

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: Soleste Young Circle

Proposed Project Address: 1845 Hollywood Boulevard, Hollywood, FL 33020

Folio Number(s): ID# - 5142 15 01 7840

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

Land Use Designation: RAC Zoning District: GU

Gross Lot Area: 41,818 SF Net Lot area: 40,333 SF

Existing Use of Property: MIXED USE: COMMERCIAL/RETAIL & RESIDENTIAL

Existing Number of Units: 21 Existing Commercial Area: 15,000 SF

Current Assessed Value of: Land: \$ 1,881,810 Building(s): \$ 7,309,410

Proposed Use: MIXED USE: RETAIL & RESIDENTIAL

Total Number of Residential Units: 371 Average Size of Units: 795 SF

Estimated Average Sale Price/Rent per Unit: \$ Approx: \$3.50 Sale Rent

Total Number of Hotel Rooms: N/A Average Size of Hotel Rooms: N/A

Area of Commercial/Retail Use: 6,720 SF Area of Restaurant Use: N/A

Area of Office Use: 2,008 SF 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): N/A

Estimated Value of Improvement: \$ N/A Estimated Value at Completion: \$ N/A

Permitted Building Height: 230' Proposed Building Height: 228-4'

Required Setbacks: Front: 10' Proposed Setbacks: Front: 10'

Sides: 10' Sides: 10'

Rear: 10'/15' Rear: 10'

Required Parking Spaces: 481 Proposed Parking Spaces: 513

Name of Developer/Property Owner: Applicant/Developer: ESTATE INVESTMENT GROUP, LLC
Owner: Downtown Hollywood Community Redevelopment Agency

Address of Developer/Property Owner: 6201 SW 70th St. Suite 200, South Miami, FL 33143

Telephone: (305)663-1002 Fax: _____ Email Address: NDiaz@eigfl.com

Name of Consultant/Representative/Tenant (circle one): Debbie Orshefsky

Telephone: (954)468-7871 Email Address: debbie.orshefsky@hklaw.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.

Existing use is a mixed use property with commercial/retail and residential, with approximately 15,000 SF of existing commercial use on the ground floor fronting N Young Circle and 21 apartment rental units above.

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.

Applicant is requesting a rezoning to YCMU from GU. The land use will remain the same: RAC. Applicant will also request Site Plan approval.

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

N/A