



NOV - 4 2015

PRE-APPLICATION CONCEPTUAL OVERVIEW
OFFICE OF PLANNING



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Scheduled appointment with a planner required for all submittals.

This overview sheet shall be completed in full and submitted with all applicable documents two business days prior to meeting.

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 15 copies of complete 11"X17" packages including the following documents and drawings: Conceptual Overview (including site and project description), Survey, Preliminary Site Plan, and Elevations.

Site and Project Data

Proposed Project Name: Griffin - 441 Plaza

Proposed Project Address: 45 441, Hollywood

Folio Number(s): 5041-25-30-0010

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

Land Use Designation: 10 Zoning District: SR7 CED-RC(C-4)

Gross Lot Area: 266,873 S.F. Net Lot area: 6,1088 acel

Existing Use of Property: _____

Existing Number of Units: _____ Existing Commercial Area: _____

Current Assessed Value of: Land: \$ 4,276,320 Building(s): \$ _____

Proposed Use: Retail - Pharmacy - Hotel - Restaurants

Total Number of Residential Units: _____ Average Size of Units: _____

Estimated Average Sale Price/Rent per Unit: \$ 160 \$ night Sale Rent

Total Number of Hotel Rooms: 150 Average Size of Hotel Rooms: 325 / 515 S.F.

Area of Commercial/Retail Use: 48248 S.F. Area of Restaurant Use: 3000 S.F. x 2

Area of Office Use: _____ Area of Industrial Use: _____

Estimated Average Rent per Square Foot: \$ _____

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 3 phases (2017-18-19)

Estimated Value of Improvement: \$ _____ Estimated Value at Completion: \$ TBD

Permitted Building Height: 175 F. Proposed Building Height: 160 F.

Required Setbacks: Front: 15 Proposed Setbacks: Front: _____
 Sides: 15 + 10 per floor Sides: _____
 Rear: 15 Max 55 Ft. Rear: _____

Required Parking Spaces: 383 Proposed Parking Spaces: 460

Name of Developer/Property Owner: Denny Cohen / PRIVCAP

Address of Developer/Property Owner: 7200 W. Camino Real Suite 200, Boca Raton, FL

Telephone: 201.862.0001 Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Harold Zombek

Telephone: 954.599.5204 Email Address: Denny@privcapcompanies.com

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Harold@ZombekDevelopmentServices.com



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.

Vacant Lot.

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.

Building (B) parking (2nd - 6th floor) setback → 15'-0"
Building (B) Hotel (7th - 16th floor) setback → 45'-0"

(No residential neighbour to the North-East)

↳ Buildings (A) & (C) → Retail setbacks are as required.

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

- (2017) Phase 1 - CVS pharmacy / Chick-Fil-A / Dunkin Donuts
- (2018) Phase 2 - Retail complex
- (2019) Phase 3 - Hotel Building.