

**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: FILLMORE FLATS  
 Proposed Project Address: 1911 - 1915 FILLMORE STREET  
 Folio Number(s): 5142 15013440 , 5142 15013441  
 Proposed Project located within:  CRA - Beach District  CRA - Downtown District  
 State Road 7 Corridor  Other: RAC  
 Land Use Designation: RES. MULTI-FAMILY Zoning District: ND-2  
 Gross Lot Area: NA Net Lot area: 16359.6 SF  
 Existing Use of Property: MULTI-FAMILY  
 Existing Number of Units: \_\_\_\_\_ Existing Commercial Area: NA  
 Current Assessed Value of: Land: \$ 136330 Building(s): \$ 303050  
 Proposed Use: RESIDENTIAL MULTI-FAMILY  
 Total Number of Residential Units: 28 Average Size of Units: 1200 SF  
 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): DEC 2019  
 Estimated Value of Improvement: \$ 3.8 MIL Estimated Value at Completion: \$ \_\_\_\_\_  
 Permitted Building Height: 35' Proposed Building Height: 55'  
 Required Setbacks: Front: 15' Proposed Setbacks: Front: 15'  
 Sides: 10'/10' Sides: 10'/10'  
 Rear: 10' Rear: 10'  
 Required Parking Spaces: 31 Proposed Parking Spaces: 30  
 Name of Developer/Property Owner: HARCHAVA LLC + 1915 TRUST N01302013  
 Address of Developer/Property Owner: 400 ANSIN BLVD. STE A HALLANDALE BCH.  
 Telephone: 305 735 3278 Fax: \_\_\_\_\_ Email Address: davie@trustfieldservices.net  
 Name of Consultant/Representative/Tenant (circle one): JOSEPH D. KALLOR  
 Telephone: 954 920 5746 Email Address: joseph@kallorandco.com

2600 Hollywood Boulevard, Room 315 • P.O. Box 229045 • Hollywood, FL 33022-9045  
Phone (954) 921-3471 • Fax (954) 921-3347 • [www.hollywoodfl.org](http://www.hollywoodfl.org)



## 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 site currently contains 5 residential units for rent.

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 requirement for the project is 31 spaces, 1 per unit and 3 guest spaces. 30 spaces are being provided. Owner would like to participate in the "Parking Payment in lieu of Providing Parking Program" as set forth in the Zoning Code 7.4.

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