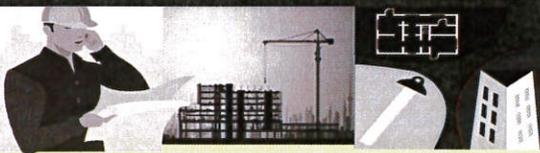


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DEPARTMENT OF DEVELOPMENT SERVICES

APR - 4 2017



CITY OF HOLLYWOOD
OFFICE OF PLANNING

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: Hollywood Storage King
Proposed Project Address: 2147 Pembroke Road
Folio Number(s): 5142 22 01 0050
Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
Land Use Designation: RAC Zoning District: PR
Gross Lot Area: 1.67 acres Net Lot area: 1.67 acres
Existing Use of Property: Retail (Furniture Store)
Existing Number of Units: N/A Existing Commercial Area: 18,578 sf
Current Assessed Value of: Land: \$ 802,560.00 Building(s): \$ 1,524,500.00
Proposed Use: Self Storage
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: 124,610 sf Area of Restaurant Use: N/A
Area of Office Use: (944 sf) Area of Industrial Use: N/A
Estimated Average Rent per Square Foot: \$ 1.39/month
Estimated Date of Completion (If Phased, Estimated Date of Each Phase): July 2019
Estimated Value of Improvement: \$ 7,000,000.00 Estimated Value at Completion: \$ 11,000,000.00
Permitted Building Height: 10 stories/140 ft Proposed Building Height: 4 stories/58 ft
11.43 ft (Fletcher St); 17.0 ft (Pembroke Rd); 15.0 ft (S 22nd)
Required Setbacks: Front: 10 ft Proposed Setbacks: Front: 8.90 ft
Sides: 0 ft Sides: 8.90 ft
Rear: N/A Rear: N/A
Required Parking Spaces: 125 spaces Proposed Parking Spaces: 12 spaces
Name of Developer/Property Owner: Andover Properties, LLC (Developer/Contract Purchaser)
Address of Developer/Property Owner: 215 E 58th Street, 4th Floor, New York, NY 10022
Telephone: 212.813.0141 Fax: 212.813.0142 Email Address: bcohen@andoverprop.com
Name of Consultant/Representative/Tenant (circle one): Ty Maxey, AICP, Maser Consulting, P.A.
Telephone: 813.207.1061, ext. 4924 Email Address: tmaxey@maserconsulting.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 contains a single story 18,578+/- square foot building, occupied by a retail furniture store, associated parking and landscaping area.

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.

1. Site Plan/Design Review;
2. Variance to reduce the number of required parking spaces from 125 to 12 for self-storage use, comparable to the use's low trip generation rate; and
3. Variance to allow signage along the eastern building facade, in lieu of signage along the northern building facade adjacent to Fletcher Street

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

The proposed self-storage use includes a primary, 4-story climate-controlled building with interior units and a single loading area. There are single story, non climate-controlled units located within the rear portion of the property. The site will maintain access driveways along Pembroke Road and South 22nd Avenue. Self-storage use functions as a very low traffic generator, creating very little to no noise and/or disturbance to the surrounding properties. The proposed building design is contemporary, utilizing various materials including metal panels, glass and split-faced concrete masonry units. The building and use will be complemented with site landscaping. The proposed use, building and site design will prove to be an asset to the Pembroke Road corridor, as well as to this area of the City of Hollywood.