

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: 2700 Hollywood Blvd.

Proposed Project Address: 2662 - 2700 Hollywood Blvd.

Folio Number(s): 5142 16 02 3150,

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

Land Use Designation: Commercial Zoning District: C-2

Gross Lot Area: 1.55 Net Lot area: 1.55

Existing Use of Property: Commercial

Existing Number of Units: N/A Existing Commercial Area: 23,122

Current Assessed Value of: Land: \$ 1,007,140 Building(s): \$ 1,953,640

Proposed Use: Commercial

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: 4,469 Area of Restaurant Use: N/A

Area of Office Use: 18,653 Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ _____

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

Estimated Value of Improvement: \$ _____ Estimated Value at Completion: \$ _____

Permitted Building Height: _____ Proposed Building Height: No change

Required Setbacks: Front: _____ Proposed Setbacks: Front: No change

Sides: _____ Sides: No change

Rear: _____ Rear: No change

Required Parking Spaces: 42 Proposed Parking Spaces: 42

Name of Developer/Property Owner: CSM-HOLLYWOOD EQUITIES LP

Address of Developer/Property Owner: P.O. Box 810490 Dallas TX 75381

Telephone: see agent Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Graham Penn

Telephone: 305 377 6229 Email Address: gpenn@brzoninglaw.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.

Site is currently developed with 23,122 square feet of commercial development, including an 18,653 square foot office building and 4,469 of retail space. The owner is proposing to renovate the office building and modify the parking field. No other changes are proposed. See attached plans.

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 zoning changes, variances, etc. are proposed.

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