

DEPARTMENT OF DEVELOPMENT SERVICES



PRE-APPLICATION CONCEPTUAL OVERVIEW



Tel: (954) 921-3471
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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: Fletcher Apartments

Proposed Project Address: 1950 Fletcher St

Folio Number(s): 5142 22 15 0320

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

Land Use Designation: _____ Zoning District: PR

Gross Lot Area: 8,952 s.f. Net Lot area: _____

Existing Use of Property: Single Family Residential

Existing Number of Units: single family Existing Commercial Area: _____

Current Assessed Value of: Land: \$ _____ Building(s): \$ _____

Proposed Use: 20-unit Multi-Family Apartments

Total Number of Residential Units: 20 Average Size of Units: 760sq-ft

Estimated Average Sale Price/Rent per Unit: \$ 1,400 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: \$ 1.8

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 18 Months

Estimated Value of Improvement: \$ 1.2M Estimated Value at Completion: \$ _____

Permitted Building Height: 10 stories-140' Proposed Building Height: 5 stories - 48'-4"

Required Setbacks: Front: 15' Proposed Setbacks: Front: 15'
Sides: 15' & 0' Sides: 15'-4" & 0'
Rear: 5' Rear: 10'-3"

Required Parking Spaces: 22 Proposed Parking Spaces: 22

Name of Developer/Property Owner: Yarok Development Inc

Address of Developer/Property Owner: 15805 Biscayne Blvd Ste 204 N. Miami Beach FL 33160

Telephone: 352-223-8646 Fax: _____ Email Address: david@yarokbuilders.com

Name of Consultant/Representative/Tenant (circle one): David Malamud

Telephone: 352-223-8646 Email Address: david@yarokbuilder.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.

Site currently contains 1 single family residential unit. We have applied for a demo permit, which we intend to demo shortly.

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.

Currently we are not requesting any variances or changes.

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

The intend for this multifamily apartment building is to provide the community with a brand new product at a affordable price. Currently all rental units are extremely old and not in the best shape. We have recently finish a 4 unit building and the tenants are extremely happy with the finish product as well as rental price.