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DEPARTMENT OF DEVELOPMENT SERVICES

SEP 29 2016

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CITY OF HOLLYWOOD OFFICE OF PLANNING CITY OF HOLLYWOOD 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: Joe Dimaggio - Pediatric Specialties 1131 Building
Proposed Project Address: 1131 N 35th Ave
Folio Number(s): 514207021000
Proposed Project located within: [] CRA - Beach District [] CRA - Downtown District [] State Road 7 Corridor [x] Other: Hospital District
Land Use Designation: HD Zoning District: Hospital District
Gross Lot Area: 190,716 SF Net Lot area: 31,250 SF
Existing Use of Property: Business - Hospital District
Existing Number of Units: N/A Existing Commercial Area: N/A
Current Assessed Value of: Land: \$ 8,981,140 Building(s): \$ 7,300,000 (Est.)
Proposed Use: Business - Hospital District
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: 19,620SF 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): 10/1/16
Estimated Value of Improvement: \$ 3,500,000 Estimated Value at Completion: \$ 6,000,000
Permitted Building Height: Setbacks shall be determined by the Director Proposed Building Height: 37' (Elevator tower)
Required Setbacks: Front: Setbacks shall be determined by the Director Proposed Setbacks: Front: 36'
Sides: Setbacks shall be determined by the Director Sides: no change
Rear: Setbacks shall be determined by the Director Rear: no change
Required Parking Spaces: 72 (shall be determined by the Director) Proposed Parking Spaces: 67 (Valet Parking shall be provided)
Name of Developer/Property Owner: Memorial Healthcare System
Address of Developer/Property Owner: 3501 Johnson Street, Hollywood, FL 33021
Telephone: 954-265-8674 Fax: Email Address: (Mark Greenspan) MGreenspan@mhs.net
Name of Consultant/Representative/Tenant (circle one): Saltz Michelson Architects- Charles A. Michelson, AIA, LEED AP
Telephone: 954-266-2700 Email Address: cmichelson@saltzmichelson.com

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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 is part of the Hospital District area located in the City of Hollywood. The existing 3 story (20,000sf) building will be remodeled to better utilize its interior space for the owner. The existing lobby will be expanded to accommodate a new larger elevator. Memorial Healthcare Systems wants to renovate the interior for pediatric healthcare (medical exam and office areas) use with the exterior designed to match and blend in with the existing JDM Children's hospital to the south.

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 owner is requesting that they be allowed to use the requested signage as shown in the attached MASTER SIGN PLAN for Memorial Regional Hospital located at 3501 Johnson Street, Hollywood, FL 33021.

The signage being requested matches the ones used on the Children's Hospital to the South. This includes the "red glove", the project's name, the Joe D silhouette, and the Joe D signature. In keeping with the campus needs of clearly identifying each facility on campus and within the Hospital District we request the use of these signs. In addition their exposure is only along the N 35th Ave corridor that goes through the hospital district and does not impact any residential homes.

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