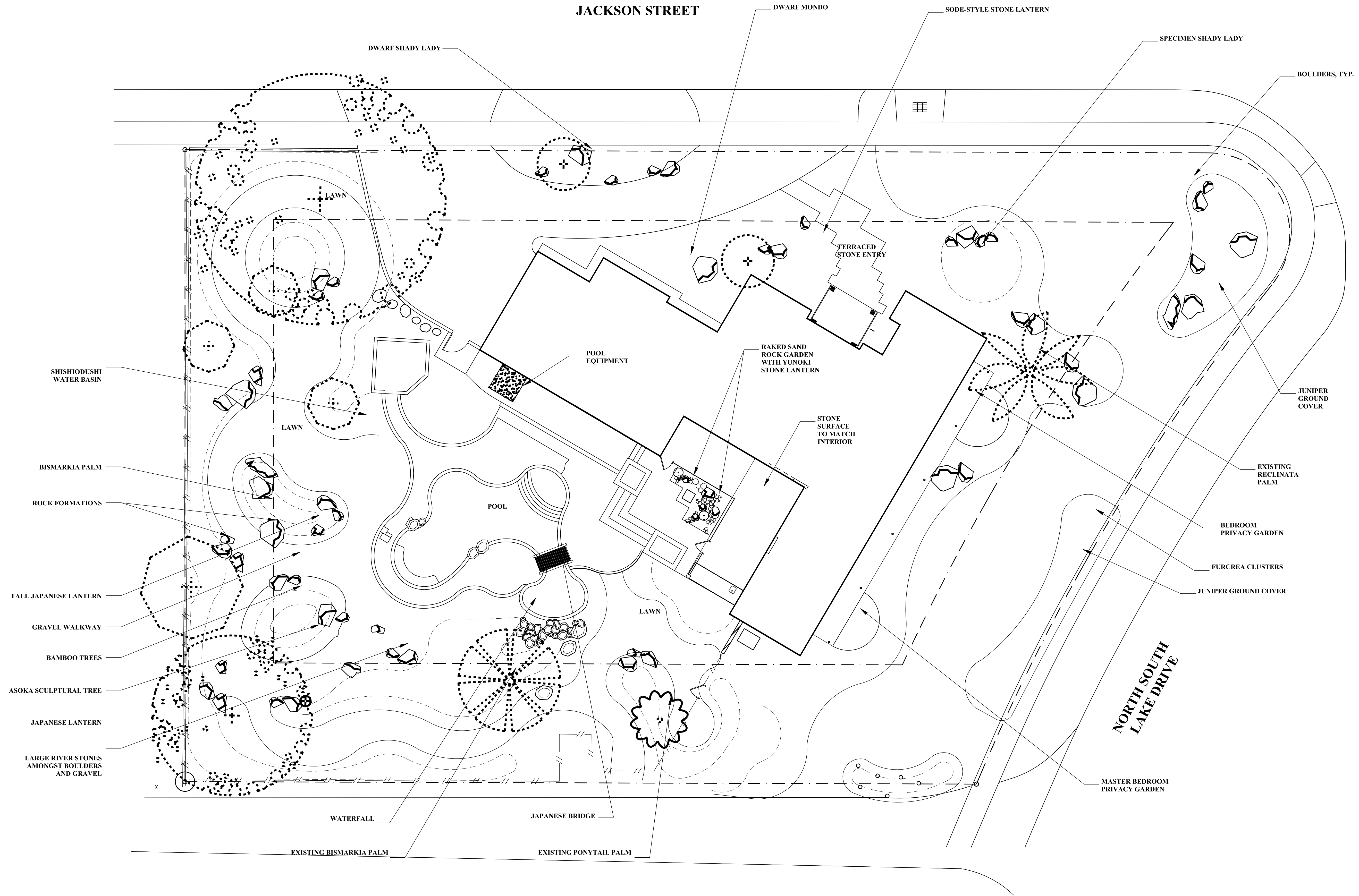
Daniel L. Robertson #AR 0011725



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Λ 90

## A-9.0



1 LANDSCAPE PLAN  
A-9.0 3/32" = 1'-0"



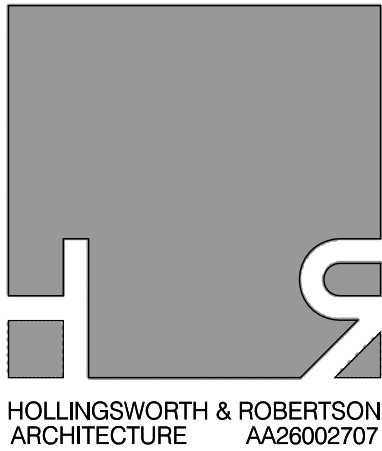


1

A-8.0

PROPOSED FRONT ELEVATION

NTS



2208 N.E. 26th Street  
Fort Lauderdale, Florida 33305  
Phone: 954.630.1398  
Fax: 954.630.1399

Project Name:

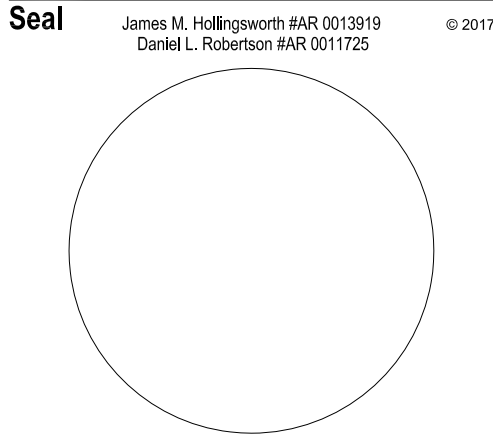
MONTAGUE RESIDENCE

INTERIOR RENOVATION

1207 N. South Lake Drive  
Hollywood, Florida 33019

Description		
Number	Date	Description
-	XXXXXX	Submittal

Sheet Information	
Date :	XX/XX/XX
Job Number :	XXX
Drawn By :	XXX
Checked By :	XXX
Approved :	JMH



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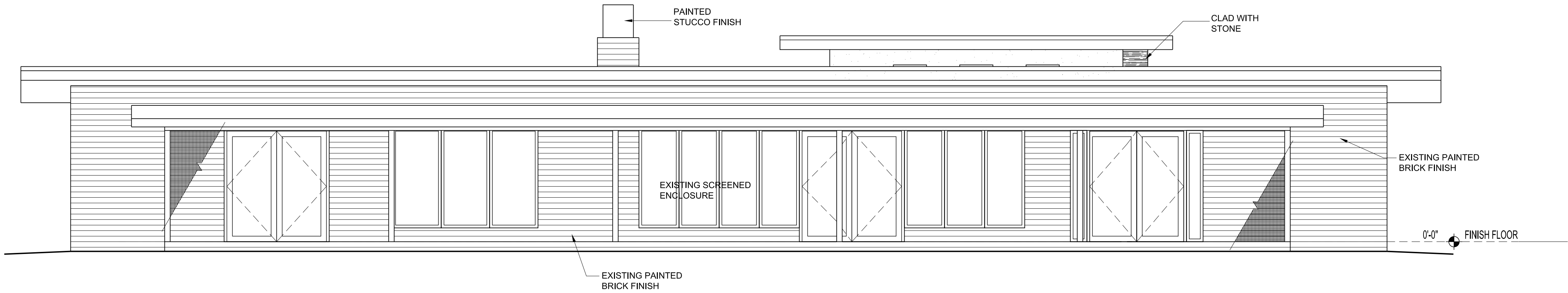
Sheet Title

COLOR  
RENDERING  
FRONT ELEVATION

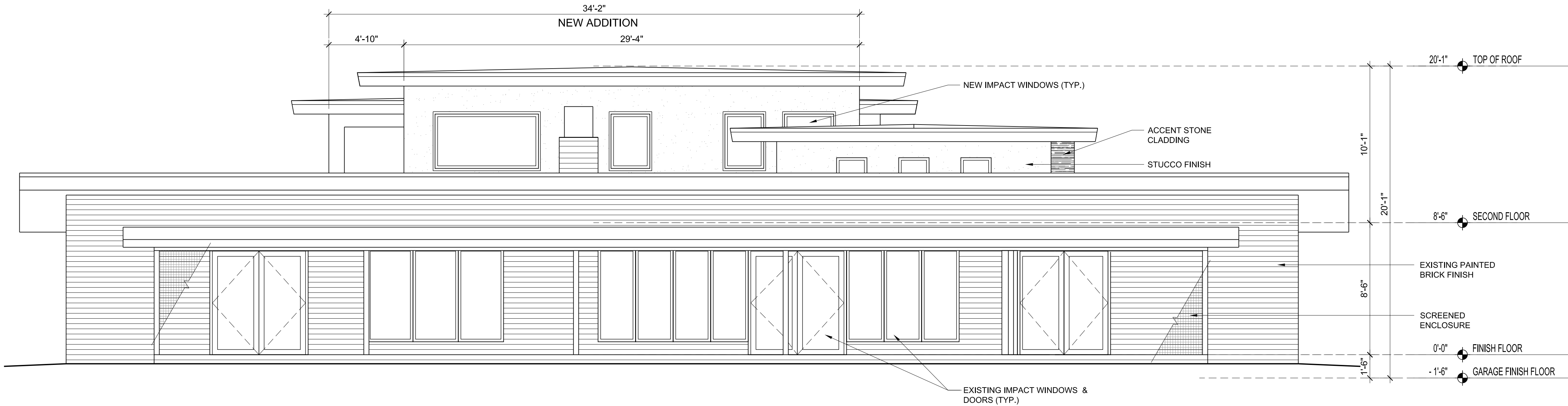
Sheet #

A-8.0





2  
A-7.0  
EXISTING EAST ELEVATION  
1/4"=1'-0"



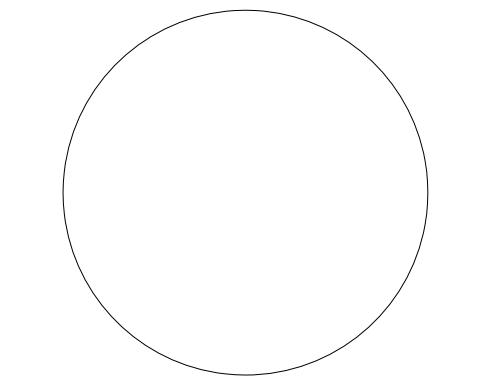
1  
A-7.0  
PROPOSED EAST ELEVATION  
1/4"=1'-0"

Project Name:  
**MONTAGUE RESIDENCE**  
**INTERIOR RENOVATION**  
1207 N. South Lake Drive  
Hollywood, Florida 33019

Description		
Number	Date	Description
-	08/10/17	HISTORICAL SUBMITTAL

Sheet Information	
Date :	08/10/17
Job Number :	17 MONTAGUE HISTORICAL
Drawn By :	JVC
Checked By :	JMH
Approved :	JMH

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Sheet Title  
EXISTING AND  
PROPOSED EAST  
ELEVATION  
Sheet #

A-7.0

Description		
Number	Date	Description
-	08/10/17	HISTORICAL SUBMITTAL

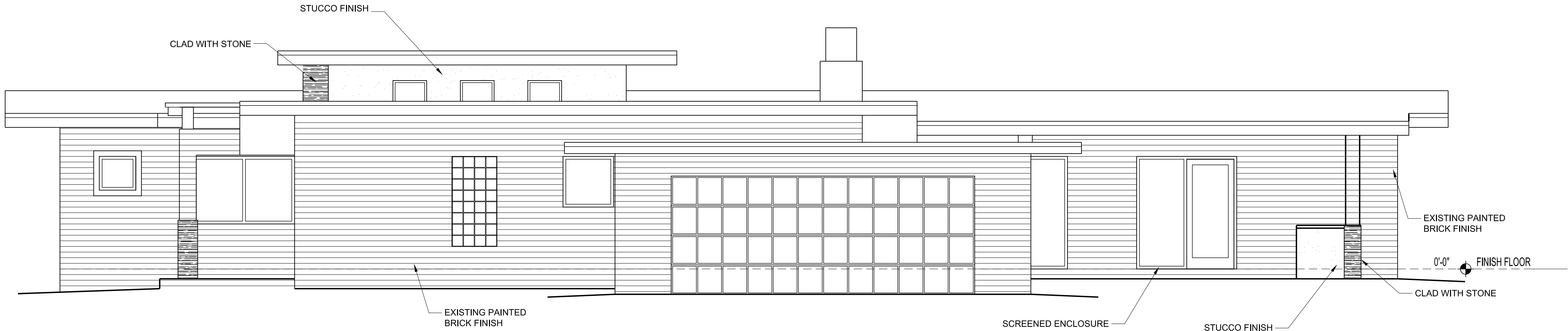
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Job Number :	17 MONTAGUE HISTORICAL
Drawn By :	JVC
Checked By :	JMH
Approved :	JMH

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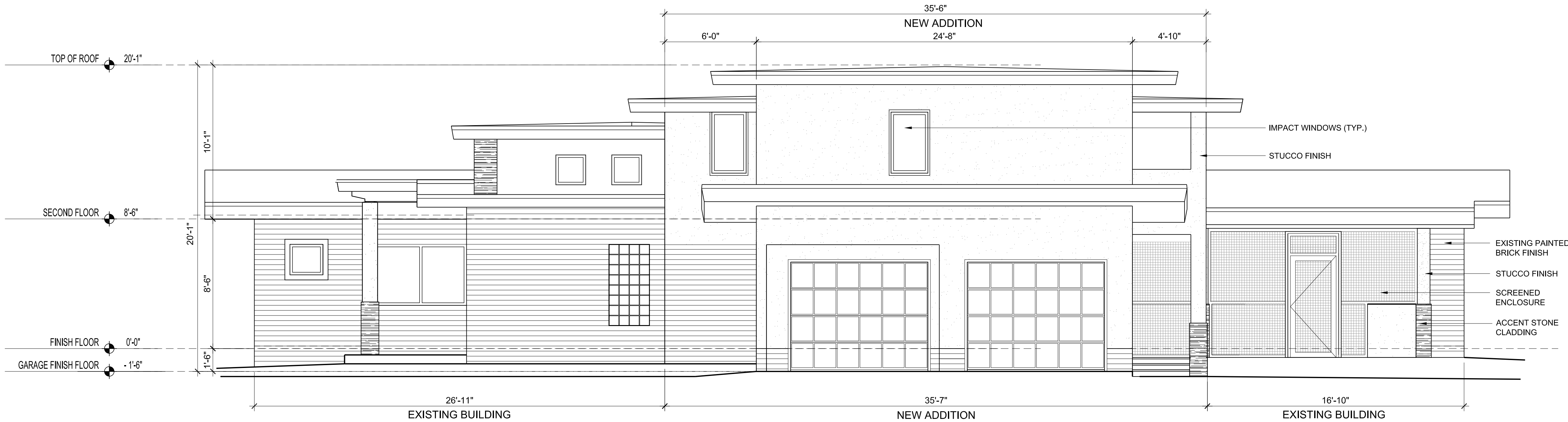
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Sheet Title  
**EXISTING AND PROPOSED WEST ELEVATION**  
Sheet #

**A-6.0**

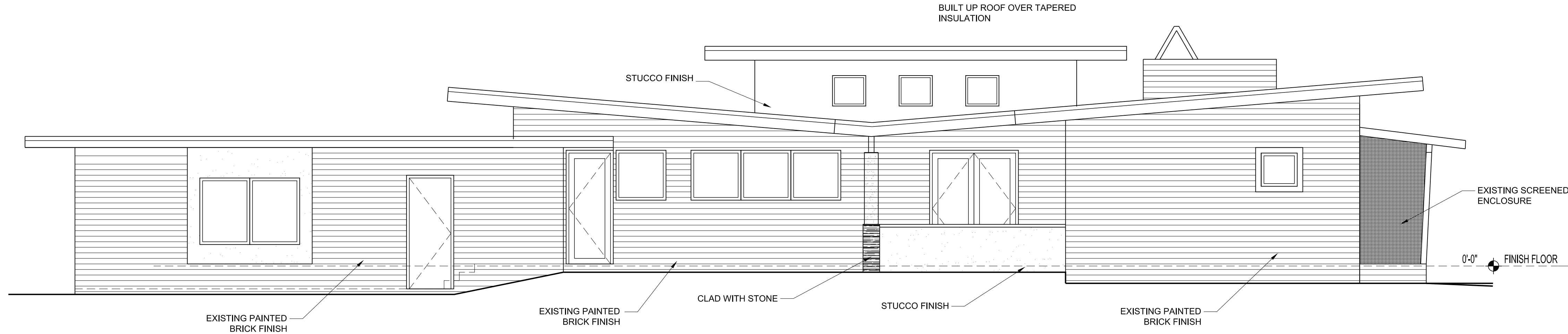


2  
A-6.0  
EXISTING WEST ELEVATION  
1/4"=1'-0"

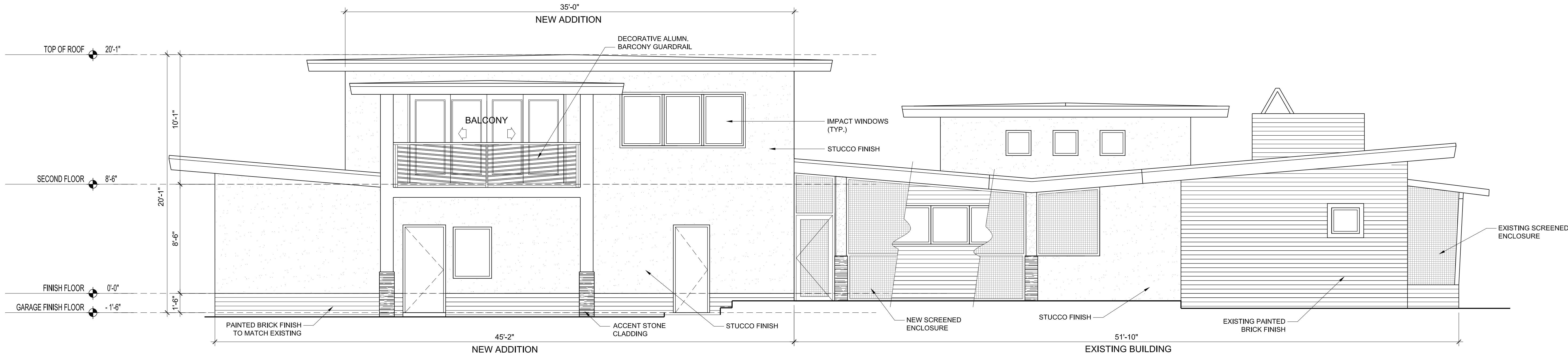


1  
A-6.0  
PROPOSED WEST ELEVATION  
1/4"=1'-0"





2  
A-5.0  
EXISTING REAR ELEVATION  
1/4"=1'-0"



1  
A-5.0  
PROPOSED REAR ELEVATION  
1/4"=1'-0"

Project Name:

**MONTAGUE RESIDENCE**  
**INTERIOR RENOVATION**  
1207 N. South Lake Drive  
Hollywood, Florida 33019

Description		
Number	Date	Description
-	08/10/17	HISTORICAL SUBMITTAL

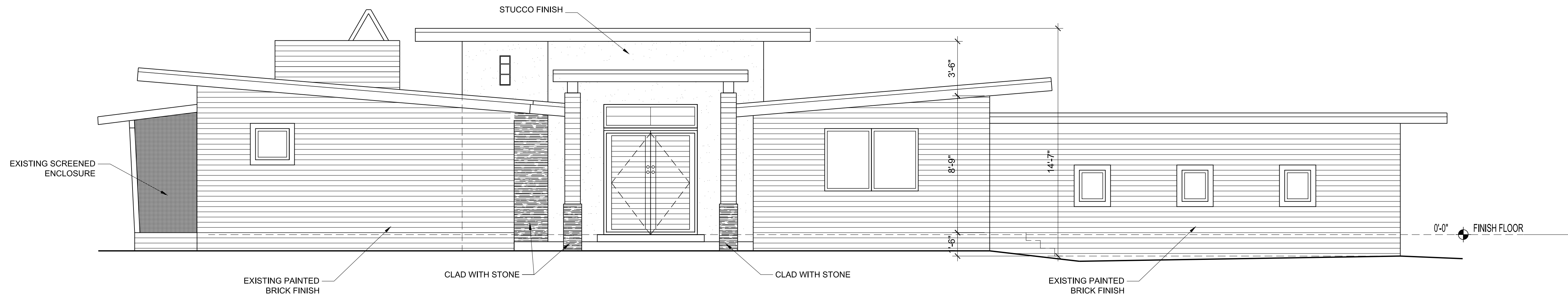
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Job Number :	17 MONTAGUE HISTORICAL
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Checked By :	JMH
Approved :	JMH

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Daniel L. Robertson #AR 0011725 © 2017

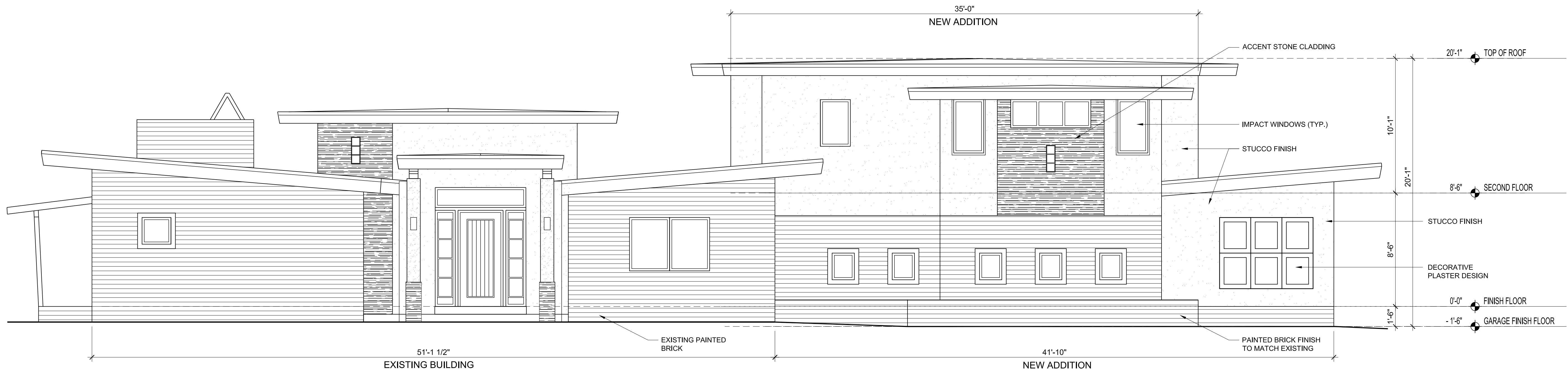
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Sheet Title  
**EXISTING AND PROPOSED REAR ELEVATION**  
Sheet #

**A-5.0**



2  
A-4.0  
EXISTING FRONT ELEVATION  
1/4"=1'-0"



1  
A-4.0  
PROPOSED FRONT ELEVATION  
1/4"=1'-0"

Project Name:  
**MONTAGUE RESIDENCE**  
**INTERIOR RENOVATION**  
1207 N. South Lake Drive  
Hollywood, Florida 33019

Description		
Number	Date	Description
-	08/10/17	HISTORICAL SUBMITTAL

**Sheet Information**  
Date : 08/10/17  
Job Number : 17 MONTAGUE HISTORICAL  
Drawn By : JVC  
Checked By : JMH  
Approved : JMH

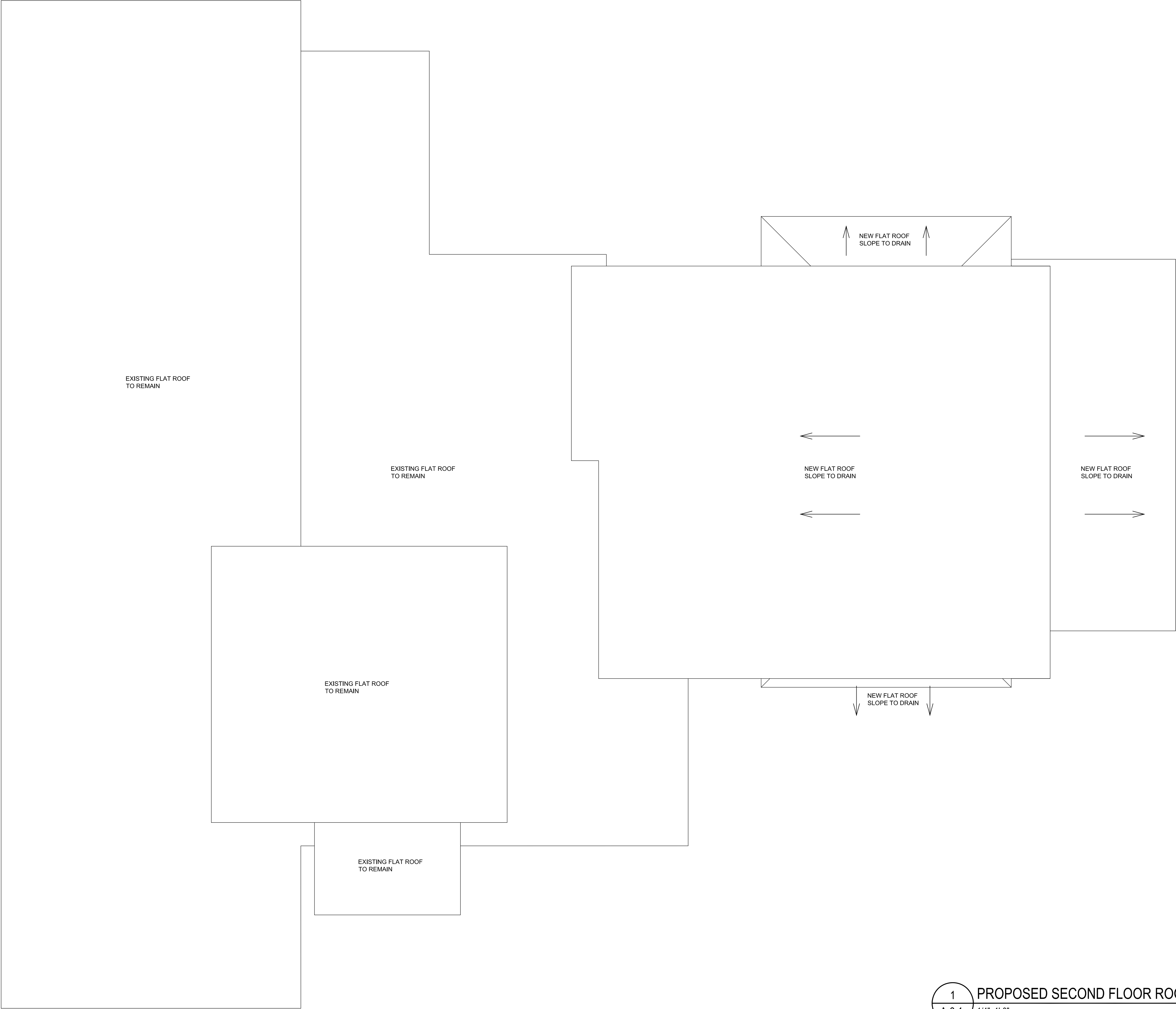
**Seal**  
James M. Hollingsworth #AR 0013919  
Daniel L. Robertson #AR 0011725  
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**Sheet Title**  
**EXISTING AND PROPOSED FRONT ELEVATION**  
**Sheet #**

**A-4.0**



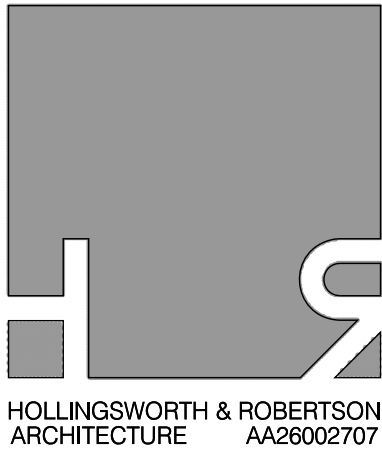


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A-3.1

PROPOSED SECOND FLOOR ROOF PLAN

1/4"=1'-0"



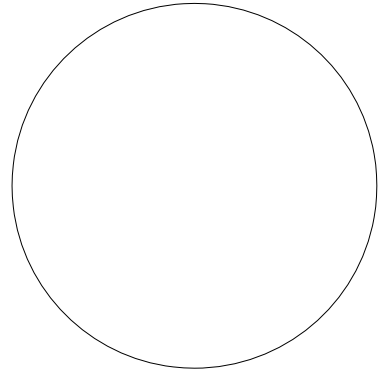
2208 N.E. 26th Street  
Fort Lauderdale, Florida 33305  
Phone: 954.630.1398  
Fax: 954.630.1399

Project Name:  
**MONTAGUE RESIDENCE**  
**INTERIOR RENOVATION**  
1207 N. South Lake Drive  
Hollywood, Florida 33019

Description		
Number	Date	Description
-	XXXXXX	Submittal

Sheet Information	
Date :	XX/XX/XX
Job Number :	XXX
Drawn By :	XXX
Checked By :	XXX
Approved :	JMH

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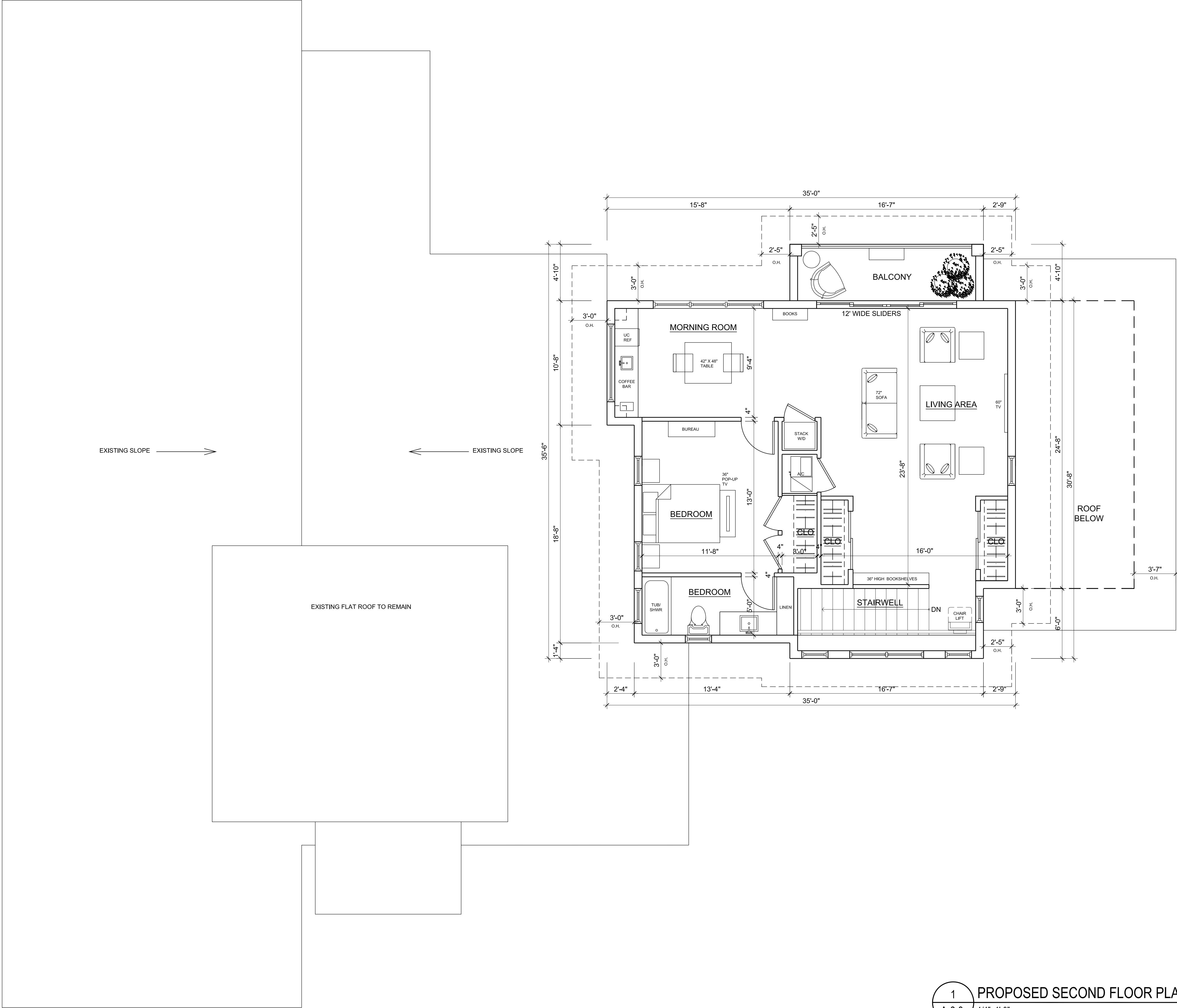


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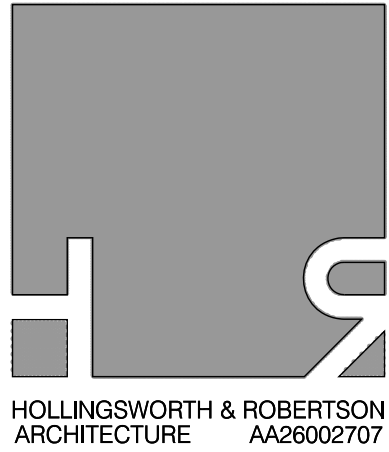
Sheet Title  
**PROPOSED  
SECOND FLOOR  
ROOF PLAN**

Sheet #  
**A-3.1**



1  
A-3.0

PROPOSED SECOND FLOOR PLAN  
1/4"=1'-0"



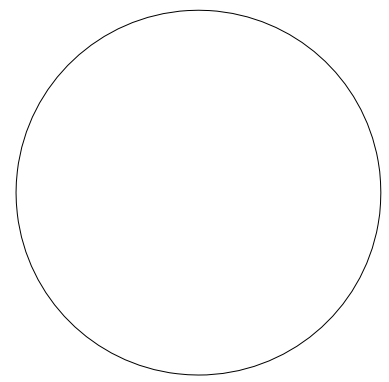
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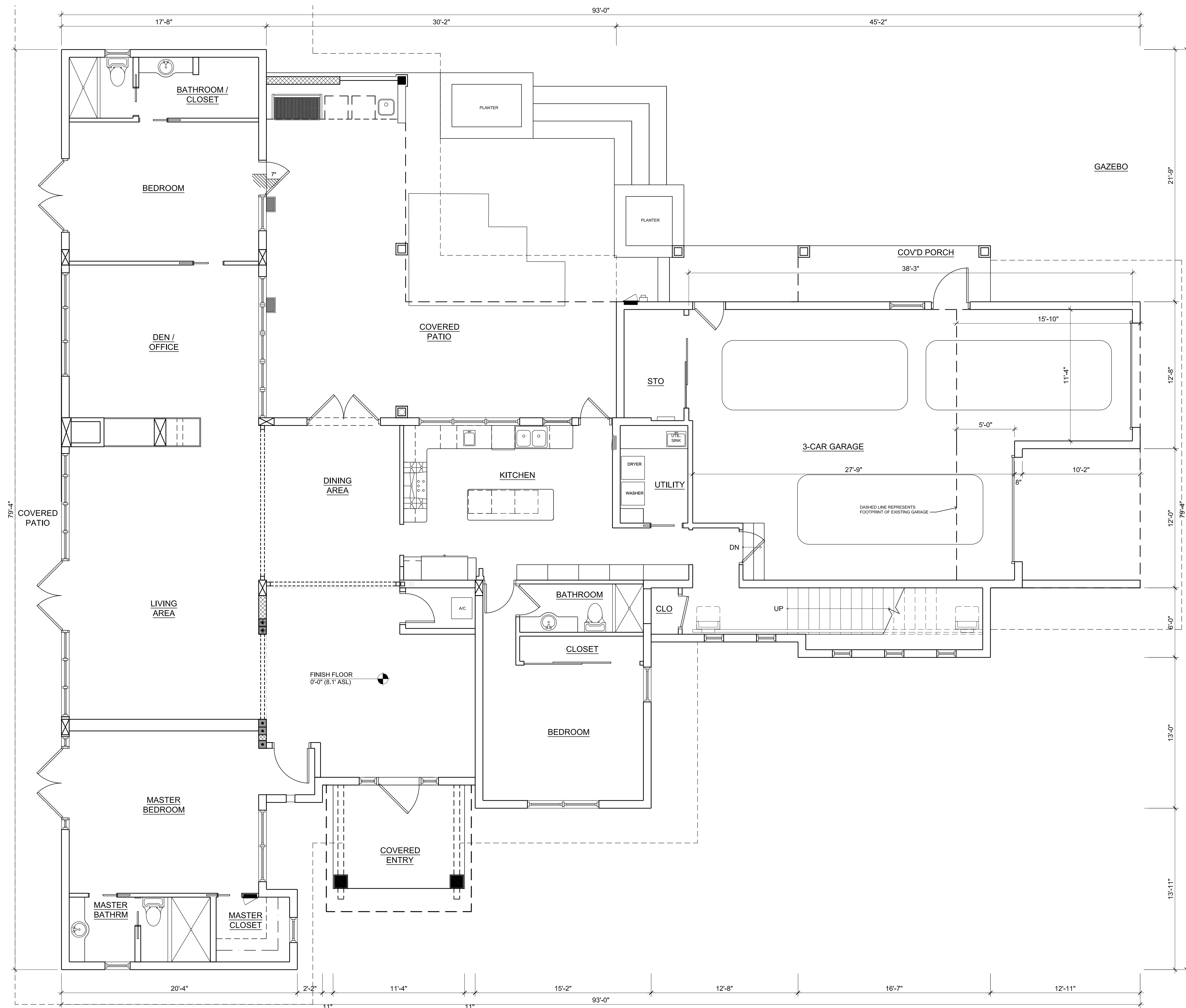


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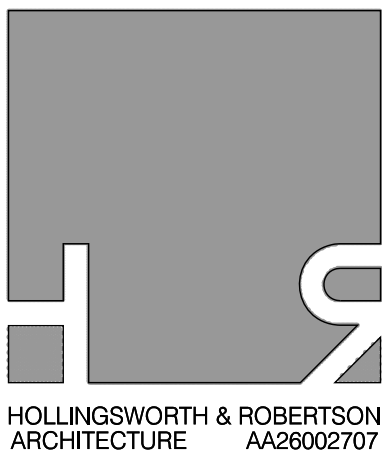
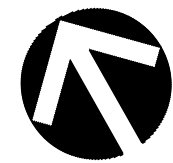
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**PROPOSED  
SECOND FLOOR  
PLAN**

Sheet #  
**A-3.0**





1  
A-2.0  
PROPOSED FIRST FLOOR PLAN  
1/4"=1'-0"



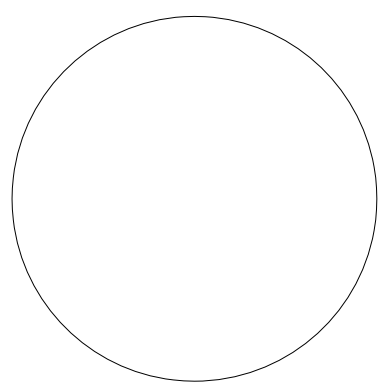
2208 N.E. 26th Street  
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-	XX/XX/XX	Submittal

Sheet Information	
Date :	XX/XX/XX
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Drawn By :	XXX
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Approved :	JMH

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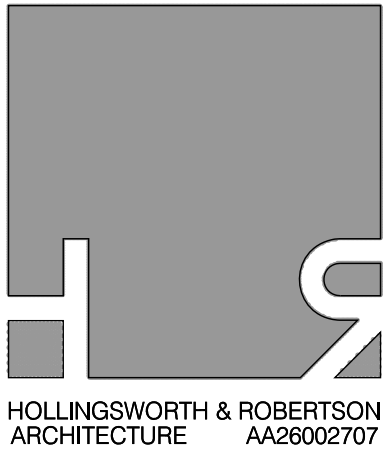
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Sheet Title  
**PROPOSED  
FIRST FLOOR  
PLAN**  
Sheet #

**A-2.0**



1 EXISTING FIRST FLOOR PLAN  
A-1.0 1/4"=1'-0"



HOLLINGSWORTH & ROBERTSON  
ARCHITECTURE  
AA26002707

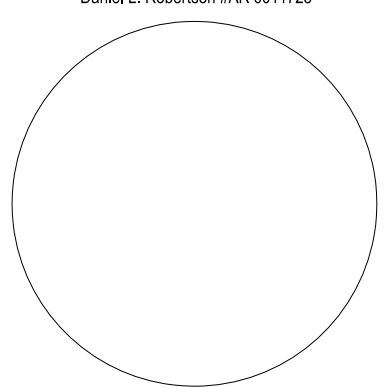
2208 N.E. 26th Street  
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Approved :	JMH

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Sheet Title

EXISTING  
FLOOR PLAN

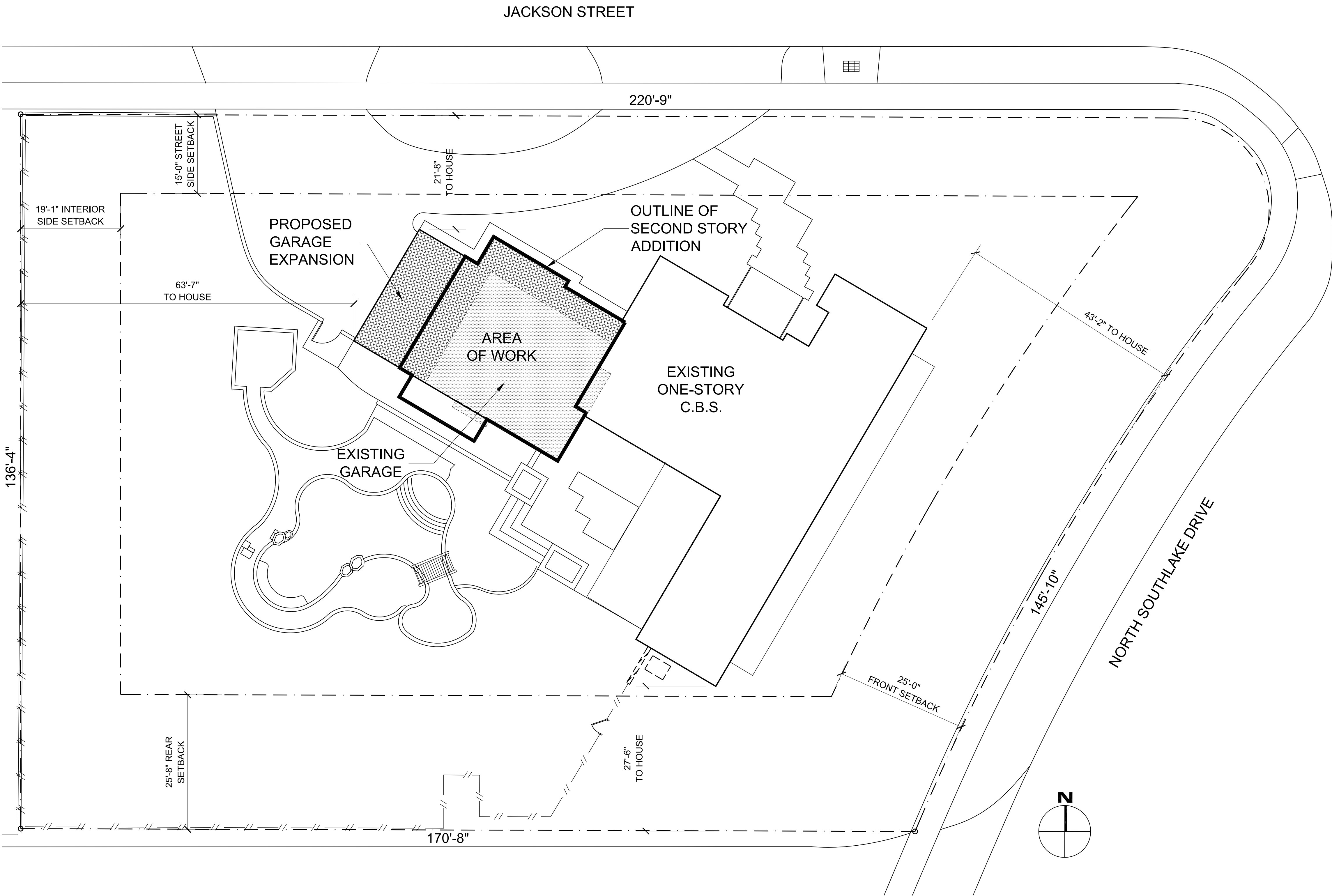
Sheet #

A-1.0



# MONTAGUE RESIDENCE

1207 N. SOUTH LAKE DRIVE  
HOLLYWOOD FLORIDA 33019



2 SITE PLAN  
CS-1 3/32" = 1'-0"



## ZONING DATA

ZONING: RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY DISTRICT. - RS-6  
FOLIO #: 5142 14 01 4800  
LOT SIZE 170.66' (IRREG) X 136.33' (IRREG) = 28,186 S.F.  
FLOOD CRITERIA : ZONE AE, -6.0' EXISTING HOUSE F F 8.0'

BUILDING HEIGHT	REQUIRED	PROVIDED
HIGH POINT OF ROOF	30'-0"	21'-1"
SET BACKS:		
FRONT	25'-0"	43'-2"
SIDE STREET (NORTH)	15'-0"	21'-8"
** SIDE INTERIOR (WEST)	19'-1'	27'-8"
* REAR	25'-8"	27'-6"

\* REAR SETBACK 15% OF THE LOT DEPTH; 15 FT. MIN. 50 FT. MAX  
170.8' X .15 = 25.62' OR 25'-8"

\*\* THE SUM OF THE SIDE YARD SETBACKS SHALL BE AT LEAST 25% OF THE LOT WIDTH, BUT NOT TO EXCEED 50 FT. WITH NO SIDE YARD LESS THAN 7.5 FT. ANY CONSTRUCTION IN EXCESS OF ONE STORY MUST MEET THE 25% RULE WITH A MINIMUM 7.5 FT. SETBACK  
136.33' X .25 = 34.08' - 15.0' = 19.08' OR 19'-1"

## LOT COVERAGE CALCULATION

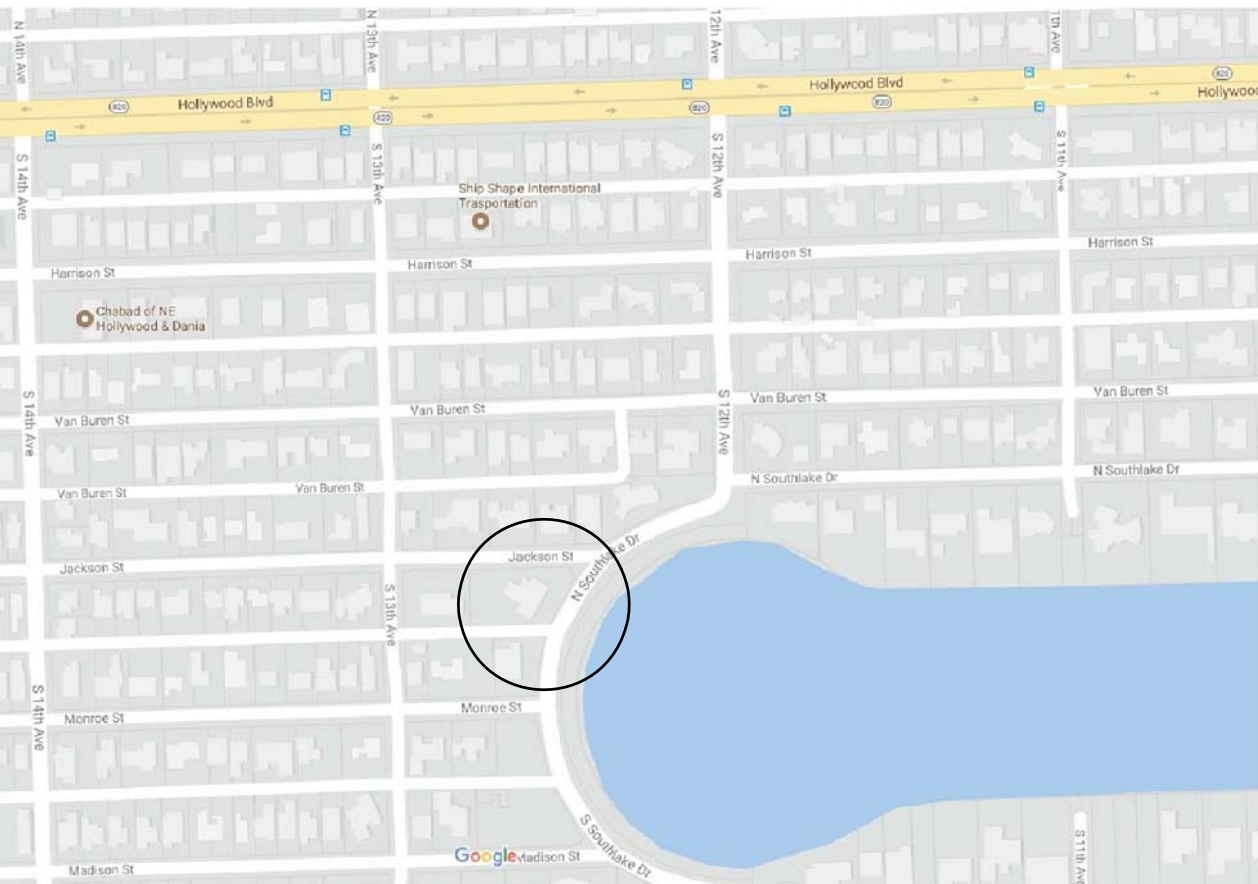
28,167 S.F. SQUARE FEET OF YOUR LOT (LENGTH X WIDTH)  
2,560 S.F. SQUARE FEET OF YOUR HOUSE  
3,700 S.F. SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES  
1,056 S.F. SQUARE FEET OF THE ADDITION (SECOND FLOOR)  
0 S.F. SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURE...  
6,260 S.F. TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT...  
.23 PERCENTAGE OF IMPERVIOUS LOT COVERAGE

## SQUARE FOOTAGE CALCULATIONS

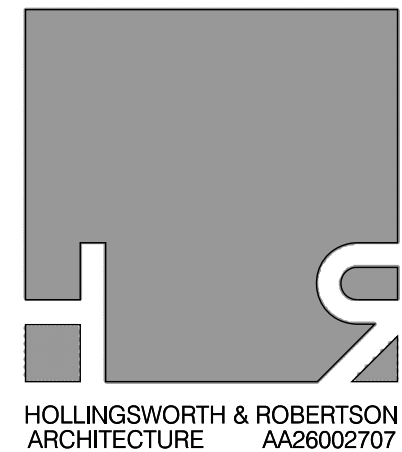
EXISTING HOUSE		ADDITION	TOTALS
FIRST FLOOR A/C	= 2,560 S.F.	+160 S.F.	+2,720 S.F.
SECOND FLOOR A/C	= 0 S.F.	+896 S.F.	896 S.F.
SUBTOTAL A/C	= 2,560 S.F.	+1,056 S.F.	3,616 S.F.
GARAGE PORCH	= 628 S.F.	+ 268 S.F.	896 S.F.
	= 626 S.F.	+80 S.F.	706 S.F.
GRAND TOTALS	= 3,188 S.F.	+1,404 S.F.	5,218 S.F.

## DRAWING INDEX

CS-1	COVERSHEET
A-1.0	EXISTING FLOOR PLAN
A-2.0	PROPOSED FIRST FLOOR PLAN
A-3.0	PROPOSED SECOND FLOOR PLAN
A-3.1	PROPOSED SECOND FLOOR ROOF PLAN
A-4.0	EXISTING AND PROPOSED FRONT ELEVATION
A-5.0	EXISTING AND PROPOSED REAR ELEVATION
A-6.0	EXISTING AND PROPOSED WEST ELEVATION
A-7.0	EXISTING AND PROPOSED EAST ELEVATION
A-8.0	COLOR RENDERING
A-9.0	DIMENSIONED LANDSCAPE PLAN
A-10	LANDSCAPE RENDERING PLAN
A-11	STREET PROFILE



1 LOCATION MAP  
CS-1 NTS



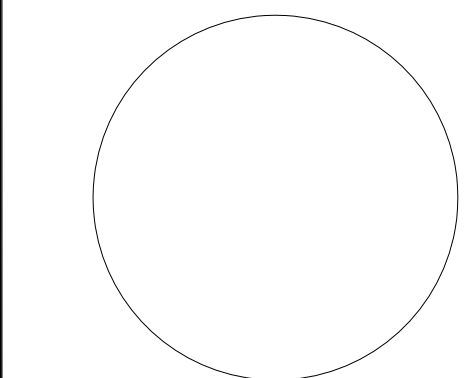
2208 N.E. 26th Street  
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Sheet Title

COVERSHEET

Sheet #

CS-1

**ATTACHMENT B**  
Prior Adopted Resolution



**CITY OF HOLLYWOOD  
HISTORIC PRESERVATION BOARD**

CFN # 109799652  
OR BK 47637 Pages 1264 - 1266  
RECORDED 01/06/11 04:22:57 PM  
BROWARD COUNTY COMMISSION  
DEPUTY CLERK 1037  
#1, 3 Pages

**RESOLUTION NO. 10-C-71**

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA, GRANTING A CERTIFICATE OF APPROPRIATENESS FOR DESIGN FOR EXTERIOR RENOVATIONS TO A SINGLE FAMILY HOME LOCATED AT 1207 NORTH SOUTHLAKE DRIVE IN THE LAKES AREA HISTORIC MULTIPLE RESOURCE LISTING DISTRICT AS MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A" PURSUANT TO PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Historic Preservation Board (the Board) is charged with the responsibility of preserving and conserving properties of historical, architectural and archeological merit in the City of Hollywood; and

WHEREAS, a Certificate of Appropriateness for Design is required prior to the issuance of a building permit for new building construction, additions to existing buildings, major renovation work or substantial alteration based upon evaluation of the compatibility of the physical alteration or improvement with the criteria listed in the City of Hollywood Zoning and Land Development Regulations; and

WHEREAS, Skiles and Naomi Montague, collectively the Applicant, (File Number 10-C-71), requested a Certificate of Appropriateness for Design for exterior renovations to an existing single-family home located at 1207 North Southlake Drive as more particularly described in the attached Exhibit "A" incorporated herein by reference; and

WHEREAS, an advertised public meeting was held on October 26, 2010 to consider the Applicant's request; and

WHEREAS, the Department of Planning and Development Services recommended conditional approval and found the Application to be consistent with the criteria for granting a Certificate of Appropriateness for Design as to design, setting, materials, workmanship and association; and

WHEREAS, the Board reviewed the Applicant's request for a Certificate of Appropriateness for Design for exterior renovations to an existing single-family home, reviewed the evidence submitted and testimony received at the public hearing, and applied the criteria for granting a Certificate of Appropriateness for Design as contained in the Section 5.6.F.1 of the City's Zoning and Land Development Regulations as follows:

Return to: Office of Planning  
City of Hollywood  
2600 Hollywood Boulevard  
Room 315  
Hollywood, FL 33022-9045

1. The criteria for reviewing a request for a Certificate of Appropriateness for Design set forth in Section 5.6.F.1 includes: integrity of location, design, setting, materials, workmanship, and association ;and

WHEREAS, after applying the criteria stated above the Board determined that the Certificate of Appropriateness for Design should be granted, in part;

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the Board, after hearing all the evidence submitted and reviewing the Applicant's request and Staff Summary Report and hearing testimony from all parties and public speakers, grants the issuance of a Certificate of Appropriateness for Design based and the plans submitted and approved by the Board with the following conditions: I) That the new foyer/entrance area be lowered 12-18"; II) That the proportion of the new door shall be more compatible with the existing design; and III) A Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records prior to the issuance of a Certificate of Occupancy (C/O).

Section 2: That the Office of Planning and Development Services is hereby directed to forward a copy of this Resolution to the Applicant and the owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the public records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.


PASSED AND ADOPTED THIS 26 DAY OF OCTOBER, 2010.

RENDERED THIS 15<sup>th</sup> DAY OF December, 2010.



TERRY CANTRELL,  
BOARD CHAIR

APPROVED AS TO FORM & LEGALITY  
For the use and reliance of the Historic  
Preservation Board of the City of  
Hollywood, Florida only



DENISE MANOS,  
BOARD ATTORNEY



(HISTORIC PRESERVATION BOARD RESOLUTION 10-C-71)

#### LEGAL DESCRIPTION

Lots 7, 8, 9, and 10, Block 28, "Hollywood Lakes Section" according to the Plat thereof as recorded in Plat Book 1, Page 28, of the Public Records of Broward County, Florida.

EXHIBIT "A"

# ATTACHMENT C

## Aerial Photograph



**Aerial – Historic Preservation Board**

**1207 North Southlake Drive**

**10-C-71a**

