

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: 08/28/2018

Location Address: 2200 MADISON STREET

Lot(s): 22 E 50 Block(s): 2 Subdivision: LITTLE RANCHES

Folio Number(s): 5142 16 01 1780

Zoning Classification: DH-2 Land Use Classification: DIXIE HIGHWAY MED INTENSITY MULTI-FAMILY DISTRICT

Existing Property Use: VACANT LAND Sq Ft/Number of Units: 10246 SQFT

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: PRELIMINARY RAC TO APPROVE A PROJECT TO DEVELOPE A 12 APARTMENT BUILDING.

Number of units/rooms: 12 Sq Ft: 10250

Value of Improvement: 1,000,000 Estimated Date of Completion: JUNE 2020

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

Name of Current Property Owner: WILFERZ LEASING LLC

Address of Property Owner: 5845 SW 21 ST WEST PARK FL 33023

Telephone: 786-838-7310 Fax: _____ Email Address: wilferzco@gmail.com

Name of Consultant Representative/ Tenant (circle one): PABLO J FERNANDEZ

Address: 5845 SW 21 ST WEST PARK FL 33023 Telephone: 786-838-7310

Fax: _____ Email Address: wilferzco@gmail.com

Date of Purchase: 05/17/2017 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: _____

Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (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: _____

Date: 08/28/2018

PRINT NAME: PABLO J FERNANDEZ - MANAGER

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 _____ day of _____

Signature of Current Owner

Notary Public

Print Name

State of Florida

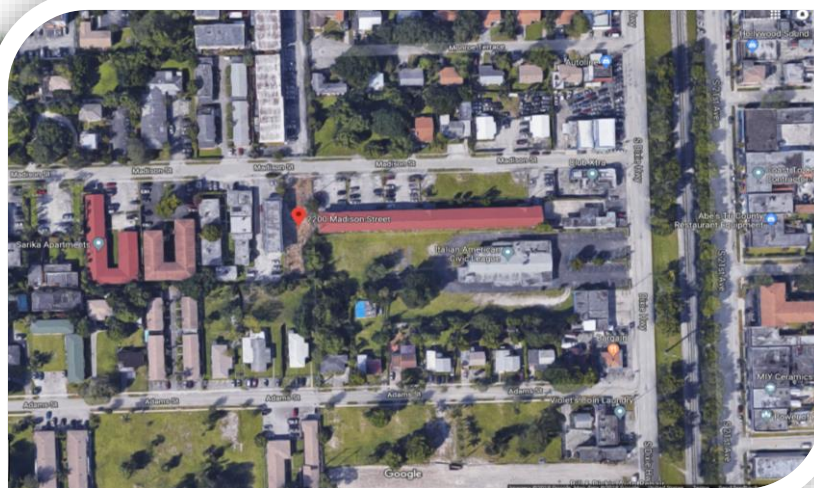
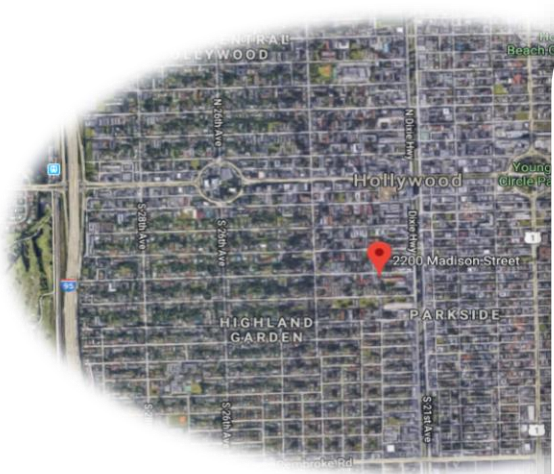
My Commission Expires: _____ (Check One) ☐ Personally known to me; OR ☐ Produced Identification _____



WILFERZ.

CITY OF
Hollywood
FLORIDA

2200 MADISON ST
Preliminary TAC
Sep-17/2018



WILFERZ COMPANY, LLC – WILFERZ LEASING, LLC
5845 SW 21st STREET WEST PARK FL 33023
786-838-7310 / 786-838-8159
WILFERZCO@GMAIL.COM WWW.WILFERZ.COM

Building elevations – Front



Building elevations – Rear



No.	Date	Revision	By

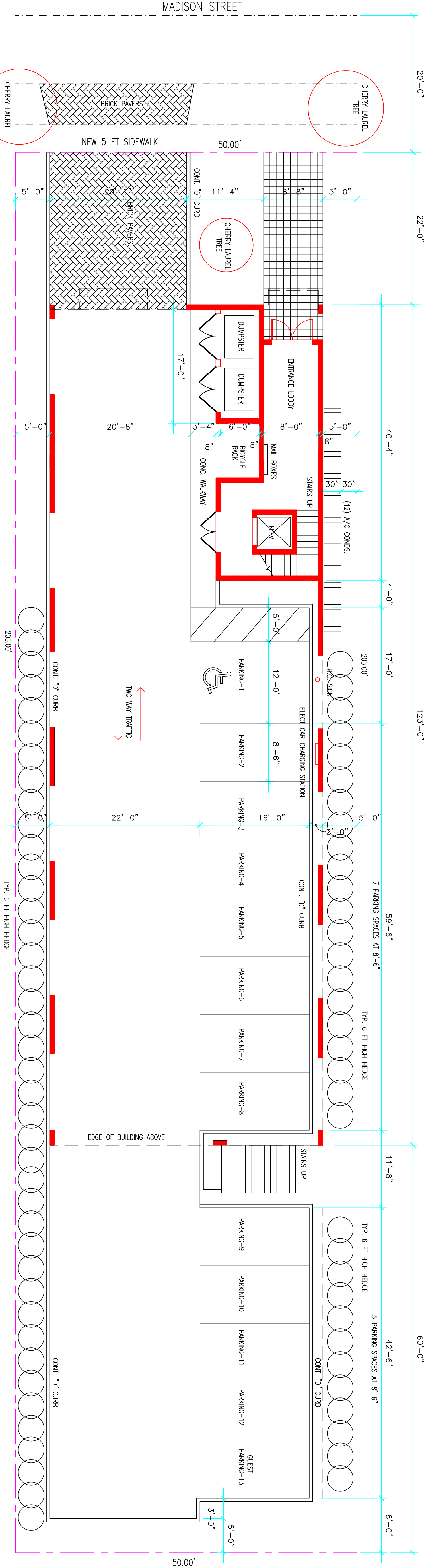
ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW COPYRIGHT AND OTHER RESERVED RIGHTS THEREIN. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

12 UNIT APARTMENTS
SITE DESIGN
2200 MADISON STREET
HOLLYWOOD, FLORIDA
CONTACT: JUAN F. WILKES (786) 838-8159
PABLO FERNANDEZ (786) 838-7310

Miguel de Diego
ARCHITECT P.A.
AA-26001641 AR-13378
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

CHECKED	
DRAWN	
DATE	8-9-2018
COMD NO.	17-160

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

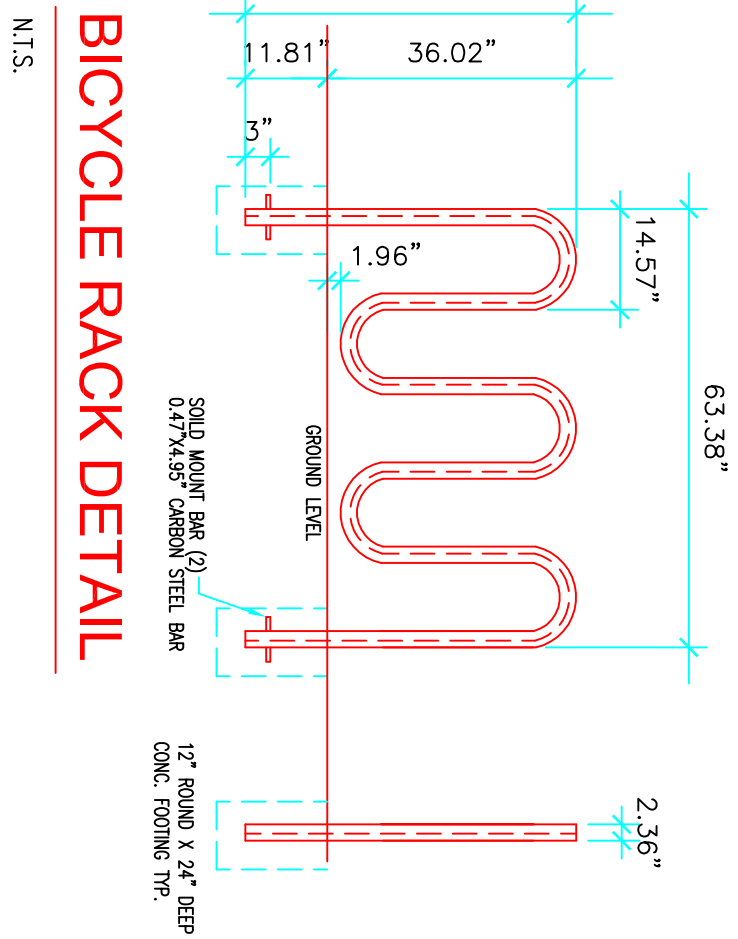


N
SITE PLAN
SCALE: 1/8"=1'-0"
ZONED BH-2

LEGAL DESCRIPTION:
THE EAST 1/2 OF LOT 22 BLOCK-2
HOLLYWOOD LITTLE HAMPSHIRE ADDITION
PLAT BOOK 1 PAGE 26 BROWARD COUNTY FLORIDA

SETBACKS	REQUIRED	PROVIDED
FRONT	15'-0"	22'-0"
REAR	20'-0"	60'-0"
SIDE	5'-0"	5'-0"

PARKING CALCULATIONS:
REQUIRED ONE SPACE FOR EACH UNIT
12 UNITS = 12 PARKING SPACE REQUIRED
13 PARKING SPACES PROVIDED



UNIT-A (1 BEDROOM 520 S.F.)	UNIT-A (1 BEDROOM 520 S.F.)
UNIT-B (1 BEDROOM 650 S.F.)	UNIT-B (1 BEDROOM 650 S.F.)
UNIT-C (1 BEDROOM 690 S.F.)	UNIT-C (1 BEDROOM 690 S.F.)
UNIT-D (1 BEDROOM 690 S.F.)	UNIT-D (1 BEDROOM 690 S.F.)
UNIT-E (1 BEDROOM 690 S.F.)	UNIT-E (1 BEDROOM 690 S.F.)
UNIT-F (1 BEDROOM 690 S.F.)	UNIT-F (1 BEDROOM 690 S.F.)
TOTAL SIX BEDROOMS PER FLOOR	TOTAL SIX BEDROOMS PER FLOOR

SECOND FLOOR	THIRD FLOOR
LIVING AREA 4,164.00 S.F.	LIVING AREA 4,164.00 S.F.
WALKWAYS 625.00 S.F.	WALKWAYS 625.00 S.F.
ELEVATOR AND STAIRS 200.00 S.F.	ELEVATOR AND STAIRS 200.00 S.F.
BALCONIES 132.00 S.F.	BALCONIES 132.00 S.F.
TOTAL FLOOR 5,121.00 S.F.	TOTAL FLOOR 5,121.00 S.F.

DENSITY CALCULATION:
F.A.R. = 1.75 MAX
1.75 X 10,200 S.F. = 1778 UNITS ALLOWED
12 UNITS PROVIDED

SITE NET: 10,250.00 S.F. 0.23 ACRES
SITE GROSS 11,250.00 S.F. 0.25 ACRES

SITE CALCULATIONS:

SITE	10,250.00 S.F.	0.23 ACRES
BLDG FOOTPRINT	425.00 S.F.	4.14 %
INTERIOR WALKWAYS	325.00 S.F.	3.17 %
INTERIOR WALKWAYS	235.00 S.F.	2.29 %
PARKING AND DRIVES	6,170.00 S.F.	60.19 %
LANDSCAPE	3,095.00 S.F.	30.19 %

GREEN BUILDING REQUIREMENTS (51.153)

1. ALL DOORS SHALL CONTRIBUTE TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLOOR.
2. PROVIDE PROGRAMMABLE THERMOSTATS.
3. PROVIDE DUAL FLUSH TOILETS, VARY TO USE LESS THAN ONE GALLON TO FLUSH TOILETS AND 1.6 GALLONS OR LESS FOR SINKS.
4. PROVIDE MEANS OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST THE MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.
5. ALL OUTDOOR LIGHTS INCLUDING FLUORESCENT BALLS AND EXTERIORS WITH ELECTRONIC BALLAST LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTIC SYSTEM, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON TIMER, ALL ENERGY EFFICIENT OUTDOOR LIGHTING SHALL BE INSTALLED.
6. AT LEAST ONE OF PLANTS, TREES AND GRASSES PER SQ. FT. WATER MANAGEMENT DISTRICT RECOMMENDATIONS.
7. PROVIDE ALUMINUM EFFICIENT OUTDOOR LIGHTING.
8. ALL WATER PIPES TO BE INSULATED.
9. ALL UNITS TO HAVE THINNESS WATER HEATERS.
10. ROOF MATERIAL TO BE ENERGY STAR COMPLIANCE.

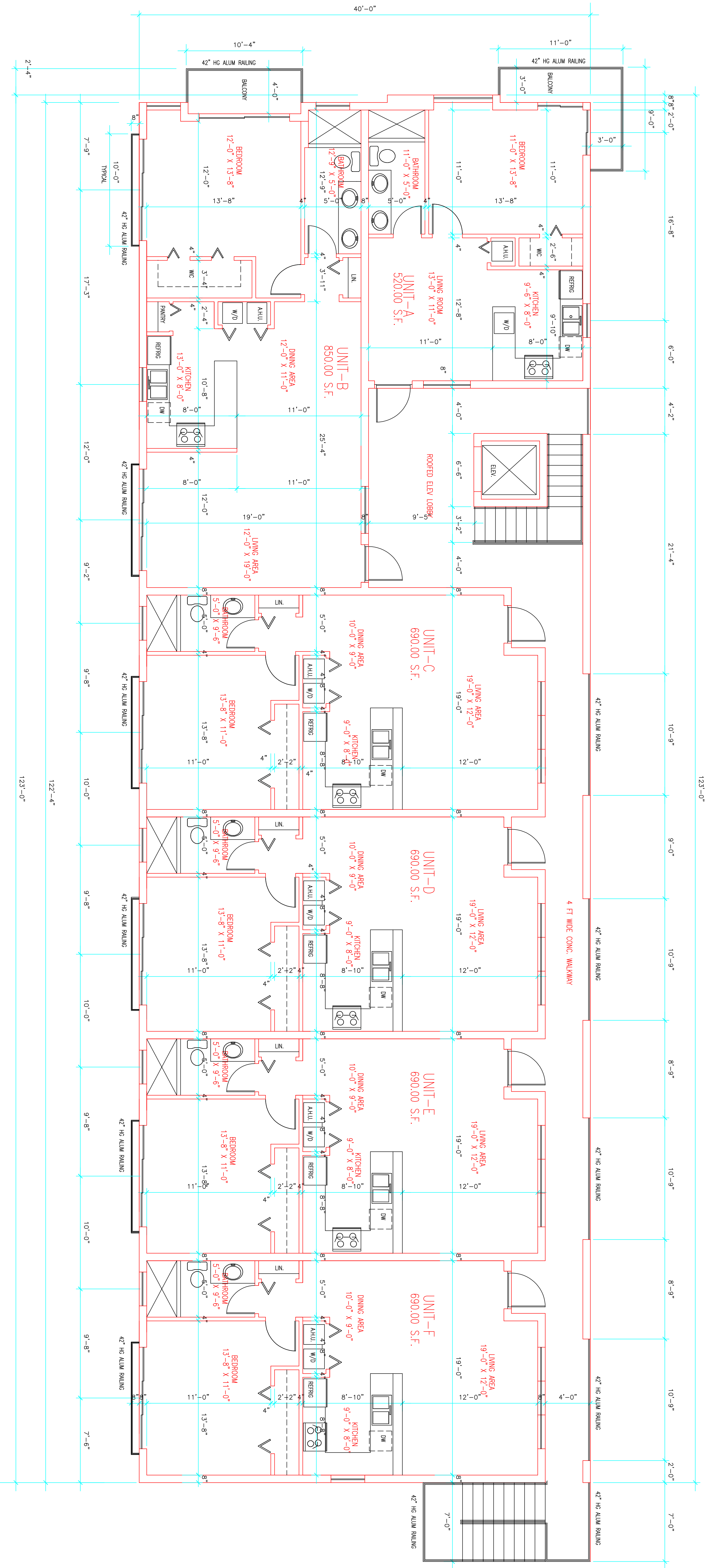
NOTE:

1. ALL SOURCE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
2. PROVIDE TWO 1/2" DIA. CONDUIT IN EACH GARAGE TO A DEL. TWO GANG JUNCTION BOX WITH BLANK PLATE. PROVIDE AS PER NEC AND SEE 41772.
3. 8,328 TOTAL S.F. / 1/2 = 664 AVERAGE CUMULATIVE SQ. FT. FOR DWELING UNITS.
4. FOOT CANDLE LEVEL AT PROPERTY LINE TO BE 0.5 MAX.
5. RAILINGS AT BALCONIES TO BE ALUM. AND SLAB TO BE CONCRETE.

ELECTRIC VEHICLE CHARGING

PROVIDE TWO 2" DIA. CONDUIT IN EACH GARAGE TO A DEL. TWO GANG JUNCTION BOX WITH BLANK PLATE. PROVIDE AS PER NEC AND SEE 41772.

1
4



TYP. FLOOR PLAN
SCALE: 1/4"=1'-0"
6 UNITS PER FLOOR

No.	Date	Revision	By

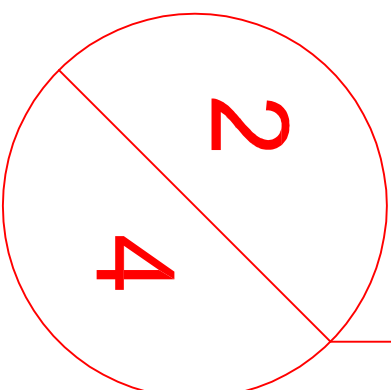
ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW COPYRIGHT AND OTHER RESERVED RIGHTS THERE TO. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

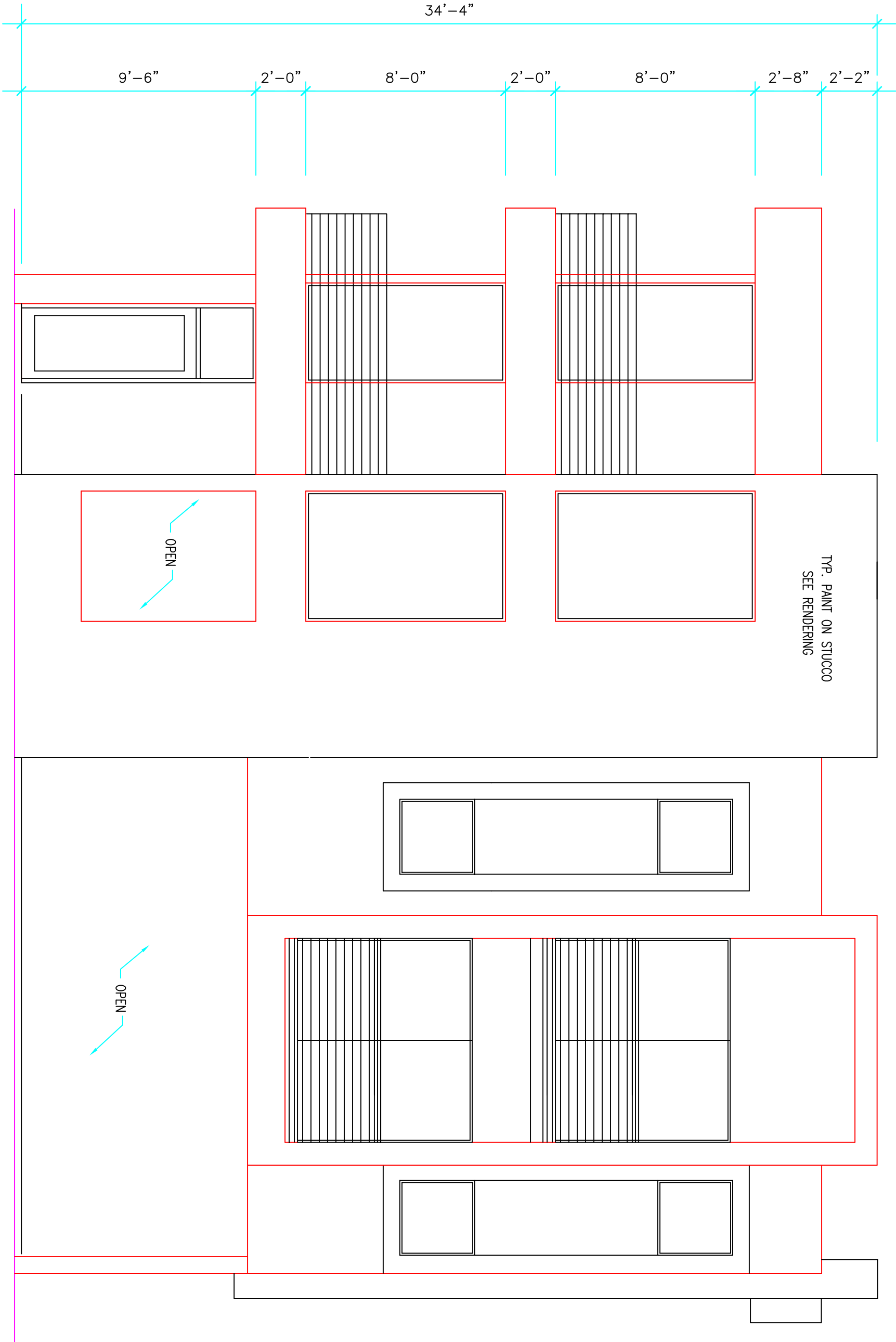
**12 UNIT APARTMENTS
SITE DESIGN
2200 MADISON STREET
HOLLYWOOD, FLORIDA**
CONTACT: JUAN F. WILKES (786) 838-8159
PABLO FERNANDEZ (786) 838-7310

Miguel de Diego
ARCHITECT P.A.
AA-26001641 AR-13378
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

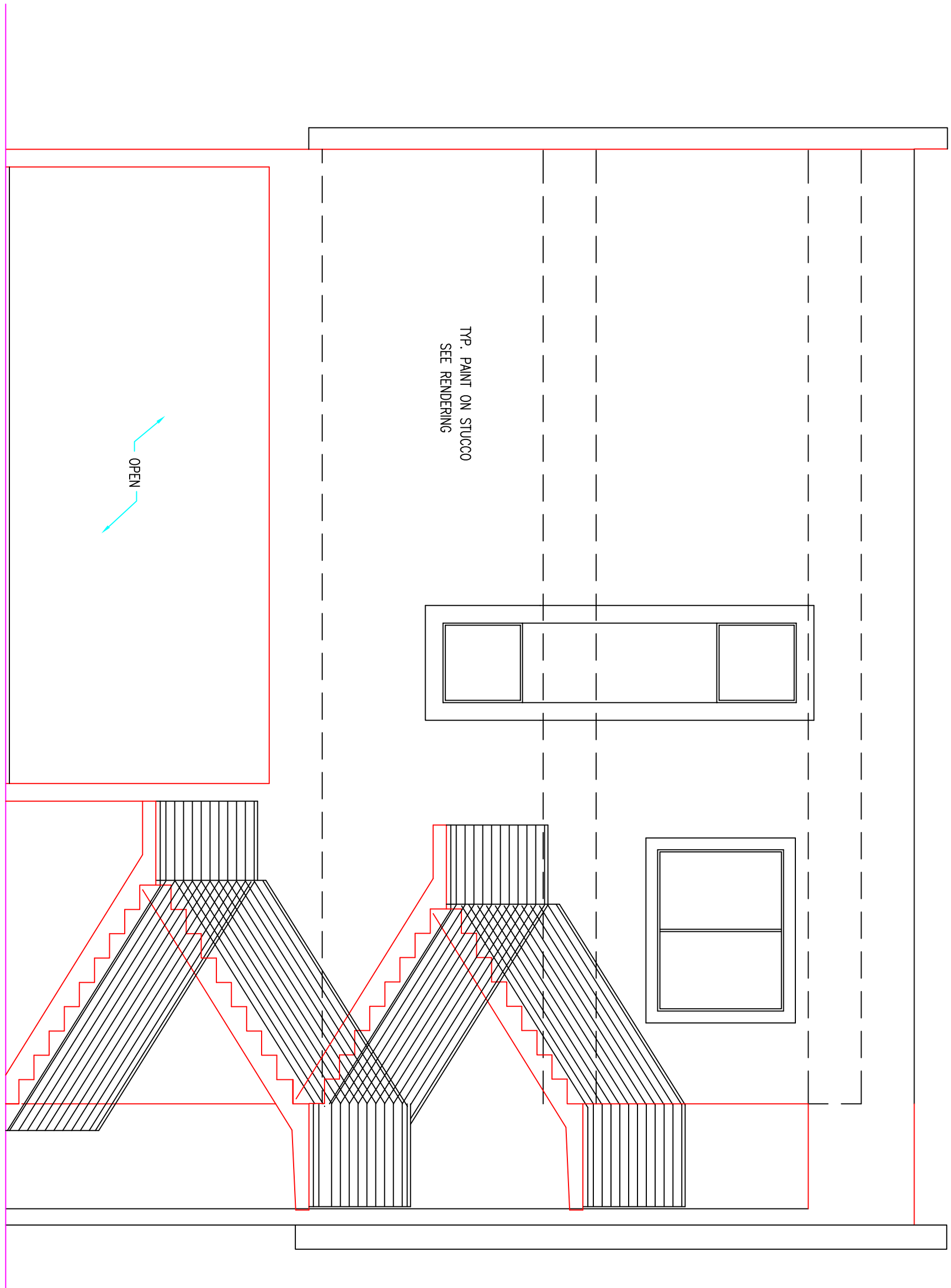
CHECKED	
DRAWN	
DATE	8-9-2018
COMD NO.	17-160

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





FRONT ELEVATION
SCALE: 1/4" = 1'-0"
NORTH



REAR ELEVATION
SCALE: 3/8" = 1'-0"
SOUTH

No.	Date	Revision	By

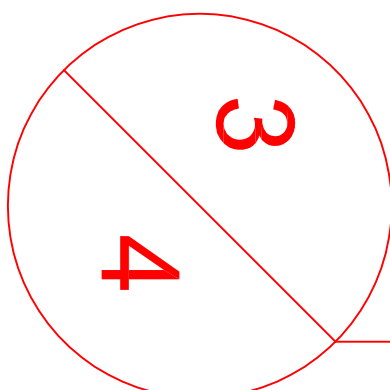
ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW COPYRIGHT AND OTHER RESERVED RIGHTS THERETO. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

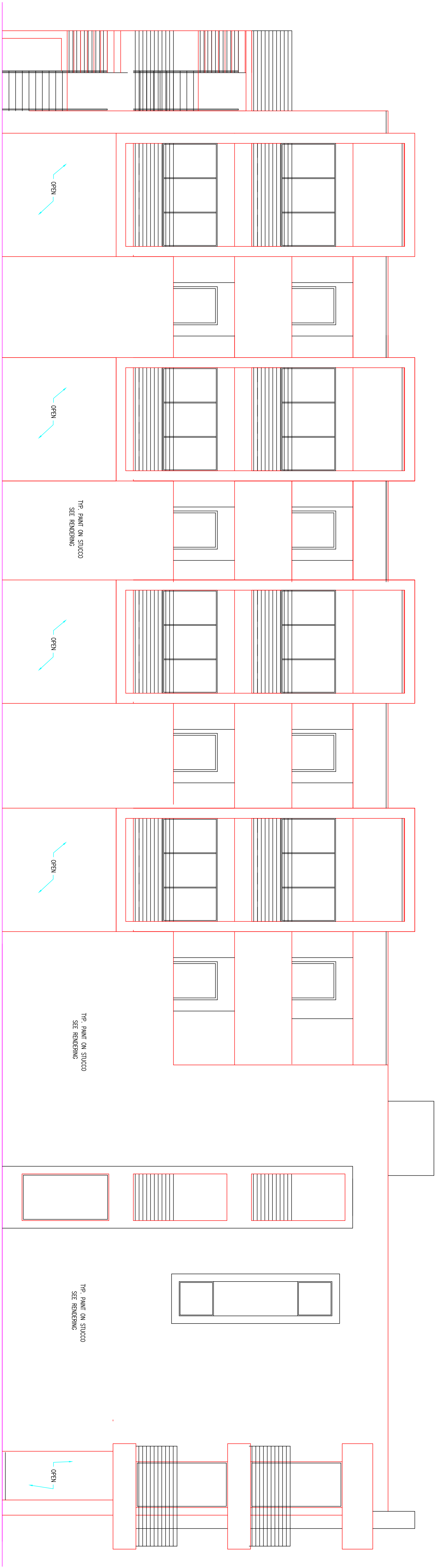
12 UNIT APARTMENTS
SITE DESIGN
2200 MADISON STREET
HOLLYWOOD, FLORIDA
CONTACT: JUAN F. WILKES (786) 838-8159
PABLO FERNANDEZ (786) 838-7310

Miguel de Diego
ARCHITECT P.A.
AA-26001641 AR-13378
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

CHECKED	
DRAWN	
DATE	8-29-2018
COORD.	NO. 17-160

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

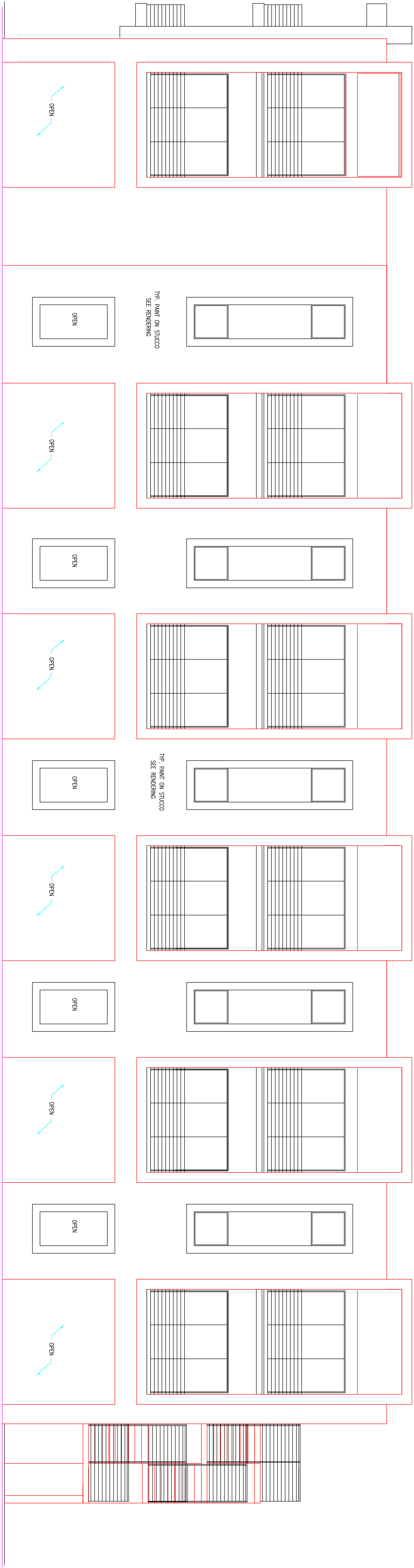




LEFT SIDE ELEVATION

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

EAST



RIGHT SIDE ELEVATION

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

No.	Date	Revision	By

ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW COPYRIGHT AND OTHER RESERVED RIGHTS THERETO. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

12 UNIT APARTMENTS
SITE DESIGN
2200 MADISON STREET
HOLLYWOOD, FLORIDA
CONTACT: JUAN F. WILKES (786) 838-8159
PABLO FERNANDEZ (786) 838-7310

Miguel de Diego
ARCHITECT P.A.
AA-26001641 AR-13378
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

CHECKED
DRAWN
DATE: 8-9-2018
COMM. NO. 17-160

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

