



File No. (internal use only): _____

PRE-APPLICATION CONCEPTUAL OVERVIEW

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



Tel: (954) 921-3471
Fax: (954) 921-3347

Schedule appointment with a planner 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:

| | |
|------------------|------------------|
| 01/22 | 01/22 |
| 02/04 | 02/19 |
| 03/04 | 03/18 |
| 04/01 | 04/15 |
| 05/06 | 05/20 |
| 06/03 | 06/17 |
| 07/01 | 07/15 |
| 09/01 | 09/16 |
| 10/07 | 10/04 |
| 11/18 | 12/02 |



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: VIA

Proposed Project Address: 1225 N 17th CT HOLLYWOOD FL

Folio Number(s): 514210330010

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

Land Use Designation: RAC Zoning District: FH-1

Gross Lot Area: 13,196 SF Net Lot area: 11,996 SF

Existing Use of Property: SINGLE FAMILY RES.

Existing Number of Units: 1 Existing Commercial Area: -

Current Assessed Value of Land \$ _____ Building(s) \$ _____

Proposed Use: MULTI-FAMILY RES.

Total Number of Residential Units: 6 Average Size of Units: 1,931 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 \$ _____ Estimated Value at Completion \$ _____

Permitted Building Height: 4 STORY MAX 45' Proposed Building Height: 44.5'

Required Setbacks Front: AVE 15' Proposed Setbacks Front: 15'

Sides: 10' Sides: 17.5'/36.9'

Rear: 20' Rear: 20.9'

Required Parking Spaces: 6 Proposed Parking Spaces: 7

Name of Developer/Property Owner: GFS Quality Construction

Address of Developer/Property Owner: 1300 Stirling rd Dania Beach

Telephone: 954 471 6401 Fax: / Email Address: Peter@German-ritter.com

Name of Consultant/Representative/Tenant (circle one): PETER STERT

Telephone: _____ Email Address: _____



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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 SINGLE FAMILY RESIDENCE, 1,330SF BLDG TO BE DEMOLISHED.

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.

USE OF ABANDONED ALLEY FOR POOL AREA OF DEVELOPMENT.

NO REQUEST FOR:
FLEX
RESERVE UNITS
ZONING CHANGES
SPECIAL EXCEPTIONS
INCENTIVES

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

PROPOSED DEVELOPMENT CONSIST OF 6 UNITS ON 4 LEVELS OF BLDG.