

**DEPARTMENT OF DEVELOPMENT SERVICES**



**PRE-APPLICATION CONCEPTUAL OVERVIEW**

JUN 2 2016 9:22 AM



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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: Proposed Bank of America & Retail Shop

Proposed Project Address: 851 S. State Road 7

Folio Number(s): 514113000161 & 514113000162

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

Land Use Designation: TOC Zoning District: C-2 & C-3

Gross Lot Area: 11.46 acres Net Lot area: 11.46 acres

Existing Use of Property: Commercial/Retail

Existing Number of Units: N/A Existing Commercial Area: 121,489 sf

Current Assessed Value of: Land: \$ 6,374,820 Building(s): \$ 1,903,000

Proposed Use: Retail

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: 4,212 sf Area of Restaurant Use: N/A

Area of Office Use: 4,520 sf (bank) Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ N/A

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 9/2017

Estimated Value of Improvement: \$ 875,000 Estimated Value at Completion: \$ N/A

Permitted Building Height: 60' Proposed Building Height: 24' and less

Required Setbacks: Front: 15' Proposed Setbacks: Front: >15'

Sides: 15' Sides: >15'

Rear: 15' Rear: >15'

Required Parking Spaces: 537 Proposed Parking Spaces: 545

Name of Developer/Property Owner: Hollywood State Road 7, LLC

Address of Developer/Property Owner: 336 E. Dania Beach Blvd, Dania, FL 33004

Telephone: 954-927-4885 Fax: 954-927-4187 Email Address: amicha@dacarmanagement.net

Name of Consultant/Representative/Tenant (circle one): Greg Wilfong / Kimley-Horn and Associates

Telephone: 772-794-4119 Email Address: greg.wilfong@kimley-horn.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 site currently has 121,489 sf of retail/commercial development including a Burlington Coat Factory. A proposed Bank of America (4,520 sf) and an additional retail shop (4,212 sf) is proposed for this center.

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.

A temporary office trailer will be applied for Bank of America. Bank of America is proposing to move their operations from across the street to this site. A timetable will be provided when available.

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

We are currently in the final permitting phases for an ALDI and retail shops at the south portion of the existing building.