



# 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: SINGLE STORY DUPLEX AT 1305 N 58 AVE

Proposed Project Address: 1305 N 58 AVE, HOLLYWOOD, FL 33021

Folio Number(s): 5142-12-10-0820

Proposed Project located within:  CRA - Beach District  CRA - Downtown District  
 State Road 7 Corridor  Other: HOLLYWOOD COUNTRY ESTATES 24-9B

Land Use Designation: RESIDENTIAL Zoning District: RM-9

Gross Lot Area: 8,365 SQ. FT. Net Lot area: N/A

Existing Use of Property: VACANT LOT

Existing Number of Units: 0 Existing Commercial Area: N/A

Current Assessed Value of: Land: \$ 75,200 Building(s): \$ 0

Proposed Use: 1-STORY DUPLEX RESIDENCE

Total Number of Residential Units: 2 Average Size of Units: 1451 SQ. FT

Estimated Average Sale Price/Rent per Unit: \$ 300,000  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: \$ N/A

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 1/30/2020

Estimated Value of Improvement: \$ 218,000 Estimated Value at Completion: \$ 293,000

Permitted Building Height: 30'-0" Proposed Building Height: 14'-0"

Required Setbacks: Front: 20'-0" Proposed Setbacks: Front: 22'-10"

Sides: 6'-0" Sides: 10'-1"

Rear: 20'-0" Rear: 28'-5"

Required Parking Spaces: 4 Proposed Parking Spaces: 4

Name of Developer/Property Owner: ALEJANDRO BERNAL JANNA

Address of Developer/Property Owner: 959 CRANDON BLVD KEY BISCAYNE, FL 33149

Telephone: 305-915-5889 Fax: \_\_\_\_\_ Email Address: BERNALEX@ME.COM

Name of Consultant Representative/Tenant (circle one): KALLER ARCHITECTURE

Telephone: 954-920-5746 Email Address: FFUENTES@KALLERARCHITECTS.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.

*SITE CURRENTLY IS A VACANT LOT AND WILL BE USED  
TO BUILD A 1-STORY DUPLEX RESIDENCE.*

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.

*THIS PROJECT DOES NOT REQUEST ANY VARIANCES, FLEX OR RESERVE UNIT,  
ZONING CHANGES, SPECIAL EXCEPTIONS, OR INCENTIVES.*

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

*NO OTHER ADDITIONAL INFORMATION.  
PLEASE REFER TO DRAWINGS FOR  
PROPOSED DESIGN FOLLOWING THIS  
APPLICATION.*