

DEPARTMENT OF DEVELOPMENT SERVICES



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: PARKSIDE APARTMENTS
 Proposed Project Address: 2016 WASHINGTON STREET, HOLLYWOOD, FL
 Folio Number(s): 514222100660
 Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
 Land Use Designation: VACANT LAND Zoning District: PS-1
 Gross Lot Area: 5,565 SF Net Lot area: 5,565 SF
 Existing Use of Property: VACANT LAND
 Existing Number of Units: NONE Existing Commercial Area: N/A
 Current Assessed Value of: Land: \$ 73,000 Building(s): \$ ZERO
 Proposed Use: MULTI-FAMILY BUILDING
 Total Number of Residential Units: FIVE (5) Average Size of Units: 1,028 SF
 Estimated Average Sale Price/Rent per Unit: \$ 165,000 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): DEC 2018
 Estimated Value of Improvement: \$ 825,000 Estimated Value at Completion: \$ 900,000
 Permitted Building Height: 45 FT OR LESS Proposed Building Height: 30'-9"
 Required Setbacks: Front: 20 FT Proposed Setbacks: Front: 20 FT
 Sides: 5 FT Sides: 5 FT
 Rear: 20 FT Rear: 20 FT
 Required Parking Spaces: FIVE (5) Proposed Parking Spaces: FIVE (5)
 Name of Developer/Property Owner: MARIA YOLANDA ZAMORA & PEGAH FARAMARZI
 Address of Developer/Property Owner: 6361 SW 153 CT RD, MIAMI, FL 33193
 Telephone: 305-321-7030 Fax: _____ Email Address: FPOURJI@YAHOO.COM
 Name of Consultant/Representative/Tenant (circle one): NZ Structural Engineers, PA
 Telephone: 786-371-7688 Email Address: NOEL.ZAMORA.PE@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.

The site is currently a "vacant land".

The proposed project consists of five (5) new apartment units with covered parking.

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 project complies with existing Building and zoning codes. No variances or zoning changes are required.

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

None.