

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: Sheridan Plaza Redevelopment

Proposed Project Address: 4901 and 5511 Sheridan Street

Folio Number(s): 5142 06 08 4889 and 5142 06 08 4890

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

Land Use Designation: GBUS Zoning District: C-3

Gross Lot Area: _____ Net Lot area: _____

Existing Use of Property: Retail Center

Existing Number of Units: _____ Existing Commercial Area: 379,881

Current Assessed Value of: Land: \$ 15,909,810 Building(s): \$ 48,549,210

Proposed Use: Retail Center - same as existing

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: 379,881 Area of Restaurant Use: _____

Area of Office Use: _____ Area of Industrial Use: _____

Estimated Average Rent per Square Foot: \$ _____

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

Estimated Value of Improvement: \$ 7,000,000 Estimated Value at Completion: \$ 48,549,210

Permitted Building Height: _____ Proposed Building Height: _____

Required Setbacks: Front: _____ Proposed Setbacks: Front: _____

Sides: _____ Sides: _____

Rear: _____ Rear: _____

Required Parking Spaces: _____ Proposed Parking Spaces: _____

Name of Developer/Property Owner: EQUITY ONE (SHERIDAN PLAZA) LLC

Address of Developer/Property Owner: One Independent Dr Suite #114, Jacksonville, FL 32202

Telephone: 305-940-3896 Fax: _____ Email Address: phenrique@regencycenters.com

Name of Consultant/Representative/Tenant (circle one): Paula Henrique

Telephone: 305-940-3896 Email Address: phenrique@regencycenters.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.

Sheridan Plaza is an existing 379,881 SF retail center being renovated and repaired.

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.

N/A

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

N/A