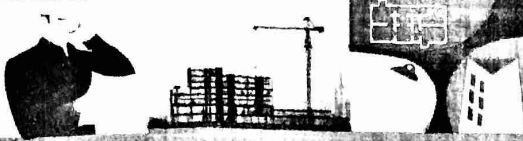


ATTACHMENT A

Application Package Part I

PLANNING DIVISION



GENERAL APPLICATION

HOLLYWOOD, FL 33022

Hollywood
FLORIDA

APPLICATION TYPE (CHECK ONE):

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

Date of Application: _____

Location Address: 1950 Fletcher St, 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 Planning and Development Board

Number of units/rooms: 18 Sq Ft: 18,066

Value of Improvement: \$ 1,250,000 Estimated Date of Completion: Oct 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 Ste 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: _____

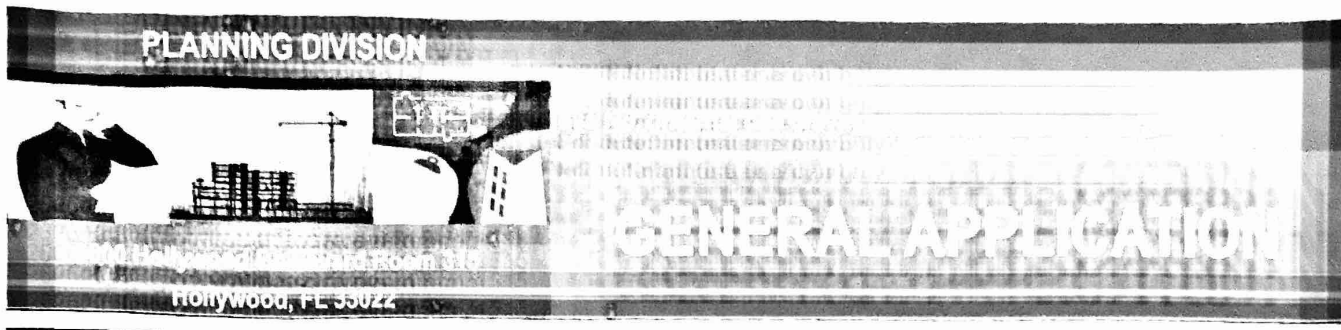
Date of Purchase: _____ Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

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

Address: _____
Alan Vaisberg and Luis Larosa Email Address: llarosa@larosaarchitects.com
alan@yarokbuilders.com





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: 7/24/18

PRINT NAME: Yarok Development / David Malamud Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

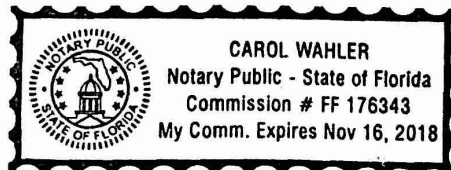
Signature of Tenant: _____ Date: _____

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 24th day of July
[Signature]
Notary Public



[Signature]
Signature of Current Owner

David Malamud
Print Name

State of Florida
My Commission Expires: Nov 16, 2018 (Check One) ☐ Personally known to me; OR ☐ Produced Identification FIDC



Luis LaRosa Architects, Inc.

July 24, 2018

Yarok Development Inc.
15805 Biscayne Blvd.,
Office 204 North Miami
Beach, FL 33160

FILE NUMBER: 18-DP-15

SUBJECT: Site Plan Review for an 18-unit residential development (Fletcher Apartments).

SITE DATA

Owner/Applicant: Yarok Development Inc.
Address/Location: 1950 Fletcher Street
Gross Area of Property: 15,266.95 sq. ft. (0.350 acres)
Net Area of Property: 8,914.94 sq. ft. (0.205 acres)
Land Use: Regional Activity Center
Zoning: Pembroke Road Mixed-Use District (PR)
Existing Use of Land: Single Family Home

ADJACENT LAND USE

North: Regional Activity Center
South: Regional Activity Center
East: Regional Activity Center
West: Regional Activity Center

ADJACENT ZONING

North: Parkside Low Intensity Multi-Family District (PS-1)
South: Pembroke Road Mixed-Use District (PR)
East: Pembroke Road Mixed-Use District (PR)
West: Pembroke Road Mixed-Use District (PR)

APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED).



Luis La Rosa Architects, Inc.

Dear Board Members,

It's with great pleasure we are presenting an 18 unit, 4-story, multi-family residential building. This project was designed with the intention to enhance the property and the surrounding neighborhood.

1. Design Criteria:

The architectural style for this 4-story, 18,000 SF multi-family residential building embodies a classic, but modern style. The use of stone at the façade as well as the large glass panels provide a contemporary look and feel as well as natural light on every floor. The design is all about consideration of aesthetics maintaining the residential functionality.

2. Compatibility:

The existing neighborhood consists of single and multi-family residential. This new development will be compatible with the residential neighborhoods and the new look of the RAC district. The 4-story scale works with the neighborhood and enhancing the street and pedestrian areas.

3. Landscaping:

The landscaping has been integrated with the building design to emphasize the architectural features and help screen the parking areas from the street.

4. Site Massing: The 4-story project is located on the corner of Fletcher street and 20th. ave. The corner setback is 15 feet thus stepping the building back to allow for pedestrian friendly experience. The massing of the front elevation differentiates in height and along the setback line. The Lobby with exterior materials of stone and glass create a hierarchy and boldness along Fletcher street. The balance of the front façade has cantilevered balconies and recessed balconies. This varied element prevents the front façade from being flat. The side façade along 20th. Ave, also has similar features which is important since it's a long façade. Variations in height along the parapet enhance these features.

This new 18 unit development will help the improvement of the surrounding neighborhood on Fletcher St. We hope to have your support and acceptance of this new project.

Thank you for your time and consideration,

Sincerely,

Luis La Rosa
Registered Architect
AR#0017852



FLETCHER STREET

N00°00' 00"E 136.50'

N89°04' 20"E 65.59'
ALLEY

S00°00' 00"E 136.50' (R)

SOUTH 20th AVENUE
SECOND AVENUE (PLAT)



1 | SITE PLAN
SCALE: 3/16"=1'-0"


LLR Architects, Inc.
ARCHITECTS & PLANNING
12900 S.W. 52 STREET
MIAMI, FLORIDA 33157
OFFICE: 305-403-7926
CELL: 786-543-0851
E-MAIL: LUIS@LLRARCHITECTS.COM
Luis La Rosa - Registered Architect
AR#-0017852
AA#-25003693

REVISION	BY
04/03/18 T.A.C.	CC
6/07/18 T.A.C.	CC

PROPOSED MULTI FAMILY DEVELOPMENT FOR:
YAROK DEVELOPMENT INC.- FLETCHER ONE APTS.
1950 FLETCHER STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC
CHECKED	LLR
DATE	07/05/18
SCALE	AS NOTED
JOB NO.	08-001
SHEET	

SP-1.1

OF SHEETS





SAMPLE BOARD



PROJECT NUMBER : 18-DP-15

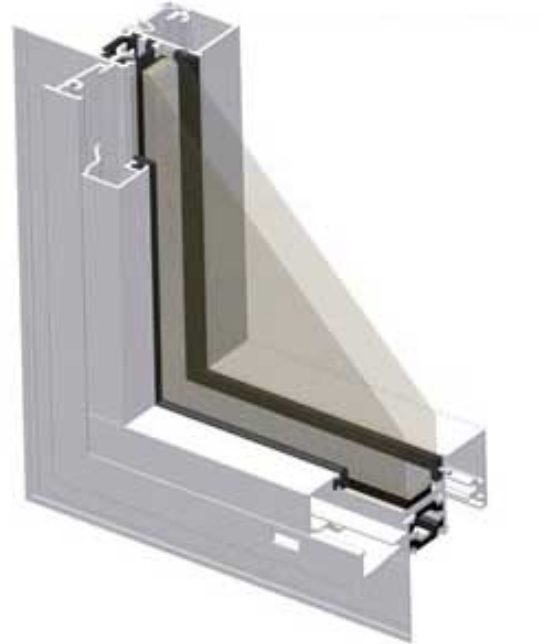
NAME : FLETCHER ONE

ADDRESS : 1950 FLETCHER ST



**Exterior Aluminum
Railing**

Window Framing



Exterior Stone Facade





Paint Color

