

APR 25 '16 AM 11:35

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

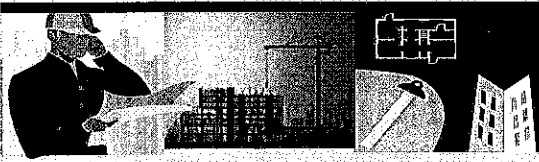
Provide one complete 11"X17" set, including the following documents and drawings: Conceptual Overview (including site and project description), Survey, Preliminary Site Plan, and Elevations, to the Planning Division two business days prior to the conference. An additional 10 sets (11"X17") shall be provided at the time of the Conference.

Site and Project Data

Proposed Project Name: Parc Place Towers
 Proposed Project Address: 1727-1745 VanBuren St, 1700-1716 Harrison St, 1740-1760 South Young Circle
 Folio Number(s): 51421502-1190, 1150, 1170, 1113, 1111, 1220, 1140, 1110, 1200, 1230
 Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
 Land Use Designation: RAC Zone Zoning District: PD-YC-B58
 Gross Lot Area: 3.2388 Acres Net Lot area: 1.9419 Acres
 Existing Use of Property: Commercial, Office, Parking Garage, Vacant
 Existing Number of Units: 0 Existing Commercial Area: 35,017 sf
 Current Assessed Value of: Land: \$ 2,321,800 Building(s): \$ 1,984,770
 Proposed Use: Residential, Commercial, Parking Garage
 Total Number of Residential Units: 433 Average Size of Units: Studio-575, 1BR-725, 2BR-900 sf
 Estimated Average Sale Price/Rent per Unit: \$ Market Rate Sale Rent
 Total Number of Hotel Rooms: N/A Average Size of Hotel Rooms: N/A
 Area of Commercial/Retail Use: 21,045 sf Area of Restaurant Use: TBD subset of Commercial/Retail
 Area of Office Use: N/A Area of Industrial Use: N/A
 Estimated Average Rent per Square Foot: \$ Market Rate
 Estimated Date of Completion (If Phased, Estimated Date of Each Phase): Ph1-2018, Ph2-2020, Ph3-2022
 Estimated Value of Improvement: \$ TBD Estimated Value at Completion: \$ TBD
 Permitted Building Height: N/A (PD) Proposed Building Height: Ph1-144', Ph2-126', Ph3-259'
 Required Setbacks: Front: N/A (PD) Proposed Setbacks: Front: Ph1-10', Ph2-10', Ph3-0'
 Sides: N/A (PD) Sides: 10'
 Rear: N/A (PD) Rear: 0'
 Required Parking Spaces: N/A (PD) Proposed Parking Spaces: 675
 Name of Developer/Property Owner: MG3 Hollywood LLC
 Address of Developer/Property Owner: 1915 Harrison Street, Hollywood, Florida 33020
 Telephone: (954) 920-5229 Fax: (954) 929-5226 Email Address: JGavenas@MG3Developer.com
 Name of Consultant/Representative/Tenant (circle one): John D. Gavenas
 Telephone: (954) 444-6417 cell Email Address: john.gavenas@gmail.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 1.9 acre site currently has 28,117 square feet of commercial space in three (3) buildings, all in poor condition and to be demolished, and also has a 6,900 square foot office building above a 300+/- car parking garage, both worthy of renovation and adaptive re-use.

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 site is zoned Planned Development (PD), thus no Zoning change, special exceptions or incentives are requested at this time. However, at the request of the City of Hollywood, MG3 Hollywood LLC will coordinate with the City to petition the Florida Department of Transportation (FDOT) for removal of the 24 public parking spaces in the US1/Federal Highway ROW adjacent Parc Place on Young Circle and replace with a public pedestrian plaza.

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

Please see the Project Description in the Parc Place Towers Schematic Design Presentation.