

DEPARTMENT OF DEVELOPMENT SERVICES



PRE-APPLICATION CONCEPTUAL OVERVIEW



Tel: (954) 921-3471
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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: Atrium Center Mixed Use

Proposed Project Address: 115 S 21st Ave, Hollywood, FL 33020

Folio Number(s): 514215011300, 514215011310

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

Land Use Designation: 12 - Mixed Use Zoning District: CCC -1

Gross Lot Area: 11,475 SqFt Net Lot area: 11,475 SqFt

Existing Use of Property: Commercial Mixed Use

Existing Number of Units: 1 Existing Commercial Area: 5,500 SqFt

Current Assessed Value of: Land: \$ 108,590 Building(s): \$ 315,590

Proposed Use: Commercial Mix Use

Total Number of Residential Units: 8 Average Size of Units: 1,200 SqFt

Estimated Average Sale Price/Rent per Unit: \$ 2,400 / Month Sale Rent

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

Area of Commercial/Retail Use: 5,500 SqFt Area of Restaurant Use: 0

Area of Office Use: 10,000 SqFt Area of Industrial Use: 0

Estimated Average Rent per Square Foot: \$ 24 / Year

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): June 2017

Estimated Value of Improvement: \$ 3 Mil. USD Estimated Value at Completion: \$ 5 Mil USD

Permitted Building Height: .55 Ft Proposed Building Height: .49 Ft

Required Setbacks: Front: 0 Proposed Setbacks: Front: 0

Sides: 0 Sides: 0

Rear: 0 Rear: 0

Required Parking Spaces: 0 Proposed Parking Spaces: 11

Name of Developer/Property Owner: 115 Holdings LLC

Address of Developer/Property Owner: 5920 SW 14th St. Plantation, FL 33317

Telephone: 954.678.8733 Fax: 954.302.4999 Email Address: John@demarcogroup.com

Name of Consultant/Representative/Tenant (circle one): Nicolae Popescu

Telephone: 954.401.5082 Email Address: Architectura.group.miami@gmail.com

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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.

The proposed project site consists of two separate parcels. The parcel to the North contains two buildings. A two story structure with approx. 4,000 SqFt of ground floor commercial and a 2,500 SqFt apartment for rent above, and a single story building with approx. 1,500 SqFt of ground floor commercial. The adjacent lot is currently vacant.

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.

None

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

The project concept is to build above the existing buildings and over the adjacent lot. This will create a truly unique Mix Use Building in Downtown. The addition will provide approx. 10,000 SqFt of new office space and 8 units for rent. The creative design will create green spaces on the 2nd and 3rd floors. This project is meant to revitalize the area and beautify the corridor while maximizing the true intent of the Downtown Corridor.