

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: Mayo Street Multi-Family Apartments

Proposed Project Address: 1700 Mayo Street

Folio Number(s): 5142 2209 0290

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

Land Use Designation: _____ Zoning District: FH-1

Gross Lot Area: 18,701 s.f. Net Lot area: 11,692.6 s.f.

Existing Use of Property: Single Family Residence

Existing Number of Units: 1 Existing Commercial Area: 0

Current Assessed Value of: Land: \$ 140,760 Building(s): \$ 232,700

Proposed Use: 18- unit Apartments- Multi-Family

Total Number of Residential Units: 18 Average Size of Units: _____

Estimated Average Sale Price/Rent per Unit: \$ _____ Sale Rent

Total Number of Hotel Rooms: 0 Average Size of Hotel Rooms: _____

Area of Commercial/Retail Use: 0 Area of Restaurant Use: _____

Area of Office Use: 0 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: 45' or 4 stories Proposed Building Height: 40'- 3 stories

Required Setbacks: Front: 20' & 15' Proposed Setbacks: Front: 20' & 37'-6"
Sides: 10' Sides: 10'
Rear: 10' Rear: 10'

Required Parking Spaces: 19 Proposed Parking Spaces: 20

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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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.