

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:

<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: VICTORINO APARTMENTS

Proposed Project Address: 1932 FILLMORE STREET, HOLLYWOOD FL 33020

Folio Number(s): 514215013790

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

Land Use Designation: RES. MULTI-FAMILY Zoning District: ND-2

Gross Lot Area: \_\_\_\_\_ Net Lot area: 10,905 SqFt

Existing Use of Property: Vacant Land

Existing Number of Units: N/A Existing Commercial Area: N/A

Current Assessed Value of: Land: \$ 354,410 Building(s): \$ N/A

Proposed Use: RESIDENTIAL MULTI-FAMILY

Total Number of Residential Units: 15 Average Size of Units: 843 SqFt

Estimated Average Sale Price/Rent per Unit: \$ 1,300  Sale  Rent

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

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

Area of Office Use: N/A Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ 1.5

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 8/25/2022

Estimated Value of Improvement: \$ 1,386,000 Estimated Value at Completion: \$ \_\_\_\_\_

Permitted Building Height: 55' Proposed Building Height: 55'

Required Setbacks: Front: 15' Proposed Setbacks: Front: 15'  
Sides: 10'/10' Sides: 10'/10'  
Rear: 10' Rear: 10'

Required Parking Spaces: 17 Proposed Parking Spaces: 17

Name of Developer/Property Owner: USA BUILDING LLC

Address of Developer/Property Owner: 3340 NE 109TH ST # 109, Aventura, FL 33180

Telephone: 786-955-7956 Fax: \_\_\_\_\_ Email Address: NBARILARO@OUTLOOK.COM

Name of Consultant **Representative** Tenant (circle one): Gustavo Barilaro

Telephone: 954-661-9405 Email Address: BNGCONTRACTORSGROUP@GMAIL.COM

2600 Hollywood Boulevard, Room 315 • P.O. Box 229045 • Hollywood, FL 33022-9045  
Phone (954) 921-3471 • Fax (954) 921-3347 • [www.hollywoodfl.org](http://www.hollywoodfl.org)

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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.

The site is currently 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.

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