

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: Orange Brook Mobile Home Estates

Proposed Project Address: (Not Yet Assigned)

Folio Number(s): 51422000021

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

Land Use Designation: MRES Zoning District: TD

Gross Lot Area: 54,538 SF Net Lot area: 54,538 SF

Existing Use of Property: Vacant

Existing Number of Units: 0 Existing Commercial Area: 0

Current Assessed Value of: Land: \$ 298,560 Building(s): \$ 0

Proposed Use: Mobile Homes

Total Number of Residential Units: 14 Average Size of Units: 1000 SF±

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: 0

Area of Office Use: 0 Area of Industrial Use: 0

Estimated Average Rent per Square Foot: \$ N/A

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

Estimated Value of Improvement: \$ 0 Estimated Value at Completion: \$ 271,420

Permitted Building Height: 30' Proposed Building Height: <15'

Required Setbacks: Front: 25' (all streets) Proposed Setbacks: Front: 5' (all streets)

Sides: 10' Sides: 5'

Rear: 15' Rear: 10'

Required Parking Spaces: 28 Proposed Parking Spaces: 28

Name of Developer/Property Owner: Orange Brook Mobile Home Estates Inc.

Address of Developer/Property Owner: 3318 Orange Street, Hollywood, Florida 33021

Telephone: (954) 989-4772 Fax: (954) 989-0057 Email Address: orangebrook-mhe@bellsouth.net

Name of Consultant Representative/Tenant (circle one): Lou Campanile, Jr., P.E., P.L.S.

Telephone: (954) 763-7615 Email Address: lou@meco400.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.

The subject property is presently vacant and is the last remaining vacant land in the Orange Brook Mobile Home community generally located at the NE intersection of Pembroke Road and S. Park Road.

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.

This project is seeking a Site Plan review and approval to develop the remaining vacant land in the Orange Brook community into mobile home sites. Variances to the current Hollywood mobile home setbacks will be required in order to develop this last section of the Orange Brook community in keeping with the setbacks on the original developed mobile home sites. There is an existing wall between the proposed mobile homes and Pembroke Road, which will help shield most of the proposed mobile homes from view, similar to the existing mobile homes in this community.

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