

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: 2500 Hollywood Blvd. Hollywood, FL 33020

Proposed Project Address: 2500 Hollywood Blvd. Hollywood, FL 33020

Folio Number(s): _____

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

Land Use Designation: B-Business Zoning District: RC-1

Gross Lot Area: 1.072 AC / 46,686 SF Net Lot area: 0.77 AC / 33,480 SF

Existing Use of Property: Offices

Existing Number of Units: 42 Existing Commercial Area: 29,247 SF

Current Assessed Value of: Land: \$ 671,320 Building(s): \$ 2,651,930

Proposed Use: Commercial

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: N/A Area of Restaurant Use: N/A

Area of Office Use: 37,735 SF Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ _____

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

Estimated Value of Improvement: \$ 900,000 Estimated Value at Completion: \$ _____

Permitted Building Height: 5 Stories/65 FT. Proposed Building Height: Exist. 4 Stories

Required Setbacks: Front: 34'-11" Proposed Setbacks: Front: Existing
Sides: 37'-7"/69'-4" Sides: Existing
Rear: 20'-4" Rear: Existing

Required Parking Spaces: 95 Proposed Parking Spaces: 98

Name of Developer/Property Owner: DST Investments, LLC

Address of Developer/Property Owner: 275-189 Terrace, Sunny Isles, FL 33160

Telephone: 954-923-6844 Fax: _____ Email Address: kingrealestate1@att.net

Name of Consultant **Representative**/Tenant (circle one): Ari Sklar

Telephone: 954-925-9292 Email Address: arisklar@sklarchitect.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.

THIS IS AN EXISTING 4-STORY ELEVATED COMMERCIAL BUILDING WITH OPEN PARKING AREA AT GROUND LEVEL. ENCLOSE EXISTING GROUND FLOOR PARKING AREA WITH CMU WALLS AND CONVERT TO INTERIOR BUILT-OUT FOR NEW OFFICES, RESTROOMS, AND LOBBY AREA (APPROXIMATELY 8, 488 SQ FT) WITH MINIMAL SITE PARKING STALL RESTRIPIING & ADDED LANSDCAPE AREA AND NEW EXTERIOR DOORS AND WINDOWS AT PERIMETER PROPOSED WALLS AT GROUND FLOOR.

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.

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