

DEPARTMENT OF DEVELOPMENT SERVICES



PRE-APPLICATION CONCEPTUAL OVERVIEW



Tel: (954) 921-3471
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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: Jackson Apartment
 Proposed Project Address: 2815 Jackson Street
 Folio Number(s): 54210027130
 Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: Core
 Land Use Designation: RAC Zoning District: Cm-1
 Gross Lot Area: 22,500 Net Lot area: 20,500 sqft.
 Existing Use of Property: Residential
 Existing Number of Units: 1 unit Existing Commercial Area: N/A
 Current Assessed Value of: Land: \$ 122,100 Building(s): \$ 361,130
 Proposed Use: Residential
 Total Number of Residential Units: 30 Average Size of Units: 800 sqft.
 Estimated Average Sale Price/Rent per Unit: \$ TBD 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: \$ _____
 Estimated Date of Completion (If Phased, Estimated Date of Each Phase): Jan 2022
 Estimated Value of Improvement: \$ _____ Estimated Value at Completion: \$ 3.6 mil
 Permitted Building Height: 45'-0" Proposed Building Height: 45'-0"
 Required Setbacks: Front: 20'-0" Proposed Setbacks: Front: 20'-1"
 Sides: 10'-0" Sides: 10'-1"
 Rear: 20'-0" Rear: 26'-6"
 Required Parking Spaces: 39 Proposed Parking Spaces: 45
 Name of Developer/Property Owner: Witferz Co Builders
 Address of Developer/Property Owner: 2289 Jackson St. Hollywood
 Telephone: 781-838-159 Fax: _____ Email Address: lvanflo@witferz.com
 Name of Consultant/Representative/Tenant (circle one): Kuller Architecture
 Telephone: 954-950-5740 Email Address: Joseph@kuller
Architects.com

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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.

*THIS SITE CURRENTLY CONTAINS A
ONE STORY 2500 SF SINGLE FAMILY
RESIDENCE*

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.