

# 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: New Apartment Building HOLLYWOOD 22

Proposed Project Address: 1753 Wiley Street & 1751 Wiley Street

Folio Number(s): 5142 22 09 0530- 5142 22 09 0540

Proposed Project located within:  CRA - Beach District  CRA - Downtown District  
 State Road 7 Corridor  Other: US-1 Corridor

Land Use Designation: Multifamily Zoning District: FH-2

Gross Lot Area: 30,974 SQ.FT. Net Lot area: 20,194 SQ.FT.

Existing Use of Property: Multifamily

Existing Number of Units: 10 Existing Commercial Area: N/A

Current Assessed Value of: Land: \$242,330 Building(s): \$ 431,390

Proposed Use: Apartment building/ Mixed use

Total Number of Residential Units: 84 Average Size of Units: 885 SQ.FT.

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: 3,518 SQ.FT. Area of Restaurant Use: N/A

Area of Office Use: 128 SQ.FT. Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ 250/SQ.FT. MONTHLY

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 01-01-2020

Estimated Value of Improvement: \$28 mill. Estimated Value at Completion: \$ \_\_\_\_\_

Permitted Building Height: 10 Stories-140'-0" Proposed Building Height: 11 Stories- 140'-0"

Required Setbacks: Front: 10'-0" Proposed Setbacks: Front: 10'-0"

Alley: 5'-0" Alley: 5'-0"

Side interior: 0'-0" Side interior: 5'-0"

Required Parking Spaces: 93 Proposed Parking Spaces: 93

Name of Developer/Property Owner: Hollywood 22 LLC

Address of Developer/Property Owner \_\_\_\_\_

Telephone: 954-328-7113 Email Address: demoxley@gmail.com

Name of Consultant/Representative/Tenant (circle one): Darryl Moxley

Telephone: 954-328-7113 Email Address: demoxley@gmail.com

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## **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.

Existing property contains 10 residential units, 4,417 SQ.FT. built in 1950 and 1960 to be demolished.

New residential building (11 stories) will have 84 rental apartment units and 3,518 SQ.FT. of Retail store on the first floor.

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.