

ATTACHMENT I

Initial Application
Package



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 02.27.23

Location Address: 1308 Harrison St Hollywood Fl 33019

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

Folio Number(s): 5142 14 01 1420

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: Residential Sq Ft/Number of Units: 2,474 sf

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: Renovation and modification.

Number of units/rooms: 2 Sq Ft: 3,837 sf

Value of Improvement: 150,000.00 Estimated Date of Completion: 05/27/2024

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

Name of Current Property Owner: BRIAN GRUBER

Address of Property Owner: 1308 Harrison St Hollywood Fl 33019

Telephone: (954) 805-2585 Fax: _____ Email Address: bgruber@hey.com

Name of Consultant (Representative/ Tenant (circle one)): David Van Hoven

Address: 12555 orange dr davie fl 33330 Telephone: 904-525-9188

Fax: _____ Email Address: info@totalcof.com

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

If Yes, Attach Copy of the Contract.

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

Kyle Mailloux Address: 443 SW 2nd ave Ft Lauderdale 33301

Email Address: kyle@bluehorizonengineering.com

Pia Van Hoven 12555 orange dr davie fl 33330 pia.totalcof@gmail.com

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. 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: Brian Gruber Date: 2/15/2023

PRINT NAME: BRIAN GRUBER Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: David Van Hoven Date: 02/16/2023

Signature of Tenant: [Signature] 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 David Van Hoven to be my legal representative before the Historic Preservation Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 22 day of February 2023

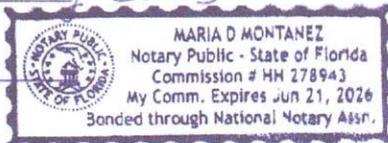
Brian Gruber

Signature of Current Owner

Brian Gruber

Print Name

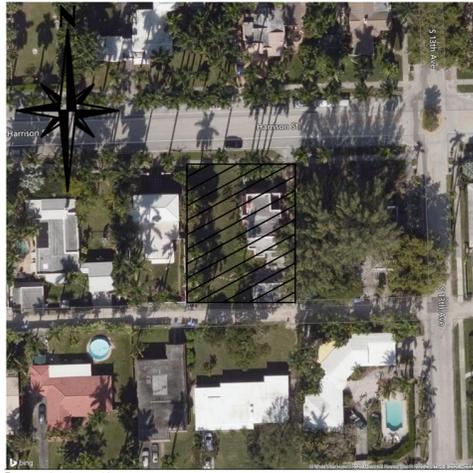
[Signature]
Notary Public



State of Florida

My Commission Expires: JAN 21 2026 (Check One) Personally known to me; OR Produced Identification _____

SURVEY MAP SCALE: 1" = 20'



Property Location

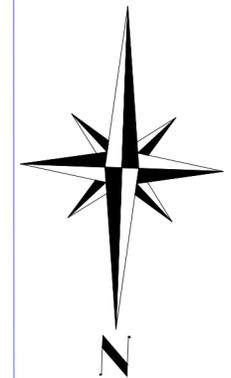
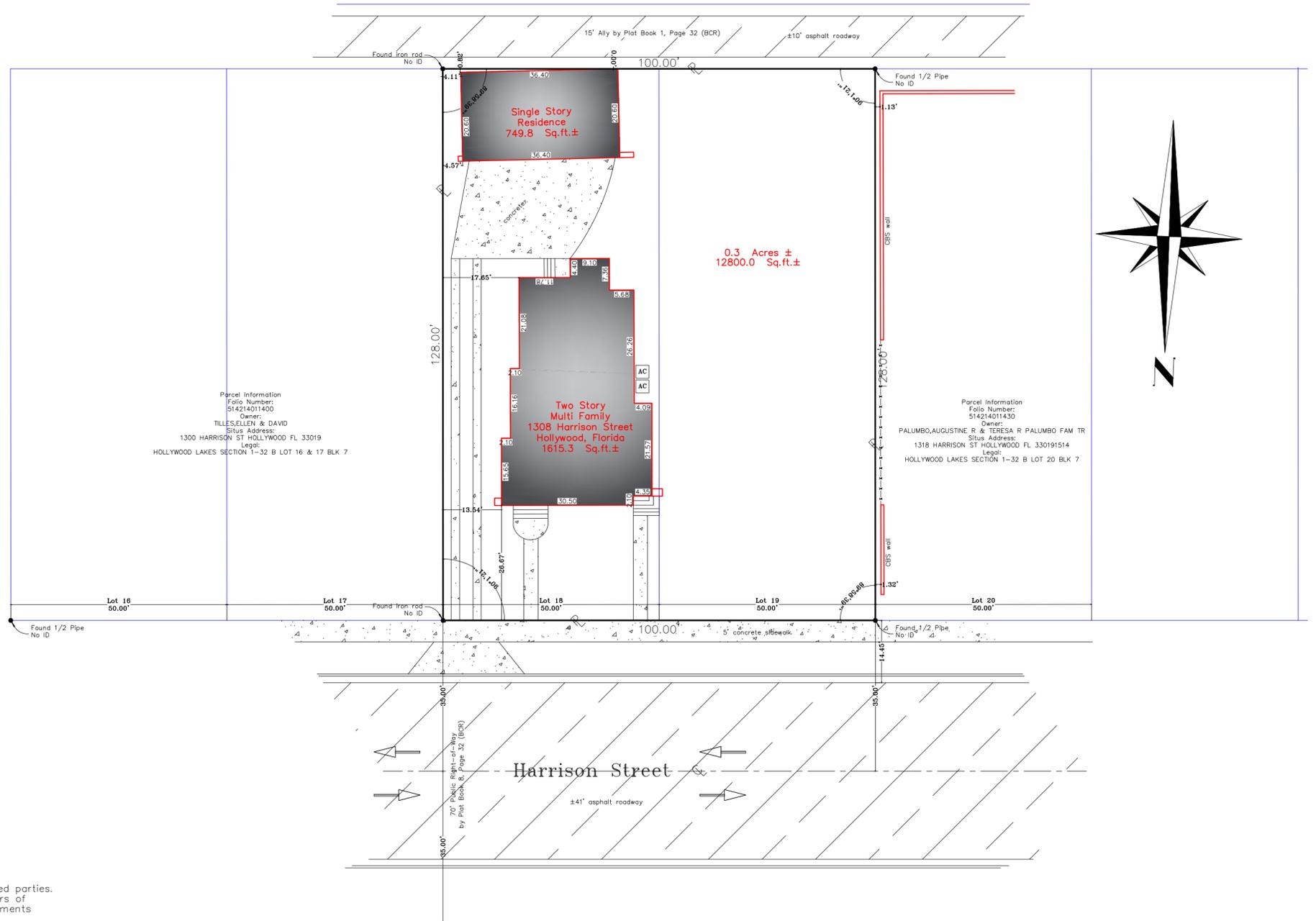


1308 Harrison Street
Hollywood, Florida 33019

Survey Date: 12/14/2020
Job Number: 20-2184
Order Number:
Revision:

National Flood Insurance
Community Panel: 12011 C 0569 H
Flood Zone: X
Base Flood Elevation: N/A
Firm Date: 08/18/2014

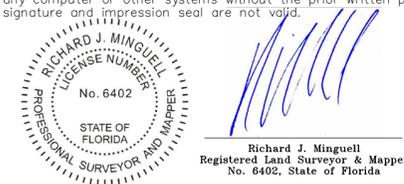
Legal Description
Lot 18 & 19 Block 7 of HOLLYWOOD LAKES SECTION 1, according to the map or plat thereof, as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida.



Certified to:
Keith Burza and Tamara Townsend, husband and wife
US Bank N.A., Its Successors And/Or Assigns As Their Interest May Appear
Cooperative Title Agency of Florida, Inc.
Old Republic National Title Insurance Company

- SURVEYORS NOTES**
- This is a Boundary survey.
 - Legal description used for this survey was provided by others.
 - This Survey has been prepared for the exclusive use of the entities named hereon and do not extend to any unnamed parties.
 - No title policy, title commitment, abstract, or certificate of title was available; therefore easements and other matters of record may not be reflected in this survey. Obtain current title work and verify easements before constructing improvements
 - Bearings, if any, shown hereon are based on Plat Book 1, Page 32, of the Public Records of Broward County, Florida.
 - All dimensions and directions shown hereon are in substantial agreement with record values unless otherwise noted.
 - Due to varying construction standards, house dimensions are approximate.
 - All ties to property line are perpendicular to it, unless otherwise noted.
 - In all cases dimensions shall control location over scaled positions.
 - Elevations, if shown, are based of NAVD 88.
 - Benchmark No. Elevation: feet, located at
 - This survey does not determine or imply ownership.
 - Underground improvements and utilities were not located.
 - Not valid without the signature & raised seal of a Florida licensed surveyor and mapper.

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
No part of this drawing may be reproduced by photocopying, recording or by any other means, or stored, processed or transmitted in or by any computer or other systems without the prior written permission of R. Minguell Land Surveyors. Copies of this plan without an original signature and impression seal are not valid.



R. Minguell, Inc.
Land Surveyors & Planners
L.R.7272
954-298-8835
Minguell@bellsouth.net
RMinguell.com
591 S.W. 112 Avenue
Plantation, Florida 33325

Encroachments
-None visible.

Legend

PP	Pool pump
AC	Air Conditioner
—	Property Line
—	Center Line
—	chain link fence
—	wood fence
—	metal fence
N.T.S	Not to Scale
BCR	Broward County Records
MDCR	Miami-Dade County Records
AT&T	AT&T Box
WM	Water Meter
CATV	Cable Box
EM	Electric Meter
▲	Existing Elevation

PREPARED BY:
Stacy G. Mager, Esq.
SPINK, SHROUDER & KARNIS, P.A.
9700 Griffin Road, Cooper City, FL 33328
(954) 392-9994
File No.: 2021-3330

RETURN TO:
Kramer, Golden & Brook, P.A.
12000 Biscayne Blvd, Suite 700
Miami, FL 33181
Parcel Identification No.: 51-42-14-01-1420

Gruber 24-21R

WARRANTY DEED

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

This indenture made the 25th day of February, 2021 between Lydia Castillo, a single woman, whose post office address is 1308 Harrison Street, Hollywood, FL 33019, Grantor, to **Brian Gruber and Rachel Daniels, husband and wife,** whose post office address is 1308 Harrison St, Hollywood FL, Grantees:
33019

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Broward, Florida, to-wit:

LOTS 18 AND 19, BLOCK 7, HOLLYWOOD LAKES SECTION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel Identification No. 51-42-14-01-1420

Street Address: 1308 Harrison Street, Hollywood, FL 33019

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

(2)

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

Signed, sealed and delivered in our presence:

[Signature]
WITNESS
PRINT NAME: Stacy G Mager

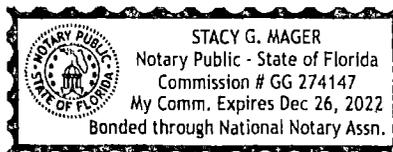
[Signature]
Lydia Castillo

[Signature]
WITNESS
PRINT NAME: EVELYN HUELLER

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 24 day of February, 2021, by Lydia Castillo.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: DRIVERS LICENSE

Blue Horizon Engineering
Phone: 954-420-8225
Email: sales@bluehorizonengineering.com
Address: 443 SW 2nd Ave, Fort Lauderdale, FL 33301



LEGAL DESCRIPTION & PROJECT INFORMATION

Project Owner: BRIAN GRUBER
Project Address: 1308 HARRISON STREET, HOLLYWOOD FL 33019
Folio: 5142 14 01 1420
Legal Description: HOLLYWOOD LAKES SECTION 1-32 B LOT 18,19 BLK 7

Zoning classification: RS-6
Land use: Residential
Site Square Footage: 12,800 Sq. FT.

The design intent for this Project is to add a two story addition to an existing (2) two story home while maintaining the historic Spanish architecture of the house. The massing and height of the addition match that of the existing home and the surrounding area. This design is features the following:

- Large pool with deck and balconies
- Columns and arches that match the existing design of the home
- Stucco finish to match existing with dark stucco bands.

The total A/C are of the new house is 4,260 square feet. The house is located on the south side of Harrison St five blocks east of Young's Circle

Blue Horizon Engineering
Phone: 954-420-8225
Email: sales@bluehorizonengineering.com
Address: 443 SW 2nd Ave, Fort Lauderdale, FL 33301



Planning and Zoning Board

City of Hollywood

2600 Hollywood Boulevard

Hollywood FL, 33022

RE: CRITERIA STATEMENTS FOR CRITERIA FOR HISTORIC PRESERVATION BOARD 1308 HARRISON ST

Dear Planning and Zoning Board,

This firm represents Brian Gruber (the Applicant), owners of the lot located at 1308 Harrison St Hollywood. (Property). Please consider this letter the applicant's letter of intent in support of an application seeking a certificate of appropriateness of design for a new proposed single family residence on such lot mentioned above.

Property: The property is located at 1308 Harrison St Hollywood. The lot is 12,800 square feet in size and is identified by the Broward County Property Appraiser by ID No. 5142 14 01 1420. The property is an existing two story single family home and the proposed project is a two story, 1,230 square foot addition with a deck, balcony and pool.

Criteria Statement Analysis:

The applicant satisfies the variance criteria delineated in Section 5.5.6.3.2 as follows:

1. Integrity of Location

The proposed historic spanish style typology of the proposed addition respects all the zoning setbacks and heights. The design intent includes a large pool deck and balcony for the owner to enjoy an inviting recreational area.

2. Setting

The setting and design of the proposed addition compliments the existing style of the home and is compatible with the homes in the area.

3. Materials

The proposed residence is structurally designed with cmu block, with the façade materials primarily consisting of stucco finish with decorative stucco bands. The proposed addition incorporates arches and columns that compliment the existing residence. The balconies on the front and side façades provide depth to break up the massing of the addition. The stucco will be painted tan to match the existing and the decorative bands will be gray. All these materials are compatible with the homes in the neighborhood.

Blue Horizon Engineering
Phone: 954-420-8225
Email: sales@bluehorizonengineering.com
Address: 443 SW 2nd Ave, Fort Lauderdale, FL 33301



4. Workmanship

As this residence is going to be the homeowners long term residence, the intent is to deliver the residence with the best standards available. The workmanship and quality of the construction will meet or exceed the standards in the area from a licensed construction professional.

5. Association

We believe this design intent will adhere to the requirements of the Historic Board in the City of Hollywood.

6. Design

The design of the addition compliments the existing house while adding unique elements. The front and side façades match the existing house while also adding balconies and a raised entry to create depth and interesting massing. The historic element of the house is preserved while providing a function and aesthetically please master suite and additional bedrooms.



**John W. Allred Consulting Arborist
Country Bills Lawn Maintenance Inc
ISA Certified Arborist # FL-1252A
13363 NE 16th Avenue
North Miami, Florida, 33161
305.785.0180 JohnAllred22@me.com
Miami-Arborist.com**



January 23, 2021

This Arborist report/observation was prepared at the request of Brian Gruber and Rachel Daniels. Property address 1308 Harrison Street Hollywood, Florida 33019. The trees and palms were assessed by me on Saturday, January 23, 2021. The purpose of this report was to inspect and document the size, specie, and provide an Arborist's opinion as to the overall condition of the trees and palms.

Note: During this assessment, all observations were taken from the ground; there were no technical equipment used or the assistance of laboratory analysis sought.

Definitions

DBH = Diameter at Breast Height, Breast height is defined as 4.5 feet (1.37m) above the ground.

OA = Overall height

Spread = Width

Trees and Palms

1. Royal palm, *Roystonea regia*, approximately 60' OA. This palm is in good condition. Recommendation, remain.
2. Guava tree, *Psidium guava*, less than 1" dbh, 4' oa with a 4' spread. This tree is in poor condition due to extensive weedeater damage at the base. Recommendation, remove.
3. Royal palm, *Roystonea regia*, approximately 60' OA. This palm is in good condition. Recommendation, remain.
4. Golden shower tree, *Cassia fistula*. 1.5" dbh, 10' oa with a 6' spread. This tree is in good condition. Recommendation, remain.
5. Royal palm, *Roystonea regia*, approximately 60' OA. This palm is in good condition. Recommendation, remain.
6. Royal palm, *Roystonea regia*, approximately 60' OA. This palm is in good condition. Recommendation, remain.
7. Royal palm, *Roystonea regia*, approximately 60' OA. This palm is in good condition. Recommendation, remain.
8. Royal palm, *Roystonea regia*, approximately 60' OA. This palm is in good condition. Recommendation, remain.
9. Silk floss tree, *Ceiba speciosa*. 5.5" dbh, 14' oa with a 6' spread. This tree is in poor condition due to extensive weedeater damage at the base. Recommendation, remove.
10. Phoenix roebelenii, 14' OA. This palm is in good condition. Recommendation, remain.
11. Phoenix roebelenii, 8' OA. This palm is in fair condition with a curved trunk. Recommendation, remain or remove.
12. Royal palm, *Roystonea regia*, approximately 60' OA. This palm is in good condition. Recommendation, remain.
13. Loquat tree, *Eriobotrya japonica*, This tree is in fair to good condition due to insect damage chewing on the leaves. Recommendation, remain and treat with insecticide.
14. Live oak, *Quercus virginiana*. 2" dbh, 16' oa with a 4' spread. This tree is dead due to extensive weedeater damage at the base. Recommendation, remove.

15. Royal palm, *Roystonea regia*, approximately 60' OA. This palm is in good condition. Recommendation, remain.
16. Royal palm, *Roystonea regia*, approximately 60' OA. This palm is in good condition. Recommendation, remain.
17. Mango tree, *Mangifera indica*. very small planting. Recommendation remain or relocate.
18. Royal palm, *Roystonea regia*, approximately 50' OA. This palm is in good condition. Recommendation, remain.
19. Royal palm, *Roystonea regia*, approximately 50' OA. This palm is in good condition. Recommendation, remain.
20. Phoenix *reclinata*, 35' OA. This palm is in good condition. Recommendation, remain.
21. Travelers palm, *Ravenala madagascariensis*. 25' OA. This palm is in good condition. Recommendation, remain.
22. Travelers palm, *Ravenala madagascariensis*. 25' OA. This palm is in good condition. Recommendation, remain.
23. Strawberry guava tree, *Psidium cattleianum*. multi leader, 4" dbh, 20' oa with a 20' spread. This tree is in good condition. Recommendation, remain.
24. Jatrophia tree, *Jatropha cruces*. multi leader 2" dbh, 8' oa with a 8' spread. This tree is in fair condition. Recommendation, remain.
25. Laurel oak, *Quercus imbricaria*. 2" dbh, 10' oa with a 8' spread. This tree is in good condition. Recommendation, remain.
26. *Livistona chinensis*, Chinese fan palm: 25' OA. This palm is in good condition. Recommendation, remain.
27. *Livistona chinensis*, Chinese fan palm: 35' OA. This palm is in good condition. Recommendation, remain.
28. Royal palm, *Roystonea regia*, approximately 45' OA. This palm is in good condition but the roots are damaging property, the driveway. Recommendation, remain or remove as this palm **a danger to property** and the owners may decide to avail themselves of their rights under Florida law to have the palm removed. FL statute 163.045.
29. Powder puff, *Calliandra haematocephala*, 2.5" dbh, 16' oa with a 12' spread. This tree is in good condition. Recommendation, remain.

30. Royal palm, *Roystonea regia*, approximately 60' OA. This palm is in good condition but the roots are damaging property, the driveway. Recommendation, remain or remove as this palm **a danger to property** and the owners may decide to avail themselves of their rights under Florida law to have the palm removed. FL statute 163.045

FL Statute 163.045 Tree pruning, trimming, or removal on residential property.—

- (1) A local government may not require a notice, application, approval, permit, fee, or mitigation for the pruning, trimming, or removal of a tree on residential property if the property owner obtains documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect that the tree presents a danger to persons or property.
- (2) A local government may not require a property owner to replant a tree that was pruned, trimmed, or removed in accordance with this section.
- (3) This section does not apply to the exercise of specifically delegated authority for mangrove protection pursuant to ss. 403.9321-403.9333.

Palms should be fertilized four times per year in the months of February, May, August, and November. Fertilizer to be a granular "Palm Special" 8-2-12+4mg product, with at least 50% of the nitrogen and potassium in the slow-release form, preferably sulfur-coated. Fertilizer mix shall also contain micronutrients, specifically magnesium (kieserite, at least 3%), manganese sulfate (at least 1%), chelated iron (Trachelene, at least 1%), and trace amounts (less than 1%) of boron (boric acid), copper sulfate, and zinc sulfate.

Limit of Observations

There are many factors that may contribute to limb or total tree and palm failure. Factors include, decay (in the trunk, crown or branch junctions), extensive damage to branches leading to decay, poor branch taper, included bark, root rot/decay. Not all these symptoms are visible i.e. internal decay; of these some external symptoms may indicate the presence of dead internal wood but not the existence or extent of decay.

The most solid looking piece of timber may be riddled with breaks in continuity of growth caused by insect damage or poor pruning practices many years previous. Trees do not heal; they simply box in the damaged area (**CODIT** Compartmentalization of Decay in Trees) and continue to expand in girth, completely disguising the fact that the branch or trunk has a hollow or decayed section. Having said this, not all areas of decay, past or present suggests a point of failure. Only sophisticated equipment i.e. Resitograph ® or Tomograph ® can detect the existence of decay or compartments within a trees' branch or trunk. The use of this highly technical equipment is expensive and is usually required when a dispute over the soundness of a tree part is made. Caution must be practice when using a Resitograph as the method requires drilling through boundary walls within the tree and may in fact contribute to the continuance of the decaying organism.

Certification of Performance

I, John Allred, certify that:

- I have inspected the tree(s)/palm(s) referred to in this report and have stated my findings accurately and to the best of my knowledge.
- I have no current or prospective interest in the tree(s)/palm(s) or the property that is the subject of this report and have no personal interest or bias with respect to the party or parties involved.
- I am not an attorney and the opinions and conclusions stated herein are my own and are based on current scientific procedures, my 30 years of experience and facts.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of one party or any other party nor upon the results of the assessment, the attainment of stipulated results or the occurrence of any subsequent events.
- Arborists are tree and palm specialists who use their education, knowledge, training and experience to examine, recommend measures to enhance the beauty and health of trees and palms, and attempt to reduce the risk of living near them. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice.
- Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees/palms are living organisms that fail in ways we do not fully understand. Conditions are often hidden within, below ground or are not visible from the vantage point of standing on the ground. Arborists cannot guarantee that a tree/palm will be healthy, safe or adequately protected under all circumstances or for a specified period of time. Likewise, remedial, protective and mitigating treatments and recommendations cannot be guaranteed.

I further certify that I'm a member in good standing with the International Society of Arborists and an ISA Certified Arborist, FL-1252A



John W. Allred Consulting Arborist ISA, Certified Arborist # FL-1252A