

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.

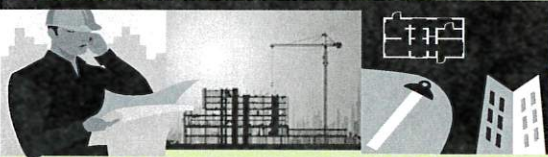
Each package shall be complete and stapled.

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: HADDAD  
 Proposed Project Address: 2324 Johnson Street.  
 Folio Number(s): 5142 1601 4610  
 Proposed Project located within:  CRA - Beach District  CRA - Downtown District  
 State Road 7 Corridor  Other: \_\_\_\_\_  
 Land Use Designation: RAC Zoning District: DH-2  
 Gross Lot Area: 14,920 Net Lot area: 14,920  
 Existing Use of Property: RES  
 Existing Number of Units: 1 Existing Commercial Area: -0-  
 Current Assessed Value of: Land: \$ 285,000 Building(s): \$ 190,000  
 Proposed Use: 12 UNITS APARTMENT  
 Total Number of Residential Units: 12 Average Size of Units: 700 sq. ft.  
 Estimated Average Sale Price/Rent per Unit: \$ \$1200  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: \$ 1.75  
 Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 3-3-2019  
 Estimated Value of Improvement: \$ 1,000,000 Estimated Value at Completion: \$ 1,600,000  
 Permitted Building Height: 45 FT Proposed Building Height: \_\_\_\_\_  
 Required Setbacks: Front: 15 FT Proposed Setbacks: Front: 15  
 Sides: 10 FT Sides: 10  
 Rear: 20 FT Rear: 20  
 Required Parking Spaces: 12 Proposed Parking Spaces: 13  
 Name of Developer/Property Owner: SALIM HADDAD  
 Address of Developer/Property Owner: 890 ALFONSO AVE Coral Gables  
 Telephone: 4195091015 Fax: \_\_\_\_\_ Email Address: HADDAD HOMES@yahoo.com  
 Name of Consultant/Representative/Tenant (circle one): Miguel de Diego  
 Telephone: 954 926 2021 3358 Email Address: dediegoarch@aol.com



## 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.

Proposed 12 units Apartment.  
Existing S.F. - N.

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.

N/A.

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

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