

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: Yellow Green Farmer's Market Expansion

Proposed Project Address: 3080 Sheridan St. , 1940 & 1954 N 30th Rd

Folio Number(s): 514208190010, 514208010050, 514208010041

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

Land Use Designation: Industrial Zoning District: IM-1

Gross Lot Area 15.85 acres (690,572 Sq.Ft.) Net Lot area: 15.85 acres

Existing Use of Property: Farmer's Market (65,120 sq. ft. Warehouse (35,688 sq. ft.)

Existing Number of Units: N/A Existing Commercial Area: 100,808 Sq. Ft.

Current Assessed Value of: Land: \$ 7,260,580 Building Value: \$ 6,404,630

Proposed Use: Farmer's Market with Open Roofed Food Court

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: 145,496 Area of 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): December 2020

Estimated Value of Improvement: \$ 3,000,000 Estimated Value at Completion: \$ 17,000,000

Permitted Building Height: 35' Proposed Building Height: 35'

Required Setbacks: Front: 5-15' min. 5% lot depth Proposed Setbacks: Front 18.85'

Sides: 0' Sides: 0

Rear: 0' Rear: 0

Required Parking Spaces: 702 **Provided Parking Spaces:** 702-813

Name of Developer/Property Owner: 1940 N 30 Rd LLC, 1954 N 30 Rd LLC, 3080 Sheridan Street, LLC

Address of Developer/Property Owner: 3069 Taft Street, Hollywood, FL 33021

Telephone: 954 921 2444 Fax: 954 921 2508 Email Address: Adrucker@invictawatch.com

Name of Consultant/Representative/Tenant (circle one): Debbie Orshefsky, Esq.

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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.

Farmer's Market. Storage Warehouse. Associated Parking lot with minor storage buildings to remain.

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.

Applicant seeks site plan approval to expand the existing 65,120 square-foot farmers market by adding a new 44,688 square foot open-roofed food court on the west side of the market located at 1940 N 30th Road. Additionally, an adjacent warehouse at 1954 N 30th Road will be converted from storage space to vendor space and will serve as a new entry to the market. Finally the property at 3080 Sheridan Street will be improved to provide parking and pedestrian connectivity to the market. A small scale land use plan amendment (lupa) is being submitted to amend the land use at 1940 and 1954 N 30th Road from Industrial to General Business.

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

1. Proposed hours of operation are changing from Saturday and Sunday from 10AM-4PM to Saturday and Sunday 10AM-9PM. Customer access will be via Sheridan Street and N 31st Avenue/Sherman Street.