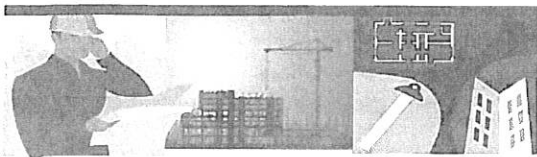


DEPARTMENT OF DEVELOPMENT SERVICES



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: ELI'S SHOPPING CENTER

Proposed Project Address: 101 South State Road 7

Folio Number(s): 514113000071; 0073, 0072 & (2.91 cres) of 514113370010

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

Land Use Designation: _____ Zoning District: C-3; SR7 CCD - CC (C-2)

Gross Lot Area: 358,925 SF Net Lot area: 273,895 SF

Existing Use of Property: Vacant; grocery store

Existing Number of Units: n/a Existing Commercial Area: 147,874 SF

Current Assessed Value of: Land: \$ 8 mill Building(s): \$ 5,228,440

Proposed Use: retail stores, gym and office & fuel service station

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: 75,325 SF Area of Restaurant Use: 4,660 SF

Area of Office Use: 5,045 SF Area of Industrial Use: n/a

Estimated Average Rent per Square Foot: \$ _____

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

Estimated Value of Improvement: \$ _____ Estimated Value at Completion: \$ _____

Permitted Building Height: 5 stories/60'-0" Proposed Building Height: 42'-8"

Required Setbacks: Front: 0 Proposed Setbacks: Front: Varies
 Sides: 0 Sides: Varies
 Rear: 0 Rear: Varies

Required Parking Spaces: 737 w/2nd Flr) Proposed Parking Spaces: 395

Name of Developer/Property Owner: Chia Development Limited Partnership

Address of Developer/Property Owner: 101 South State Road 7, Hollywood

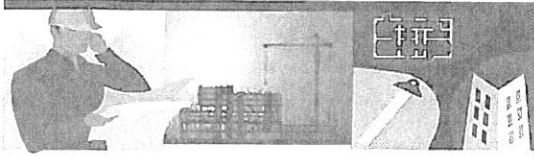
Telephone: 954-553-4541 Fax: n/a Email Address: chiadevlimited@gmail.com

Name of Consultant/Representative/Tenant (circle one): Rod A. Feiner

Telephone: 954-761-3636 Email Address: rafeiner@coker-feiner.com

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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.

site currently contains a 147,874 sq. ft. building. Remaining property is vacant.

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.

Site plant amendment and parking variance (see attached)

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

See attached.