

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: Nine Hollywood
Proposed Project Address: 320 South Federal Highway
Folio Number(s): 514215017440, 514215017450, 514215017460, 514215017470, 514215017480
Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
Land Use Designation: Multi Family Residential Zoning District: FH-2
Gross Lot Area: _____ Net Lot area: 35,900
Existing Use of Property: Single Family Residential/Vacant
Existing Number of Units: _____ Existing Commercial Area: 0
Current Assessed Value of: Land: \$420,000 Building(s): \$ 0
Proposed Use: Mixed Use Commercial/Multi Family Residential
Total Number of Residential Units: 204 Average Size of Units: 521 SF
Estimated Average Sale Price/Rent per Unit: \$ 2.50/SF Sale Rent
Total Number of Hotel Rooms: N/A Average Size of Hotel Rooms: N/A
Area of Commercial/Retail Use: 7,315 Area of Restaurant Use: N/A
Area of Office Use: N/A Area of Industrial Use: N/A
Estimated Average Rent per Square Foot: \$ 1.70
Estimated Date of Completion (If Phased, Estimated Date of Each Phase): December 2020
Estimated Value of Improvement: \$28,000,000 Estimated Value at Completion: \$ 30,000,000
Permitted Building Height: 18 stories Proposed Building Height: 12 stories
Required Setbacks: Front: 10' Proposed Setbacks: Front: 10'
Sides: 0' Sides: 0'
Rear: 5' Rear: 5'
Required Parking Spaces: 246 Proposed Parking Spaces: 260
Name of Developer/Property Owner: Jackson Street Development, LLC
Address of Developer/Property Owner: c/o FL Group, 644 E Hallandale Beach Blvd, Hallandale
Telephone: 954-505-4089 Fax: _____ Email Address: ninehollywood@gmail.com
Name of Consultant/Representative/Tenant (circle one): Alfonso Jurado Architecture
Telephone: 305-206-6214 Email Address: alfonso@alfonsojurado.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.

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.

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