

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: 2801 Greene Street

Proposed Project Address: 2801 Greene Street, Hollywood, FL 33020

Folio Number(s): 514204040102, 514204040112, 514204040113, 514204040114

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

Land Use Designation: _____ Zoning District: IM-1

Gross Lot Area: 3.04 acres (132,549.00 SF) Net Lot area: _____

Existing Use of Property: Automobile Dealership/warehouse / event space

Existing Number of Units: N/A Existing Commercial Area: N/A

Current Assessed Value of: Land: \$ 1,376,300.00 Building(s): \$ 3,575,740.00

Proposed Use: Hotel

Total Number of Residential Units: N/A Average Size of Units: N/A

Estimated Average Sale Price/Rent per Unit: \$ _____ Sale Rent

Total Number of Hotel Rooms: 265 Average Size of Hotel Rooms: 400

Area of Commercial/Retail Use: 15,000 Area of Parking Garage Use: 70,000 SF

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

Estimated Average Rent per Square Foot: \$ _____

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

Estimated Value of Improvement: \$ 25,000,000.00 Estimated Value at Completion: \$ 25,000,000.00

Permitted Building Height: 25' Proposed Building Height: 80'

Required Setbacks: Front: 0 Proposed Setbacks: Front: 40'-0"

Sides: 55' @ Hotel Sides: 7'-0" / 200'-0"

Rear: 55' @ Hotel Rear: 8'-0"

Required Parking Spaces: 300 Proposed Parking Spaces: 225

Name of Developer/Property Owner: 2801 Greene Street LLC / Sound Connection

Address of Developer/Property Owner: 2801 Greene Street Hollywood, FL 33020

Telephone: 305-748-3789 Fax: 305 748 3789 Email Address: Josef@lawnowfl.com

Name of Consultant/Representative/Tenant (circle one): Josef Timlichman

Telephone: (305) 748-3789 Email Address: Josef@lawnowfl.com

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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.

The main parcel of the property folio number ending 0102 currently contains the existing Warehouse Building (+/- 43,196 SF), the existing event space within the warehouse (+/- 9,483 SF) and the car dealership and storage on the rest . The remaining site is parking and car storage as well as approx (+/- 400 SF) for the billboard. The total site contains 132,549 SF (3.04 acres).

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.

We are requesting that the property be entitled into a Hotel pursuant to the IM-1 Zoning.

Additionally, we are requesting a Variance in height to six (6) or seven (7) stories in exchange for a reduction in applicable lot coverage. We are also seeking eligibility of an additional 125-180 Hotel Rooms from the flex or reserve units program. We are seeking any CRA incentives the property and district maybe eligible for. We are also seeking any benefits we maybe eligible for under the new FDOT tax program.

We would like to explore the possibility of extending the road along the 95 as well as possible direct access to the exit street.

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

The proposed new Hotel in Hollywood project (located on the main parcel) consists of the following:

1. Two Hotels, one extended stay and one short stay approx (+/- 300,000 SF) - The hotels will have a shared front of house and shared back of the house.
2. Accompanying Catering hall / Conference space (+/- 12,000 SF)
3. Out Parcel Restaurant I.E. Cracker Barrel (+/- 21,900 SF)

Total square footage of project is (+/- 360,000 SF).

The property will have surface parking. A valet program, and a shuttle program to and from the train HUB as well as local retail.