

**DEPARTMENT OF DEVELOPMENT SERVICES**



NOV 2'15 AM 11:22

**PRE-APPLICATION CONCEPTUAL OVERVIEW**



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

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: Kolla Mulla  
 Proposed Project Address: 5739 McKinley St. Hollywood, FL 33021  
 Folio Number(s): 5141 1210 0080  
 Proposed Project located within:  CRA - Beach District  CRA - Downtown District  
 State Road 7 Corridor  Other: \_\_\_\_\_

Scheduled appointment with a planner required for all submittals.

Land Use Designation: RM-9 Zoning District: \_\_\_\_\_  
 Gross Lot Area: 32,500 sq ft. Net Lot area: 30,000  
 Existing Use of Property: Vacant  
 Existing Number of Units: N/A Existing Commercial Area: N/A

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.

Current Assessed Value of: Land: \$97,480.00 Building(s): \$ N/A  
 Proposed Use: RM-9 TOWNHOMES

Each package shall be complete and stapled.

Total Number of Residential Units: 7 Average Size of Units: 1,500 sq. <sup>including garage</sup>  
 Estimated Average Sale Price/Rent per Unit: \$ 175,000.00  Sale  Rent  
 Total Number of Hotel Rooms: N/A Average Size of Hotel Rooms: \_\_\_\_\_  
 Area of Commercial/Retail Use: N/A Area of Restaurant Use: \_\_\_\_\_  
 Area of Office Use: N/A Area of Industrial Use: \_\_\_\_\_  
 Estimated Average Rent per Square Foot \$ N/A

**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

Estimated Date of Completion (if Phased, Estimated Date of Each Phase): MAY 2017  
 Estimated Value of Improvement: \$ N/A Estimated Value at Completion: \$ \_\_\_\_\_  
 Permitted Building Height: 30 ft. Proposed Building Height: 25 ft.  
 Required Setbacks: Front: 20 Proposed Setbacks: Front: 30 ft.  
 Sides: 10 Sides: 15"  
 Rear: 20 Rear: 90"

Required Parking Spaces: 14 Proposed Parking Spaces: 110  
 Name of Developer/Property Owner: Jose Thomas  
 Address of Developer/Property Owner: 4003 Derby Dr. Davie, FL 33330  
 Telephone: 954-7919 Fax: \_\_\_\_\_ Email Address: Josecpa@JFtcpa.com  
 Name of Consultant/Representative/Tenant (circle one): Miguel de Diego Architect  
 Telephone: (954) 926-3358 Email Address: Pediegodiego@aol.com

SAM 419 509 10 15



## 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.

Existing site is vacant. propose to provide 7 units Residential.

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.

N/A

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