

DEPARTMENT OF DEVELOPMENT SERVICES



PRE-APPLICATION CONCEPTUAL OVERVIEW



Tel: (954) 921-3471
Fax: (954) 921-3347

Scheduled appointment with a planner required 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:
NOVEMBER 9, 2015
DECEMBER 14, 2015
JANUARY 11, 2016
FEBRUARY 8, 2016
MARCH 14, 2016
APRIL 11, 2016
MAY 9, 2016
JUNE 13, 2016
JULY 11, 2016
AUGUST—RECESS
SEPTEMBER 12, 2016
OCTOBER 10, 2016
NOVEMBER 14, 2016
DECEMBER 12, 2016~~

~~Dates are subject to change~~

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: University Station - Phase I

Proposed Project Address: 309 N. 21st Ave and 2031 Polk St, Hollywood, Florida 33020

Folio Number(s): 514-215-011-950, 514-215-030-010

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

Land Use Designation: Regional Activity Center Zoning District: GU

Gross Lot Area: 70, 230 SF Net Lot area: _____

Existing Use of Property: Community Center & Shuffleboard Courts and parking for Lippman

Existing Number of Units: 0 Existing Commercial Area: N/A

Current Assessed Value of: Land: \$ 746,850 Building(s): \$ 678,200

Proposed Use: Mixed-Use Development (Multifamily and active use/commercial/retail)

Total Number of Residential Units: 108 Average Size of Units: 660-880 SF

Estimated Average Sale Price/Rent per Unit: \$ 530-\$1,805 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: \$ \$1.46 PSF

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): November 2020

Estimated Value of Improvement: \$ 42,000,000 Estimated Value at Completion: \$ _____

Permitted Building Height: 10 Stories Proposed Building Height: 8 Stories

Required Setbacks: Front: 15 Feet Proposed Setbacks: Front: _____

Sides: _____ Sides: _____

Rear: _____ Rear: _____

Required Parking Spaces: _____ Proposed Parking Spaces: _____

Name of Developer/Property Owner: Housing Trust Group/City of Hollywood

Address of Developer/Property Owner: 3225 Aviation Ave, 6th Floor, Miami, Florida, 33132

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Rodrigo Paredes

Telephone: (786) 347-4549 Email Address: rodrigop@htgf.com

2600 Hollywood Boulevard, Room 315 • P.O. Box 229045 • Hollywood, FL 33022-9045
Phone (954) 921-3471 • Fax (954) 921-3347 • www.hollywoodfl.org



PRE-APPLICATION CONCEPTUAL OVERVIEW

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 property located at 309 N. 21st Avenue is currently home to the Community Center and Shuffleboard Courts managed by the city. The property located at 2031 Polk Street is the parking lot for the Fred Lippman Community Center.

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 variances, special exceptions or zoning changes are anticipated for the proposed use

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

The proposed project will provide 108 apartment units for rent, plus approximately 11,000 to 15,000 SF of active uses in the ground floor (commercial/retail and/or multi-family amenities and related uses.