

**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: Urban Boutique Salon  
 Proposed Project Address: 1657 Tyler St #106, Hollywood, FL  
 Folio Number(s): 514213023740  
 Proposed Project located within:  CRA - Beach District  CRA - Downtown District  
 State Road 7 Corridor  Other: \_\_\_\_\_  
 Land Use Designation: \_\_\_\_\_ Zoning District: LT  
 Gross Lot Area: 21000 SF Net Lot area: \_\_\_\_\_  
 Existing Use of Property: Mixed Use  
 Existing Number of Units: 14 Existing Commercial Area: 4  
 Current Assessed Value of: Land: \$ 250K Building(s): \$ 1,569,140  
 Proposed Use: Hair Salon  
 Total Number of Residential Units: 7 Average Size of Units: 800 SF  
 Estimated Average Sale Price/Rent per Unit: \$ N/A  Sale  Rent  
 Total Number of Hotel Rooms: N/A Average Size of Hotel Rooms: N/A  
 Area of Commercial/Retail Use: 3200 SF 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): \_\_\_\_\_  
 Estimated Value of Improvement: \$ 60,000 Estimated Value at Completion: \$ 60,000  
 Permitted Building Height: 35' Proposed Building Height: Same  
 Required Setbacks: Front: 20' Proposed Setbacks: Front: Same  
 Sides: 10' Sides: Same  
 Rear: 10' Rear: Same  
 Required Parking Spaces: 14 Proposed Parking Spaces: 21 (Existing)  
 Name of Developer/Property Owner: Century Structures Co  
 Address of Developer/Property Owner: 1657 Tyler St #300, Hollywood, FL  
 Telephone: 954-922-4625 Fax: \_\_\_\_\_ Email Address: 9224625@gmail.com  
 Name of Consultant/Representative/Tenant (circle one): JACK JAFARMADOR  
 Telephone: 954-922-4625 Email Address: 9224625@jacobson

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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.

The property currently contains 12 residential units  
one office and one cafe.

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.

Due to recent development and addition traffic on  
17 Ave, the first floor residential units are being impacted.  
Therefore I am requesting for special exception to  
convert the unit 106 on 17 Ave to Boutique Hair  
Salon that is consistent with all other uses in the area.  
This use will be a positive addition to the building and area.

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

Please see above