

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: The Richard Building
 Proposed Project Address: 1906 Hollywood Blvd., Hollywood, FL 33020
 Folio Number(s): 514215014730
 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: 3,085 SF Net Lot area: 3,085 SF
 Existing Use of Property: Vacant
 Existing Number of Units: 1 Existing Commercial Area: Yes
 Current Assessed Value of: Land: \$ 163,350 Building(s): \$ 652,620
 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: 2,462 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): 6/2019
 Estimated Value of Improvement: \$ TBD Estimated Value at Completion: \$ TBD
 Permitted Building Height: 55 FEET Proposed Building Height: 28'-0"
 Required Setbacks: Front: 0 ft. Proposed Setbacks: Front: 0 ft.
 Sides: 0 ft. Sides: 0 ft.
 Rear: 5 ft Rear: 5ft
 Required Parking Spaces: Existing Proposed Parking Spaces: Existing
 Name of Developer/Property Owner: Hollywood 1906 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

2600 Hollywood Boulevard, Room 315 • P.O. Box 229045 • Hollywood, FL 33022-9045
Phone (954) 921-3471 • Fax (954) 921-3347 • www.hollywoodfl.org



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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.

Existing property currently contains a 1,865 SF vacant one-story building with frontage to Hollywood Blvd. The entire existing one-story building will be demolished (except for party walls if shared with neighbors).

A new 2,462 SF CMU building with steel bar joists and metal deck roof structure is proposed as a "white shell" with new Accessible Unisex Restroom with new Accessible Drinking fountains. New HVAC, electrical and plumbing systems will be installed. Additional interior improvements will be by the Future Tenant.

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