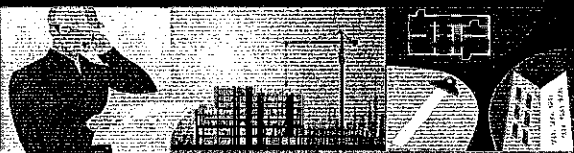


PLANNING DIVISION



File No. (Internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



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: 1935-1947 LINCOLN ST

Lot(s): _____ Block(s): _____ Subdivision: HOLLYWOOD 1-21 B

Folio Number(s): 5142 15 01 2750 ; 5142 15 01 2730

Zoning Classification: ND-2 Land Use Classification: _____

Existing Property Use: MULTIFAMILY Sq Ft/Number of Units: 4

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 MULTIFAMILY BUILDING, 44 UNITS, 1 BEDROOM, 1 BATHROOM, 49 PARKING SPACES IN A 20,800 SF LOT.

Number of units/rooms: 44 Sq Ft: 39,692 SF

Value of Improvement: \$4,000,000 Estimated Date of Completion: 2022

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

Name of Current Property Owner: GAFERNA INVESTMENTS, LLC

Address of Property Owner: 520 NW 165th RD, #100, MIAMI, FL 33169

Telephone: 386.366.3254 Fax: _____ Email Address: SILVIALLORCA@GMAIL.COM

Name of Consultant/Representative/Tenant (circle one): SILVIA LLORCA

Address: 1141 ADAMS ST. HOLLYWOOD Telephone: 386.366.3254

Fax: _____ Email Address: SILVIALLORCA@GMAIL.COM

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: _____

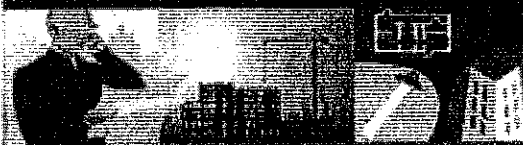
Address: _____

Email Address: _____

RECEIVED

MAR 16 2020

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: _____

PRINT NAME: BERNARD MIEDLER

Date: 03/11/2020

Signature of Consultant/Representative: _____

Date: 03/11/2020

PRINT NAME: SILVIA LLORCA

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 NEW CONSTRUCTION to my property, which is hereby made by me or I am hereby authorizing SILVIA LLORCA to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

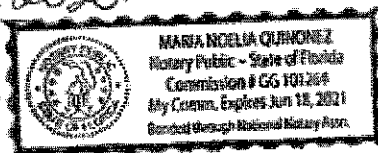
Sworn to and subscribed before me

this 11 day of March, 2020.

Notary Public

State of Florida

My Commission Expires: 06/18/21 (Check One)



Personally known to me; OR

Signature of Current Owner

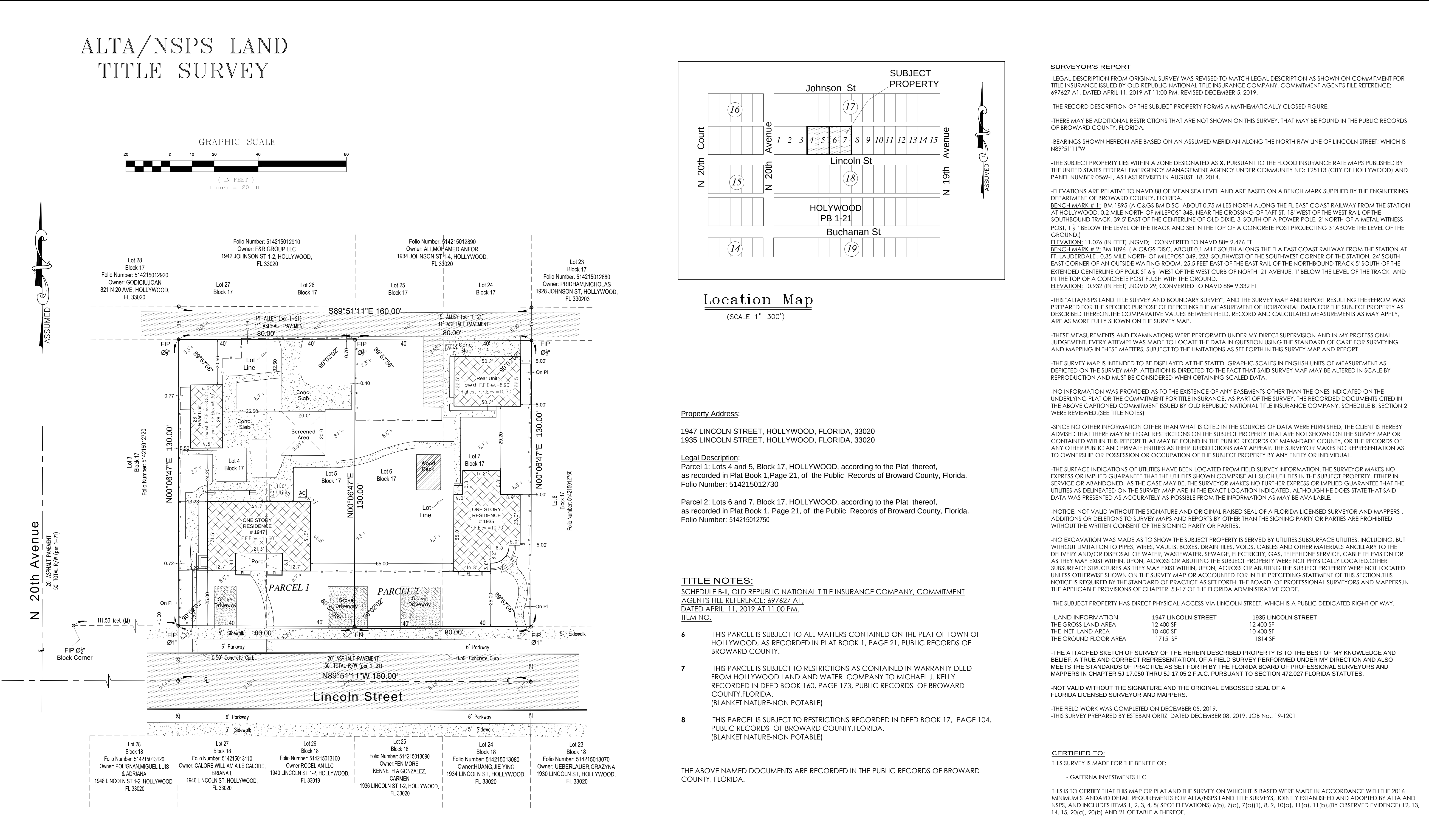
Print Name

RECEIVED

Produced Identification

MAR 16 2020

CITY OF HOLLYWOOD
PLANNING DIVISION



PROJECT DIRECTORY

OWNER: GAFERNA INVESTMENTS LLC
ADDRESS: 1935 LINCOLN - 1947 LINCOLN ST,
HOLLYWOOD FL 33020

ENGINEER: JOSE ANTONIO MENDEZ
P.E. No: 53288
MENDEZ PROFESSIONAL ENGINEERING CORP.
1385 CORAL WAY # 203, MIAMI, FL 33141
Phone: 386-366-3254
Email : silviallorcag@gmail.com

CODE SUMMARY

PROPERTY INFORMATION:

- FOLIOS: 5142 15 01 2750; 5142 15 01 2730
- PROPERTY ADDRESS:
935 LINCOLN - 1947 LINCOLN ST,
HOLLYWOOD FL 33020
- MILLAGE CODE: 0513
- USE CODE: 08 - 01
- CITY ZONING CODES: ND-2
- CURRENT LAND USE: RAC - MULTIFAMILY
- EXISTING UNITS: 4
- PROPOSED USE: NEW MULTIFAMILY BUILDING, 44 UNITS
- LOT AREA: 20,800 Sq.Ft = 0.477 ACRES
- SUBDIVISION: HOLLYWOOD 1-21 B

LEGAL DESCRIPTION:

HOLLYWOOD 1-21 B LOTS 6 & 7 BLK 17
HOLLYWOOD 1-21 B LOTS 4 & 5 BLK 17

CODES & CITY:

- 2017 FLORIDA RESIDENTIAL BUILDING CODE
- 2017 FLORIDA PLUMBING CODE
- 2017 FLORIDA ELECTRICAL CODE
- 2017 FLORIDA ENERGY CODE
- NFPA 101
- CITY OF HOLLYWOOD BUILDING DEPT.
- CITY OF HOLLYWOOD FIRE DEPT.
- CITY OF HOLLYWOOD ZONING & PLANNING DPT.



INDEX

- A-100 COVER SHEET
- A-101 SITE PLAN
- A-102 FIRST FLOOR
- A-103 SECOND FLOOR
- A-104 THIRD FLOOR
- A-105 FOURTH FLOOR
- A-106 FRONT ELEVATION PLAN
- A-107 REAR ELEVATION PLAN
- A-108 EAST SIDE ELEVATION PLAN
- A-109 WEST SIDE ELEVATION PLAN
- A-110 MATERIALS & TREATMENTS PLAN
- ANNEX I: GENERAL APPLICATION
- ANNEX II: CERTIFIED ALTA SURVEY
- ANNEX III: OWNERSHIP & ENCUMBRANCE REPORT (O&E)
- ANNEX IV: CD W/ PDF FORMAT

SUBMITTAL TO PRELIMINARY TAC
MEETING ON MARCH 30th, 2020

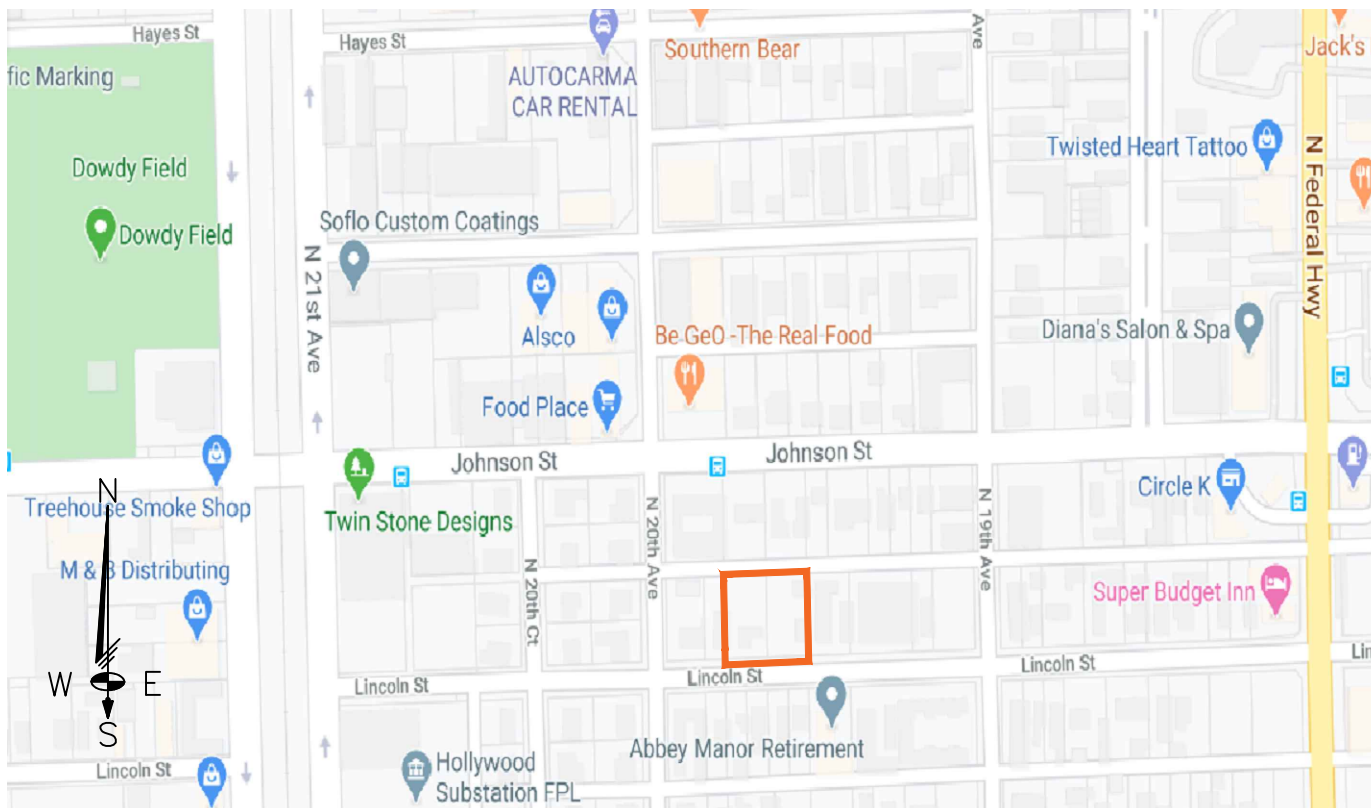
PRESIDENT APARTMENTS

FOR:
GAFERNA INVESTMENTS, LLC.

LOCATED AT:
1935 - 1947 LINCOLN ST, HOLLYWOOD, FL 33020

COVER SHEET

LOCATION MAP



REVISIONS	BY

PRESIDENT APARTMENTS

1947-35 LINCOLN ST
HOLLYWOOD, FL, 33020

D'LOLA DESIGN & CONSTRUCTION

1433 MONROE ST
HOLLYWOOD, FL 33020
Phone: (386) 366 3254

MENDEZ
PROFESSIONAL
ENGINEERING CORP.

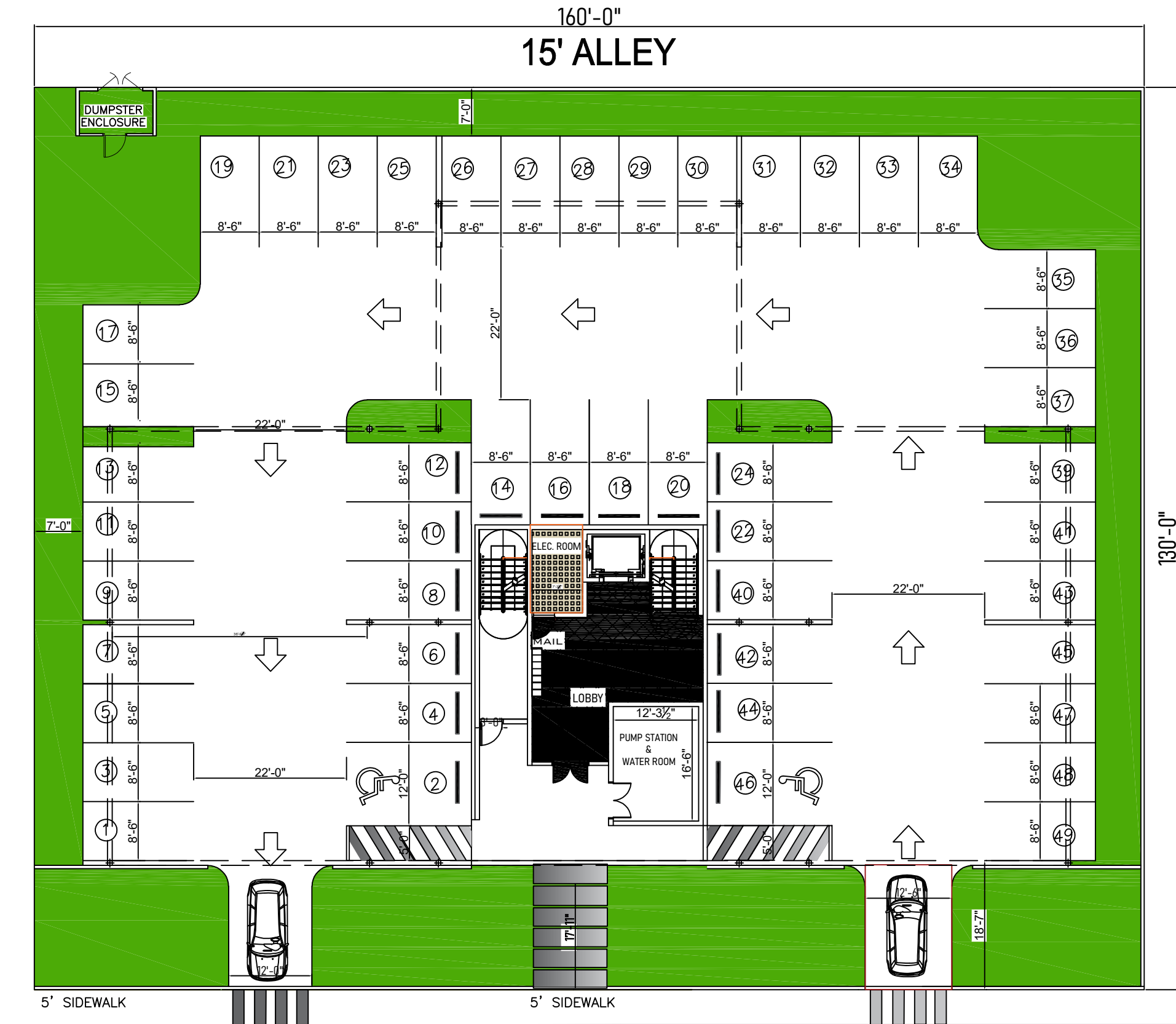
CA 0008324

P.E. No 53288

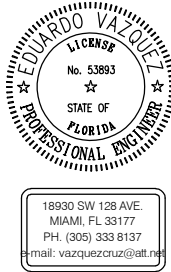
Jose Antonio Mendez,
Professional Engineer

1385 Coral Way Suite #203
Miami, FL 33145
PH: (305) 854-8654
FAX: (305) 856-1797
e-mail: vazquezcruz@att.net

Date
Scale AS NOTED
Drawn
Proj.
Drawing



- ZONING= ND-2
 - LOT= 20,800 SF
 - LANDSCAPING 4,901 SF >20% (4,160 SF)
 - 44 UNITS 1 BEDROOM/1 BATHROOM
 - 49 PARKING SPACES
 - 2 HANDICAPPED PARKING SPACES
 - REQ. LANDSCAPING OF PAVED VEH. USE (9.5.C.1&2)= 940 SF>25% (900 SF)
-
- FLOOR PLAN=9,698 SF
 - LOBBY=900 SF
 - MECHANICAL/ELECT ROOM=338 SF
 - TOTAL BUILDING=39,692 SF
 - UNITS AVERAGE=902 SF



18930 SW 128 AVE.
MIAMI, FL 33177
PH: (305) 333 8137
e-mail: vazquezcruz@att.net

GROUND/FIRST FLOOR PLAN

SITE / PARKING LOT PLAN
1/8"=1'-0"

REVISIONS	BY

PRESIDENT APARTMENTS
1947-35 LINCOLN ST
HOLLYWOOD, FL, 33020

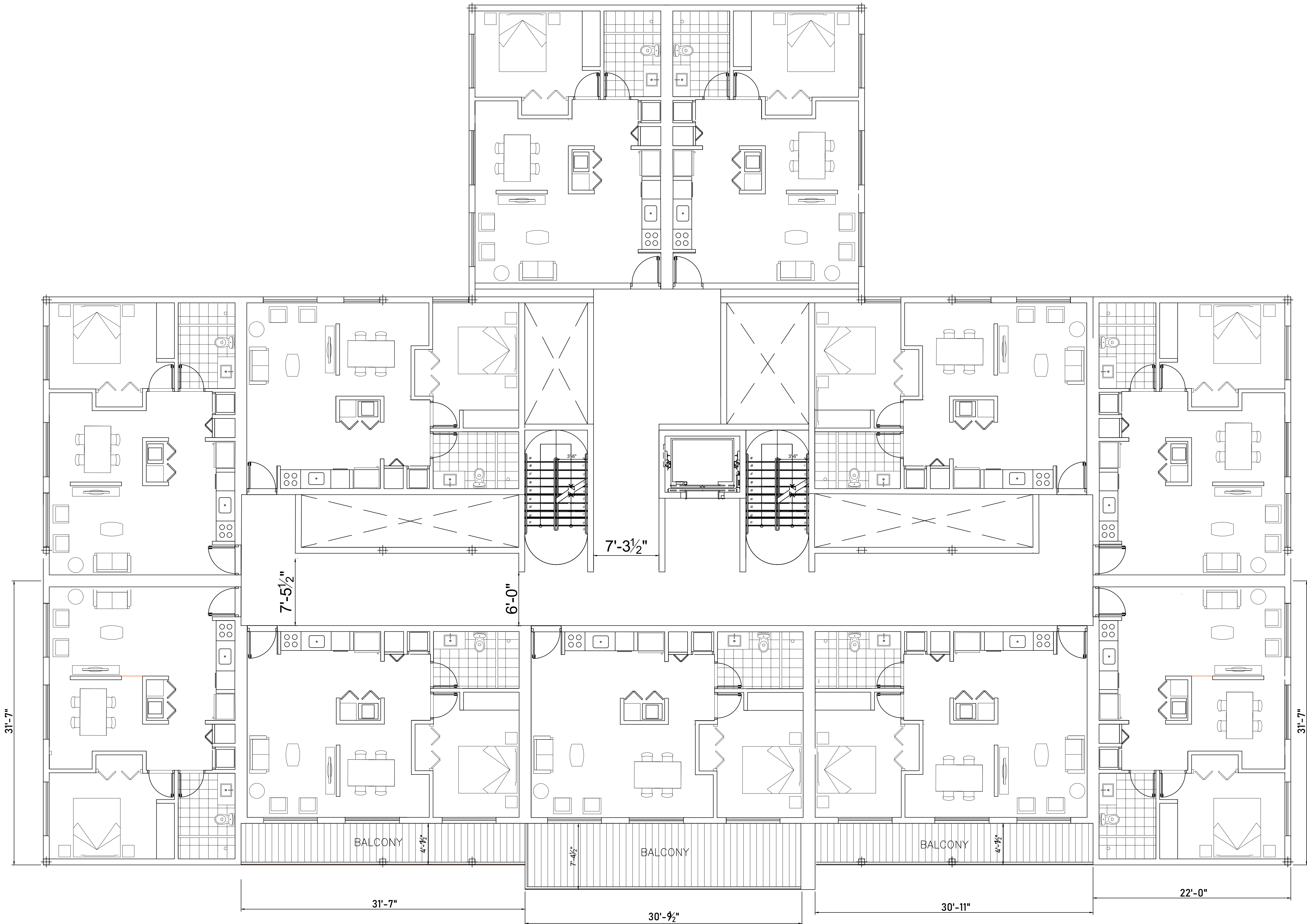
D'LOLA DESIGN & CONSTRUCTION
1433 MONROE ST
HOLLYWOOD, FL 33020
Phone: (386) 366 3254



Jose Antonio Mendez
Professional Engineer
1385 Coral Way Suite #203
Miami, FL 33145
PH: (305) 854-9824
FAX: (305) 854-1707
josea118@aol.com

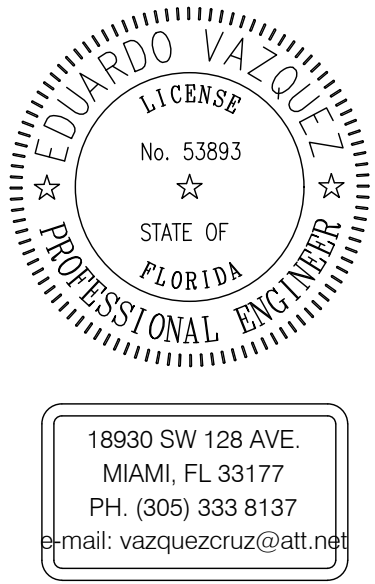
Date	
Scale	AS NOTED
Drawn	
Proj.	
Drawing	

COPYRIGHT 1999 © MENDEZ PROFESSIONAL ENGINEERING CORP. All Plans, drawings, arrangements and plans indicated or represented by this drawing are owned by, and are the property of Mendez Professional Engineering Corp. and were created, worked and designed for use on, and in connection with this specified project. These ideas, designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or transferred in any form or manner whatsoever, without the specific written permission of Mendez Professional Engineering Corp.



SECOND FLOOR PLAN

SECOND FLOOR PLAN
3/16"=1'-0"



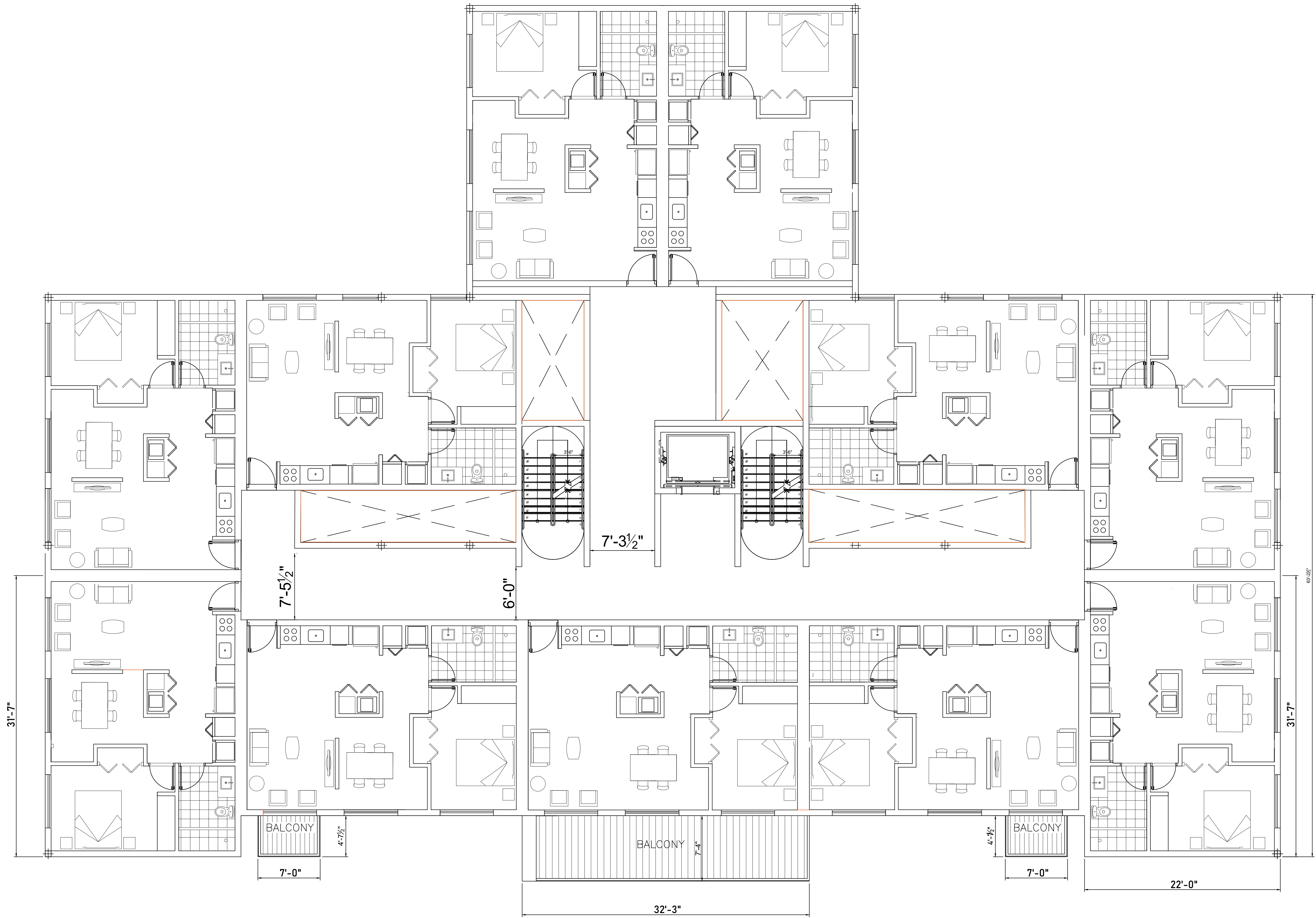
REVISIONS	BY

PRESIDENT APARTMENTS
1947-35 LINCOLN ST
HOLLYWOOD, FL, 33020

D'LOLA DESIGN & CONSTRUCTION
1433 MONROE ST
HOLLYWOOD, FL 33020
Phone: (386) 366 3254

MENDEZ
PROFESSIONAL
ENGINEERING CORP.
CA 00008324
P.E. No 53288
Jose Antonio Mendez,
Professional Engineer
1385 Coral Way Suite #203
Miami, FL 33145
PH: (305) 854-8654
FAX: (305) 856-1797
jose0118@aol.com

Date	
Scale	AS NOTED
Drawn	
Proj.	
Drawing	



THIRD FLOOR PLAN

THIRD FLOOR PLAN
3/16"=1'-0"

18930 SW 128 AVE.
MIAMI, FL 33177
PH: (305) 333 8137
E-mail: vazquezcruz@att.net

EDUARDO VAZQUEZ
LICENSE
No. 53893
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

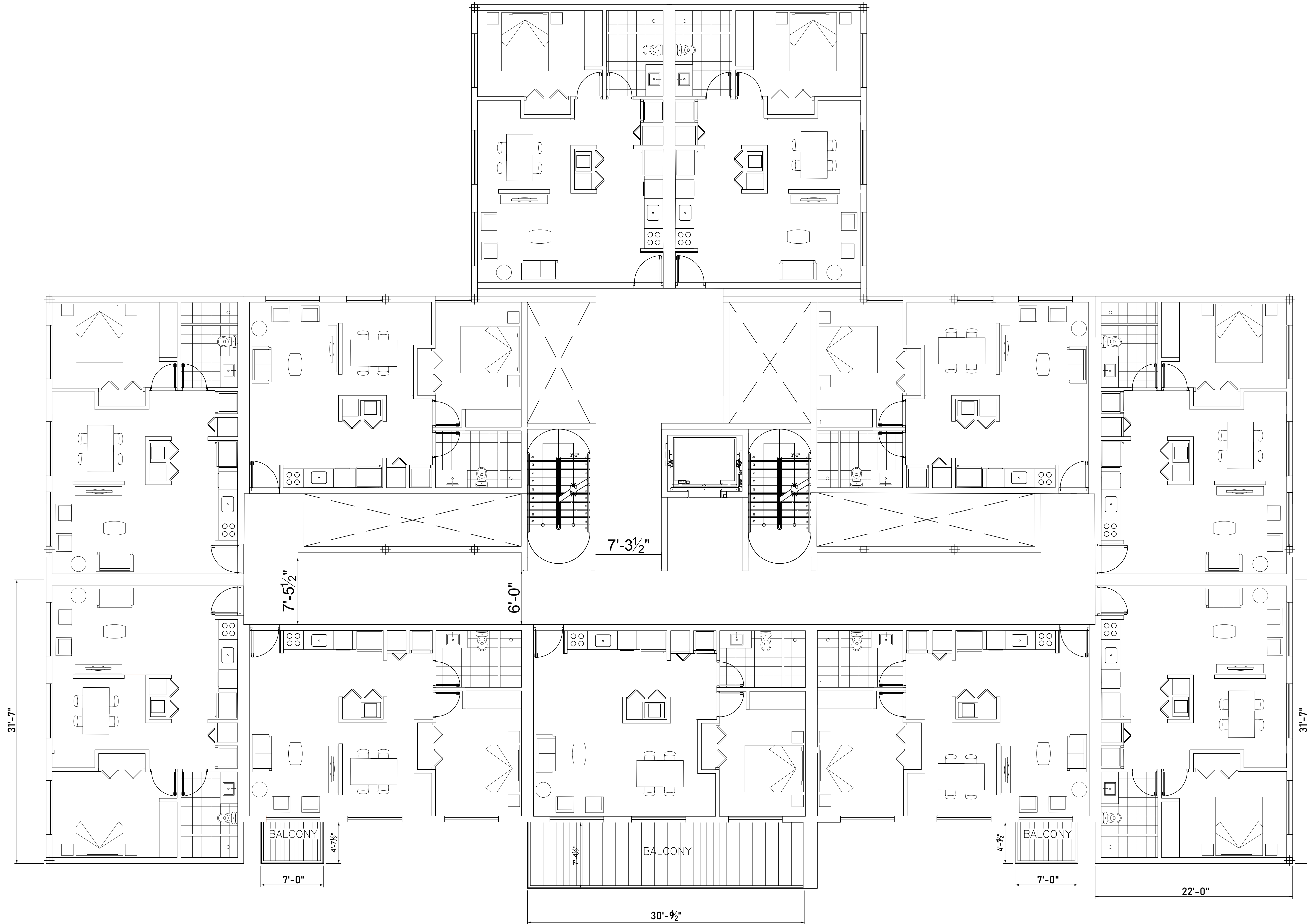
REVISIONS	BY

PRESIDENT APARTMENTS
1947-35 LINCOLN ST
HOLLYWOOD, FL, 33020

D'LOLA DESIGN & CONSTRUCTION
1433 MONROE ST
HOLLYWOOD, FL 33020
Phone: (386) 366 3254

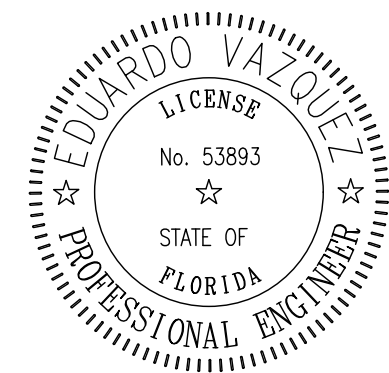
MENDEZ
PROFESSIONAL
ENGINEERING CORP.
CA 0008324
P.E. No 53288
Jose Antonio Mendez,
Professional Engineer
1385 Coral Way Suite #203
Miami, FL 33145
PH: (305)854-8654
FAX(305)856-1797
jose0118@aol.com

Date	
Scale	AS NOTED
Drawn	
Proj.	
Drawing	



FOURTH FLOOR PLAN

FOURTH FLOOR PLAN
3/16"=1'-0"



18930 SW 128 AVE.
MIAMI, FL 33177
PH: (305) 333 8137
e-mail: vazquezcruz@att.net

REVISIONS	BY

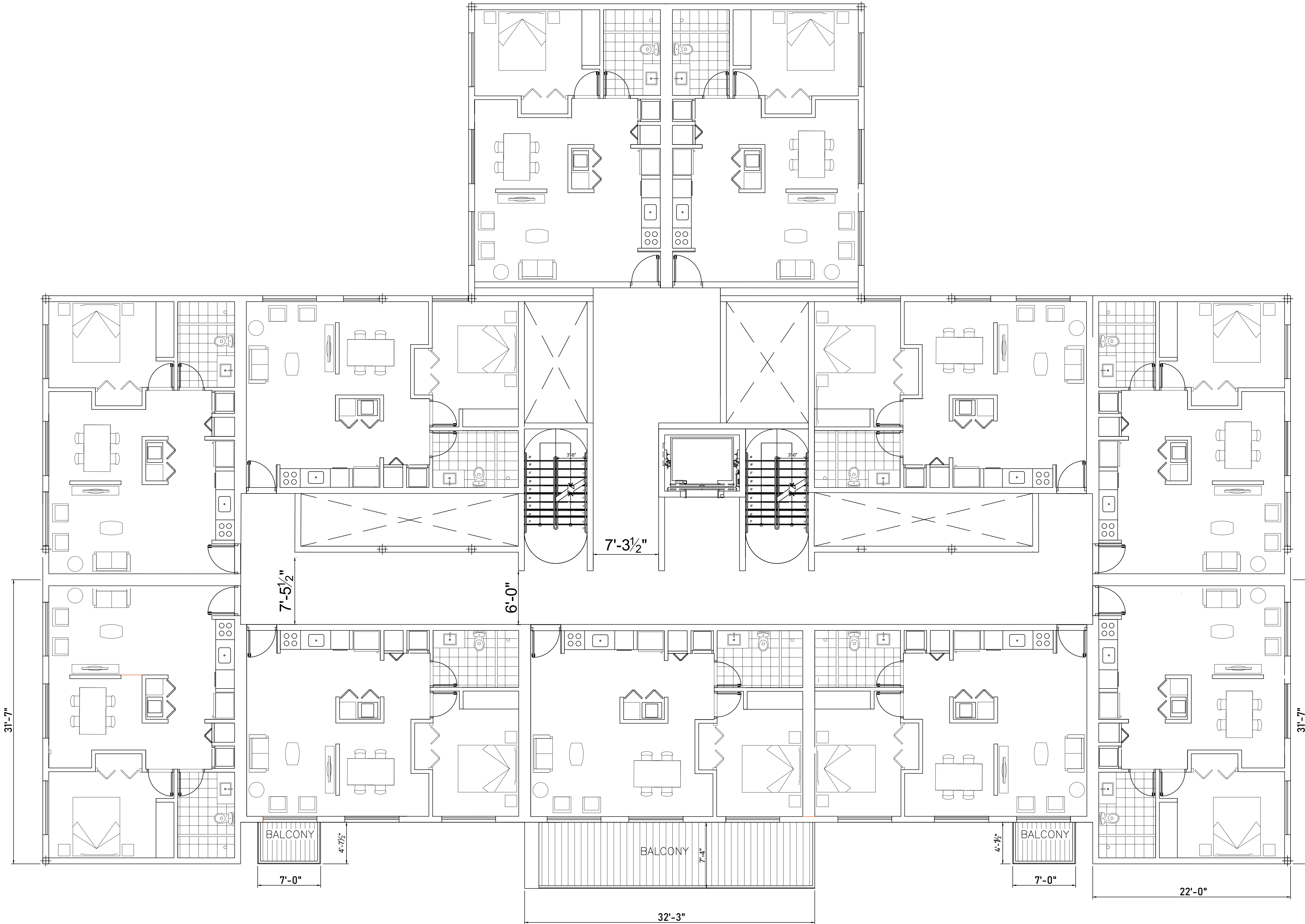
PRESIDENT APARTMENTS
1947-35 LINCOLN ST
HOLLYWOOD, FL, 33020

D'LOLA DESIGN & CONSTRUCTION
1433 MONROE ST
HOLLYWOOD, FL 33020
Phone: (386) 366 3254



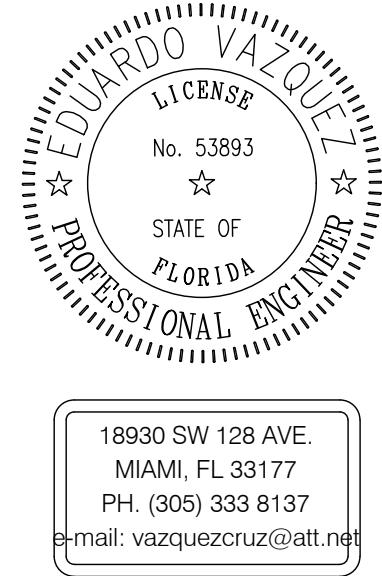
P.E. No 53288
Jose Antonio Mendez.
Professional Engineer
1385 Coral Way Suite #203
Miami, FL 33145
PH: (305) 854-9824
FAX: (305) 856-1787
josea0118@aol.com

Date
Scale AS NOTED
Drawn
Proj.
Drawing



FIFTH FLOOR PLAN

FIFTH FLOOR PLAN
3/16"=1'-0"



REVISIONS	BY

PRESIDENT APARTMENTS
1947-35 LINCOLN ST
HOLLYWOOD, FL, 33020

D'LOLA DESIGN & CONSTRUCTION
1433 MONROE ST
HOLLYWOOD, FL 33020
Phone: (386) 366 3254

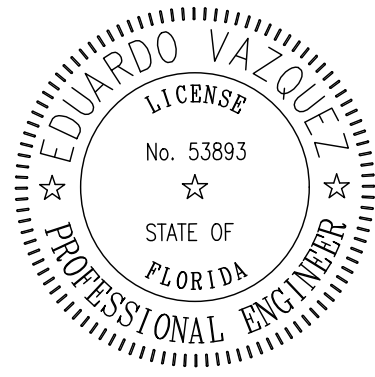
MENDEZ
PROFESSIONAL
ENGINEERING CORP.
CA 00008324
P.E. No 53288
Jose Antonio Mendez,
Professional Engineer
1385 Coral Way Suite #203
Miami, FL 33145
PH: (305) 854-9824
FAX: (305) 856-1787
josea0118@aol.com

Date	
Scale	AS NOTED
Drawn	
Proj.	
Drawing	
A-105	



FRONT ELEVATION

FRONT ELEVATION PLAN
3/16"=1'-0"



18930 SW 128 AVE.
MIAMI, FL 33177
PH. (305) 333 8137
e-mail: vazquezcruz@att.net

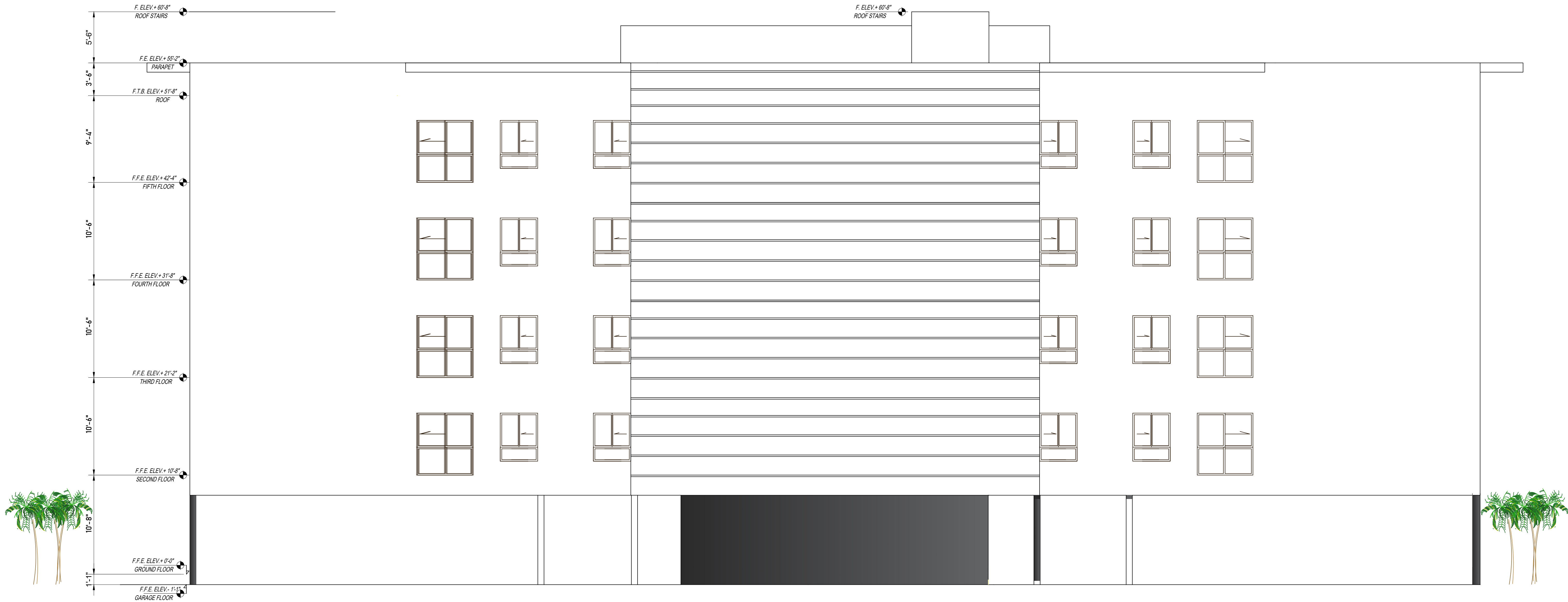
REVISIONS	BY

PRESIDENT APARTMENTS
1947-35 LINCOLN ST
HOLLYWOOD, FL, 33020

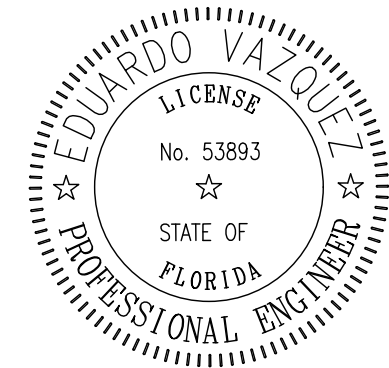
D'LOLA DESIGN & CONSTRUCTION
1433 MONROE ST
HOLLYWOOD, FL 33020
Phone: (386) 366 3254

M MENDIZ
PROFESSIONAL
ENGINEERING CORP.
CA 00008324
P.E. No 53288
Jose Antonio Mendez.
Professional Engineer
1385 Coral Way Suite #203
Miami, FL 33145
PH: (305) 854-9824
FAX: (305) 856-1787
josea118@aol.com

Date
Scale AS NOTED
Drawn
Proj.
Drawing



REAR ELEVATION



18930 SW 128 AVE.
MIAMI, FL 33177
PH. (305) 333 8137
e-mail: vazquezcruz@att.net

REAR ELEVATION PLAN
3/16"=1'-0"

REVISIONS	BY

PRESIDENT APARTMENTS
1947-35 LINCOLN ST
HOLLYWOOD, FL, 33020

D'LOLA DESIGN & CONSTRUCTION
1433 MONROE ST
HOLLYWOOD, FL 33020
Phone: (386) 366 3254

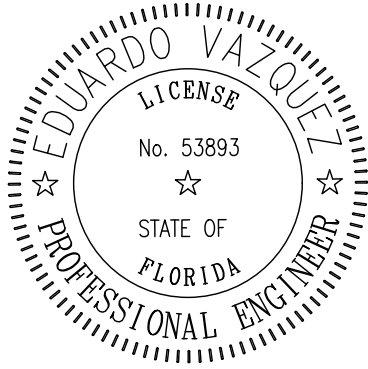
M MENDIZ
PROFESSIONAL
ENGINEERING CORP.
CA 00008324
P.E. No 53288
Jose Antonio Mendez.
Professional Engineer
1385 Coral Way Suite #203
Miami, FL 33145
PH: (305) 854-9824
FAX: (305) 856-1787
josea0118@aol.com

Date
Scale AS NOTED
Drawn
Proj.
Drawing



EAST SIDE ELEVATION

EAST SIDE ELEVATION PLAN
3/16"=1'-0"



18930 SW 128 AVE.
MIAMI, FL 33177
PH. (305) 333 8137
e-mail: vazquezcruz@att.net

REVISIONS	BY

PRESIDENT APARTMENTS
1947-35 LINCOLN ST
HOLLYWOOD, FL, 33020

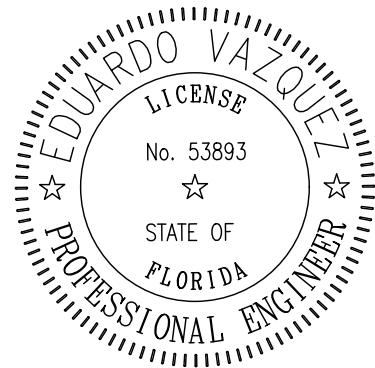
D'LOLA DESIGN & CONSTRUCTION
1433 MONROE ST
HOLLYWOOD, FL 33020
Phone: (386) 366 3254

M MENDIZ
PROFESSIONAL
ENGINEERING CORP.
CA 00008324
P.E. No 53288
Jose Antonio Mendez.
Professional Engineer
1385 Coral Way Suite #203
Miami, FL 33145
PH: (305) 854-9824
FAX: (305) 856-1787
joa0118@aol.com

Date
Scale AS NOTED
Drawn
Proj.
Drawing
A-108



WEST SIDE ELEVATION



18930 SW 128 AVE.
MIAMI, FL 33177
PH: (305) 333 8137
e-mail: vazquezcruz@att.net

WEST SIDE ELEVATION PLAN
3/16"=1'-0"

REVISIONS	BY

PRESIDENT APARTMENTS
1947-35 LINCOLN ST
HOLLYWOOD, FL, 33020

D'LOLA DESIGN & CONSTRUCTION
1433 MONROE ST
HOLLYWOOD, FL 33020
Phone: (386) 366 3254

M MENDIZ
PROFESSIONAL
ENGINEERING CORP.
CA 00008324
P.E. No 53288
Jose Antonio Mendez.
Professional Engineer
1385 Coral Way Suite #203
Miami, FL 33145
PH: (305) 854-9824
FAX: (305) 856-1787
joa0118@aol.com

Date
Scale AS NOTED
Drawn
Proj.
Drawing
A-109



REVISIONS	BY

PRESIDENT APARTMENTS
1947-35 LINCOLN ST
HOLLYWOOD, FL, 33020

D'LOLA DESIGN & CONSTRUCTION
1433 MONROE ST
HOLLYWOOD, FL 33020
Phone: (386) 366 3254



MENDEZ
PROFESSIONAL
ENGINEERING CORP.
CA 00008324

P.E. No 53288
Jose Antonio Mendez,
Professional Engineer

18930 SW 128 AVE.
MIAMI, FL 33177
PH: (305) 333 8137
e-mail: vazquezcruz@aol.net

1385 Coral Way Suite #203
Miami, FL 33145
PH: (305) 854-9824
FAX: (305) 856-1787
josea118@aol.com

MATERIALS & TREATMENTS PLAN
3/16"=1'-0"

Date
Scale AS NOTED
Drawn
Proj.
Drawing
A-110