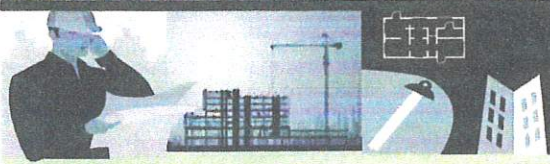


DEPARTMENT OF DEVELOPMENT SERVICES



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: 2200 MADISON STREET

Proposed Project Address: 2200 MADISON STREET

Folio Number(s): 514216011780.

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

Land Use Designation: DH-2. Zoning District: LITTLE RANCHES.

Gross Lot Area: 10,246 Net Lot area: 10,246.

Existing Use of Property: VACANT LOT.

Existing Number of Units: — Existing Commercial Area: —

Current Assessed Value of: Land: \$ 51,230 Building(s): \$ —

Proposed Use: DH-2. APARTMENTS BUILDING.

Total Number of Residential Units: 12 Average Size of Units: 689 SQFT.

Estimated Average Sale Price/Rent per Unit: \$ 1400 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: \$ 2.04

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): July 2019.

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

Permitted Building Height: _____ Proposed Building Height: _____

Required Setbacks: Front: 15' - 0" Proposed Setbacks: Front: 22' - 0"

Sides: 5' - 0" Sides: 5' - 0"

Rear: 20' - 0" Rear: 60' - 0"

Required Parking Spaces: 13 Proposed Parking Spaces: 13.

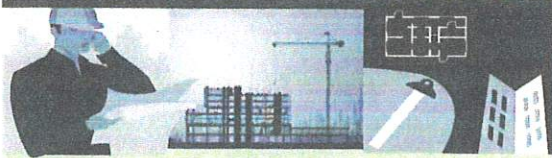
Name of Developer/Property Owner: WILFERZ LEASING LLC.

Address of Developer/Property Owner: 5845 SW 21 ST STREET, 33023.

Telephone: 786-838-7310 Fax: — Email Address: WILFERZCO@GMAIL.COM.

Name of Consultant/Representative/Tenant (circle one): PABLO J FERNANDEZ.

Telephone: 786-838-7310. Email Address: WILFERZCO@GMAIL.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.

SITE CURRENTLY IT'S A VACANT LOT.

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 ARE SUBMITTING A PROPOSED SITE PLAN, TO BUILD 2 12 APARTMENTS IN ONE BLOCK, PROVIDING ALL OF PARKING SPACES REQUESTED, AND COMMON AREAS, WITHOUT EXCEPTIONS OR VARIANCES AT THIS TIME.

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