

GENERAL APPLICATION

APPLICATION DATE: 6/9/25

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):

- ☐ Technical Advisory Committee
 ☐ Art in Public Places Committee
 ☐ Variance
☒ Planning and Development Board
 ☒ Historic Preservation Board
 ☐ Special Exception
☐ City Commission
 ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 1317 Harrison St, Hollywood FL 33019

Lot(s): 10, 11, 12 Block(s): 8 Subdivision: Hollywood Lakes

Folio Number(s): 5142 14 01 1580

Zoning Classification: RS-6, Residential Land Use Classification: _____

Existing Property Use: Residential Sq Ft/Number of Units: 1 unit

Is the request the result of a violation notice? ☐ Yes ☒ No **If yes**, attach a copy of violation.

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

DEVELOPMENT PROPOSAL

Explanation of Request: Requesting approval of construction of additions as per plans

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="1"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text" value="0"/> S.F.)
Open Space (% and SQ.FT.)	Required -%: <input type="text" value="61"/> (Area: <input type="text" value="11,048"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="5"/>)
Height (# of stories)	(# STORIES) <input type="text" value="2"/> (<input type="text" value="20-4.25"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text" value="3907"/> FT.)

Name of Current Property Owner: 1317 Harrison St LLC

Address of Property Owner: 1631 Van Buren St, Hollywood FL 33020

Telephone: 6174478488 Email Address: iakovandandrea@gmail.com

Applicant Andrea Smith & Iakov Kremenskiy Consultant ☐ Representative ☐ Tenant ☐

Address: 1631 van Buren St Hollywood FL 33020 Telephone: 6174478488

Email Address: iakovandandrea@gmail.com

Email Address #2: _____

Date of Purchase: 4/7/25 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : RDR

E-mail Address: diana@rdrmiami.com

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: Iakov Kremenskiy Date: 06/10/2025

PRINT NAME: Iakov Kremenskiy Date: 6/9/25

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 approval of construction additions per plans _____ 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.

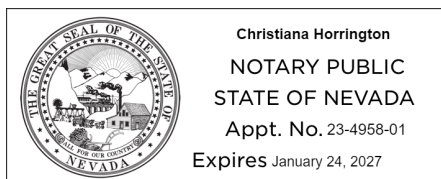
Sworn to and subscribed before me
this 10th day of June 2025

C. H. H.

Notary Public

State of ~~Florida~~ Nevada

My Commission Expires: 01/24/2027



Iakov Kremenskiy

Signature of Current Owner

Iakov Kremenskiy

Print Name

(Check One) ☐ Personally known to me; OR ☒ Produced Identification Drivers License

Notarized remotely using audio-video communication technology via Proof.

Prepared by and return to:
Andrew D. Tarr, Esq.
President
Andrew D. Tarr, P.A.
The Wave - Suite C03
2501 South Ocean Drive
Hollywood, FL 33019
305-974-0121
File Number: 2643.25001

Parcel Identification No. 514214011581 & 514214011580

-----[Space Above This Line For Recording Data]-----

Warranty Deed

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

This Indenture made this 7th day of April, 2025 between Tiram Real Estate Enterprises LLC, a Delaware limited liability company who inadvertently took title as Tiram Real Estate Enterprises LLC, a Florida limited liability company, whose post office address is 17555 Collins Avenue - PH-1, Sunny Isles Beach, FL 33160 of the County of Miami-Dade, State of Florida, grantor*, and 1317 Harrison St LLC, a Florida limited liability company whose post office address is 1631 Van Buren St, Hollywood, FL 33020 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:

East 1/2 of Lot 11 and all of Lot 12, Block 8, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

and

Lot 10 and West 1/2 of Lot 11, Block 8, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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:

Tiram Real Estate Enterprises LLC, a Delaware limited liability company

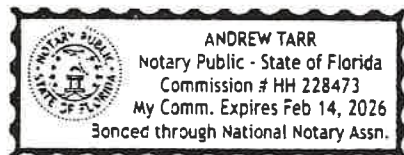
Witness Name: Andrew Tarr By: Aaron Tiram, Manager
Witness Address: 2501 S. Ocean Dr. Suite L-03
Hollywood, FL 33019

Witness Name: Waleska Anez
Witness Address: 2501 S. Ocean Dr. PH-37
Hollywood, FL 33019

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April, 2025 by Aaron Tiram of Tiram Real Estate Enterprises LLC, a Delaware limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name:

My Commission Expires:

Prepared by and return to:
Andrew D. Tarr, Esq.
President
Andrew D. Tarr, P.A.
The Wave - Suite C03
2501 South Ocean Drive
Hollywood, FL 33019
305-974-0121
File Number: 2643.25001
Will Call No.:

_____ [Space Above This Line For Recording Data] _____

Title Affidavit (Scrivener's)

(Seller)

Before me, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned ("Affiant"), who, after being by me first duly sworn, depose(s) and say(s) that:

1. Tiram Real Estate Enterprises LLC, a Delaware limited liability company ("Seller"), is the owner of and is selling the following described property to 1317 Harrison St LLC, a Florida limited liability company ("Buyer"), to wit:

East 1/2 of Lot 11 and all of Lot 12, Block 8, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

and

Lot 10 and West 1/2 of Lot 11, Block 8, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

Parcel Identification Number: 514214011581 & 514214011580


2. That Tiram Real Estate Enterprises LLC, a Delaware limited liability company contracted for the purchase of the property identified above with Penelope T. Johns as Trustee of the Elsie Johns Revocable Trust UAD August 5, 2009; that it paid full consideration of \$900,000 to Tiram Real Estate Enterprises, LLC, that its state of domicile is Delaware and not Florida; that it was erroneously referred to as Tiram Real Estate Enterprises, a Florida limited liability company in the WD recorded in Broward County, FL, under Instrument #11766378, that the intention was always to acquire title to the property in the name Tiram Real Estate Enterprises LLC, a Delaware limited liability company.

All recording references set forth herein are to the Public Records of Broward County, Florida, unless otherwise noted. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing Andrew D. Tarr, P.A. and First American Title Insurance Company to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Seller hereby holds Andrew D. Tarr, P.A. and First American Title Insurance Company harmless and fully indemnifies same (including but not limited to attorney's fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Tiram Real Estate Enterprises LLC, a Delaware limited liability company

By:

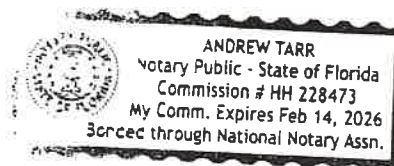

Aaron Tiram, Manager

State of Florida
County of Broward

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April, 2025 by Aaron Tiram of Tiram Real Estate Enterprises LLC, a Delaware limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification

[Notary Seal]


Notary Public



Printed Name:

My Commission Expires:

Bill of Sale

This Bill of Sale, made on April 7, 2025, between Tiram Real Estate Enterprises LLC, a Delaware limited liability company ("Seller"), and 1317 Harrison St LLC, a Florida limited liability company ("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 those items as contained in that certain AS-Is Contract by and between the parties dated February 19, 2025.

Said property being located at:

East 1/2 of Lot 11 and all of Lot 12, Block 8, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

and

Lot 10 and West 1/2 of Lot 11, Block 8, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.


Also known as 1313 & 1317 Harrison Street, Hollywood, FL 33020

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.

Tiram Real Estate Enterprises LLC, a Delaware limited liability company

By:

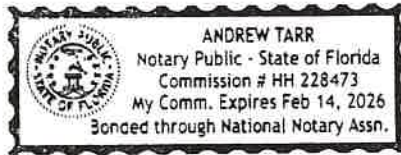


Aaron Tiram, Manager

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April, 2025 by Aaron Tiram of Tiram Real Estate Enterprises LLC, a Delaware limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name:

My Commission Expires:

Closing Affidavit

(Seller)

Before me, the undersigned authority, personally appeared the undersigned ("Affiant"), who being by me first duly sworn, on oath, depose(s) and say(s) that:

1. **Tiram Real Estate Enterprises LLC, a Delaware limited liability company ("Seller")**, is the owner of and is selling the following described property to **1317 Harrison St LLC, a Florida limited liability company ("Buyer")**, to wit:

East 1/2 of Lot 11 and all of Lot 12, Block 8, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

And

Lot 10 and West 1/2 of Lot 11, Block 8, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

2. The above described property is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description of record whatsoever, except for mortgage or mortgages, if any, described in the Deed and except for real estate and personal property taxes for the year **2025**, which are not yet due and payable.
3. There have been no improvements, alterations, or repairs since acquisition by the Seller to the above described property for which the costs thereof remain unpaid, that there are no claims for labor or material furnished for repairing or improving the same, which remain unpaid since the acquisition by Seller, and that there are no mechanic's, materialmen's, or laborer's liens since acquisition by Seller against the above described property.
4. There have been no documents recorded in the Public Records of **Broward County, Florida** subsequent to **February 21, 2025**, which affect title to the Property and Seller has not entered into any contracts for the sale, disposition or leasing of the Property since said date except as may have been disclosed to **Andrew D. Tarr, P.A.** in writing, and Seller has no knowledge of any matter affecting title to the Property.
5. The personal property contained in the building on said property, or on the said premises, and which, if any, is being sold free and clear of all liens, encumbrances, claims and demands whatsoever. The Seller knows of no violations of Municipal or County Ordinances pertaining to the above described property. No judgment or decree has been entered in any court in this State or the United States against said Seller which remains unsatisfied. There are no persons other than Seller in possession of the above described property.
6. Seller agrees that in the event the current real estate or personal property taxes vary in amount from the figures used in making the prorations used in closing the transfer and conveyance of the above described property to said buyers, then a new proration and a correct and proper adjustment will be made upon demand.
7. There are no matters pending against the Seller that could give rise to a lien that would attach to the property between the effective date of commitment and the recording of the interest to be insured. Seller has not and will not execute any instruments that would adversely affect the interest to be insured.
8. Seller's title to, and possession and enjoyment of, the property have been open, notorious, peaceable and undisturbed, and have never been disputed nor questioned.
9. There are no disputes concerning the boundary lines of the property, and the operation of any buildings on said property has been in compliance with the applicable building codes, ordinances and statutes.
10. Affiant has received no notice of any public hearing regarding assessment for improvements or changes in applicable zoning laws concerning said property within the past ninety (90) days.

11. There are no actions or proceedings now pending in any State or Federal Court to which the Seller is a party, including but not limited to, proceedings in bankruptcy, receivership or insolvency, nor are there any judgments, bankruptcies, liens or executions of any nature which constitute or could constitute a charge or lien upon said property.
12. There are no unrecorded easements, claims of easement or rights-of-way affecting all or any portion of the property.
13. Seller understands that Section 1445 of the Internal Revenue Code provides that a Buyer of a United States real property interest must withhold tax if the Seller is a foreign person. To inform the Buyer that withholding of tax is not required upon purchase of the above described property, Seller certifies the following:
 - a. Seller is not a nonresident alien individual, foreign corporation, foreign partnership, foreign trust or foreign estate for purposes of United States federal income taxation.
 - b. Seller's U.S. Taxpayer Identification Number is 85-3761362
 - c. Seller's address is: **17555 Collins Avenue - PH-1, Sunny Isles Beach, FL 33160.**
 - d. No other persons or entities have an ownership interest in the above described property.

Seller understands the Buyer of the described property intends to rely on the foregoing representations in connection with the United States Foreign Investment in Real Property Tax Act. (FIRPTA). Seller understands this certification may be disclosed to the Internal Revenue Service by the Buyer and that any false statements contained in this certification may be punished by fine, imprisonment or both. Seller has the authority to sign this affidavit as either individual Seller or on behalf of an entity Seller. Under penalties of perjury, Seller states that this declaration was carefully read and is true and correct.

14. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **Andrew D. Tarr, P.A. and First American Title Insurance Company** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Seller hereby holds **Andrew D. Tarr, P.A. and First American Title Insurance Company** harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. Seller further states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Seller further certifies that he/she has read, or heard read, the full facts of this Affidavit and understands its context.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

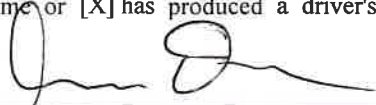
Tiram Real Estate Enterprises LLC, a Delaware limited liability company

By: 
Aaron Tiram, Manager

State of Florida
County of Miami-Dade

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April, 2025 by Aaron Tiram of Tiram Real Estate Enterprises LLC, a Delaware limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: _____

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY and RETURN TO:

Andrew D. Tarr, Esq.
2501 S Ocean Drive – Suite C03
Hollywood, FL 33019
File No.: 2582.23001

Limited Liability Company Affidavit

BEFORE ME, the undersigned authority, personally appeared AARON TIRAM (the “Affiant”), individually and as Manager of TIRAM REAL ESTATE ENTERPRISES LLC, who being duly sworn according to law, deposes and say that:

1. Affiant has personal knowledge of the facts set forth herein, all of which are true and correct.
2. Affiant AARON TIRAM, is the Manager of TIRAM REAL ESTATE ENTERPRISES, a Delaware limited liability company, (hereinafter the “LLC”).
3. The LLC is currently in existence under valid Articles of Organization for Delaware limited liability companies and has not been terminated or dissolved. The LLC is Manager managed and not governed by an Operating Agreement and one has never been executed. No Statement of Authority limiting the Affiant’s authority has been filed with the Florida Department of State or recorded in the Official Records of any county in the State of Florida. The LLC remains in good standing as of the date of closing under the laws of the States of Florida and Delaware.
4. The LLC is transferring the following described real property (hereinafter the “Property”):

East 1/2 of Lot 11 and all of Lot 12, Block 8, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

and

Lot 10 and West 1/2 of Lot 11, Block 8, HOLLYWOOD LAKES SECTION, according to the plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

Parcel Identification Number: 5142 1401 1581 & 5142 1401 1580

Property Address: 1313-1317 Harrison Street, Hollywood, FL 33019

5. The LLC has the requisite powers and authority to transfer the Property described above to 1317 Harrison St LLC, a Florida limited liability company and to carry on the business regarding the same.
6. Affiant, in his capacity as the Manager of the LLC, hereby ratifies and confirms that certain agreement by and between the LLC as transferor and 1317 Harrison St LLC, a Florida limited liability company, as transferee, dated February 19, 2025 for the transfer of the Property.
7. Affiant, in his capacity as the sole Manager of the LLC states that AARON TIRAM, Manager of the LLC is authorized by the LLC, its Articles of Organization to execute any and all papers including Deeds, affidavits, and other closing documents on behalf of the LLC relative to the transfer of the Property.
8. No member or manager authorizing the transaction or executing the instruments to be insured has become dissociated pursuant to Sec. 605.0302(11), F.S. (by filing a statement of dissociation), Secs. 605.0212, 605.0601, or 605.0602, F.S., nor has that person wrongfully caused dissolution of the company.
9. Affiant declares that Affiant has read the foregoing document and that the facts stated in same are true and correct.

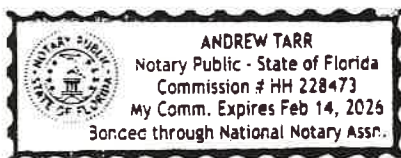
Signed and executed this 7th day of April 2025.

TIRAM REAL ESTATE ENTERPRISES a
Delaware limited liability company,

By: AARON TIRAM, Manager

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7 day of April, 2025 by AARON TIRAM, as Manager of TIRAM REAL ESTATE ENTERPRISES LLC who ☐ is personally known or ☒ has produced a driver's license as identification.

(Seal)



[Signature]
NOTARY PUBLIC

My Commission Expires: _____

A. Settlement Statement

Buyer/Seller
Settlement Statement

B. Type of Loan

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins.	6. File Number 2643 25001	7. Loan Number ID:	8. Mortg. Ins. Case Num.
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.				

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BUYER: 1317 Harrison St LLC, a Florida limited liability company
Address of Buyer: 1631 Van Buren St, Hollywood, Florida 33020

E. NAME OF SELLER: Tiram Real Estate Enterprises LLC, a Delaware limited liability company
Address of Seller: 17555 Collins Avenue - PH-1, Sunny Isles Beach, Florida 33160 TIN:

F. NAME OF LENDER: Tiram Real Estate Enterprises, LLC, a Delaware limited liability company
Address of Lender: 17555 Collins Avenue, PH-1, Sunny Isles Beach, Florida 33160

G. PROPERTY LOCATION: 1313 & 1317 Harrison Street, Hollywood, Florida 33020

H. SETTLEMENT AGENT: Andrew D. Tarr, P.A.
Place of Settlement: The Wave - Suite C03, 2501 South Ocean Drive, Hollywood, Florida 33019 TIN: 65-0875761
Phone: 305-974-0121

I. SETTLEMENT DATE: 4/7/25 DISBURSEMENT DATE: 4/7/25

J. Summary of buyer's transaction		K. Summary of seller's transaction	
100. Gross amount due from buyer:		400. Gross amount due to seller:	
101. Contract sales price	1,300,000.00	401. Contract sales price	1,300,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (Line 1400)	24,699.33	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance:		Adjustments for items paid by seller in advance:	
106. City/town taxes		406. City/town taxes	
107. County taxes from 04/07/25 to 09/30/25	167.30	407. County taxes from 04/07/25 to 09/30/25	167.30
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from buyer:	1,324,866.63	420. Gross amount due to seller:	1,300,167.30
200. Amounts paid or in behalf of buyer:		500. Reductions in amount due to seller:	
201. Deposit or earnest money	300,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	50,986.30
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller	910,000.00	507. Principal amt of mortgage held by seller	910,000.00
208.		508.	
209.		509.	
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes		510. City/town taxes	
211. County taxes 1581 1313 from 01/01/25 to 04/07/25	4,788.47	511. County taxes 1581 1313 from 01/01/25 to 04/07/25	4,788.47
212. County Taxes 1580 1317 from 01/01/25 to 04/07/25	1,420.46	512. County Taxes 1580 1317 from 01/01/25 to 04/07/25	1,420.46
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for buyer:	1,216,208.93	520. Total reductions in amount due seller:	967,195.43
300. Cash at settlement from/to buyer:		600. Cash at settlement to/from seller:	
301. Gross amount due from buyer (line 120)	1,324,866.63	601. Gross amount due to seller (line 420)	1,300,167.30
302. Less amount paid by/for the buyer (line 220)	(1,216,208.93)	602. Less total reductions in amount due seller (line 520)	(967,195.43)
303. Cash (<input checked="" type="checkbox"/> From <input type="checkbox"/> To) Buyer:	108,657.70	603. Cash (<input checked="" type="checkbox"/> To <input type="checkbox"/> From) Seller:	332,971.87

Substitute Form 1099 Seller Statement: The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

Seller Instructions: To determine if you have to report the sale or exchange of your main home on your tax return, see Instructions for Schedule D (Form 1040 or 1040-SR). If not your main home, report the transaction on Form 4797, Form 6252, and/or Schedule D for the appropriate income tax form.

L. Settlement charges						Buyer POC	Seller POC	Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales/Brokers Com. based on price	\$1,300,000.00 @		3.0000 % =	39,000.00					
701.	39,000.00	3.0000 % to	RE/MAX 5 Star Realty						
702.		% to							
703. Commission paid at settlement									39,000.00
704.		to							
800. Items payable in connection with loan:						Buyer POC	Seller POC		
801. Loan origination fee		% to							
802. Loan discount		% to							
803. Appraisal fee		to							
804. Credit report		to							
805. Lender's inspection fee		to							
806. Mortgage insurance application fee		to							
807. Assumption Fee		to							
808. Attorney's Fees		to	Andrew D. Tarr, P.A.					2,500.00	
809.		to							
810.		to							
811.		to							
900. Items required by lender to be paid in advance:						Buyer POC	Seller POC		
901. Interest from	04/07/25	to	05/06/25	@	/day			7,583.33	
902. Mortgage insurance premium for		months to							
903. Hazard insurance premium for		years to							
904. Flood insurance premium for		years to							
905.		years to							
1000. Reserves deposited with lender:						Buyer POC	Seller POC		
1001. Hazard insurance		months @		per month					
1002. Mortgage insurance		months @		per month					
1003. City property taxes		months @		per month					
1004. County property taxes		months @		per month					
1005. Annual assessments		months @		per month					
1006. Flood insurance		months @		per month					
1007.		months @		per month					
1008.		months @		per month					
1009. Aggregate accounting adjustment									
1100. Title charges:						Buyer POC	Seller POC		
1101. Settlement or closing fee		to	Andrew D. Tarr, P.A.					1,250.00	
1102. Abstract or title search		to	Andrew D. Tarr, P.A.						400.00
1103. Title examination		to							
1104. Lien Search x 2		to	Accurate Lien Search/LTSI						750.00
1105. Document preparation		to							
1106. Document Review Fee		to	Bruce Hornstein PA					1,600.00	
1107. Attorney's Fees		to	Andrew D. Tarr, P.A.						1,500.00
(includes above item numbers:)									
1108. Title Insurance		to	First American Title Insurance Company/Andrew D. Tarr, P.A.					5,850.00	
(includes above item numbers:)									
1109. Lender's coverage (Premium):	\$910,000.00 (\$25.00)								
1110. Owner's coverage (Premium):	\$1,300,000.00 (\$5,825.00)								
1111. Endorse: 8.1-25.F9-585.00								610.00	
1112. Costs, copies, courier, FedEx		to	Andrew D. Tarr, P.A.						125.00
1113. Digital Imaging & Storage		to	Andrew D. Tarr, P.A.					65.00	65.00
1200. Government recording and transfer charges:									
1201. Recording fees	Deed	\$23.25	Mortgage(s)	\$181.00	Releases			204.25	
1202. City/county tax/stamps	Deed		Mortgage(s)	\$1,820.00				1,820.00	
1203. State tax/stamps	Deed	\$9,100.00	Mortgage(s)	\$3,185.00				3,185.00	9,100.00
1204. LLC Affidavit & Scrivener's Affidavit			to	Clerk of Court					46.50
1205. LLC Affidavit and Resolution			to	Clerk of Court				31.75	
1300. Additional settlement charges:						Buyer POC	Seller POC		
1301. Survey		to							
1302. Pest Inspection		to							
1303.		to							
1304.		to							
1305.		to							
1306.		to							
1307.		to							
1308.		to							
1309.									
1400. Total settlement charges:									
(Enter on lines 103, Section J and 502, Section K.)								24,699.33	50,986.50

**BUYER/SELLER
SETTLEMENT STATEMENT ADDENDUM**

File Number: 2643.25001

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

Buyer(s)

1317 Harrison St LLC

By: _____
Iakov Kremenskiy
Manager and Member

By: _____
Andrea Smith
Member

Seller(s)

Tiram Real Estate Enterprises LLC, a Delaware limited liability company

By: _____
Aaron Tiram
Manager

Settlement Agent

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Andrew D. Tarr, P.A.

By: _____

Date: _____

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Page 1 **HISTORICAL STRUCTURE FORM**
FLORIDA SITE FILE

Site # 8BD00498

Site Name EDWIN R CLOSS RESIDENCE

Recorder # 0

Field Date 1/1/96

Form Date 1/5/96

Survey

No Original

Multilist #:

National Register Category BUILDING

Yes Update

Survey #:

LOCATION AND IDENTIFICATION

Address (include N,S,E,W; st. ave, etc) 1317 HARRISON ST

Cross Streets (nearest/between) 13 AND 14 AVE

Nearest City/Town HOLLYWOOD

Within City Limits Yes

County BROWARD

Tax # 514214011580

Subdivision Name HWD LAKES 1-32B

Block 8

Lots 10,11,12

Ownership PRIV-INDIV

Name of Public Tract (e.g., park)

Route To N SIDE OF HARRISON ST

MAPPING

USGS Map Name FT LAUD SOUTH 1962 PR 1969

Township 51 Range 42 Sect. 14 1/4 SW 1/4 - 1/4: NW Irreg. Sect.? No

UMT ZONE (16 OR 17): 17 Easting 586640 Northing 2876980

Landgrants:

Plat or Other Map (Map's name, Location) HWD LAKES 1-32B

DESCRIPTION

Style MISSION Exterior Plan IRREGULAR No. Stories 1

Structural Systems MASONRY: CONCRETE BLOCK

Foundation Types PIERS Materials CONCRETE BLOCK

Exterior Fabrics STUCCO

Roof Types GA, FLAT, SHED Materials BARREL TILE

Secondary Strucs. (dormers etc.) NONE

Chimney: No. 1 Materials STUCCO Locations WEST: OFFSET, INTERIOR

Windows: Types AWNING 1", GLASS BLOCK Materials ANODIZED ALUM

Main Entrance (stylistic details) QUOINED STUCCO ENTRYWAY

Open Porches 0 Closed 0 Incised 0 Locations NONE

Porch Roof Types

Exterior Ornament TICL, STUC

Interior Plan UNKNOWN Condition FAIR

Surroundings A-RESI

Ancillary Features GRGE-REAR, PER. WALL, POOL

Archaeological Remains at Site: NONE-NA

NARRATIVE: (eg description of interior, landscape, architecture, etc. 250 character limit.)

SCUPPERS AND A ROW OF BARREL TILE ENHANCING THE FLAT ROOF LINE ADD TO THE INTEGRITY OF THIS MISSION STYLE HOUSE. ADD'L FEATURES INCLUDE A RECESSED FOCAL WINDOW W/ A SEGMENTED ARCH; PORTE-COCHERE; DEC STONE SILL; TICL PARAPET; AND ELAB CHIMNEY.

HISTORY

Construction Date 1925 CIRCA: Yes
 ARCHITECT(last name first): UNKNOWN
 BUILDER (last name first): UNKNOWN
 Moves No Dates Orig.addr.
 Alterations Yes Dates Nature WINDOWS, ROOF
 Additions Yes Dates Nature
 Original Use (give dates): RESIDENCE From To
 Intermediate Uses (give dates): RESIDENCE From To
 Present Uses (give dates): RESIDENCE From To

OWNERSHIP HISTORY:

HWD HERALD, APRIL 1, 1932, "COFFEE KING IS PURCHASER OF A HOLLYWOOD HOME". ACCORDING TO THIS PUBLICATION EDWIN CLOSS SOLD THIS PROPERTY TO WILLIAM RICH, PRES OF CHASE AND SANBORN COFFEE CO ON THIS DATE. STATEMENT ATTACHED.

RESEARCH METHODS (Check all choices that apply; if needed write others at bottom)

No Archaeological survey/testing:	Yes Tax records only:	Yes Library research-local:	Yes Subdivision maps:
No Exposures inspected, informal:	No Interior inspection:	Yes Library special collectn	Yes Sanborn maps:
No Controlled archaeological surf colltn	Yes FMSF survey search:	Yes Building Permits:	Yes Plat maps:
No Archaeological form completed:	Yes FMSF sites search:	Yes Demolition permits:	No Newspapers:
No Public Lands Survey:	No FL Archives (Gray Bldg):	No Commercial permits	No Occupant interview:
No Tax records/property deeds:	No FL Phono Archives	No Occupation permits:	Yes neighbor interview:

No other: (Specify)

SURVEYOR'S EVALUATION OF SITE

Potentially eligible for local designation? Yes
 Individually eligible for National Register? No Category HPOD-2
 Potential contributor to National Register district? No

Historical Associations ARCHITECTURE

Explanation of Evaluation

BLDG DATES FROM EARLIEST CONSTRUCTION PERIOD IN HWD AND IS AN EXAMPLE OF MISSION STYLE WHICH FEATURES INCLUDE FLAT ROOFS W/STRAIGHT OR CURVED PARAPETS, EDGED W/TILE OR RAISED MOLDING, AND USE OF SCUPPERS, STUCCO AND ARCHES.

DOCUMENTATION (Photos, Plans, etc.)

Bibliographic References (Use continuation Sheet, give FSF Manuscript # if relevant)

C:1925: AS INDICATED ON "BUILDING CARDS, BROWARD COUNTY PROPERTY APPRAISER'S OFFICE"; HWD HERALD, APRIL 1, 1932, "COFFEE KING IS PURCHASER OF A HWD HOME". STATEMENT ATTACHED.

Location of negatives + negative numbers 96N014ARS(FRAME 5)

NOTE: For computer entry on "Smartform" please refer to the REPOSITORY section to input information on photographs)

RECORDER

Recorder Name NIPE, FRANCES
 Recorder Address 2600 HWD BLVD, HWD, FL, 33020-9045
 Recorder Phone 954-921-3471
 Affiliation COM PLN DIV, CITY OF HWD

ADDITIONAL INFORMATION

OWNERSHIP HISTORY: HOLLYWOOD HERALD, APRIL 1, 1932, "COFFEE KING IS PURCHASER OF A HOLLYWOOD HOME": SALES THIS WEEK INCLUDED A LOT IN THE LAKES SECTION AND ALSO THE BEAUTIFUL HOME OF SPANISH ARCHITECTURE AT 1317 HARRISON STREET OWNED BY EDWIN R. CLOSS. THIS PROPERTY WAS SOLD FOR CASH TO WILLIAM T. RICH OF NEWTON, MASSACHUSETTS WHO IN FORMER YEARS WAS A GUEST AT THE BEACH HOTEL AFTER INTRODUCTION TO HOLLYWOOD THROUGH HIS FRIENDSHIP WITH W. J. COZENS OF W. J. COZENS REALTY. HE HAD PRIOR TO THAT WINTERED FOR SEVERAL YEARS AT THE ROYAL PALM HOTEL IN MIAMI. — UNTIL RECENTLY, MR. RICH WAS PRESIDENT OF THE CHASE AND SANBORN COFFEE COMPANY WITH HEADQUARTERS IN BOSTON AND CHICAGO. HE IS WELL KNOWN THROUGHOUT THE EASTERN STATES AS ONE OF THE OUTSTANDING LAYMEN OF THE METHODIST EPISCOPAL CHURCH. — MR. RICH PLANS TO MAKE HOLLYWOOD HIS FUTURE PERMANENT WINTER HOME AND IS HAVING THE HARRISON STREET PROPERTY AND ADJACENT LOT LANDSCAPED AND REDECORATED UNDER THE SUPERVISION OF COZENS.

BIBLIOGRAPHIC REFERENCES: "COFFEE KING IS PURCHASER OF A HOLLYWOOD HOME," HOLLYWOOD HERALD, APRIL 1, 1932.

Historic Properties: Harrison Street



1317 Harrison Street Mission Style c. 1925

A porte cochere adds integrity to this Mission Style house. The windows have been altered.

FLORIDA MASTER SITE FILE

Site Inventory Form

FDAHRM

802 = =

1009 = =

(FORMER) Edwin R. Closs Residence Site No. 830 = = Survey Date 10-11-8008 820 = =

Site Name 1317 Harrison Street Hollywood, Florida 905 = =

Address of Site: on the N. side of Harrison St. between 13th and 14th Ave. 813 = =

Instruction for locating Hollywood Lakes Section 1-32 B 8 10,11,12 868 = =

Location: Broward subdivision name block no. lot no. 808 = =

County: Helina Tomich Name: ;

Owner of Site: 1317 Harrison Street Address: ;

Hollywood, Florida 33020 902 = =

Type of Ownership Private 848 = = Recording Date 832 = =

Recorder: Marlyn Kemper, Director ;

Name & Title: Historic Broward County Preservation Board ;

Address: 1900 Tyler Street Hollywood, Florida 33020 818 = =

Condition of Site: Integrity of Site: Original Use Residence 838 = =

Check One Check One or More

☐ Excellent 863 = = ☐ Altered 858 = =

☒ Good 863 = = ☐ Unaltered 858 = =

☐ Fair 863 = = ☒ Original Site 858 = =

☐ Deteriorated 863 = = ☐ Restored () (Date: X) 858 = =

☐ Moved () (Date: X) 858 = =

Present Use Residence 850 = =

Dates: Beginning c1925 844 = =

Culture/Phase American 840 = =

Period Twentieth Century 845 = =

NR Classification Category: Building 916 = =

Threats to Site:

Check One or More

☐ Zoning (X) 878 = = ☐ Transportation (X) 878 = =

☐ Development (X) 878 = = ☐ Fill (X) 878 = =

☐ Deterioration (X) 878 = = ☐ Dredge (X) 878 = =

☐ Borrowing (X) 878 = =

☒ Other (See Remarks Below): Unknown 878 = =

Areas of Significance: Historical, Streetscape, Other 910 = =

Significance:

HISTORICAL: c1925: As indicated on "Building Cards, Broward County Property Appraiser's Office."

STREETSCAPE: One of a series of residences on Harrison St. between 8th and 16th Ave. Establishes a definite character, but the sites are too dispersed to form a district. However, neighborhood conservation is recommended.

OTHER: This building is significant because it dates from the earliest construction period in Hollywood, Florida. Although this building is not architecturally significant on an individual basis, its significance in the historic built environment may become greater as the older structures in Hollywood are demolished.

Additional Statement of Significance attached.

911 = =

ARCHITECT Unknown 872 = =
 BUILDER Unknown 874 = =
 STYLE AND/OR PERIOD Mediterranean Revival 964 = =
 PLAN TYPE Irregular: unknown 966 = =
 EXTERIOR FABRIC(S) Stucco: unknown 854 = =
 STRUCTURAL SYSTEM(S) Masonry: concrete block 856 = =
 PORCHES Unknown

942 = =

FOUNDATION: Piers: concrete block, unknown 942 = =

ROOF TYPE: Flat, built-up 942 = =

SECONDARY ROOF STRUCTURE(S): Gable 942 = =

CHIMNEY LOCATION: NA 942 = =

WINDOW TYPE: Jalousie, metal, paired 942 = =

CHIMNEY: NA 882 = =

ROOF SURFACING: Built-up 882 = =

ORNAMENT EXTERIOR: 882 = =

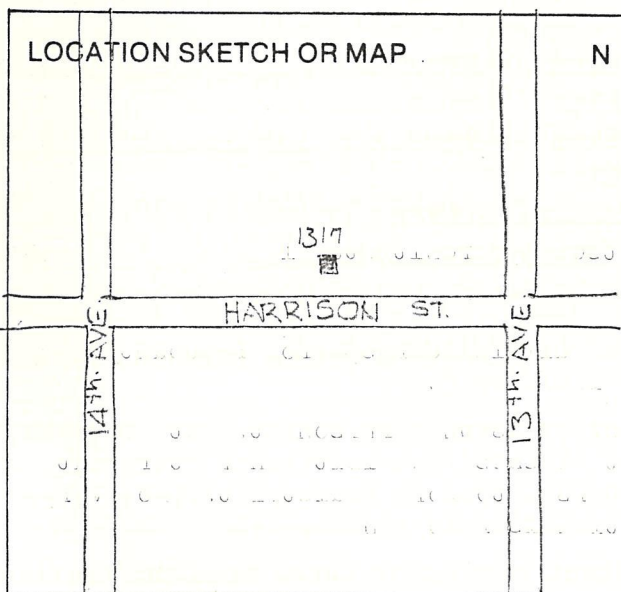
NO. OF CHIMNEYS 952 = = NO. OF STORIES 1 950 = =

NO. OF DORMERS 954 = =

Map Reference (incl. scale & date) USGS Ft. Lauderdale South, Fla.
7.5 Min. 1962 (1969) 809 = =

Latitude and Longitude: " " " " " " 800 = =

Site Size (Approx. Acreage of Property): LT 1 833 = =



Township	Range	Section
51 ^S	42 ^E	14

812 = =

UTM Coordinates:

17 586640 2876980 890 = =
 Zone Easting Northing

Photographic Records Numbers R18/F25 860 = =

Contact Print

Statement of Significance:

HOLLYWOOD, CITY OF
1317 Harrison Street

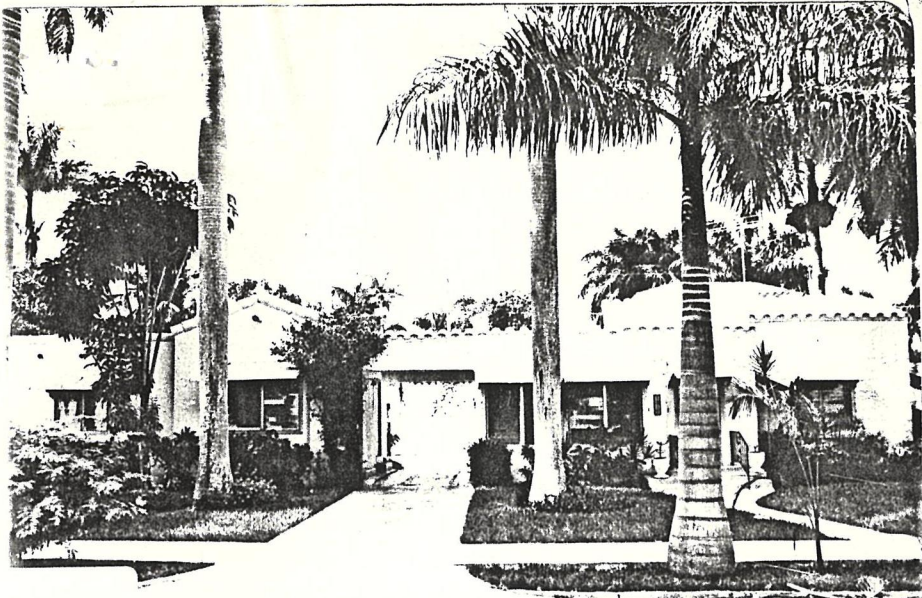
HOLLYWOOD HERALD, April 1, 1932

"Coffee King Is Purchaser of a Hollywood Home"

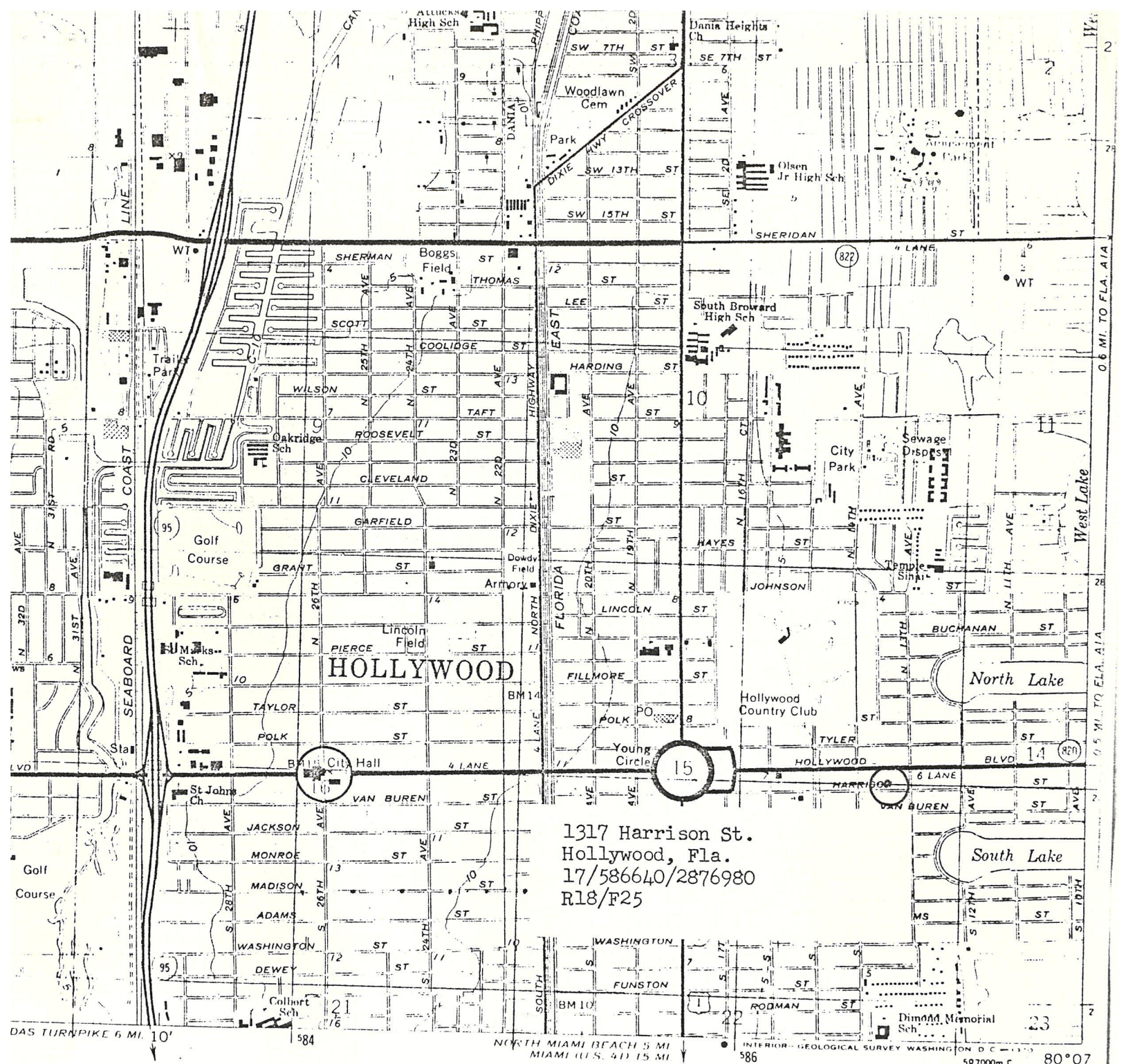
Sales this week included a lot in the Lakes section and also the beautiful home of Spanish architecture at 1317 Harrison Street owned by Edwin R. Closs. This property was sold for cash to William T. Rich of Newton, Massachusetts who in former years was a guest at the Beach Hotel after introduction to Hollywood through his friendship with W. J. Cozens of W. J. Cozens Realty. He had prior to that wintered for several years at the Royal Palm Hotel in Miami.

Until recently, Mr. Rich was president of the Chase and Sanborn Coffee Company with headquarters in Boston and Chicago. He is well known throughout the eastern states as one of the outstanding laymen of the Methodist Episcopal Church.

Mr. Rich plans to make Hollywood his future permanent winter home and is having the Harrison Street property and adjacent lot landscaped and redecorated under the supervision of Cozens.



1317



ROAD CLASSIFICATION

- | | | | |
|------------------|--------------|-----------------|-------------|
| Heavy duty | ————— | Light duty | ----- |
| Medium duty | - - - - - | Unimproved dirt | |
| Interstate Route | (thick line) | U. S. Route | (thin line) |
| | | State Route | (circle) |



QUADRANGLE LOCATION

FORT LAUDERDALE SOUTH, FLA.
N2600—W8007 5/7 5

1962
AMS 4936 II SW—SERIES V847

GENERAL LEGEND:

A/C

=

AIR CONDITIONER

AF

=

ALUMINUM FENCE

BCR

=

BROWARD COUNTY RECORDS

BM

=

BENCHMARK

CB

=

CATCH BASIN

CBS

=

CONCRETE BLOCK STRUCTURE

CBW

=

CINDERBLOCK WALL

C/L

=

CENTERLINE

CLF

=

CHAIN LINK FENCE

CME

=

CANAL MAINTENANCE EASEMENT

CO

=

CLEAN OUT

CONC

=

CONCRETE

D

=

DELTA (CENTRAL ANGLE)

DE

=

DRAINAGE EASEMENT

E

=

EAST

EB

=

ELECTRIC BOX

ELE

=

ELEVATION

EM

=

ELECTRIC METER

X 0.00'

=

ELEVATION

EOP

=

EDGE OF PAVEMENT

EOW

=

EDGE OF WATER

FDH

=

FOUND DRILLHOLE

FF

=

FINISHED FLOOR

FH

=

FIRE HYDRANT

FN

=

FOUND NAIL

FND

=

FOUND

FPL

=

FLORIDA POWER AND LIGHT

IF

=

IRON FENCE

IP

=

IRON PIPE

IR

=

IRON ROD

INV

=

INVERT

L

=

ARC LENGTH

LP

=

LIGHT POLE

LME

=

LAKE MAINTENANCE EASEMENT

N

=

NORTH

N/A

=

NO BASE FLOOD (FOR FLOOD ZONE X)

N&D

=

NAIL & DISC

NO ID

=

NO IDENTIFICATION

MF

=

METAL FENCE

MH

=

MAN HOLE

OH

=

OVERHEAD CABLES

OR

=

OFFICIAL RECORD BOOK

O/S

=

OFFSET

PB

=

PLAT BOOK

PBCR

=

PALM BEACH COUNTY RECORDS

PC

=

POINT OF CURVATURE

PCC

=

POINT OF COMPOUND CURVATURE

PG

=

PAGE

PL

=

PLANTER

POB

=

POINT OF BEGINNING

POC

=

POINT OF COMMENCEMENT

P&M

=

PLAT AND MEASURED

PP

=

POOL PUMP

PE

=

POOL EQUIPMENT

PRC

=

POINT OF REVERSE CURVATURE

PVCF

=

POLYVINYL CHLORIDE FENCE

R/W

=

RIGHT OF WAY

S

=

SOUTH

S/W

=

SIDEWALK

SIR

=

SET 1/2" IRON ROD

SND

=

SET NAIL & DISC

TYP

=

TYPICAL

UE

=

UTILITY EASEMENT

UP

=

UTILITY POLE

W

=

WEST

WF

=

WOOD FENCE

WM

=

WATER METER

WV

=

WATER VALVE

OVERHEAD CABLES (OH)

=

POLYVINYL CHLORIDE FENCE (PVCF)

=

CHAIN LINK FENCE (CLF)

=

WOOD FENCE (WF)

=

METAL FENCE (MF)

=

° DEGREE SYMBOL

=

AT&T BOX

=

CATCH BASIN

=

CENTERLINE

=

LIGHT POLE

=

CABLE TV RISER (CA/TV)

=

UTILITY BOX

=

FIRE HYDRANT

=

ELECTRIC BOX

=

VALVE

=

WATER METER

=

UTILITY POLE

=

BOUNDARY CORNER

=

SEWER CLEANOUT

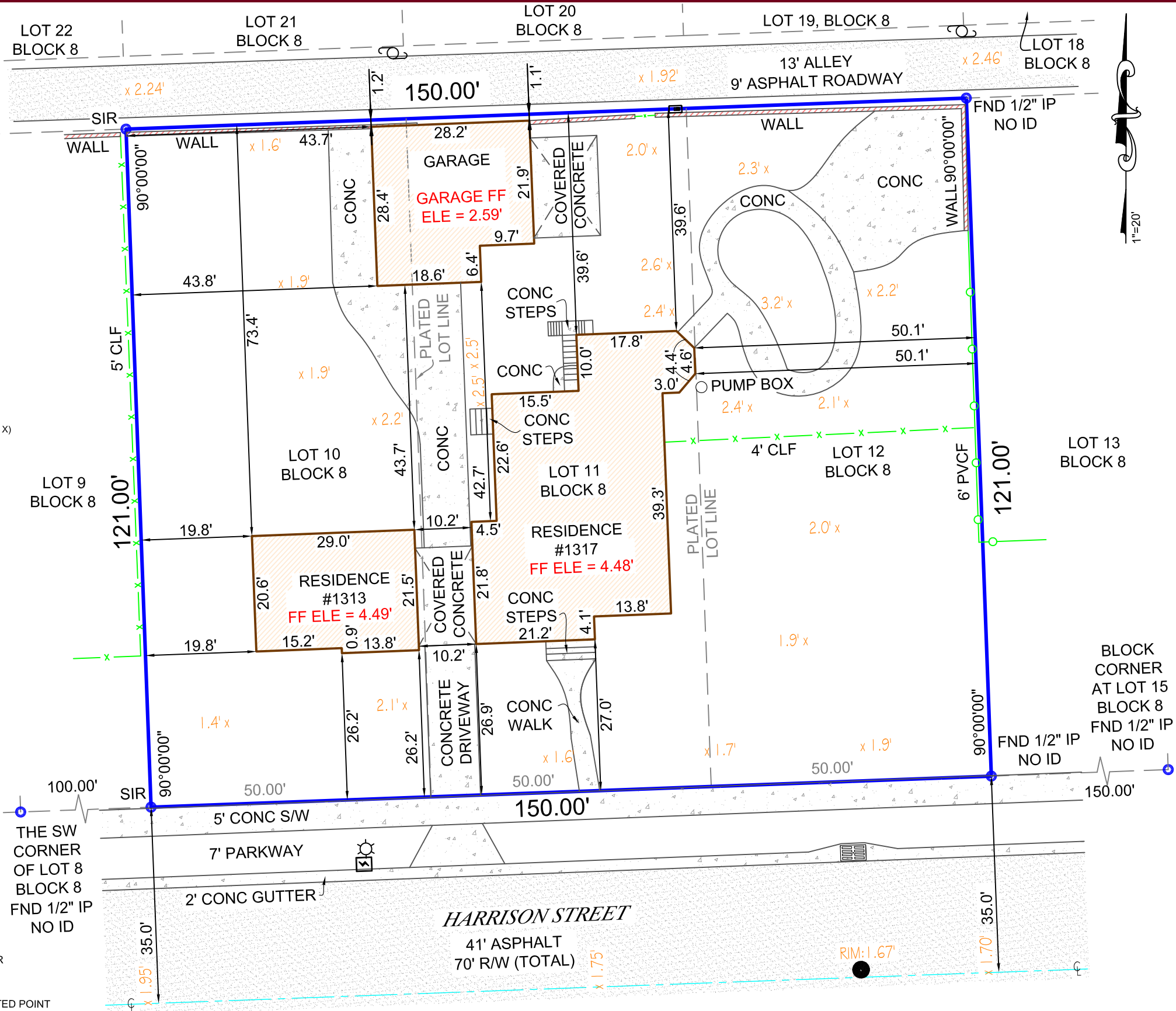
=

SEWER MANHOLE

=

CALCULATED POINT

=



LEGAL DESCRIPTION:
LOTS 10, 11, AND 12, BLOCK 8, HOLLYWOOD LAKES SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATIONS:

1317 Harrison Street LLC.
Andrea Smith and Iakov Kremenskiy

SURVEYORS NOTES:
(1.) ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
(2.) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
(3.) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
(4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
(5.) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
(6.) SURVEY PURPOSE FOR PERMITTING.
(8.) ALL FENCE LOCATION SHOWN IS THE CENTER OF THE EXISTING FENCE.
(9.) ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UNLESS OTHERWISE NOTED. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK #1896, ELEVATION = 9.42' (NAVD 1988)

BOUNDARY SURVEY

PROPERTY ADDRESS:

**1313-1317 HARRISON STREET,
HOLLYWOOD, FL 33019**

FLOOD ZONE: AE

BASE FLOOD: 7

COMMUNITY #: 125113

MAP/PANEL #: 12011C0569J

DATE OF FIRM: 7/31/2024

DATE OF SURVEY:

FIELD LOCATION OF IMPROVEMENTS

03/15/2025

SCALE: 1" = 20'

CADD: NM

CHECKED BY: RBJ

INVOICE #: 25-62647

SHEET # 1 OF 1

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

ROBERT B. JOHNSON, PSM., STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 7290
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALL COUNTY SURVEYORS

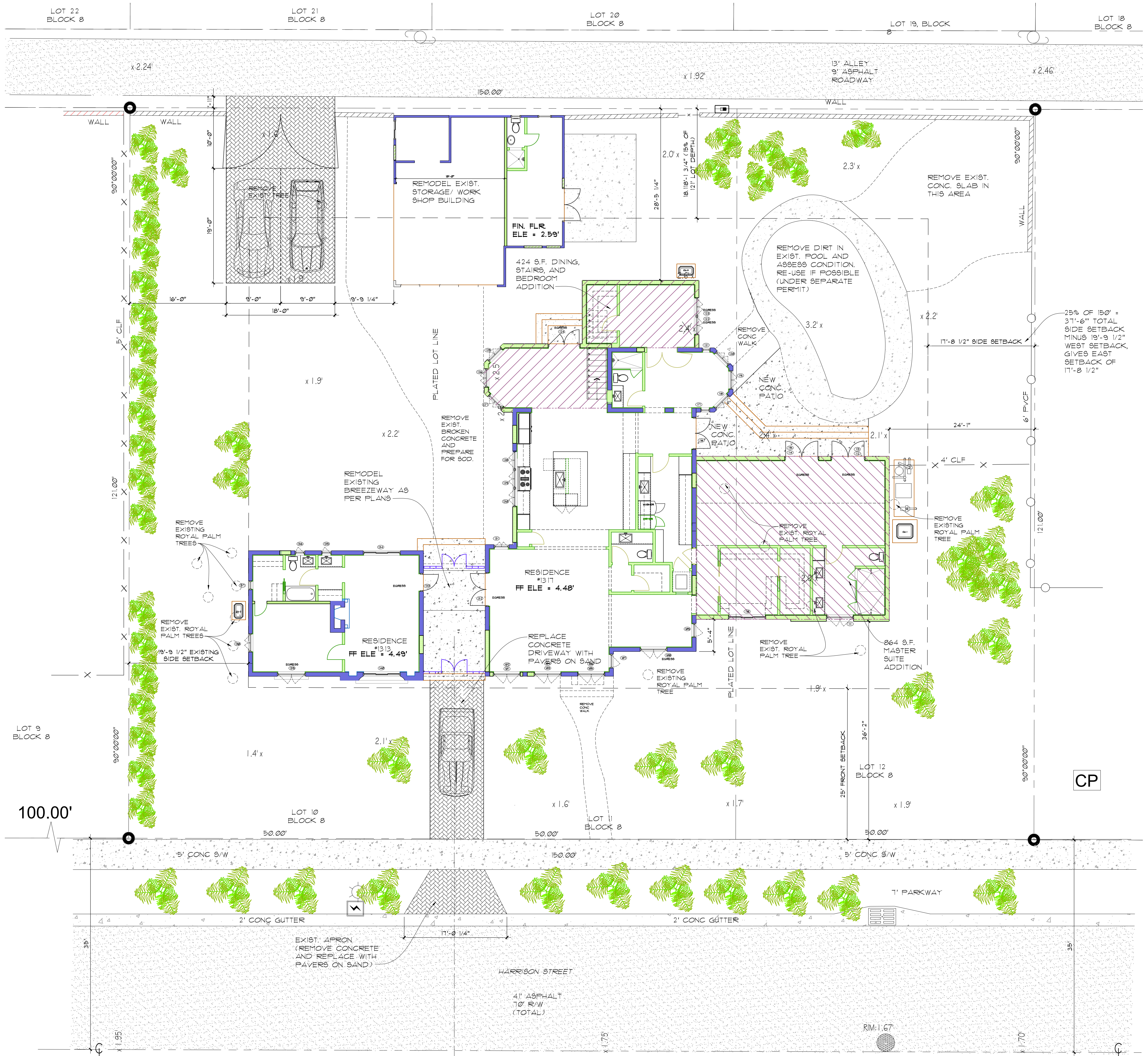
PROFESSIONAL
SURVEYORS AND MAPPERS

LICENSE NO. 6677

OFFICE: (954) 777-4747

FAX: (954) 777-2707

5400 SOUTH UNIVERSITY DRIVE
DAVIE, FLORIDA 33328 SUITE 216



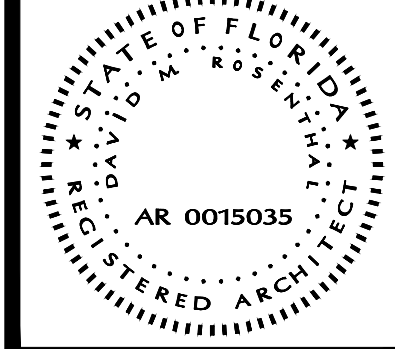
1 SITE PLAN
SCALE: 1/8" = 1'-0"

DAVID M.
ROSENTHAL
ARCHITECT, INC.

4392 121 Terrace N.
Royal Palm Beach, FL 33411
PH 564.197.4912

david@dmr-architect.com

ARCH. LIC. NO. AA26000878



REVISIONS	BY

RENOVATION/ADDITION
KREMENSKIY SMITH RESIDENCE
1317 HARRISON STREET
HOLLYWOOD, FL 333019

PROJECT NAME

SITE PLAN

SHEET TITLE

DRAWN
DMR
CHECKED
DMR
DATE
05.30.25
SCALE
AS NOTED
JOB. NO.
25-0129
SHEET

A-2

2 OF 11 SHEETS

HISTORIC PRESERVATION BOARD SUBMITTAL

ROADWAY

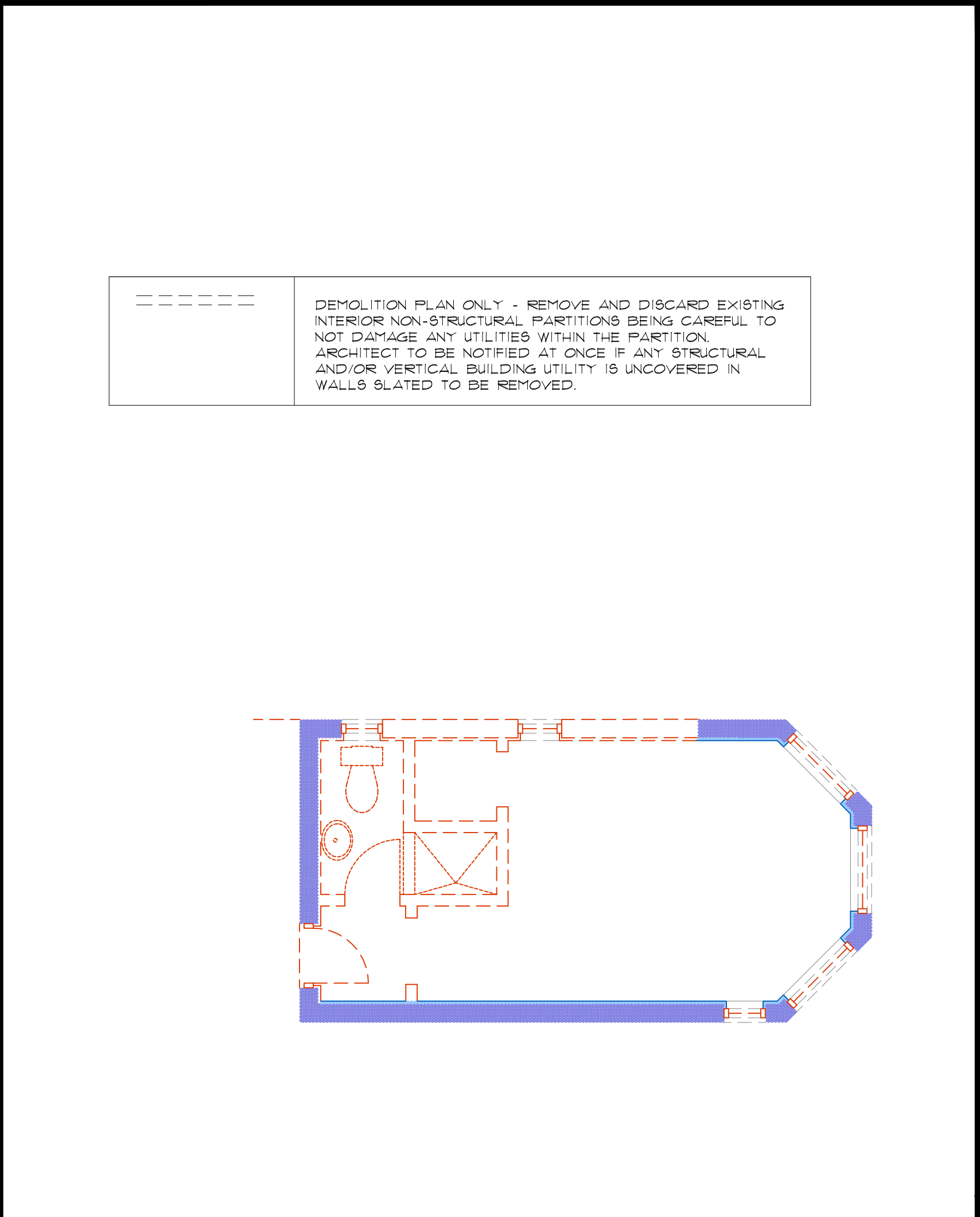


NOTE: Proposed additions are marked with an asterisk. Those areas without an asterisk are already existing

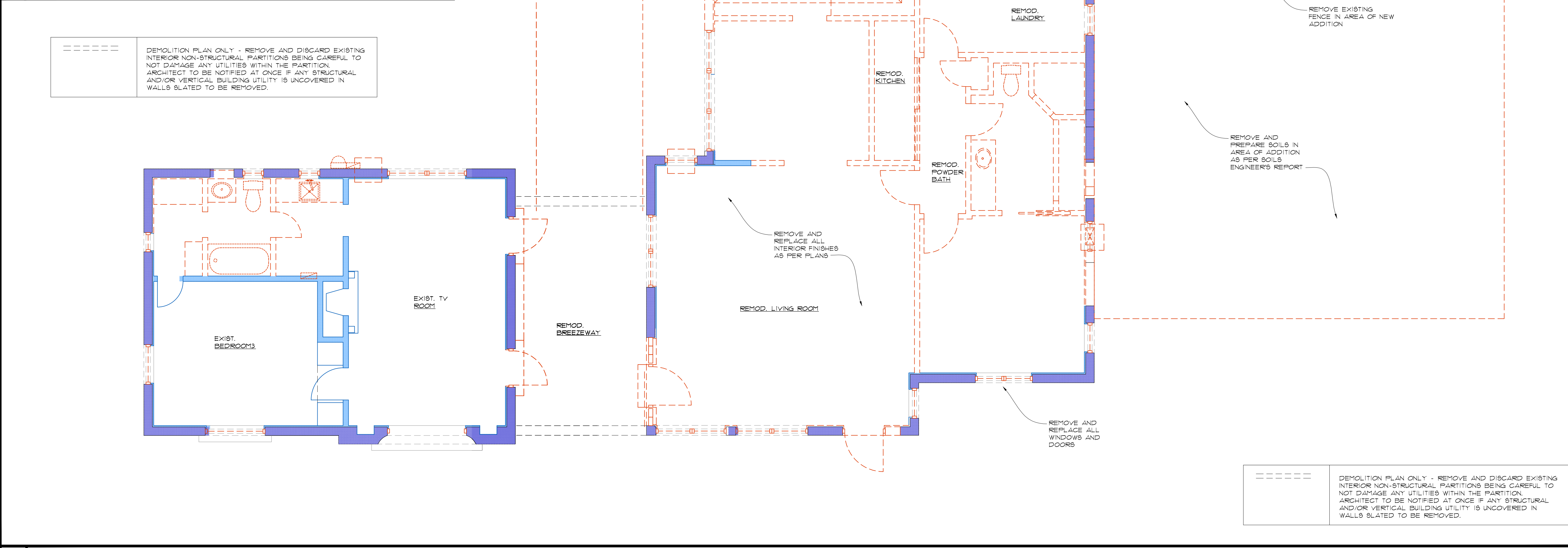
- 1 BREEZEWAY*
- 2 TV ROOM
- 3 LIVING ROOM
- 4 KITCHEN
- 5 DINING*
- 6 SITTING*
- 7 LAUNDRY
- 8 LINEN
- 9 POWDER ROOM
- 10 MASTER BEDROOM*
- 11 MASTER BATHROOM*
- 12 MASTER WIC*
- 13 BEDROOM 2*
- 14 OFFICE
- 15 BATHROOM
- 16 WIC*
- 17 CABANA BATH*
- 18 STORAGE

HARRISON STREET





2 | DEMOLITION PLAN - SECOND FLOOR (TOWER)
SCALE: 1/4" = 1'-0"



1 | FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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STATE OF FLORIDA
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AR 0015035

REVISIONS	BY

HISTORIC PRESERVATION BOARD SUBMITTAL

RENOVATION/ADDITION
KREMENSKIY SMITH RESIDENCE

1317 HARRISON STREET
HOLLYWOOD, FL 333019

PROJECT NAME

DEMO. PLAN

SHEET TITLE

DRAWN
DMR

CHECKED
DMR

DATE
05.30.25

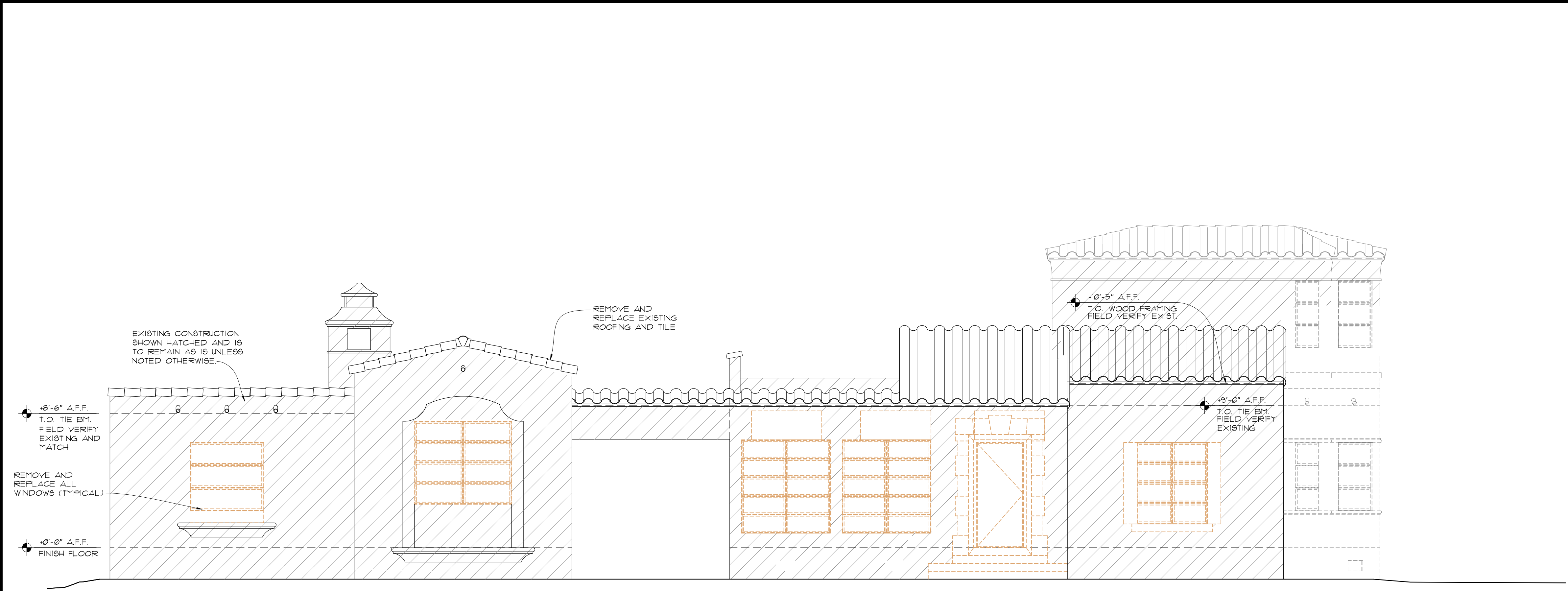
SCALE
AS NOTED

JOB NO.
25-0129

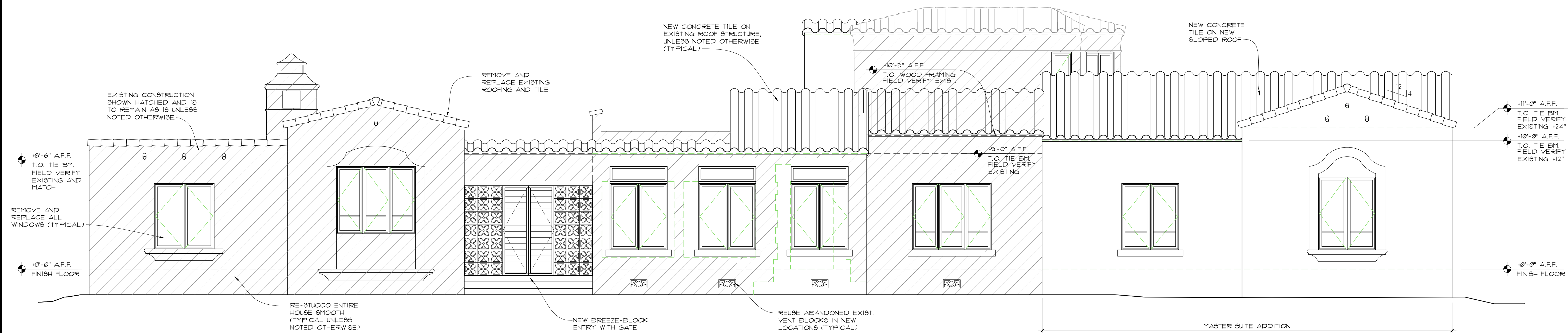
SHEET

A-4

4 OF 11 SHEETS



2 | EXISTING FRONT ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

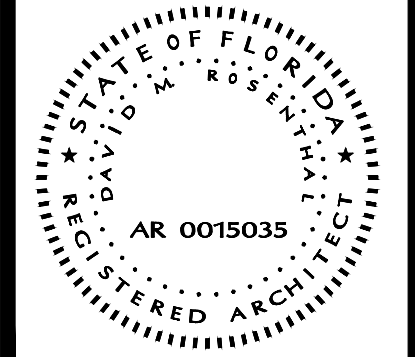


1 | PROPOSED FRONT ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

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KREMENSKIY SMITH RESIDENCE
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HOLLYWOOD, FL 333019

PROJECT NAME

FRONT SOUTH
ELEVATION

SHEET TITLE

DRAWN
DMR
CHECKED
DMR
DATE
05.30.25
SCALE
AS NOTED
JOB NO.
25-0129
SHEET

A-5

5 OF 11 SHEETS

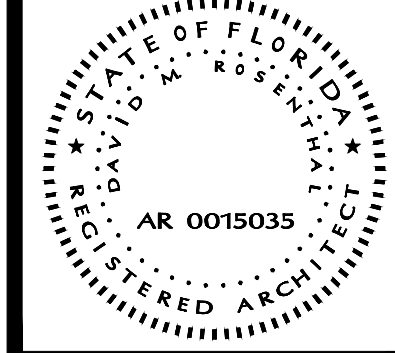
HISTORIC PRESERVATION BOARD SUBMITTAL

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RENOVATION/ADDITION
KREMENSKIY SMITH RESIDENCE
1317 HARRISON STREET
HOLLYWOOD, FL 333019

PROJECT NAME

SIDE EAST
ELEVATION

SHEET TITLE

DRAWN
DMR
CHECKED
DMR
DATE
06.05.25
SCALE
AS NOTED
JOB NO.
25-0129
SHEET

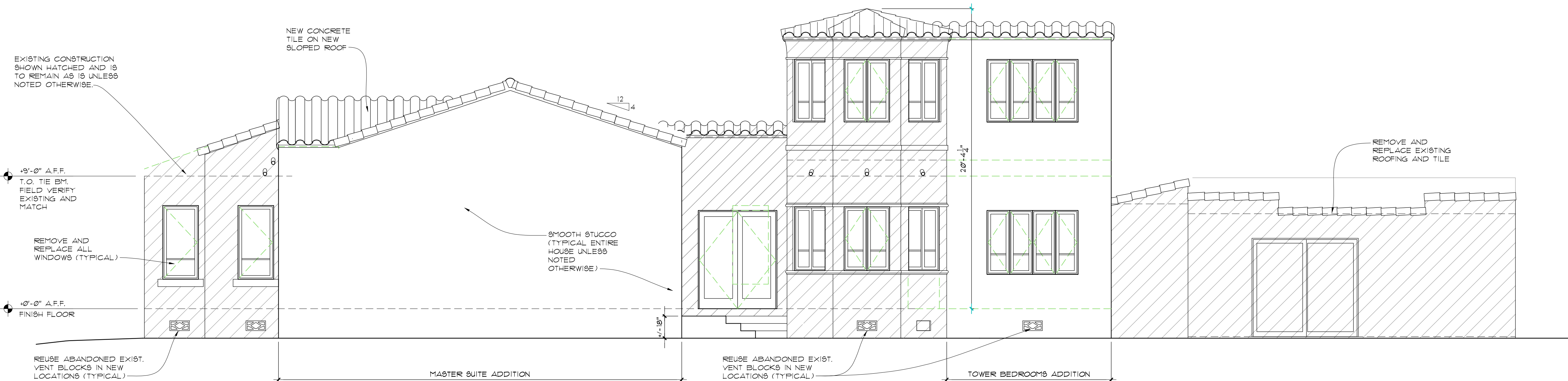
A-6

6 OF 11 SHEETS

HISTORIC PRESERVATION BOARD SUBMITTAL



2 EXISTING SIDE ELEVATION - EAST
SCALE: 1/4" = 1'-0"

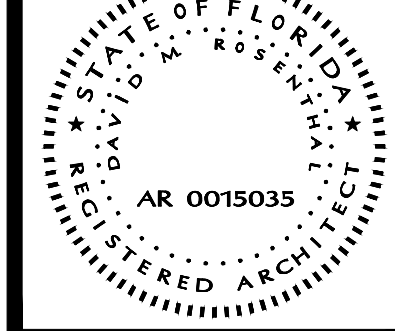


1 PROPOSED SIDE ELEVATION - EAST
SCALE: 1/4" = 1'-0"

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RENOVATION/ADDITION
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HOLLYWOOD, FL 333019

PROJECT NAME

REAR NORTH
ELEVATION

SHEET TITLE

DRAWN
DMR
CHECKED
DMR
DATE
05.30.25
SCALE
AS NOTED
JOB NO.
25-0129
SHEET

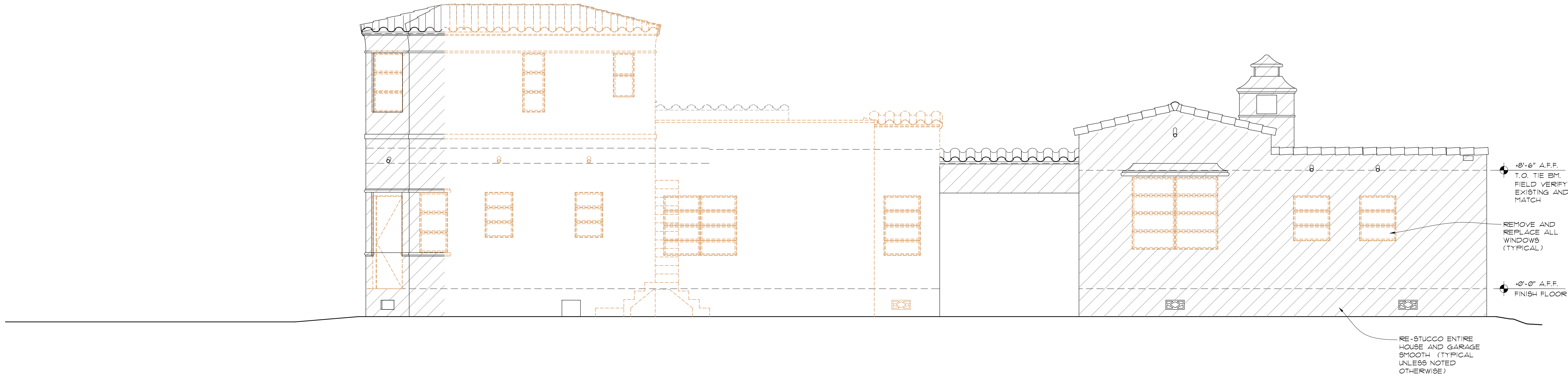
A-7

7 OF 11 SHEETS

HISTORIC PRESERVATION BOARD SUBMITTAL

2 EXISTING REAR ELEVATION - NORTH

SCALE: 1/4" = 1'-0"



1 PROPOSED REAR ELEVATION - NORTH

SCALE: 1/4" = 1'-0"



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HISTORIC PRESERVATION BOARD SUBMITTAL

RENOVATION/ADDITION
KREMENSKIY SMITH RESIDENCE
1317 HARRISON STREET
HOLLYWOOD, FL 333019

PROJECT NAME

SIDE WEST ELEVATION

SHEET TITLE

DRAWN
DMR

CHECKED
DMR

DATE
05.30.25

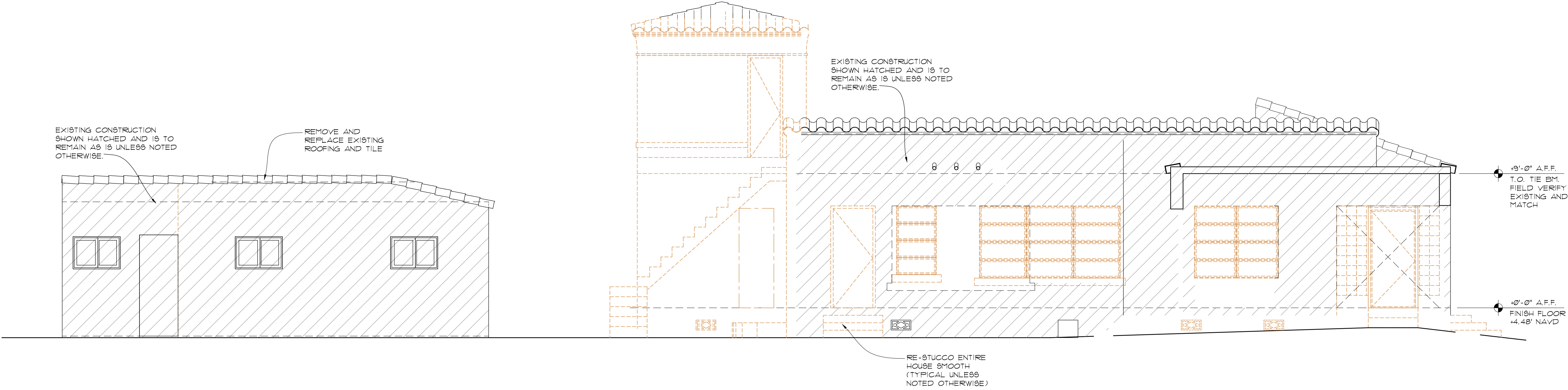
SCALE
AS NOTED

JOB NO.
25-0129

SHEET

A-8

8 OF 11 SHEETS



2 EXISTING SIDE ELEVATION - WEST (BUILDING SECTION THRU BREEZEWAY)
SCALE: 1/4" = 1'-0"

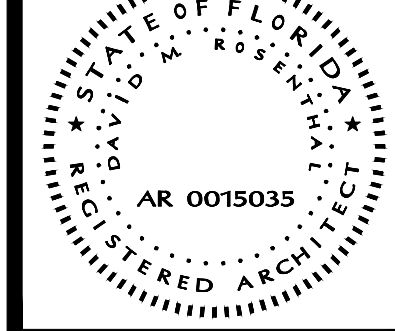


1 PROPOSED SIDE ELEVATION - WEST (BUILDING SECTION THRU BREEZEWAY)
SCALE: 1/4" = 1'-0"

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REVISIONS	BY

RENOVATION/ADDITION
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HOLLYWOOD, FL 333019

PROJECT NAME

SIDE WEST
ELEVATION

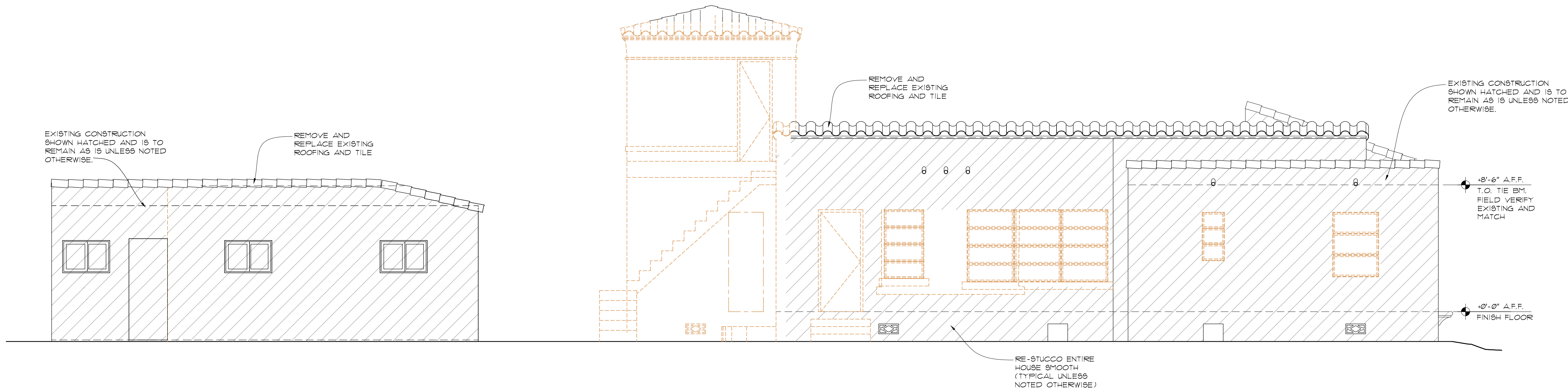
SHEET TITLE

DRAWN
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DMR
DATE
05.30.25
SCALE
AS NOTED
JOB NO.
25-0129
SHEET

A-9

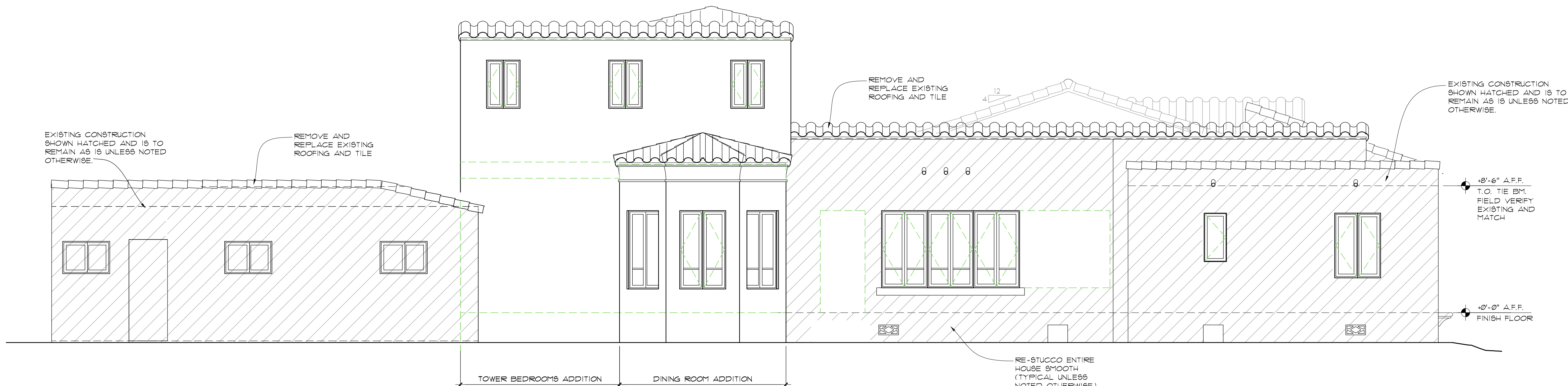
9 OF 11 SHEETS

HISTORIC PRESERVATION BOARD SUBMITTAL



2 EXISTING SIDE ELEVATION - WEST

SCALE: 1/4" = 1'-0"

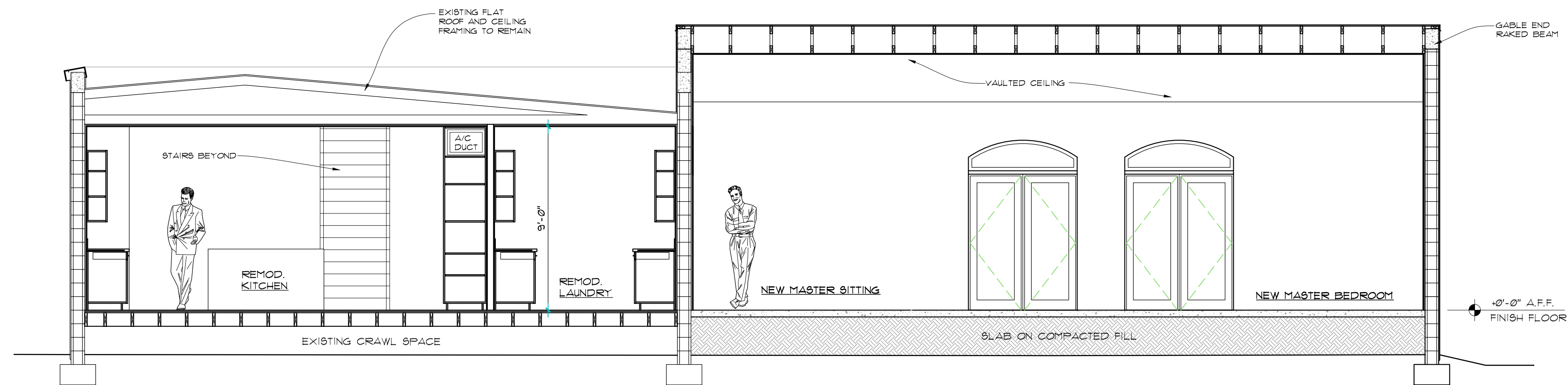


1 PROPOSED SIDE ELEVATION - WEST

SCALE: 1/4" = 1'-0"

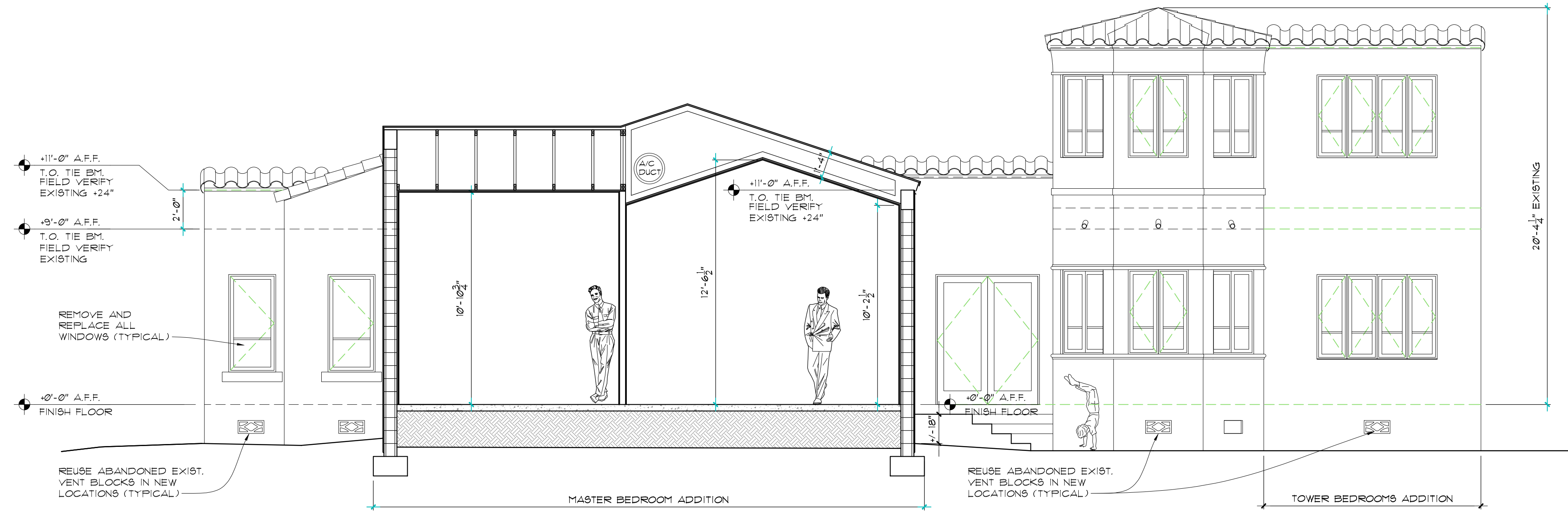
1 PROPOSED BUILDING SECTION

SCALE: 1/4" = 1'-0"



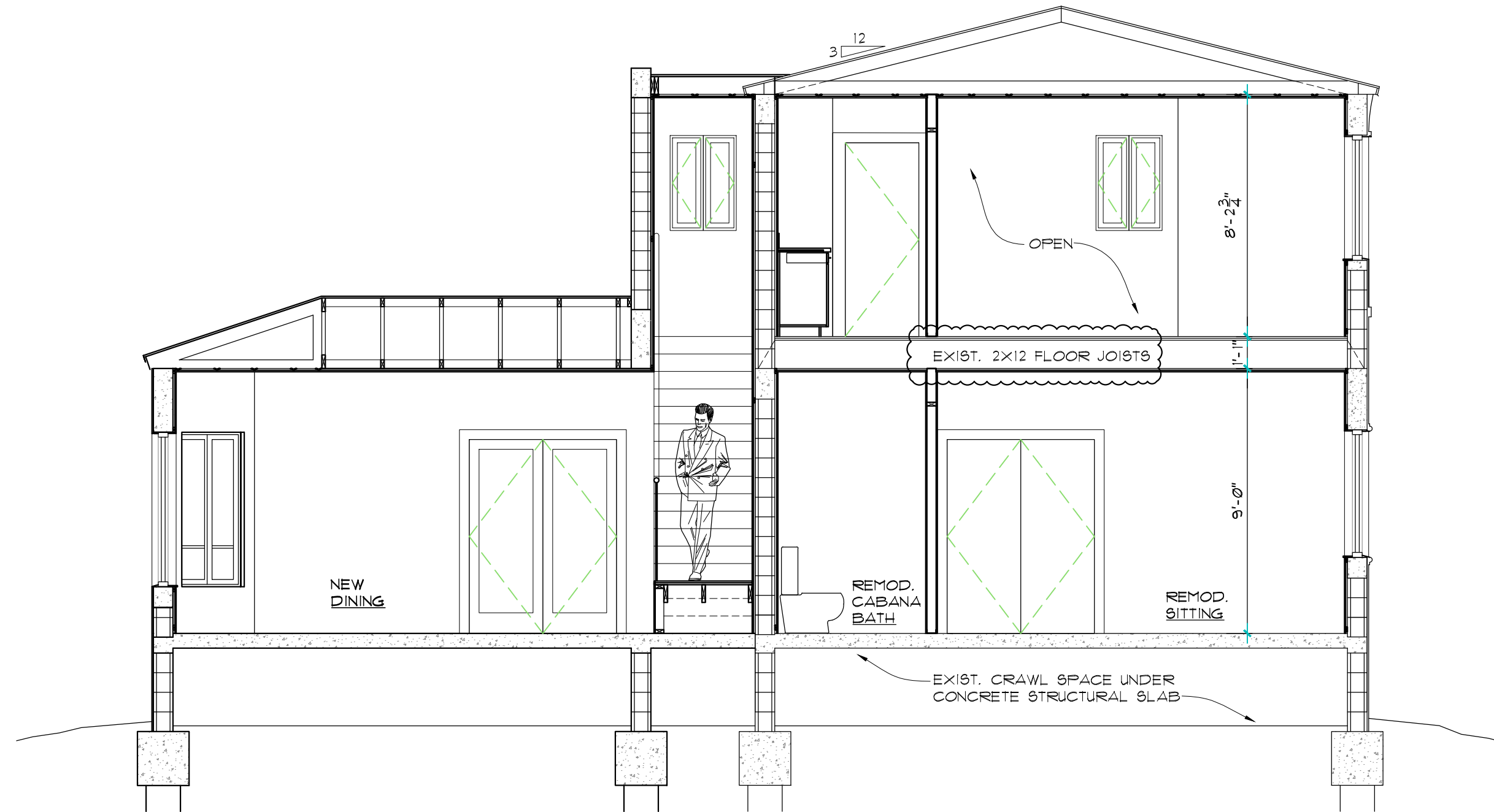
2 PROPOSED BUILDING SECTION

SCALE: 1/4" = 1'-0"



3 PROPOSED BUILDING SECTION

SCALE: 1/4" = 1'-0"

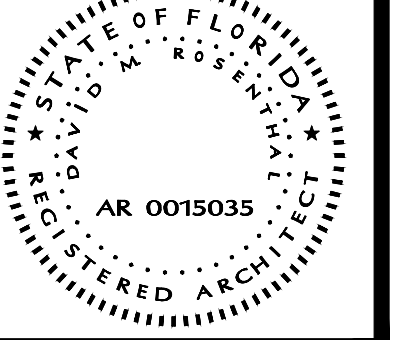


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RENOVATION/ADDITION
KREMENSKIY SMITH RESIDENCE
1317 HARRISON STREET
HOLLYWOOD, FL 333019

PROJECT NAME

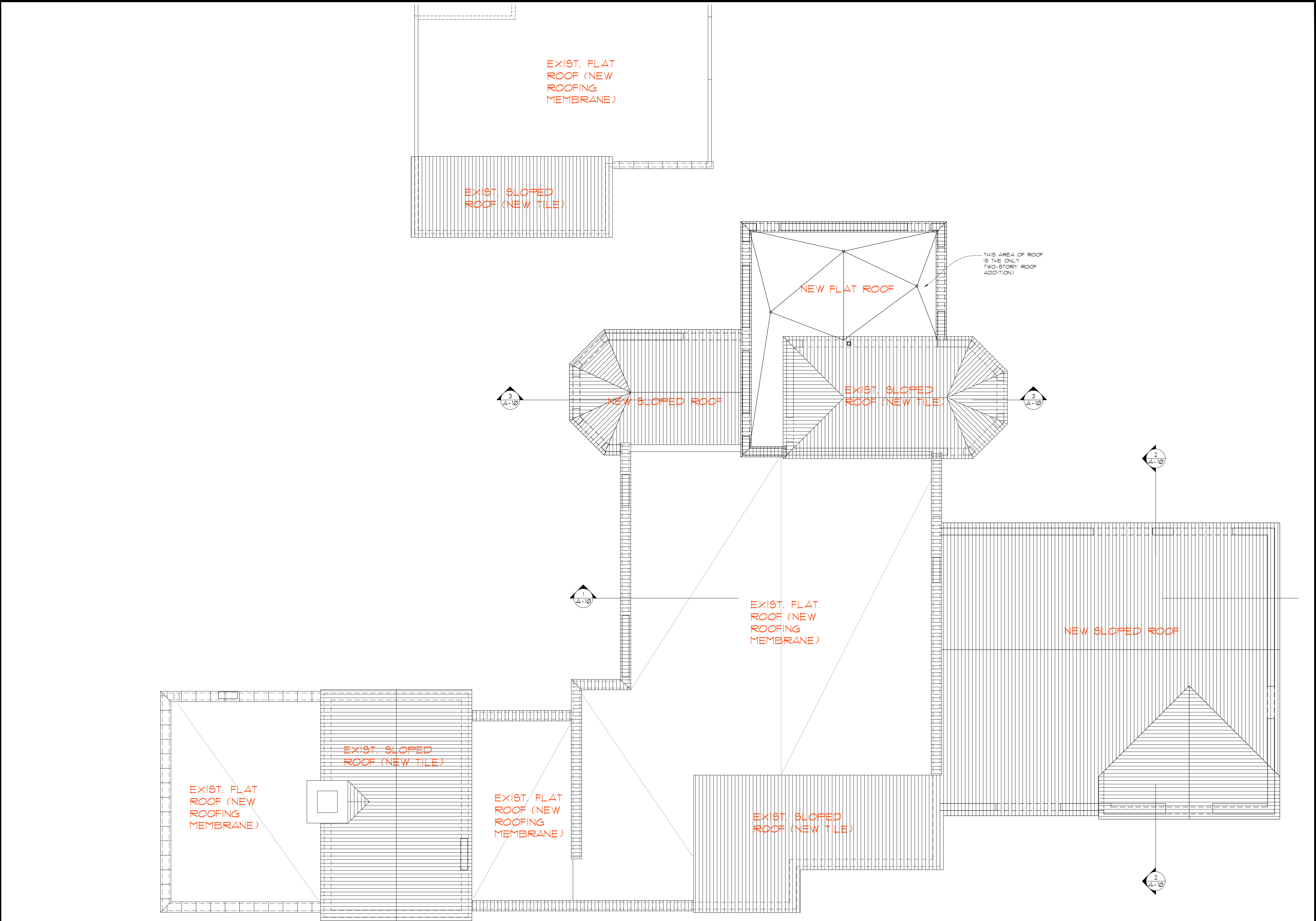
EXTERIOR
ELEVATIONS

SHEET TITLE

DRAWN
DMR
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DMR
DATE
06.04.25
SCALE
AS NOTED
JOB NO.
25-0129
SHEET

A-10

10 OF 11 SHEETS



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RENOVATION/ADDITION
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HOLLYWOOD, FL 333019

PROJECT NAME

ROOF PLAN

SHEET TITLE

DRAWN
DMR
CHECKED
DMR
DATE
06.04.25
SCALE
AS NOTED
JOB NO.
25-0129
SHEET

A-11

11 OF 11 SHEETS









