

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

Proposed Project Address: 1837 Taylor Street , Hollywood FL 33020

Folio Number(s): 5142 15 01 8180

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

Land Use Designation: _____ Zoning District: _____

Gross Lot Area: 10,905.96 Net Lot area: 8,096

Existing Use of Property: Hotel

Existing Number of Units: 22 Existing Commercial Area: 0

Current Assessed Value of: Land: \$ 450 K Building(s): \$ 200 K

Proposed Use: APARTMENT BUILDING

Total Number of Residential Units: 18 Average Size of Units: 1,168.7 sq. ft.

Estimated Average Sale Price/Rent per Unit: \$ 1,700 - TBT Sale Rent

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

Area of Commercial/Retail Use: 410 Area of Restaurant Use: _____

Area of Office Use: _____ Area of Industrial Use: _____

Estimated Average Rent per Square Foot: \$ 1.24

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): _____

Estimated Value of Improvement: \$ 4,600,000 Estimated Value at Completion: \$ _____

Permitted Building Height: 50 Proposed Building Height: 52 FT

Required Setbacks: Front: 15 FT Proposed Setbacks: Front: 15 FT TO 15'-1"

Sides: 5 FT Sides: 5 FT

Rear: 5 FT Rear: 5 FT TO 5'-7"

Required Parking Spaces: 20 Proposed Parking Spaces: 20

Name of Developer/Property Owner: IGOR KOUSKY

Address of Developer/Property Owner: 4186 Ocean Ave, Brooklyn NY 11235

Telephone: 347-789-0657 Fax: _____ Email Address: ikousky@aol.com

Name of Consultant/Representative/Tenant (circle one): Michael Piatt

Telephone: 954-298-3831 Email Address: mikeypiatt@yahoo.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.

The existing Hotel/Dormitory is 2 buildings one a two story and the other a 1 story. There is no commercial use. The two buildings are on the east lot and the west lot is vacant. There are 21 units, 19 of which share a common bath and toilet with each having a lavatory in it. The other two units are efficiency units with a full bath and a mini kitchen. The building is over 80+ years old.

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 incentives to build new are several. In order to meet current code for unit size only 15 units can be made with a great expense. The building needs updating with no handicap facilities. There are structural items to meet handicap requirement that are very expensive plus possible a elevator. This would require zoning changes special exceptions and would still leave a building with such expense that it would not be financially feasible.

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