

DEPARTMENT OF DEVELOPMENT SERVICES



PRE-APPLICATION CONCEPTUAL OVERVIEW



Tel: (954) 921-3471
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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: TAYLOR STREET APARTMENTS
 Proposed Project Address: 1944 TAYLOR STREET, HOLLYWOOD
 Folio Number(s): 5142 15 01 4020
 Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
 Land Use Designation: 08 Zoning District: ND-3
 Gross Lot Area: 10800 Net Lot area: 9,200
 Existing Use of Property: APARTMENTS
 Existing Number of Units: 3 Existing Commercial Area: N/A
 Current Assessed Value of: Land: \$ 96,840 Building(s): \$ 165,240
 Proposed Use: APARTMENTS
 Total Number of Residential Units: 21 Average Size of Units: 736
 Estimated Average Sale Price/Rent per Unit: \$ 1,357/mo. Sale Rent
 Total Number of Hotel Rooms: 0 Average Size of Hotel Rooms: 0
 Area of Commercial/Retail Use: 0 Area of Restaurant Use: 0
 Area of Office Use: 0 Area of Industrial Use: 0
 Estimated Average Rent per Square Foot: \$ 1.84/mo.
 Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 1/1/19
 Estimated Value of Improvement: \$ 1,800,000 Estimated Value at Completion: \$ 3,000,000
 Permitted Building Height: 140 FT Proposed Building Height: 48 FT 6 IN.
 Required Setbacks: Front: 15 FT Proposed Setbacks: Front: 15 FT
 Sides: 0 FT Sides: 5 FT
 Rear: 5 FT Rear: 5 FT
 Required Parking Spaces: 23.1 Proposed Parking Spaces: 22
 Name of Developer/Property Owner: JUSTIS INDUSTRIES, INCORPORATED
 Address of Developer/Property Owner: 2324 VAN BUREN ST, HOLLYWOOD, FL
 Telephone: 954.536.6452 Fax: _____ Email Address: JEFF.JUSTIS@GMAIL.COM
 Name of Consultant/Representative/Tenant (circle one): JEFFREY JUSTIS
 Telephone: 954.536.6452 Email Address: JEFF.JUSTIS@GMAIL.COM

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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 A TRIPLEX BUILT IN 1938 - APPROX.
2,050 S.F.

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.

PARKING REQUIRES 23.1 SPACES (1 PER UNIT + 1 PER 10 FOR GUESTS)
AND DEVELOPER PROPOSES 22 SPACES IN A SECURED GROUND-FLOOR
PARKING GARAGE. GUESTS WOULD REQUIRE A FOB TO GET IN
TO THE GARAGE, THEREFORE DEVELOPER REQUESTS A 5% PARKING
REDUCTION, IN LIEU OF BICYCLE STORAGE, AS PERMITTED FOR
COMMERCIAL PROJECTS.

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

PROPOSING 21 WORKFORCE APARTMENT RENTAL UNITS ON A
1/4 ACRE LOT WITHIN THE CRA. PROJECT IS 4 STORIES WITH A
ROOF-TOP 'REC-DECK' ON THE 4th FLOOR. THE BUILDING HAS
A DOUBLE-LOADED AIR CONDITIONED CORRIDOR WITH PARKING
ON THE GROUND FLOOR. THERE ARE NO UNITS ON GROUND
FLOOR.