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DEPARTMENT OF DEVELOPMENT SERVICES



JUN - 7 2017

CITY OF HOLLYWOOD  
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: 1831 PLUNKETT - NEW PARKING LOT

Proposed Project Address: 1831 PLUNKETT STREET

Folio Number(s): 5142.22.10.1660 & 5142.22.10.1663

Proposed Project located within:  CRA - Beach District  CRA - Downtown District  
 State Road 7 Corridor  Other: FH-2

Land Use Designation: MULTI-FAMILY Zoning District: FH-2

Gross Lot Area: 26,800 sf Net Lot area: 21,680 sf

Existing Use of Property: RESIDENTIAL - MULTI-FAMILY

Existing Number of Units: 11 Existing Commercial Area: \_\_\_\_\_

Current Assessed Value of: Land: \$ 200,250 Building(s): \$ 282,160

Proposed Use: n/a

Total Number of Residential Units: \_\_\_\_\_ Average Size of Units: \_\_\_\_\_

Estimated Average Sale Price/Rent per Unit: \$ \_\_\_\_\_  Sale  Rent

Total Number of Hotel Rooms: \_\_\_\_\_ Average Size of Hotel Rooms: \_\_\_\_\_

Area of Commercial/Retail Use: \_\_\_\_\_ Area of Restaurant Use: \_\_\_\_\_

Area of Office Use: \_\_\_\_\_ Area of Industrial Use: \_\_\_\_\_

Estimated Average Rent per Square Foot: \$ \_\_\_\_\_

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): NOV 2017

Estimated Value of Improvement: \$ 12,000 Estimated Value at Completion: \$ \_\_\_\_\_

Permitted Building Height: \_\_\_\_\_ Proposed Building Height: \_\_\_\_\_

Required Setbacks: Front: \_\_\_\_\_ Proposed Setbacks: Front: \_\_\_\_\_  
 Sides: \_\_\_\_\_ Sides: \_\_\_\_\_  
 Rear: \_\_\_\_\_ Rear: \_\_\_\_\_

Required Parking Spaces: 13 Proposed Parking Spaces: 16

Name of Developer/Property Owner: 1831 PLUNKETT LLC, IRINA YAGUDAEV

Address of Developer/Property Owner: 363 GOLDEN BEACH DR, GOLDEN BEACH, 33160

Telephone: 305.318.3215 Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

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.

EXISTING PROPERTY ACCOMMODATES AN EXISTING 2-STORY MULTI-FAMILY RESIDENTIAL BUILDING, DIVIDED INTO 11 RENTABLE UNITS AND 7 ASPHALTED PARKING SPACES

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.

THE REQUEST IS FOR STAFF TO REVIEW AND APPROVE A NEW ASPHALTED PARKING LOT AND DRIVE-WAY AT THE EAST SIDE OF THE PROPERTY, WHICH IS TO ACCOMMODATE (9) NINE NEW PARKING SPACES TO FULFILL THE REQUIRED PARKING SPACE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING CODES, FOR AN 11-UNIT RESIDENTIAL BUILDING.

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