

# 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: MONROE APARTMENTS

Proposed Project Address: 2035 MONROE ST

Folio Number(s): 5142 15 01 0810

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

Land Use Designation: MIXED USE Zoning District: DIXIE HIGHWAY HIGH INTENSITY MULTI-FAMILY DISTRICT

Gross Lot Area: 10,919 SQFT Net Lot area: 10,919 SQFT

Existing Use of Property: 2 UNITS - DUPLEX

Existing Number of Units: 2 Existing Commercial Area: \_\_\_\_\_

Current Assessed Value of: Land: \$ 76,430 Building(s): \$ 318,570

Proposed Use: APARTMENT BUILDING

Total Number of Residential Units: 16 Average Size of Units: 829 SQFT

Estimated Average Sale Price/Rent per Unit: \$ 1,650  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: \$ \_\_\_\_\_

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): DEC 2020

Estimated Value of Improvement: \$ 2,000,000 Estimated Value at Completion: \$ 3,000,000

Permitted Building Height: \_\_\_\_\_ Proposed Building Height: \_\_\_\_\_

Required Setbacks: Front: 15'-0" Proposed Setbacks: Front: 15'-0"  
Sides: 0'-0" Sides: 5'-0"  
Rear: 5'-0" Rear: 5'-0"

Required Parking Spaces: 16 Proposed Parking Spaces: 17

Name of Developer/Property Owner: HALLANDALE BEACH HOMES LLC

Address of Developer/Property Owner: 5845 SW 21 ST WEST PARK FL 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

2600 Hollywood Boulevard, Room 315 • P.O. Box 229045 • Hollywood, FL 33022-9045  
Phone (954) 921-3471 • Fax (954) 921-3347 • [www.hollywoodfl.org](http://www.hollywoodfl.org)



## **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.

Currently, the property contains 2 buildings, one 2/2, and the other building contains 1/1 (bedroom / bathroom). In total have 2372 sqft.

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 designed a project based on the current zoning requirements and the construction code, avoiding the need to apply to variants.

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