

# DEPARTMENT OF DEVELOPMENT SERVICES



## PRE-APPLICATION CONCEPTUAL OVERVIEW



Tel: (954) 921-3471  
Fax: (954) 921-3347

Scheduled appointment with a planner required 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:

- NOVEMBER 9, 2015
- DECEMBER 14, 2015
- JANUARY 11, 2016
- FEBRUARY 8, 2016
- MARCH 14, 2016
- APRIL 11, 2016
- MAY 9, 2016
- JUNE 13, 2016
- JULY 11, 2016
- AUGUST—RECESS
- SEPTEMBER 12, 2016
- OCTOBER 10, 2016
- NOVEMBER 14, 2016
- DECEMBER 12, 2016

Dates are subject to change

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: HOLLYWOOD OAKS

Proposed Project Address: 4220 - 4231 N 58TH AVE HOLLYWOOD

Folio Number(s): 514101010010; 5141010000; 514101000041

PROPOSED PROJECT LOCATED  CRA - Beach District  CRA - Downtown District Other:  
 State Road 7 Corridor  NORTH MIXED USE DISTRICT

Land Use Designation: TRANSIT ORIENTED DEV. Zoning District: DH-2

Gross Lot Area: 249,855.64 SF (5.7357 ACRES) Net Lot area: \_\_\_\_\_

Existing Use of Property: SINGLE FAM.

Existing Number of Units: 2 Existing Commercial Area: 0

Current Assessed Value of: Land: \$ 1,159,490.00 Building(s): \$ 315,390.00

Proposed Use: MIXED USE

Total Number of Residential Units: 342 Average Size of Units: 935 SF

Estimated Average Sale Price/Rent per Unit: \$ \$1,550.00   Rent

Total Number of Hotel Rooms: 0 Average Size of Hotel Rooms: 0

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

Area of Office Use: 5,144 SF Area of Industrial Use: 0

Estimated Average Rent per Square Foot: \$20.00 TRIPLE NET 0

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: 10'-0" Sides: 30'-0"

Rear: 20'-0" Rear: 65'-0"

Required Parking Spaces: 584 Proposed Parking Spaces: 586

Name of Developer/Property Owner: REUVEN & SAM ROGATINSKY

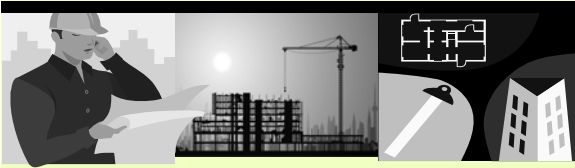
Address of Developer/Property Owner: 3113 STIRLING ROAD, STE 103 FLL 33312

Telephone: 954-404-6140 Fax: \_\_\_\_\_ Email Address: SAMR@ROGATINSKYLAW.COM

Name of Consultant/Representative/Tenant (circle one): DAVID HIRSCHFELD

Telephone: 561-212-9025 Email Address: DHDEERFIELD@GMAIL.COM

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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.

SITE CURRENTLY HAS SIX SINGLE FAMILY STRUCTURES .

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.

\_\_\_REQUESTING PLANNED DEVELOPMENT FOR THIS PROPOSED MIXED USE PROJECT. \_

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

PROJECT PROPOSES TO RENOVATE AND INCLUDE HISTORICAL HOUSE .