

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: Makinley Townhomes
 Proposed Project Address: 5623 Makinley Street
 Folio Number(s): 5141 12 10 1060
 Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
 Land Use Designation: MURPS Zoning District: RM-9
 Gross Lot Area: 29250 SF Net Lot area: 27000 SF
 Existing Use of Property: RESIDENTIAL
 Existing Number of Units: 1 Existing Commercial Area: —
 Current Assessed Value of: Land: \$ 162,010.00 Building(s): \$ 79,170.00
 Proposed Use: MULTIFAMILY - TOWNHOMES
 Total Number of Residential Units: 5 Average Size of Units: 1420
 Estimated Average Sale Price/Rent per Unit: \$ _____ 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): AUGUST 2021
 Estimated Value of Improvement: \$ 1.5M Estimated Value at Completion: \$ _____
 Permitted Building Height: 3 STORIES/33' Proposed Building Height: 2.5 STORIES/24'
 Required Setbacks: Front: 20' Proposed Setbacks: Front: 30'
 Sides: 7'-6" / 10'-6" Sides: 7'-6" / 52'-0"
 Rear: 45'-0" Rear: 105'-7"
 Required Parking Spaces: 11 Proposed Parking Spaces: 11
 Name of Developer/Property Owner: INFINITY RE INVESTMENTS II LLC
 Address of Developer/Property Owner: 268 W MASHITA DR. KEY BISCAYNE FL 33149
 Telephone: 786 334 9988 Fax: — Email Address: abernal@keyplatinum.com
 Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KAUER
 Telephone: 954 920 5746 Email Address: Joseph@kauerarchitects.com



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.

The property currently houses a two bedroom one bath single family home.

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 or incentives are being requested.

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