

**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** 1618 POLK ST. ADDITION

Proposed Project Name: \_\_\_\_\_

Proposed Project Address: 1618 POLK ST. HOLLYWOOD FL. 33020

Folio Number(s): \_\_\_\_\_

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

Land Use Designation: RESIDENTIAL Zoning District: RMT

Gross Lot Area: 18,688 SF (.429 A) Net Lot area: \_\_\_\_\_

Existing Use of Property: CONVENT

Existing Number of Units: NA Existing Commercial Area: NA

Current Assessed Value of: Land: \$ \_\_\_\_\_ Building(s): \$ \_\_\_\_\_

Proposed Use: SAME

Total Number of Residential Units: NA Average Size of Units: NA

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

Total Number of Hotel Rooms: NA Average Size of Hotel Rooms: NA

Area of Commercial/Retail Use: NA Area of Restaurant Use: NA

Area of Office Use: NA Area of Industrial Use: NA

Estimated Average Rent per Square Foot: \$ NA

Estimated Date of Completion (if Phased, Estimated Date of Each Phase): FEB. 2020

Estimated Value of Improvement: \$ 840,000.00 Estimated Value at Completion: \$ 1,680,000.

Permitted Building Height: 45' Proposed Building Height: 15'

Required Setbacks: Front: 25' Proposed Setbacks: Front: 40.1'  
 Sides: 5' Sides: 5.1'  
 Rear: 20' Rear: 23'

Required Parking Spaces: \_\_\_\_\_ Proposed Parking Spaces: \_\_\_\_\_

Name of Developer/Property Owner: DAUGHTERS OF MARY

Address of Developer/Property Owner: 1618 POLK ST. HOLLYWOOD FL. 33020

Telephone: 954 895 3005 Fax: \_\_\_\_\_ Email Address: HNEAMA.KACH12009@Y.

Name of Consultant/Representative/Tenant (circle one): KOSINSKI ARCHITECTURE

Telephone: 305 793 2648 Email Address: KEIARCH@AOL.COM

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## SITE AND PROJECT DESCRIPTION

THE 1618 POLK STREET PROPERTY OF 18,688 SF IS LOCATED ON THE SOUTH SIDE OF POLK STREET OPPOSITE THE CITY GOLF COURSE. IT IS COMPRISED OF FOUR CONTIGUOUS LOTS TOTALING FRONTAGE OF 146 FEET BY 128 FEET DEEP. A 15 FOOT ALLEY ON THE SOUTH SERVICES THE PROPERTY. THE BUILDING FOOTPRINT IS 3,428 SF. THE LAUNDRY WHICH IS 479 SF WILL BE DEMOLISHED. IT WAS NOT PART OF THE ORIGINAL DESIGN. ELIMINATING IT MAKES THE EXISTING SQUARE FOOTAGE 2,949 SF. A 1,580 SF CHAPEL IS REPLACING THE LAUNDRY WING. THIS WILL BE A GREAT IMPROVEMENT BECAUSE THE LAUNDRY DIMINISHES THE QUALITY OF THE DESIGN. THE SCALE AND GEOMETRY OF THE CHAPEL PROVIDES A CLARITY TO THE REAR OF THE BUILDING. THE CHAPEL ADDITION IS NOT VISIBLE FROM POLK STREET.

THE CHAPEL ADDITION IS REQUIRED BECAUSE THE CURRENT SPACE IS UNSUITABLE FOR A MONTHLY SERVICE HELD ON THE FIRST SATURDAY OF THE MONTH. FRIENDS OF THE SISTERS COME TO PARTICIPATE IN THE SERVICE. PARKING WILL BE EXPANDED TO 20 SPACES WITH AN ADDITIONAL 16 SPACES AVAILABLE ON POLK STREET. THE EXISTING BUILDING WILL BE RENOVATED.

THIS PROJECT WHICH INCLUDES EXTENSIVE AND LUXURIOUS LANDSCAPING WILL ENHANCE THE NEIGHBORHOOD.

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