

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: HOLLYWOOD PALMS APARTMENTS
Proposed Project Address: 1837 TAYLOR STREET. HOLLYWOOD, FL 33020
Folio Number(s): 5142-15-01-81-800
Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
Land Use Designation: RAC Zoning District: ND-2
Gross Lot Area: 10,906 Net Lot area: 8,096
Existing Use of Property: APARTMENT BUILDING
Existing Number of Units: 20 Existing Commercial Area: N/A
Current Assessed Value of: Land: \$ 130,870 Building(s): \$ 487,630
Proposed Use: MULTI-FAMILY
Total Number of Residential Units: 15 Average Size of Units: 1,066
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): _____
Estimated Value of Improvement: \$ _____ Estimated Value at Completion: \$ _____
Permitted Building Height: _____ Proposed Building Height: 52'
Required Setbacks: Front: 15 Proposed Setbacks: Front: 15'
Sides: 5' Sides: 5'
Rear: 5' Rear: 5'
Required Parking Spaces: 20 Proposed Parking Spaces: 20
Name of Developer/Property Owner: HOLLYWOOD PALMS
Address of Developer/Property Owner: 4186 OCEAN AVE. BROOKLYN, NY. 11235
Telephone: 1(347)789-0657 Fax: _____ Email Address: IKOMSKY@AOL.COM
Name of Consultant Representative Tenant (circle one): HOPE W. CALHOUN, ESQ.
Telephone: (561)405-3324 Email Address: HCALHOUN@DMBBLAW.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.

Current site plan contains residential units in a two-story building. the average square foot of each unit is approximately 1,000 square feet.

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 proposed use for the site is a 15 unit 4 story multi-family building. In order to construct the proposed project, the existing residential units on the property will be demolished. The need for variances will be discussed during the meeting.

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