



File No. (internal use only): _____

PRE-APPLICATION CONCEPTUAL OVERVIEW

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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 Hills

Proposed Project Address: TBD Stirling Road, Hollywood, FL 33020

Folio Number(s): 514204000110 (North Parcel) & 514204000120 (South Parcel)

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

Land Use Designation: North: IND & South: LRES Zoning District: North: IM-3 & South: RS-6

Gross Lot Area: ~1,157,000 SF or ~26.5 AC Net Lot area: ~1,132,000 SF or ~26.0 AC

Existing Use of Property: Vacant/Nursery

Existing Number of Units: 0 units Existing Commercial Area: 0 SF

Current Assessed Value of: Land: \$ 1,466,070.00 Building(s): \$ 0

Proposed Use: Multi-family residential development

Total Number of Residential Units: 456 units Average Size of Units: ~950 SF

Estimated Average Sale Price/Rent per Unit: \$ TBD Sale Rent

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

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

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

Estimated Average Rent per Square Foot: \$ TBD

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): Final CO August 2023

Estimated Value of Improvement: \$ TBD Estimated Value at Completion: \$ TBD

Permitted Building Height: Max 4 stories or 45' Proposed Building Height: 3-4 stories

Required Setbacks: Front: 20' Proposed Setbacks: Front: 50'
Sides: 7.5' - 50' Sides: West: 50' & East: 10'
Rear: 20' Rear: 50'

Required Parking Spaces: 684 spaces Proposed Parking Spaces: 714 spaces

Name of Developer/Property Owner: RD Stirling, LLC

Address of Developer/Property Owner: 315 S. Bicyane Blvd., Miami, FL 33131

Telephone: 305-460-9900x537 Fax: _____ Email Address: bshewalter@relatedgroup.com

Name of Consultant/Representative/Tenant (circle one): Greenspoon Marder LLP (Dennis D. Mele, Esq.)

Telephone: (954) 527-2409 Email Address: dennis.mele@gmlaw.com
CC: tyler.woolsey@gmlaw.com



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





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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 Subject Property does not contain any structures and is currently used as a tree nursery.

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.

The Applicant understands the following applications to be required in order to accomplish the proposed development plan:

Land Use Plan Amendment: IND & LRES to Medium High Residential (16-25 DU/AC)

Rezoning: IM-3 & RS-6 to RM-18 to permit development of 456 dwelling units at 17.5 DU/AC

Site Plan

Plat

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