



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>02/04</del>	<del>01/22</del>
<del>03/04</del>	<del>02/19</del>
<del>04/01</del>	<del>03/18</del>
<del>05/06</del>	<del>04/15</del>
<del>06/03</del>	<del>05/20</del>
<del>07/01</del>	<del>06/17</del>
<del>08/07</del>	<del>07/15</del>
<del>09/03</del>	<del>08/16</del>
<del>10/07</del>	<del>09/04</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: 2001 Monroe Hollywood LLC

Proposed Project Address: 2001 Monroe Street

Folio Number(s): 514215010860

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: PS-3

Gross Lot Area: 6,793.47 S.F. Net Lot area: \_\_\_\_\_

Existing Use of Property: Vacant Land

Existing Number of Units: 0 Existing Commercial Area: 0

Current Assessed Value of: Land: \$ 136,560 Building(s): \$ 0

Proposed Use: Multi-Family

Total Number of Residential Units: 12 Average Size of Units: 856 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: \$ 1,000,000 Estimated Value at Completion: \$ 1,500,000

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: 0 feet Rear: 0 feet

Required Parking Spaces: 14.5 Proposed Parking Spaces: 17

Name of Developer/Property Owner: Silvia Toyos- owners rep

Address of Developer/Property Owner: PO BOX 278305 MIRAMAR FL 33027

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

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

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

Vacant Land

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.

12- unit Multi-family development