



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: 58 OAK WEST
 Proposed Project Address: 4220 N. 58th AVE + HOLLYWOOD FL 33021
 Folio Number(s): 5141 01 01 0010
 Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
 Land Use Designation: TRANSIT ORIENTED Zoning District: N. MV. NORTH MIXED USE
 Gross Lot Area: 204,829 (4.7 ACRES) Net Lot area: 184,682 (4.24 ACRES)
 Existing Use of Property: RESIDENTIAL - SINGLE FAMILY
 Existing Number of Units: 2 Existing Commercial Area: N/A.
 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: 935
 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: 2,352 Area of Restaurant Use: 0
 Area of Office Use: 21,657 Area of Industrial Use: 0
 Estimated Average Rent per Square Foot: \$ 20 TRIPLE 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' Proposed Building Height: 65'
 Required Setbacks: Front: 15' Proposed Setbacks: Front: 15'
 Sides: 15' Sides: 30'
 Rear: 15' Rear: 65'
 Required Parking Spaces: 405 (w/ SHARED) Proposed Parking Spaces: 470
 Name of Developer/Property Owner: RUEJEN + SAM ROGATINSKY
 Address of Developer/Property Owner: 3113 STIRLING ROAD STE 103, FL 33312
 Telephone: 954-404-6140 Fax: _____ Email Address: SAMR@ROGATINSKY/LAW.COM
 Name of Consultant/Representative/Tenant (circle one): DAVID HIRSHFELD
 Telephone: 561-212-9025 Email Address: DH DEERFIELD @ GMAIL.COM

PLANNING DIVISION



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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.

SITE CURRENTLY HAS TWO SINGLE FAMILY STRUCTURES
CONSISTING IN 6,794 SF OF HABITABLE SPACE.

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 VARIANCE REQUEST. PROJECT IS INTENDED TO BE BUILT
"BY 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 REGARDING SEWER
AVAILABILITY AND CAPACITY FOR THE PROJECT.
PROPOSED PROJECT INCLUDES INTEGRATION OF EXISTING
HISTORICAL HOUSE.