

**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: Ship yard

Proposed Project Address: 1924 Tyler St

Folio Number(s): 514215014510

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

Land Use Designation: \_\_\_\_\_ Zoning District: ND-3

Gross Lot Area: 3,025 Net Lot area: 3,025

Existing Use of Property: Parking

Existing Number of Units: 0 Existing Commercial Area: 3,025

Current Assessed Value of: Land: \$ 114,340 Building(s): \$ N/A

Proposed Use: Retail

Total Number of Residential Units: N/A Average Size of Units: -

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

Total Number of Hotel Rooms: \_\_\_\_\_ Average Size of Hotel Rooms: \_\_\_\_\_

Area of Commercial/Retail Use: 624 Area of Restaurant Use: \_\_\_\_\_

Area of Office Use: \_\_\_\_\_ Area of Industrial Use: \_\_\_\_\_

Estimated Average Rent per Square Foot: \$ 30 / SF

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 3/1/2020

Estimated Value of Improvement: \$ 200,000 Estimated Value at Completion: \$ 300,000

Permitted Building Height: \_\_\_\_\_ Proposed Building Height: 16'

Required Setbacks: Front: 10' Proposed Setbacks: Front: 0'

Sides: 0' Sides: 0'

Rear: 5' Rear: 5'

Required Parking Spaces: 0 Proposed Parking Spaces: 0

Name of Developer/Property Owner: Century Structures Co

Address of Developer/Property Owner: 1657 Tyler St # 300, Hollywood FL

Telephone: 954-922-4625 Fax: \_\_\_\_\_ Email Address: 9224625@century.com

Name of Consultant/Representative/Tenant (circle one): Jack Jafarmer

Telephone: 954-922-4625 Email Address: 9224625@century.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 is a 25'x121' lot being used as a parking lot

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.

- 1 - Front setback variance from 10' to 0'
- 2 - Special exception

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

Proposed project will consist of modified shipping containers to create a unique and sustainable destination in downtown Hollywood