

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: 1818 Madison LLC

Proposed Project Address: 1818 Madison St. Hollywood, FL 33020

Folio Number(s): 5142 15 01 6970

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

Land Use Designation: Mixed use district Zoning District: FH 2

Gross Lot Area: 8,180 sq.ft Net Lot area: 8,180 sq.ft

Existing Use of Property: Residential

Existing Number of Units: 2 Existing Commercial Area: N/A

Current Assessed Value of: Land: \$ 73,620.00 Building(s): \$ 163,830.00

Proposed Use: Retail / Residential

Total Number of Residential Units: 12 Average Size of Units: 970 sq.ft

Estimated Average Sale Price/Rent per Unit: \$ 1800.00 Sale Rent

Total Number of Hotel Rooms: N/A Average Size of Hotel Rooms: N/A

Area of Commercial/Retail Use: 342 sq.ft Area of Restaurant Use: N/A

Area of Office Use: N/A Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ 2

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 24 months

Estimated Value of Improvement: \$ 2,000,000.00 Estimated Value at Completion: \$ 2,500,000.00

Permitted Building Height: 10 stories / 140 ft. Proposed Building Height: 4 stories / 41 ft.

Required Setbacks: Front: 15' Proposed Setbacks: Front: 15'

Sides: 0' Sides: 0'

Rear: 5' Rear: 5'

Required Parking Spaces: 17 Proposed Parking Spaces: 17

Name of Developer/Property Owner: 1818 Madison LLC

Address of Developer/Property Owner: 21150 Point Place #2702 Aventura, FL 33180

Telephone: 917-515-7165 Fax: _____ Email Address: agoihman@gmail.com

Name of Consultant/Representative/Tenant (circle one): Ari Sklar, SKLARchitecture

Telephone: 954-925-9292 Email Address: ari@sklarchitect.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 a 2 story building with 2 units for rent approx. 2,000 sq.ft.

Proposed building is 4 stories, on the ground floor with garage of 17 spaces (1 ADA), service rooms, 1 retail space (342 sq.ft.), 1 elevator, 2 stairs and a small lobby.

Levels 2, 3, & 4 will hold 4 apartments each (average 970 sq.ft.)

Each apartment has 2 bedrooms & 2 bathrooms.

Total of 12 units.

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.

N/A

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

N/A