

**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: LINCOLN EAST APARTMENTS

Proposed Project Address: 2135 LINCOLN STREET

Folio Number(s): 5142 16 03 0060

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

Land Use Designation: RAC Zoning District: DH-3

Gross Lot Area: 10323 sqft Net Lot area: 9147 sqft

Existing Use of Property: SINGLE FAMILY RESIDENCE

Existing Number of Units: 1 Existing Commercial Area: 0

Current Assessed Value of: Land: \$ 56,070 Building(s): \$ 178,830

Proposed Use: APARTMENT BUILDING.

Total Number of Residential Units: 16 Average Size of Units: 770 SQFT

Estimated Average Sale Price/Rent per Unit: \$ 1300  Sale  Rent

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

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

Area of Office Use: - Area of Industrial Use: -

Estimated Average Rent per Square Foot: \$ 1.70 / Mo

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 12/2020

Estimated Value of Improvement: \$ 1.5 M Estimated Value at Completion: \$ 2.5 M

Permitted Building Height: \_\_\_\_\_ Proposed Building Height: 34' 8"

Required Setbacks: Front: 15'-0" Proposed Setbacks: Front: 15'-0"  
 Sides: 5'-0" Sides: 5'-0"  
 Rear: 5'-0" Rear: 5'-0"

Required Parking Spaces: 16 + 2 GUEST Proposed Parking Spaces: 18

Name of Developer/Property Owner: WILFERZ COMPANY LLC / TANO VENTURES LLC

Address of Developer/Property Owner: 2239 JACKSON STREET, HOLLYWOOD FL 33020

Telephone: 7868387310 Fax: \_\_\_\_\_ Email Address: wilferzco@gmail.com

Name of Consultant/Representative/Tenant (circle one): PABLO J FERNANDEZ - MANAGER

Telephone: 786-838-7310 Email Address: wilferzco@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.

Site currently is a single family residence rented. The land is 10323 sq ft and we are proposing a rental apartment building of 16 units.

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.

Our proposed building is meeting all the setbacks by the code,

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