



PRE-APPLICATION CONCEPTUAL OVERVIEW



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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: Cielo Azul At Hollywood

Proposed Project Address: 2201 Polk Street, Hollywood Florida 33020

Folio Number(s): 5142-1601-3400

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

Land Use Designation: 01 / Residential Zoning District: DHA

Gross Lot Area: 20,500 Net Lot area: 20,500

Existing Use of Property: 01 / Residential

Existing Number of Units: 01 Existing Commercial Area: _____

Current Assessed Value of: Land: \$ \$40,030 Building(s): \$ \$78,880

Proposed Use: 01 / Residential

Total Number of Residential Units: 21 Average Size of Units: 1,100 SQFT

Estimated Average Sale Price/Rent per Unit: \$ \$3,000 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: \$ _____

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 06/01/2018

Estimated Value of Improvement: \$ 4,500,000 Estimated Value at Completion: \$ 5,500,000

Permitted Building Height: 4 Stories Proposed Building Height: 4 Stories

Required Setbacks: Front: 15 Feet Proposed Setbacks: Front: 15 Feet
Sides: 10 Feet Sides: 10 Feet
Rear: 20 Feet Rear: 28 Feet

Required Parking Spaces: 25 Spaces Proposed Parking Spaces: 25 Spaces

Name of Developer/Property Owner: Sunexuz Development LLC / Sunexus At Hollywood LLC

Address of Developer/Property Owner: 10900 NW 25 ST Suite 106, Miami FL 33172

Telephone: 786-203-8026 Fax: _____ Email Address: camilo@sunexuz.com

Name of Consultant/Representative/Tenant (circle one): _____

Telephone: _____ Email Address: _____



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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.

Site is currently developed with a (1) (A.) residential 1 bed / 1 bath single family home and (1) (B) small house/shed located on west side of property.

The property (A) is 1684 SQFT with a porch of 200 SQFT. Property (B) is 740 SQFT. Both properties are zoned Residential.

Both properties have a combined 2198 SQFT. Both properties have been vacant for over a year.

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.

Sunexus Inn at Hollywood

Concept and Project description:

Concept:

Sunexuz Investment introduces Cielo Azul at Hollywood; a short term rental project that brings fully furnished and self-contained apartments that are intended for short term leasing. The apartments will vary from 1 ,2 ,3 bedroom apartments. This development project is the most affordable option for month-long stays to enjoy the first class down town night life and atmosphere and the variety of amenities that Hollywood and Hollywood Beach have to offer.

Our Projects are a new generation of Short Term Rental Properties that provide customers with timeshare ownership in high-end residential-style apartment units. Located in urban and suburban locations in seaside communities in the State of Florida. Developed with the aim of creating sensations by providing an experience that makes the visit truly memorable for the whole family.

Project description:

The architectural design by Leo Bellon Architecture is a 4-level building, with contemporary architectural features, containing 21 fully furnished apartment units composed of 1 bedroom and 1 1/2 bathrooms, 2 bedrooms and 2 bathrooms, and 3 bedrooms and 2 bathrooms and finally 3 bedrooms and 3 bathrooms.

The building is developed in a 20,500 SQFT lot located at 2201 Polk Street. The four-level residential main entry is to the south-facing side of the lot; the 25 parking spaces are located underneath the building. The façade at the first level reflects the presence of the 725SF office/lobby, business center and a 1/1.5 apartment; located in the east corner and west corner of the lot, respectively.

In the first level, we have also placed a storage units and a deposit, lockers for all the units. The building has two staircases and one elevator; the three connectors have access to the roof sunbathing top terrace where the pool and a Jacuzzi are located. In the same level, there is a gym and a BBQ station well as a gazebo and a trellis area.

The building is composed of 21 apartment units as follows:

Units type A

The 9 units have 719SF. These units are located to the north of the third and fourth floors and to the west in the second floor. These 1 bedroom and 1 1/2 bathrooms units have fully equipped kitchens, washers and dryers, dining and living rooms and a 71SF balcony.

Unit type B

The 1 unit will be located in the first floor with the front door facing Polk Street. This 1 bedroom and 1.5 bathrooms, have fully equipped kitchens, washer and dryer, dining and living rooms.

Units type C

The 3 units will have 1,180SF. The units are located at the second and third levels and include 2 bedrooms and a spacious den, 2 bathrooms and fully equipped kitchen, washer and dryer, dining, living room and a 57SF balcony.

Units type D

The 2 units are located in the second level to the south side and have 1,016SF. These units include 2 bedrooms and 2 bathrooms, and fully equipped kitchen, washer and dryer, dining, living room and a 69Sf balcony.

Units type E

The 2 units will have 1,181SF. These units are located at the second level and include 3 bedrooms and 2 bathrooms, and fully equipped kitchen, washer and dryer, dining, living room and 57SF balcony.

Penthouse units 3rd and 4th Levels

The 2 units are located at the south side in the third and fourth levels and will have 1,367SF each. These units include 3 bedrooms and 3 bathrooms, and fully equipped kitchen, washer and dryer, dining, living room and a 139SF balcony to the south. To the west and east, each apartment has two terraces with 332SF each.