

**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: Europa Gourmet  
 Proposed Project Address: 1422 S Federal Hwy, Hollywood FL 33020  
 Folio Number(s): 5142 22 01 0120  
 Proposed Project located within:  CRA - Beach District  CRA - Downtown District  
 State Road 7 Corridor  Other: \_\_\_\_\_  
 Land Use Designation: \_\_\_\_\_ Zoning District: \_\_\_\_\_  
 Gross Lot Area: \_\_\_\_\_ Net Lot area: \_\_\_\_\_  
 Existing Use of Property: grocery store gourmet  
 Existing Number of Units: \_\_\_\_\_ Existing Commercial Area: \_\_\_\_\_  
 Current Assessed Value of: Land: \$ 1661220 Building(s): \$ YES  
 Proposed Use: \_\_\_\_\_  
 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: 9000 Area of Restaurant Use: \_\_\_\_\_  
 Area of Office Use: \_\_\_\_\_ Area of Industrial Use: \_\_\_\_\_  
 Estimated Average Rent per Square Foot: \$ 42000 \$ per month  
 Estimated Date of Completion (If Phased, Estimated Date of Each Phase): \_\_\_\_\_  
 Estimated Value of Improvement: \$ \_\_\_\_\_ Estimated Value at Completion: \$ \_\_\_\_\_  
 Permitted Building Height: \_\_\_\_\_ Proposed Building Height: \_\_\_\_\_  
 Required Setbacks: Front: \_\_\_\_\_ Proposed Setbacks: Front: \_\_\_\_\_  
 Sides: \_\_\_\_\_ Sides: \_\_\_\_\_  
 Rear: \_\_\_\_\_ Rear: \_\_\_\_\_  
 Required Parking Spaces: \_\_\_\_\_ Proposed Parking Spaces: \_\_\_\_\_  
 Name of Developer/Property Owner: Jonas Mimaun  
 Address of Developer/Property Owner: 1400 S Federal Hwy, Hollywood FL, 33020  
 Telephone: 305 331 8533 Fax: - Email Address: jmimaun14@gmail.com  
 Name of Consultant/Representative/Tenant (circle one): Tetyana Pugaehova  
 Telephone: 486 537 2886 Email Address: ataman\_food@gmail.com

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## 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.

We lease space square foot in  
commercial building consist "Europa  
Gourmet" market

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.

For 500 feet distance separation  
waiver for alcohol license

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

The school is supportive of the  
request for 500 feet distance waiver