

DEPARTMENT OF DEVELOPMENT SERVICES

JUL - 5 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 7, 2016
DECEMBER 4, 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: Y&G Station
Proposed Project Address: 1954 N 30th Road, Hollywood, FL 33021
Folio Number(s): 5142 08 01 0041
Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: IND
Land Use Designation: Commercial Zoning District: IM1
Gross Lot Area: 216,300 sf Net Lot area: 180,700 sf
Existing Use of Property: Industrial Warehouse
Existing Number of Units: N/A Existing Commercial Area: 35,673sf
Current Assessed Value of: Land: \$ 1,730,400 Building(s): \$ 1,725,540
Proposed Use: New Warehouse Addition, Artisanal Market, Boutique Office/Warehouse/Parking Structure
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: 58,058 sf Area of Restaurant Use: N/A
Area of Office Use: N/A Area of Industrial Use: 10,898 sf
Estimated Average Rent per Square Foot: \$ \$10 per sf
Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 08/01/2018
Estimated Value of Improvement: \$ 11,616,290 Estimated Value at Completion: \$ 15,072,230
Permitted Building Height: 35' Proposed Building Height: 32'
Required Setbacks: Front: 15' Proposed Setbacks: Front: 27'-10"
Sides: 0' Sides: 10' to 54'
Rear: 0' Rear: 10'
Required Parking Spaces: 211 Proposed Parking Spaces: 540
Name of Developer/Property Owner: Green and Gold Development
Address of Developer/Property Owner: 17435 NE 12th Court, North Miami Beach, FL 33162
Telephone: 305-770-1314 Fax: _____ Email Address: greenandgold@comcast.net
Name of Consultant/Representative/Tenant (circle one): Brian M. Sosnow (Owner's Agent)
Telephone: cell 754-366-4666 Email Address: same as above



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.

Site currently contains a 35,673 sf warehouse building.

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.

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