

# 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: 06/16/2020

Location Address: 1935-1947 LINCOLN ST

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Folio Number(s): 5142 1501 2750; 5142 1501 2730

Zoning Classification: ND-2 Land Use Classification: RAC-MULTIFAMILY

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 4 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): 1 - PRE TAC

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

Explanation of Request: RE SUBMIT FOR PRELIMINARY TAC REVIEW

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

Value of Improvement: \$3,500,000 Estimated Date of Completion: 2021

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 165 ST. RD. #100, MIAMI, FL 33169

Telephone: 386.366.3254 Fax: \_\_\_\_\_ Email Address: SILVIALLORCA@GMAIL.COM

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

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 (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_



# PLANNING DIVISION

File No. (internal use only): \_\_\_\_\_

## GENERAL APPLICATION

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

### 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](http://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 06/16/2020

Signature of Consultant/Representative \_\_\_\_\_

Date \_\_\_\_\_

PRINT NAME

SILVIA LLORCA

Date 06/16/2020

Signature of Tenant \_\_\_\_\_

Date \_\_\_\_\_

PRINT NAME \_\_\_\_\_

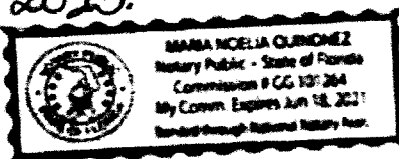
Date \_\_\_\_\_

#### 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 16 day of JUNE, 2020.

Notary Public  
State of Florida

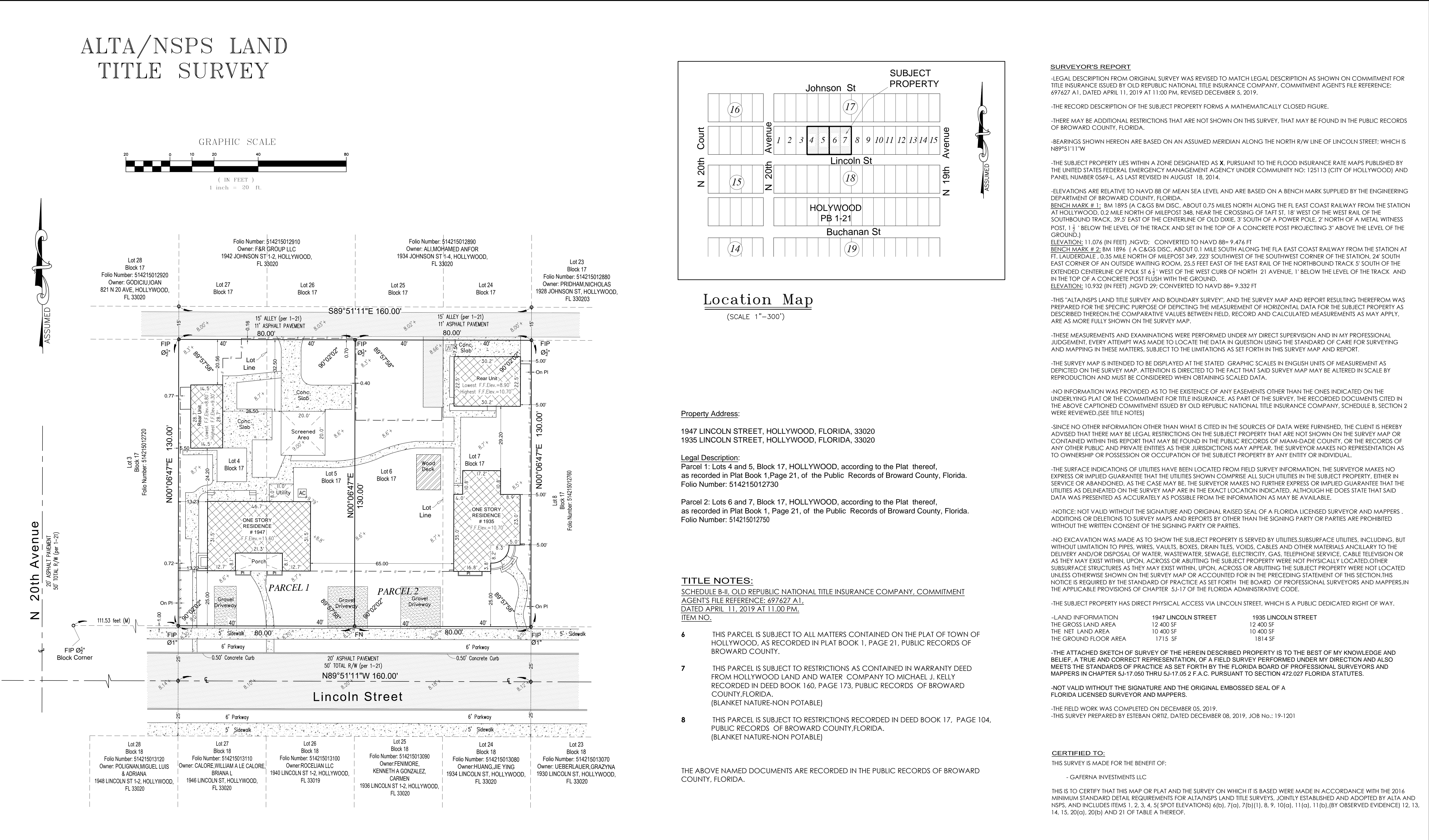


My Commission Expires 06/18/21 (Check One) ☒ Personally known to me. OR ☐ Produced Identification \_\_\_\_\_

Signature of Current Owner \_\_\_\_\_

Print Name \_\_\_\_\_





LEGEND & ABBREVIATIONS:

A=Arc Length; AC=Air Conditioner; BC=Block Corner; BM=Bench Mark; BOB=Basis Of Bearings; CB=Catch Basin; CI=Clear;Conc=Concrete; Dr=Drive; E=East; Elev=Elevation; FDH=Found Drill Hole; FIR=Found Iron Rod; FFE=Finished Floor Elevation;FH=Fire Hydrant; FIP=Found Iron Pipe; FN=Found Nail; FT=Feet; LB=Licensed Business; LFE=Lowest Floor Elevation; LP=Light Pole; N=North; NGVD 1929=National Geodetic Vertical Datum of 1929; NTS=Not To Scale;OE=Overhead Cables; OH=Over Hang; Pb=Plat Book;PC=Point of Curvature; PCP=Permanent Control Point; PL=Planter or Property Line; PLS=Professional Land Surveyor; PLSM=Professional Land Surveyor and Mapper; POB=Point Of Beginning;PRM=Permanent Reference Monument; R=Radius; (R)=Recorded Dimension; R/R=Rail Road; R/W=Right OfWay; Sec=Section; T=Tangent; S=South;SIP=Set Iron Pipe With Cap Stamped PLS 5927; UE=Utility Easement;UP=Utility Pole; UTY=Utility;W=West; WF=Wood Fence; WM=Water Meter; WV=Water Valve;  $\bigcirc$  = Centerline; -x-x=Chain Link;  $\square$  = Concrete Wall; ° =Degrees; Δ=Central Angle; Ø=Diameter; ' =Minutes; " =Seconds;  $\text{---}\text{---}$  = Wood Fence



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

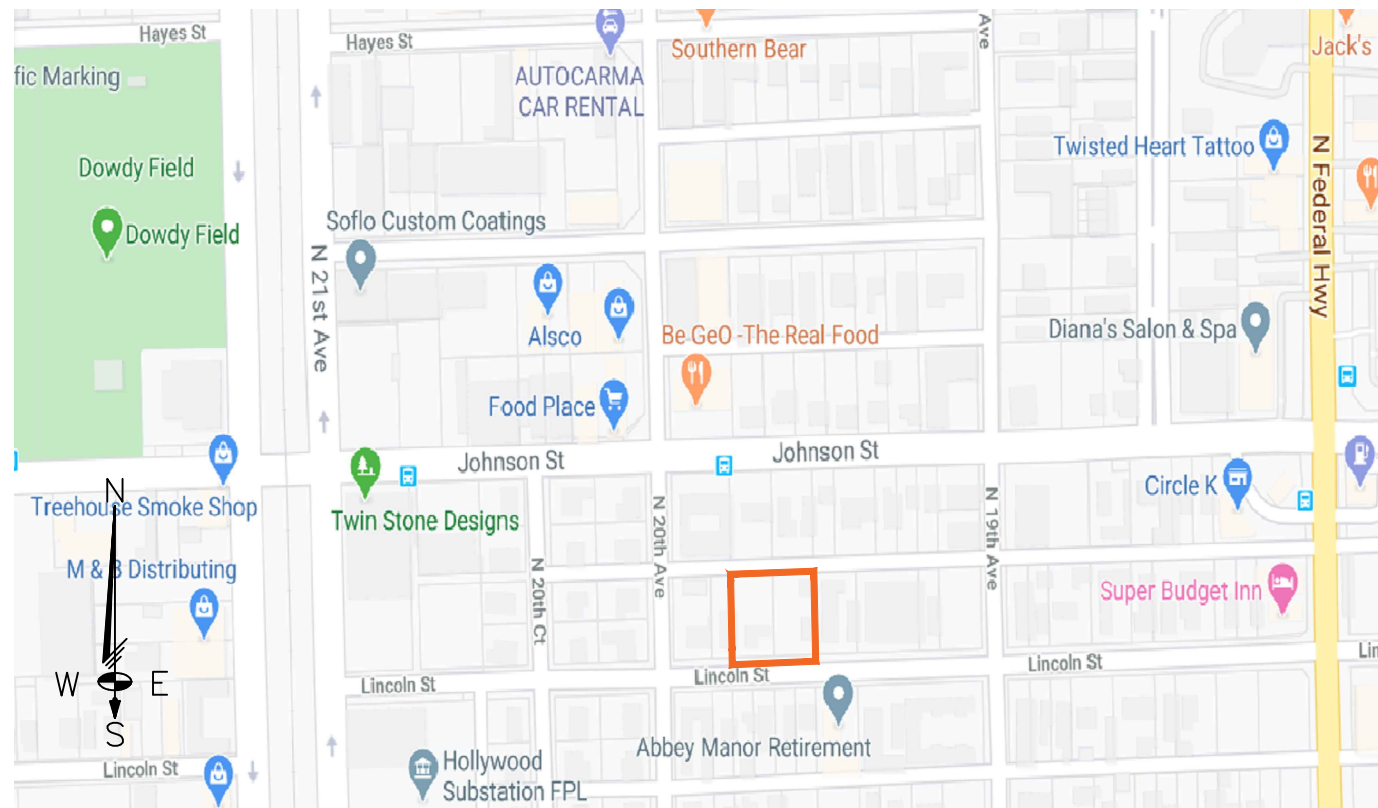
CODE SUMMARY

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.

LOCATION MAP



INDEX

- A-100 COVER SHEET
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- 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 JUNE 15th, 2020  
RESUBMITTAL ON JULY 6th, 2020

PRESIDENT APARTMENTS  
FOR:  
GAFERNA INVESTMENTS, LLC.

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

COVER SHEET

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

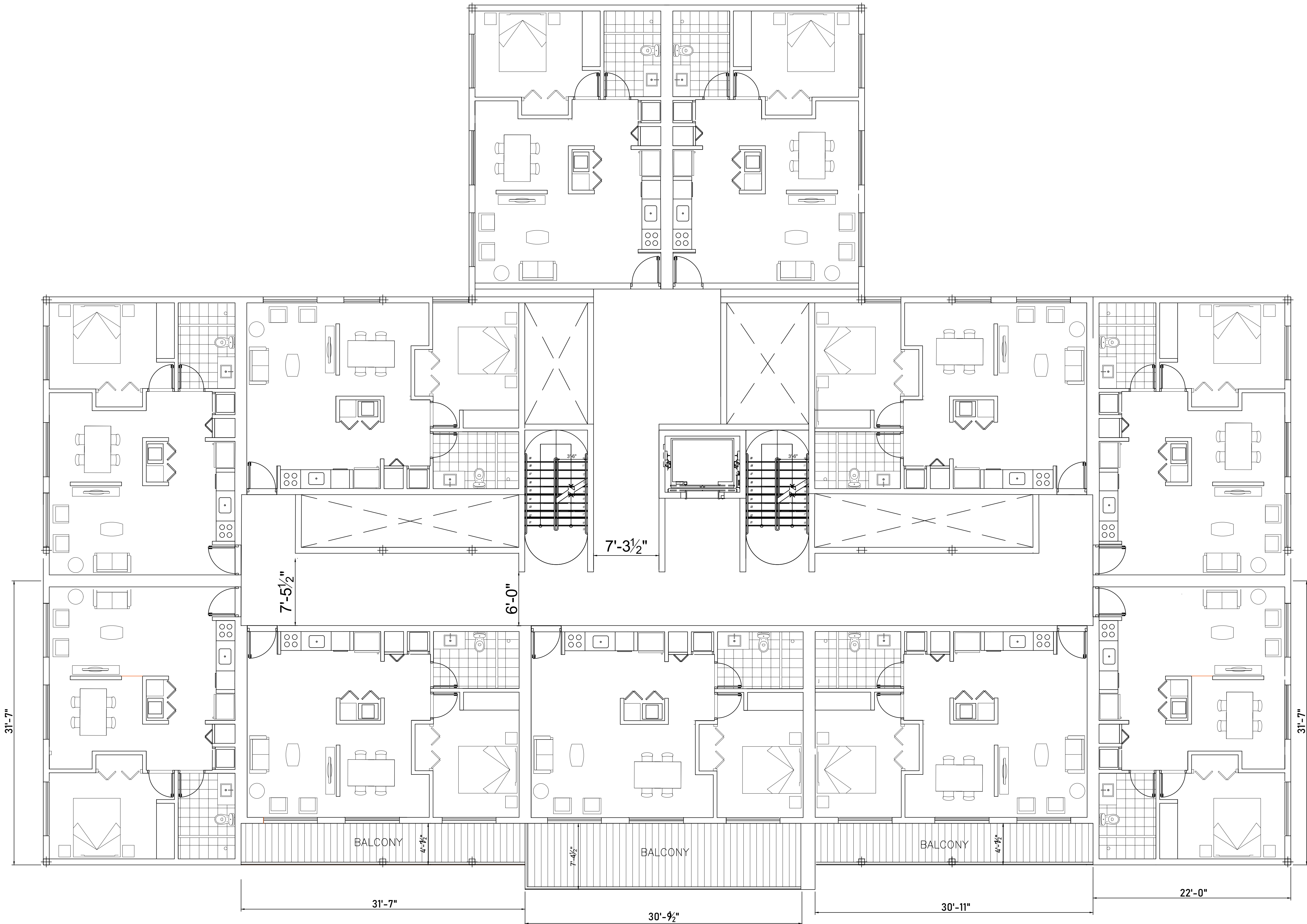
MENDEZ  
PROFESSIONAL  
ENGINEERING CORP.  
CA 0008324  
P.E. No 53288  
Jose Antonio Mendez,  
Professional Engineer  
1385 Coral Way Suite #203  
Miami, FL 33145  
PH: (305)854-8654  
FAX: (305)856-1797  
jose0118@aol.com

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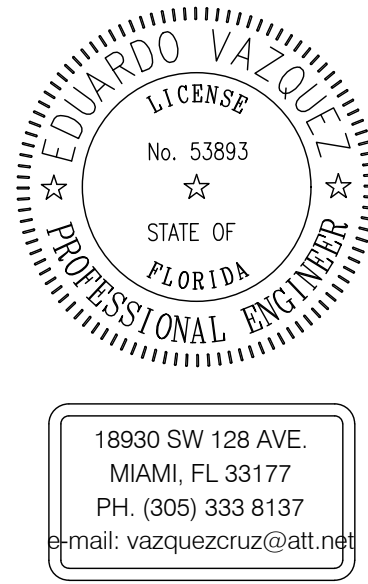






SECOND FLOOR PLAN

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



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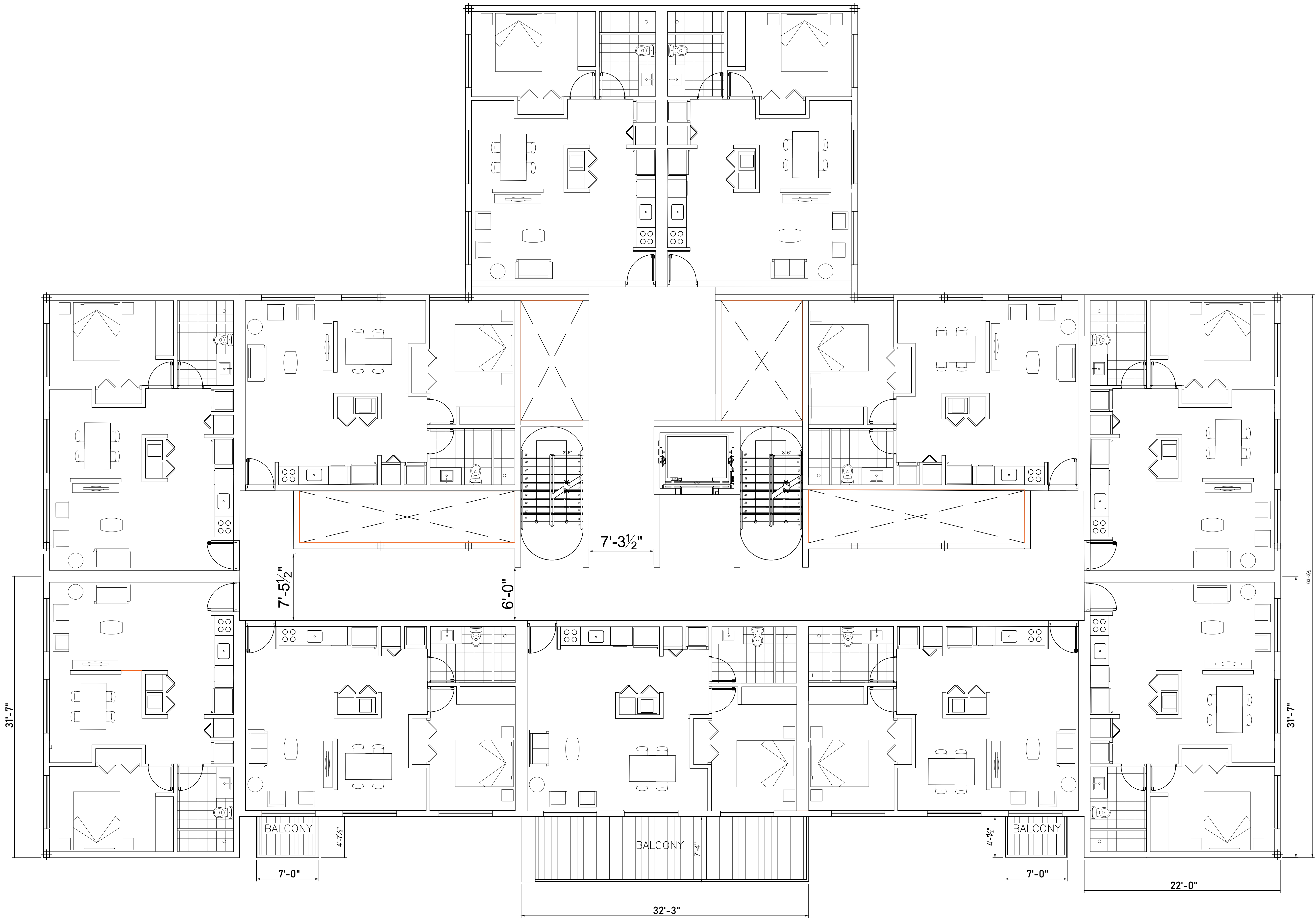
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FAX: (305) 333 8137  
E-mail: vazquezcruz@aol.net  
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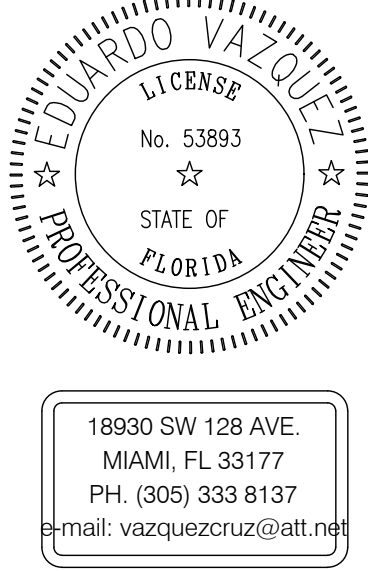
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THIRD FLOOR PLAN

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



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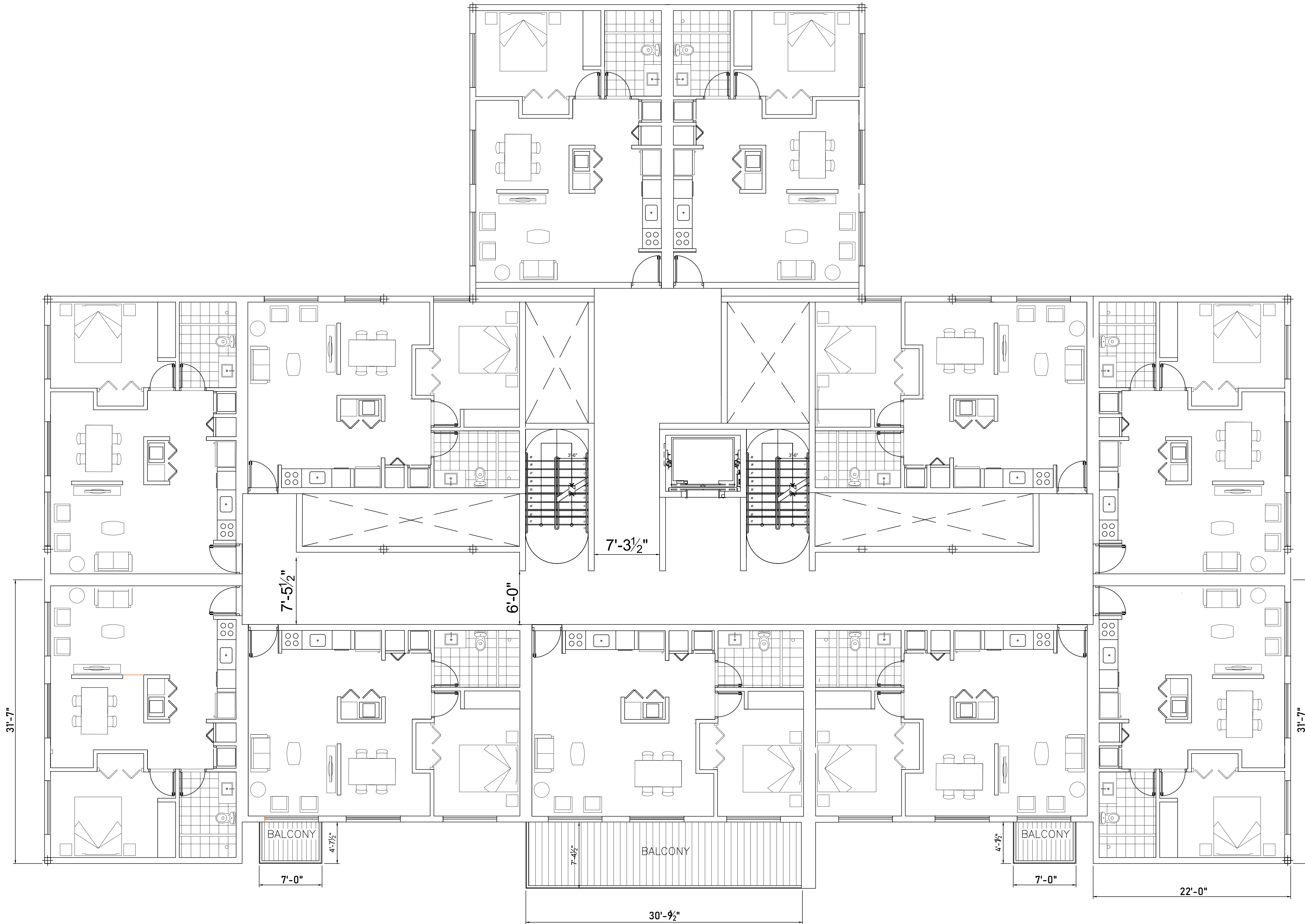
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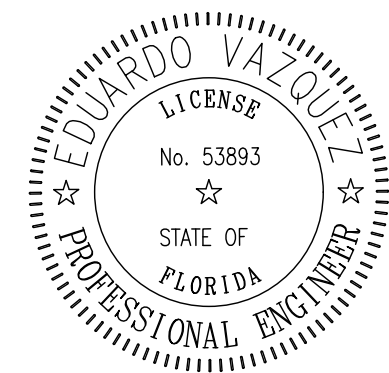
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FOURTH FLOOR PLAN

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



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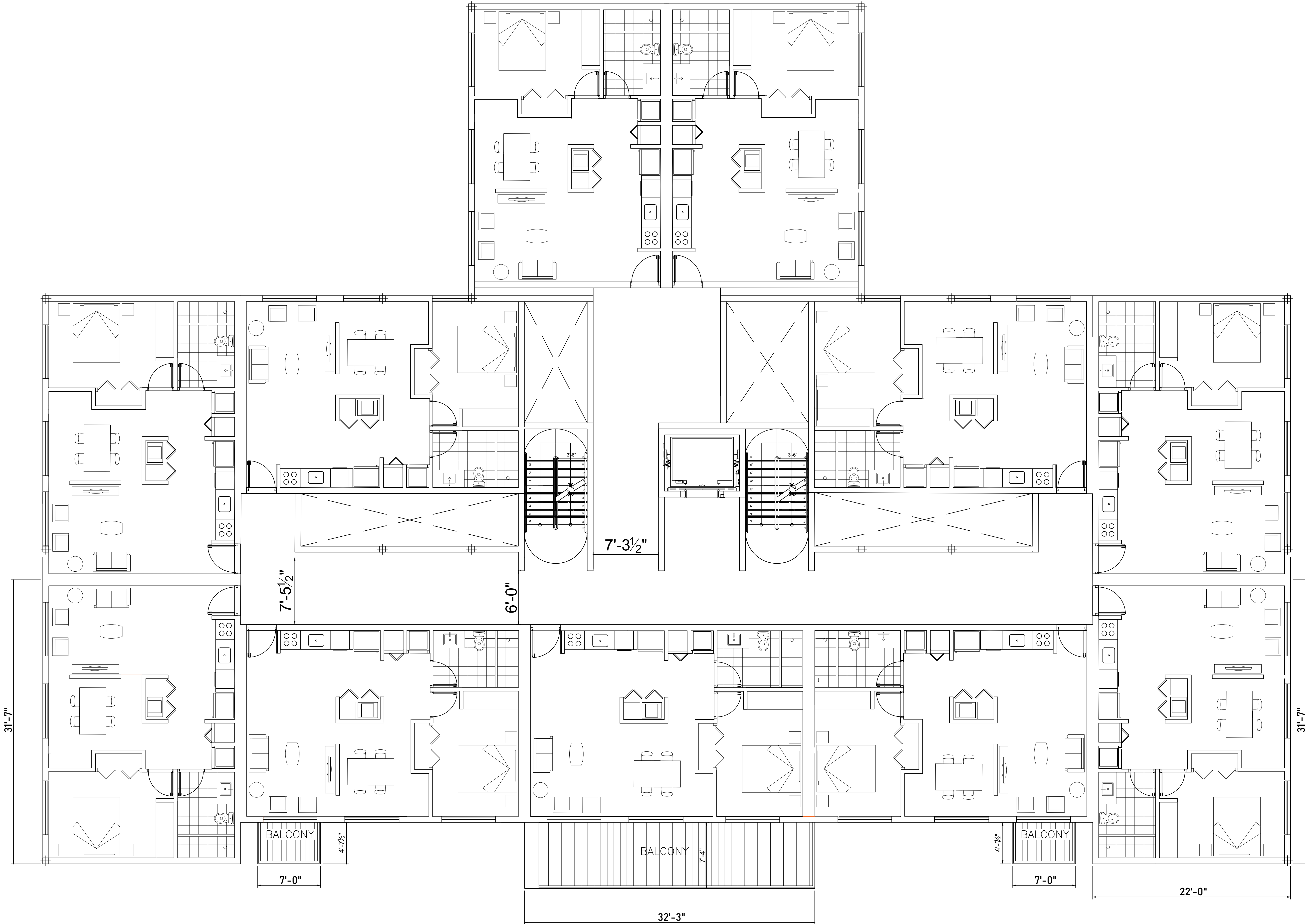
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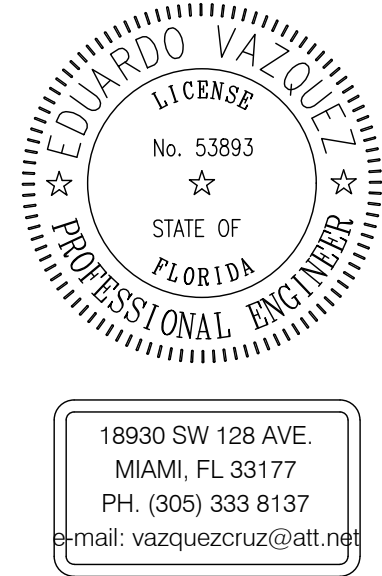
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FIFTH FLOOR PLAN

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



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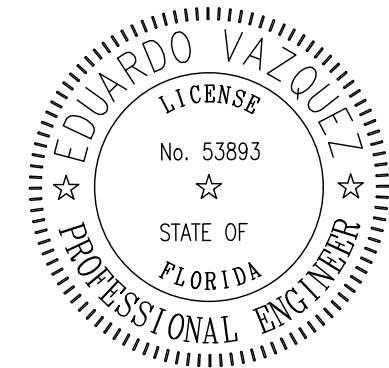
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FRONT ELEVATION



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

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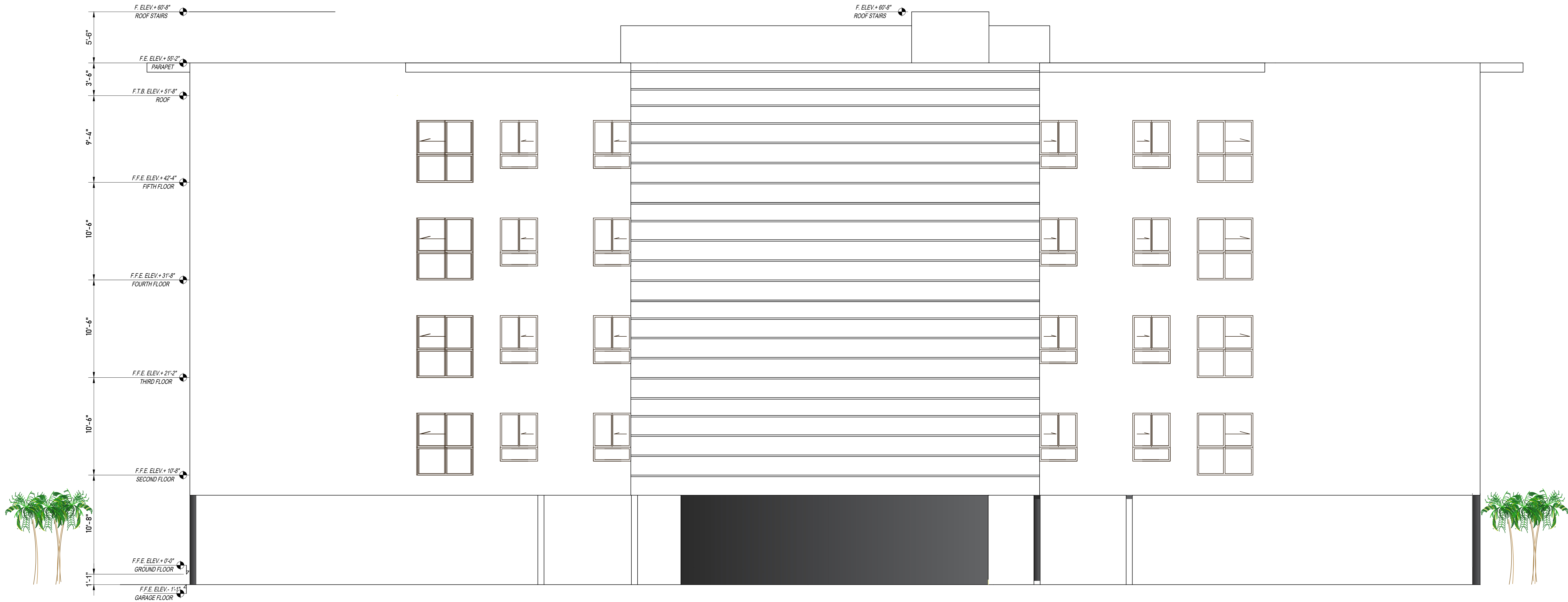
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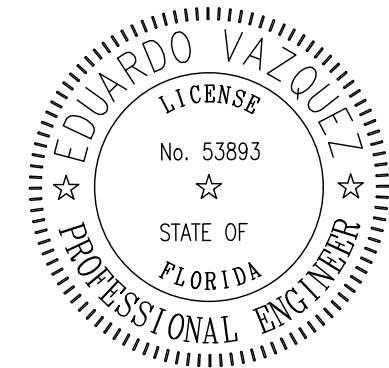
**M MENDIZ**  
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josea118@aol.com

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REAR ELEVATION



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

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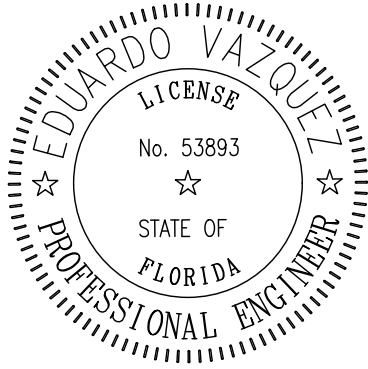
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EAST SIDE ELEVATION

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



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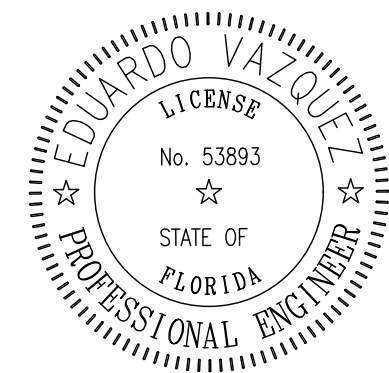
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WEST SIDE ELEVATION



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

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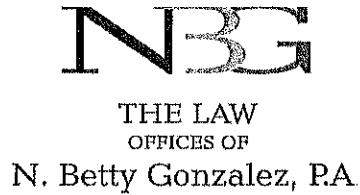
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**MATERIALS & TREATMENTS PLAN**  
**3/16"=1'-0"**

Date
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March 11, 2020

**OPINION OF TITLE**

It is hereby certified that we have examined the complete Abstract of Title in connection with a previous purchase transaction by the current owner, completely covering the period from the beginning to April 25, 2019, inclusive, of the following described real property:

**Parcel I:**

**Lots 4 and 5, Block 17, Hollywood, according to the Plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida**

**Parcel II:**

**Lots 6 and 7, Block 17, Hollywood, according to the Plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida**

Basing our opinion on said complete abstract covering said period we are of the opinion that as of this 11<sup>th</sup> day of March, 2020, the fee simple title to the above described property is vested in:

GAFERNA INVESTMENTS LLC, a Florida Limited Liability Company

Subject to the following encumbrances, lien, and other exceptions:

**GENERAL EXCEPTIONS:**

1. All taxes for the year in which this opinion is rendered and subsequent years.
2. Rights of parties in possession other than the above owner.
3. Facts that would be disclosed by an accurate survey.
4. Any unrecorded labor, mechanics or materialmen's liens.
5. Zoning and other restrictions imposed by governmental authority.

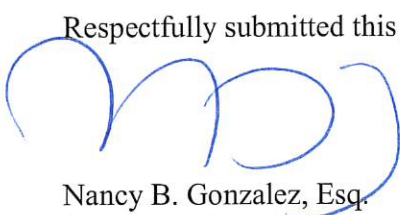


**NBG**  
THE LAW  
OFFICES OF  
N. Betty Gonzalez, P.A.

6. All matters contained on the Plat of TOWN OF HOLLYWOOD, as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.
7. Restrictions as contained in Warranty Deed from Hollywood Land and Water Company to Michael J. Kelley record in Deed Book 160, Page 173, Public Records of Broward County, Florida.
8. Restrictions recorded in Deed Book 17, Page 104, Public Records of Broward County, Florida.

I, the undersigned, further certify that I am an Attorney at Law duly admitted to practice in the State of Florida. And am a member in a good standing of the Florida Bar:

Respectfully submitted this 11 day of March, 2020.



Nancy B. Gonzalez, Esq.  
Attorney at Law