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DEPARTMENT OF DEVELOPMENT SERVICES

NOV - 4 2016



CITY OF HOLLYWOOD  
OFFICE OF PLANNING

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: Chabad of Hollywood

Proposed Project Address: 1350 Harrison Street

Folio Number(s): 514214011490

Proposed Project located within:  CRA - Beach District     CRA - Downtown District  
 State Road 7 Corridor     Other: \_\_\_\_\_

Land Use Designation: Low (5) Residential    Zoning District: RS-6

Gross Lot Area: N/A    Net Lot area: 25,600

Existing Use of Property: Residential

Existing Number of Units: 1    Existing Commercial Area: 0

Current Assessed Value of: Land: \$ 307,370    Building(s): \$ 961,420 (appraisal report attached)

Proposed Use: Residential / Institutional

Total Number of Residential Units: 1    Average Size of Units: N/A

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: N/A    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): JUN - 2018

Estimated Value of Improvement: \$ 400,000    Estimated Value at Completion: \$ N/A

Permitted Building Height: 30'    Proposed Building Height: 25'

Required Setbacks: Front: 25'    Proposed Setbacks: Front: 25'-3"  
Sides: 7.5' Int / 15' Street    Sides: 7'-7" Int / 99'-2" Street  
Rear: 19.2'    Rear: 19'-11"

Required Parking Spaces: (resid - 5) (instit - 22)    Proposed Parking Spaces: (resid - 5) (instit - 22)

Name of Developer/Property Owner: Chabad of NE Hollywood / Dania Inc

Address of Developer/Property Owner: 1295 E Hallandale Beach Blvd, Hallandale Beach 33009

Telephone: (954)394.1884    Fax: N/A    Email Address: chabadneh@gmail.com

Name of Consultant/Representative/Tenant (circle one): Joseph B. Kaller

Telephone: (954) 920 5746    Email Address: joseph@kallerarchitects.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.

The property's current use is a 2 story single family residence. The existing total sqft is 5,790

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.

A Special exception will be applied to for the proposed temple addition in a Residential Zoned District.

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

The total Temple addition in the first floor will be 3,280 sqft containing a Sanctuary, a social hall and required bathrooms for the addition.

The Sanctuary ceiling height will be approximately 17'-6" to match the existing residence windows on the east side of the residence.

The second floor Residential addition will be 1,400 sqft