



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 an appointment with a planner for all submittals.

This application shall be completed in full and submitted with all applicable documents digitally to the Planning Division.

Pre-application Conference

Dates:

	01/25
02/07	02/22
03/07	03/21
04/04	04/18
05/02	05/16
06/06	06/20
07/05	07/18
09/06	09/19
10/03	11/07
11/21	12/05



A complete PACO submittal includes: Application, Survey, Preliminary Site Plan, and Elevations.

An incomplete submittal will not be accepted. The deadline for all PACO submissions is the Monday before the meeting. All submittals shall be digital and consolidated as one PDF file.

Site and Project Data

Proposed Project Name: FILLMORE APARTMENTS
 Proposed Project Address: 2215 FILLMORE STREET, HOLLYWOOD FL 33020
 Folio Number(s): 5142 16 01 4020
 Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
 Land Use Designation: RESIDENTIAL Zoning District: DH-2 (RAC)
 Gross Lot Area: 20,502.00 Net Lot area: 20,502.00
 Existing Use of Property: RESIDENTIAL
 Existing Number of Units: 4 Existing Commercial Area: N/A
 Current Assessed Value of: Land: \$ 184,520 Building(s): \$ 203,710
 Proposed Use: NEW CONSTRUCTION, 27 UNIT, RENTAL APARTMENT BUILDING
 Total Number of Residential Units: 27 Average Size of Units: 930 SQ FT
 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: \$ N/A
 Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 2026
 Estimated Value of Improvement: \$ 6,000,000 Estimated Value at Completion: \$ 7,000,000
 Permitted Building Height: 4 STORIES / 45'-0" Proposed Building Height: 45'-0" (4 STORIES)
 Required Setbacks: Front: 15'-0" Proposed Setbacks: Front: 18'-10"
 Sides: 10'-0" Sides: 11'-4"
 Rear: 20'-0" Rear: 22'-10"
 Required Parking Spaces: 30 Proposed Parking Spaces: 42
 Name of Developer/Property Owner: PONMATTAM FAM REAL ESTATE TR
 Address of Developer/Property Owner: 12095 87 ST N WEST PALM BCH FL 33412
 Telephone: 954-830-6622 Fax: _____ Email Address: ponmattam@aol.com
 Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER, AIA, LEED BD+C
 Telephone: 954-920-5746 Email Address: JOSEPH@KALLERARCHITECTS.COM

PLANNING DIVISION



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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 USE OF THE SUBJECT PROPERTY IS A 4 UNIT RESIDENTIAL BUILDING WHICH IS CURRENTLY BEING RENTED TO TENANTS.

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.

THE PROPOSED NEW CONSTRUCTION RENTAL APARTMENT BUILDING WITH A COMBINED 27 RENTAL APARTMENTS, TOP FLOOR AMENITY AREA WITH OUTDOOR SEATING AND OPEN AIR VIEWING. THE UNITS ARE COMPRISED OF A PROTOTYPICAL UNIT FLOOR PLAN WITH 9 UNITS (18 ONE-BEDROOM AND ONE-BATHROOM AND 9 TWO BEDROOM UNITS). THE PROPOSED BUILDING WILL BE 31,822 SQ. FT. AS FAR.

WE ARE NOT REQUESTING ANY VARIANCES, FLEX OR RESERVE UNITS, ZONING CHANGES, SPECIAL EXCEPTIONS OR INCENTIVES.

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