

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: _____

Location Address: 1950 Fletcher Street, Hollywood FL 33020

Lot(s): 1 Block(s): 4 Subdivision: Hollywood View

Folio Number(s): 514222150320

Zoning Classification: PR Land Use Classification: _____

Existing Property Use: Single Family Sq Ft/Number of Units: 1

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): _____

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

Explanation of Request: Submittal for TAC

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: YAROK DEVELOPMENT INC

Address of Property Owner: 15805 Biscayne Blvd, Office 204, NMB FL 33160

Telephone: (352) 223-8646 Fax: _____ Email Address: david@yarokbuilders.com

Name of Consultant/Representative/Tenant (circle one): _____

Address: _____ Telephone: _____

Fax: _____ Email Address: _____

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

If Yes, Attach Copy of the Contract.

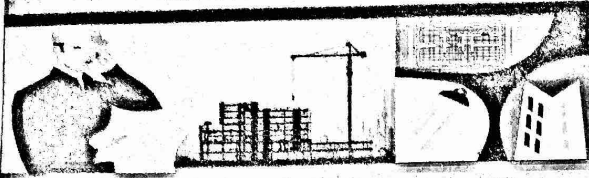
List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Luis LaRosa Email Address: llarosa@larosaarchitects.com

Alan Vaisberg - alan@yarokbuilders.com

PLANNING DIVISION



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Hollywood, FL 33022

PLANNING DIVISION (Internal Use Only)

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: [Signature] Date: 03/26/18

PRINT NAME: Yeroke Development / David Melamed Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

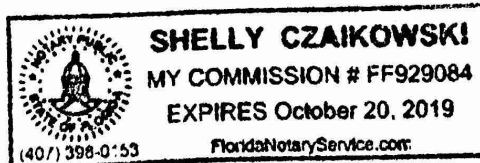
I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning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

Sworn to and subscribed before me
this 26 day of March 2018

[Signature]
Notary Public

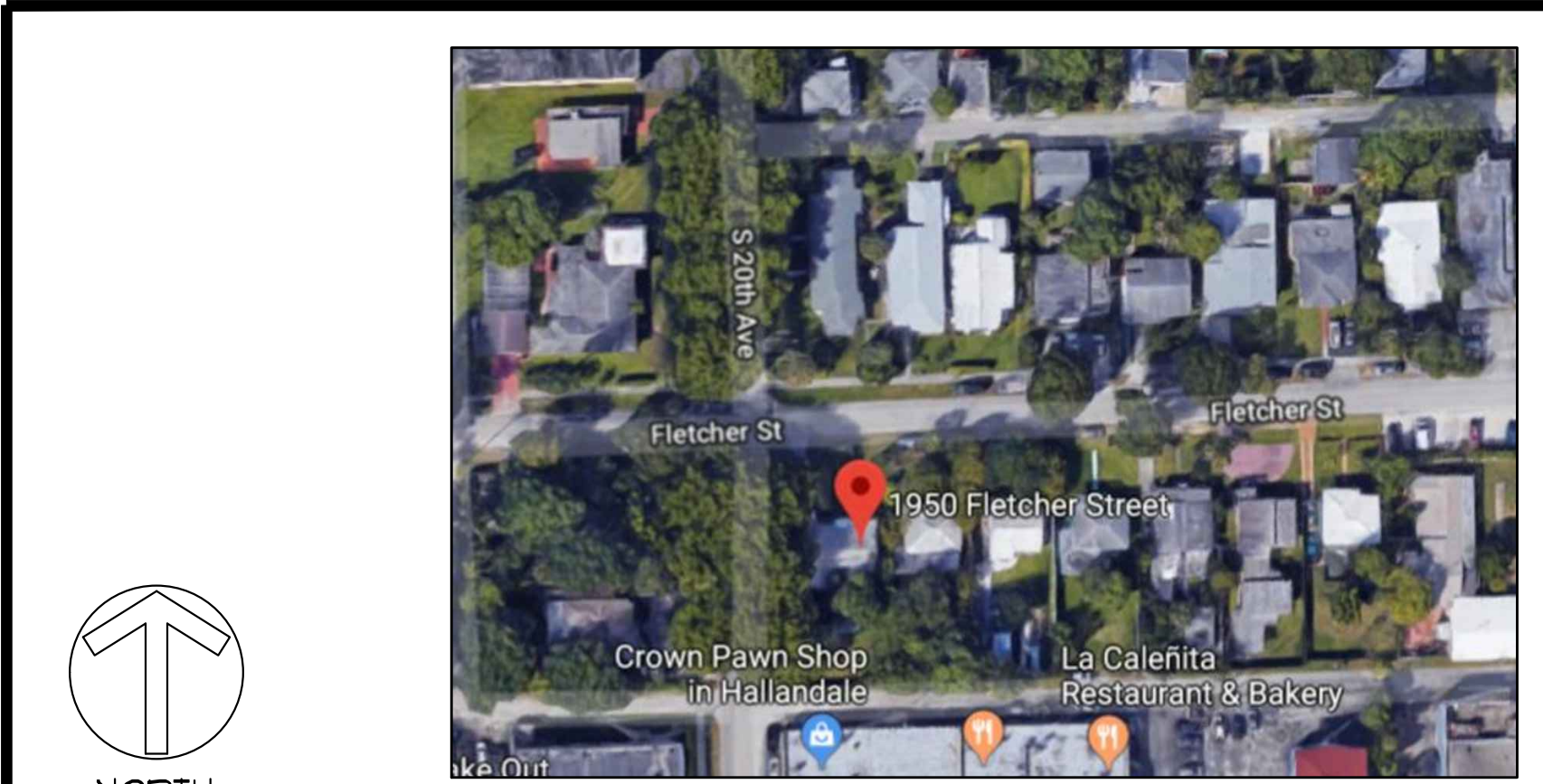
State of Florida

My Commission Expires: 10/20/2019 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



[Signature]
Signature of Current Owner

David Melamed
Print Name



1 LOCATION PLAN
SCALE: N.T.S.

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2014, (5TH FIT ADDITION), 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 PROCEEDS 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.
7. 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

SITE CALCULATIONS:	
TOTAL 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%)
TOTAL 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%)

3 SITE DATA

F.A.R. CALCULATIONS:	
TOTAL SITE AREA: 8,952 S.F. X 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.

4 F.A.R. CALCULATION

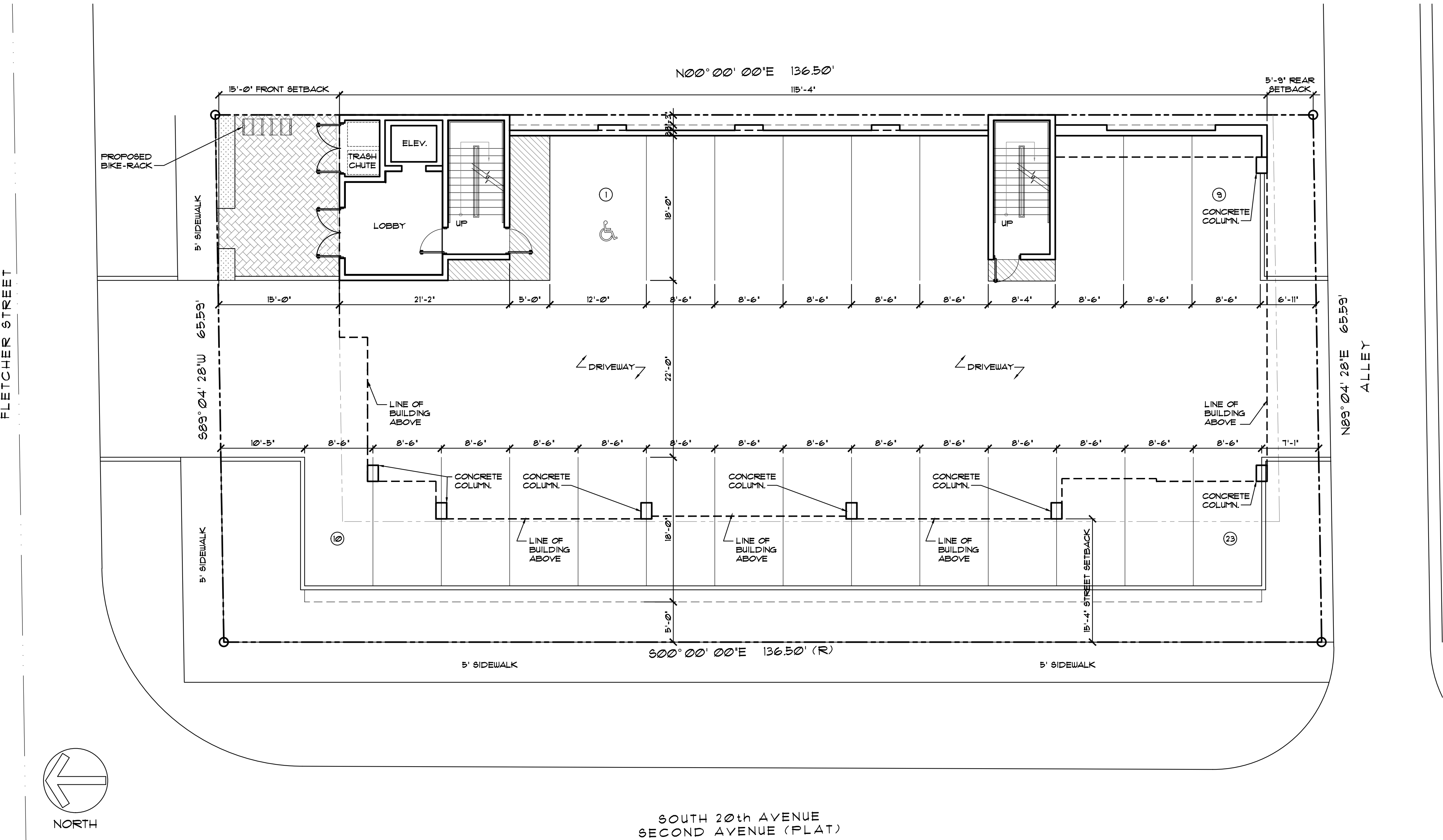
PARKING CALCULATIONS:		
	REQUIRED	PROVIDED
1 PARKING SPACE PER UNIT & 1 GUEST PARKING SPACES PER 10 UNITS	20 2	
TOTAL PARKING SPACES	22	23

5 PARKING CALCULATION

SETBACK CALCULATIONS:		
	REQUIRED	PROVIDED
FRONT	15'	15'
REAR	5'	5'-9"
STREET	15'	15'-4"
INT-SIDE	0'	0'

5 SETBACK 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.
5). LOW FLOW FIXTURE
6). LOW-EMITTING MATERIALS.
7). HURRICANE IMPACT RESISTANCE OF OPENINGS.



6 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

LLR Architects, Inc.

ARCHITECTURE & PLANNING

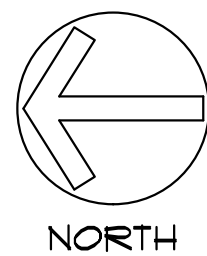
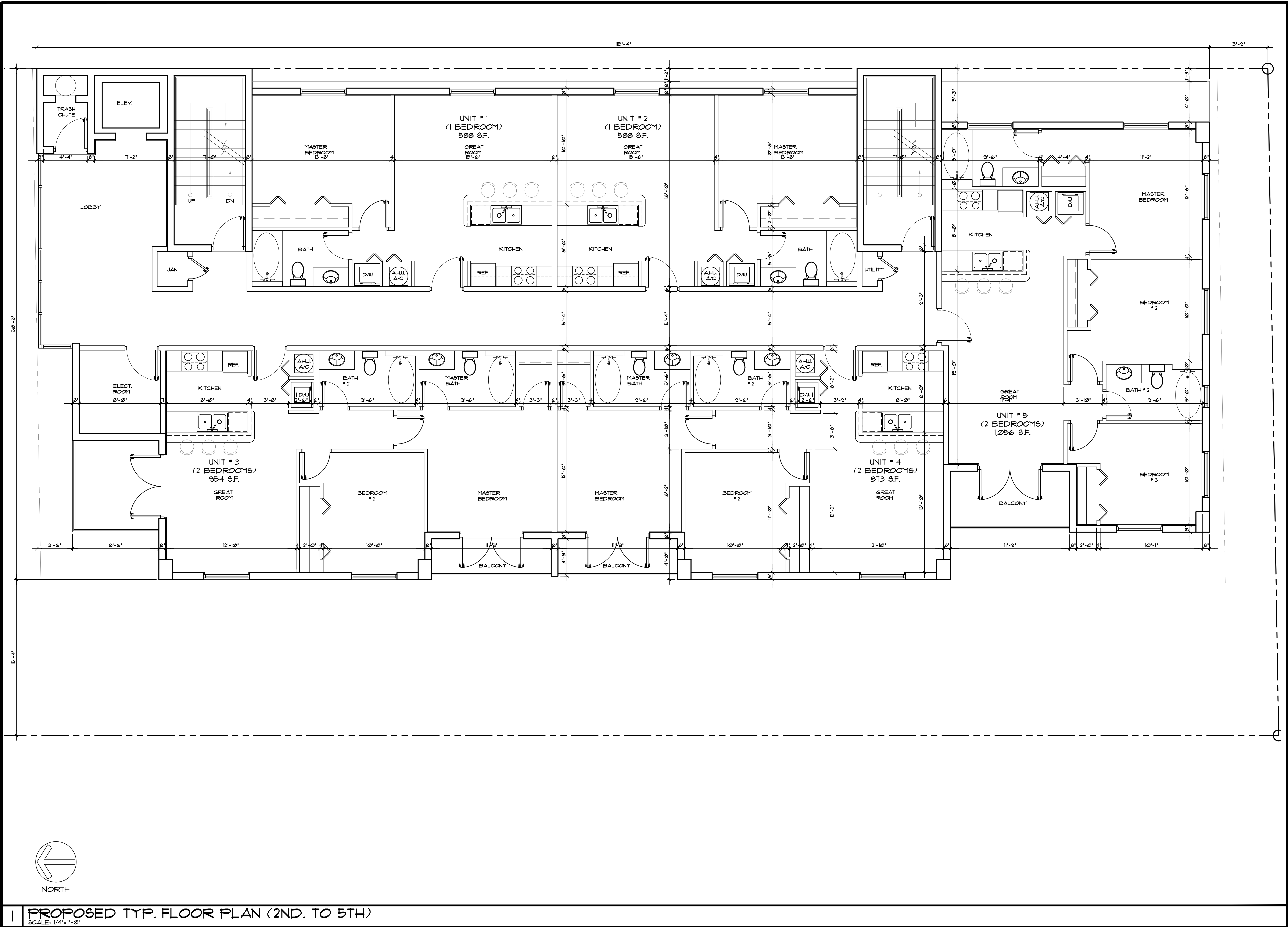
12980 SW 22 STREET
MIRAMAR, FLORIDA 33027
(O): 305-403-7926
(F): 305-403-7928
E-MAIL: LLR@LLRARCHITECTS.COM

REVISION:	BY:

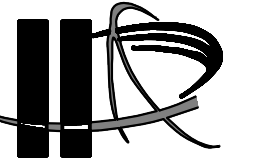
PROPOSED MULTI FAMILY DEVELOPMENT FOR:
YAROK BUILDERS LLC
1950 FLETCHER STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN: C.C.
CHECKED: LLR
DATE: 02/05/18
SCALE: AS NOTED
JOB. NO.: 018-001
SHEET: SP-1.1
OF SHEETS



1 PROPOSED TYP. FLOOR PLAN (2ND. TO 5TH)
SCALE: 1/4"=1'-0"



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REVISION:	BY:

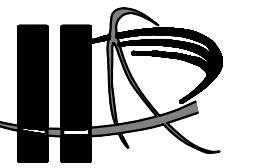
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SHEET	

A=1.1

OF SHEETS



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(O) 305-403-7926
(F) 305-403-7928
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REVISION:	BY:

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SEAL: AR 0017852
LUIS LA ROSA

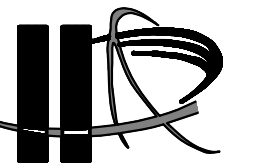
DRAWN	C.C.
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SHEET	

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OF SHEETS



1 PROPOSED STREET ELEVATION (SOUTH 20TH AVENUE)
SCALE: 1/4"=1'-0"



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REVISION:	BY:

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YAROK BUILDERS LLC

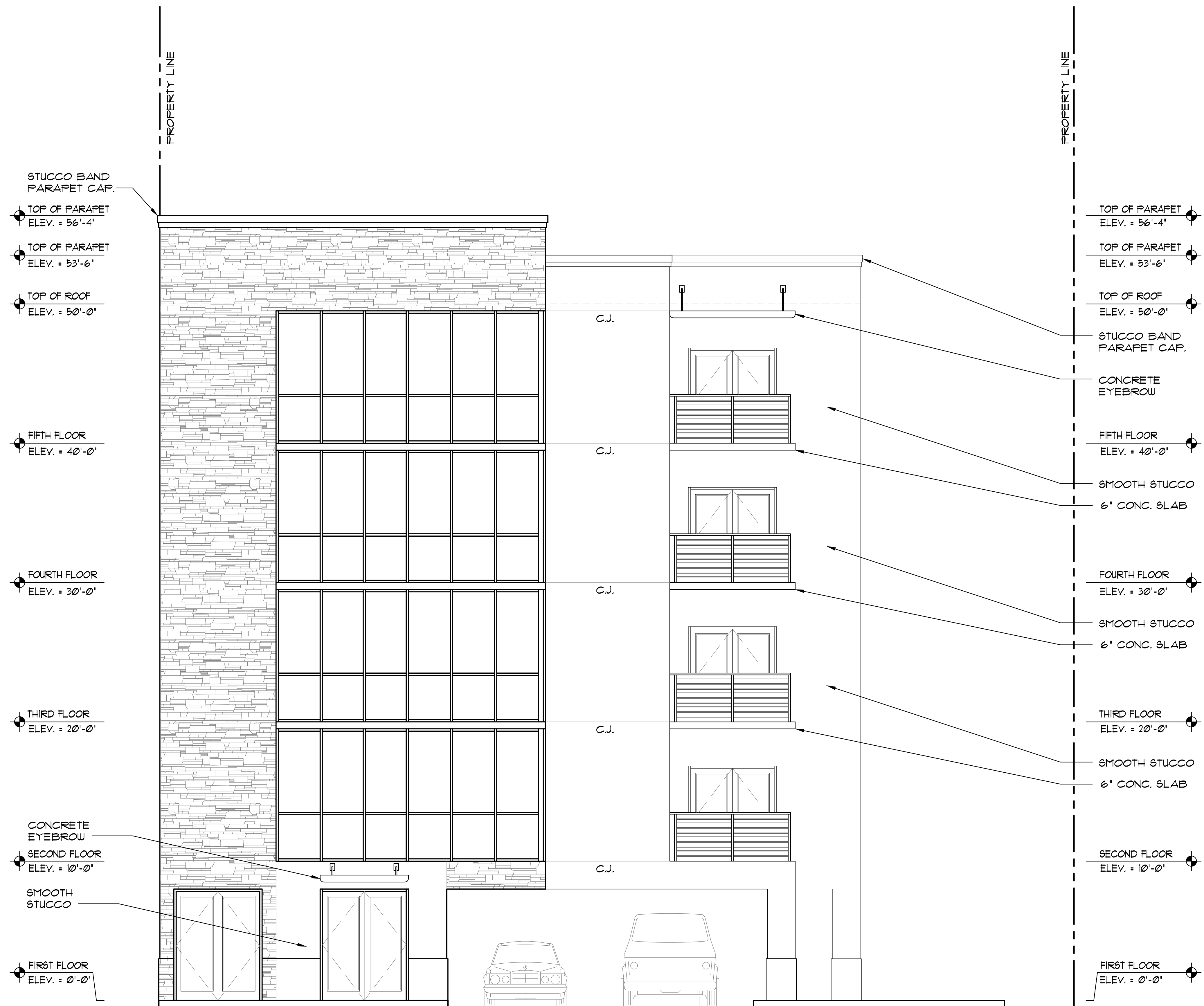
1950 FLETCHER STREET
HOLLYWOOD, FL 33020

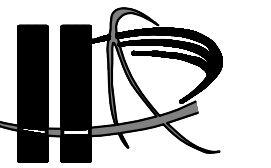
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OF SHEETS





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REVISION:	BY:

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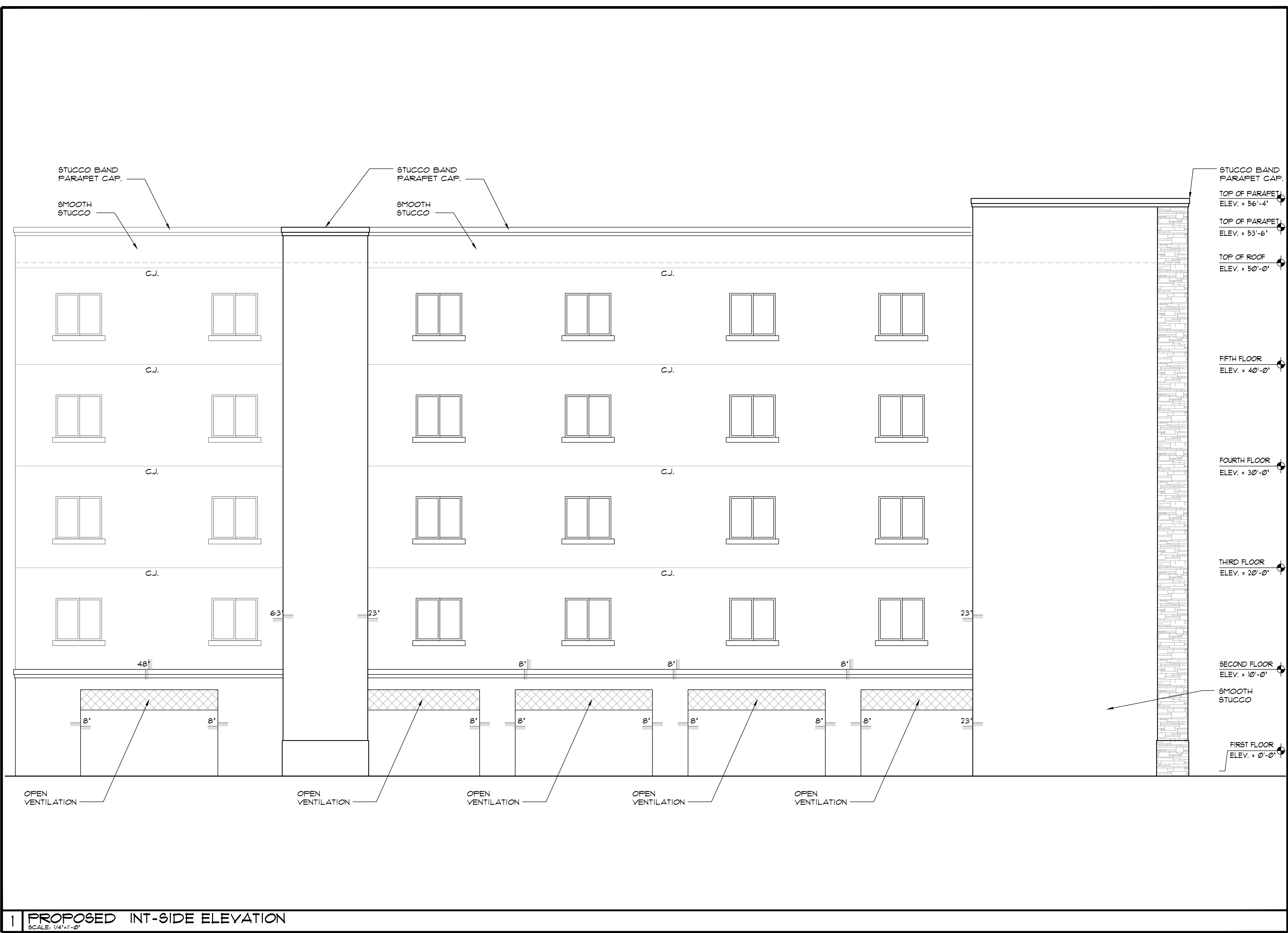
1950 FLETCHER STREET
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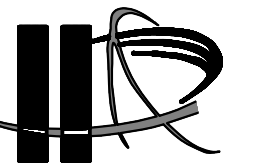
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JOB. NO.	018-001
SHEET	

A-2.3

OF SHEETS



1 PROPOSED INT-SIDE ELEVATION
SCALE: 1/4"=1'-0"



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SHEET	

A-2.4

OF SHEETS

