

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: Tiny Tots
 Proposed Project Address: 6311 Washington St.
 Folio Number(s): 51-411-320-0020

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

Land Use Designation: RESIDENTIAL Zoning District: RS-2 THROUGH RS-6

Gross Lot Area: 14,841.66 SF Net Lot area: 11,365 SF

Existing Use of Property: Daycare Academy

Existing Number of Units: 1 Existing Commercial Area: _____

Current Assessed Value of: Land: \$ 90,920 Building(s): \$ 197,470

Proposed Use: Daycare Academy

Total Number of Residential Units: 1 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): _____

Estimated Value of Improvement: \$ _____ Estimated Value at Completion: \$ 90,720.00

Permitted Building Height: 1 STORIES Proposed Building Height: 15'-1"

Required Setbacks: Front: 25'-0" Proposed Setbacks: Front: 30'-4"

Sides: 7'-6" Sides: 12'-0"

Rear: 17'-3" Rear: 19'-10"

Required Parking Spaces: _____ Proposed Parking Spaces: _____

Name of Developer/Property Owner: Patrick Brinson

Address of Developer/Property Owner: 111 NE 1st, 8th Floor Miami, FL 33132

Telephone: 305-527-8303 Fax: 866-228-7148 Email Address: lbs.pat@gmail.com

Name of Consultant/Representative/Tenant (circle one): Mike Davis

Telephone: 786-426-9274 Email Address: summitdavis@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 contains one unit, the existing use the property is a Daycare Academy with existing 1745 sf. The property need new addition area 1,008 sf what includes new dinning area, new pantry, new office and new bathroom.

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.

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

New construction for new addition.