



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 an appointment with a planner for all submittals.

This application shall be completed in full and submitted with all applicable documents digitally to the Planning Division.

Pre-application Conference

Dates:

	01/25
02/07	02/22
03/07	03/21
04/04	04/18
05/02	05/16
06/06	06/20
07/05	07/18
09/06	09/19
10/03	11/07
11/21	12/05



A complete PACO submittal includes: Application, Survey, Preliminary Site Plan, and Elevations.

An incomplete submittal will not be accepted. The deadline for all PACO submissions is the Monday before the meeting. All submittals shall be digital and consolidated as one PDF file.

Site and Project Data

Proposed Project Name: Horizons One

Proposed Project Address: 1825 Harding St, Hollywood, FL 33020

Folio Number(s): 514210300500

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

Land Use Designation: 08-04 Multi-Family Zoning District: FH-2

Gross Lot Area: 7,799 Sq Ft Net Lot area: 7,799 Sq Ft

Existing Use of Property: Residential Multi Family

Existing Number of Units: 4 Existing Commercial Area: 0

Current Assessed Value of: Land: \$ 70,190 Building(s): \$ 340,010

Proposed Use: Multi-Family

Total Number of Residential Units: 10 Average Size of Units: 658 sqft

Estimated Average Sale Price/Rent per Unit: \$ \$1,750 Sale Rent

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

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: \$ \$2.66 per month

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): May 2024

Estimated Value of Improvement: \$ 1,300,000 Estimated Value at Completion: \$ 2,000,000

Permitted Building Height: 140 ft Proposed Building Height: 37 Ft

Required Setbacks: Front: 11'6" ft with 20% adj Proposed Setbacks: Front: 11-6 ft

Sides: 0 ft Sides: 4'-1" ft

Rear: 0 ft Rear: 1 ft

Required Parking Spaces: 11 Proposed Parking Spaces: 12

Name of Developer/Property Owner: Collective Capital LLC

Address of Developer/Property Owner: 927 SW 21st Ct, Fort Lauderdale, FL 33315

Telephone: 954-240-2389 Fax: _____ Email Address: kyle@bookeasyrentals.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.

Property currently has two buildings on the lot and is operated as a multifamily with 4 units.

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 special requests to my knowledge.

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

Proposed project is for a new 10 unit multi-family property that will bring a new and modern look to the area in line with the goals of the RAC zone.