

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: Taft Hotel

Proposed Project Address: 1748 Taft Street Hollywood, Florida

Folio Number(s): 5142 10 12 0011

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

Land Use Designation: _____ Zoning District: _____

Gross Lot Area: _____ Net Lot area: _____

Existing Use of Property: Multi-Family

Existing Number of Units: 10 Existing Commercial Area: NA

Current Assessed Value of: Land: \$ 300,000 Building(s): \$ 390,000

Proposed Use: Hotel

Total Number of Residential Units: NA Average Size of Units: NA

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

Total Number of Hotel Rooms: 84 Average Size of Hotel Rooms: 365 SF

Area of Commercial/Retail Use: NA Area of Restaurant Use: NA

Area of Office Use: NA Area of Industrial Use: NA

Estimated Average Rent per Square Foot: \$ NA

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 4/20

Estimated Value of Improvement: \$ 7,500,000 Estimated Value at Completion: \$ 9,000,000

Permitted Building Height: _____ Proposed Building Height: 85'

Required Setbacks: Front: 10' Proposed Setbacks: Front: 10'

Sides: 5' / 10' Sides: 5' / 10'

Rear: 5' Rear: 5'

Required Parking Spaces: 84 Proposed Parking Spaces: 70

Name of Developer/Property Owner: Dilip Patel or assigned

Address of Developer/Property Owner: 1500 SE 5th Avenue Dania Beach, FL 33304

Telephone: 954-771-4800 Fax: 954-771-5800 Email Address: danpatel61@gmail.com

Name of Consultant/Representative/Tenant (circle one): Eric Anderson

Telephone: 561-362-0220 Email Address: eric@andersonarchitecture.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 site has three separate one-story buildings, housing 10 residential units – the buildings total 3,774 SF.

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 project as currently designed will be full conformance with the existing applicable zoning ordinances, with the exception of required parking – the project will have a maximum of 84 hotel guestrooms and approximately 70 parking spaces.

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

The elevation of the top floor will be at 74', below the criteria for a high-rise structure.