

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: MIRO CORNERS PARKING

Proposed Project Address: S STATE ROAD 7, HOLLYWOOD, 33314

Folio Number(s): 504136-22-0010

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

Land Use Designation: PARKING LOT Zoning District: SR7-CCD-RC

Gross Lot Area: 1,046,655 Net Lot area: 1,047,055

Existing Use of Property: VACANT COMMERCIAL

Existing Number of Units: 0 Existing Commercial Area: 741,735

Current Assessed Value of: Land: \$ 5,596,500 Building(s): \$ N/A

Proposed Use: PERMANENT PARKING LOT

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: 741,735 Area of Restaurant Use: N/A

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

Estimated Average Rent per Square Foot: \$ 7.50

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 03/03/2020

Estimated Value of Improvement: \$ 665,467.50 Estimated Value at Completion: \$ 6,261,967.50

Permitted Building Height: N/A Proposed Building Height: N/A

Required Setbacks: Front: 10' Proposed Setbacks: Front: >10'
 Sides: 10' Sides: >10'
 Rear: 10' Rear: >10'

Required Parking Spaces: N/A Proposed Parking Spaces: 834

Name of Developer/Property Owner: STOF HOLDINGS LTD

Address of Developer/Property Owner: 6365 TAFT ST STE 3006, HOLLYWOOD, FL 33024

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant Representative/Tenant (circle one): MARYELEN SAMITAS

Telephone: 321-775-6644 Email Address: Maryelen.Samitas@atkinsglobal.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.

VACANT COMMERCIAL LOT (1,047,055 SF)USED AS TEMPORARY PARKING FOR CONTRUCTION EMPLOYEES.

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.

TRANSITIONING THE TEMPORARY LOT TO A PERMANENT PARKING LOT, WITH ASPHALT PAVING. CITY OF HOLLYWOOD IS ENCOURAGING MASS PUBLIC TRANSPORTATION AND SOME VARIANCES MAY APPLY. POTENTIAL VARIANCES NEEDED BASED ON ZONING CODE: WHEEL STOPS AND CURBING ON EXTERIOR AREAS, LIGHTING OF NO MORE THAN 0.5 FOOT CANDLES ALLOWED, EVERY 10 PARKING SPACES REQUIRES A LANDSCAPE WITH A 190 SF AREA, MAX SETBACK IS 30' AND MINIMUM 10' (CURRENTLY SITE HAS 54' SET BACKS DUE TO LANDSCAPE BERM AND SWALE) PLEASE REFER TO ATTACHED SITE PLAN FOR PROPOSALS.

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

PARKING LOT WILL BE AN EXTENSION OF THE HARD ROCK RESORT WHICH US441 PASSES THROUGH, WITH THE INTENT OF BECOMING AN URBAN STREET SCAPE WITH WIDE SIDEWALKS AND TWO BUS STOPS.SEE ATTACHED SITE PLAN