

DEPARTMENT OF DEVELOPMENT SERVICES



PRE-APPLICATION CONCEPTUAL OVERVIEW



Tel: (954) 921-3471
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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: Seminole Village Park

Proposed Project Address: 3553 N State Road 7, Hollywood FL 333021

Folio Number(s): 5141 01 00 0130

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

Land Use Designation: TOC Zoning District: North Mixed Use (N-MU)

Gross Lot Area: 5.0 acres Net Lot area: 5.0 acres

Existing Use of Property: Vacant

Existing Number of Units: _____ Existing Commercial Area: _____

Current Assessed Value of: Land: \$ _____ Building(s): \$ _____

Proposed Use: Institutional (Passive Park with Traditional Chickee Huts)

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: _____

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): January, 2019

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

Permitted Building Height: 65 Feet Proposed Building Height: 13 Feet

Required Setbacks: Front: 10 Feet Proposed Setbacks: Front: 297 Feet
Sides: 0 Feet Sides: 85/53 Feet
Rear: 5 Feet Rear: 237 Feet

Required Parking Spaces: N/A Proposed Parking Spaces: 56

Name of Developer/Property Owner: S.T.O.F Holdings, LTD.

Address of Developer/Property Owner: 6365 Taft Street, Ste. 3006; Hollywood, FL 33024

Telephone: 954-585-5652 Fax: _____ Email Address: JenniferKolakowski@semtribe.com

Name of Consultant/Representative/Tenant (circle one): Michelle Diffenderfer, Esq.

Telephone: 561-640-0820 Email Address: MDiffenderfer@LLW-LAW.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.

There is no existing use of this property. The site is vacant.

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.

This request is for Site Plan approval to allow a passive park with Traditional Seminole chickee hut shade structures. The site will feature an improved parking area, all required landscaping, and a stormwater dry retention area. Special care is being taken to preserve the mature vegetation on the property to the greatest extent possible.

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

The property is adjacent to the Seminole Tribe of Florida's Hollywood Reservation. This park will provide a significant amenity to those residents, allowing for large open spaces, preserved landscaping, and an area for small community events.