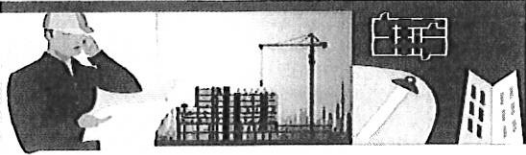


# ATTACHMENT I

## Application Package

## PLANNING & DEVELOPMENT SERVICES



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/comm\\_planning/appforms.htm](http://www.hollywoodfl.org/comm_planning/appforms.htm)*



### APPLICATION TYPE (CHECK ONE):

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

Date of Application: \_\_\_\_\_

Location Address: \_\_\_\_\_ 3001 Taft Street, 2301 N 29 Ave (Okomo); 2900 Sheridan St (FDOT)

Lot(s): See exhibit A for legal description Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Folio Number(s): \_\_\_\_\_ 514208010070, 5142090030, 0031 (okomo); 5042090010, 0021 (FDOT)

Zoning Classification: Planned Development (PD) Land Use Classification: TOD

Existing Property Use: Mobile Homes, Park and Ride lot Sq Ft/Number of Units: 200 +/-

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): O-2007-08, O-2007-35 (am.2008-35), R-2008-401, R-2008-252

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

Explanation of Request: Site plan approval for 336 residential units in 3-story building with 1-story clubhouse. Approval for site plan for public park.

Number of units/rooms: 336 units

Sq Ft: \_\_\_\_\_

Value of Improvement: \$34 million Estimated Date of Completion: August 2016

Will Project be Phased? (X) Yes ( ) No

If Phased, Estimated Completion of Each Phase

Phase I Completion - August 2016

Phase II - TBD

Name of Current Property Owner: Okomo Associates, LLC. attn: David Deutch

Address of Property Owner: 9400 South Dadeland Blvd., Suite 100, Miami, FL 33156

Telephone: 305-854-7100 Fax: 305-859-9858 Email Address: david@pinnaclehousing.com

Name of Consultant/Representative/Tenant (circle one): Calvin, Giordano & Associates, Inc.

Address: 1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316 Telephone: 954-921-7781

Fax: 954-921-8807 Email Address: JDolan@cgsolutions.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: \_\_\_\_\_

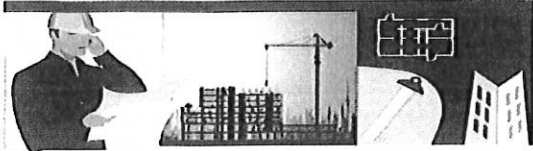
Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Debbie Orshefsky, Greenberg Traurig (Okomo counsel)

401 E. Las Olas Blvd. Suite 2000, Ft. Lauderdale, FL 33301  
954-768-8234; fax 954-759-5534; OrshefskyD@gtlaw.com

## PLANNING & DEVELOPMENT SERVICES



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: David O. Deutch Date: 9/11/14

PRINT NAME: David O. Deutch, Okomo Associates, LLC Date: \_\_\_\_\_

Signature of Consultant/Representative: Hoyt Holden Date: 9/12/14

PRINT NAME: Hoyt Holden, AICP, Calvin, Giordano & Associates Inc. 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 (project description) \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing (name of the representative) \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF CURRENT OWNER

\_\_\_\_\_  
Notary Public State of Florida

\_\_\_\_\_  
PRINT NAME

My Commission Expires: \_\_\_\_\_ (Check One) \_\_\_\_\_ Personally known to me; OR \_\_\_\_\_

LAND DESCRIPTION  
SHERIDAN STATION RESIDENTIAL SITE PLAN  
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

All of Parcel D of SHERIDAN STATION PLAT according to the plat thereof as recorded in Plat Book 181, Pages 51 through 55 of the Public Records of Broward County, Florida. Said lands lying in the City of Hollywood, Broward County, Florida.

LAND DESCRIPTION  
SHERIDAN STATION PARK  
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

All of Parcel B of SHERIDAN STATION PLAT according to the plat thereof as recorded in Plat Book 181, Pages 51 through 55 of the Public Records of Broward County, Florida. Said lands lying in the City of Hollywood, Broward County, Florida.

## **DESIGN REVIEW CRITERIA SHERIDAN STATION 13-DP-99**

Design Review encompasses the examination of architectural drawings for consistency with the General Criteria, Criteria as they appear in Design Guidelines Manual, and the Neighborhood Specific Design Review Criteria all of which is approved by the Board with regard to the aesthetics, appearances, safety, and function of the structure in relation to the site, adjacent structures and surrounding community.

The Board and the Office Planning and Development Services Director shall review plans based upon the aforementioned Criteria (See above paragraph). If the Board and the Director determines that an application is not consistent with the criteria, it shall set forth in writing the reasons substantiating its finding.

General Criteria. The architectural style of the building, accessory structures and landscaping shall be evaluated in terms of the following criteria (1-4):

### **DESIGN CRITERIA**

1. Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

**RESPONSE: The proposed residential architectural design elements are scaled to enhance the pedestrian experience and creates a natural transition to the adjacent planned public park component. Significant attention to landscaping and more importantly, the preservation of the existing tree canopy throughout the residential and park areas was the guiding design intent followed.**

2. Compatibility. The 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. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

**RESPONSE: The Mediterranean style is from Santa Barbara. Each of the residential buildings are comprised of stucco exteriors and tile roofs representing a traditional Santa Barbara Mediterranean architectural style using simple forms, minimal banding and moldings, white stucco walls with dark wood and colorful tile as accents that creates a cohesive sense of community within the site. The site is self-contained and isolated from any immediately**

**adjacent residential neighborhoods due to I-95 and the railroad tracks. However, Hollywood as a whole has many examples of similar Mediterranean or Neo-Mediterranean architecture, including the Sheridan Station tri-rail station.**

3. Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect 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. Architectural details include, but are not limited to, banding, molding, and fenestration.

**RESPONSE: The buildings are designed as low rise (3 story) garden structures that are appropriately scaled relative to the adjacent communities and uses. Significant amounts of landscaping buffers have been incorporated and overall character of the residential components are of low density feel.**

4. Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

**RESPONSE: A large portion of the native existing tree canopy is being preserved throughout the property. This encompasses a variety of healthy and mature oaks and palms species. The invasive plant species are being removed to help preserve and create a long term natural landscaping environment.**

These items are considered according to quasi-judicial procedures.

#### QUASI-JUDICIAL

The application regarding your property has been interpreted by Florida courts to be quasi-judicial in nature. This means that the City's decision is to be supported by competent, substantial evidence in the record regarding your application. In quasi-judicial procedures all witnesses are sworn in, subject to cross-examination, and the applicant, the City and any other interested party (e.g. a neighbor) are allowed opening and closing statements. However, the City's adopted quasi-judicial procedures allow you to waive this process and have your application heard and





SHERIDAN STATION  
VIEW AT PROJECT ENTRY

ROGER FRY & ASSOCIATES ARCHITECTS, P.A.

2791 Bird Avenue Coconut Grove, Florida 33133  
phone 305 - 446 - 7787  
rfry@rogerfry.com

RAM DEVELOPMENT

1815 Griffin Road, suite 106, Fort Lauderdale, Florida 33004  
phone 954 - 874 - 4200  
hpacanins@ramrealestate.com





ROGER FRY & ASSOCIATES ARCHITECTS, P.A.

2791 Bird Avenue Coconut Grove, Florida 33133  
phone 305 - 446 - 7787  
rfray@rogerfray.com



# SHERIDAN STATION MASTER SITE PLAN

RAM DEVELOPMENT

1815 Griffin Road, suite 106, Fort Lauderdale, Florida 33004  
phone 954 - 874 - 4200  
hpacanins@ramrealestate.com