

ATTACHMENT I

General Application and Request for Extension

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 8-28-19

Location Address: 113-115 S 2nd Ave
Lot(s): 4 & 5 Block(s): 8 Subdivision: Downtown Hollywood
Folio Number(s): 514215011300 & 514215011310
Zoning Classification: RAC Land Use Classification: _____
Existing Property Use: Mixed use Sq Ft/Number of Units: 8000 sq ft 4 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): yes, site plan approval 16-DP-22

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

Explanation of Request: Request to extend site plan approval 16-DP-22 for additional 24 months to obtain financing and build "The Atrium"

Number of units/rooms: 8 apartment 10,000 sq ft Sq Ft: 28,500 sq ft

Value of Improvement: \$mil Estimated Date of Completion: Dec 2021

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

Name of Current Property Owner: 115 holdings inc

Address of Property Owner: 4151 hollywood blvd Hollywood FL

Telephone: 954-678-8733 Fax: _____ Email Address: John@demarcogroup.net

Name of Consultant/Representative/Tenant (circle one): Owner John DeMarchet

Address: 4151 hollywood blvd Telephone: 954-678-8733

Fax: _____ Email Address: John@demarcogroup.net

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

If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

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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: _____

Date: 8/27/19

PRINT NAME: John DeMarco

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 26 day of August, 2019

Alecia Gridasova

Notary Public

State of Florida

My Commission Expires: 7/22/23 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



Alecia Gridasova
Comm. #GG339951
Expires: July 22, 2023
Bonded Thru Aaron Notary

Signature of Current Owner

John DeMarco

Print Name

To: City of Hollywood
Re: 115 S 21st Ave
"The Atrium" project
Site plan approval Extension
Site plan approval #16-DP22

Dear City Commissioners and City Staff,

My name is John DeMarco, I am the owner of 115 Holdings Inc. I am formally requesting that the City extend my current site plan approval expiration date for an additional 24 months.

I have been working very diligently on getting this project financed and completed. The main delay has been the fact that I had to buy out my former 50% partner who did not want to develop this site. I accomplished this task last year and now I own 100% of the project. If this approval is granted I will begin working on permits for submission.

I have every intention to complete and this develop project. I am confident it will be completed with the City's assistance given the necessary time to do so.

The Atrium project will greatly enhance the 21st Ave corridor bringing new office tenants and residential tenants into the downtown district.

I thank you for your consideration and if you have any questions please do hesitate to contact me directly.

Sincerely,

John DeMarco



CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO. 16-DP-22

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL, FOR THE CONSTRUCTION OF AN APPROXIMATE 28,500 SQUARE FOOT MIXED USE DEVELOPMENT (ATRIUM CENTER) GENERALLY LOCATED AT 113-117 SOUTH 21ST AVENUE, EAST OF SOUTH 21ST AVENUE BETWEEN HOLLYWOOD BOULEVARD AND HARRISON STREET, PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design, special exceptions and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances, special exceptions, and design approvals in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations and site plan approval pursuant to Article 6 of the Zoning and Land Development Regulations; and

WHEREAS, 115 Holdings, Inc., ("Applicant"), has applied for Design and Site Plan approval for the construction of an approximate 28,500 square foot mixed use development generally located at 113-117 South 21st Avenue, east of South 21st Avenue, between Hollywood Boulevard and Harrison Street, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Staff, following analysis of the application and its associated documents, have determined that the proposed request for Design approval for the mixed use development meets the applicable criteria set forth in Section 5.3.1.4. of the Zoning and Land Development Regulations and therefore recommend approval of the Design; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents, have determined that the proposed request for Site Plan approval does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and have therefore recommended approval; and

WHEREAS, on July 13, 2017,, the Board met and held a duly advertised public hearing to consider the Applicant's requests for Design and Site Plan review and approval; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning Division staff report recommendation for the Design approval, considered the following criteria pursuant to Section 5.3.1.4.a. (1) through (4) of the City's Zoning and Land Development Regulations and have determined that the following criteria have been met:

- 1) The Architectural details are commensurate with the building mass. Design of the building(s) considered aesthetics and functionality, including the relationship of the pedestrian with the built environment;
- 2) Compatibility. There is an appropriate relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. The Building contains architectural details that are characteristic of the surrounding neighborhood;
- 3) Scale/Massing. The Building is proportionate in scale, with a height which is consistent with the surrounding structures. The Building mass reflects a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. The Architectural details include, but are not limited to, banding, molding, and fenestration; and
- 4) Landscaping. The Landscaped areas contain a variety of native and other compatible plant types and forms, and are carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site have been preserved.

; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning Division staff report and the Technical Advisory Committee's recommendation for the Site Plan approval, and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Developments and found that the Site Plan requirements have been met with Staff's conditions;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND DEVELOPMENT BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Design criteria set forth herein, the Board finds that the necessary criteria have been met, and the Design is hereby **approved**.

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and Site Plan is hereby **approved**.

Section 3: That the Applicant shall have up to 24 months from the date of this Design approval to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the require time period shall render all approvals null and void.

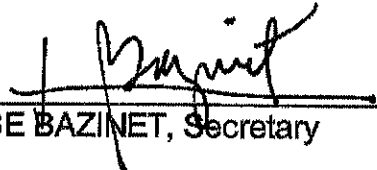
Section 4: That the Applicant shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the require time period shall render all approvals null and void.

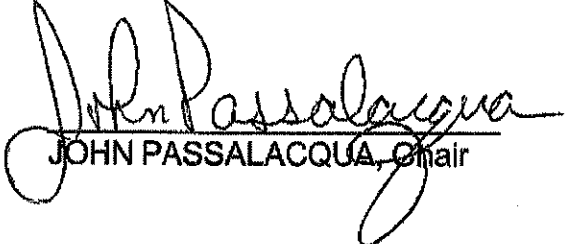
Section 5: That the Planning Division of the Department of Development Services is hereby directed to forward a copy of this resolution to the Applicant/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the Public Records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

PASSED AND ADOPTED THIS 13th DAY OF JULY, 2017.

RENDERED THIS 27 DAY OF July, 2017.

ATTEST:


LISE BAZINET, Secretary


JOHN PASSALACQUA, Chair

APPROVED AS TO FORM & LEGALITY
for the use reliance of the Planning and
Development Board of the City of Hollywood,
Florida, only.


DEBRA REESE, BOARD COUNSEL

EXHIBIT "A"
Legal Description

LOTS 4 & 5, BLOCK 8, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.