

# 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 APARTMENTS

Proposed Project Address: 2323 WASHINGTON ST, HOLLYWOOD

Folio Number(s): 5142 16 01 1290

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

Land Use Designation: RESID. MULTIFAMILY Zoning District: DH-2

Gross Lot Area: 22,898 S.F. Net Lot area: 21,252 S.F.

Existing Use of Property: SINGLE FAM.

Existing Number of Units: 1 Existing Commercial Area: 0

Current Assessed Value of: Land: \$ \$121,510 Building(s): \$ \$220,630

Proposed Use: MULTIFAMILY

Total Number of Residential Units: 30 Average Size of Units: 1,130S.F.

Estimated Average Sale Price/Rent per Unit: \$ 0  Sale  Rent

Total Number of Hotel Rooms: 0 Average Size of Hotel Rooms: 0

Area of Commercial/Retail Use: 0 Area of Restaurant Use: 0

Area of Office Use: 0 Area of Industrial Use: 0

Estimated Average Rent per Square Foot: \$ 0

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

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

Permitted Building Height: 45'-0" Proposed Building Height: 44'-0"

Required Setbacks: Front: 15'-0" Proposed Setbacks: Front: 16'-8"

Sides: 10'-0" Sides: 10'-3"

Rear: 20'-0" Rear: 27'-2-1/2"

Required Parking Spaces: 1 PER UNIT Proposed Parking Spaces: 1 PER UNIT

Name of Developer/Property Owner: INFINITY R E INVESTMENTS II LLC

Address of Developer/Property Owner: 268 W MASHTA DR KEY BISCAYNE FL 33149

Telephone: 305-915-5889 Fax: \_\_\_\_\_ Email Address: ABERNAL@KEYPLATINUM.COM

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

Telephone: 954.920.5746 Email Address: JOSEPH@KALLERARCHITECTS.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.

NOT APPLICABLE

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.

NO FLEXUNITS, ZONING CHANGES, SPECIAL EXPEPTIONS OR INCENTIVES BEING REQUESTED.

\*\*\*40% LANDSCAPE VARIANCE REQUEST TO BE 37%\*\*\*\*

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