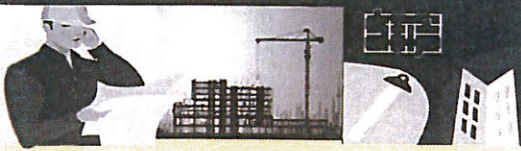


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DEPARTMENT OF DEVELOPMENT SERVICES

MAY - 8 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: HARRISON PLACE

Proposed Project Address: 1828 - 1848 HARRISON ST.

Folio Number(s): 5142 1501 7720 - 70

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

Land Use Designation: RAC Zoning District: YC

Gross Lot Area: NA Net Lot area: 28,25 SF / 0.6457 AC

Existing Use of Property: RETAIL / RESTAURANT

Existing Number of Units: — Existing Commercial Area: 20,270

Current Assessed Value of: Land: \$ 1,008,650 Building(s): \$ 1,972,540

Proposed Use: MIXE USE - RESIDENTIAL / COMMERCIAL

Total Number of Residential Units: 81 Average Size of Units: 900

Estimated Average Sale Price/Rent per Unit: \$ TBD  Sale  Rent

Total Number of Hotel Rooms: — Average Size of Hotel Rooms: —

Area of Commercial/Retail Use: — Area of Restaurant Use: 6108

Area of Office Use: — Area of Industrial Use: —

Estimated Average Rent per Square Foot: \$ —

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

Estimated Value of Improvement: \$ 24 MIL Estimated Value at Completion: \$ 30 MIL

Permitted Building Height: 135' Proposed Building Height: 135'

Required Setbacks: Front: HARRISON 10'/10' Proposed Setbacks: Front: 10'/15'  
Sides: 0'/0' Sides: 0'/0'  
Rear: ALLEY 5'/5' Rear: 5'/11'-8"

Required Parking Spaces: 89 Proposed Parking Spaces: 146

Name of Developer/Property Owner: HARRISON RETAIL GROUP LLC (ARIEL FURMAN)

Address of Developer/Property Owner: 1882 TYLER ST.

Telephone: 305 503 1756 Fax: \_\_\_\_\_ Email Address: afurman@f2korp.com

Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER

Telephone: 954 920 5746 Email Address: Joseph@kalleraarchitects.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 properties currently house single story retail and restaurant buildings over 6 lots.

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.

There are no known variances being requested.

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

Modern 13 story mixed use building where the base relates to the rhythm and scale of downtown Hollywood and the tower is clean and modern.