



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:

02/04	01/22
03/04	02/19
04/01	03/18
05/06	04/15
06/03	05/20
07/01	06/17
08/07	07/15
09/03	08/16
10/07	09/04
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: 191626 Fletcher LLC

Proposed Project Address: 1916 & 1926 Fletcher Street LLC

Folio Number(s): 514222160380 & 514222160400

Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: R.A.C.

Land Use Designation: R.A.C. Zoning District: PR

Gross Lot Area: _____ Net Lot area: 18,477 & 6,822= 25,299

Existing Use of Property: Multi-Family (1916) & Single Family (1926)

Existing Number of Units: 12 + 1 Existing Commercial Area: 0

Current Assessed Value of: Land: \$ 165,830 Building(s): \$ 973,220

Proposed Use: Multi-Family

Total Number of Residential Units: 87 Average Size of Units: 612 s.f.

Estimated Average Sale Price/Rent per Unit: \$ _____ Sale 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: 0 Area of Industrial Use: 0

Estimated Average Rent per Square Foot: \$ 1,800

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): January 2022

Estimated Value of Improvement: \$ 4,000,000 Estimated Value at Completion: \$ 5,000,000

Permitted Building Height: 45 feet Proposed Building Height: 45 feet

Required Setbacks: Front: 15 feet Proposed Setbacks: Front: 15 feet
Sides: 0 feet Sides: 0 feet
Rear: 5 feet Rear: 5 feet

Required Parking Spaces: 107 Proposed Parking Spaces: 108

Name of Developer/Property Owner: Jacobo Cohen

Address of Developer/Property Owner: 3323 NE 163 ST PH704 NORTH MIAMI BEACH FL 33160

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Luis La Rosa

Telephone: 786-543-0851 Email Address: llarosa@larosaarchitects.com



File No. (internal use only): _____

PRE-APPLICATION CONCEPTUAL OVERVIEW

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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.

Multi-Family (1916 Fletcher Street) & Single Family (1926 Fletcher Street)

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 Variances required

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

87- unit Multi-family development