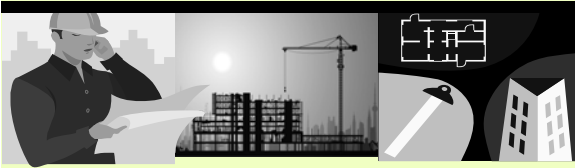


DEPARTMENT OF DEVELOPMENT SERVICES



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: Al's Florist

Proposed Project Address: 1700 North SR 7

Folio Number(s): 514112030110

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

Land Use Designation: TOC Zoning District: C-MU

Gross Lot Area: 13,597 S.F. Net Lot area: 13,597 S.F.

Existing Use of Property: Commercial

Existing Number of Units: N/A Existing Commercial Area: 6,890 S.F.

Current Assessed Value of: Land: \$ 121,090 Building(s): \$ 513,430

Proposed Use: Commercial

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: 3,887 S.F. Area of Restaurant Use: N/A

Area of Office Use: N/A Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ N/A

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): JUNE 2021

Estimated Value of Improvement: \$ 1,114,560 Estimated Value at Completion: \$ 1,114,560

Permitted Building Height: 85'-0" Proposed Building Height: 29'-0"

Required Setbacks: Front: 10'-0" Proposed Setbacks: Front: 10'-0"

Sides: 0'-0" Sides: 1'-0"

Rear: 5'-0" Rear: 5'-0"

Required Parking Spaces: 14 Proposed Parking Spaces: 15

Name of Developer/Property Owner: Nick Rotunno

Address of Developer/Property Owner: 1700 North SR 7, Hollywood, FL 33021

Telephone: 954-416-2718 Fax: N/A Email Address: nick.rotunno@alsflorist.com

Name of Consultant Representative/Tenant (circle one): Saltz Michelson Architects

Telephone: 954-266-2700 Email Address: mgutierrez@saltzmichelson.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.

The property is currently occupied by a 3,887 s.f. commercial building. The building houses Al's Florist as well as two additional tenant bays. Tenant bays are currently 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.

N/A

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

This site was reduced in size by the widening of US 441. The project proposes to demolish the existing building, construct a new retail structure facing the street and provide parking in the rear of the building.