

RECEIVED

JUN - 7 2017

DEPARTMENT OF DEVELOPMENT SERVICES

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: Sheridan Enterprises

Proposed Project Address: 2319 N State Road 7 and 5930 Thomas St Hollywood, FL 33021

Folio Number(s): 5141 1200 0010 and 5141 1200 0201

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

Land Use Designation: TOC Zoning District: C4 and SR7 CCD-MHC

Gross Lot Area: 215,908 sqft Net Lot area: 173,789 sqft

Existing Use of Property: Retail shopping center

Existing Number of Units: 16 comm. tenants Existing Commercial Area: 56,950 sqft

Current Assessed Value of: Land: \$ 1,492,340 Building(s): \$ 5,385,350

Proposed Use: Retail shopping center

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: 55,150 sqft Area of Restaurant Use: 1,000 sqft

Area of Office Use: n/a Area of Industrial Use: n/a

Estimated Average Rent per Square Foot: \$ \$14.89 per sq ft

Estimated Date of Completion (if Phased, Estimated Date of Each Phase): To be determined

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

Permitted Building Height: No change Proposed Building Height: No change

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

Sides: No change Sides: No change

Rear: No change Rear: No change

Required Parking Spaces: 256 Proposed Parking Spaces: 243

Name of Developer/Property Owner: Sheridan Enterprises, LLC

Address of Developer/Property Owner: 9688 SW 24th Street, Miami, FL 33165

Telephone: 786-621-5226 Fax: 786-621-5233 Email Address: Amace@att.net

Name of Consultant/Representative/Tenant (circle one): Octavio Santurio A.I.A

Telephone: 305-665-8844 Email Address: oas@santurioarchitects.com

2600 Hollywood Boulevard, Room 315 • P.O. Box 229045 • Hollywood, FL 33022-9045
Phone (954) 921-3471 • Fax (954) 921-3347 • www.hollywoodfl.org



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 property located at 2319 N State Road 7 currently contains a Sedano's Supermarket anchored shopping center (+/- 56,150 SF). The property located at 5930 Thomas Street contains a barbershop (+/- 800 SF).

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.

We are requesting a variance for parking, landscaping, and drive aisles.

The applicant is requesting a variance to allow for 243 parking spaces when 256 are required. The parking variance is needed since the expansion of SR7 removed an entire row of 45 parking spaces from the property. We purchased the property located at 5930 Thomas Street with the intent to demolish the existing 800 sqft building, and create additional offsite parking for the employees of the shopping center. With the redesigned parking plan of 225 parking spaces, and the additional 18 offsite parking spaces, there is a negative balance of 13 parking spaces (256 required vs 243 provided).

The variances for landscaping and drive aisles are being requested to maximize the amount of parking on the site.

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

n/a