

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

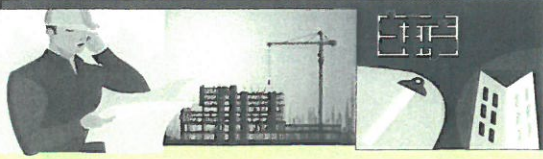
Provide one complete 11"X17" set, including the following documents and drawings: Conceptual Overview (including site and project description), Survey, Preliminary Site Plan, and Elevations, to the Planning Division two business days prior to the conference. An additional 10 sets (11"X17") shall be provided at the time of the Conference.

Site and Project Data

Proposed Project Name: THE PLAZA 441
 Proposed Project Address: 5300 S. SR7 HOLLYWOOD FL 33314
 Folio Number(s): 5041 36 13 0010
 Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
 Land Use Designation: TOC Zoning District: N-MU
 Gross Lot Area: 143,830 Net Lot area: 89,548
 Existing Use of Property: COMMERCIAL
 Existing Number of Units: _____ Existing Commercial Area: _____
 Current Assessed Value of: Land: \$ 807,190 Building(s): \$ 134,740
 Proposed Use: MIXED USE
 Total Number of Residential Units: 51 Average Size of Units: 1,400 SF
 Estimated Average Sale Price/Rent per Unit: \$ _____ Sale Rent
 Total Number of Hotel Rooms: 170 Average Size of Hotel Rooms: 350
 Area of Commercial/Retail Use: 25,095 Area of Restaurant Use: 13,893
 Area of Office Use: 83,556 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: \$ _____ Estimated Value at Completion: \$ _____
 Permitted Building Height: 175' - 0" Proposed Building Height: 16 STORIES / 173' - 0"
 Required Setbacks: Front: 10' / 10' Proposed Setbacks: Front: 10' / 10'
 Sides: 0' Sides: 8'
 Rear: 5' Rear: 5'
 Required Parking Spaces: 830 Proposed Parking Spaces: 744 WITH PARKING REDUCTIONS ALLOWANCES
 Name of Developer/Property Owner: BSD CAPITAL LLC (under contract)
 Address of Developer/Property Owner: 20846 NE 32 AVE, AVENTURA, FL
 Telephone: 954 394 6615 Fax: _____ Email Address: sharonsharabig@yahoo.com
 Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER
 Telephone: 954 920 5740 Email Address: joepk@kallerarchitects.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 site currently contains a car dealership.

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.

The proposed project is a 16 story Mixed Use Building. There is retail, restaurant, offices, hotel and residential units. The project sits directly on f41 easily accessible to both vehicular and pedestrian traffic.