

**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: Moffett Apartments

Proposed Project Address: 1713 moffett street

Folio Number(s): 54222090060

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

Land Use Designation: Residential (RAC) Zoning District: FH-1

Gross Lot Area: \_\_\_\_\_ Net Lot area: 51683.6 sqft / 0.13 acres

Existing Use of Property: Residential

Existing Number of Units: 1 unit Existing Commercial Area: N/A

Current Assessed Value of: Land: \$ 45,340 Building(s): \$ 99,870

Proposed Use: 3 unit Apartment Building - 4 stories

Total Number of Residential Units: 3 Average Size of Units: 1,100 sqft.

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): Oct 2020

Estimated Value of Improvement: \$ \_\_\_\_\_ Estimated Value at Completion: \$ \_\_\_\_\_

Permitted Building Height: 45'-0" Proposed Building Height: 44'-0"

Required Setbacks: Front: 20'-0" Proposed Setbacks: Front: 20'-0"  
Sides: 5'-0" Sides: 5'-0"  
Rear: 20'-0" Rear: 20'-0"

Required Parking Spaces: 4 spaces Proposed Parking Spaces: 5 spaces w/1 handicap

Name of Developer/Property Owner: Joseph Blauer

Address of Developer/Property Owner: 11620 South 17th Ave Hollywood FL

Telephone: 352-440-6500 Fax: \_\_\_\_\_ Email Address: josblau7@gmail.com

Name of Consultant/Representative/Tenant (circle one): Kauler Architecture

Telephone: 954-920-5740 Email Address: Joseph@kaulerarchitecture.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.

Site Currently Contains a Single Family Residence  
4 Bedroom 3 bath

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.