

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: Roosevelt Street Multi-Family Apt.
 Proposed Project Address: 1812 Roosevelt Street
 Folio Number(s): 51421010250090
 Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
 Land Use Designation: _____ Zoning District: FH-2
 Gross Lot Area: 12,263 s.f. Net Lot area: 9,558 s.f.
 Existing Use of Property: Single Family
 Existing Number of Units: 1 Existing Commercial Area: 0
 Current Assessed Value of: Land: \$ 114,500 Building(s): \$ 37,920
 Proposed Use: Multi-Family
 Total Number of Residential Units: 21 Average Size of Units: 743 s.f.
 Estimated Average Sale Price/Rent per Unit: \$ _____ Sale Rent
 Total Number of Hotel Rooms: 0 Average Size of Hotel Rooms: 0
 Area of Commercial/Retail Use: 0 Area of Restaurant Use: 0
 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): December 2019
 Estimated Value of Improvement: \$ 1,800,000 Estimated Value at Completion: \$ _____
 Permitted Building Height: 125' Proposed Building Height: 38'-8"
 Required Setbacks: Front: 15' Proposed Setbacks: Front: 15'
 Sides: 0 Sides: 1'-4"
 Rear: 5' Rear: 5'-0"
 Required Parking Spaces: 23 Proposed Parking Spaces: 23
 Name of Developer/Property Owner: XLT Investment Corp.
 Address of Developer/Property Owner: 16450 NE 35th. Ave.
 Telephone: 305-680-2800 Fax: _____ Email Address: maribona1000@gmail.com
 Name of Consultant/Representative/Tenant (circle one): Bernie Maribona
 Telephone: _____ Email Address: _____

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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.

Site Currently contains (1) single Family residence which is to be demolished.

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.

No variances, flex units, zoning changes or special exceptions needed.

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