

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: 2/27/2023

Location Address: 1837-1855 Johnson Street Hollywood FL 33020

Lot(s): 1, 2, 3, 4, 5 Block(s): _____ Subdivision: _____

Folio Number(s): 514210140020 & 514210140010

Zoning Classification: ND-1 Land Use Classification: Residential

Existing Property Use: Residential- SFHs Sq Ft/Number of Units: 2006 sqft/ 2 Units

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: This plan has been presented to the PACO, the Planning Department, The Engineering Department, the Mayor and the City Manager

Number of units/rooms: 14 Townhomes Sq Ft: 32,130

Value of Improvement: \$4,500,000 Estimated Date of Completion: March 2024

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

Name of Current Property Owner: Ghasem Jafarmadar & Tida Saniei

Address of Property Owner: 1619 Harrison Street Hollywood FL 33020

Telephone: 9549224625 Fax: _____ Email Address: 9224625@gmail.com

Name of Consultant/Representative/Tenant (circle one): Tara Jafarmadar

Address: 1423 Van Buren Street Hollywood FL 33020 Telephone: 9548540326

Fax: _____ Email Address: tara.jafarmadar@gmail.com

Date of Purchase: 1/10/2003 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: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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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: Feb 27, 2023

PRINT NAME: Ghasem Jafarmadar Date: 2/27/2023

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: Tara Jafarmadar Date: 2/27/2023

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

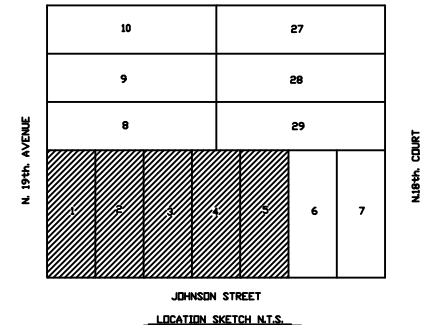
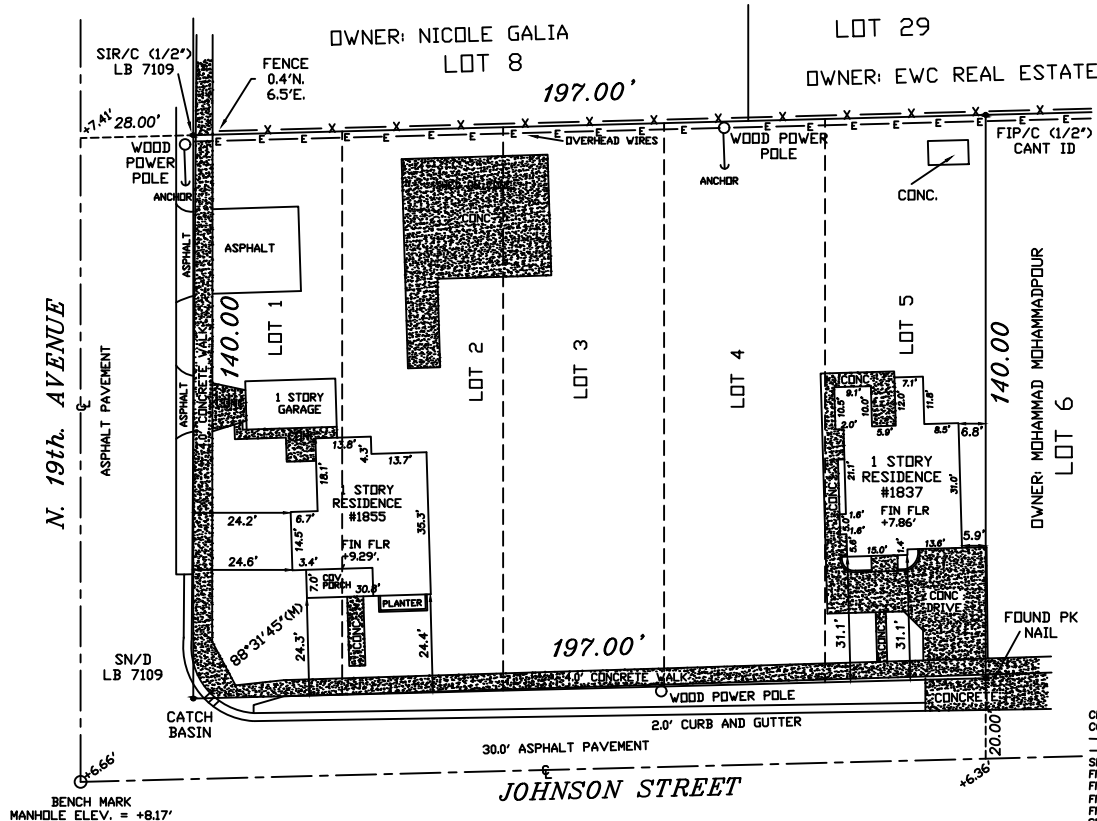
Notary Public

Print Name

State of Florida

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

SKETCH OF ALTA LAND TITLE BOUNDARY SURVEY



LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4 AND 5 HOLLYWOOD LAWNS, AS RECORDED IN PLAT BOOK 2, PAGE 58 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

SURVEYORS NOTES

- (1) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHT-OF-WAY, EASEMENT, RESERVATIONS OR OTHER SIMILAR MATTERS OF RECORD.
- (2) THE LEGAL DESCRIPTION AS INDICATED HEREON WAS FURNISHED BY THE CLIENT AND THE PROPERTY WAS SURVEYED AS SUCH
- (3) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES IT IS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY OTHER INDIVIDUAL OR ENTITY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 3, 6(A), 7(A), 8, 9, 10, 13, 14 AND 16 OF TABLE A THEREOF

LEGEND :

CBS CONCRETE BLOCK STRUCTURE
 CONC CONCRETE
 CHAIN LINK FENCE
 WOOD FENCE
 SET IRON ROD
 FOUND IRON ROD
 FIP FOUND IRON PIPE
 FIP/C FOUND IRON ROD AND CAP
 FNC FOUND NAIL AND CAP
 SN/D SET NAIL AND DISC
 P.B. PLAT BOOK
 B.C.R. BROWARD COUNTY RECORDS
 R RADIUS
 Δ CENTRAL ANGLE
 A ARC
 EM ELECTRIC METER
 WM WATER METER
 POB POINT OF BEGINNING

PROPERTY ZONING:

NDI
 45' MAX. HEIGHT OF BUILDING, 20' FRONT SETBACK, 10' REAR SETBACK, 15' WEST SIDE SETBACK AND 10' EAST SIDE SETBACK PER CITY OF HOLLYWOOD ZONING REPORT

ALL EASEMENTS ARE SHOWN REFLECTED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY POLICY NO. A02-0112771 FILE NO. 0212143 DATED APRIL 4, 2003

Elevations per N.A.V.D. 1988.

FLOOD ZONE: X
 BASE FLOOD ELEVATION: N/A
 MAP # 125113 0569 H
 DATED 8/18/2014

PROJECT No. 0212008

FIELD BOOK: 483/67

FILE NAME: HL1-5

DATE OF FIELD SURVEY: 12/06/02

UPDATE SURVEY 3/7/2023

SEAL

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

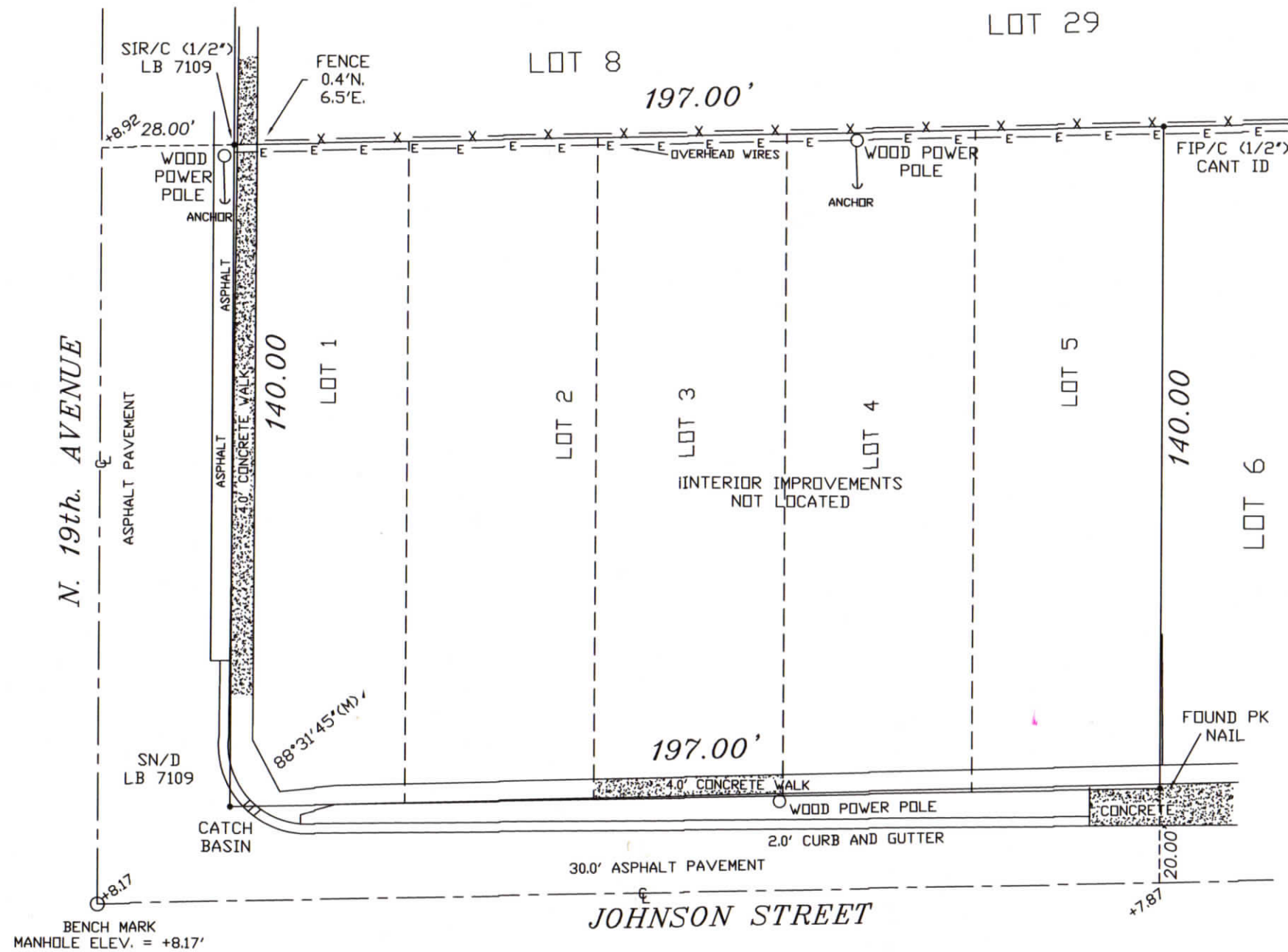
SIGNED _____ DATE _____

DANIEL L. CARNAHAN (PROFESSIONAL SURVEYOR AND MAPPER No. 3002 STATE OF FLORIDA)

DENI CARNAHAN, INC.
 LAND SURVEYING (LB 7707)

P.O. BOX 938858, MARGATE, FLORIDA 33093
 TEL. (954) 971-0540 FAX (954) 971-5980

SKETCH OF BOUNDARY SURVEY



10	27
9	28
8	29
1	2
3	4
5	6
7	

JOHNSON STREET
LOCATION SKETCH N.T.S.

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4 AND 5 HOLLYWOOD LAWNS, AS RECORDED IN PLAT BOOK 2, PAGE 58 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

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LEGEND :

CBS	CONCRETE BLOCK STRUCTURE
CONC	CONCRETE
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WF	WOOD FENCE
SIR	SET IRON ROD
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FIR/C	FOUND IRON ROD AND CAP
FNC	FOUND NAIL AND CAP
SN/D	SET NAIL AND DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
R	RADIUS
Δ	CENTRAL ANGLE
A	ARC
EM	ELECTRIC METER
WM	WATER METER
POB	POINT OF BEGINNING

FLOOD ZONE: AE
BASE FLOOD ELEVATION : +6'

PROJECT No. 0212008

FIELD BOOK: 483/67


FILE NAME: HL1-5

DATE OF FIELD SURVEY: 12/06/02

UPDATE SURVEY 6/2/22

SEAL

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SIGNED  DATE 8 JUNE 2022

DANIEL L. CARNAHAN (PROFESSIONAL SURVEYOR AND MAPPER No. 3002 STATE OF FLORIDA)

DENI CARNAHAN, INC.

LAND SURVEYING (LB 7707)

P.O. BOX 938858, MARGATE, FLORIDA 33093

TEL. (954) 971-0540 FAX (954) 971-5980

THE HABITAT

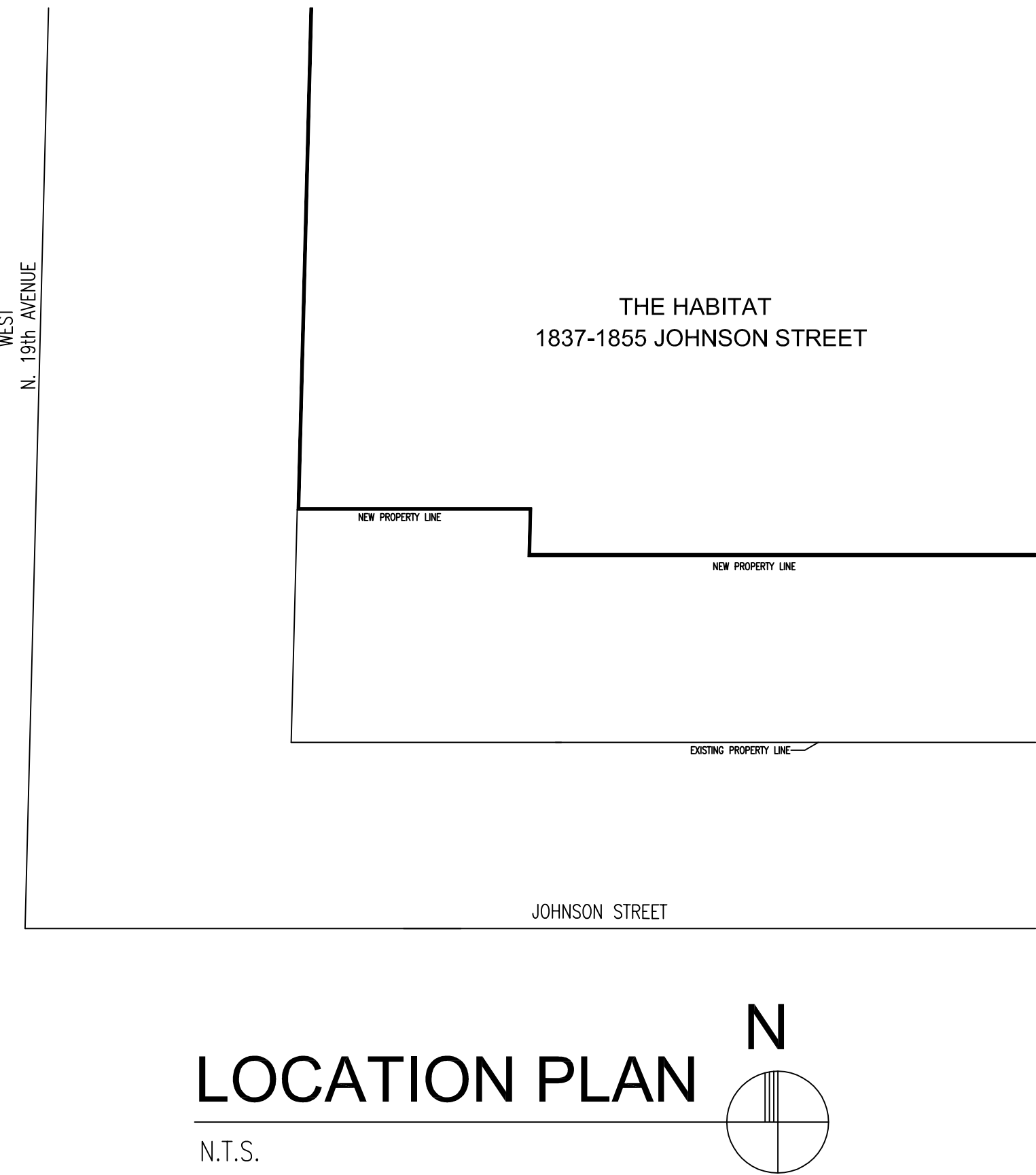
1837-1855 JOHNSON STREET

HOLLYWOOD, FLORIDA

Miguel de Diego
ARCHITECT P.A.

AA-26001641

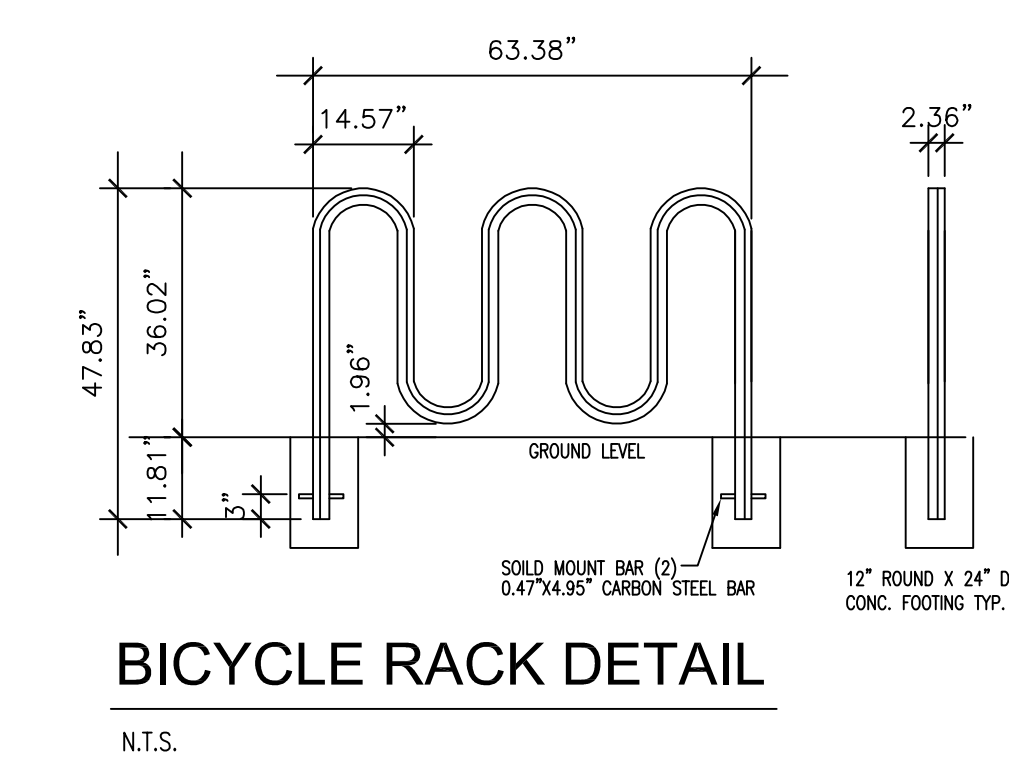
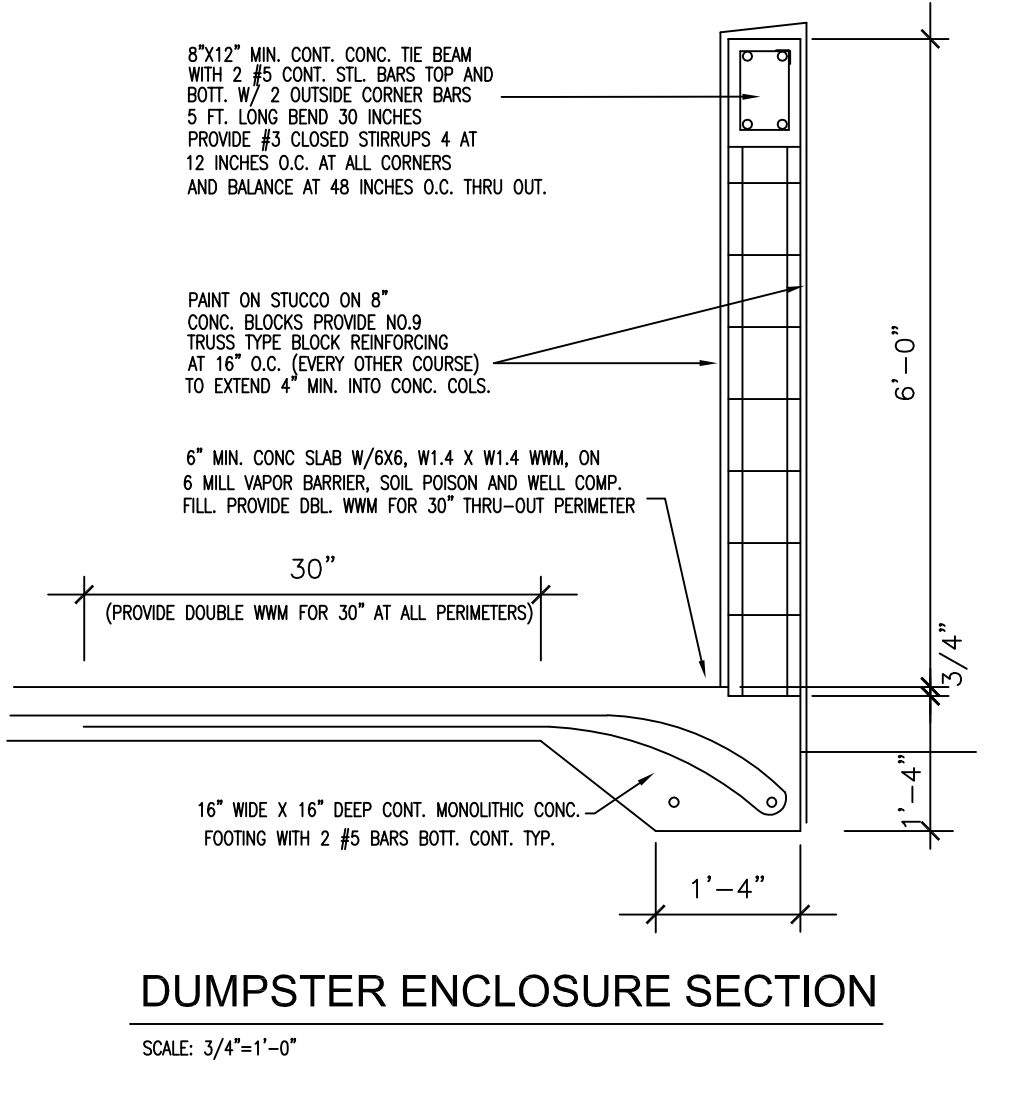
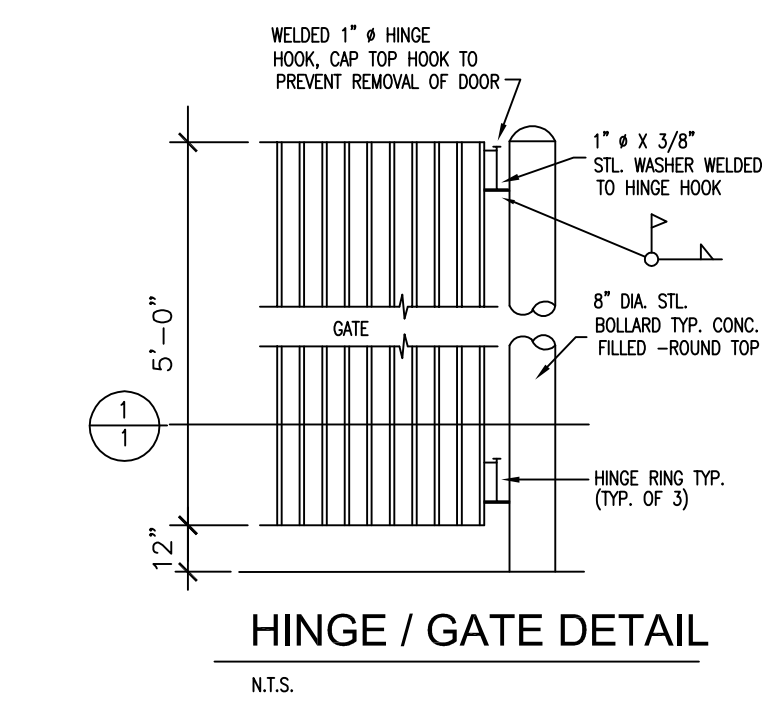
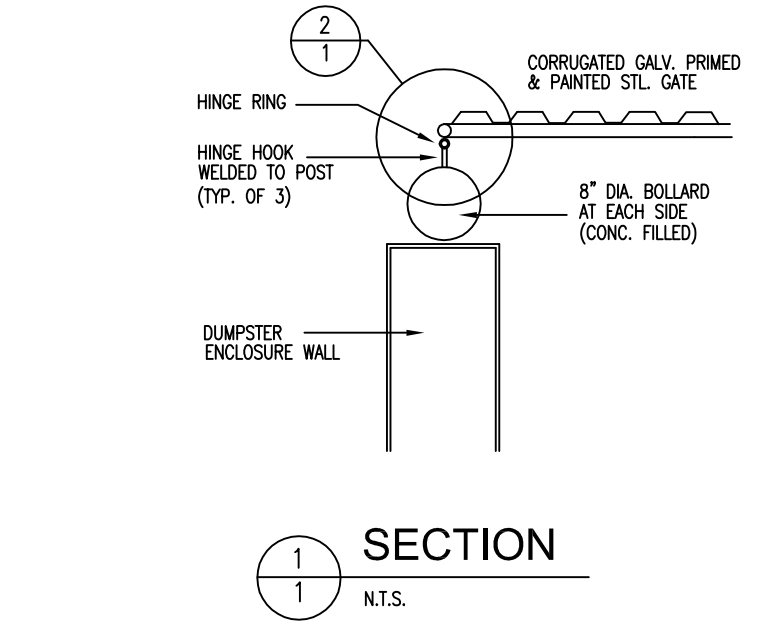
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358



DRAWING INDEX

- 1 TITLE SHEET
- 2 SITE PLAN AND CALCULATIONS
- 3 GROUND & SECOND FLOOR
- 4 THRID FLOOR & ROOF DECK
- 5 ELEVATIONS

<div>JOB ADDRESS: 1837-1855 JOHNSON STREET HOLLYWOOD ,FLORIDA ZONED ND-1</div>
<div>LEGAL DESCRIPTION: LOTS 1, 2, 3, 4 AND 5 HOLLYWOOD LAWNS PB 2 PG 58 BROWARD COUNTY, FLORIDA</div>
<div>SITE CALCULATIONS: <div>SITE: 23,438.00 S.F. NOT INCLUDING SOUTH DEDICATION</div><div><div><div>BUILDINGS FOOT PRINT BLDG-A</div><div>5,454.00 S.F.</div><div>23.26 %</div><div>></div><div>10,908.00 S.F.</div></div><div><div>BUILDINGS FOOT PRINT BLDG-B</div><div>5,454.00 S.F.</div><div>23.26 %</div><div></div><div>46.52 %</div></div><div><div>ASPHALT DRIVEWAY</div><div>6,234.00 S.F.</div><div>26.59 %</div><div></div><div></div></div><div><div>LANDSCAPE</div><div>6,296.00 S.F.</div><div>26.86 %</div><div></div><div></div></div></div></div>
<div><div>TYP. UNIT:</div><div><div><div>LIVING AREA</div><div>350.00 S.F.</div></div><div><div>GARAGE</div><div>205.00 S.F.</div></div><div><div>TOTAL</div><div>555.00 S.F.</div></div></div><div><div>SECOND FLOOR</div><div>775.00 S.F.</div></div><div><div>THIRD FLOOR</div><div>775.00 S.F.</div></div><div><div>ROOF DECK ENTRY</div><div>126.00 S.F.</div></div><div><div>TOTAL UNIT</div><div>2,231.00 S.F.</div></div></div>
<div>PARKING REQUIRED ONE CAR GARAGE AND ONE CAR DRIVEWAY TWO CARS PER UNIT.</div>
<div>ELECTRIC VEHICLE CHARGING PROVIDE TWO EMPTY 3/4" COND. JUNCTION BOX WITH BLANK PLATE. PROVIDE AS PER N.E.C. AND SAE J1772. TO A TWO GANG JUNCTION BOX WITH BLANK PLATE (ONE CHARGING STATION PER UNIT IN GARAGE)</div>
<div><div>FAR = 1.25</div><div>27,580 X 1.25 = 34,475.00 SF ALLOWED</div><div>34,425.00 TOTAL SF PROVIDED</div></div>
<div><div>CUMULATIVE AVERAGE SQ. FT.</div><div>TOTAL UNDER AIR S.T. = 29,490 S.F.</div><div>29,490/ 15 = 1,966 S.F. CUMULATIVE AVERAGE</div></div>
<div><div>SETBACKS</div><div><div>REQUIRED</div><div>PROVIDED</div></div><div><div>FRONT (NW 19th AVE)</div><div>15'-0"</div><div>15'-0"</div></div><div><div>JOHNSON ST</div><div>10'-0"</div><div>5'-0"</div></div><div><div>REAR</div><div>10'-0"</div><div>10'-3"</div></div><div><div>INT SIDE</div><div>10'-0"</div><div>10'-0"</div></div><div><div>BLDG HEIGHT</div><div>45'-0"</div><div>44'-0"</div></div></div>
<div><div>NOTE:</div><div>1. ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS</div><div>2. ROOF MATERIAL TO BE HIGH ALBEDO (TO BE DETERMINED BY THE OWNER)</div><div>3. RAILINGS AT BALCONIES TO BE ALUM. AND SLAB TO BE CONCRETE</div><div>4. FOOT CANDLE LEVEL AT PROPERTY LINE TO BE 0.5 MAX.</div><div>NOTE:</div><div>ANY CHANGES TO DESIGN INCLUDING MATERIAL CHANGES</div><div>MAY REQUIRE PLANNING AND DEVELOPMENT BOARD APPROVAL</div><div>PRIOR TO CONSTRUCTION.</div></div>
<div>GREEN BUILDING REQUIREMENTS (151.153) 1. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA 2. PROVIDE PROGRAMMABLE THERMOSTATS 3. PROVIDE DUAL FLUSH TOILETS. VERIFY TO USE LESS THAN ONE GALLON TO FLUSH LIQUIDS AND 1.6 GALLONS OR LESS FOR SOLIDS. 4. PROVIDE MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTIMICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY THE MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION. 5. ALL OUTDOORS LIGHTS INCLUDING FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLAST LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEM, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON TIMER. ALL ENERGY EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY THE ELECTRICAL INSPECTOR AT FINAL INSPECTION. 6. AT LEAST 80% OF PLANTS, TREES AND GRASSES PER SO. FL. WATER MANAGEMENT DISTRICT RECOMMENDATIONS 7. ALL WINDOWS TO BE IMPACT LOW E RATED 8. ALL HOT WATER PIPES TO BE INSULATED 9. ALL UNITS TO HAVE TANKLESS WATER HEATERS 10. ROOF MATERIAL TO BE ENERGY STAR COMPLIANCE</div>



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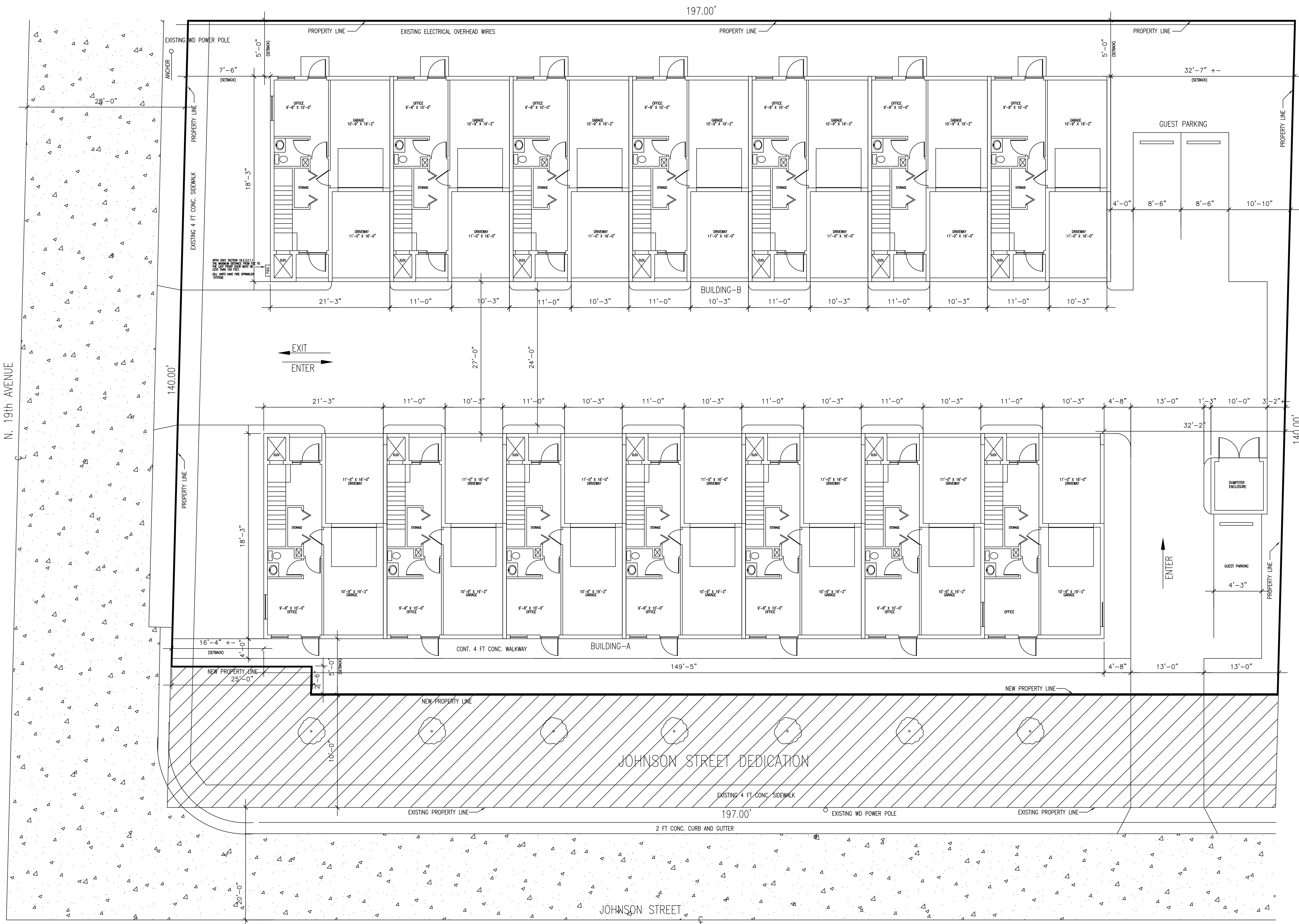
15 UNIT APARTMENTS
1837-1855 JOHNSON STREET
HOLLYWOOD ,FLORIDA

Miguel de Diego
ARCHITECT P.A.
AA-26001641
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

CHECKED
DRAWN
DATE 2-27-2023
COMM. NO. 22-141

1
8

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



SITE PLAN

SCALE: 1/8"=1'-0"
ZONED ND-1
F.A.R. 1.25
HEIGHT ALLOWED 45 FT, 4 STORIES

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ARCHITECT P.A.

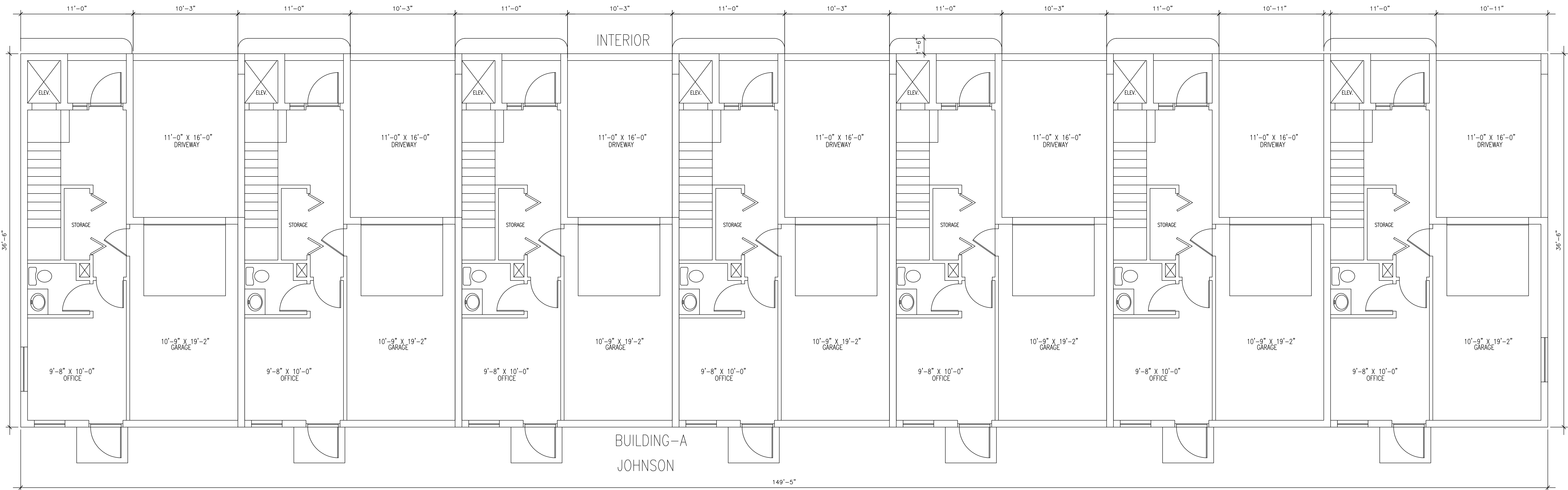
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14 UNIT APARTMENTS
1837-1855 JOHNSON STREET
HOLLYWOOD, FLORIDA
BUILDING-A

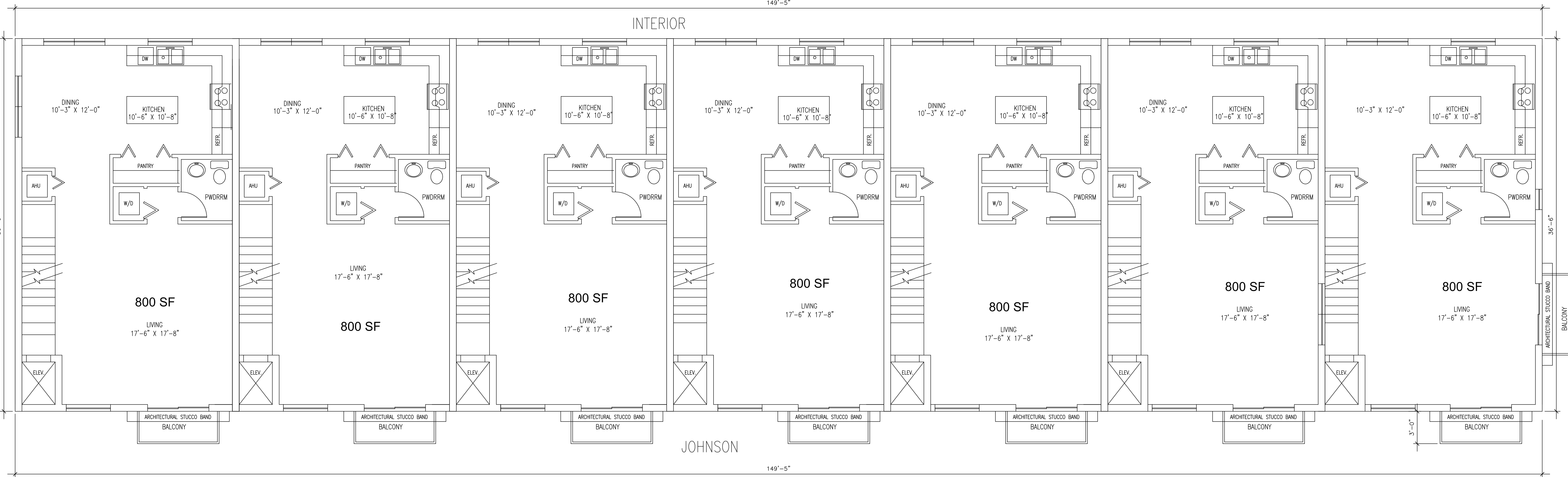
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CONTRACTOR SHALL VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



N
BUILDING-A
GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"



N
BUILDING-A
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

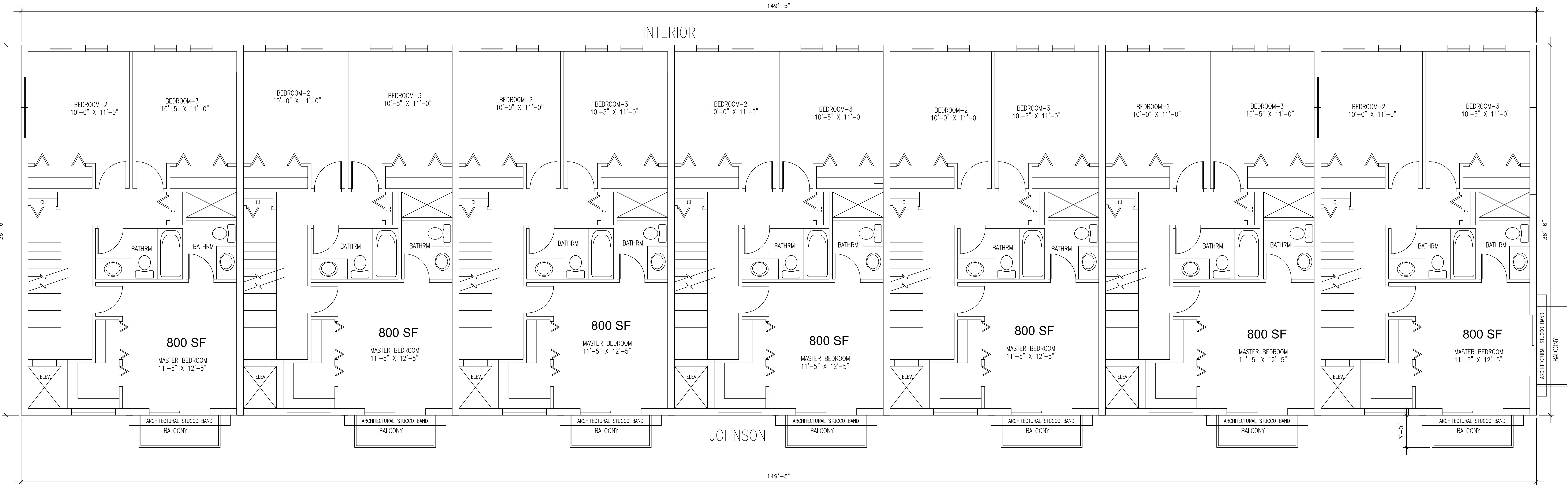
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No.	Date	Revision	By

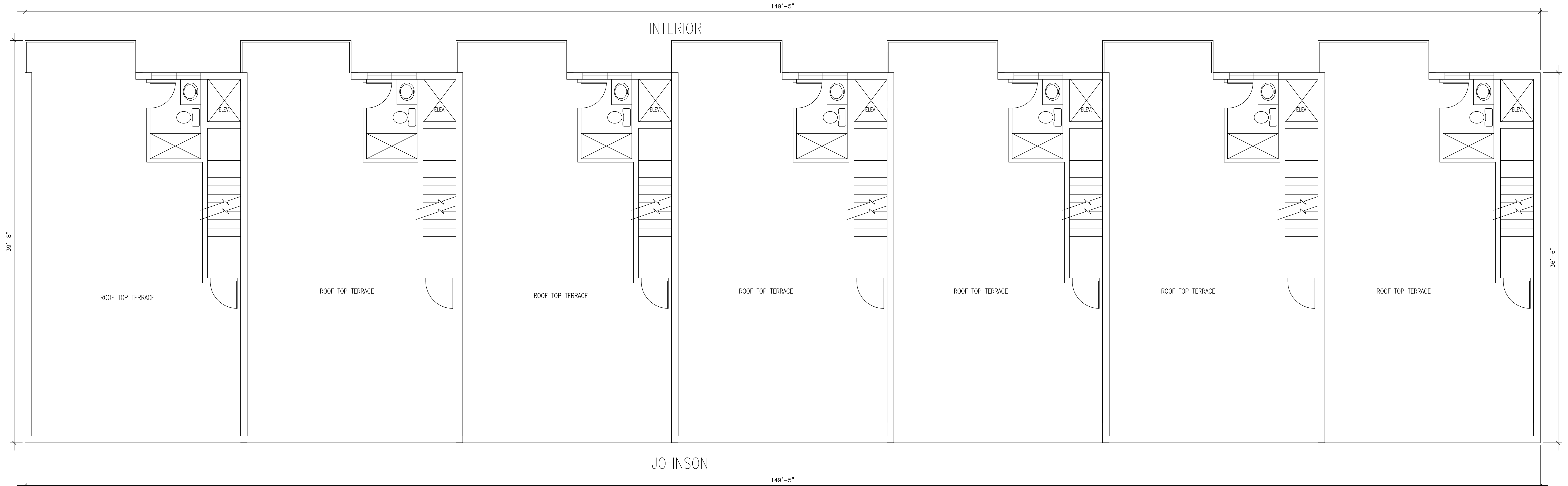
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BUILDING-A

Miguel de Diego
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1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

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N
BUILDING-A
THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



N
BUILDING-A
ROOF DECK PLAN
SCALE: 1/4"=1'-0"

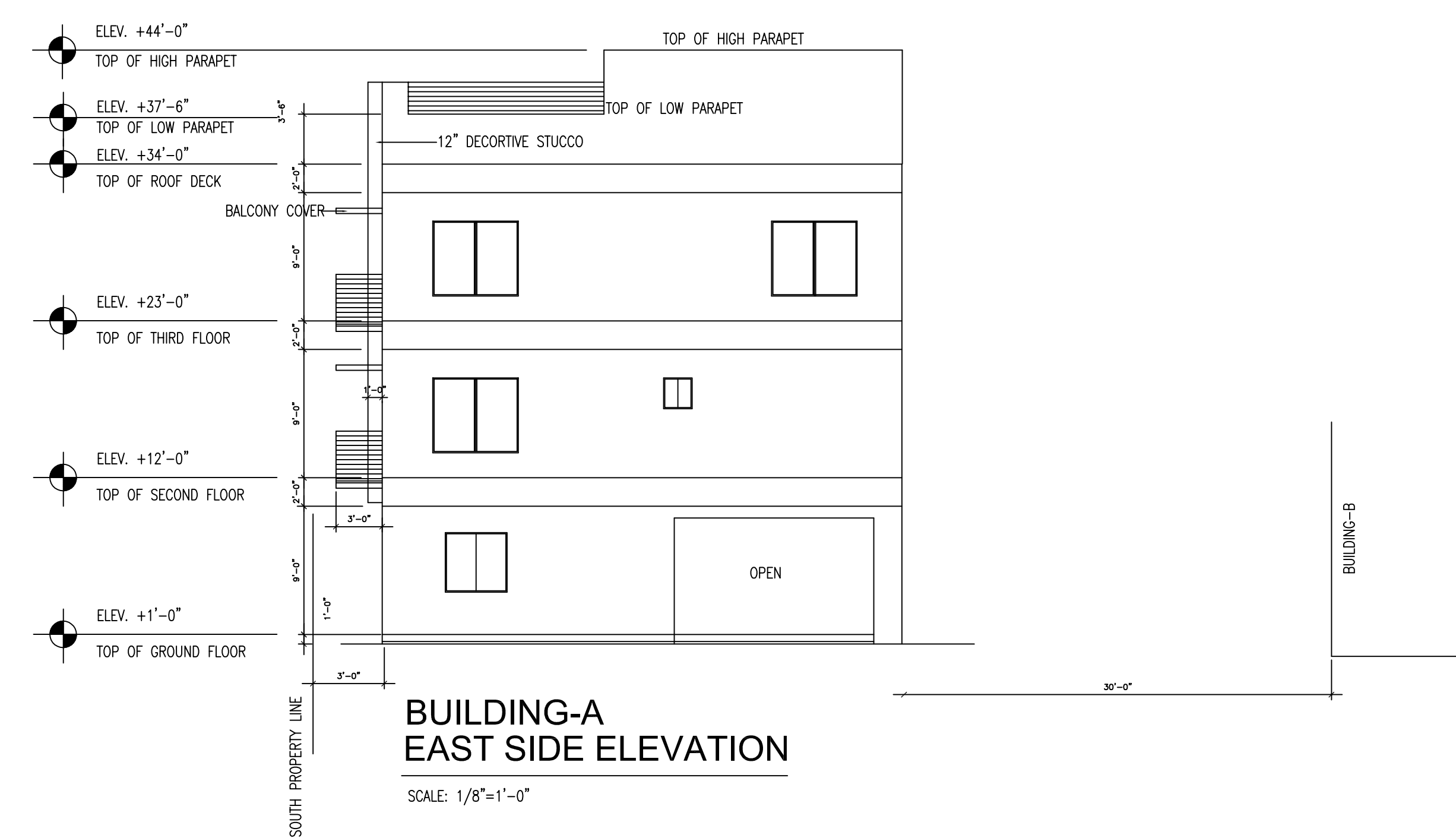
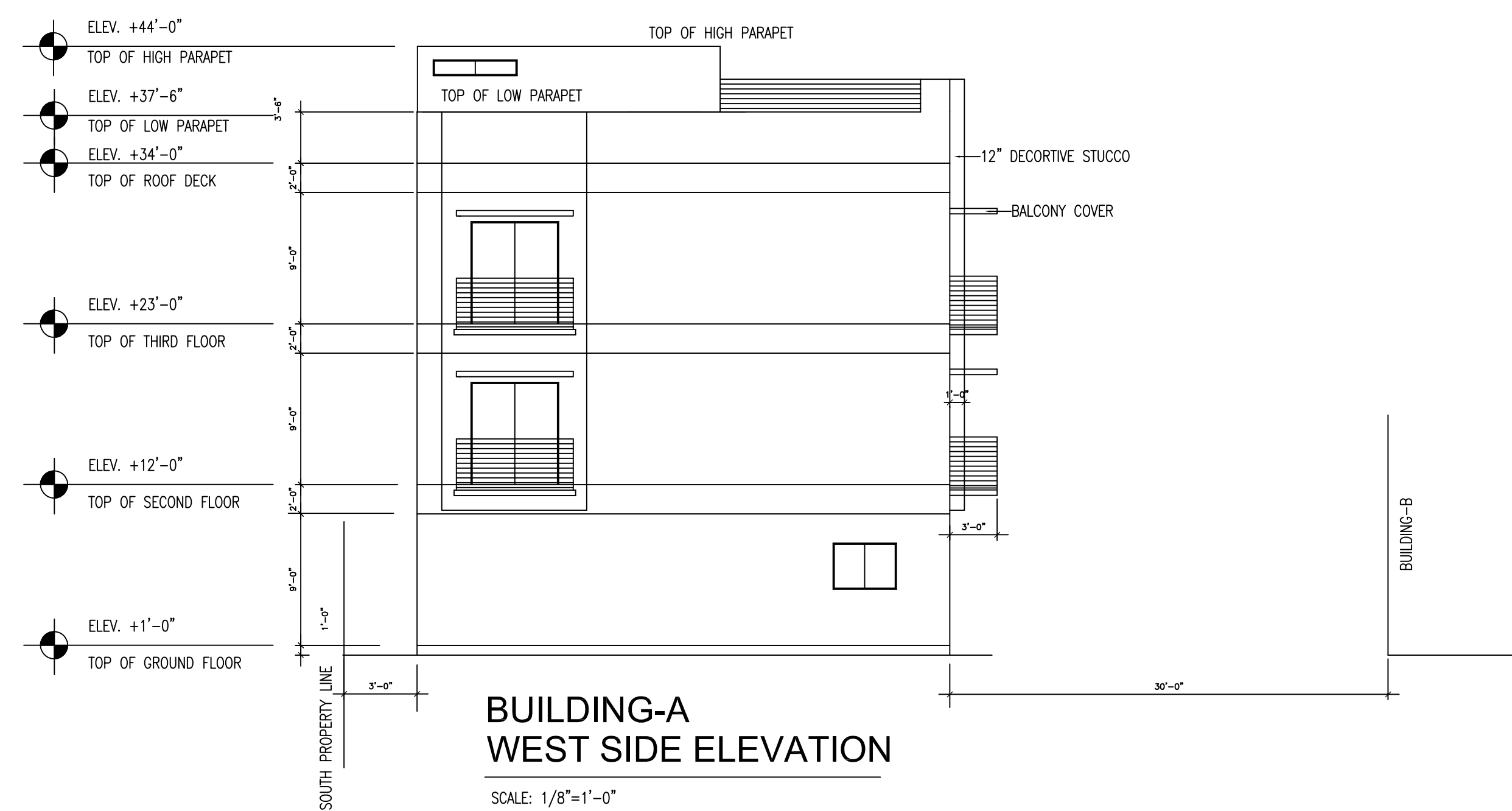
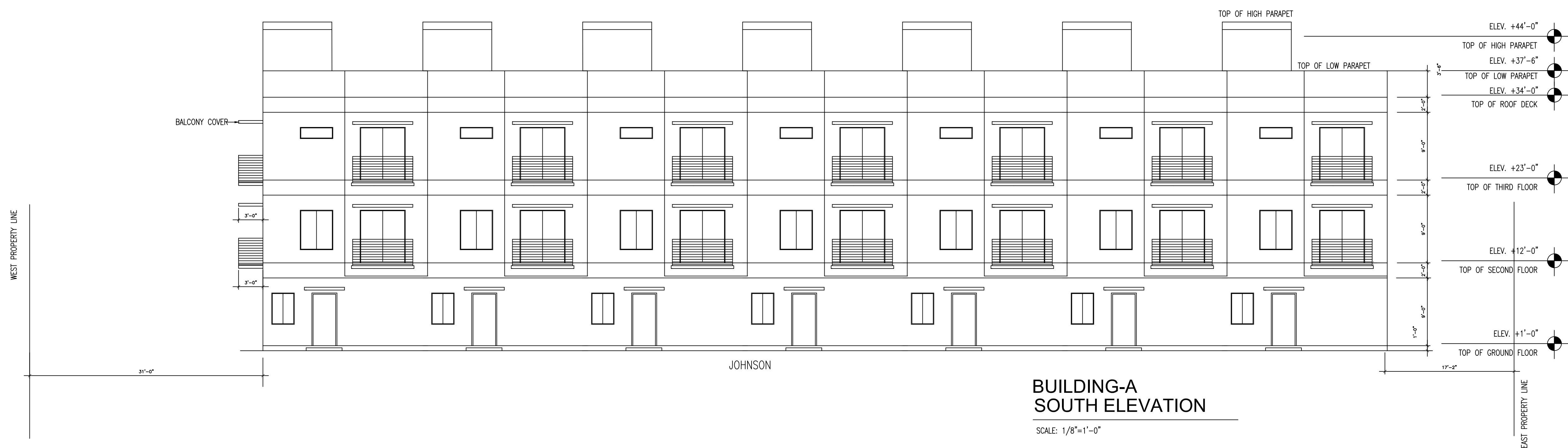
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14 UNIT APARTMENTS
1837-1855 JOHNSON STREET
HOLLYWOOD, FLORIDA
BUILDING-A

Miguel de Diego
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BUILDING-A

14 UNIT APARTMENTS
1837-1855 JOHNSON STREET
HOLLYWOOD ,FLORIDA

Miguel de Diego
ARCHITECT P.A.

AA-20001041
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020

CHECKED	
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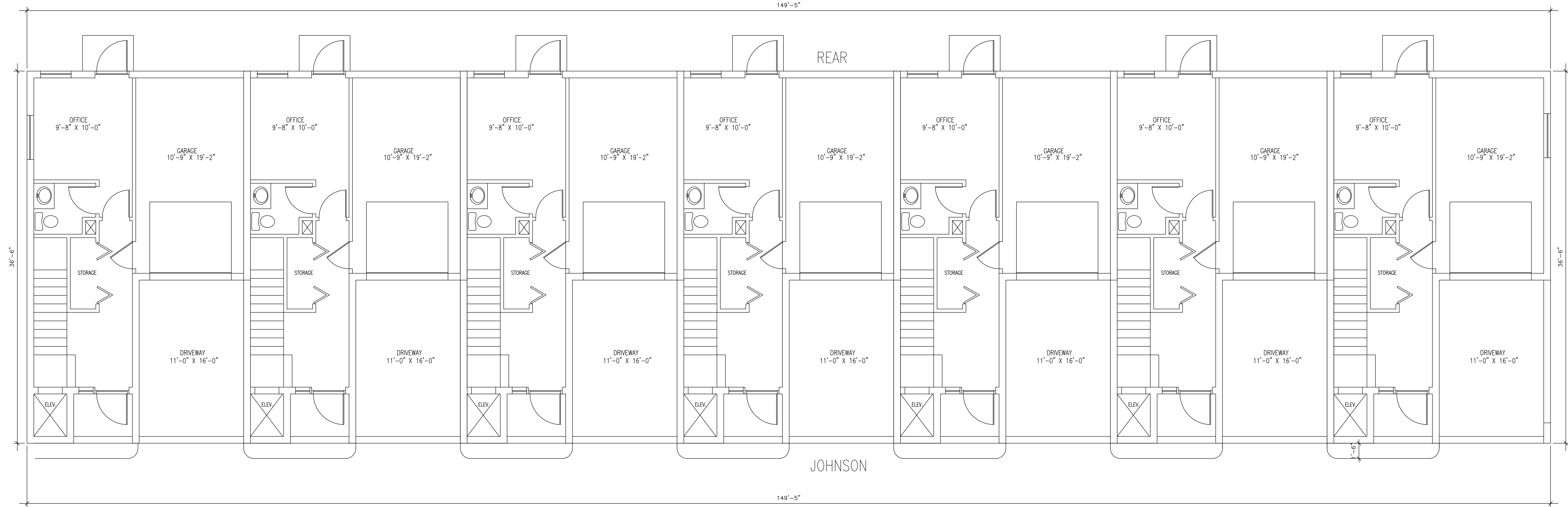
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WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

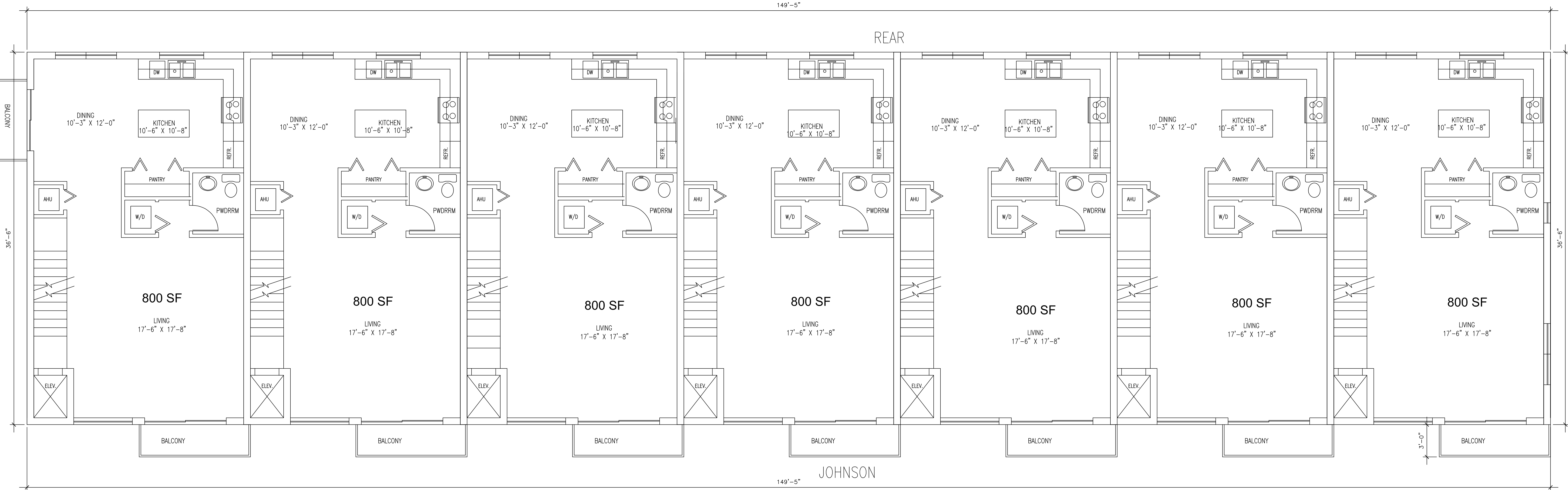
No.	Date	Revision	By

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

$$\frac{5}{8}$$



**BUILDING-B
GROUND FLOOR PLAN**
SCALE: 1/4"=1'-0"



**BUILDING-B
SECOND FLOOR PLAN**
SCALE: 1/4"=1'-0"

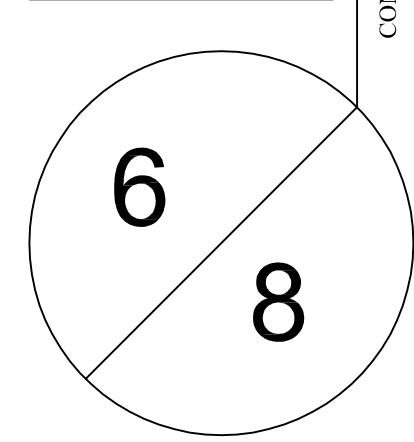
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No.	Date	Revision	By

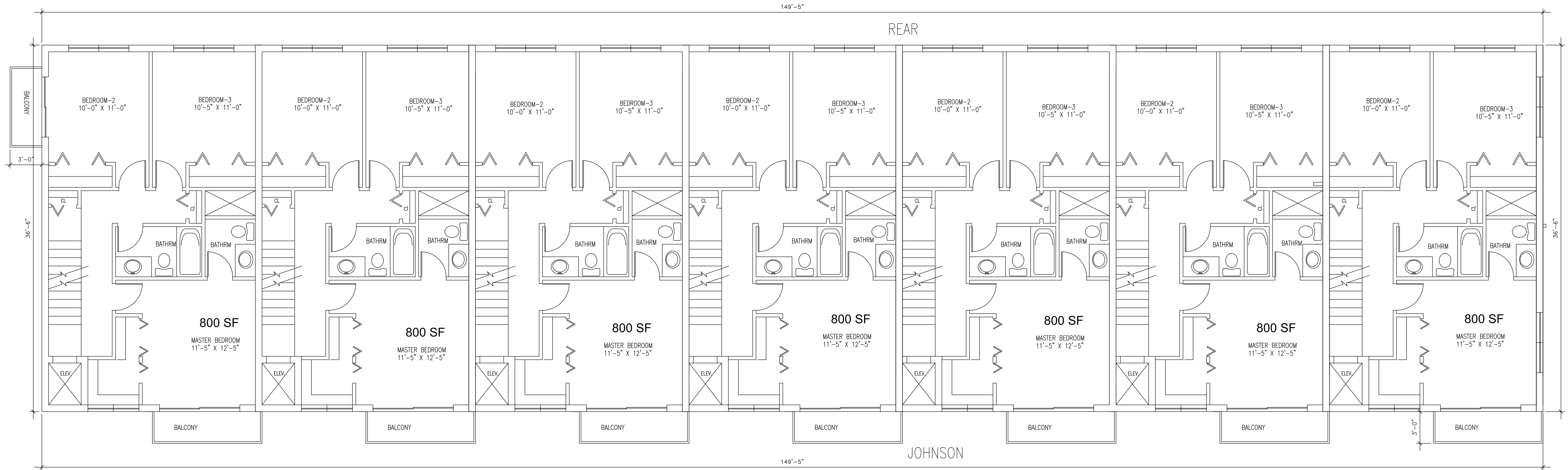
14 UNIT APARTMENTS
1837-1855 JOHNSON STREET
HOLLYWOOD, FLORIDA
BUILDING-B

Miguel de Diego
ARCHITECT P.A.
AA-26001641
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
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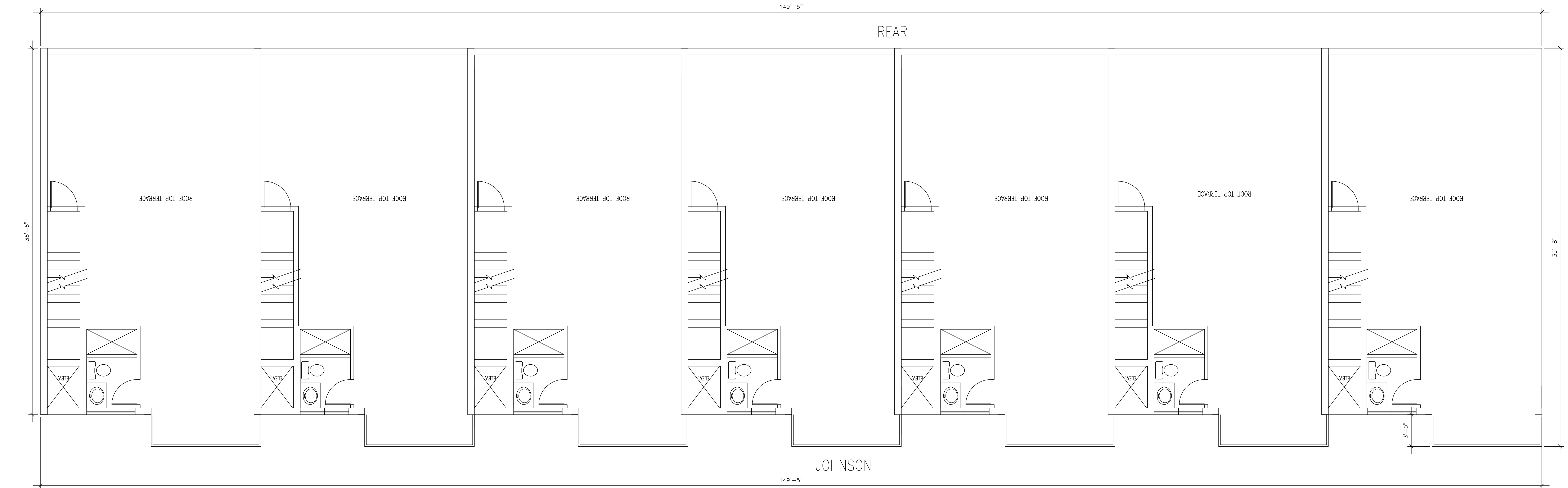
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DATE 2-27-2023
COMM. NO. 22-141



CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



N
BUILDING-B
THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



N
BUILDING-B
ROOF DECK PLAN
SCALE: 1/4"=1'-0"

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ARCHITECT P.A.
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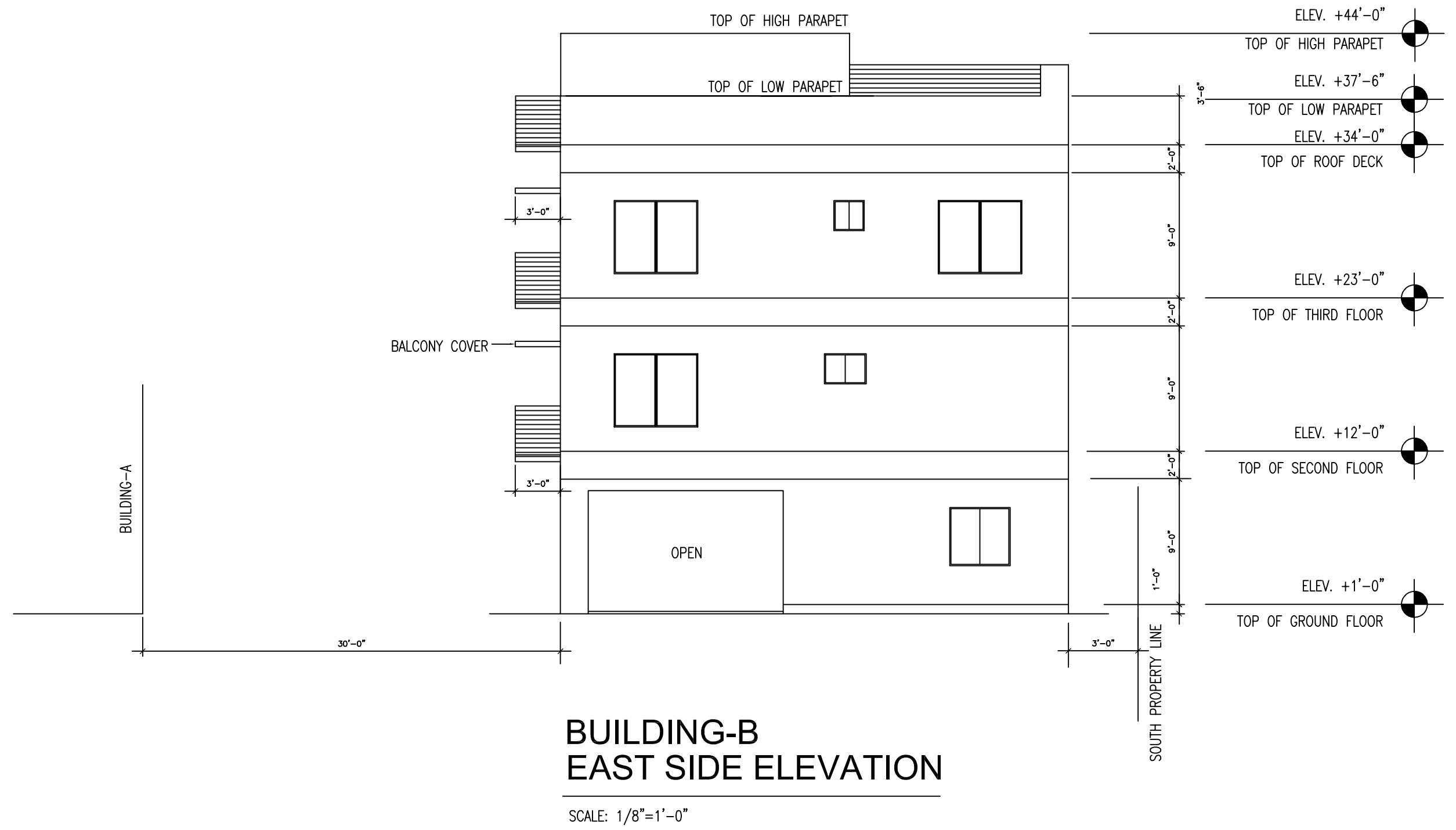
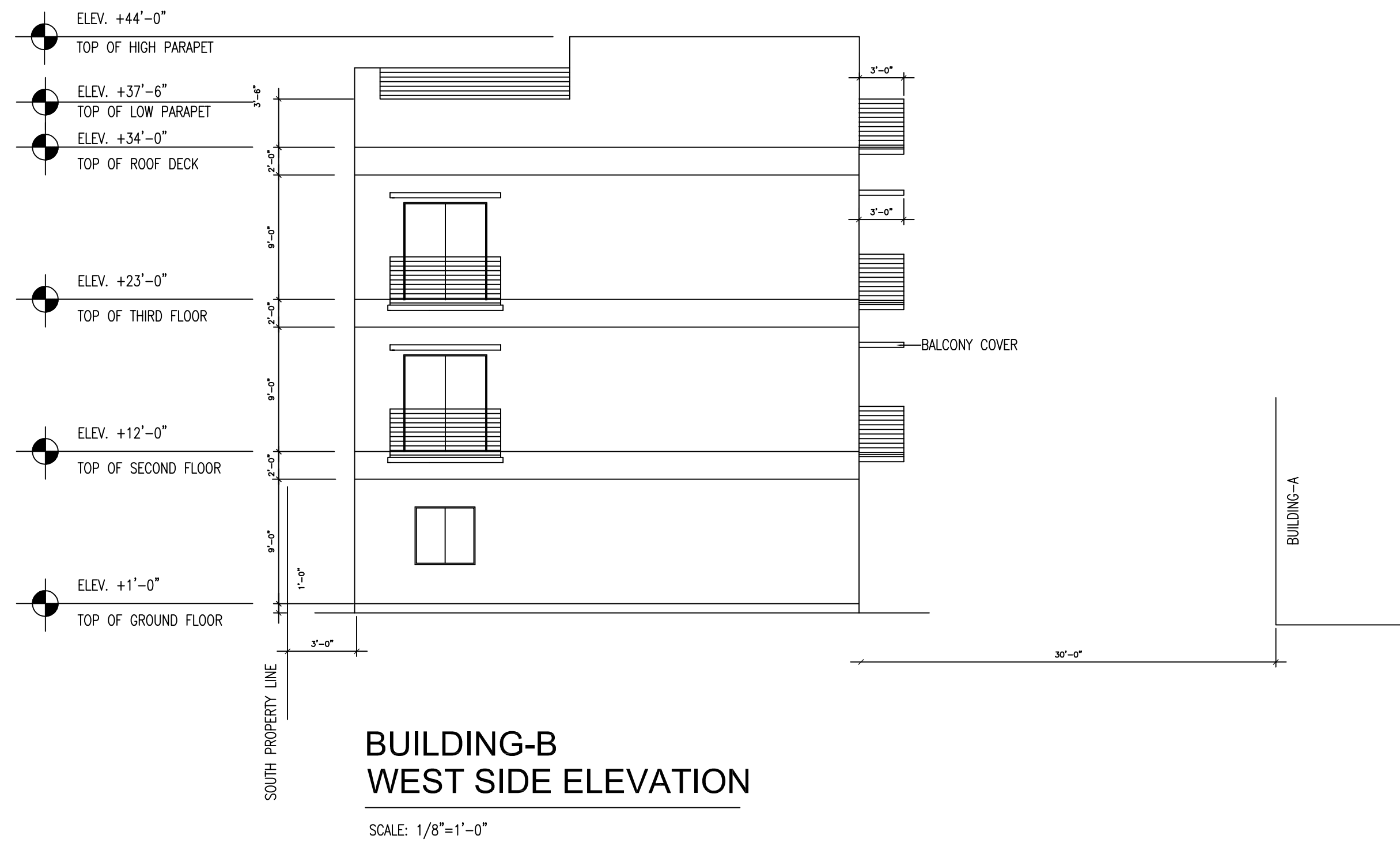
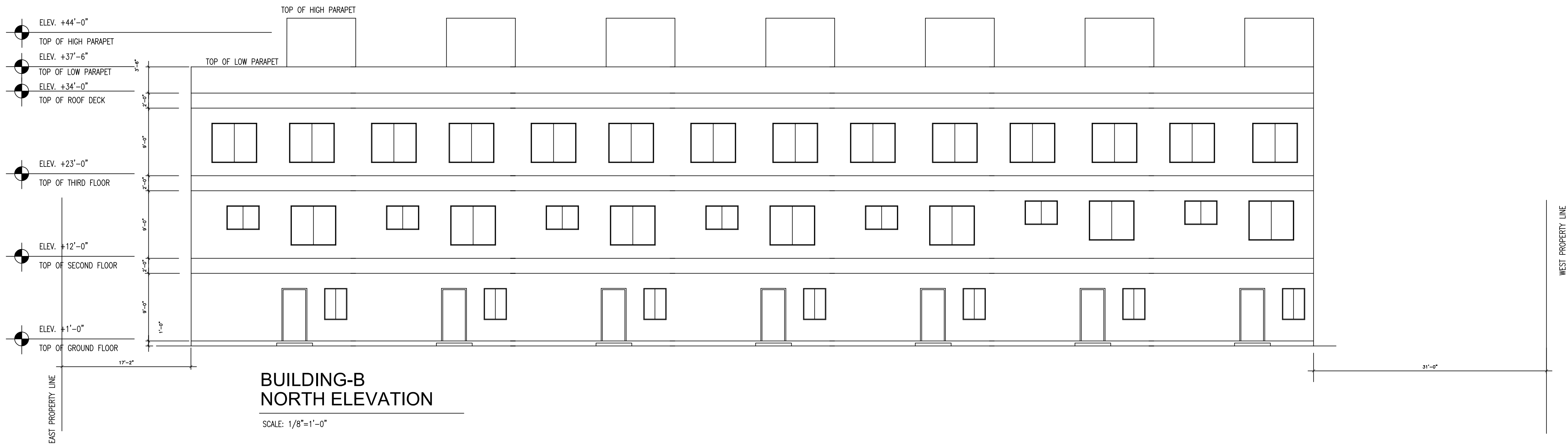
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HOLLYWOOD ,FLORIDA

BUILDING-B

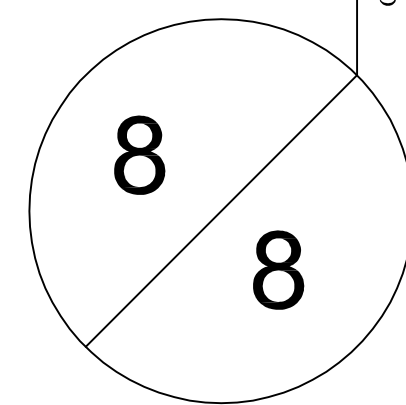
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No.	Date	Revision	By

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK.

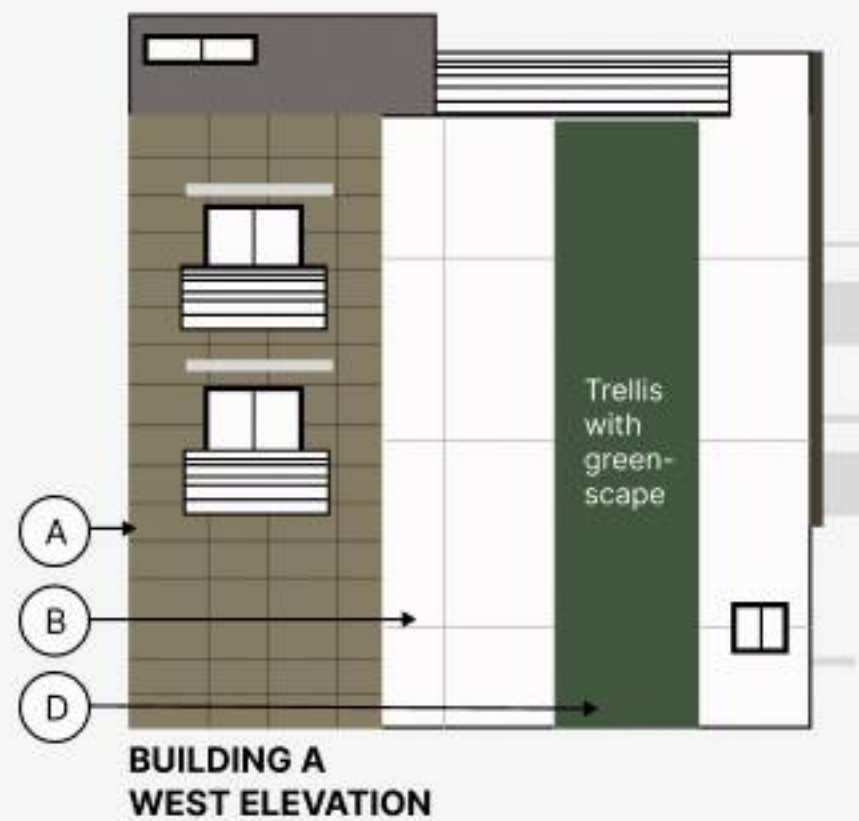


**BUILDING-A
SOUTH ELEVATION**

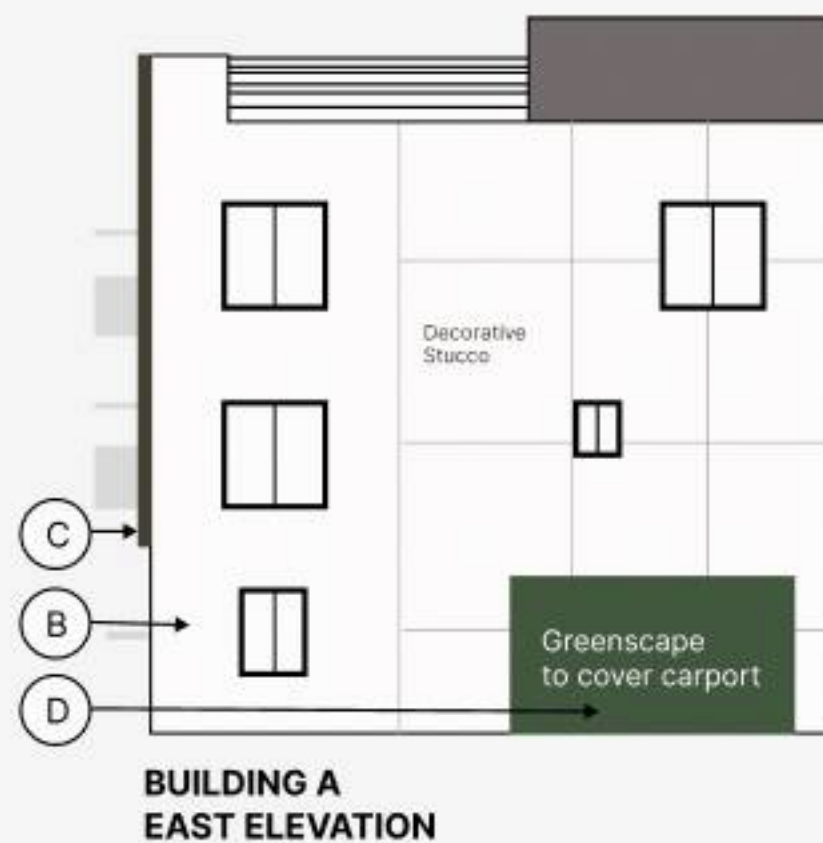


**BUILDING-A
NORTH ELEVATION**

Material List	
(A)	Wood Tile
(B)	Decorative Stucco
(C)	12" Raised Decorative Stucco Element
(D)	Greenscape

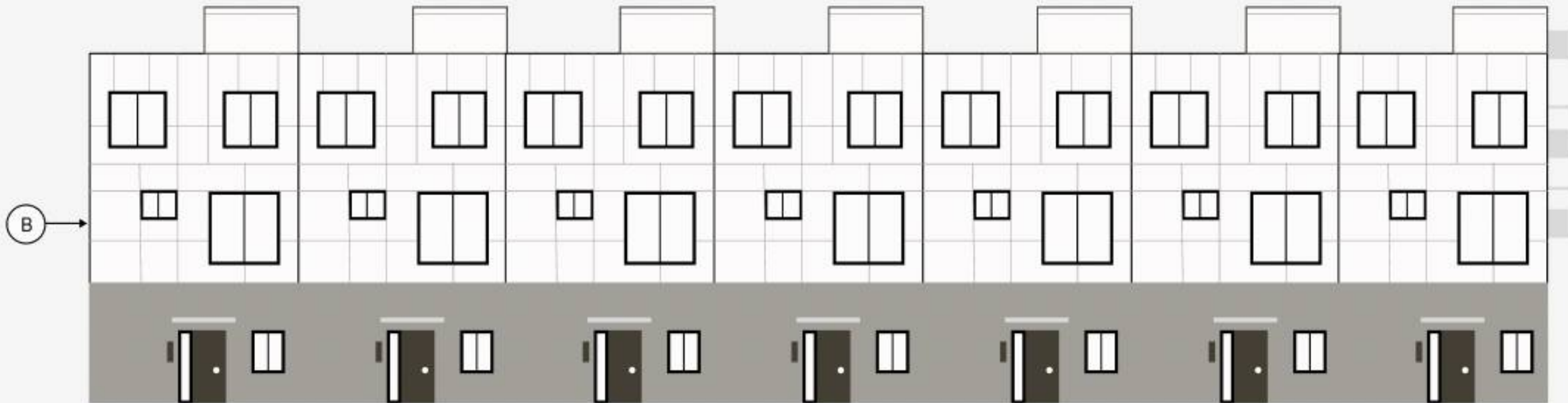


Material List	
(A)	Wood Tile
(B)	Decorative Stucco
(C)	12" Raised Decorative Stucco Element
(D)	Greenscape



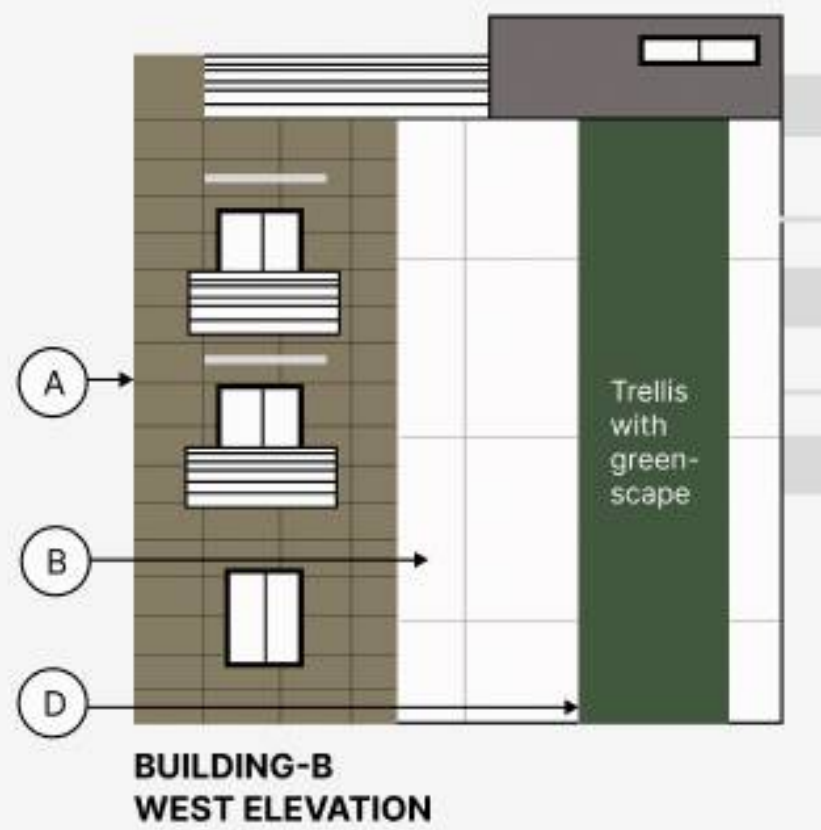


BUILDING-B
SOUTH ELEVATION



BUILDING-B
NORTH ELEVATION

Material List	
(A)	Wood Tile
(B)	Decorative Stucco
(C)	12" Raised Decorative Stucco Element
(D)	Greenscape



Material List	
(A)	Wood Tile
(B)	Decorative Stucco
(C)	12" Raised Decorative Stucco Element
(D)	Greenscape

