

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: 1936 - 1938 Jackson St.
Lot(s): 25 + 26 Block(s): 28 Subdivision: Hollywood
Folio Number(s): 514215015600 + 514215015590
Zoning Classification: P53 Land Use Classification: RAC
Existing Property Use: Residential Multifamily Sq Ft/Number of Units: 600 / 6 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): N/A

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

Explanation of Request: N/A

Number of units/rooms: 22 units Sq Ft: 1,000 (Average)
Value of Improvement: \$5,500,000 Estimated Date of Completion: July 2021
Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Aesthetic Apartments INC
Address of Property Owner: 1825 Main St #8, Weston, FL 33326
Telephone: (305) 883-6442 Fax: (1855) 668-8773 Email Address: info@elitdv.com
Name of Consultant/Representative Tenant (circle one): Rolando Genera
Address: 1940 Wilson St, Hollywood, FL 33020 Telephone: (754) 422-4778
Fax: _____ Email Address: rgenera@gdrus.com
Date of Purchase: 3/31/16 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: _____

Address: _____
Email Address: _____

PLANNING DIVISION



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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: 10/14/19

PRINT NAME: SANTIAGO GARCIA MENEZES

Date: 10/14/19

Signature of Consultant/Representative: _____

Date: 10/14/19

PRINT NAME: ROLANDO GENERA

Date: 10/14/19

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

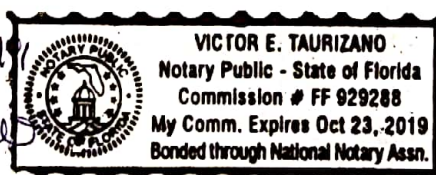
Date: _____

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 Rolando Genera (GTR LLC) 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 14 day of October, 2019

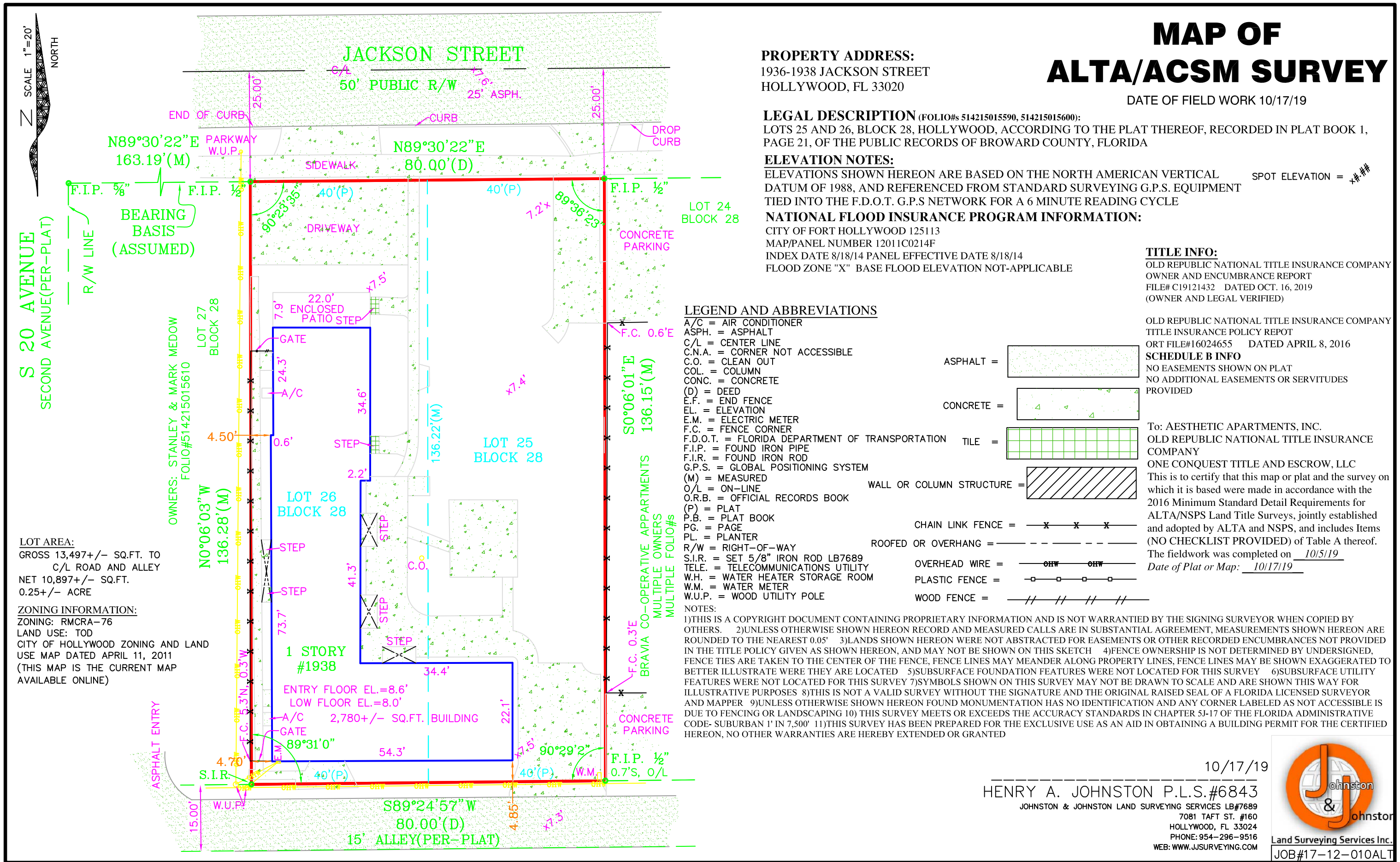
Victor E. Taurizano
Notary Public
State of Florida



Signature of Current Owner

SANTIAGO GARCIA MENEZES
Print Name

My Commission Expires: 10/23/19 (Check One) ☐ Personally known to me; OR ☒ Produced Identification Valid Passport



MAP OF ALTA/ACSM SURVEY

PROPERTY ADDRESS:
1936-1938 JACKSON STREET
HOLLYWOOD, FL 33020

DATE OF FIELD WORK 10/17/19

LEGAL DESCRIPTION (FOLIO#s 514215015590, 514215015600):
LOTS 25 AND 26, BLOCK 28, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

ELEVATION NOTES:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, AND REFERENCED FROM STANDARD SURVEYING G.P.S. EQUIPMENT TIED INTO THE F.D.O.T. G.P.S NETWORK FOR A 6 MINUTE READING CYCLE
SPOT ELEVATION = +###

NATIONAL FLOOD INSURANCE PROGRAM INFORMATION:
CITY OF FORT HOLLYWOOD 125113
MAP/PANEL NUMBER 12011C0214F
INDEX DATE 8/18/14 PANEL EFFECTIVE DATE 8/18/14
FLOOD ZONE "X" BASE FLOOD ELEVATION NOT-APPLICABLE

TITLE INFO:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
OWNER AND ENCUMBRANCE REPORT
FILE# C19121432 DATED OCT. 16, 2019
(OWNER AND LEGAL VERIFIED)

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE INSURANCE POLICY REPORT
ORT FILE#16024655 DATED APRIL 8, 2016
SCHEDULE B INFO
NO EASEMENTS SHOWN ON PLAT
NO ADDITIONAL EASEMENTS OR SERVITUDES PROVIDED

To: AESTHETIC APARTMENTS, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ONE CONQUEST TITLE AND ESCROW, LLC
This is to certify 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 Items (NO CHECKLIST PROVIDED) of Table A thereof.
The fieldwork was completed on 10/5/19
Date of Plat or Map: 10/17/19

LEGEND AND ABBREVIATIONS

A/C = AIR CONDITIONER
ASPH. = ASPHALT
C/L = CENTER LINE
C.N.A. = CORNER NOT ACCESSIBLE
C.O. = CLEAN OUT
COL. = COLUMN
CONC. = CONCRETE
(D) = DEED
E.F. = END FENCE
EL. = ELEVATION
E.M. = ELECTRIC METER
F.C. = FENCE CORNER
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
G.P.S. = GLOBAL POSITIONING SYSTEM
(M) = MEASURED
O/L = ON-LINE
O.R.B. = OFFICIAL RECORDS BOOK
(P) = PLAT
P.B. = PLAT BOOK
PG. = PAGE
PL. = PLANTER
R/W = RIGHT-OF-WAY
S.I.R. = SET 5/8" IRON ROD LB7689
TELE. = TELECOMMUNICATIONS UTILITY
W.H. = WATER HEATER STORAGE ROOM
W.M. = WATER METER
W.U.P. = WOOD UTILITY POLE

ASPHALT = [Pattern]
CONCRETE = [Pattern]
TILE = [Pattern]
WALL OR COLUMN STRUCTURE = [Pattern]
CHAIN LINK FENCE = [Pattern]
ROOFED OR OVERHANG = [Pattern]
OVERHEAD WIRE = [Pattern]
PLASTIC FENCE = [Pattern]
WOOD FENCE = [Pattern]

NOTES:
1) THIS IS A COPYRIGHT DOCUMENT CONTAINING PROPRIETARY INFORMATION AND IS NOT WARRANTED BY THE SIGNING SURVEYOR WHEN COPIED BY OTHERS. 2) UNLESS OTHERWISE SHOWN HEREON RECORD AND MEASURED CALLS ARE IN SUBSTANTIAL AGREEMENT, MEASUREMENTS SHOWN HEREON ARE ROUNDED TO THE NEAREST 0.05'. 3) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT PROVIDED IN THE TITLE POLICY GIVEN AS SHOWN HEREON, AND MAY NOT BE SHOWN ON THIS SKETCH. 4) FENCE OWNERSHIP IS NOT DETERMINED BY UNDERSIGNED, FENCE TIES ARE TAKEN TO THE CENTER OF THE FENCE, FENCE LINES MAY MEANDER ALONG PROPERTY LINES, FENCE LINES MAY BE SHOWN EXAGGERATED TO BETTER ILLUSTRATE WHERE THEY ARE LOCATED. 5) SUBSURFACE FOUNDATION FEATURES WERE NOT LOCATED FOR THIS SURVEY. 6) SUBSURFACE UTILITY FEATURES WERE NOT LOCATED FOR THIS SURVEY. 7) SYMBOLS SHOWN ON THIS SURVEY MAY NOT BE DRAWN TO SCALE AND ARE SHOWN THIS WAY FOR ILLUSTRATIVE PURPOSES. 8) THIS IS NOT A VALID SURVEY WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 9) UNLESS OTHERWISE SHOWN HEREON FOUND MONUMENTATION HAS NO IDENTIFICATION AND ANY CORNER LABELED AS NOT ACCESSIBLE IS DUE TO FENCING OR LANDSCAPING. 10) THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE- SUBURBAN 1" IN 7,500'. 11) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE AS AN AID IN OBTAINING A BUILDING PERMIT FOR THE CERTIFIED HEREON, NO OTHER WARRANTIES ARE HEREBY EXTENDED OR GRANTED.

10/17/19
HENRY A. JOHNSTON P.L.S. #6843
JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689
7081 TAFT ST. #160
HOLLYWOOD, FL 33024
PHONE: 954-296-9516
WEB: WWW.JJSURVEYING.COM



SITE PLAN REVIEW JACKSON STREET MULTIFAMILY

1936-1938 Jackson St.
City of Hollywood, FLORIDA 33020

4 NOVEMBER 2019 - PRE-TAC MEETING



OWNER:
AESTHETIC APARTMENTS INC
1825 MAIN ST #8
WESTON FL 33024
Ph: 305-814-8668

Contact: Victor E Taurizano,

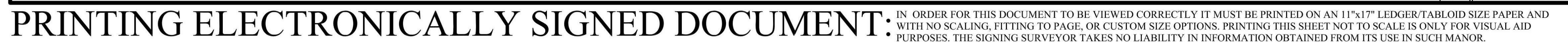
ARCHITECT:
CCA Design + Arch, LLC
1424 SW 23 St
Miami, Florida 33145
PH: 786-487-3724

CONTACT: Jorge Castro, RA

LANDSCAPE ARCHITECT:
FP Design, LLC.
15438 SW 25th Ter.,
Miami, Fl. 33185
PH: 305.778.7136

CONTACT: Fabio Perez

Project number
Drawn by
Scale





CENTER FOR
COLLABORATIVE
ARCHITECTURE

1424 SW 23 St, Miami, FL 33145
Ph: 786-487-3724
Email: general@ccadesign.net
AA26001348

ARCHITECT SEAL:
JORGE CASTRO-CALOU - AR97469

OWNER: **AESTHETIC APARTMENTS INC**
1825 MAIN ST #8
WESTON FL 33024

[illegible]

**JACKSON STREET
MULTIFAMILY**
1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

RENDERINGS

DRAWING INFO:

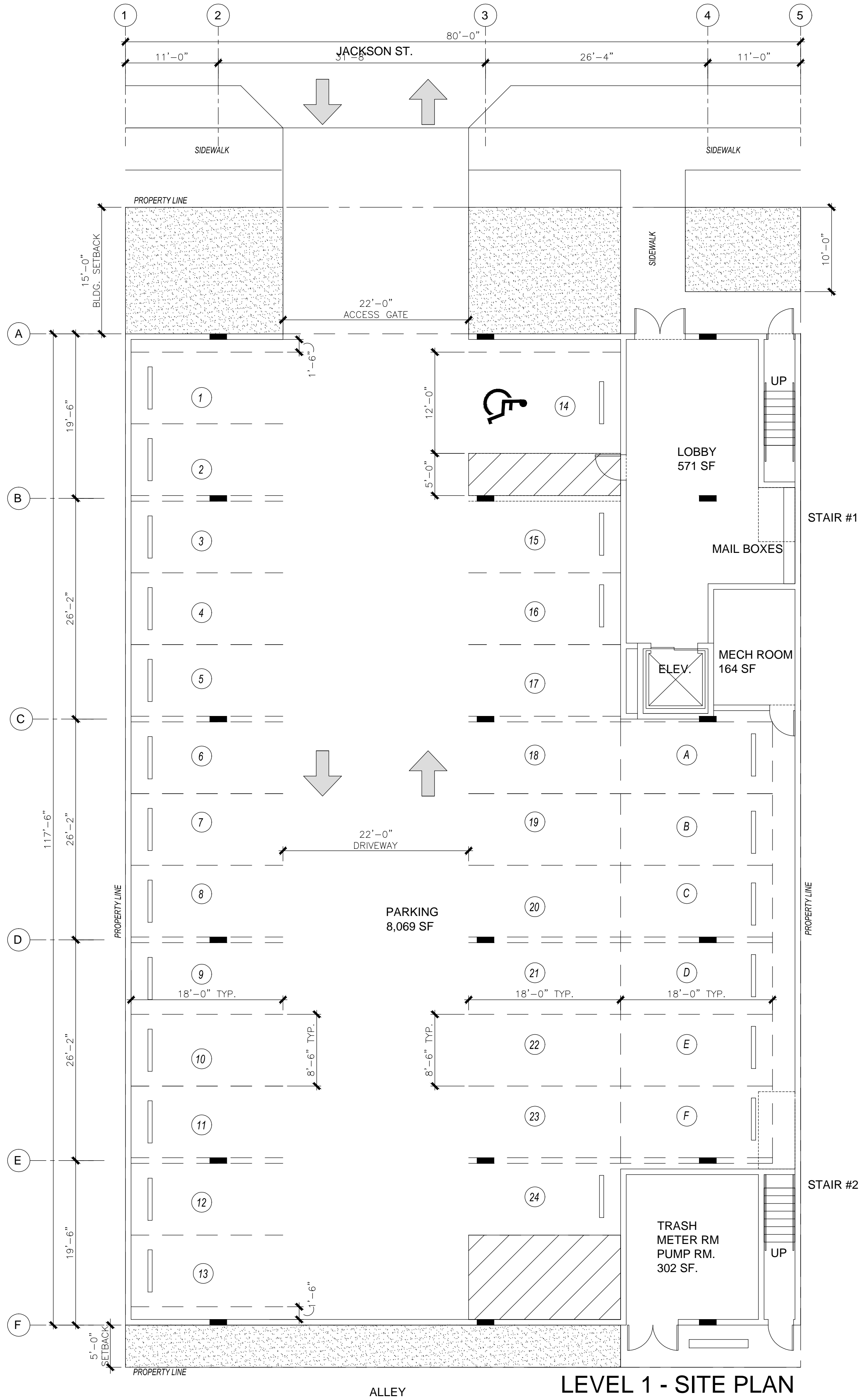
NOTE:
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS
AND CONDITIONS ON THE JOB; AND THIS OFFICE MUST BE NOTIFIED OF ANY
VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE
DRAWINGS.
SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE

Project number

Drawn by

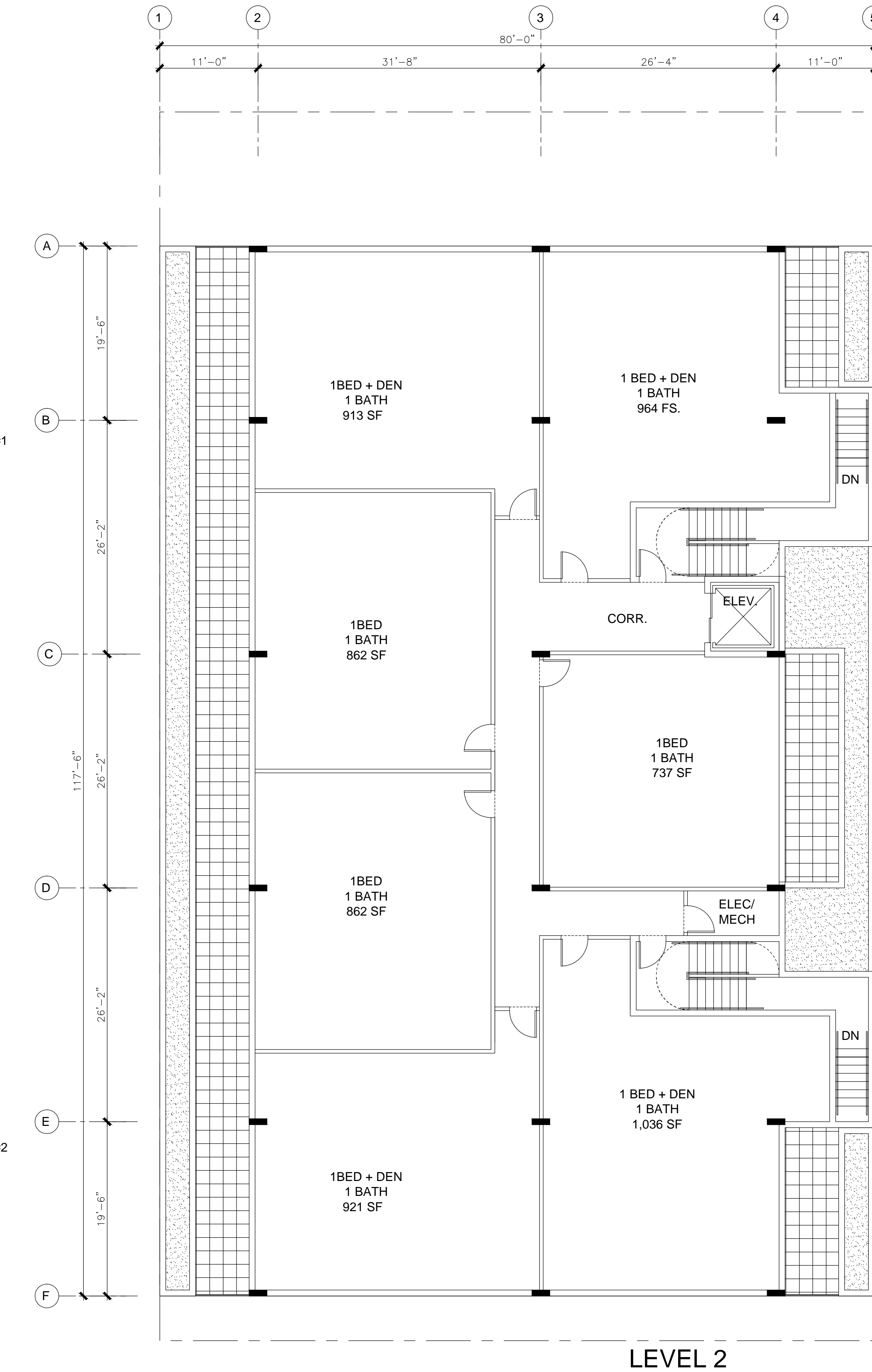
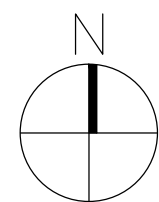
Scale

A0.30



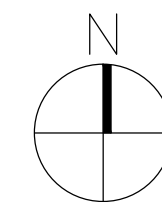
16 SITE PLAN / LEVEL 1 - ELEV. 0'-0"

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



18 LEVEL 2 - ELEV. 14'-0"

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



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Ph: 786-497-3724
Email: general@ccadesign.net
AA26001348

ARCHITECT SEAL:
JORGE CASTRO-CALOU - AR97469

OWNER: AESTHETIC APARTMENTS INC
1825 MAIN ST #8
WESTON FL 33024

NO.	DRAWING ISSUE	DATE
	PRE TAC MEETING	11-04-19

JACKSON STREET
MULTIFAMILY
1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

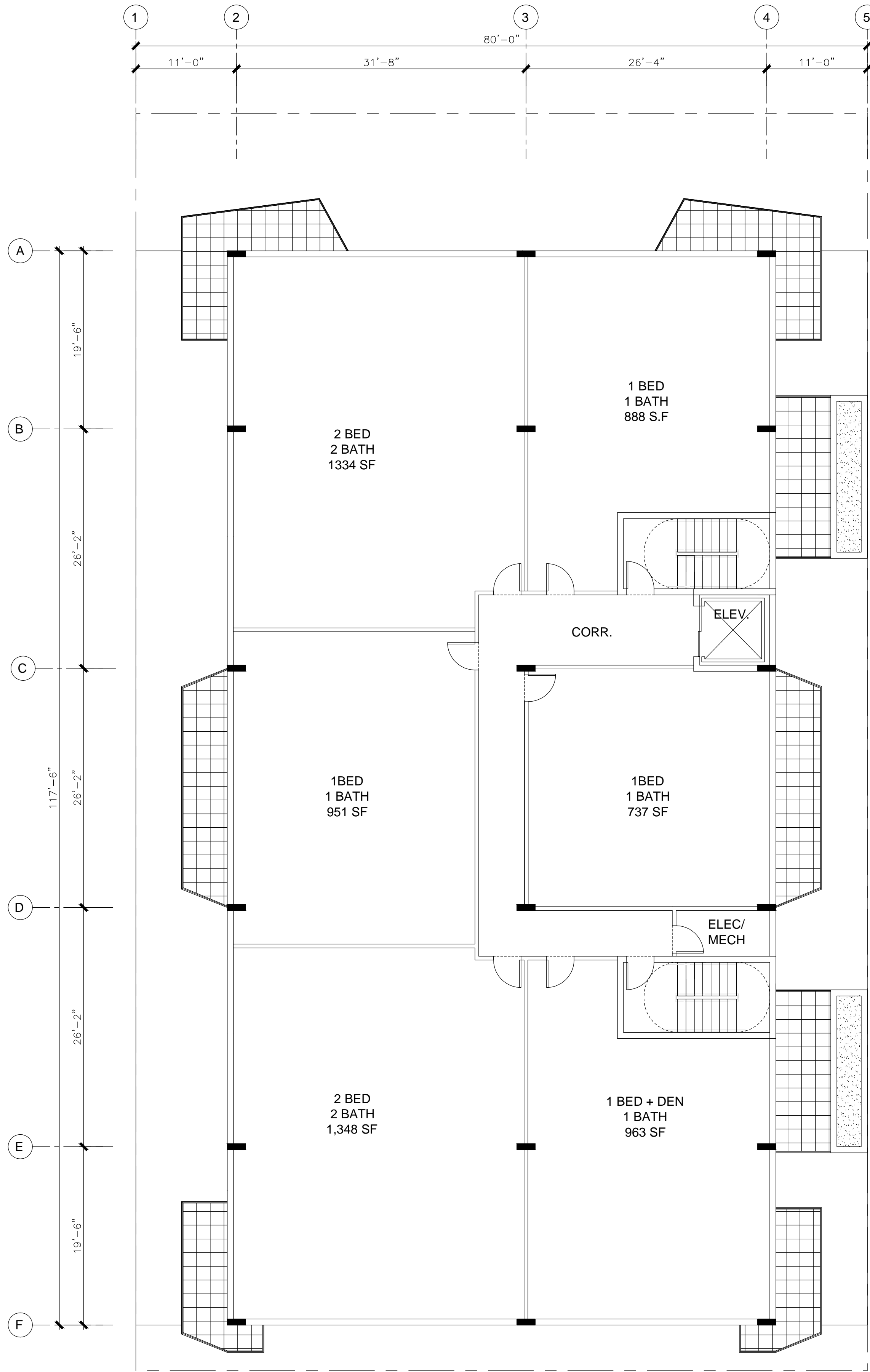
FLOOR PLAN
LEVELS 1-2

DRAWING INFO:

NOTES:
1. ALL DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. DIMENSIONS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE WALLS.
3. DIMENSIONS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE WALLS.
4. DIMENSIONS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE WALLS.

Project number
Drawn by
Scale

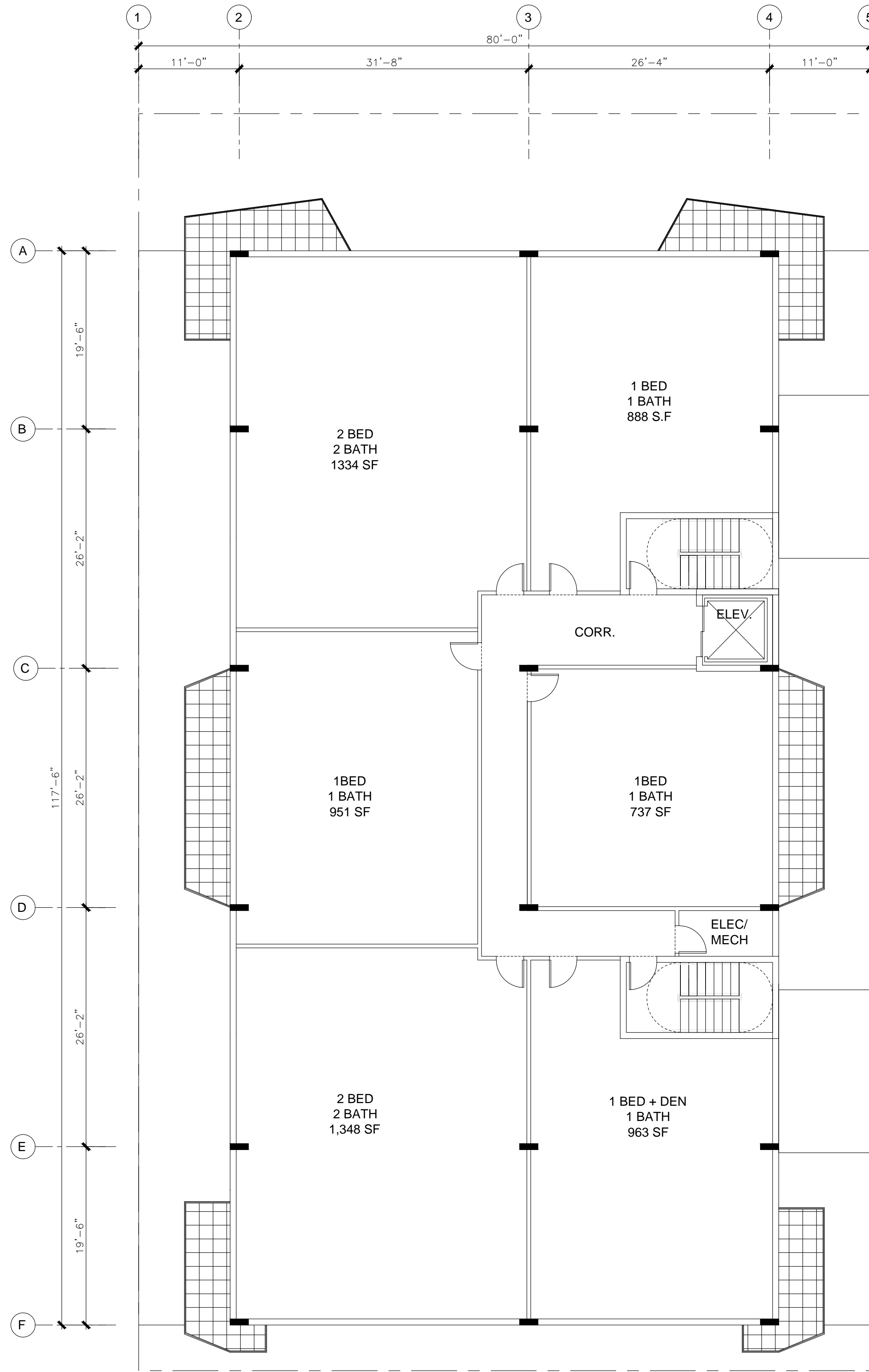
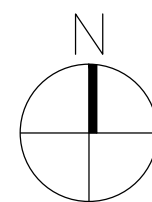
A1.01



LEVEL 3

16 LEVEL 3 - ELEV. 23'-0"

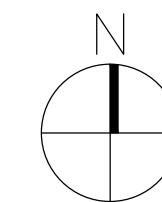
SCALE: 1/8"=1'-0"



LEVEL 4

18 LEVEL 4 - ELEV. 32'-0"

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



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NO.	DRAWING ISSUE	DATE
	PRE TAC MEETING	11-04-19

JACKSON STREET
MULTIFAMILY
1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

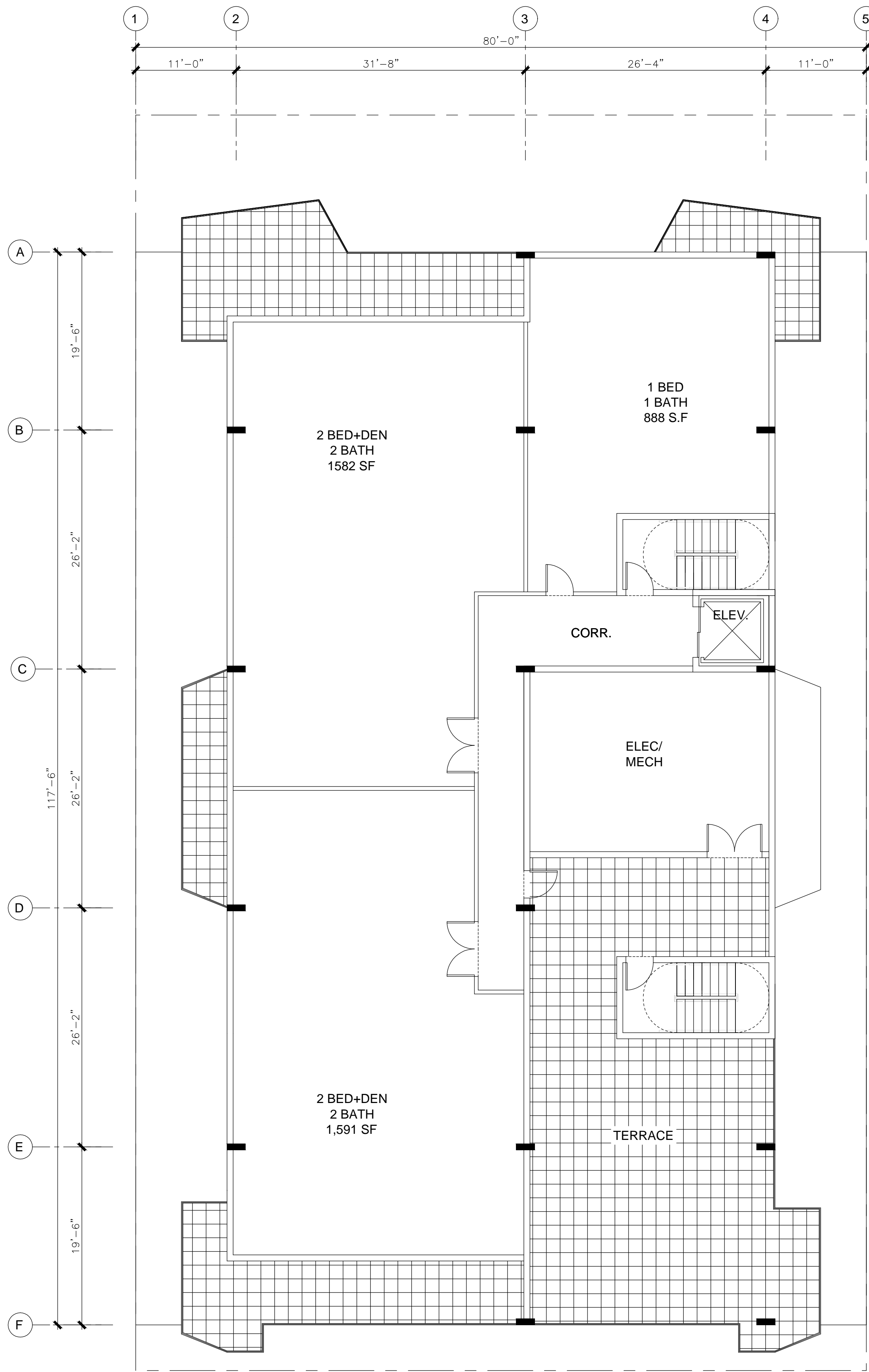
FLOOR PLAN
LEVELS 3-5

DRAWING INFO:

NOTES:
1. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS FOR ALL DIMENSIONS.
3. DIMENSIONS ON ALL DRAWINGS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
4. DIMENSIONS FROM THE BUILDING AND CONSTRUCTION SHALL BE TO FACE.
5. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
6. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
7. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
8. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
9. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
10. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

Project number
Drawn by
Scale

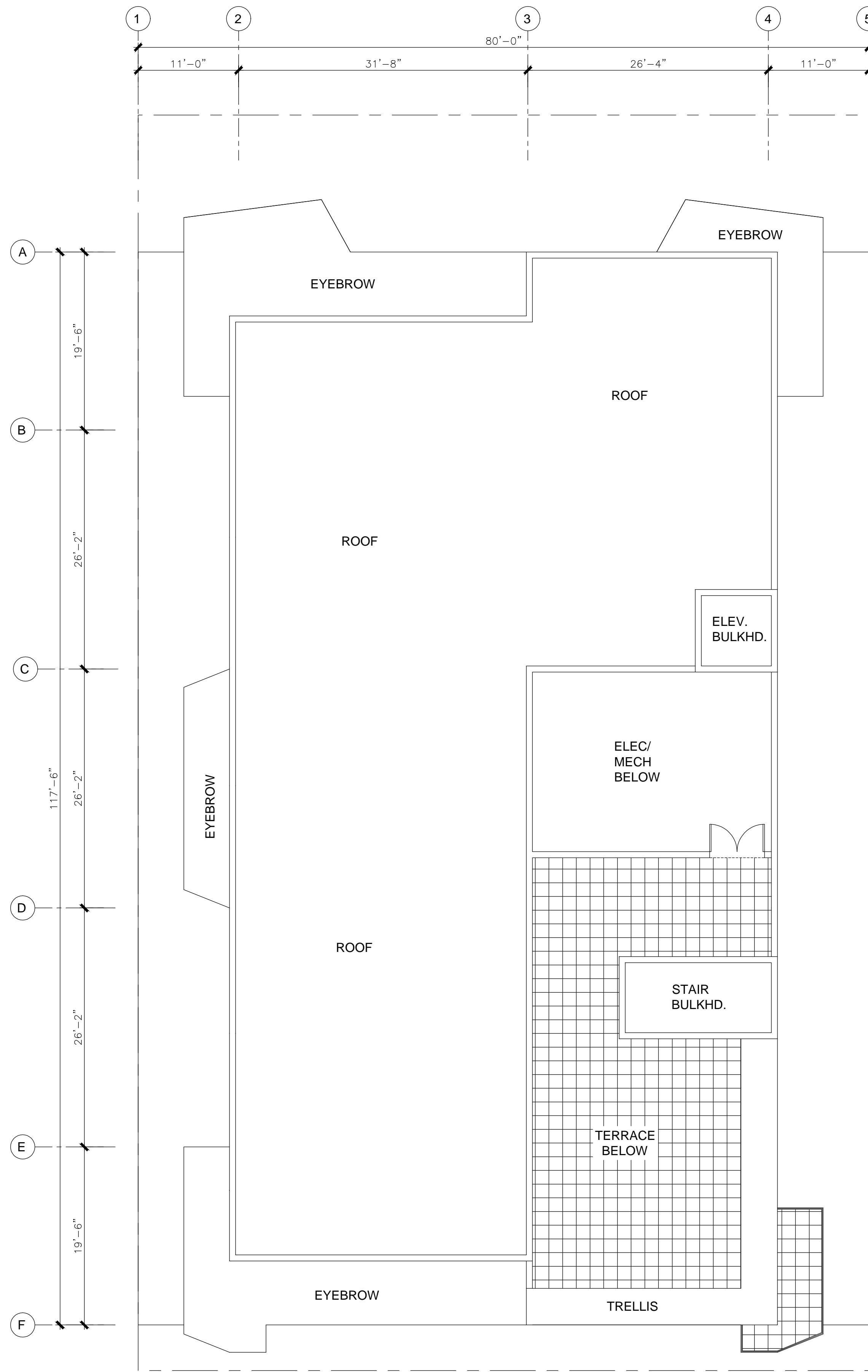
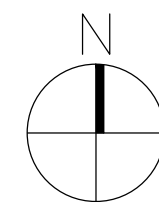
A1.02



LEVEL 5

16 LEVEL 5 - ELEV. 41'-0"

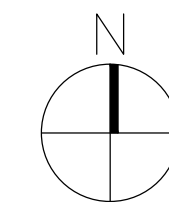
SCALE: 1/8"=1'-0"



ROOF LEVEL

18 ROOF PLAN - ELEV. 51'-6"

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



CENTER FOR COLLABORATIVE ARCHITECTURE

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Ph: 786-497-3724
Email: general@ccadesign.net
AA26001348

ARCHITECT SEAL:
JORGE CASTRO-CALOU - AR97469

OWNER: AESTHETIC APARTMENTS INC
1825 MAIN ST #8
WESTON FL 33024

NO.	DRAWING ISSUE	DATE
	PRE TAC MEETING	11-04-19

JACKSON STREET
MULTIFAMILY
1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

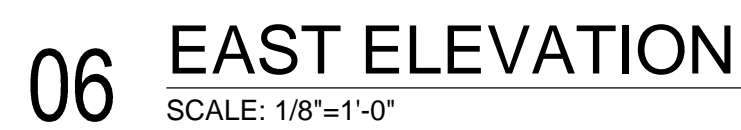
PROJECT INFO:

ROOF PLAN

DRAWING INFO:

NOTES:
1. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS FOR ALL DIMENSIONS.
3. DIMENSIONS ON THIS DRAWING ARE NOT TO BE USED AS A BASIS FOR ANY
ADDITIONS FROM THE BUILDING AND CONSTRUCTION OF THE
DRAWING.
4. THIS DRAWING SHALL BE SUBMITTED TO THE CITY FOR APPROVAL. NO
PROCEEDING WITH
CONSTRUCTION.

Project number
Drawn by
Scale



CENTER FOR
COLLABORATIVE
ARCHITECTURE

124 SW 23 St, Miami, FL 33145
Ph: 786-487-3724
Email: general@ccadesign.net
AA26001348

ARCHITECT SEAL:
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WESTON FL 33024

NO.	DRAWING ISSUE	DATE
	PRE TAC MEETING	11-04-19

**JACKSON STREET
MULTIFAMILY**
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City of Hollywood
FLORIDA 33020

PROJECT INFO:

EXTERIOR ELEVATIONS

DRAWING INFO:

Project number

Drawn by

Scale

A3.02



CONDITION: EXCELLENT=90-100%, GOOD=75-85%, FAIR=60-70%, POOR=40-50%, VERY POOR=10-35%

TREE MITIGATION: Do not relocate, remove or destroy a tree without first obtaining a permit from the City.

Tree/Palm Number (TP)

Existing TREE/PALM TO REMAIN

Refer To Tree Protection during construction - Detail.
(Refer To Tree Survey/Disposition Plan List* For Species and Canopy Sizes) Symbol may be enlarged to include more than one tree

Tree/Palm Number (TP)

Existing TREE/PALM TO BE RELOCATED

Refer To Landscape Plan for new location
(All Sabal Palms on site in conflict with proposed development will be relocated
Whether noted on plans or not.
Symbol may be enlarged to include more than one tree

Tree/Palm Number (TP)

Existing TREE/PALM TO BE REMOVED

Mitigated with Replacement Trees - Refer To Landscape Plan
(Refer To Tree Survey/Disposition Plan List* For Species and Canopy Sizes)
Symbol may be enlarged to include more than one tree



1. ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TAXI" ORANGE SAFETY FENCING OR SIMILAR, TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRAIN LINE OF THE TREES, PALMS AND PLANT MATERIAL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE. SEE TREE PROTECTION DETAIL.

2. EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A400 STANDARDS, REMOVING WEAKEST RUBBING BRANCHES AND DEAD BRANCHES, BUT RETAINING 80% OF FOLIAGE UNLESS OTHERWISE NOTED. LARGE TREES SHALL HAVE LOWER BRANCHES CLEARED TO 8'.

3. TRIMMING AND ANY NECESSARY ROOT PRUNING SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST TO INSURE QUALITY WORK AND MAXIMIZE SURVIVAL RATE.

4. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. NON-NATIVE TREES CLASSIFIED AS NUISANCE TREES MAY BE EXEMPT FROM THE PERMIT. REFER TO TREE DISPOSITION LIST AND ALSO CONSULT WITH LOCAL AGENCIES.

SYMBOLS MAY BE SHOWN OFFSET FROM ACTUAL TREE LOCATION FOR CLARITY. ALWAYS CROSS CHECK WITH TREE DISPOSITION LIST FOR DISPOSITION STATUS. CONTACT LANDSCAPE ARCHITECT / ISA CERTIFIED ARBORIST FOR CLARIFICATION IF NEEDED OR CORRECTION OF ANY DISCREPANCIES.



1424 SW 23 St, Miami, FL 33145
Ph: 786-487-3724
Email: general@ccadesign.net
AA26001348

ARCHITECT
SEAL: JORGE CASTRO-CALOU - AR97469

OWNER: **AESTHETIC APARTMENTS INC**
1825 MAIN ST #8
WESTON FL 33024

[illegible]

1936-1938 Jackson
St.
City of Hollywood
FLORIDA 33020

PROJECT
~~INFO:~~



DRAWING
INFO:

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SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE
PROCEEDING WITH
FABRICATION.

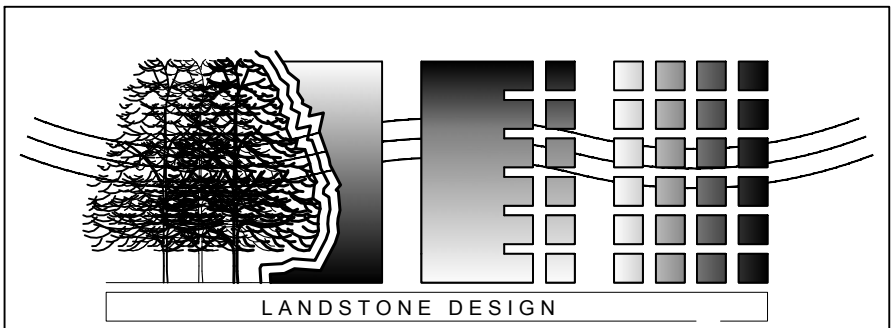
Date 10-21-2019

Drawn by FP

Scale 1/8" = 1'-0"

L-1

TREE DISPOSITION



info@landstonedesign.com | www.landstonedesign.com TEL. 818-856-9556
LANDSCAPE PROJECT MANAGER: FAVIO PEREZ / 305.778.7136