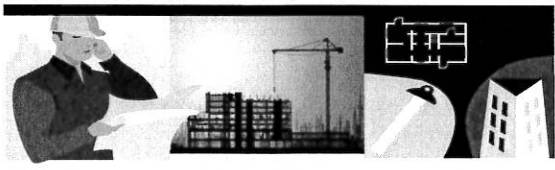


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DEPARTMENT OF DEVELOPMENT SERVICES



PRE-APPLICATION CONCEPTUAL OVERVIEW



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

Scheduled appointment with a planner required for all submittals.

This overview sheet shall be completed in full and submitted with all applicable documents two business days prior to meeting.

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 15 copies of complete 11"X17" packages including the following documents and drawings: Conceptual Overview (including site and project description), Survey, Preliminary Site Plan, and Elevations.

Site and Project Data

Proposed Project Name: CVS @ 3440 Hollywood Blvd

Proposed Project Address: CVS @ 3440 Hollywood Blvd, Hollywood, FL 33021

Folio Number(s): 5142-17-03-0010

Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: None

Land Use Designation: General Business Zoning District: C-3

Gross Lot Area: Office Parcel = 5.82 acres Net Lot area: CVS Parcel = 1.56 acres

Existing Use of Property: Parking lot

Existing Number of Units: One Existing Commercial Area: n/a

Current Assessed Value of: Land: \$ n/a Building(s): \$ n/a

Proposed Use: 13,013 SF Retail Pharmacy and supporting infrastructure

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: 13,013 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: \$ 21.11 psf

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 1Q 2017

Estimated Value of Improvement: \$ 2,869,760 Estimated Value at Completion: \$ TBD

Permitted Building Height: 60ft or 5 stories Proposed Building Height: 28'

Required Setbacks: Front: None (10' L.S buffer) Proposed Setbacks: Front: varies (min 25 ft)

Sides: None (10' L.S buffer) Sides: ~38 ft

Rear: None Rear: 74.13 ft

Required Parking Spaces: 59 Proposed Parking Spaces: 65

Name of Developer/Property Owner: Developer = Boos Development Group / Owner = DPF Venture Corp Center

Address of Developer/Property Owner: Developer = 5789 NW 151st St, Unit B, Miami Lakes, FL 33014
Owner = 518 17 street, 17th floor, Denver, CO 80202

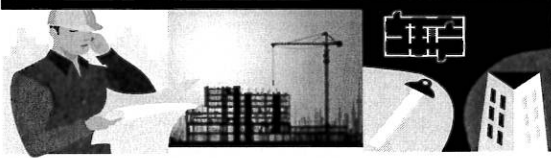
Telephone: (305) 828-8284 Fax: n/a Email Address: vrodriguez@boosdevelopment.com

Name of Consultant/Representative/Tenant (circle one): Engineer = Foresite Group, Inc.

Telephone: (813) 549-3250 Email Address: bkarns@fg-inc.net

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DEPARTMENT OF DEVELOPMENT SERVICES



PRE-APPLICATION CONCEPTUAL OVERVIEW

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 project site is currently developed with a parking lot serving the adjacent office building to the west. As shown on the attached Site Plan, a new 1.56 acre parcel is proposed to be created for the CVS at the northeast corner of the 5.82 acre office parcel (folio# 5142-17-03-0010). Per the attached letter from the Broward County Planning Council, the Planning Council staff determined that replatting is not required for the creation of the proposed CVS parcel.

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.

A parking and vehicular landscape area variance are anticipated for this project. In addition to the Site Plan, attached please find the Existing Parking Exhibits, Proposed Parking Exhibits and Surveys for reference. Since all three (3) adjacent office buildings are under common ownership, the parking analysis is based on the overall 17.34 acre office complex (folios#: 5142-17-03-0010; 0011& 0012). As a whole, the three (3) office parcels currently possess a total of 1,011 parking spaces. The new CVS is required to have a minimum of (59) spaces per code. If adding the CVS required parking (59 spaces) to the existing office parking total (1,011 spaces), there needs to be a minimum of 1,070 parking spaces to avoid impacting the existing parking count. As shown on the Proposed Parking Exhibits, additional parking spaces are proposed in the available green space areas throughout the office complex to offset the parking impacted by the CVS development. A total of 1,066 spaces are proposed (net impact to the existing parking count by four (4) spaces). To support the aforementioned parking impact, an ITE analysis was completed using the ITE Parking Generation Manual 4th Edition Rates that shows that more than adequate parking exists to support the office buildings and new CVS. A cross parking agreement is proposed. Please refer to the tables located on the Proposed Parking Exhibits for additional information.

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