

ATTACHMENT A

Application Package

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans
(i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- 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.

[CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- | | | |
|---|---|--|
| <input type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Art in Public Places Committee | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planning and Development Board | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> City Commission | <input type="checkbox"/> Administrative Approval | |

PROPERTY INFORMATION

Location Address: _____

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: _____ Sq Ft/Number of Units: _____

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): _____

DEVELOPMENT PROPOSAL

Explanation of Request: _____

Phased Project: Yes ☐ No ☐ Number of Phases: _____

Project	Proposal	
Units/rooms (# of units)	# UNITS:	#Rooms
Proposed Non-Residential Uses		S.F.)
Open Space (% and SQ.FT.)	Required %:	(Area: S.F.)
Parking (# of spaces)	PARK. SPACES:	(#)
Height (# of stories)	(# STORIES)	(FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (FT.)

Name of Current Property Owner: _____

Address of Property Owner: _____

Telephone: _____ Email Address: _____

Applicant _____ Consultant ☐ Representative ☐ Tenant ☐

Address: _____ Telephone: _____

Email Address: _____

Email Address #2: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes ☐ No ☐

If Yes, Attach Copy of the Contract.


Noticing Agent (FTAC & Board submissions only) : _____

E-mail 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 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: _____

PRINT NAME: _____ Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

Notary Public

Print Name

State of Florida

My Commission Expires: _____ (Check One) ☐ Personally known to me; OR ☐ Produced Identification _____

This instrument prepared by:
Matthew Estevez PA.
9600 NW 25th Street, 2A
Doral, FL 33172
Parcel ID: 5142 14 01 1700

QUIT CLAIM DEED

(Transfer to a conduit entity as defined under Fla. Stat. § 201.02(1)(b)(1)(a))

THIS QUIT CLAIM DEED, made this March 11th, 2019, by and between **INNOVA INVESTMENT GROUP, LLC**, a Florida limited liability company whose address is 16900 NE 19th Avenue, North Miami Beach, FL 33162 and **MONSANT, LLC**, a Florida limited liability company whose address is 4215 Post Avenue, Miami Beach, FL 33140 (collectively referred to hereinafter as "Grantor") and **Hollywood Lakes 1345, LLC**, a Florida limited liability company whose address is 16900 NE 19th Avenue, North Miami Beach, FL 33162 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee, without warranty of title, and to Grantee's heirs, successors and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situated, lying and being in Broward County, Florida to-wit:

Lot 3 and 4, Block 9, HOLLYWOOD BY THE SEA HOLLYWOOD LAKES SECTION, according to the Plat thereof, recorded in Plat Book 1, Page(s) 32 of the Public Records of Broward County, Florida

Address: 1345 Hollywood Blvd, Hollywood, FL 33019

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor(s), either in law or equity, for the use, benefit and profit of the said Grantee forever.

IN WITNESS WHEREOF, Grantor's duly authorized representative has set his hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness: Matthew Estevez
Print Name: Matthew Estevez

Witness: Peggy Stora
Print Name: Peggy Stora

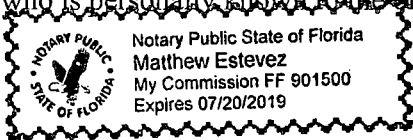
Grantor: **INNOVA INVESTMENT GROUP, LLC**

By: A. Nicolas Bravo
A. Nicolas Bravo, Managing Member

Page 2 of 2

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this March 11th, 2019, by A. Nicolas Bravo, who is personally known to me or who produced the following identification.



My Commission Expires: 7/20/19

Witness: [Signature]

Print Name: Peggy Stora

Witness: [Signature]

Print Name: Matthew Estevez

[Signature]

NOTARY PUBLIC, STATE OF FLORIDA

Matthew Estevez

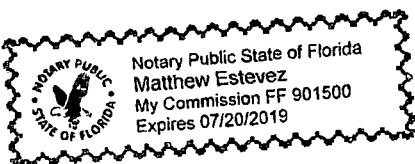
Grantor: MONSANT, LLC

By: [Signature]

Fernando A. Martinez Manager

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this March 11th, 2019, by A. Nicolas Bravo, who is personally known to me or who produced the following identification.
My Commission Expires:



[Signature]

NOTARY PUBLIC, STATE OF FLORIDA

Matthew Estevez

LEGAL DESCRIPTION AND PROJECT INFORMATION

Property Address: 1345 Hollywood Blvd Hollywood, FL 33019

Legal Description: LOT 3 AND 4 BLOCK 9, HOLLYWOOD BY THE SEA HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE(S) 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Regulatory variance: Allow wider driveway approach, front west driveway 18ft wide. Front circular driveway changing into two parallel rectangular driveways to allow for easier flow parked vehicles as well as unobstructed view of the front of the historic house and allowing one of them to measure 18ft wide on western side and 15ft wide on eastern side.

Regulatory Variance: Allow wider driveway approach, rear eastern driveway 32.45ft wide. Rear driveway, allow to have 32.45 inches wide to allow maneuvering entering narrow rear back alley.

REGULATORY VARIANCE

Property Address: 1345 Hollywood Blvd Hollywood, FL 33019

Legal Description: LOT 3 AND 4 BLOCK 9, HOLLYWOOD BY THE SEA HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE(S) 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

REGULATORY VARIANCE: We are requesting the approval to allow a slightly wider driveway approaches. One on the front south west driveway to 18ft wide and the rear north driveway to 32.45 feet wide to allow for easier access and necessary parking, also enhancing green areas and visibility to this historic, about 4,000sq.ft. 6-bedroom house.

Given the fact that this is a newly completely remodeled award-winning historic house (Mayor Josh Levy gave us an award in late 2021). The unobstructed view of the façade is the most important element, which fashions a beautifully engraved tropical crest, recently repainted and signed by renown artist and painter Pablo Constriciani, and the house being located on Hollywood Blvd heavily trafficked west bound, a main road, our design professionals concluded that to better appreciate the beauty of the recently curated structure and in order to facilitate the necessary access to the occupants' vehicles the best design would be to install two rectangular parallel driveways on the front of the East and West sides property to allow easier parking, flow, necessary spaces, and unobstructed views of the house's beauty and gardens. The existing circular driveway limits its capacity to 3 spaces available to park just 3 vehicles which is insufficient for this 6-bedroom historic gem, additionally adding the complexity, when the center vehicle has to get out, to having to move either of vehicles on the edges onto Hollywood Blvd Westbound and have to go around the entire block to repark, which is completely impractical and blocks the view. Therefore, our proposal provides more functionality and space.

The newly installed two rectangular driveways on the front East & West edges of the property which start from the existing approaches from the street one of which is 18'W and 16'E, slightly wider than what the current code allows, this provides for not only more parking spaces but also ease up the access and maintains an unobstructed view of the main façade of the house from the street.

Addressing the necessary rear parking due the house's dimensions, which is accessed through the narrow rear alley. Prior to the remodeling the property

REGULATORY VARIANCE

had an existing concrete slab covering almost the entire backyard, as shown in previously approved plans and surveys, we have replaced it for with a much smaller new slab slightly of 32.45 feet wide, to allow for reasonable maneuvering from the narrow alley and enable the necessary additional parking for this 6 bedrooms house and all new and existing green areas have been beautifully landscaped to complement the historic and tropical nature of this property with beautiful palm trees and a variety of contrasting bushes and grass. The design, parking, and grounds are congruent with this neighborhood, don't constitute any special or unusual privilege but, a necessity for its functionality and enhancement of this historic gem (see pictures).

Variance Criteria:

(a) That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands;

This is a historic house, we have kept the existing road to street width approach: 18'SW & 16'SE respectively and have proceeded from there to modify from a circular driveway to the new rectangular parallel driveways, to allow for easier flow of parked vehicles as well as unobstructed view of the frontage of the house.

(b) That a literal interpretation of the conditions set forth in this section would deprive the applicant of rights commonly enjoyed by other properties;

Due the historic nature of the property and its size, about 4,000sq.ft. 6-bedroom house, there is no better locations to allow for sufficient parking and appreciation of the historic beauty and facade.

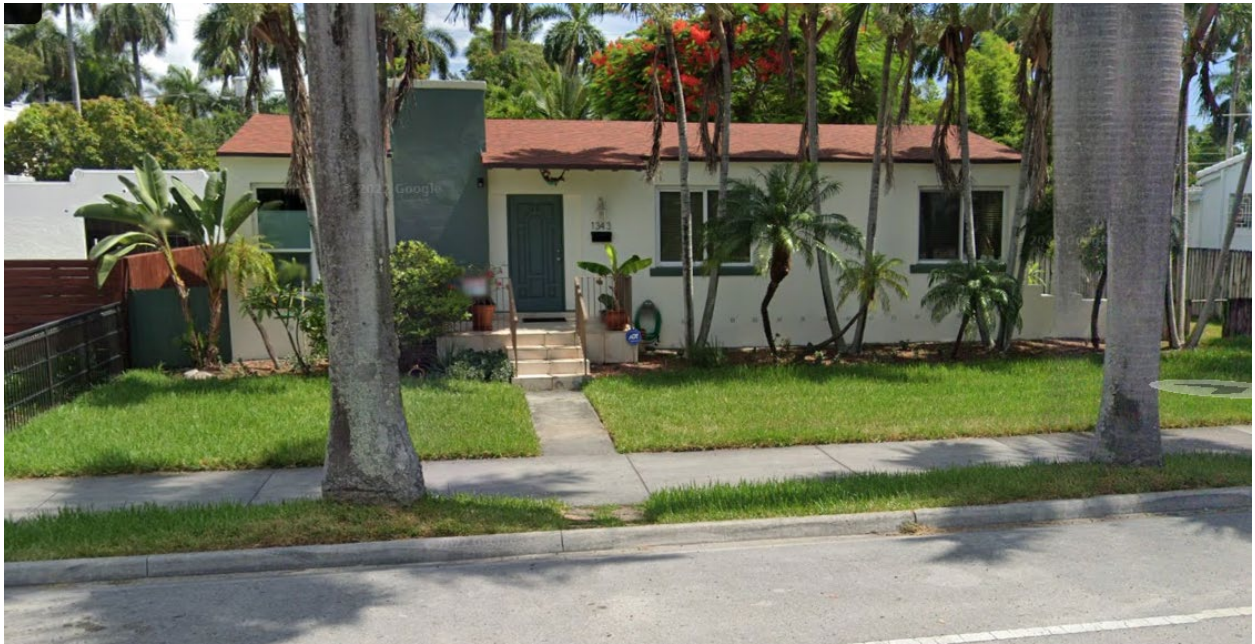
(c) That the special conditions and circumstances do not result from actions of the applicant;

The historic property has been in place for about 100 years; the proposed parking arrangements don't much deviate from the parking areas from the past.

(d) That the granting of the variances requested will not confer on the applicant any special privilege that is denied by this section to other lands. No pre-existing conditions on neighboring land which are contrary to this section shall be considered grounds for the issuance of a variance.

The historic property has been in place for about 100 years; the proposed parking arrangements don't much deviate from the parking areas from the past.

SURROUNDING PROPERTIES



1343 Hollywood Blvd. (east)



1355 Hollywood Blvd.(west)



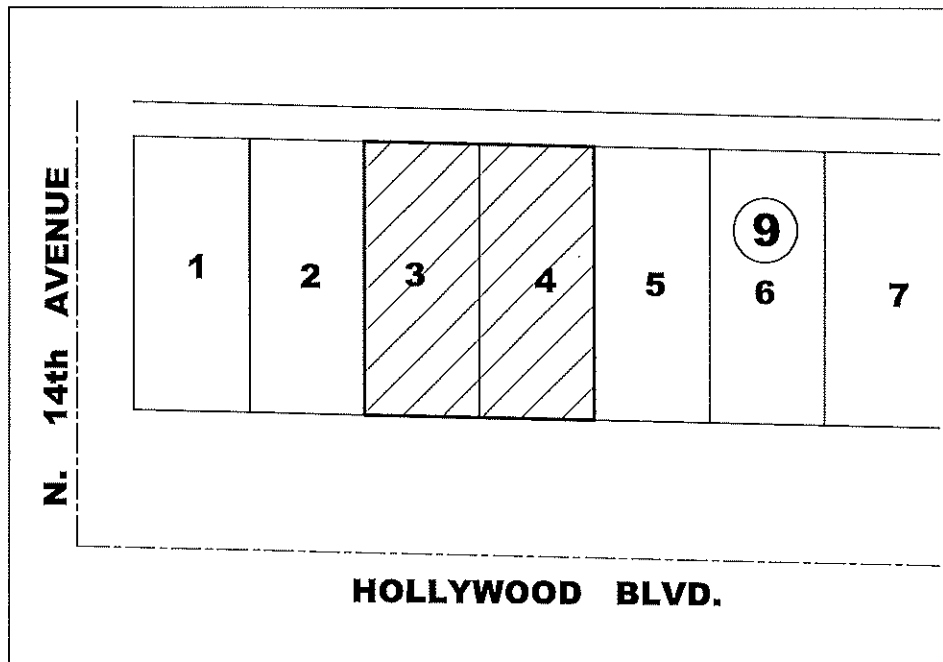
1350 Hollywood Blvd. (south)



1348 Hollywood Blvd. (south)

SUBJECT PROPERTY





LOCATION MAP.

NOT TO SCALE.

PROPERTY ADDRESS: 1345 HOLLYWOOD BLVD, HOLLYWOOD, FLORIDA 33019

LEGAL DESCRIPTION: LOTS 3 AND 4, BLOCK 9, OF HOLLYWOOD "BY THE SEA" 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: a.- XXXXXXXXXXXXXXXXXXXX

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description provided by Client.
- 2) Bearings, if shown, are based on an assumed meridian and referenced on the centerline of N/A, N/A, per plat.
- 3) The lands shown hereon were not abstracted for easements, right of ways or other recorded incumbrances not shown on the plat, and the same, if any may not be shown on this section.
- 4) Underground utilities are not depicted hereon.
- 5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown.
- 6) Elevations are based on the National Geodetic Vertical Datum 1929.
- 7) Ownership subject to opinion of the Title.
- 8) Fence ties are to be the center line of the fence.
- 9) Wall ties are to face of the wall.
- 10) Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
- 11) This survey was prepared without the benefit of a Title Search; thereof, only those easements on the recorded plat as shown.
- 12) This survey is prepared to be used exclusively as an aide to obtain Title Insurance, no other warranties are hereby extended.
- 13) This survey depicted hereon is not covered by professional liability insurance

FLOOD ZONE INFORMATION:

DATE OF FIRM: 08-18-2014

COMMUNITY No: 125113

PANEL: 0569 SUFFIX: H

FIRM ZONE: AE BASE FLOOD ELEVATION: 6'

BENCHMARK No: ELEVATION:

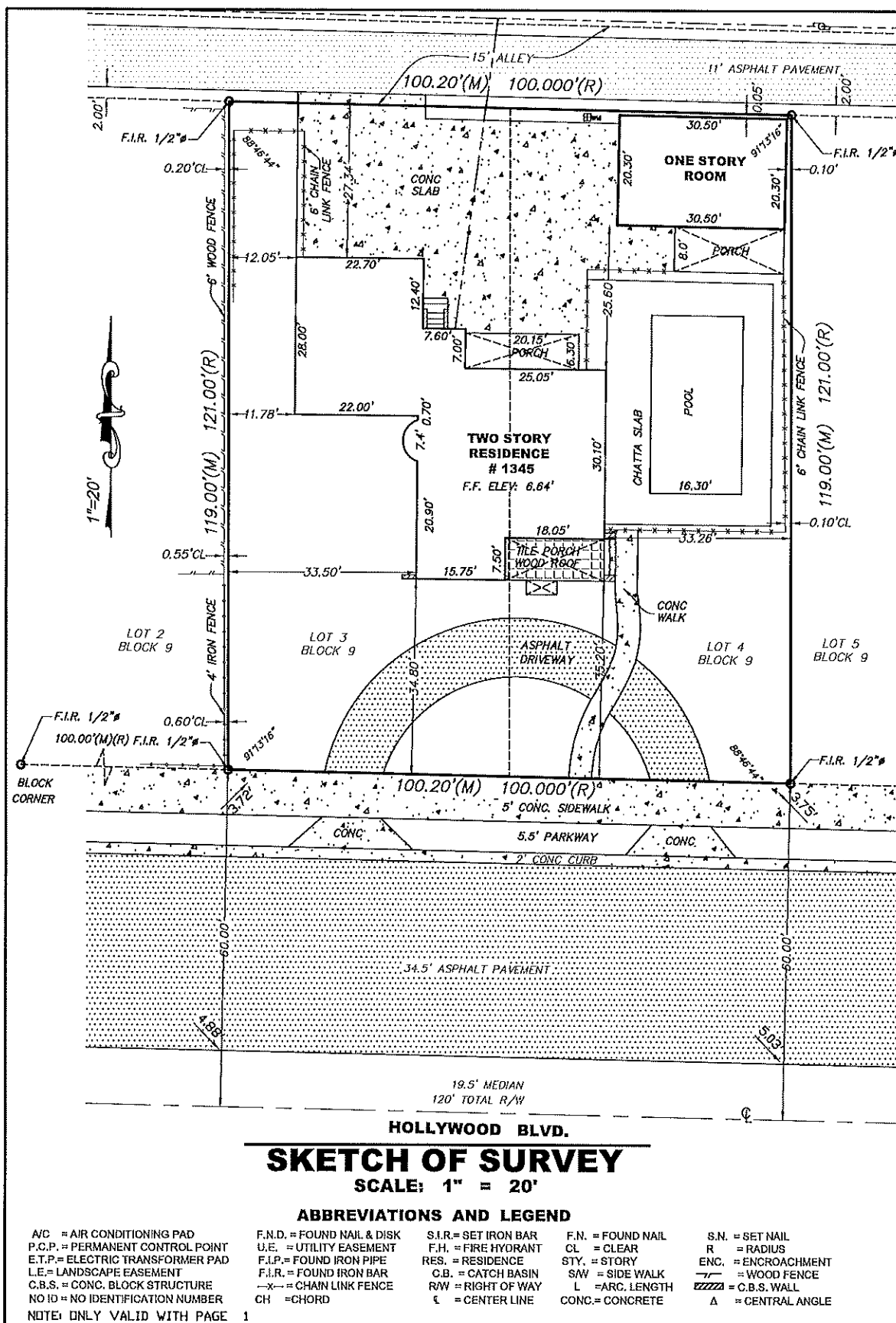
NOTE: ONLY VALID WITH PAGE 2

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17050 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

KARL F. KUHN

PROFESSIONAL SURVEYOR & MAPPER No. 5953
STATE OF FLORIDA

KARL F. KUHN PROFESSIONAL SURVEYOR & MAPPER No. 5953 11844 S.W. 203rd STREET MIAMI, FLORIDA 33173 PH : 305-431 1846 786-317 3658	TYPE OF PROJECT:	SCALE: AS SHOWN
	BOUNDARY SURVEY	
	PROJECT LOCATION:	1345 HOLLYWOOD BLVD
	CITY, STATE & ZIP CODE:	HOLLYWOOD, FLORIDA 33019
DATE OF FIELD WORK:	02-18-20	DATE: 02-18-20
		DRAWN BY: I.C.
		DRAWN No:
		PROJECT No: 18 / VP - XXXX
		SHEET: 1 OF: 2



KARL F. KUHN PROFESSIONAL SURVEYOR & MAPPER No. 5953 11844 S.W. 203rd STREET MIAMI, FLORIDA 33173 PH 1 305-431 1846 786-317 3658	TYPE OF PROJECT:	SCALE: AS SHOWN
	BOUNDARY SURVEY	DATE: 02-18-20
	PROJECT LOCATION: 1345 HOLLYWOOD BLVD	DRAWN BY: I.C.
	CITY, STATE & ZIP CODE: HOLLYWOOD, FLORIDA 33019	DRAWN No: PROJECT No: 18 / VP - XXXX
	DATE OF FIELD WORK: 02-18-20	SHEET: 2 OF 2

REVISIONS

02.29.2020 ADJUSTMENTS BASED ON
MEETING WITH HISTORIC BOARD

03.07.2020 ADJUSTMENTS BASED ON
MEETING WITH HISTORIC BOARD

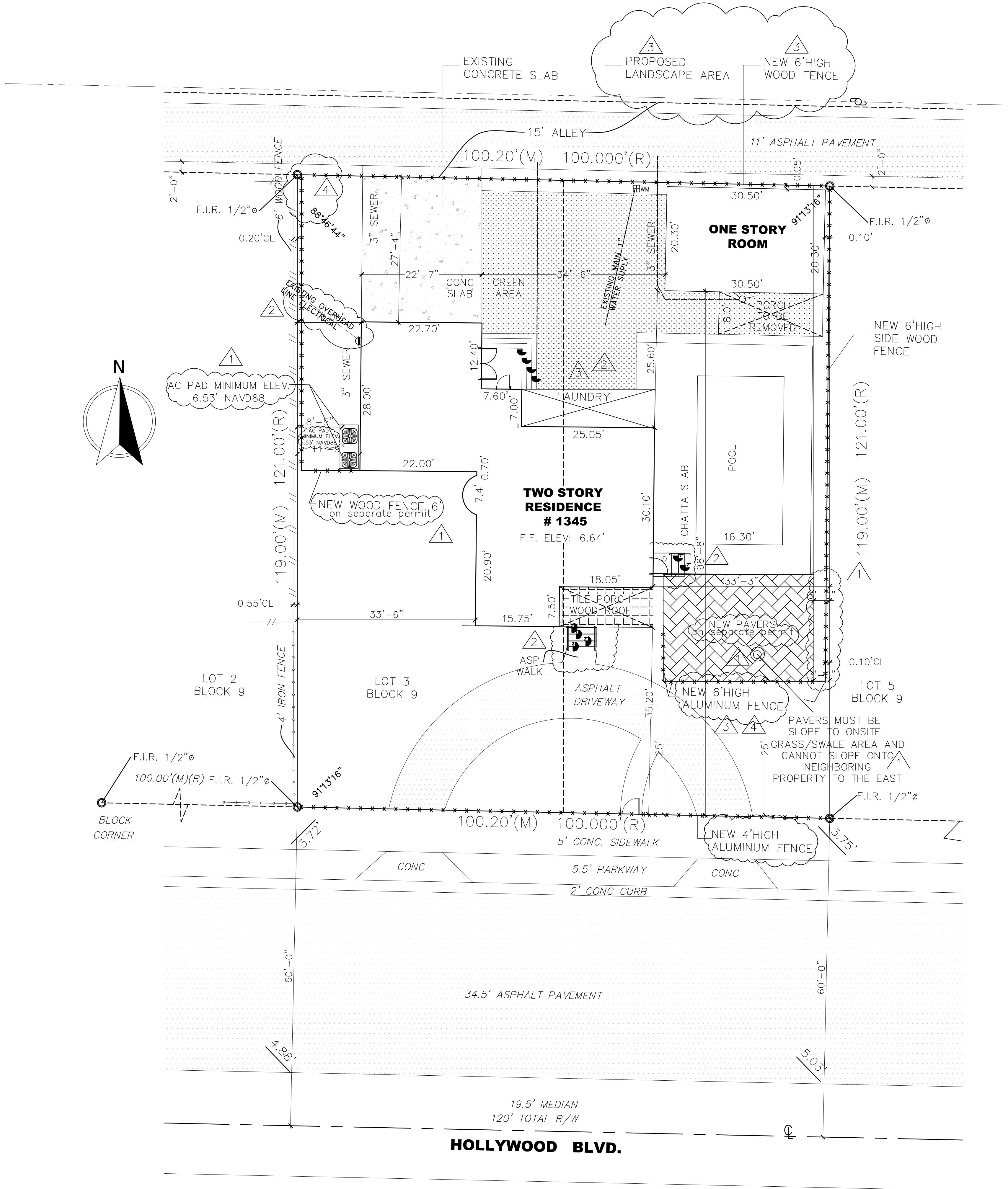
HOLLYWOOD RESIDENCE
1345 HOLLYWOOD BLVD,
HOLLYWOOD FL, 33019

RENOVATION

PROPOSED
SITE PLAN

DATE: 03-07-20 PREPARED BY: RG REVIEWED BY: RG

SHEET: A-8 OF: 10

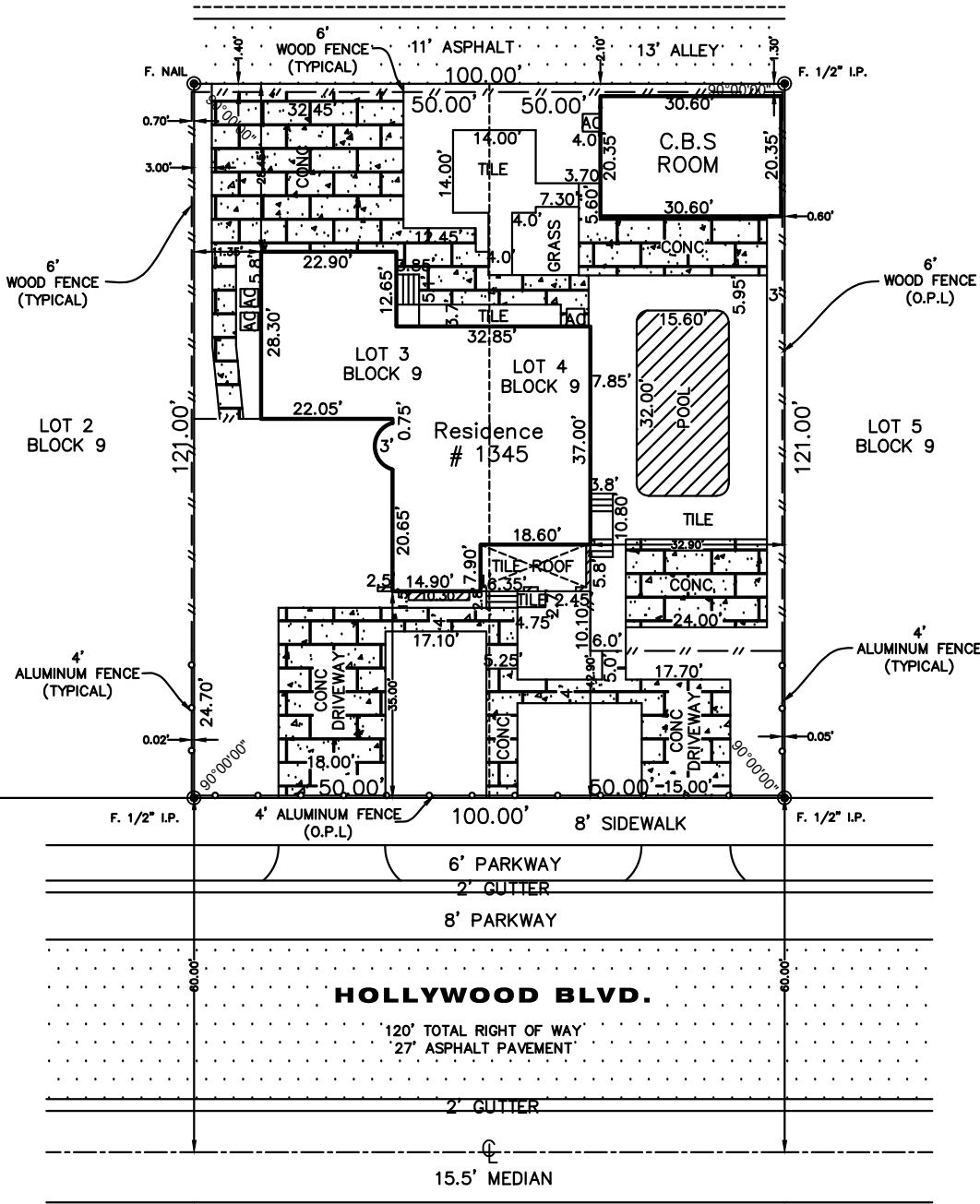


BOUNDARY SURVEY

SCALE: 1" = 30'



NORTH 14TH AVENUE



BM USED:

BROWARD Co. BCED BM 1915 ELEV: 3.268'

COMMUNITY NAME AND NUMBER: CITY OF HOLLYWOOD: 125113	PANEL NUMBER AND SUFFIX: 12011 C 0569 - H	FIRM PANEL EFFECTIVE DATE: 08 / 18 / 2014
COUNTY NAME: BROWARD	FLOOD ZONE: AE	BASE FLOOD ELEVATION : 5'
STATE: FLORIDA		

VIZCAYA SURVEYING AND MAPPING Inc.

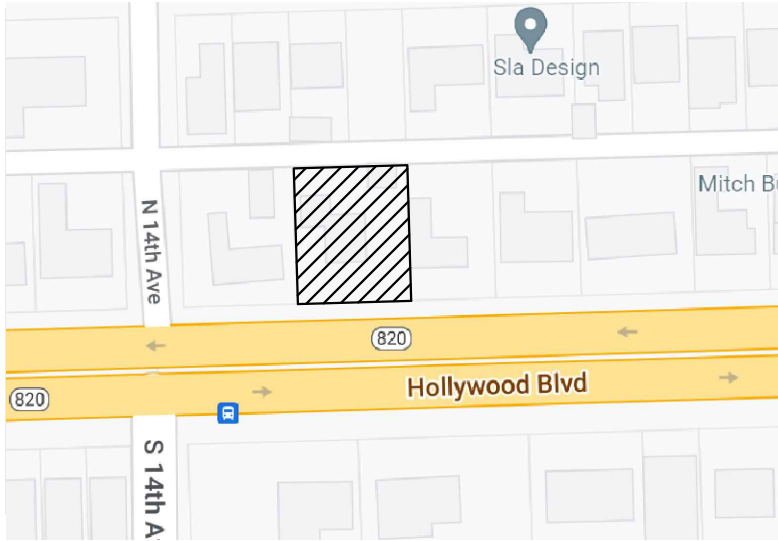
Phone/Fax: (305) 223-6060
E-mail: rvizcaya.13@gmail.com
Phone: (786) 317-3658
E-mail: jakieparrondo@yahoo.com

L.B. 8000

13217 S.W. 46th Ln.
Miami, Florida 33175
11844 S.W. 203th ST.
Miami, Florida 33177

LOCATION MAP

NOT TO SCALE



PROPERTY ADDRESS: 1345 HOLLYWOOD BLVD,
HOLLYWOOD, FLORIDA, 33019

LEGAL DESCRIPTION: LOT 3 AND LOT 4, BLOCK 9,
" HOLLYWOOD LAKES SECTION ",
ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 1, AT PAGE 32,
OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

LEGEND AND ABBREVIATIONS

A= ARC DISTANCE AC= AIR CONDITIONED UNIT B.C.= BLOCK CORNER C.B.= CATCH BASIN (C)= CALCULATED CL= CLEAR C.L.F.= CHAIN LINK FENCE CONC.= CONCRETE D.M.E.= DRAINAGE MAINT. EASEMENT ENC.= ENCROACHMENT FD.= FOUND F.F.ELEV.: FINISHED FLOOR ELEVATION I.F.= IRON FENCE L.F.ELEV.: LOWEST FLOOR ELEVATION (M)= MEASURED	M/L= MONUMENT LINE O.H.= OVERHEAD UTILITIES P.C.P.= PERMANENT CONTROL POINT P.O.B.= POINT OF BEGINNING P.O.C.= POINT OF COMMENCE R= RADIUS (R)= RECORD RES.= RESIDENCE R/W= RIGHT-OF-WAY TYP.= TYPICAL U.E.= UTILITY EASEMENT W.F.= WOOD FENCE W.M.= WATER METER Ø= DIAMETER CL= CENTER LINE	±0.00' = ELEVATION W = WATER METER P = POWER POLE L = LIGHT POLE F = FIRE HYDRANT M = MANHOLE	C = CATCH BASIN S = SANITARY SEWER V = WATER VALVE TV = TV BOX FPL TRANS. CONC. POWER POLE
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JOB NUMBER: 24532

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN ELEVATIONS ARE REFERRED TO N.A.V.D. OF 1988. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1: 7,500. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

FOR:

HOLLYWOOD LAKES 1345 LLC

NOTES:

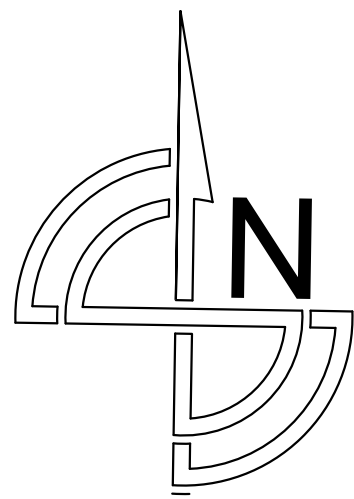
DATE OF FIELD WORK: JUNE, 03, 2024

REVISED ON:

I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F. S.

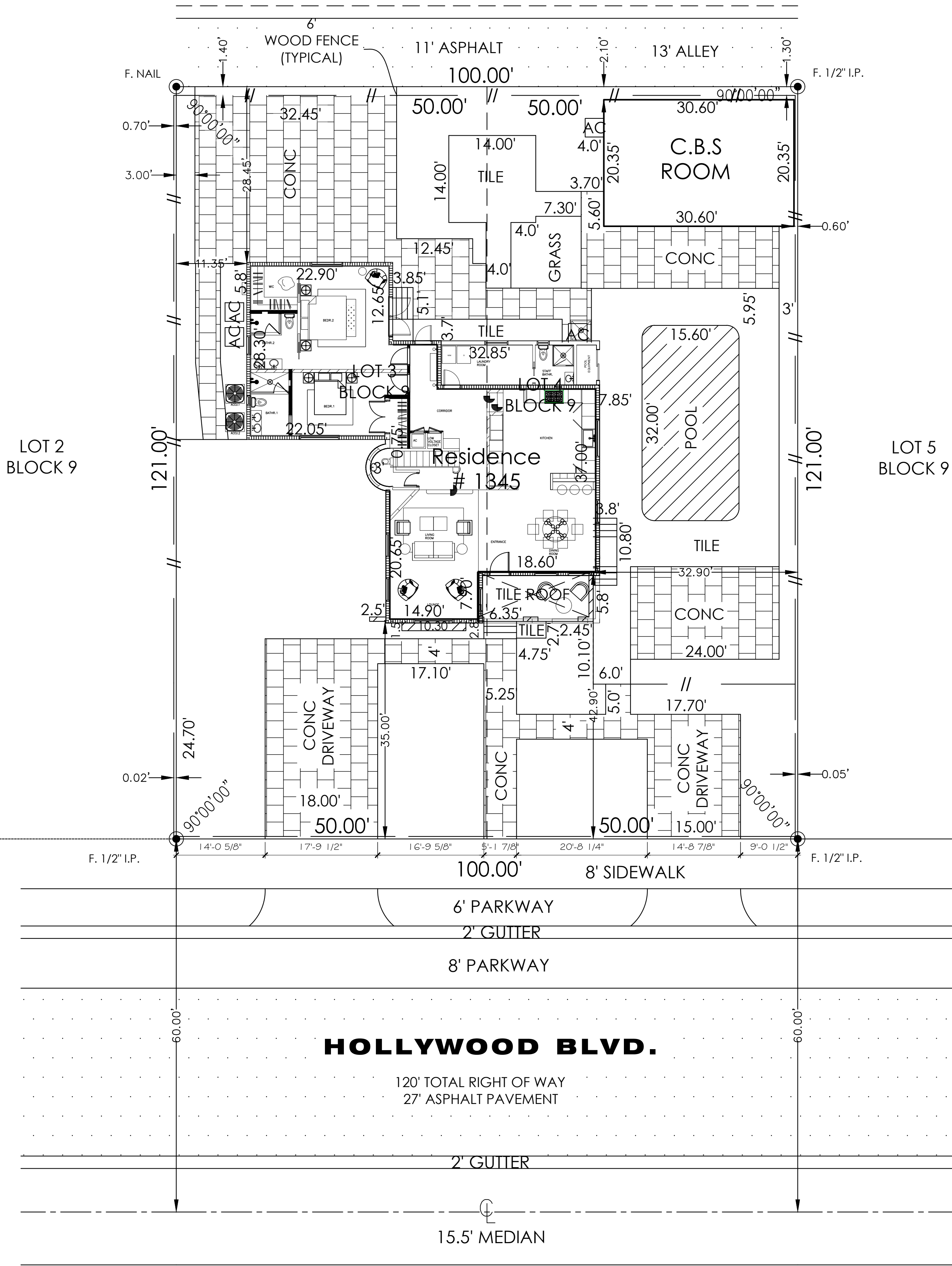
ARTURO R. TOIRAC P.S.M. 3102

Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.



NORTH 14TH AVENUE

LOT COVERAGE INFORMATION
LOT SQUARE FEET: 12196.41 SFt
HOUSE SQUARE FEET: 1867.05 SFt
INPERVIOUS SURFACES SFt: 3456.51 SFt
SQUARE FEET OF THE ADDITION, AND OR: 619.15 SFt
SQUARE FEET OF THE PROPOSED DRIVEWAY: 1193.28 SFt
TOTAL INPERVIOUS SURFACES SFt: 7135.99 SFt
PERCENTAGE OF INPERVIOUS LOT COVERAGE: 58 %



Engineer Of Record: GENESIS FORTUNE, LLC CONSULTING ENGINEERING 1395 BRICKELL AVE. SUITE 800 MIAMI, FL 33131 TEL: 305.778.7342 EMAIL: jorge@genesisfortune.com CA# 32749	 Genesis Fortune, LLC Consulting Engineering
Consultant:	Consultant:
Consultant:	Consultant:

This item has been digitally signed and sealed by Jorge A. Vargas, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SEAL / SIGNATURE / DATE:

6/12/2024
JORGE A. VARGAS, P.E. - LIC#67445

PROJECT / OWNER INFORMATION:

INTERIOR
RENOVATION
RESIDENCE

1345 Hollywood Blvd.
HOLLYWOOD, FL 33019

REVISIONS:
10. ZONING DEPT. 06/11/2024

PROJECT NO.:
DWG. FILE:
DATE: 12.10.20
SHEET TITLE:
SITE PLAN
SCALE:
SHEET NO.:
C-2.0









