

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: 1909 Tyler Street Renovation

Proposed Project Address: 1909 Tyler Street, Hollywood, FL 33020

Folio Number(s): 514215014170

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

Land Use Designation: Office buildings, multi-story Zoning District: ND-3

Gross Lot Area: 24,485 Sqft Net Lot area: 17,681 Sqft

Existing Use of Property: Business- 8 Story building

Existing Number of Units: N/A Existing Commercial Area: 13,948 Sqft

Current Assessed Value of: Land: \$ 708,090 Building(s): \$ 3,841,740

Proposed Use: Office, retail, and assembly within 1st and 2nd floors

Total Number of Residential Units: N/A Average Size of Units: N/A

Estimated Average Sale Price/Rent per Unit: \$ N/A 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: 4,367 Sqft Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ 30

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): September 2021

Estimated Value of Improvement: \$ 1,200,000 Estimated Value at Completion: \$ _____

Permitted Building Height: 10 stories 140' Proposed Building Height: 96' Existing _____

Required Setbacks: Front: 10' Proposed Setbacks: Front: 13'-4" Existing _____

Sides: 0 Sides: 5' Existing _____

Rear: 5' Rear: 5' Existing _____

Required Parking Spaces: N/A Proposed Parking Spaces: N/A

Name of Developer/Property Owner: Property Owner, Whale Pond LLC

Address of Developer/Property Owner: 2025 Tyler Street, Hollywood, FL 33020

Telephone: 954-822-8110 Fax: 954-589-0543 Email Address: hollywoodproperties@gmail.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.

Site currently contains 8 story building with office and business use.

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.

Project includes new interior tenant bays and new storefronts, as well as a new roof deck and stairs for the exterior renovation of the first two floors and the general site renovation.

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