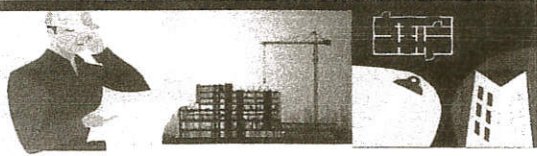


RECEIVED

DEPARTMENT OF DEVELOPMENT SERVICES

NOV - 7 2016



CITY OF HOLLYWOOD
OFFICE OF PLANNING

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

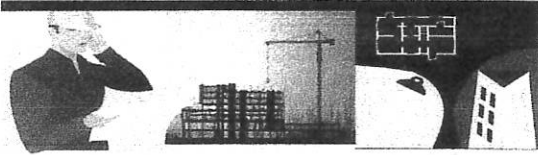
Provide one complete 11"X17" set, including the following documents and drawings: Conceptual Overview (including site and project description), Survey, Preliminary Site Plan, and Elevations, to the Planning Division two business days prior to the conference. An additional 10 sets (11"X17") shall be provided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

Site and Project Data

Proposed Project Name: 3500 Building
Proposed Project Address: 839-831 N Highland Drive, -828 N 35 Ave, Hollywood FL 33332
Folio Number(s): 514207021280
Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
Land Use Designation: Medical Office Facility Zoning District: O1 & R5
Gross Lot Area: 1.36 acres Net Lot area: 1.03 acres
Existing Use of Property: Vacant Residential Land and Vacant Commercial Land
Existing Number of Units: N/A Existing Commercial Area: 38,562.50 sq ft
Current Assessed Value of Land: \$ 779,690.00 Building(s): \$ 386,300.00
Proposed Use: Medical Office Facility
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: 20,000 sq ft Area of Industrial Use: N/A
Estimated Average Rent per Square Foot: \$ 40
Estimated Date of Completion (If Phased, Estimated Date of Each Phase): June 2017
Estimated Value of Improvement: \$ 6,500,000.00 Estimated Value at Completion: \$ 8,000,000.00
Permitted Building Height: 30 ft Proposed Building Height: 30 ft
Required Setbacks: Front: 25 ft Proposed Setbacks: Front: 25 ft
Sides: 10 ft Sides: 10 ft
Rear: 15 ft Rear: 15 ft
Required Parking Spaces: 80 Proposed Parking Spaces: 76
Name of Developer/Property Owner: Ocean Drive Commerical Reality Management LLC
Address of Developer/Property Owner: 3000 S. Ocean Dr. #1120 Hollywood, FL 33019
Telephone: 305-298-7028 Fax: _____ Email Address: Nguyen365@aol.com
Name of Consultant Representative/enant (circle one): Frank Zingale
Telephone: 954-444-8480 Email Address: fzingale@bellsouth.net

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.

Vacant Residential Lots and Existing Residential Buildings on Commercial Property

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.

We request that the residential lots on the corner of N 35th Ave and N Rainbow Drive be granted special exemptions for the purpose of use of parking for the Medical Office Facility that we are proposing to build on Johnson Street. These two properties are tied together with the alley that divides them. Additionally, we would like to be granted 76 parking spaces for 20,000 sq ft of building of which 80 are required.

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

This Medical Facility we propose to be constructed will be an asset to the community and a benefit to the surrounding neighborhood. If there are any additional questions, please contact Frank Zingale: (954) 444-8480
fzingale@bellsouth.net