

DEPARTMENT OF DEVELOPMENT SERVICES



PRE-APPLICATION CONCEPTUAL OVERVIEW



Tel: (954) 921-3471
 Fax: (954) 921-3347

Scheduled appointment with a planner required for all submittals.

This Conceptual Overview sheet shall be completed in full and submitted with all applicable documents to the Planning Division (Room 315), two business days prior to the conference.

Each package shall be complete and stapled.

Pre-application Conference

- Dates:
 NOVEMBER 9, 2015
 DECEMBER 14, 2015
 JANUARY 11, 2016
 FEBRUARY 8, 2016
 MARCH 14, 2016
 APRIL 11, 2016
 MAY 9, 2016
 JUNE 13, 2016
 JULY 11, 2016
 AUGUST—RECESS
 SEPTEMBER 12, 2016
 OCTOBER 10, 2016
 NOVEMBER 14, 2016
 DECEMBER 12, 2016

Dates are subject to change

Provide one complete 11"X17" set, including the following documents and drawings: Conceptual Overview (including site and project description), Survey, Preliminary Site Plan, and Elevations, to the Planning Division two business days prior to the conference. An additional 10 sets (11"X17") shall be provided at the time of the Conference.

Site and Project Data

Proposed Project Name: Nativity Catholic Church - New Chapel & Parish Rectory

Proposed Project Address: 5220 Johnson Street Hollywood, FL

Folio Number(s): 514207064660

Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: Sub-Area 6: Hollywood Hills

Land Use Designation: 71 (Churches) Zoning District: Sub-Area 6: Hollywood Hills

Gross Lot Area: 391,200 Net Lot area: 391,200

Existing Use of Property: Church, parish hall, school and support/administration facilities.

Existing Number of Units: N/A (7 buildings) Existing Commercial Area: N/A

Current Assessed Value of: Land: \$ 3,133,710 Building(s): \$ 5,142,340

Proposed Use: Unchanged

Total Number of Residential Units: 1 Average Size of Units: 7,522 sf

Estimated Average Sale Price/Rent per Unit: \$ N/A Sale Rent

Total Number of Hotel Rooms: N/A Average Size of Hotel Rooms: N/A

Area of Commercial/Retail Use: N/A Area of Restaurant Use: N/A

Area of Office Use: 3,964 sf Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ N/A

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): _____

Estimated Value of Improvement: \$ 3,200,000 Estimated Value at Completion: \$ 3,200,000

Permitted Building Height: 30'-0" Proposed Building Height: 27'-0"

Required Setbacks: Front: 50'-0" Proposed Setbacks: Front: 67'-8"
 Sides: 15'-0" Sides: 15'-0"
 Rear: 15% Lot depth - 98' Rear: _____

Required Parking Spaces: _____ Proposed Parking Spaces: _____

Name of Developer/Property Owner: Archdiocese of Miami

Address of Developer/Property Owner: 9401 Biscayne Blvd. Miami SHores, FL 33138

Telephone: 305-757-6241 Fax: _____ Email Address: _____

Name of Consultant/ Representative Tenant (circle one): Jeff Colasanti

Telephone: 954-778-1898 Email Address: Jeff@paragondevco.com

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PRE-APPLICATION CONCEPTUAL OVERVIEW

Site and Project Description

Describe Existing Use of Property and Buildings (Example: Site currently contains 40 residential units for rent; 10,000 s.f. of retail; vacant lot; etc.) Use additional Sheets if Necessary.

Site currently has approximately 80,000 sf +/- space under are across 8 buildings. The buildings include the main church, parish hall, rectory, school and support/administration facilities.

Please refer to the attached existing survey for additional information.

Describe all applicable requests for this project, such as variances, flex or reserve units, zoning changes, special exceptions, or incentives. If applicable, provide justification for each. Use additional sheets if necessary.

Provide any additional information about the proposed project. Use additional sheets if necessary.

Demolition of approximately 8,000 sf +/- of the entire existing rectory building at the Northwest corner of the property (closest to the intersection of West Chaminade Drive & Johnson Street). This area will be improved with approximately 16,000 sf +/- of new building area which will provide Nativity Catholic Church with a New Chapel and Parish Rectory (both business offices and residence).

Please refer to the attached proposed floor plans/elevations for additional information.