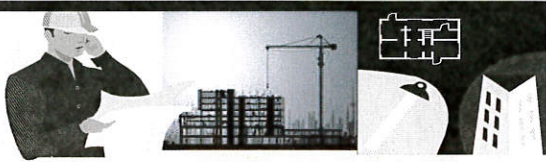


DEPARTMENT OF DEVELOPMENT SERVICES



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: Urgent Care Center at West Lake Commons Plaza

Proposed Project Address: (TBD) Sheridan Street

Folio Number(s): 514210620010

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

Land Use Designation: RAC Zoning District: C-2 Low/Medium Inten. Comm. Dist.

Gross Lot Area: 31,619 SF Net Lot area: n/a

Existing Use of Property: Vacant "Parcel D"

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

Current Assessed Value of: Land: \$ 600,000 Building(s): \$ n/a

Proposed Use: New Urgent Care Center building at West Lake Commons Plaza

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: n/a Area of Restaurant Use: n/a

Area of Office Use: 5,259sf 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): Mid 2017

Estimated Value of Improvement: \$ 1,800,000 Estimated Value at Completion: \$ 1,800,000

Permitted Building Height: 60' Proposed Building Height: 24'

Required Setbacks: Front: 15' Proposed Setbacks: Front: (N) 120'-2"
 Sides: 0' (to the "Site property") Sides: (E/W) 537'-6"/698'
 Rear: 15' Rear: (S) 81'-10"

Required Parking Spaces: 24 Proposed Parking Spaces: 33

Name of Developer/Property Owner: Memorial Health Systems

Address of Developer/Property Owner: 3501 Johnson St, Hollywood, FL 33021

Telephone: (954) 987-2000 Fax: (954) 987-2001 Email Address: (Mark Greenspan) mgreenspan@mhs.net

Name of Consultant Representative/Tenant (circle one): CHARLES A MICHELSON / SALTZ MICHELSON ARCHITECTS

Telephone: 954-266-2700 Email Address: cmichelson@saltzmichelson.com

2600 Hollywood Boulevard, Room 315 • P.O. Box 229045 • Hollywood, FL 33022-9045
 Phone (954) 921-3471 • Fax (954) 921-3347 • www.hollywoodfl.org

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 is currently located in the West Lake Commons Plaza on an empty sodded vacant parcel (Parcel "D").

This project plans to develop this parcel of land for a new (5,259 SF) Urgent Care Center facility. It will contain the following: Vestibule/lobby, reception, waiting area, exam rooms, office, staff support spaces, storage, and other building support areas.

The new building and site will be designed with sustainability in mind. The site's development will include landscaping, driveways and, 33 parking spaces (which includes 2 handicap spaces).

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.

The existing zoning and use for this project is allowed by the City.

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