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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 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: THE TYLER OFFICES

Proposed Project Address: 1955 TYLER ST.

Folio Number(s): 514215014040 - 41

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

Land Use Designation: RAC Zoning District: ND-3

Gross Lot Area: NA Net Lot area: 9,378.0 SF

Existing Use of Property: COMMERCIAL

Existing Number of Units: 0 Existing Commercial Area: 1200 SF

Current Assessed Value of: Land: \$ 325,940.00 Building(s): \$ 11,920.00

Proposed Use: RETAIL & OFFICES

Total Number of Residential Units: 0 Average Size of Units: 0

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

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

Area of Commercial/Retail Use: 2591 SF Area of Restaurant Use: NA

Area of Office Use: 6344-7844 SF Area of Industrial Use: NA

Estimated Average Rent per Square Foot: \$ _____

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

Estimated Value of Improvement: \$ 1.2 MILL Estimated Value at Completion: \$ _____

Permitted Building Height: 140' / 10 STORIES Proposed Building Height: 39' / 3 STORIES

Required Setbacks: Front: 10' / 10' Proposed Setbacks: Front: 10' / 10'

Sides: 0' Sides: 0'

Rear: 5' Rear: 5'

Required Parking Spaces: 0 Proposed Parking Spaces: 7

Name of Developer/Property Owner: EZEKIEL DEVELOPMENT LLC

Address of Developer/Property Owner: 1235 SEAGULL TER. HOLLYWOOD, FL

Telephone: _____ Fax: _____ Email Address: michael.ezekiel@gmail.com

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

Telephone: 954 920 5746 Email Address: Joseph@kalleraudits.com



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 has a single story commercial building with on site parking. The current square footage is 1260 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.

No variances or special exceptions are being requested.

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

The project is a three story commercial building with retail on the first floor, offices on the second floor and a "tenant only" recreational facility on the third. It is modern and emphasizes the corner location of Tyler & 20th Ave.