

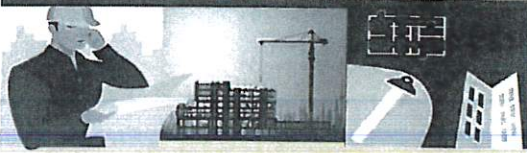
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Planning/Zoning

DEPARTMENT OF DEVELOPMENT SERVICES

OCT 26 2017

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CITY OF HOLLYWOOD
OFFICE OF PLANNING

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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: Emerald Place Apartments, Clubhouse, & Shopping Center
Proposed Project Address: 3910 N. 56th Ave.
Folio Number(s): 514101080040

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

Land Use Designation: OSZ, GIB, Med. Res. Zoning District: PUD-2

Gross Lot Area: _____ Net Lot area: 16.49 ac

Existing Use of Property: Residential Multifamily

Existing Number of Units: 300

Existing Commercial Area: _____

Current Assessed Value of: Land: \$ 4,620,610 Building(s): \$ 24,826,730

Proposed Use: Multifamily Residential & Commercial

Total Number of Residential Units: 420 Average Size of Units: 700 sf.

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

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

Area of Commercial/Retail Use: 9057 Area of Restaurant Use: _____

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): Dec 2019

Estimated Value of Improvement: \$ 10.5 mil Estimated Value at Completion: \$ _____

Permitted Building Height: NA Proposed Building Height: 41'-0"

Required Setbacks: Front: See Site Data Proposed Setbacks: Front: See Site Data

Sides: _____ Sides: _____

Rear: _____ Rear: _____

Required Parking Spaces: See Site Data Proposed Parking Spaces: See Site Data

Name of Developer/Property Owner: Emerald Place Apartments LLC

Address of Developer/Property Owner: 5200 Blue Lagoon Dr. STE 400 MIAMI, FL

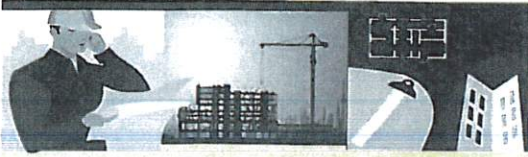
Telephone: 305-722-6181 Fax: _____ Email Address: ckuriansky@fm.com

Name of Consultant/Representative/Tenant (circle one): Joseph B Kalkor/Keith Polickoff

Telephone: 954-920-5746 / 917-532-6492 Email Address: joseph.kalkor@tcl.com
keith.polickoff@scul.com

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DEPARTMENT OF DEVELOPMENT SERVICES



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 existing property consists of 6 four story rental apartment buildings each with 50 units. There is a small Club House with a pool on property. There is currently no commercial buildings on site.

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.

A variance request for parking will be required. The current parking to unit ratio is about 1.46 per unit. We are proposing 1.43 per unit including all required Hz spaces. This request is being made because of the very close proximity of the site to the 441 Transit Oriented Corridor, where the use of public transportation is strongly encouraged and promoted.

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