

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: Y & E Town Homes

Proposed Project Address: 4110 N 31 TER 1-3 HOLLYWOOD FL 33021

Folio Number(s): 5142 05 00 0134 / 5142 05 00 0131 / 5142 05 00 0125 / 5142 05 00 0122

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

Land Use Designation: MRES /C-2 Zoning District: RM-9 / C-2

Gross Lot Area: 55,561 SF Net Lot area: 39,132 SF

Existing Use of Property: RESIDENTIAL / VACANT LOT

Existing Number of Units: 3 UNITS Existing Commercial Area: _____

Current Assessed Value of: Land: \$ 224,650.00 Building(s): \$ 224,770.00

Proposed Use: KEEP EXISTING TRIPLEX AND ADD 11 2 STRY TOWN HOME UNITS

Total Number of Residential Units: 14 UNITS Average Size of Units: 1600 (900 EXISTING)

Estimated Average Sale Price/Rent per Unit: \$ 2100 / MONTH 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: \$ 16.00

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): JULY OF 2020

Estimated Value of Improvement: \$ 2,000,000 Estimated Value at Completion: \$ 4,000,000

Permitted Building Height: 30' Proposed Building Height: 30'

Required Setbacks: Front: 20 Proposed Setbacks: Front: 20

Sides: 10 Sides: 10

Rear: 20 Rear: 20

Required Parking Spaces: 28 Proposed Parking Spaces: 28

Name of Developer/Property Owner: ZE MANAGEMENT LLC

Address of Developer/Property Owner: 12041 NW 26 ST PLANTATION FL 33323

Telephone: 954-868-9203 Fax: 954-472-0579 Email Address: ELIZENO05@GMAIL.COM

Name of **Consultant** Representative/Tenant (circle one): P A ARCHITECT, INC.

Telephone: 954-584-6880 Email Address: PAGUIRE@PA-ARCHITECT.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.

EXISTING SITE CONTAINS A TRIPLEX AND THE REMAINING 3 LOTS ARE VACANT

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.

ONE OF THE VACANT LOTS WAS REZONED FROM C-2 TO RM-9, TWO OF THE VACANT LOTS SHALL BE REZONED FROM C-2 TO RM-9 AND A 30' ACCESS SHALL BE PROVIDED TO ACCESS THE 3 LOTS WITH A 50' CUL-DE SAC FOR FIRE TRUCK TURN A ROUND AT THE BEGINING OF THE PROPERTY.

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

WE WIL UNIFY ALL LOTS TO PROVIDE (3) NEW 2 STORY TOWN HOME BUILDINGS COMPRISED OF (2) 4 UNITS AND (1) 3 UNIT BUILDING AND PRESERVE THE EXISTING ONE STORY TRIPLEX