



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: GARFIELD STREET DUPLEX  
 Proposed Project Address: LOT 2, BLOCK 15 ON GARFIELD STREET  
 Folio Number(s): 514209040011  
 Proposed Project located within:  CRA - Beach District  CRA - Downtown District  
 State Road 7 Corridor  Other: HOLLYWOOD TERRACE AMEN PLAT  
 Land Use Designation: RESIDENTIAL Zoning District: RM-9  
 Gross Lot Area: 7,500 S.F. 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: \$ 67,490 Building(s): \$ N/A  
 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: \$ 286,000  
 Permitted Building Height: 30'-0" Proposed Building Height: 14'-0"  
 Required Setbacks: Front: 20'-0" Proposed Setbacks: Front: 22'-10"  
 Sides: 5'-0" Sides: 5'-1"  
 Rear: 20'-0" Rear: 39'-2"  
 Required Parking Spaces: 4 Proposed Parking Spaces: 4  
 Name of Developer/Property Owner: ALEJANDRO BERNAL JANNNA  
 Address of Developer/Property Owner: 959 CRANDON BLVD KEY BUCAYNE, 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

2600 Hollywood Boulevard, Room 315 • P.O. Box 229045 • Hollywood, FL 33022-9045  
Phone (954) 921-3471 • Fax (954) 921-3347 • [www.hollywoodfl.org](http://www.hollywoodfl.org)



## 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 VACANT LOT. LOT CURRENTLY CONTAINS (1) METAL SHED WHICH WILL BE DEMOLISHED. ADJACENT LOTS ARE RESIDENTIAL HOUSES. THIS SITE 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 UNITS, 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  
FOLLOWING THIS APPLICATION.