

NOV - 5 2015

DEPARTMENT OF DEVELOPMENT SERVICES

CITY OF HOLLYWOOD  
OFFICE OF PLANNING



PRE-APPLICATION CONCEPTUAL OVERVIEW

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.



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

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

Site and Project Data

Proposed Project Name: PARKING LOT FOR IRU PANGIERA  
 Proposed Project Address: THE N.W. CORNER OF HARRISON ST. 'S. CIRCLE DR.  
 Folio Number(s): 5142 0704 1653 / 5142 0704 1651  
 Proposed Project located within:  CRA - Beach District  CRA - Downtown District  
 State Road 7 Corridor  Other: W. OF PRESIDENTIAL CIR.  
 Land Use Designation: GENERAL BUS. Zoning District: RM-25 / RS-6  
 Gross Lot Area: 10,000 Net Lot area: \_\_\_\_\_  
 Existing Use of Property: VACANT  
 Existing Number of Units: \_\_\_\_\_ Existing Commercial Area: \_\_\_\_\_  
 Current Assessed Value of: Land: \$ 10,000.00 Building(s): \$ \_\_\_\_\_  
 Proposed Use: PARKING LOT  
 Total Number of Residential Units: \_\_\_\_\_ Average Size of Units: \_\_\_\_\_  
 Estimated Average Sale Price/Rent per Unit: \$ \_\_\_\_\_  Sale  Rent  
 Total Number of Hotel Rooms: \_\_\_\_\_ Average Size of Hotel Rooms: \_\_\_\_\_  
 Area of Commercial/Retail Use: \_\_\_\_\_ Area of Restaurant Use: \_\_\_\_\_  
 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): 5/16  
 Estimated Value of Improvement: \$ 60,000.00 Estimated Value at Completion: \$ 80,000.00  
 Permitted Building Height: \_\_\_\_\_ Proposed Building Height: \_\_\_\_\_  
 Required Setbacks: Front: \_\_\_\_\_ Proposed Setbacks: Front: \_\_\_\_\_  
 Sides: \_\_\_\_\_ Sides: \_\_\_\_\_  
 Rear: \_\_\_\_\_ Rear: \_\_\_\_\_  
 Required Parking Spaces: \_\_\_\_\_ Proposed Parking Spaces: 18  
 Name of Developer/Property Owner: PANGIERA PROPERTIES LLC  
 Address of Developer/Property Owner: \_\_\_\_\_  
 Telephone: 954.865.0922 Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_  
 Name of Consultant/Representative/Tenant (circle one): SAM SCARNECCHIA  
 Telephone: 954.868.0922 Email Address: SAMSC@RILEXINC.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.

BOTH EXISTING LOTS ARE VACANT AND HAVE A TOTAL GROSS SF. AREA OF 10,000 SF.

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.

- SPECIAL EXCEPTION: IN ORDER TO PROVIDE ADDITIONAL PARKING FOR THE AREA WHICH WILL PREVENT SPILLOVER PARKING ADVERSELY AFFECTING THE NEIGHBORHOOD.
- VARIANCE: THE REQ'D SETBACK FOR LOT 8 IS ONEROUS IN THAT TO PROVIDE THE REQ'D SETBACK WOULD RENDER THE PROPERTY USELESS.

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

N/A