

PLANNING DIVISION



File No. (internal use only): _____

PRE-APPLICATION CONCEPTUAL OVERVIEW

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



Tel: (954) 921-3471
Fax: (954) 921-3347

Schedule appointment with a planner 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.



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: 5624 JOHNSON ST
 Proposed Project Address: 5624 JOHNSON ST
 Folio Number(s): 514113020050, 514113020040
 Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
 Land Use Designation: COMMERCIAL Zoning District: C-3
 Gross Lot Area: 15574 Net Lot area: 15574
 Existing Use of Property: VACANT
 Existing Number of Units: 0 Existing Commercial Area: 0
 Current Assessed Value of: Land: \$ 186,890 Building(s): \$ 0
 Proposed Use: RETAIL
 Total Number of Residential Units: 0 Average Size of Units: 0
 Estimated Average Sale Price/Rent per Unit: \$ _____ Sale Rent
 Total Number of Hotel Rooms: N/A Average Size of Hotel Rooms: _____
 Area of Commercial/Retail Use: 5034 Area of Restaurant Use: 0
 Area of Office Use: 0 Area of Industrial Use: 0
 Estimated Average Rent per Square Foot: \$ 12.00
 Estimated Date of Completion (If Phased, Estimated Date of Each Phase): JUNE 2021
 Estimated Value of Improvement: \$ 500,000 Estimated Value at Completion: \$ 600,000
 Permitted Building Height: 30 Proposed Building Height: 24-6
 Required Setbacks: Front: 0 Proposed Setbacks: Front: 0
 Sides: 0 Sides: 0 - 7'11"
 Rear: 15.0 Rear: 3'4"
 Required Parking Spaces: 18 Proposed Parking Spaces: 18
 Name of Developer/Property Owner: CONBRAJA LLC
 Address of Developer/Property Owner: 2801 NE 183 ST # 217W AVENTURA
 Telephone: 786-280-6132 Fax: _____ Email Address: SLEPKHANO@YAHOO.COM
 Name of Consultant/Representative/Tenant (circle one): JESS RAMOS
 Telephone: 305-506-7388 Email Address: RAMOS8837@COMCAST.NET

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Hollywood, FL 33022

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.

Site is currently vacant. Proposed building is
a 1 story 5034 SF retail building.

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.

NONE.

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



MARTY KIAR
BRWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	JOHNSON STREET, HOLLYWOOD FL 33021	ID #	5141 13 02 0050
Property Owner	CONBRAJA LLC	Millage	0513
Mailing Address	2801 NE 183 ST #217W AVENTURA FL 33160	Use	10
Abbr Legal Description	HOLLYWOOD BEACH GARDENS CORR PLAT 10-14 B LOTS 7 TO 9 BLK 2		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$126,720		\$126,720	\$126,720	
2020	\$126,720		\$126,720	\$126,720	
2019	\$105,600		\$105,600	\$105,600	\$2,244.69

2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$126,720	\$126,720	\$126,720	\$126,720
Portability	0	0	0	0
Assessed/SOH	\$126,720	\$126,720	\$126,720	\$126,720
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$126,720	\$126,720	\$126,720	\$126,720

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/20/2019	WD*-E	\$270,000	116284395	\$12.00	10,560	SF
1/27/2009	WD*-T	\$100	45980 / 361			
11/20/2008	WD*-T	\$100	45865 / 1476			
11/21/2003	WD*	\$160,000	36526 / 1439			
5/3/2002	WD*	\$130,000	33254 / 1325			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								



MARTY KIAR
BR  **WARD**
 COUNTY
PROPERTY APPRAISER

Site Address	JOHNSON STREET, HOLLYWOOD FL 33021	ID #	5141 13 02 0040
Property Owner	CONBRAJA LLC	Millage	0513
Mailing Address	2801 NE 183 ST #217W AVENTURA FL 33160	Use	10
Abbr Legal Description	HOLLYWOOD BEACH GARDENS CORR PLAT 10-14 B LOT 5 W 10.6, LOT 6 BLK 2		

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Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$60,170		\$60,170	\$60,170	
2020	\$60,170		\$60,170	\$60,170	
2019	\$50,140		\$50,140	\$50,140	\$1,065.81

2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$60,170	\$60,170	\$60,170	\$60,170
Portability	0	0	0	0
Assessed/SOH	\$60,170	\$60,170	\$60,170	\$60,170
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$60,170	\$60,170	\$60,170	\$60,170

Sales History			
Date	Type	Price	Book/Page or CIN
12/20/2019	WD*-E	\$270,000	116284395
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Land Calculations		
Price	Factor	Type
\$12.00	5,014	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
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