



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: Arthur Street Multifamily

Proposed Project Address: 1309 N 24 Ave, Hollywood

Folio Number(s): 5142 09 05 4080

Proposed Project located within:  CRA - Beach District  CRA - Downtown District  
 State Road 7 Corridor  Other: DH-1

Land Use Designation: 01 Zoning District: DH-1

Gross Lot Area: 14,518 Net Lot area: \_\_\_\_\_

Existing Use of Property: Single Family Residential

Existing Number of Units: 1 Existing Commercial Area: 0

Current Assessed Value of: Land: \$ 87,110 Building(s): \$ 217,310

Proposed Use: Multifamily Residential

Total Number of Residential Units: 14 Average Size of Units: 716 SF

Estimated Average Sale Price/Rent per Unit: \$ 1,200 - 1,500  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: \$ 2.00

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): December 2021

Estimated Value of Improvement: \$ 1.3MM Estimated Value at Completion: \$ 1.7MM

Permitted Building Height: 35' Proposed Building Height: 34'

Required Setbacks: Front: 15' Proposed Setbacks: Front: 15'  
Sides: 10' Sides: 10'  
Rear: 10' Rear: 10'

Required Parking Spaces: 24 Proposed Parking Spaces: 24

Name of Developer/Property Owner: 1920 Hillcrest LLC

Address of Developer/Property Owner: 18201 Collins Ave #3401A, Sunny Isles, FL 33160

Telephone: (954) 818-0760 Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name of Consultant/Representative/Tenant (circle one): K-2 design, LLC (Alex)

Telephone: (954) 907-3103 Email Address: 9073103@gmail.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.

Site currently has one single family house that is rented but will be demolished once proposed project will be approved.

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 requests.

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

Proposed project consist of 14 units. It is 3 storey building with parking on the ground floor.