

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: 04/02/2018

Location Address: 1812 ROOSEVELT HOLLYWOOD, FL

lot(s): 10 & 11 Block(s): 1 Subdivision: FRANK C DICKEY SUB 11-8 BUS PLOTS 30,31,32 BLK 1

Folio Number(s): 5142 10 25 0090

Zoning Classification: FH-2

Land Use Classification: G

Existing Property Use: VACANT HOME

Sq Ft/Number of Units: 36,000 / 20 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: New 4 story apartment building

Number of units/rooms: 19 Sq Ft: 20,691

Value of Improvement: 1,700,000

Estimated Date of Completion: JUNE 2019

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

If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: XLT INVESTMENT CORP

Address of Property Owner: 16450 NE 35 AVE MIAMI FL 33160

Telephone: 305-680-2800

Fax: _____

Email Address: maribona1000@gmail.com

Name of Consultant/Representative/Tenant (circle one): Bernie Maribona

Address: 2011 NE 137 St NMB FL 33181

Telephone: 305-680-2800

Fax: _____

Email Address: maribona1000@gmail.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: N/A

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

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. 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: 3/30/2018

PRINT NAME: Luis Torrens

Date: _____

Signature of Consultant/Representative: _____

Date: 3/30/2018

PRINT NAME: Bernie Haribong

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

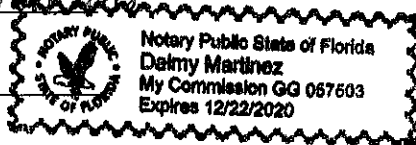
Current Owner Power of Attorney

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

Sworn to and subscribed before me

this 31 day of March 2018

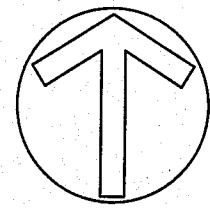
Notary Public
State of Florida



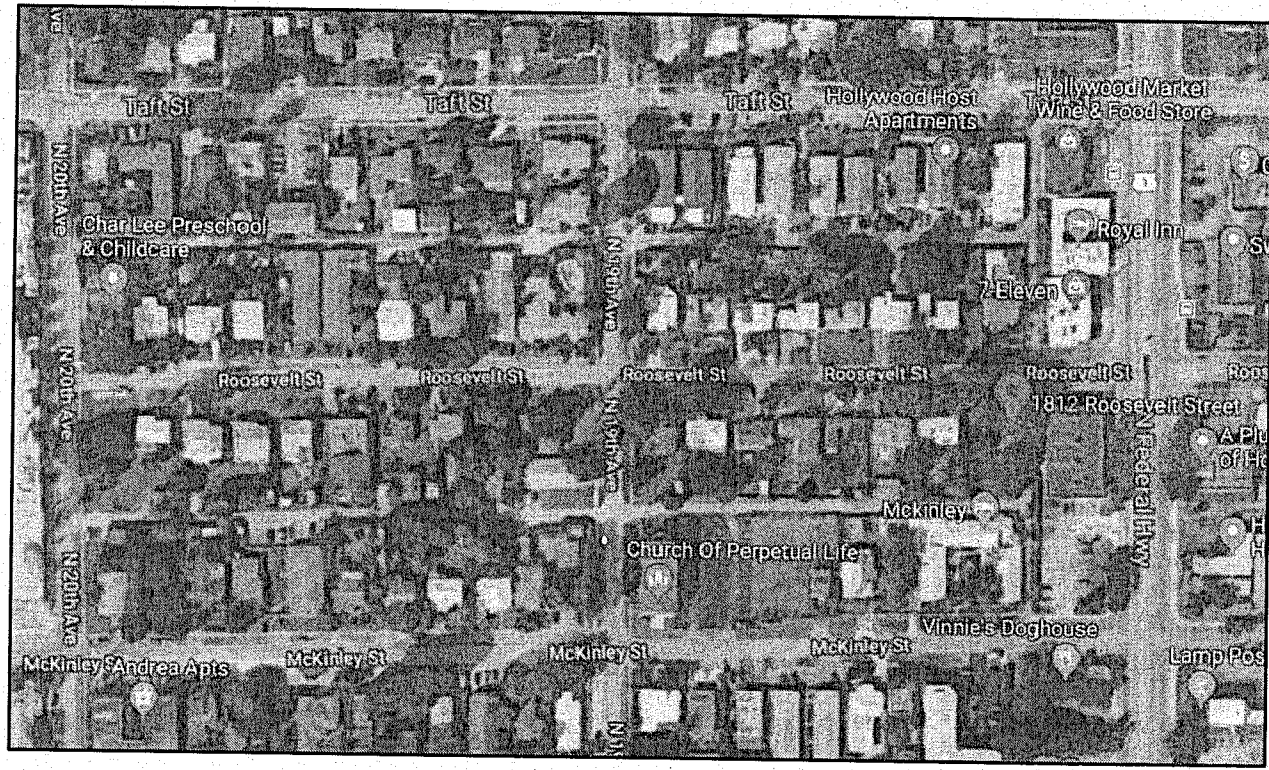
Signature of Current Owner

Print Name

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



NORTH



F.A.R. CALCULATIONS:

TOTAL SITE AREA: 9,551 S.F. X 3.0 =	28,651 S.F.
GROUND FLOOR (NOT TRASH ROOM)	523 S.F.
2ND. FLOOR PLAN (NOT TRASH ROOM, ELEC. ROOM + BALCONY)	6,224 S.F.
3RD. FLOOR PLAN (NOT TRASH ROOM, ELEC. ROOM + BALCONY)	6,224 S.F.
4TH. FLOOR PLAN (NOT TRASH ROOM, ELEC. ROOM, BALCONY + STAIRS)	6,314 S.F.
F.A.R. PROVIDED	20.631 S.F.
F.A.R. ALLOWED	20.671 S.F.

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
1 PARKING SPACE PER UNIT + 1 GUEST PARKING SPACES PER 10 UNITS	20 2	
TOTAL PARKING SPACES	22	22

SETBACK CALCULATIONS:

	REQUIRED	PROVIDED
FRONT	15'	15'
REAR	5'	5'-0"
ALLEY	0'	5'-0"
INT-SIDE	0'	0'

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 INFERRABLE 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 ANY 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 JOB IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER MATCHING AND ALIGNING ALL SURFACES 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 NOT 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:	9,551 S.F. OR 21
BUILDING COMMON AREA	571 S.F.
DRIVEWAY	6,240 S.F.
CONC. SLAB	130 S.F.
TOTAL IMPERVIOUS AREA:	7,001 S.F. (73.4%)
TOTAL PERVIOUS AREA:	2,550 S.F. (26.6%)

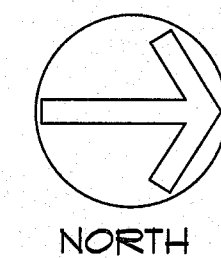
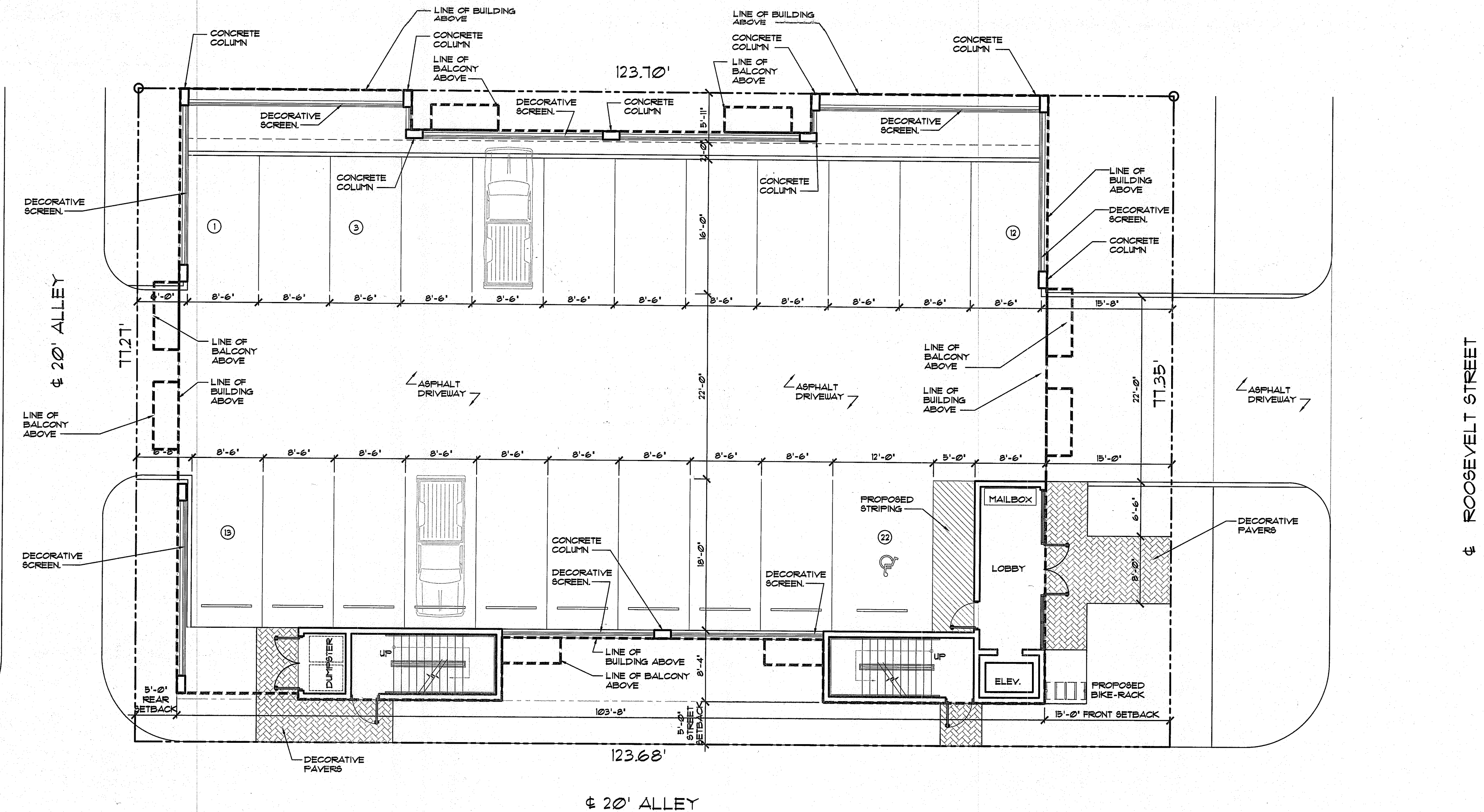
TOTAL IMPERVIOUS AREA:	7,001 S.F. (73.4%)
BUILDING FOOTPRINT AREA	6,971 S.F.
TOTAL PERVIOUS AREA:	2,550 S.F. (26.6%)

3 SITE AREA CALCULATION

4 F.A.R. CALCULATION

5 PARKING CALCULATION

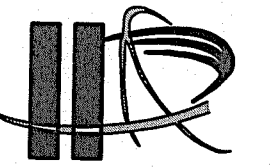
6 SETBACK CALCULATION



NORTH

7 PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"



LLR Architects, Inc.

ARCHITECTURE & PLANNING

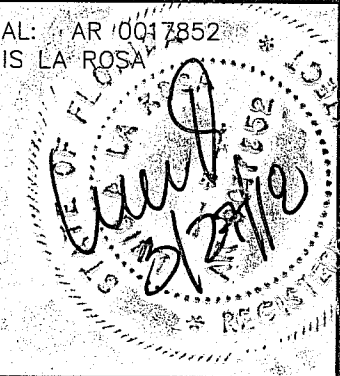
12980 SW 52 STREET
MIRAMAR, FLORIDA 33027

(305) 305-405-7926
(305) 305-405-7928
E-MAIL: LLR@LLR-ARCHITECTS.COM

REVISION: BY:

PROPOSED MULTI FAMILY DEVELOPMENT FOR:
XLT INVESTMENT CORP.

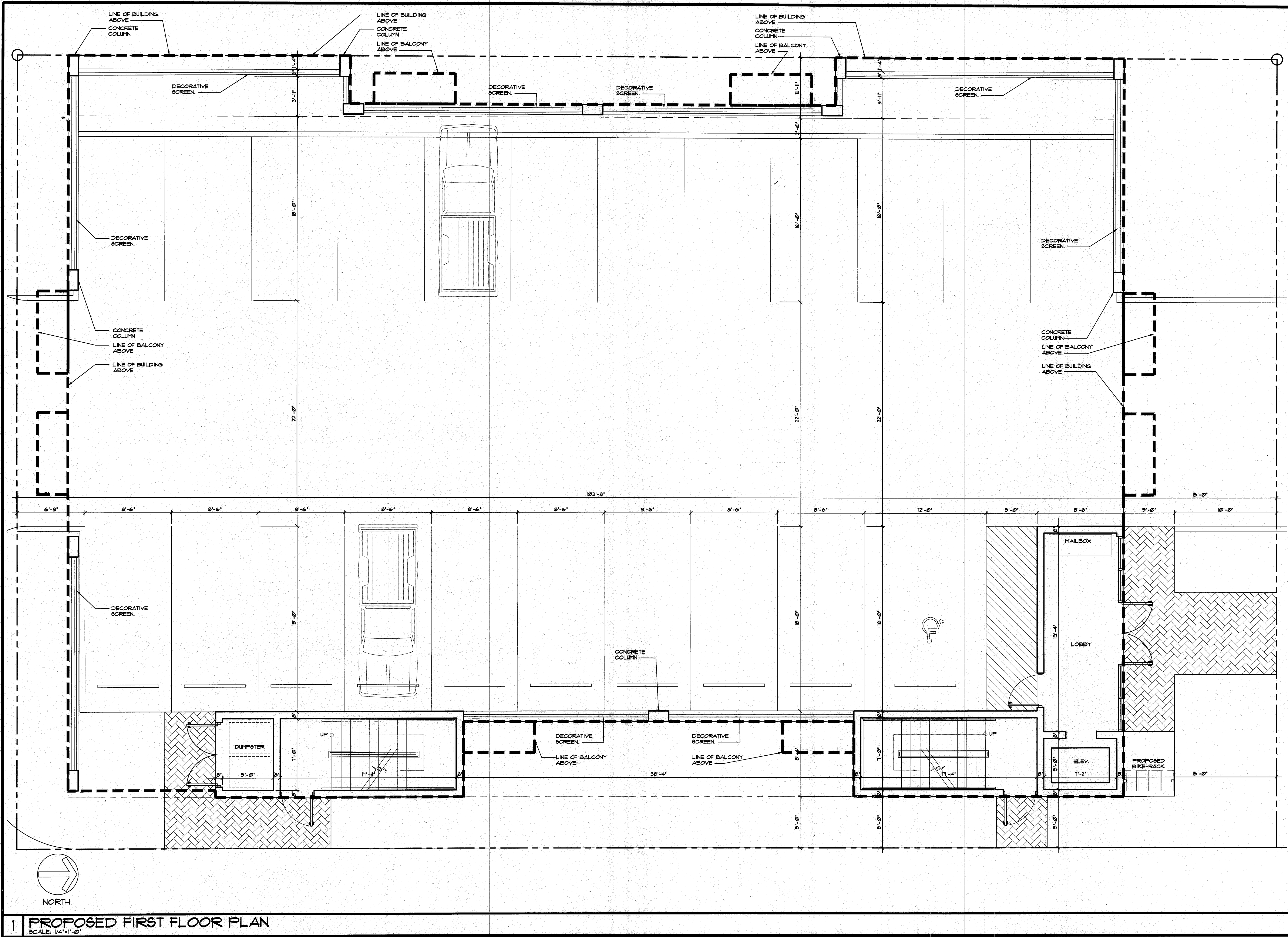
1812 ROOSEVELT STREET
HOLLYWOOD, FL 33020



DRAWN	CC
CHECKED	LLR
DATE	03/27/18
SCALE	AS NOTED
JOB NO.	018-003
SHEET	

SP-1.1

OF SHEETS



LLR Architects, Inc.

ARCHITECTURE & PLANNING

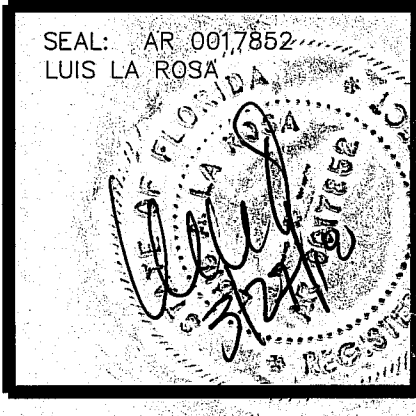
12980 SW 52 STREET
MIRAMAR, FLORIDA 33027

(305) 305-4037
(305) 305-4037
E-MAIL: LLR@LLRARCHITECTS.COM

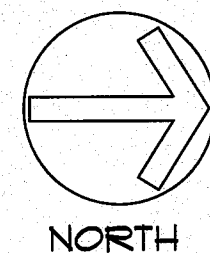
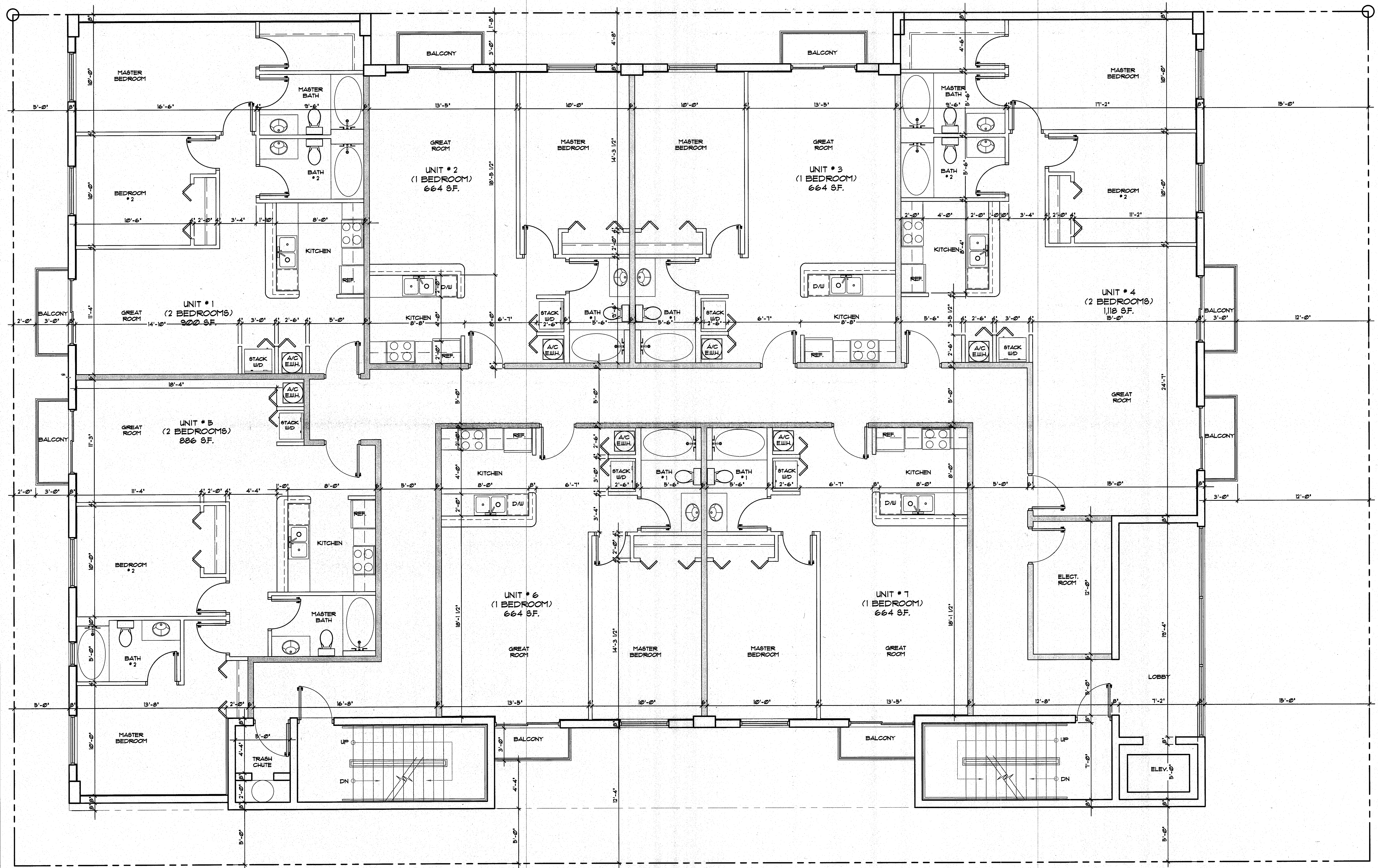
REVISION	BY

PROPOSED MULTI FAMILY DEVELOPMENT FOR:
XLT INVESTMENT CORP.

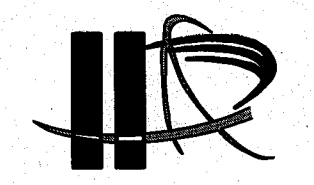
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HOLLYWOOD, FL 33020



DRAWN	C.C.
CHECKED	LLR
DATE	03/27/18
SCALE	AS NOTED
JOB. NO.	018-008
SHEET	A-1.1
OF	SHEETS



1 PROPOSED TYP. FLOOR PLAN (2ND. & 3RD)
SCALE: 1/4"=1'-0"



LLR Architects, Inc.
ARCHITECTURE & PLANNING
12980 SW 52 STREET
MIRAMAR, FLORIDA 33027
(305) 305-4033-7925
(305) 305-4033-7925
EMAIL: LLR@LLRARCHITECTS.COM

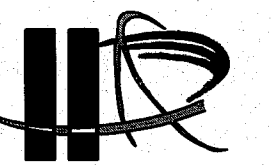
REVISION:	BY:

PROPOSED MULTI FAMILY DEVELOPMENT FOR:
XLT INVESTMENT CORP.
1812 ROOSEVELT STREET
HOLLYWOOD, FL 33020



DRAWN	C.C.
CHECKED	LLR
DATE	03/27/18
SCALE	AS NOTED
JOB. NO.	018-008
SHEET	

A-1.2
OF SHEETS



LLR Architects, Inc.

ARCHITECTURE & PLANNING

12980 SW 22 STREET
MIRAMAR, FLORIDA 33027
(305) 303-7926
(305) 303-7928
FAX: (305) 303-7928
EMAIL: LLR@LLRARCHITECTS.COM

REVISION: BY:

PROPOSED MULTI FAMILY DEVELOPMENT FOR:

XLT INVESTMENT CORP.

1812 ROOSEVELT STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852
LUIS LA ROSA



DRAWN C.C.

CHECKED LLR

DATE 03/27/18

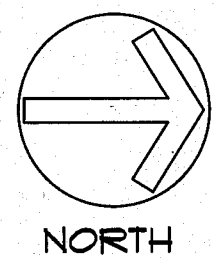
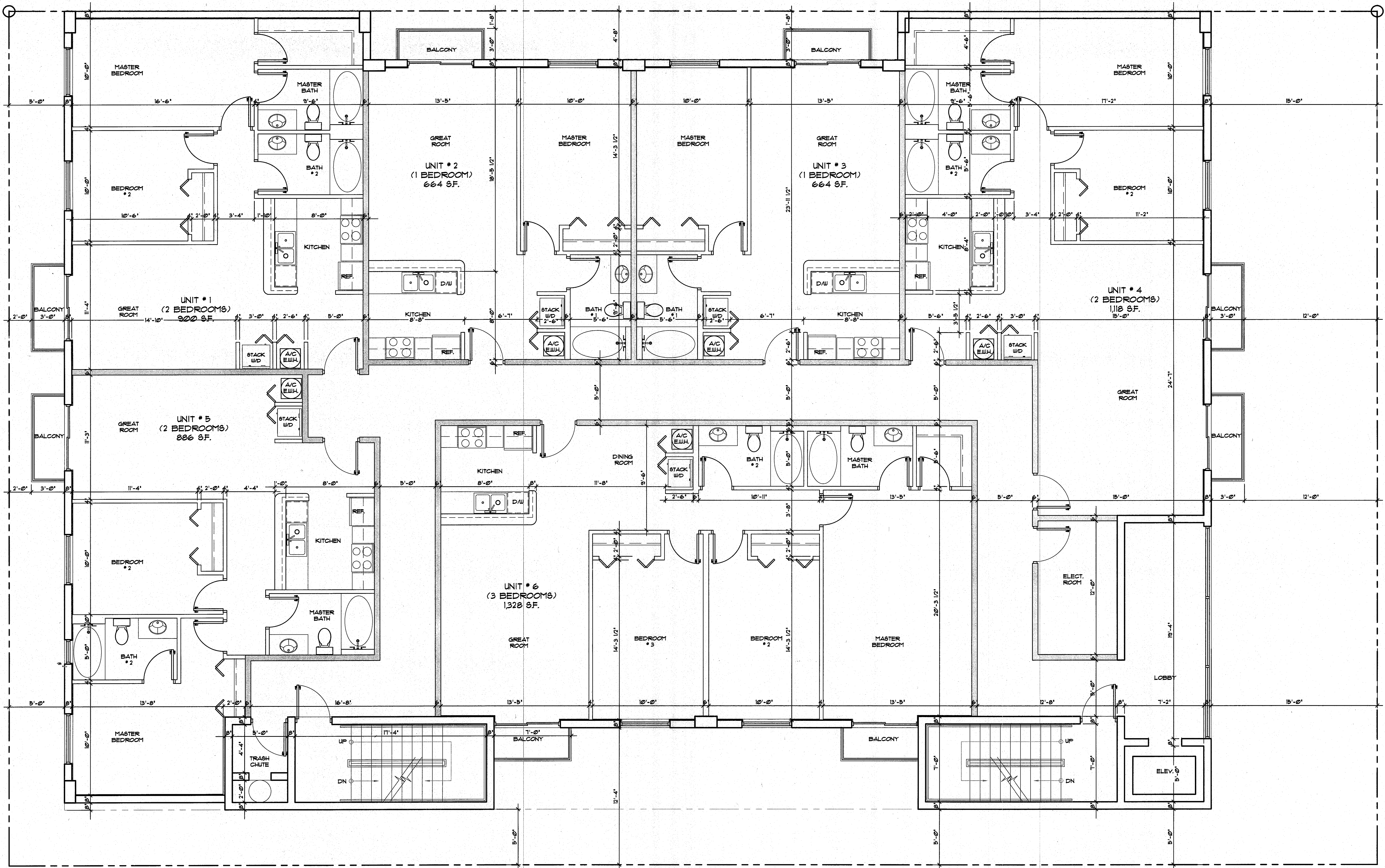
SCALE AS NOTED

JOB. NO. 018-028

SHEET

A-1.3

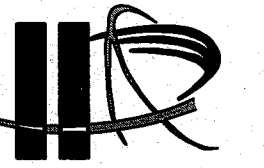
OF SHEETS



NORTH

1 PROPOSED TYP. FLOOR PLAN (4TH)

SCALE: 1/4"=1'-0"



LLR Architects, Inc.

ARCHITECTURE & PLANNING

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MIRAMAR, FLORIDA 33027
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(F) 305-400-7928
EMAIL: LLR@LLRARCHITECTS.COM

REVISION	BY

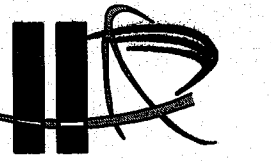
PROPOSED MULTI FAMILY DEVELOPMENT FOR:
XLT INVESTMENT CORP.
1812 ROOSEVELT STREET
HOLLYWOOD, FL 33020



DRAWN	C.C.
CHECKED	LLR
DATE	03/27/18
SCALE	AS NOTED
JOB. NO.	018-008
SHEET	

A-2.1
OF SHEETS





LLR Architects, Inc.

ARCHITECTURE & PLANNING

12080 SW 32 STREET
MIRAMAR, FLORIDA 33027
(305) 365-4057
(305) 365-4057
EMAIL: LLR@LLRARCHITECTS.COM

REVISION:	BY:

PROPOSED MULTI FAMILY DEVELOPMENT FOR:

XLT INVESTMENT CORP.

1812 ROOSEVELT STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852
LUIS LA ROSA



DRAWN	CC
CHECKED	LLR
DATE	03/27/18
SCALE	AS NOTED
JOB. NO.	018-008
SHEET	

A-2.2

OF SHEETS



1 NORTH ELEVATION (ROOSEVELT STREET)
SCALE: 1/4"=1'-0"



LLR Architects, Inc.

ARCHITECTURE & PLANNING

12000 SW 22 STREET
MIRAMAR, FLORIDA 33027
(305) 403-7926
(305) 403-7928
EMAIL: LLAROSA@LLAROSAARCHITECTS.COM

REVISION:	BY:

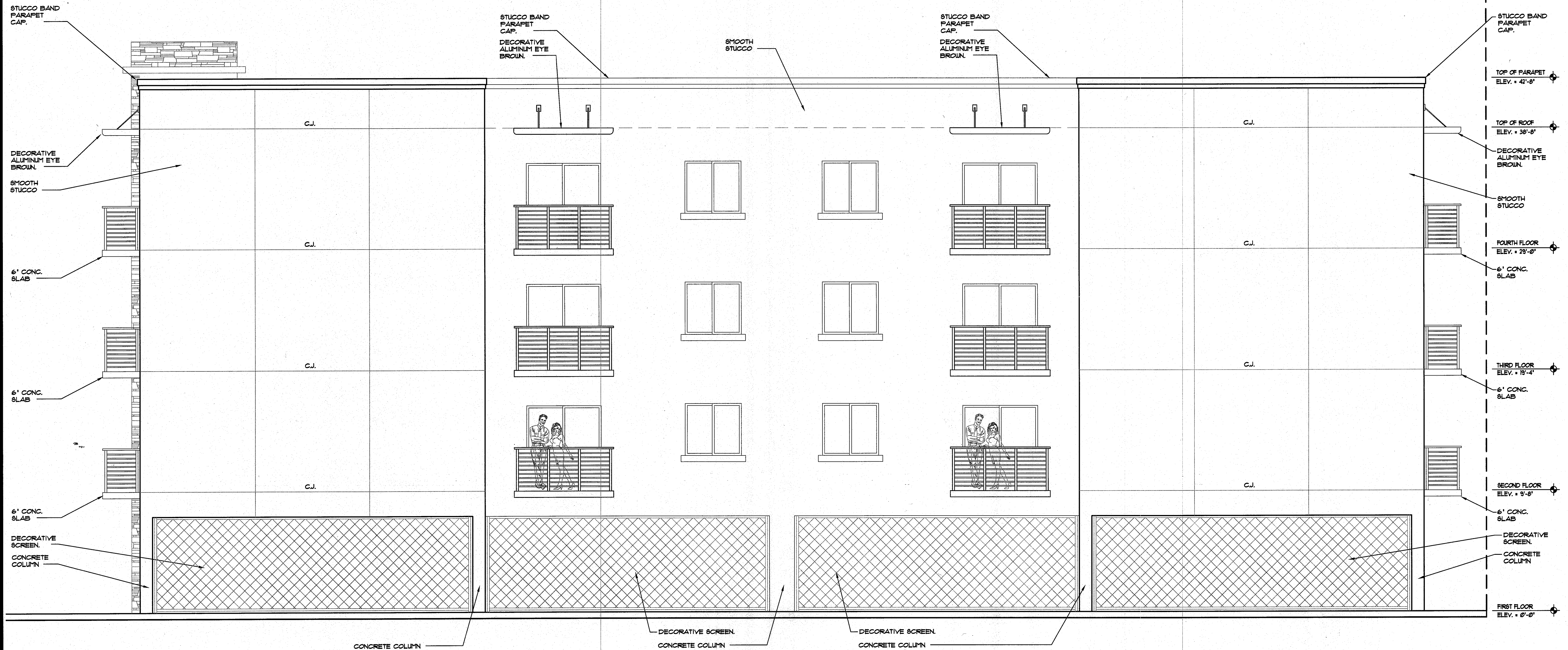
PROPOSED MULTI FAMILY DEVELOPMENT FOR:
XLT INVESTMENT CORP.

1812 ROOSEVELT STREET
HOLLYWOOD, FL 33020

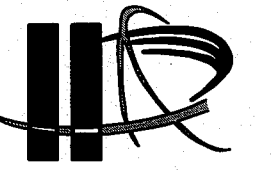


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DATE	03/27/18
SCALE	AS NOTED
JOB. NO.	018-008
SHEET	

A-2.3
OF SHEETS



1 WEST ELEVATION
SCALE: 1/4"=1'-0"



LLR Architects, Inc.

ARCHITECTURE & PLANNING

12980 SW 32 STREET
MIRAMAR, FLORIDA 33027

(TEL) 305-403-7996
(FAX) 305-403-7928
E-MAIL: LLR@LLRARCHITECTS.COM

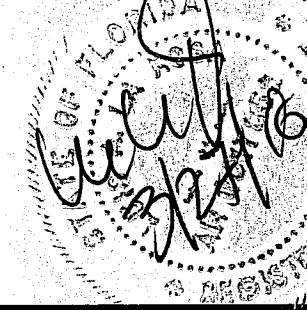
REVISION:	BY:

PROPOSED MULTI FAMILY DEVELOPMENT FOR:

XLT INVESTMENT CORP.

182 ROOSEVELT STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852
LUIS LA ROSA



DRAWN	CC
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DATE	03/21/18
SCALE	AS NOTED
JOB. NO.	018-008
SHEET	

A-2.4

OF SHEETS



1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"