

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: The Place at Hollywood Phase VI (Retail Shops)

Proposed Project Address: 333 S. State Road 7

Folio Number(s): 514113370021

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

Land Use Designation: TOC Zoning District: C-2

Gross Lot Area: 0.65 acres Net Lot area: 0.65 acres

Existing Use of Property: Commercial/Retail

Existing Number of Units: N/A Existing Commercial Area: 0 sf

Current Assessed Value of: Land: \$ 621,000 Building(s): \$ N/A

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: 4,500 sf Area of Restaurant Use: N/A

Area of Office Use: N/A 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: \$ 450,000 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: 21 Proposed Parking Spaces: 25

Name of Developer/Property Owner: Palm Beach 2000 Inc. and Vestmaz Inv.

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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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 40,259 sf of retail/commercial development including a Walmart and other retail outparcels. A proposed retail shop (4,500 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 signage variance for retail shops will be submitted as part of TAC application.

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

N/A