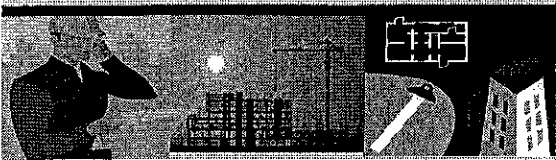


DEPARTMENT OF DEVELOPMENT SERVICES



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: Ganot Plaza Building Monument Sign

Proposed Project Address: 4601 Sheridan Street, Hollywood, FL 33021

Folio Number(s): 5142 06 08 4910 & 5142 06 08 4911

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

Land Use Designation: General Business Zoning District: O-3 High Intensity Commercial

Gross Lot Area: 340,765 sf Net Lot area: \_\_\_\_\_

Existing Use of Property: Commercial Office Building

Existing Number of Units: 6 Stories Existing <sup>Building</sup> Commercial Area: 76,174 sf

Current Assessed Value of: Land: \$ 2,214,990 Building(s): \$ 2,208,270

Proposed Use: Commercial Office Building

Total Number of Residential Units: N/A 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: N/A

Area of Commercial/Retail Use: N/A Area of Restaurant Use: N/A

Area of Office Use: 76,174 sf Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ 32.00

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

Estimated Value of Improvement: \$ 30,000 Estimated Value at Completion: \$ 30,000

Permitted Building Height: 85' Proposed Building Height: \_\_\_\_\_

Required Setbacks: Front: 40' Proposed Setbacks: Front: \_\_\_\_\_  
Sides: 40' Sides: \_\_\_\_\_  
Rear: 40' Rear: \_\_\_\_\_

Required Parking Spaces: 551 Proposed Parking Spaces: 551

Name of Developer/Property Owner: GRE Properties Sheridan Hills LLC

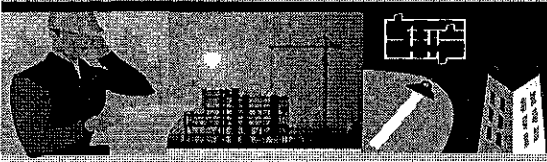
Address of Developer/Property Owner: 4601 Sheridan Street, Suite 600, Hollywood, FL 33021

Telephone: 954.985.2400 Fax: 954.985.0396 Email Address: dloper@ganotcapital.com

Name of Consultant/Representative Tenant (circle one): David Loper

Telephone: 954.985.2400 Email Address: dloper@ganotcapital.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.

The 340,765 sf property located at the NW corner of Sheridan Street and 46th Avenue comprises two commercial office buildings at 4601 and 4651 Sheridan Street known as the Emerald Hills Executive Plaza. The 4601 (Ganot Plaza) building contains 76,174 sf in a six (6) story newly renovated office building. The 4651 building contains 77,085 sf in a four (4) story office building. Both buildings share the same parking lot and entrances from Sheridan Street and Saint Andrews Road which is controlled by the property master association.

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.

Ganot Capital LLC, owner of the 4601 Sheridan Street building is requesting a variance to construct a monument sign on Sheridan Street similar to that at 4651 Sheridan Street for tenant identification within their newly renovated office building.

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

New tenants are requesting a monument sign identifying their business as a condition of their lease for public identification at this building address. Also, this new monument sign will help attract new high profile businesses to our community.