PLANNING DIVISION



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.

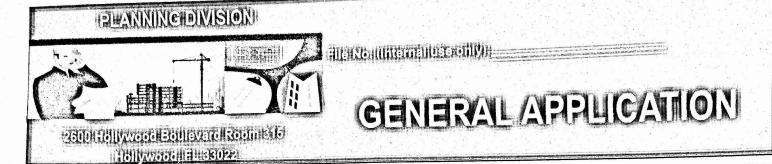
At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

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

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



APPLICATION TYPE (CHECK ON	NE):
☑ Technical Advisory Committee	☐ Historic Preservation Board
☐ City Commission	☐ Planning and Development Board
Date of Application:	
Location Address: 1950 Fletcher Stree	t, Hollywood FL 33020
	4 Subdivision: Hollywood View
Folio Number(s): <u>514222150320</u>	
Zoning Classification: PR	Land Use Classification:
	Sq Ft/Number of Units: 1
Is the request the result of a violation noti-	ce? () Yes (No If yes, attach a copy of violation.
Has this property been presented to the Number(s) and Resolution(s):	City before? If yes, check al that apply and provide File
☐ Economic Roundtable ☐ Technical	Advisory Committee
☐ City Commission ☐ Planning a	and Development
Explanation of Request: Submittal for T	AC
Number of units/rooms: 20	Sq Ft: _19,892
Value of Improvement: \$1,250,000	Estimated Date of Completion: October 2019
Will Project be Phased? () Yes ⟨√)No	If Phased, Estimated Completion of Each Phase
	· · · · · · · · · · · · · · · · · · ·
Name of Current Property Owner: YARO	DK DEVELOPMENT INC
	ayne Blvd, Office 204, NMB FL 33160
	Email Address:_david@yarokbuilders.co
	ant (circle one):
Address:	Telephone:
Fax: Email Addres	ss:
Date of Purchase: Is the	ere an option to purchase the Property? Yes () No ()
If Yes, Attach Copy of the Contract.	
List Anyone Else Who Should Receive No	otice of the Hearing:
Luis LaRosa	Address: Email Address: larosa@larosaarchitects.com
Alan Vaisberg - alan@yarokbuilders	



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, esign 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 man derstand that the application and attachment	de on any paper or plans submitted herewith are true s become part of the official public records of the City	to the best of (my)(our) knowledge(I)(We) unand are not returnable.
Signature of Current Owner:	and &	Date: 03/26/18
PRINT NAME: Yerok Dev	elopmet / David Malamed	Date:
Signature of Consultant/Representati	ve:	Date:
PRINT NAME:		Date:
Signature of Tenant:		Date:
PRINT-NAME:		Date:
Current Owner Power of Attorney		
	ribed real property and that I am aware to my property, which is hereby to be my legal representative before the	made by me or I am hereby authorizing
Committee) relative to all matters conce		
Sworn to and subscribed before me		Ferrie
his <u>26</u> day of <u>March</u> 20/8		Signature of Current Owner
Notary Public	SHELLY CZAIKOWSKI MY COMMISSION # FF929084 EXPIRES October 20, 2019 (40/) 398-0:53 FloridaNotaryService.com:	David Malamed Print Name
State of Florida	(70//000 7.7	

My Commission Expires: 10/20/2019 (Check One) Y Personally known to me; OR ____ Produced Identification _

OWNSHIP D ARC <u>U</u> OF RANGE 4 COUNT 4 A N D EAST BEING ORIDA CITY Z S 0 T \bigcirc HOL . YWO 22,

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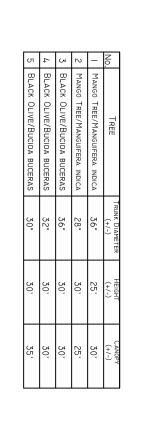
ALE:

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20'

ABBREVIATIONS

SOUTH, RANG BROWARD



FLETCHER STREET, I-2 HOLLY

LOT - 8 BLOCK - 2 (PB. 22- PG.18)

LOT - 14 BLOCK - 3

1525 S 20

1-2 H

IO NUMBER: 5142|22150311 A DI MATTIA REV LIV TR DI MATTIA, ASCENZA TRS|TEE

SIDEWALK

FOLIO NUMBER: 514222230280 ER: RH INVESTMENT HOMES LLC

E PLAT PUBLIC

TCHER

STREET

VATER METER (WM) ONC. LIGHT POLE (LP)

EXHEAD WIRES
ATER VALVE (WV)
WER POLE (PP)
IY ANCHOR

IRE HYDRANT ABLE BOX (CATV)

ANITARY MANHOLE RAINAGE MANHOLE

ATCH BASIN OR INLET XISTING ELEVATION ERMANENT REFERENCE ONUMENT (PRM)

RMANENT CONTROI INT (PCP)

ARING REFERENCE MPORARY BENCH M.

REVERSE CURVE

ED FLOOR ELEVAT

R/W (PER PB. 12- PG. 1

47)

***** 25'

65.49' 65.52'

AREA TABULATION:

OF SUBJ œ 914.94 Sa FT (+/-Sa FT (+/-0.205

ZONING DESCRIPTION:

SURVEYOR'S REPORT:

OCATION MAP

TO SCALE

This map of a Boundary Survey has been prepared in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Association (ALTA) and the National Society of Professional Surveyors (NSPS) effective February 23, 2016.

The on-site field work component of this survey has been made on the ground on March 16th, 2018 under my direct supervision and direction employing appropriate survey techn measurement technology. The boundary lines and corners of the property being surveyed herein had been established and/or retraced in accordance with the applicable boundary law governed by the set of facts and evidence found in the course of performing the research and fieldwork. The result of field findings and its relationship to instruments of record investigated this survey are represented on this map. This Boundary Survey correctly depicts the lands contained within the subject legal description attached herein. survey techniques

2. No identification caps were found on the monuments and survey points recovered, unless otherwise noted.

 $\dot{\omega}$ This survey accurately depicts all the relevant survey-related matters that affect this Subject Property and accurately aboveground utilities and the evidence that may indicate utilities located on, over or beneath the surveyed property. shows the shape, size and nature of existing aboveground improvements, all

4. Except as shown herein there are no other visible easements, right of ways and servitudes of which the undersigned has knowledge of that might affect these lands and there are no otl above ground potential encroachments by the improvements located within the perimeter of the lands herein described upon the existing easements, adjoining parcels and right of ways. knowledge of that might affect these lands and there are no other observable

This property has access to and from duly dedicated and accepted public Right of Way: 5th Street on the North, Euclid Avenue on the East and a platted 20 feet wide public alley on the West. In ogaps, gores or overlaps between this parcel and said road right of ways. The authority having jurisdiction over these right of ways was not determined at the time of this survey. The unders no knowledge of proposed name changes for these roads.

The Legal Description of this property forms a mathematically closed geometric figure. Distances and directions along t monuments and control points recovered/traversed during the field work are in consistency with distances and directions on the horizontal position of survey

7. No evidence of recent earth moving work, building construction or additions has been observed at the time of the onsite i ield work.

9. There is no observable evidence of site usage as solid waste dump, swamp and/ or sanitary landfill on this lot and/or on the immediately adjoining parcels. 8. No evidence of the presence of wetlands and no evidence of wetland field designations were observed at the time of the onsite field work

). This survey meets and exceeds the Minimum Standards of Practice as set forth by the Florida Board of Land Sur Administrative Code, pursuant to Section 472.027, Florida Statutes. veyors and Mappers, in the applicable provisions of Chapter 5J-17, Florida

Dimensional data is expressed in U.S. Survey foot and decimals thereof. The intended plotting scale for this survey map is 1": 20'.

.. HORIZONTAL CONTROL AND ACCURACY: This survey has achieved accuracy results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/NSPS Land Title". The accuracy obtained by field measurements and office calculations meets and exceeds the minimum horizontal feature accuracy (linear) for a Suburban area being equal to 1 foot in 7, 500 feet.

were measured to an estimated vertical positional accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces. Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks: No. 1: Broward County Engineering Department (BCED) Bench Mark (BM) # 2279 - Elevation: 9.980 Feet (NGVD 1929 Description: P.K. NAIL SET IN NORTHWEST CORNER OF INLET AT THE NORTHWEST CORNER OF THE INTERSECTION OF NORTHWEST 89 DRIVE AND ROYAL PALM BOULEVARD. No. 2: Broward County Engineering Department (BCED) Bench Mark (BM) # 3261. Elevation: 12.807 Feet (NGVD 1929). Description: BCED N&T IN NE CORNER UNIVERSITY DR, NW 19 ST 3' E OF N BOUND EOP & 27' N OF EOP, NW 19 ST.

• FLOOD PLAIN INFORMATION: According to current FEMA (Federal Emergency Management Agency) records and as scaled per the (City of Hollywood), Panel 0732, Suffix H, Map index date and map revised date of August 18th, 2014 the building located on this Flood Hazard Area (SFHA). led per the Federal Insurance Rate Map (FIRM) of Community number 125113 on this subject parcel falls in an area designated as Zone "X", a Non - Special

Item #7 - This parcel is subject to the restrictions of Plat of Hollywood View, as recorded in Plat Book 12, Page 47, Public Recorded lot designation. of Broward County, Florida. Refer to Survey map This survey has been made with reference to Commitment for Title Insurance (the Title Commitment) issued by Old Republic National Title Insurance Company thru Attorney's Title Fund Services, LLC, Commitment Number: 520914, File Number: E17-0475, Date: November 21st, 2017, at 11:00 PM. There might be additional restrictions that might be found in the Public Records that affect this parcel that were not provided to the surveyor and/or not cited on the Title Commitment provided. Upon examination of Schedule B - II of the Title Commitment, the shape and location of each easement, right of way, servitude and any other adverse (Survey) matter listed therein that affects this property have been depicted on this survey. The following applies:

TITLE NOTES:

LEGAL DESCRIPTION OF SUBJECT PARCEL:

LOT I, BLOCK 4, HOLLYWOOD VIEW, THEREOF, AS RECORDED IN PLAT BOOK IZ RECORDS OF BROWARD COUNTY, FLORIDA. VIEW, A ACCORDING 2, PAGE 47 9F 70 THE T

10th St Mardi

Gras

Casino

Pembroke

Rd

Pembroke Rd

NE 10th St

Fletcher

Mayo

2

Plunkett St

Wiley St

SUBJECT

PROPERTY

Wiley St

S 20th CI

Mayo

92

S 21 st Ave

Willey

 Ω

4116 MA

12

15 CI

A SVA 121 WN

Dixie Hwy

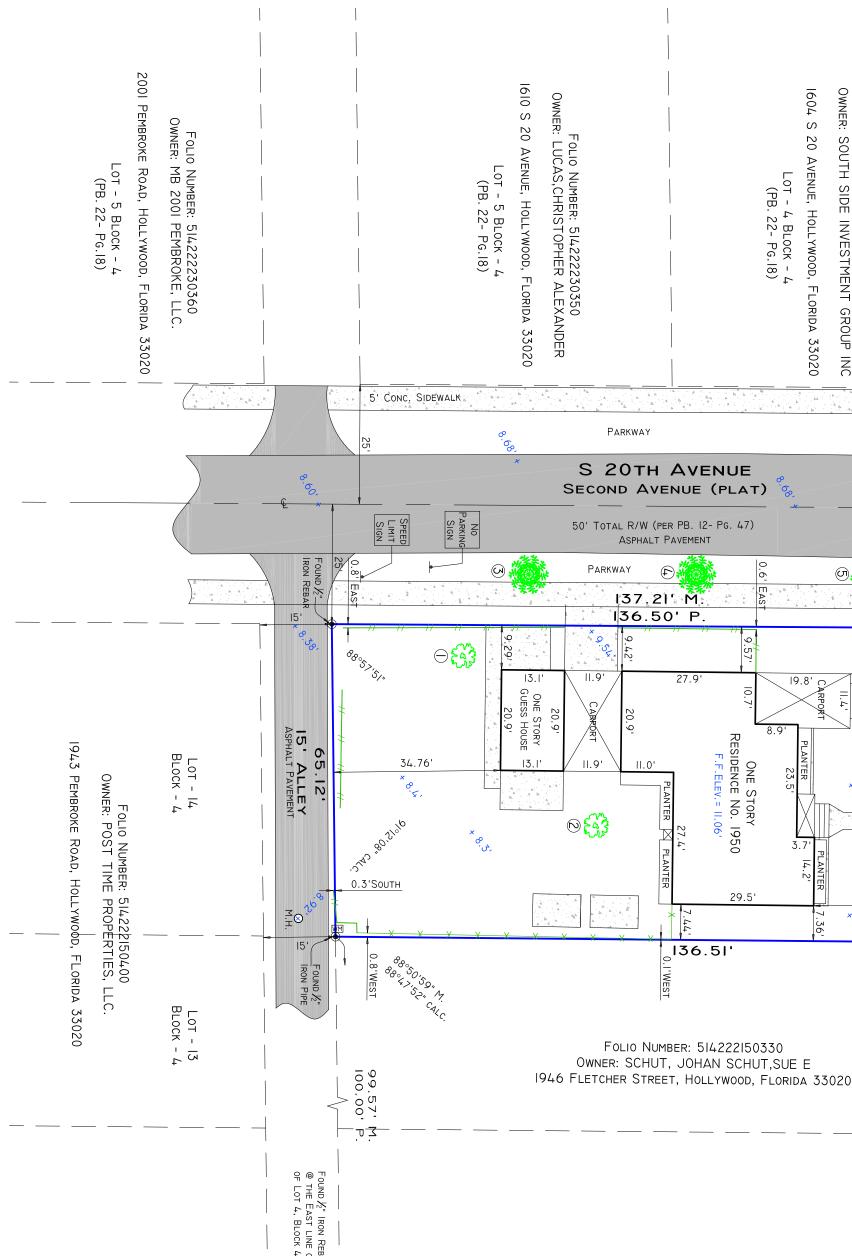
NE 8th Ave

Z

7th St

R

NET LOT AREA PEMBROKE ROAD MIXED-USE DISTRICT S 20 AVENUE, HOLLYWOOD, FLORIDA FOLIO NUMBER: 514222230340 SOUTH SIDE INVESTMENT GROUP INC LOT - 4 BLOCK - 4 (PB. 22- PG.18) 5' CONC. SIDEWALK 5' CONC. SIDEWALK 28.52' CONC. DRIVEWAY



CERTIFICATION

This is to certify to:
Old Republic National Title Insurance Company;

Yarok Development, Inc., a Florida Corporation;
That this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Optional Items 1, 2, 3, 4, 5(Spot elevations Shown on Survey), 6(as per current City of Hollywood Zoning Map), 7 (a), 8, 11 (utilities by observed aboveground visible evidence), 13, 14, 16, 18 and 19 of Table A thereof.

Date of Plat or Map: March 16th, 2018 Completion Date: March 18th, 2018

PROPERTY ADDRE ADDRESS: TCHER STREET

PROJECT No.

Odalys C. Bello-Iznaga Professional Surveyor 8 State of Florida

& Mapper # 6169

ADDITIONS AND DELETIONS TO THIS SURVEY MAP ARE PROHIBITED. THIS SURVEY MAP AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR WITHOUT TH AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF THE UNDERSIGNING FLORIDA LICENSED SURVEYOR AND MAPPER.

HOLLYWOOD, FLORIDA 33020

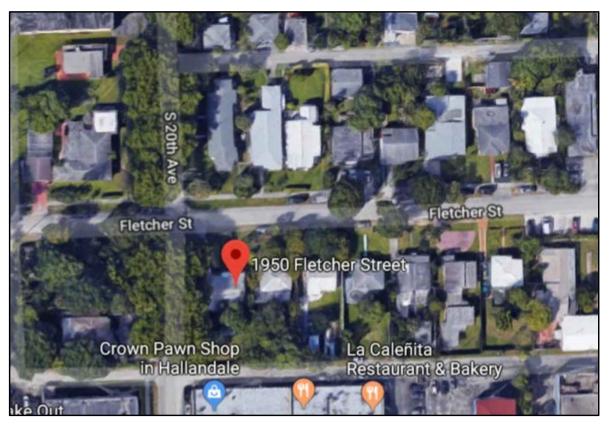
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& BELLO LAND SURVEYING 12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186

LB#7262 PHONE: 305.251.9606 FAX: 305.251.6057 E-MAIL: INFO@BELLOLAND.COM • WWW.BELLOLANDSURVEYING.COM



TOTAL SITE AREA: 8,952 S.F. × 3.0=	26,856 S.F.
GROUND FLOOR (NOT TRASH ROOM)	524 S.F.
2ND. FLOOR PLAN (NOT TRASH ROOM, ELEC. ROOM & BALCONY)	4,917 S.F.
3RD. FLOOR PLAN (NOT TRASH ROOM, ELEC. ROOM & BALCONY)	4,917 S.F.
4TH. FLOOR PLAN (NOT TRASH ROOM, ELEC. ROOM & BALCONY)	4,917 S.F.
5TH, FLOOR PLAN (NOT TRASH ROOM, ELEC. ROOM, BALCONY & STAIRS)	4,617 S.F.
F.A.R. PROVIDED	19,892 S.F.
F.A.R. ALLOWED	26,856 S.F.

PARKING CALCULATIONS:	REQUIRED	PROVIDED
	REGGIRED	INOVIDED
1 PARKING SPACE PER UNIT \$	2Ø	
I GUST PARKING SPACES PER 10 UNITS	2	
TOTAL PARKING SPACES	22	23

5 PARKING CALCULATION

SETBACK CALCULATIONS:		
REQUIRED	PROVIDED	
15'	15'	
5'	5'-9 '	
15'	15'-4"	
Ø '	Ø '	
	REQUIRED 15' 5' 15'	

5 SETBACK CALCULATION

1 LOCATION PLAN

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2014, (5TH FIT ADITION), ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, NATIONAL

2. THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.

3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS.

5. TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEED'S OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.

6. ALL PERMITS, INSPECTIONS, AND APPROVALS, SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF INSPECTIONS.

1. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES AS THE CONTRACTOR IS RESPONSIBLE FOR THE FULL REPLACEMENT COST OF ALL DAMAGED WORK CAUSED BY HIS OPERATIONS. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.

8. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER'S CURRENT INSURANCE CERTIFICATION FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE CONTRACTOR SHALL INDEMNIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANT AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY, ARISING OUT OF WORK OF THE CONTRACTOR.

9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOG IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACED WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES. ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.

10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NNOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COSTS TO THE OWNER SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).

11. ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.

12. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.

13. SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

2 GENERAL NOTES

OTAL SITE AREA:	8,952 S.F. OR 20
BUILDING COMMON AREA	565 S.F.
DRIVEWAY	6,443 S.F.
CONC. SLAB	476 S.F.
TOTAL IMPERVIOUS AREA=	7,484 S.F. (83.6%)
OTAL PERVIOUS AREA=	1,468 S.F. (16.4%)

TOTAL IMPERVIOUS AREA=	7,484 S.F. (83,6%)
BUILDING FOOTPRINT AREA	5,438 S.F.
TOTAL PERVIOUS AREA=	1,468 S.F. (16,4%)

4 F.A.R. CALCULATION

GREEN BUILDING PRACTICE

1). GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.

2). LOCATION OF BIKE RACK (NOTE AND FYI: GREEN POINTS IS ACQUIRED BY PROVIDING BICYCLE STORAGE.)

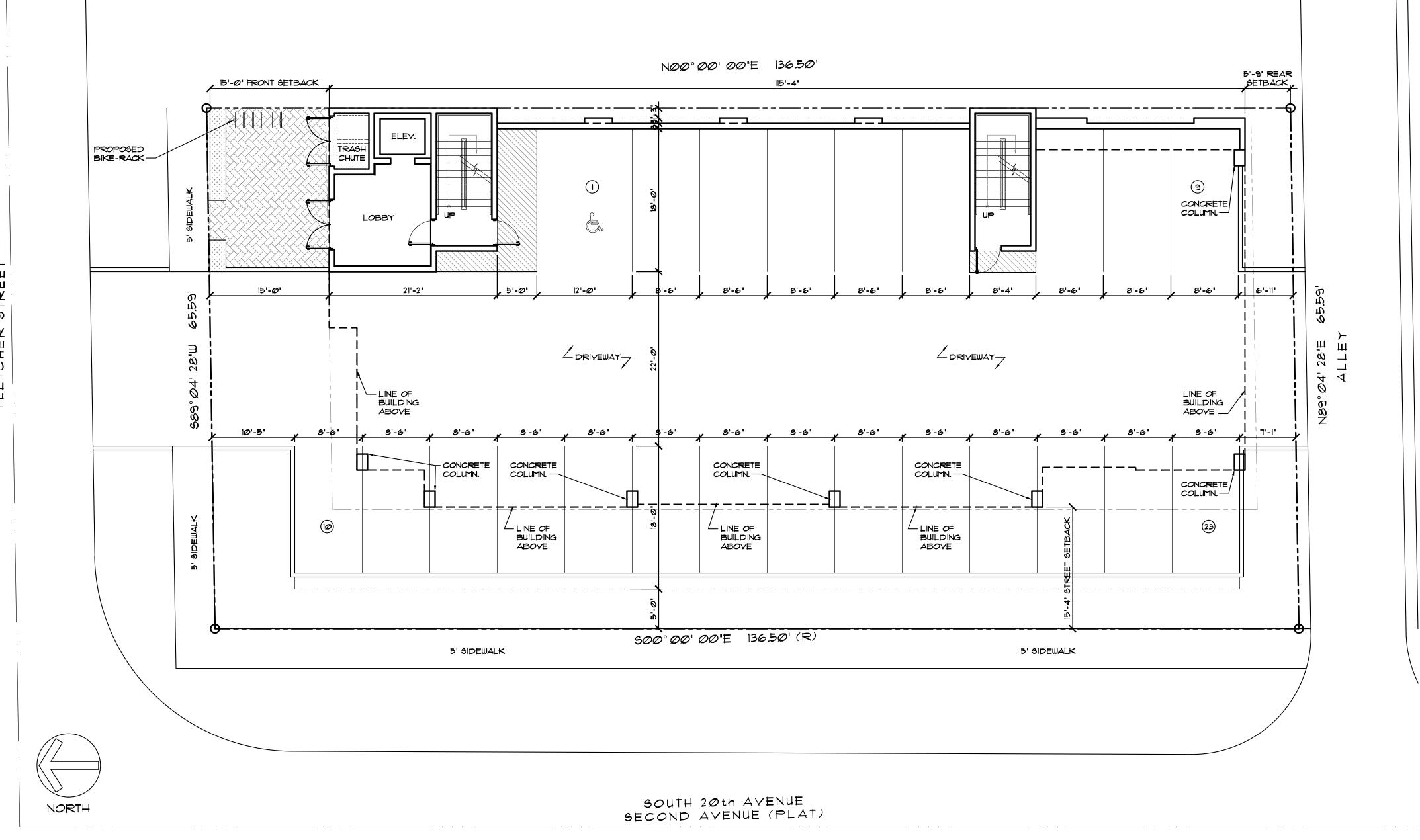
3). WHITE ROOF TO REFLECT LIGHT.

4). DROUGHT TOLERANT LANDSCAPING.

6). LOW-EMITTING MATERIALS.

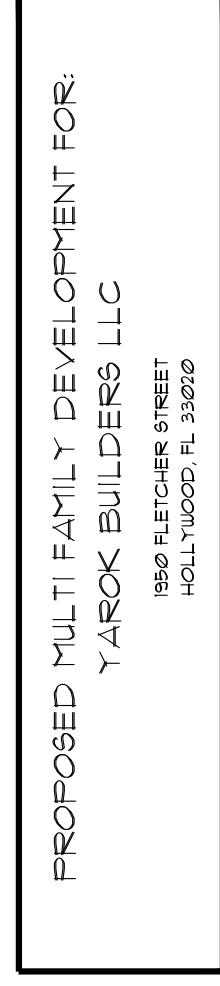
1). HURRICANE IMPACT RESISTANCE OF OPENINGS.

5). LOW FLOW FIXTURE

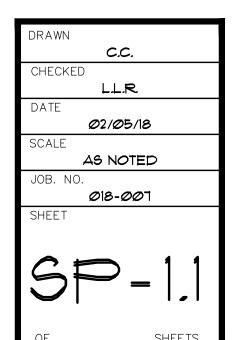




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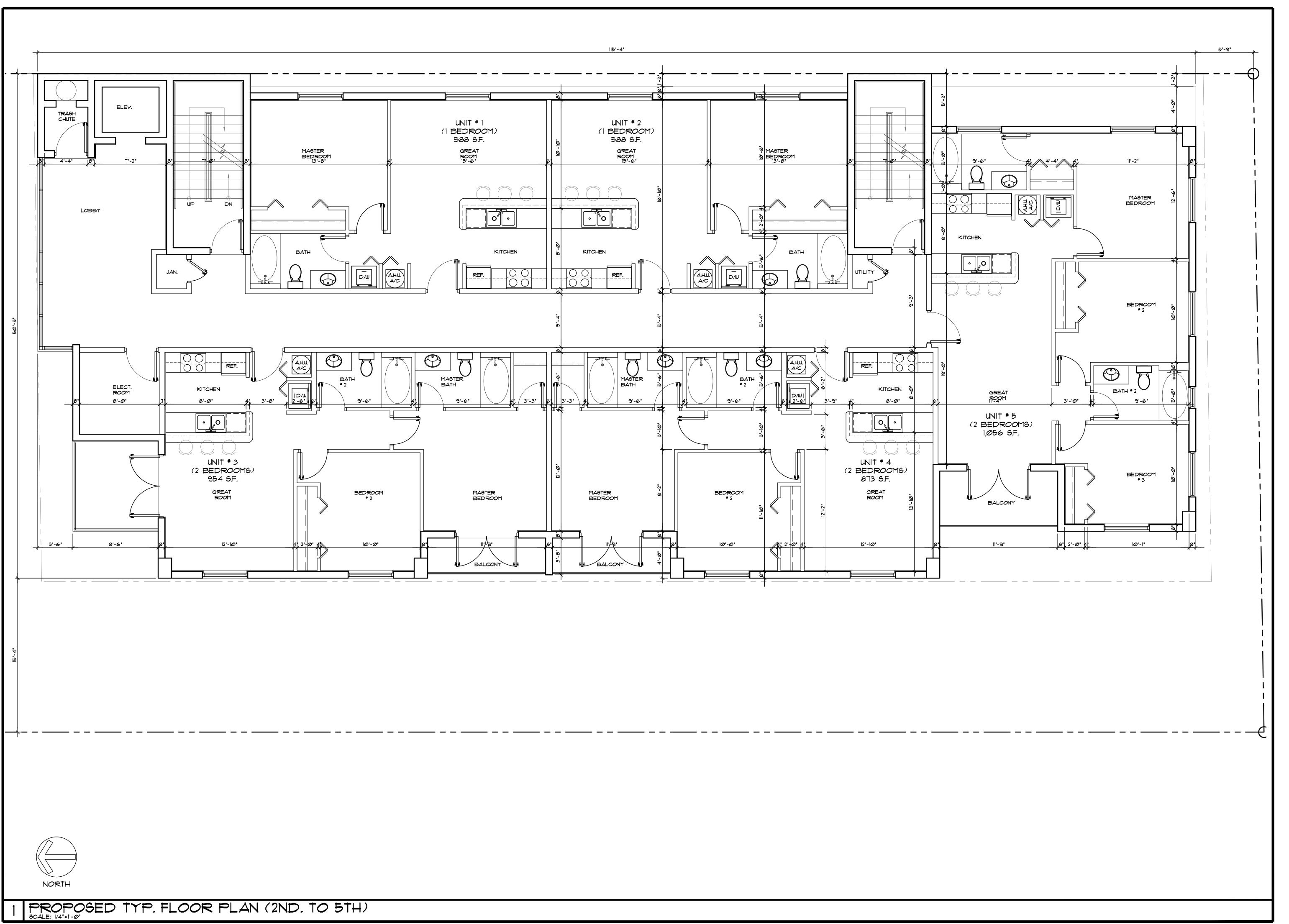


SEAL: AR 0017852 LUIS LA ROSA



6 PROPOSED SITE PLAN

3 SITE DATA





ARCHITECTURE & PLANNING

12980 SW 52 STREET
MIRAMAR, FLORIDA 33027

(O)- 305-403-7926
(F)- 305-403-7928
E-MAIL: ILAROSA@LAROSAARCHITECTCTS.COM

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REVISION:	BY:

POSED MULTI FAMILY DEVELOPMENT FOR:

YAROK BUILDERS LLC

1950 FLETCHER STREET

HOLYWOOD FL. 33020

SEAL: AR 0017852 LUIS LA ROSA

C.C.

CHECKED

L.L.R.

DATE

02/05/18

SCALE

AS NOTED

JOB. NO.

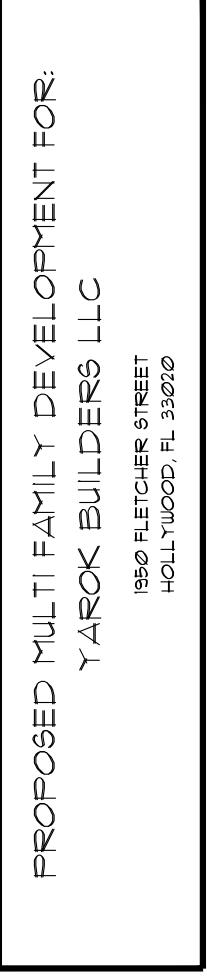
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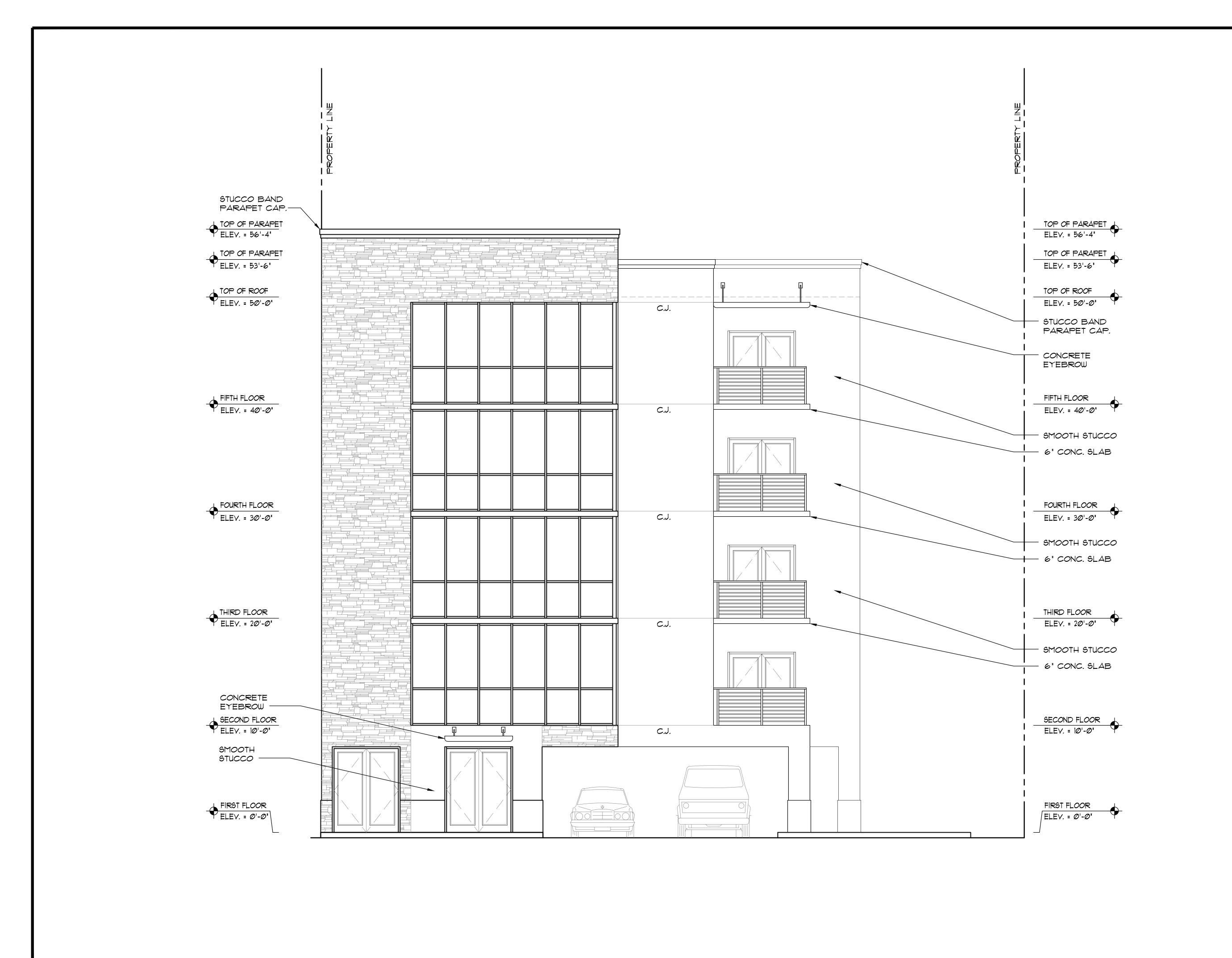
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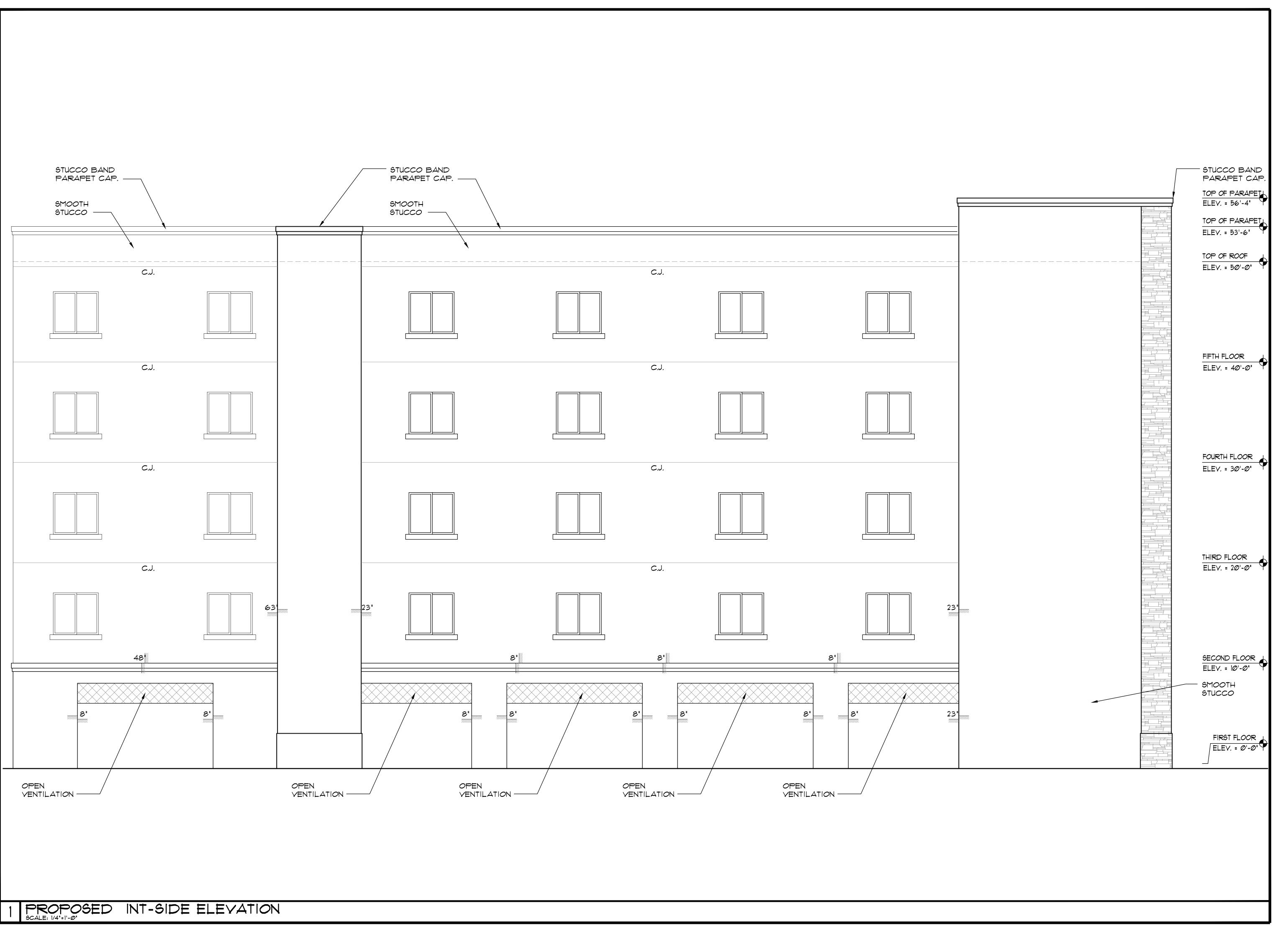
PROPOSED MULTI FAMILY DEVELOPMENT FOR:
YAROK BUILDERS LLC
1950 FLETCHER STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852 LUIS LA ROSA

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PROPOSED FRONT ELEVATION (FLETCHER STREET)





REVISION:	BY:

PROPOSED MULTI FAMILY DEVELOPMENT FOR:
YAROK BUILDERS LLC
1950 FLETCHER STREET
HOLLYWOOD, FL 33020



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REVISION:	BY:

PROPOSED MULTI FAMILY DEVELOPMENT FOR;
YAROK BUILDERS LLC
1950 FLETCHER STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852 LUIS LA ROSA

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