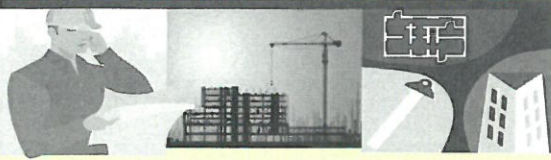


**DEPARTMENT OF DEVELOPMENT SERVICES**



**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: WASHINGTON FLATS

Proposed Project Address: 2239 WASHINGTON ST.

Folio Number(s): 5142 1601 1250

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

Land Use Designation: RAC Zoning District: DH-2

Gross Lot Area: \_\_\_\_\_ Net Lot area: 20894.0 SF

Existing Use of Property: SINGLE FAMILY RESIDENTIAL

Existing Number of Units: 1 Existing Commercial Area: —

Current Assessed Value of: Land: \$ 126,150 Building(s): \$ 173,030

Proposed Use: RESIDENTIAL MULTI-FAMILY

Total Number of Residential Units: 30 Average Size of Units: 950 SF

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

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): \_\_\_\_\_

Estimated Value of Improvement: \$ 5.5 MIL Estimated Value at Completion: \$ 7.0 MIL

Permitted Building Height: 45' Proposed Building Height: 44'

Required Setbacks: Front: 15' Proposed Setbacks: Front: 15'  
 Sides: 10' / 10' Sides: 10' / 10'-2"  
 Rear: 20' Rear: 25' - 11"

Required Parking Spaces: 32 Proposed Parking Spaces: 33

Name of Developer/Property Owner: RED ESTATE LLC / EDEN SADE

Address of Developer/Property Owner: 501 NE 5TH TER # 324 FORT. LAUD.

Telephone: 612 483 3332 Fax: — Email Address: eden@biggerequity.com

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

Telephone: 954 920 5746 Email Address: joseph@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 has a one story single family structure.  
1456 SF in size.

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.

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