



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: HOLLYWOOD POINTE

Proposed Project Address: 1428 N FEDERAL HWY

Folio Number(s): 514210070250 & 524210070240

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

Land Use Designation: RAC Zoning District: FH-2

Gross Lot Area: \_\_\_\_\_ Net Lot area: 12,479 sf

Existing Use of Property: COMMERCIAL

Existing Number of Units: 1 Existing Commercial Area: 452 SF

Current Assessed Value of: Land: \$ 231,240.00 Building(s): \$ 72,450.00

Proposed Use: NEW APARTMENT BUILDING

Total Number of Residential Units: 18 Average Size of Units: 18 one bedroom units

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

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

Area of Commercial/Retail Use: \_\_\_\_\_ Area of Restaurant Use: NA

Area of Office Use: \_\_\_\_\_ Area of Industrial Use: NA

Estimated Average Rent per Square Foot: \$ \_\_\_\_\_

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

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

Permitted Building Height: 140' FT MAX Proposed Building Height: 44' FT

Required Setbacks: Front: 15' FT Proposed Setbacks: Front: 15' - 19' FT varies

Sides: 0 FT Sides: 0 FT

Rear: \_\_\_\_\_ Rear: \_\_\_\_\_

Required Parking Spaces: 20 Proposed Parking Spaces: 21

Name of Developer/Property Owner: STORAGE EXPRESS IV LLC

Address of Developer/Property Owner: 2700 N STATE ROAD 7

Telephone: 954-214-9875 Fax: \_\_\_\_\_ Email Address: EREZHUS@GMAILCOM

Name of Consultant/Representative/Tenant (circle one): STEPHEN H BRANDT, RA

Telephone: 954 426 5188 Email Address: STEVE@SHBRANDT.COM  
KRISTINA@SHBRANDT.COM

## PLANNING DIVISION



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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 CONSISTS OF 2 LOTS. A SMALL COMMERCIAL BUILDING FRONTS MCKINLEY STREET AND FEDERAL HIGHWAY.

PARKING IS BEHIND BUILDING WITH ACCESS FROM MCKINLEY AND FEDERAL HIGHWAY. EXISTING BUILDING IS A TAKE OUR RESTAURANT AND IS APPROXIMATELY 452 SF.

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.

WE ARE SEEKING AN ADMINISTRATIVE REDUCTION FOR THE GROUND FLOOR ACTIVE USE AREA. THE BUILDABLE PROPERTY LINE FRONTING FEDERAL HIGHWAY IS 85' AND THE SUBJECT SITE HAS TWO STREET FRONTS, EACH WITH A REQUIRED 15' SETBACK. THE REQUIRED LINEAR FOOTAGE FOR THE ACTIVE USE AREA WOULD BE 51' LF, WE ARE PROPOSING 25' LF ACTIVE USE AREA FOR THE LOBBY AND ART GALLERY AREA. IN ADDITION WE ARE PROVIDING 15' 7" LF ACTIVE USE AREA FOR BICYCLE STORAGE THAT WHILE IT DOES NOT HAVE DIRECT VIEW OF FEDERAL HIGHWAY IT IS IN THE ACTIVE USE AREA. WITH THIS THE TOTAL ACTIVE USE LF WOULD BE 40' 7" (48 %).

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