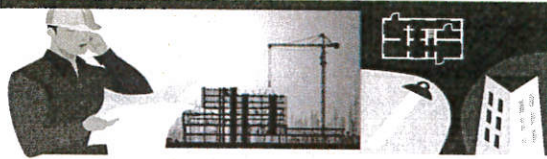


**DEPARTMENT OF DEVELOPMENT SERVICES**



**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: 301 Johnson Street

Proposed Project Address: 301 Johnson Street

Folio Number(s): 5142 1201

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

Land Use Designation: Commercial    Zoning District: \_\_\_\_\_

Gross Lot Area: \_\_\_\_\_    Net Lot area: \_\_\_\_\_

Existing Use of Property: Commercial

Existing Number of Units: 1    Existing Commercial Area: \_\_\_\_\_

Current Assessed Value of: Land: \$ 148,550    Building(s): \$ 257,990

Proposed Use: Commercial (same)

Total Number of Residential Units: 0    Average Size of Units: N/A

Estimated Average Sale Price/Rent per Unit: \$ N/A     Sale  Rent

Total Number of Hotel Rooms: N/A    Average Size of Hotel Rooms: \_\_\_\_\_

Area of Commercial/Retail Use: 3,296    Area of Restaurant Use: N/A

Area of Office Use: N/A    Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ \_\_\_\_\_

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): March 2016

Estimated Value of Improvement: \$ \$150,000    Estimated Value at Completion: \$ \_\_\_\_\_

Permitted Building Height: \_\_\_\_\_    Proposed Building Height: \_\_\_\_\_

Required Setbacks: Front: \_\_\_\_\_    Proposed Setbacks: Front: \_\_\_\_\_

Sides: \_\_\_\_\_    Sides: \_\_\_\_\_

Rear: \_\_\_\_\_    Rear: \_\_\_\_\_

Required Parking Spaces: N/A    Proposed Parking Spaces: \_\_\_\_\_

Name of Developer/Property Owner: Rami Gerstenhaiber

Address of Developer/Property Owner: 301 Johnson Street, hollywood, fl

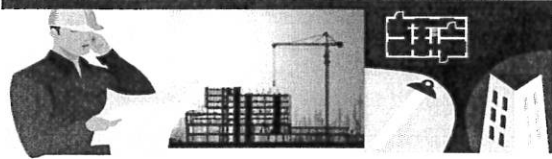
Telephone: 954-228-2400    Fax: \_\_\_\_\_    Email Address: \_\_\_\_\_

Name of Consultant/Representative/Tenant (circle one): Edward Fortich

Telephone: 954-804-7362    Email Address: Ed@simjaconstruction.com

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## DEPARTMENT OF DEVELOPMENT SERVICES



## PRE-APPLICATION CONCEPTUAL OVERVIEW

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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 commercial space is to be renovated. This is an exterior renovation only.  
No interior changes are proposed. Scope includes new awnings, new paint, new stucco  
New windows, etc.

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 are being requested.

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