



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: Funston Street Flats

Proposed Project Address: 1105-1107 S. 19 ave

Folio Number(s): 5142 22 10 2000

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

Land Use Designation: RAC Zoning District: PS-1

Gross Lot Area: 11,654 s.f. Net Lot area: \_\_\_\_\_

Existing Use of Property: 2-Family Dwelling

Existing Number of Units: 2 Existing Commercial Area: None

Current Assessed Value of: Land: \$ 104,940 Building(s): \$ 240,010

Proposed Use: Multi-Family

Total Number of Residential Units: 18 Average Size of Units: 720 s.f.

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

Total Number of Hotel Rooms: 0 Average Size of Hotel Rooms: \_\_\_\_\_

Area of Commercial/Retail Use: 0 Area of Restaurant Use: \_\_\_\_\_

Area of Office Use: 0 Area of Industrial Use: \_\_\_\_\_

Estimated Average Rent per Square Foot: \$ \_\_\_\_\_

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

Estimated Value of Improvement: \$ 1,500,000 Estimated Value at Completion: \$ 2,200,000

Permitted Building Height: 45' Proposed Building Height: \_\_\_\_\_

Required Setbacks: Front: 20' Proposed Setbacks: Front: 20'-5"  
Sides: 15' & 10' Sides: 15'  
Rear: 20' Rear: 20'

Required Parking Spaces: 19.5 Proposed Parking Spaces: 21

Name of Developer/Property Owner: Oron Unger

Address of Developer/Property Owner: 1105 S. 19 AVE, Hollywood, FL 33020

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.

Existing use of property is a 2-family dwelling.

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 project meets the PS-1 zoning requirements without any variances being requested.

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

We are providing an 18-unit multi-family project. It consists of 15 one-bedroom units and 3 two-bedroom units.