



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:

	01/22
02/04	02/19
03/04	03/18
04/01	04/15
05/06	05/20
06/03	06/17
07/01	07/15
09/03	09/16
10/07	10/04
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: SW-Hollywood LLC

Proposed Project Address: 1902 Dewey St

Folio Number(s): 5142 22 10 1040

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

Land Use Designation: Multifamily Res Zoning District: PS-1

Gross Lot Area: Multifamily Res Net Lot area: 16,240 sf

Existing Use of Property: 12 unit Apartment Bldg

Existing Number of Units: 12 Existing Commercial Area: NA

Current Assessed Value of: Land: \$ 146,160 Building(s): \$ 82,840

Proposed Use: 9 unit workforce housing apartment bldg

Total Number of Residential Units: 9 Average Size of Units: 460 S.F.

Estimated Average Sale Price/Rent per Unit: \$ 1,100/mo Sale Rent

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

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

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

Estimated Average Rent per Square Foot: \$ 1.65/sf

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): Ph1: 10/20 Ph 2: 10/21

Estimated Value of Improvement: \$ 165,000 Estimated Value at Completion: \$ 920,000

Permitted Building Height: _____ Proposed Building Height: 10'-12' Existing

Required Setbacks: Front: _____ Proposed Setbacks: Front: 25' Existing

Sides: _____ Sides: 6' Existing

Rear: _____ Rear: 2.5' Existing

Required Parking Spaces: _____ Proposed Parking Spaces: 9 - Existing

Name of Developer/Property Owner: SW-Hollywood LLC

Address of Developer/Property Owner: 3623 N Andrews Ave, Oakland Park, FL 33309

Telephone: 954-895-0517 Fax: _____ Email Address: robin.cruise@gmail.com

Name of Consultant/Representative/Tenant (circle one): Jack Hugentugler

Telephone: 954-564-3044 Email Address: Jack@cesdgroup.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.

The existing building consists of an affordable/workforce housing apartment complex consisting of 12 nontransient rental apartments - 8 units are 1 bedroom/1 bath apartments, and the remaining 4 are studios/efficiencies within 4,120 square feet. Rents for the 1 bedrooms range from \$900-\$950/month (residents pay electric), and for the studios, rents range from \$650-\$675/month. Property in its current state is non-functional, and floorplans and unit sizes often make it difficult to rent. The small units tend to have higher unit turnover - which does not foster the stabilization of the local community.

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 known requests for this project under RAC

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

Developer seeks to update the property following the parameters outlined in the RAC to make the floorplans more desirable, maximize functionality, and maximize the attributes and character of the existing architecture. The property will continue to be affordable/workforce, but will reduce the number of units from 12 to 9 - with larger floorplans. Three existing studio apartments will be eliminated, and the property will consist of 2 2 bedroom/2 bath units, 6 1 bedroom/1 bath units, and a large efficiency - with no effect of the buildings existing footprint. Residents will be responsible for their own utilities, and the existing units modernized, which will maximize the value of the existing property. The renovation itself will enhance the surrounding area as well, and provide for a more stable resident base to enhance the surrounding community.