

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: Soleste Hollywood BLVD  
Proposed Project Address: 2001 Hollywood Boulevard, Hollywood, FL 33020  
Folio Number(s): See attached list of folio and lot numbers  
Proposed Project located within: [ ] CRA - Beach District [X] CRA - Downtown District  
[ ] State Road 7 Corridor [ ] Other:  
Land Use Designation: Regional Activity Center Zoning District: ND-3 and RC-2  
Gross Lot Area: 103,744 SF Net Lot area: 98,274 SF  
Existing Use of Property: Office building and surface parking lot with nightclub & drive-thru teller facilities  
Existing Number of Units: N/A Existing Commercial Area: 42,850 SF  
Current Assessed Value of: Land: \$ Various Building(s): \$ Various  
Proposed Use: Mixed-Use Development  
Total Number of Residential Units: 350 Average Size of Units: 700 SF  
Estimated Average Sale Price/Rent per Unit: \$ 2 - 2.15 per square foot [ ] Sale [X] Rent  
Total Number of Hotel Rooms: N/A Average Size of Hotel Rooms: N/A  
Area of Commercial/Retail Use: 29,838 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: \$ 25 per square foot  
Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 04/2022  
Estimated Value of Improvement: \$ N/A Estimated Value at Completion: \$ N/A  
Permitted Building Height: 140' Proposed Building Height: 94'  
Required Setbacks: Front: \*\* See Page 2 Proposed Setbacks: Front: \*\* See Page 2  
Sides: \*\* See Page 2 Sides: \*\* See Page 2  
Rear: \*\* See Page 2 Rear: \*\* See Page 2  
Required Parking Spaces: 400 Proposed Parking Spaces: 497  
Name of Developer/Property Owner: The Estate Companies / SunTrust Office Building, LLC  
Address of Developer/Property Owner: 6201 SW 70th Street, South Miami, FL 33143  
Telephone: (786)220-0466 Fax: (786) 288-3094 Email Address: jardizon@eigfl.com  
Name of Consultant/Representative/Tenant (circle one): Debbie Orshefsky / Holland & Knight LLP  
Telephone: (954) 468-7871 Email Address: debbie.orshefsky@hklaw.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

## DEPARTMENT OF DEVELOPMENT SERVICES



# 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 currently contains: (1) a commercial building located at 2001 Hollywood Boulevard, containing approximately 37,750 square feet of office space (the "Office Building"), (2) a drive-thru teller facility, (3) a surface parking lot serving the Office Building, and (4) a retail building containing approximately 5,100 square feet, currently being used as a nightclub.

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.

The majority of the site is zoned ND-3 which has a height limitation of 140 feet and 10 stories, however a portion of the site is zoned RC-2 which has a height limit of 55 feet and 5 stories. In order to create a cohesive form and composition, we will be requesting a height and story variance for the RC-2 portion of the development. The proposed development will be 8 stories with a maximum height of 94' ft. The applicant is also proposing to vacate the existing alley and easement to relocate all existing utilities except the existing sewer line with vehicular access maintained for City maintenance of the public sewer line.

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

\*\* Page 1 Detail

|                   | <u>Required</u> | <u>Proposed</u> |                                  |
|-------------------|-----------------|-----------------|----------------------------------|
| Front (up to 35') | 0'              | 15'             | <i>Hollywood Boulevard</i>       |
| Front (above 35') | 25'             | 25'             | <i>Hollywood Boulevard</i>       |
| Sides             | 10'             | 10'             | <i>N 20th Ave and N 21st Ave</i> |
| Rear              | 0'              | 7'              | <i>Tyler Street</i>              |

Applicant will be submitting a Request for a Certificate of Appropriateness to the Historical Preservation Board in connection with the demolition of the Office Building.

2600 Hollywood Boulevard, Room 315 • P.O. Box 229045 • Hollywood, FL 33022-9045  
Phone (954) 921-3471 • Fax (954) 921-3347 • [www.hollywoodfl.org](http://www.hollywoodfl.org)