



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: USA Pro Realty

Proposed Project Address: 2215-2217 N. Federal Hwy

Folio Number(s): 5142 10 21 0370

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

Land Use Designation: B- Business Zoning District: FH-2

Gross Lot Area: 19,011.00 Net Lot area: 19,011.00

Existing Use of Property: Business

Existing Number of Units: 1 Existing Commercial Area: 3,732 SF

Current Assessed Value of: Land: \$ \$342,000 Building(s): \$ \$503,240

Proposed Use: B- Bussines

Total Number of Residential Units: n/a Average Size of Units: n/a

Estimated Average Sale Price/Rent per Unit: \$ n/a  Sale  Rent

Total Number of Hotel Rooms: n/a Average Size of Hotel Rooms: \_\_\_\_\_

Area of Commercial/Retail Use: n/a Area of Restaurant Use: n/a

Area of Office Use: 3,732 SF Area of Industrial Use: n/a

Estimated Average Rent per Square Foot: \$ n/a

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 12.2019

Estimated Value of Improvement: \$ \_\_\_\_\_ Estimated Value at Completion: \$ \_\_\_\_\_

Permitted Building Height: Existing 17-8" Proposed Building Height: Existing 17-8"

Required Setbacks: Front: Existing 1'-3" Proposed Setbacks: Front: Existing 1'-3"  
Sides: Existing 0' Sides: Existing 0'  
Rear: Existing 85' Rear: Existing 85'

Required Parking Spaces: Existing 23' Proposed Parking Spaces: 26'

Name of Developer/Property Owner: BSD NORTH FEDERAL LLC

Address of Developer/Property Owner: 2618 NE 191 ST MIAMI FL 33180

Telephone: (305)206-2910 Email Address: eli9400@live.com

Name of Consultant/Representative/Tenant (circle one): \_\_\_\_\_

Telephone: \_\_\_\_\_ Email Address: \_\_\_\_\_



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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 Building Facade Renovation.  
Interior Demo for Vanilla box.**

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 special Request. Use, Zoning to remain existing**

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