

DEPARTMENT OF DEVELOPMENT SERVICES



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PRE-APPLICATION CONCEPTUAL OVERVIEW
CITY OF HOLLYWOOD
OFFICE OF PLANNING



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: 441 ROC

Proposed Project Address: US 441, Hollywood

Folio Number(s): 5041-25-30-0010

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

Land Use Designation: Medium-High Intensity Commercial Zoning District: SR7 CCD - RC (C-4)

Gross Lot Area: 266, 073 SQ FT / 6.1088 Acres Net Lot area: _____

Existing Use of Property: Vacant Lot

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

Current Assessed Value of: Land: \$ _____ Building(s): \$ _____

Proposed Use: Commercial and Residential

Total Number of Residential Units: 180 Average Size of Units: 802.88 SQ FT

Estimated Average Sale Price/Rent per Unit: \$ 1,900 Sale Rent

Total Number of Hotel Rooms: N/A Average Size of Hotel Rooms: _____

Area of Commercial/Retail Use: 22,196 SQ FT Area of Restaurant Use: 2,621 SQ FT

Area of Office Use: N/A Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ 2.20

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 04/31/18

Estimated Value of Improvement: \$ 42,000,000 Estimated Value at Completion: \$ 60,000,000

Permitted Building Height: 175'-0" Proposed Building Height: 95'-4"

Required Setbacks: Front:	<u>N/A</u>	Proposed Setbacks: Front:	<u>Commercial MIN. 13'-4" FT</u>	<u>Residential 326'-9"</u>
Sides:	<u>N/A</u>	Sides:	<u>MIN. 33'-6" FT</u>	<u>61'-9"</u>
Rear:	<u>N/A</u>	Rear:	<u>MIN. 90'-1" FT</u>	<u>20'-0"</u>

Required Parking Spaces: 294 Spaces Proposed Parking Spaces: 353 Spaces

Name of Developer/Property Owner: LL Hart Development LLC

Address of Developer/Property Owner: 7200 W. Camino Real, Boca Raton, FL 33433

Telephone: 561-952-2501 Fax: _____ Email Address: donny@privcapcompanies.com

Name of Consultant/Representative/Tenant (circle one): Lon Tabatachnik

Telephone: 954-922-6491 Email Address: lont@lojeta.com

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DEPARTMENT OF DEVELOPMENT SERVICES



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.

Existing property is a vacant lot.

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.

This project will be done under P.U.D. (Planned Unit Development).

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

The proposed property will contain the following buildings:

1. Residential
 - a. 8-Story building with 180 units at approximately 802 Sq Ft per unit.
2. Storage / Warehouse
 - a. 2-Story building with a total of 16, 004 Sq Ft
3. Restaurant
 - a. Single story building at 2, 621 Sq Ft
4. Service Station
 - a. Single story building at 6, 192 Sq Ft