



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:

01/22	01/22
02/04	02/19
03/04	03/18
04/01	04/15
05/06	05/20
06/03	06/17
07/01	07/15
09/03	09/16
10/07	10/04
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: Modera Hollywood
 Proposed Project Address: 2200 Jackson St., 400 S. Dixie Hwy., 2210, 2217-2219 & 2120 Anton Ter.
 Folio Number(s): 514216012370, 514216010840, 514216010850, 514216010821, 514216010820, 514216010811
 Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
 Land Use Designation: RAC Zoning District: RH-2 & RH-3
 Gross Lot Area: _____ Net Lot area: 3.59
 Existing Use of Property: Light Industrial
 Existing Number of Units: 0 Existing Commercial Area: 31,855
 Current Assessed Value of: Land: \$ 1,563,250 Building(s): \$ 2,507,100
 Proposed Use: Multi-family residential development
 Total Number of Residential Units: 394 Average Size of Units: 870
 Estimated Average Sale Price/Rent per Unit: \$ _____ Sale Rent
 Total Number of Hotel Rooms: 0 Average Size of Hotel Rooms: N/A
 Area of Commercial/Retail Use: 0 Area of Restaurant Use: 0
 Area of Office Use: 0 Area of Industrial Use: 0
 Estimated Average Rent per Square Foot: \$ N/A
 Estimated Date of Completion (If Phased, Estimated Date of Each Phase): _____
 Estimated Value of Improvement: \$ _____ Estimated Value at Completion: \$ _____
 Permitted Building Height: 4 stories (45') & 140' Proposed Building Height: 31'-6" & 83'-6"
 Required Setbacks: Front: 15' Proposed Setbacks: Front: 15'
 Sides: 0' & 10' Sides: 0' & 10'
 Rear: 20' Rear: 20'
 Required Parking Spaces: 512 Proposed Parking Spaces: 592
 Name of Developer/Property Owner: Mill Creek Residential
 Address of Developer/Property Owner: 4885 Technology Way Suite 400 Boca Raton, FL 33431
 Telephone: 561-571-7689 Fax: N/A Email Address: jgrimaldi@mcrtrust.com
 Name of Consultant/Representative/Tenant (circle one): Dwayne L. Dickerson, Esq./Dunay, Miskel & Backman
 Telephone: 561-405-3336 Email Address: ddickerson@dmbblaw.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.

The Property is currently with approximately +/- 31,855 square feet of light industrial 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.

The Applicant is requesting site plan approval to develop the Property with a multi-family residential development consisting of 394 dwelling units.

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

N/A