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DEPARTMENT OF DEVELOPMENT SERVICES



MAR - 8 2017

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: McKINLEY TOWN HOMES 2

Proposed Project Address: 1640 (A,B,C,D) McKINLEY STREET

Folio Number(s): 5142 10 31 01 60

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

Land Use Designation: RESIDENTIAL MULTIFAMILY Zoning District: RM-12

Gross Lot Area: 15,788.37 SQ FT Net Lot area: 8,482.49

Existing Use of Property: VACANT LOT

Existing Number of Units: N/A Existing Commercial Area: N/A

Current Assessed Value of: Land: \$ 50,920 Building(s): \$ N/A

Proposed Use: RESIDENTIAL

Total Number of Residential Units: 4 Average Size of Units: 2,188

Estimated Average Sale Price/Rent per Unit: \$ 320,000 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): N/A

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

Permitted Building Height: 35'-0" Proposed Building Height: 31'-6"

Required Setbacks: Front: 20'-0" Proposed Setbacks: Front: 20'-0"
Sides: 7'-6" - 15'-0" Sides: 9'-10" - 20'-0"
Rear: 18'-2 1/4" Rear: 18'-5"

Required Parking Spaces: 8 Proposed Parking Spaces: 8

Name of Developer/Property Owner: GUSTAVO BARILARO

Address of Developer/Property Owner: 3619 NE 207TH ST #2203, AVENTURA, FLORIDA 33180

Telephone: 954.661.9405 Fax: _____ Email Address: argchick@hotmail.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.

VACANT LOT

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.

NONE

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