



File No. (internal use only): _____

PRE-APPLICATION CONCEPTUAL OVERVIEW

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



Tel: (954) 921-3471
Fax: (954) 921-3347

Schedule appointment with a planner 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:

	01/22
02/04	02/19
03/04	03/18
04/01	04/15
05/06	05/20
06/03	06/17
07/01	07/15
09/03	09/16
10/07	10/04
11/18	12/02



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: Fletcher Apartments

Proposed Project Address: 1858 Fletcher Street

Folio Number(s): 5142 22 33 0250

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

Land Use Designation: R.A.C. Zoning District: PR

Gross Lot Area: _____ Net Lot area: 9,044 S.F.

Existing Use of Property: SINGLE FAMILY

Existing Number of Units: 1 Existing Commercial Area: NO

Current Assessed Value of: Land: \$ \$53,500 Building(s): \$ \$101,370

Proposed Use: MULTI-FAMILY

Total Number of Residential Units: 20 Average Size of Units: 890 S.F.

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): JUNE 2021

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

Permitted Building Height: _____ Proposed Building Height: _____

Required Setbacks: Front: _____ Proposed Setbacks: Front: _____
Sides: _____ Sides: _____
Rear: _____ Rear: _____

Required Parking Spaces: _____ Proposed Parking Spaces: _____

Name of Developer/Property Owner: 1858 Fletcher Street LLC

Address of Developer/Property Owner: 20845 NE 31st PL. Aventura, FL 33180

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Michael Sadov-owner/ Luis La Rosa-Architect

Telephone: 786-543-0851 Email Address: llarosa@larosaarchitects.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.

Existing single family residence

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 requested.

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

We are providing a 20-unit multi-family development, with modern features.