

**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
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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: VAN BUREN APARTMENTS

Proposed Project Address: 2316 & 2318 VAN BUREN STREET

Folio Number(s): 514216012610 & 514216012620

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

Land Use Designation: RAC Zoning District: DH-2

Gross Lot Area: 22,500 SF. Net Lot area: 20,501.5 SF.

Existing Use of Property: RESIDENTIAL APARTMENTS

Existing Number of Units: 7 Existing Commercial Area: —

Current Assessed Value of: Land: \$ 548,760 Building(s): \$ 436,310

Proposed Use: RESIDENTIAL APARTMENTS

Total Number of Residential Units: 27 Average Size of Units: 952 S.F.

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

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

Estimated Value of Improvement: \$ — Estimated Value at Completion: \$ —

Permitted Building Height: 45 FT. Proposed Building Height: 41 FT.

Required Setbacks: Front: 15 FT. Proposed Setbacks: Front: 10 FT.  
Sides: 10 FT. Sides: 10 FT.  
Rear: 20 FT. Rear: 20 FT.

Required Parking Spaces: 30 Proposed Parking Spaces: 30

Name of Developer/Property Owner: GIL SAR HANOH, SHALOM HANOH

Address of Developer/Property Owner: 5846 S. FLAMINGO RD. COOPER CITY FL 33330

Telephone: — Fax: — Email Address: —

Name of Consultant/Representative/Tenant (circle one): JOSEPH KALLER

Telephone: 954-9205746 Email Address: JOSEPH@KALLERARCHITECTS.COM



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## DEPARTMENT OF DEVELOPMENT SERVICES



## 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 IS CURRENTLY USED AS RENTAL APARTMENTS CONSISTING OF TWO BUILDINGS, ONE WITH 4 UNITS TO THE EAST & THE OTHER WITH 3 UNITS TO THE WEST.

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 REQUEST IS TO BUILD A FOUR STORY BUILDING WITH PARKING BELOW ON GRADE WITH LOBBY, GARBAGE ROOM & PUMP ROOM. THE THREE FLOORS ABOVE WILL CONTAIN THE UNITS.

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

EACH OCCUPIED FLOOR WILL CONSIST OF (6) ONE BED ROOM UNITS, AND THREE 2 BED ROOM UNITS, EACH UNIT WILL BE SELF CONTAINED WITH WASHERS & DRIERS ALONG WITH THEIR OWN A/C UNITS. A MECHANICAL ROOM WILL BE ON EACH FLOOR ALONG WITH ELEVATOR ACCESS AND STAIRWAY AT EACH END OF THE BUILDING.