



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.



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 26

Proposed Project Address: 2024-2026 Hollywood Boulevard

Folio Number(s): 5142 15 01 1450

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

Land Use Designation: _____ Zoning District: RC-2

Gross Lot Area: 6050 sqft Net Lot area: _____

Existing Use of Property: Retail

Existing Number of Units: 2 Existing Commercial Area: yes

Current Assessed Value of: Land: \$ \$105,880 Building(s): \$ \$550,300

Proposed Use: Retail / Multifamily Residential

Total Number of Residential Units: 4 Average Size of Units: 900 sqft

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

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

Area of Commercial/Retail Use: 1886 Area of Restaurant Use: 2444

Area of Office Use: 0 Area of Industrial Use: 0

Estimated Average Rent per Square Foot: \$ TBD

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

Estimated Value of Improvement: \$ \$600,000 Estimated Value at Completion: \$ same

Permitted Building Height: 55'-0" Proposed Building Height: 25'-6"

Required Setbacks: Front: 0'-0" Proposed Setbacks: Front: 0'-0" existing
Sides: 0'-0" Sides: 0'-0" existing
Rear: 5'-0" Rear: 15'-0" existing

Required Parking Spaces: 4 Proposed Parking Spaces: 4

Name of Developer/Property Owner: Hollywood 26 LLC

Address of Developer/Property Owner: 2024 Hollywood Boulevard

Telephone: 305-401-2223 Fax: _____ Email Address: info@tomadesigngroup.com

Name of Consultant/Representative/Tenant (circle one): _____

Telephone: _____ Email Address: _____

PLANNING DIVISION



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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 : 2 existing retail spaces on 1st floor, and proposing 4 multifamily units on new 2nd floor addition.

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.

We are not requesting any special changes, only by right, 2nd floor addition.

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

Please see attached drawings and survey