



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:

02/04	01/22
03/04	02/19
04/01	03/18
05/06	04/15
06/03	05/20
07/01	06/17
08/07	07/15
09/03	08/16
10/07	09/04
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: The George

Proposed Project Address: 950S Federal Hwy 1813-1815 Dewey St.

Folio Number(s): 514222102250 / 514222102240

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

Land Use Designation: FH-2 Zoning District: Federal Highway District

Gross Lot Area: 32,686 sq. ft. Net Lot area: 20,891 sq. ft.

Existing Use of Property: Commercial and residential

Existing Number of Units: 4 Existing Commercial Area: 3,332

Current Assessed Value of: Land: \$ 328,210 Building(s): \$ 693,120

Proposed Use: Multifamily

Total Number of Residential Units: 114 Average Size of Units: 679

Estimated Average Sale Price/Rent per Unit: \$ 152,400 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: \$ 3

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 2025

Estimated Value of Improvement: \$ _____ Estimated Value at Completion: \$ _____

Permitted Building Height: 140' (max) Proposed Building Height: 140'

Required Setbacks: Front: Non-Residential 10ft Residential 15ft Proposed Setbacks: Front: Non-Residential 10ft Residential 15ft

Sides: 0 ft Sides: 0 ft

Rear: 5 ft (Alley) Rear: 5 ft (Alley)

Required Parking Spaces: 136 Proposed Parking Spaces: 143

Name of Developer/Property Owner: CONKRETA QOZB LLC

Address of Developer/Property Owner: 2980 NE 207th St. Suit 409. Aventura, FL 33180

Telephone: (305) 5037899 Fax: _____ Email Address: ibk@konkretagroup.com

Name of Consultant/Representative/Tenant (circle one): Jonathan Brief

Telephone: (305) 503 7899 Email Address: ibk@konkretagroup.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.

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.