

DEPARTMENT OF DEVELOPMENT SERVICES



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 St. Mixed Use
 Proposed Project Address: 1828-1848 Harrison St.
 Folio Number(s): 514215017730, 7740, 7750, 7760, 7770
 Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
 Land Use Designation: Regional Activity Center Zoning District: Young Circle Mixed Use
 Gross Lot Area: _____ Net Lot area: 28125.0
 Existing Use of Property: Commercial
 Existing Number of Units: _____ Existing Commercial Area: 19047 SF
 Current Assessed Value of: Land: \$ 1,008,630 Building(s): \$ 2,226,950
 Proposed Use: Mixed Use- Commercial (Retail & Offices)
 Total Number of Residential Units: _____ Average Size of Units: _____
 Estimated Average Sale Price/Rent per Unit: \$ _____ Sale Rent
 Total Number of Hotel Rooms: _____ Average Size of Hotel Rooms: _____
 Area of Commercial/Retail Use: _____ Area of Restaurant Use: 9087
 Area of Office Use: 84838 Area of Industrial Use: _____
 Estimated Average Rent per Square Foot: \$ _____
 Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 2021
 Estimated Value of Improvement: \$ _____ Estimated Value at Completion: \$ 12 mil
 Permitted Building Height: 135'-0" Proposed Building Height: 134'-4"
 Required Setbacks: Front: 10' Proposed Setbacks: Front: 10'
 Sides: 10'/0' Sides: 10'/0'
 Rear: 5' Rear: 5'
 Required Parking Spaces: 212 Proposed Parking Spaces: 220
 Name of Developer/Property Owner: Harrison Retail Group LLC
 Address of Developer/Property Owner: 1882 Tyler St.
 Telephone: _____ Fax: _____ Email Address: afurman@f2korp.com
 Name of Consultant/Representative/Tenant (circle one): Joseph Kaller
 Telephone: 954-920-5746 Email Address: Joseph@kallerarchitects.com



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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 consists of 5 separate single story retail building with approximate 19,000 total sf of commercial space.

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 special requests are being made for this project.

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