

# 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: The Eduardo Building  
 Proposed Project Address: 2006 Hollywood Blvd., Hollywood, FL 33020  
 Folio Number(s): 514215011380  
 Proposed Project located within:  CRA - Beach District  CRA - Downtown District  
 State Road 7 Corridor  Other: Core District  
 Land Use Designation: RAC Zoning District: RC-2  
 Gross Lot Area: 3,035 SF Net Lot area: 3,025 SF  
 Existing Use of Property: Vacant  
 Existing Number of Units: 1 Existing Commercial Area: Yes  
 Current Assessed Value of: Land: \$ 105,880\* Building(s): \$ 563,940\*  
 Proposed Use: Retail  
 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: 2,826 SF Area of Restaurant Use: N/A  
 Area of Office Use: N/A Area of Industrial Use: N/A  
 Estimated Average Rent per Square Foot: \$ TBD  
 Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 4/2019  
 Estimated Value of Improvement: \$ TBD Estimated Value at Completion: \$ TBD  
 Permitted Building Height: 55 FEET Proposed Building Height: 21'-2"  
 Required Setbacks: Front: 0 ft. Proposed Setbacks: Front: 0 ft.  
 Sides: 0 ft. Sides: 0 ft.  
 Rear: 5 ft Rear: 7ft-7in.  
 Required Parking Spaces: Existing Proposed Parking Spaces: Existing  
 Name of Developer/Property Owner: Hollywood 2006 Realty LLC Attn: Gerald Simon  
 Address of Developer/Property Owner: P.O. Box 803, Katonah, NY 10536  
 Telephone: 914.232.0795 Fax: \_\_\_\_\_ Email Address: GSimon@carlylemgmt.com  
 Name of Consultant/Representative/Tenant (circle one): Rick Brautigan Architecture  
 Telephone: 561.272.9086 Email Address: Rickbarc33@aol.com

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## **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.

Existing property currently contains a 2,826 SF vacant one-story building with frontage to Hollywood Blvd. The existing one-story building's rear and side walls will remain. The front facade of the building will be demolished (shoring of existing roof will be provided) and replaced with a new facade wall with storefront door/windows, overhang and architectural treatment. The interior improvements will include the removal of the existing restroom to be replaced by a new Accessible Unisex Restroom with new Accessible Drinking fountains. The existing ramp at the front of the tenant space will be removed and replaced with a concrete slab with a 1:20 max. slope (front 12 feet) A new HVAC system will replace the existing one.

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.

N/A

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

N/A