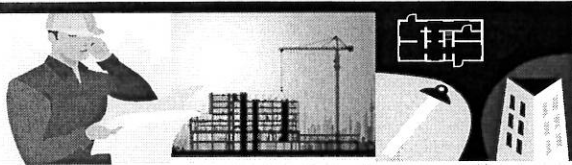


DEPARTMENT OF DEVELOPMENT SERVICES



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: Medical Office Building

Proposed Project Address: 3800 Johnson Street/3802, 3810, 3814 Johnson Street

Folio Number(s): 514207031730, 514207031750, 514207031760, 514207031770

Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: West Central-Hollywood Hills

Land Use Designation: Residential Zoning District: O-1 and RS-5

Gross Lot Area: 1.45 acres Net Lot area: 1.34 acres

Existing Use of Property: Office Building/ 3 single family residential

Existing Number of Units: 3 residential Existing Commercial Area: 21,155 sf

Current Assessed Value of: Land: \$ 560,440 Building(s): \$ 4,593,640 (4 properties combined)
(4 properties combined)

Proposed Use: Office and at-grade parking lot

Total Number of Residential Units: 0 Average Size of Units: _____

Estimated Average Sale Price/Rent per Unit: \$ _____ Sale Rent

Total Number of Hotel Rooms: _____ Average Size of Hotel Rooms: _____

Area of Commercial/Retail Use: _____ Area of Restaurant Use: _____

Area of Office Use: 6,500 sf gross addition Area of Industrial Use: _____

Estimated Average Rent per Square Foot: \$ _____

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): November 2016

Estimated Value of Improvement: \$ 800,000 Estimated Value at Completion: \$ 800,000

Permitted Building Height: 30'-0" Proposed Building Height: Existing to remain

Required Setbacks: Front: 25'-0" Proposed Setbacks: Front: Existing to remain
 Sides: 10'-0" Sides: Existing to remain
 Rear: 20'-0" Rear: Existing to remain

Required Parking Spaces: 87 Proposed Parking Spaces: 90

Name of Developer/Property Owner: Moore Investments & Development/ Lotus Capital Partners LLC

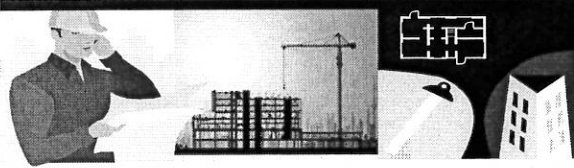
Address of Developer/Property Owner: 2750 NE 185th Street, Aventura, FL 33180

Telephone: (305) 967-7467 Fax: _____ Email Address: mooreinvestments60@yahoo.com

Name of Consultant Representative/Tenant (circle one): Saltz Michelson Architects

Telephone: (954) 276-2700 Email Address: mfarlander@saltzmichelson.com

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 site at 3800 Johnson Street currently contains a 2-story medical office building with parking beneath the building. A new 6,500 gross sf addition is planned for the east end of the existing medical office building and will be constructed within the existing footprint of the original building at ground level. The new addition/infill will be consistent with the existing construction and architectural style, including matching color palette, windows and doors. To accommodate parking requirements for the new addition and to serve the existing medical office building, a new at-grade parking lot is proposed to be built on 3 adjacent properties, just to the west of 3800 Johnson Street. These properties are under the same ownership and each contain a 1-story single family residence ranging from approximately 1,300 sf to 1,700 sf each. The residences and driveways will be demolished and their lots will be cleared for the new parking lot.

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 special exception is required for the proposed at-grade parking lot. Attached is the justification criteria for the special exception.

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