

PLANNING DIVISION



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	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: 1610 N Dixie Highway — Improvements for Compliance

Proposed Project Address: 1610-1618 N Dixie Highway

Folio Number(s): 514209050520, 514209050525

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

Land Use Designation: RAC Zoning District: DH-3

Gross Lot Area: 0.65 acres Net Lot area: 0.65 acres

Existing Use of Property: Mixed-use office and apartments

Existing Number of Units: 45 Existing Commercial Area: 3,860

Current Assessed Value of: Land: \$ \$301,320 Building(s): \$ \$1,025,860

Proposed Use: Mixed-use office and apartments

Total Number of Residential Units: 27 Average Size of Units: 330 sq. ft.

Estimated Average Sale Price/Rent per Unit: \$ \$825 Sale Rent

Total Number of Hotel Rooms: 0 Average Size of Hotel Rooms: N/A

Area of Commercial/Retail Use: 0 Area of Restaurant Use: N/A

Area of Office Use: 4,117 sq. ft. Area of Industrial Use: 0

Estimated Average Rent per Square Foot: \$ \$1.50 to \$3.00

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 6/21

Estimated Value of Improvement: \$ \$100,000 Estimated Value at Completion: \$ \$1,400,000

Permitted Building Height: _____ Proposed Building Height: Varies

Required Setbacks: Front: _____ Proposed Setbacks: Front: Varies

Sides: _____ Sides: Varies

Rear: _____ Rear: Varies

Required Parking Spaces: 31 Proposed Parking Spaces: 31

Name of Developer/Property Owner: Orera Investment Group, LLC and Shashaty Family Trust

Address of Developer/Property Owner: 4512 N. Flagler Drive, #206 Riviera Beach FL 33407

Telephone: See Representative Fax: _____ Email Address: _____

Name of Consultant/Representative/Denant (circle one): Graham Penn

Telephone: 305 377 6229 Email Address: gpenn@brzoninglaw.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.

See Attached

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.

See Attached

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

See Attached



BERCOW RADELL FERNANDEZ LARKIN & TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6229
E-MAIL: gpenn@brzoninglaw.com
www.brzoninglaw.com

VIA ELECTRONIC MAIL

February 25, 2020

Leslie A. Del Monte
Planning Manager
City of Hollywood
2600 Hollywood Boulevard, Room 325
Hollywood, FL 33021

Re: PACO Application Letter of Intent for the Property Located at
1610 N Dixie Highway, Hollywood, Florida.

Dear Ms. Del Monte:

Our firm represents Orera Investment Group, LLC and Shashaty Family Trust (collectively the "Applicant"), the owner of the property located at 1610-1618 N Dixie Highway (the "Property") within the City of Hollywood Florida (the "City"). Please consider this letter the Applicant's letter of intent for pre-application review of a renovation plan intended to move the Property closure to compliance with the City's regulations.

Development History. The relevant development history for the Property began in the late 1960s, when the buildings at 1610, 1614, 1616, and 1618 N. Dixie Highway obtained separate City approvals. 1610 N. Dixie was approved as a commercial structure. 1614, 1616, and 1618 N. Dixie were constructed with duplex residential uses.

At some point thereafter, the former owner(s) of the Property began to make modifications to the combined site, including constructing a third building on the 1614-1618 N. Dixie site, subdividing units, and turning the 1610 N. Dixie building from a commercial use into a mixed-use structure. These modifications were done largely without permits.

The Applicant purchased the Property in late 2016 from Rus's Property, LLC, which had, in turn, bought the Property from a foreclosing bank in 2006. In 2011, the Property was issued a Certificate of Use ("CU") for apartment and office use. The

Leslie A. Del Monte, Planning Manger

February 25, 2020

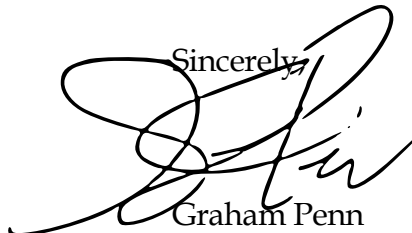
Page 2 of 2

2011 CU unfortunately did not address the then-existing nonconformities. As it stands today, the Property is developed with 45 residential units and approximately 3,860 square feet of commercial space. Many of the existing residential units are below the City's minimum unit size and the Property is deficient in required off-street parking.

Proposed Renovation Plan. The Applicant is proposing a series of site and building improvements designed to move the Property closer to compliance with the City's regulations. The proposed plan would reduce the number of residential units by 40%, combining existing units to result in a total of twenty-seven (27) units. The Applicant is also proposing to improve existing parking areas, create new parking spaces, and develop additional green space on the Property. We believe that the renovation plan will allow the Property to remain a viable mixed-use development in anticipation of the ultimate redevelopment of the site when supported by commercial conditions in this part of the City.

Potential Requests. The Applicant contemplates that the proposed renovation plan will require site plan approval as well as one or more variances.

Conclusion. We look forward to your review and recommendation for approval of the Project. If you have any questions or concerns regarding this letter, please do not hesitate to phone my direct line at (305) 377-6229 or send me an email at gpenn@brzoninglaw.com.

Sincerely,

Graham Penn

cc: Mickey Marrero