



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.



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 N 58' AVE HOLLYWOOD FL 33021
 Folio Number(s): 514101010010; 514101000040; 514101000041
 Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
 Land Use Designation: TRANSIT ORIENTED D. Zoning District: N. MV NORTH MIXED USE
 Gross Lot Area: 6.6 ACRES Net Lot area: 5.2492 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: RESIDENTIAL MULTI FAMILY
 Total Number of Residential Units: 339 Average Size of Units: 935 SF
 Estimated Average Sale Price/Rent per Unit: \$ 1,550.00 Sale Rent
 Total Number of Hotel Rooms: 0 Average Size of Hotel Rooms: N/A
 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: \$ N/A
 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: 577 Proposed Parking Spaces: 577
 Name of Developer/Property Owner: ROEJEN + SAM ROGATINSKY
 Address of Developer/Property Owner: 3113 STIRLING ROAD STE 103
 Telephone: 954.404.0140 Fax: _____ Email Address: SAM@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.

OWNER INTENDS TO DEVELOP THE SITE AS A PLANNED
DEVELOPMENT.

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

PROJECT INCLUDES RESTORATION OF EXISTING
HISTORICAL HOUSE.