

# DEPARTMENT OF DEVELOPMENT SERVICES



## 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: Hollywood House

Proposed Project Address: 4231 N. 58th Avenue Hollywood Florida 33021

Folio Number(s): 5141 01 00 0040

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

Land Use Designation: Transit Oriented Corridor Zoning District: RM-12 (proposed: North Mixed-Use)

Gross Lot Area: 1.25-acres Net Lot area: 1.25-acres

Existing Use of Property: Single-family residence

Existing Number of Units: 1 Existing Commercial Area: N/A

Current Assessed Value of: Land: \$ \$164,920 Building(s): \$ \$348,230

Proposed Use: Mixed-use consisting of office and multi-family residential

Total Number of Residential Units: 47 Average Size of Units: 1,125 sq.ft

Estimated Average Sale Price/Rent per Unit: \$ \$1,500.00  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: 9,598 sq.ft. Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ 1.30

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): August 2020

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

Permitted Building Height: 65-feet Proposed Building Height: 54-feet

Required Setbacks: Front: 15-feet Proposed Setbacks: Front: 15-feet  
Sides: 15-feet Sides: 15-feet (s) & 19.1 (n)  
Rear: 15-feet Rear: 15-feet

Required Parking Spaces: 88 per shared parking Proposed Parking Spaces: 88

Name of Developer/Property Owner: Reuven Rogatinsky (contract purchaser)

Address of Developer/Property Owner: 3113 Stirling Road, Suite 103, Ft. Lauderdale, FL 33312

Telephone: \_\_\_\_\_ Fax: N/A Email Address: reuven@rogatinsky.com

Name of Consultant/Representative/Tenant (circle one): Autumn Sorrow and Charles Michelson

Telephone: 561-284-2472 & (954) 266-2700 Email Address: Autumn@ajentitlements.com and cmichelson@saltzmichelson.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.

**The property has a Future Land Use Designation of TOC and is zoned RM-12. The existing use of the property is for a single-family residence with accessory structures, including a swimming pool. The subject property is bound to the west by North 58th Avenue followed by residential properties, to the east by a multi-family residential complex containing two (2) apartment buildings, to the north by a small vacant property followed by Stirling Road, and to the south by a large single-family home property including a pond.**

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 proposing to demolish the existing residence and accessory structures to provide for a mixed-use development consisting of 47 multifamily units (apartments) and approximately 9,500 square feet of office use. The property is located within the City-Initiated Rezoning of the State Road 7 Corridor. Although the rezoning has not been officially adopted, the applicant has designed the project to comply with the pending rezoning to the “North Mixed-Use” zoning district and the resultant new code regulations. With the shared parking analysis, the project complies with the North Mixed-Use zoning regulations, including but not limited to, density, FAR, building height, parking, allowed uses, and setbacks.**

**Broward County has determined that this project will be subject to plat approval. As such, the applicant has prepared the required plat applications for review by Broward County and the City of Hollywood.**

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

**As mentioned above, this project will be one of the first applications reviewed under the new “North Mixed-Use” zoning regulations. The applicant and development team have worked closely with the City staff to develop a project that complies with the new code regulations and one that will further the intent of the redevelopment envisioned for this area. The architecture of the building will be new and modern, while at the same time, consistent with the the existing development patterns in the area. The project has also been designed to preserve as many of the existing large oak trees as possible. The apartments will feature many amenities to the future residents and guests, including but not limited to: W/D hook-ups in each apartment, balconies with glass railings, internal trash collection, 2 elevators, a residence gym, and residence storage cage/lockers.**