



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:**

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



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: 58 Oak West  
 Proposed Project Address: 4220 N. 58<sup>th</sup> Ave. Hollywood, FL 33021  
 Folio Number(s): 514101010010  
 Proposed Project located within:  CRA - Beach District  CRA - Downtown District  
 State Road 7 Corridor  Other: \_\_\_\_\_  
 Land Use Designation: Transit Oriented Land Zoning District: N-MU - North Mixed Use  
Middle of Road  
 Gross Lot Area: 204,829 sq.ft. (4.7 acres) Net Lot area: 184,682 sq.ft. (4.24 acres) survey  
 Existing Use of Property: Residential - single family  
 Existing Number of Units: 2 Existing Commercial Area: 0  
 Current Assessed Value of: Land: \$ 923,740 Building(s): \$ 315,390  
 Proposed Use: MIXED-USE  
 Total Number of Residential Units: 235 Average Size of Units: 911  
 Estimated Average Sale Price/Rent per Unit: \$ 1,550  Sale  Rent  
 Total Number of Hotel Rooms: 0 Average Size of Hotel Rooms: 0  
 Area of Commercial/Retail Use: 6,339 Area of Restaurant Use: 0  
 Area of Office Use: 12,515 Area of Industrial Use: 0  
 Estimated Average Rent per Square Foot: \$ 20.00 / TRUNK NET  
 Estimated Date of Completion (If Phased, Estimated Date of Each Phase): JAN. 2023  
 Estimated Value of Improvement: \$ \_\_\_\_\_ Estimated Value at Completion: \$ \_\_\_\_\_  
 Permitted Building Height: 65'-0" Proposed Building Height: 65'-0"  
 Required Setbacks: Front: 15'-0" Proposed Setbacks: Front: 15'-0"  
 Sides: 15'-0" Sides: 30'-0"  
 Rear: 15'-0" Rear: 65'-0"  
 Required Parking Spaces: 404 (ohraed) Proposed Parking Spaces: 458  
 Name of Developer/Property Owner: Rutven and Sam Rogatinsky  
 Address of Developer/Property Owner: 3113 Stirling Rd suite 103, Ft. Lauderdale FL 33312  
 Telephone: 954-404-6440 Fax: \_\_\_\_\_ Email Address: Sam@rogatinskyfla.com  
 Name of Consultant Representative/Tenant (circle one): DAVID HIRSCHFELD  
 Telephone: 561-212-9025 Email Address: DHDoerfield@gmail.com



## PLANNING DIVISION



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## 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.

Property currently has two single family structures consisting of 6,794 sq.ft. Remaining of property is vacant.

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.

None Requested. Project will be built "As of Right" under Existing Land Use and Zoning Requirements.

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

The Developer has had numerous discussions with Dept. of Public Utilities (Alicia Vera-Feria and Clece Aurelius) regarding sewer availability and capacity for the project. To date, no answer or solution as to how the Development will obtain sewer capacity and hook-up.