

# DEPARTMENT OF DEVELOPMENT SERVICES



## PRE-APPLICATION CONCEPTUAL OVERVIEW



**Tel: (954) 921-3471**  
**Fax: (954) 921-3347**

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: 2335-41 Monroe Street Improvements

Proposed Project Address: 2335-41 Monroe Street Hollywood, FL 33020  
5142-16-01-2200

Folio Number(s): \_\_\_\_\_

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

Land Use Designation: 08 Multi-Family Zoning District: RM-18

Gross Lot Area: 10,001 Net Lot area: 6,748

Existing Use of Property: Multi-Family Residential

Existing Number of Units: 7 Existing Commercial Area: \_\_\_\_\_

Current Assessed Value of: Land: \$ 90,010 Building(s): \$ 254,010

Proposed Use: Multi-family Residential

Total Number of Residential Units: 5 Average Size of Units: 779 S.F.

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: n/a Area of Industrial Use: n/a

Estimated Average Rent per Square Foot: \$ 20.30 per year

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 30 SEPT 2016

Estimated Value of Improvement: \$ 50,000 Estimated Value at Completion: \$ 450,000

Permitted Building Height: 30 FT Proposed Building Height: 30 FT EXISTING

Required Setbacks: Front: 20 FT Proposed Setbacks: Front: 24.7, 63.8, 24.6 Exist.  
 Sides: 15 FT Sides: 4.2, 49.8, 51.3 Exist.  
 Rear: 20 FT Rear: 3.2, 12.0, 51.4 Exist.

Required Parking Spaces: 8 SPACES Proposed Parking Spaces: 8 SPACES

Name of Developer/Property Owner: 1391 Penn Ave LLC

Address of Developer/Property Owner: 11043 Canary Island Court, Plantation FL 33324

Telephone: 202-651-0099 Fax: \_\_\_\_\_ Email Address: adam.clampitt@thedc-group.com

Name of Consultant/Representative/Tenant (circle one): Hans Restuccia

Telephone: 305-496-6788 Email Address: hansrest@me.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 7 residential units, 2 of which are occupied.

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 would like to bring this property closer to conforming with current zoning law. It has been operating as a seven unit residential property for at least the last 30 years but we would like to reduce this number to five units in order to enlarge the space for tenants, be closer to regulations, and improve the neighborhood. This will require a special exception to allow for five units.

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