

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: 6100 RETAIL SHOPS
 Proposed Project Address: 6100 HOLLYWOOD BLVD.
 Folio Number(s): 514113310010
 Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
 Land Use Designation: _____ Zoning District: C-4
 Gross Lot Area: 224,560 SF Net Lot area: 201,579 SF
 Existing Use of Property: OFFICE
 Existing Number of Units: N/A Existing Commercial Area: 15,716 SF
 Current Assessed Value of: Land: \$ 2,420,990 Building(s): \$ 14,227,250
 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: 5600 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: \$ N/A
 Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 9/2020
 Estimated Value of Improvement: \$ 200,000 Estimated Value at Completion: \$ _____
 Permitted Building Height: 175'-0" Proposed Building Height: 25'-0"
 Required Setbacks: Front: 10'-0" Proposed Setbacks: Front: 24'-0"
 Sides: 0 Sides: 0
 Rear: - Rear: -
 Required Parking Spaces: 22.4 Proposed Parking Spaces: 26
 Name of Developer/Property Owner: YASHASIM LLC
 Address of Developer/Property Owner: 6100 HOLLYWOOD BLVD.
 Telephone: (954) 404-7663 Fax: _____ Email Address: BARRYKATZ@COMCAST.NET
 Name of Consultant/Representative/Tenant (circle one): D.T.I. Assoc. INC - CARLOS CARDOSO
 Telephone: (286) 235-9097 x1204 Email Address: CCARDOSO@DTIARCHITECT.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



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 SITE CURRENTLY CONTAINS A 7 STORY OFFICE BUILDING APPROXIMATELY 15,716 S.F. THE SITE HAS AN OVER ABUNDANCE OF UNUSED PARKING SPACES. IT IS OUR INTENT TO ADD A 5000 SF RETAIL OUTPARCEL AT THE NORTH EAST PORTION OF THE SITE FRONTING HOLLYWOOD BLVD. WITH THE ADDITIONAL BUILDING THE SITE STILL HAS A SURPLUS OF 45 PARKING SPACES.

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.

NO SPECIAL REQUESTS AT THIS TIME

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