



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.

Pre-application Conference

Dates:

<del>02/04</del>	<del>01/22</del>
<del>02/04</del>	<del>02/19</del>
<del>03/04</del>	<del>03/18</del>
<del>04/01</del>	<del>04/15</del>
<del>05/06</del>	<del>05/20</del>
<del>06/03</del>	<del>06/17</del>
<del>07/01</del>	<del>07/15</del>
<del>09/03</del>	<del>09/16</del>
<del>10/07</del>	<del>10/04</del>
<del>11/18</del>	<del>12/02</del>



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: City Furniture Oakwood Plaza

Proposed Project Address: 3800 Oakwood Boulevard, Hollywood, FL 33020

Folio Number(s): 514204080010

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

Land Use Designation: IM-1 Zoning District: IM-1

Gross Lot Area: 388,430 S.F. Net Lot area: N/A

Existing Use of Property: Retail - Mercantile

Existing Number of Units: 1 building Existing Commercial Area: 115,540 SF

Current Assessed Value of: Land: \$ 2,719,010 Building(s): \$ 5,066,280

Proposed Use: Retail - Mercantile

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: 115,540 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: \$ N/A

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): Oct 15, 2021

Estimated Value of Improvement: \$ 5 Mill. Estimated Value at Completion: \$ 5 Mill.

Permitted Building Height: 36'-0" Exist. Proposed Building Height: 51'-4" (72'-0" pyramid)

Required Setbacks: Front: existing to remain Proposed Setbacks: Front: existing to remain  
Sides: existing to remain Sides: existing to remain  
Rear: existing to remain Rear: existing to remain

Required Parking Spaces: parking existing Proposed Parking Spaces: parking existing

Name of Developer/Property Owner: Kimco Realty Corporation

Address of Developer/Property Owner: 6060 Piedmont row Drive south, Ste. 200

Telephone: 704-362-6149 Fax: \_\_\_\_\_ Email Address: lbjohnson@kimcorealty.com

Name of Consultant/Representative/Tenant (circle one): Danilo Guiso

Telephone: 954-703-8104 Email Address: dguiso@galloherbert.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.

Currently the existing site has a vacant 1 story building previously used by Kmart and its about 115,540 SF in size and Approximately 500 dedicated parking spaces for the store.

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.

At this moment we are not requesting any applicable variances. In addition to the 3 signs that we are showing on the proposed building elevations we might add a few small signs such as "Showroom Entrance", "Mattress", "Patio" or something similar. These small signs will be used as directional or for information purpose.

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

City Furniture is the new tenant going into the existing vacant property previously used by Kmart and will maintain the same retail mercantile occupancy. On the exterior of the building, we will update the existing scheme with a new light gauge with a finish skin that will be attached to the existing tilt-up wall panels at the perimeter of the existing building. The exterior scheme will follow the standard City Furniture architectural language used throughout their showroom buildings in Florida. The existing exterior doors and windows will be replaced with impact-resistant doors and windows. We will add City Furniture signature Pyramid open steel structure on top of the building on the west side of the building. The pyramid will stay within the perimeter of the building above the roof. On the inside, we will completely demolish all existing walls and will keep the existing electrical room, existing fire standpipe, and a portion of the stock room/warehouse with the 2 existing overhead doors on the northwest corner of the building. On the east façade of the building (front entrance of the showroom), we will be puncturing some openings in the tilt-up wall panels for new storefront windows to bring in some light. The rest of the tilt-up walls will receive light gauge framing/finish skin and spandrel windows to create the look of a City Furniture building. All the existing egress doors locations will remain and if needed we will provide additional door openings to satisfy code requirements to comply with the life safety plan. I believe the existing rooftop units are in decent condition as well as the existing roof. Regardless we will send out our consultants to provide us with a report that will reflect the existing life expectancy of each component of this building. Lastly, we will be taking a look at the existing landscaping condition and provide a remedial plan that will either bring it up to code and/or provide additional trees, palms, and/or shrubs to make the building surrounding look good and in top shape.