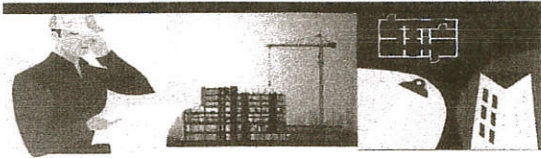


DEC - 7 2016

DEPARTMENT OF DEVELOPMENT SERVICES



CITY OF HOLLYWOOD
OFFICE OF PLANNING

DEC 7 16 AM 9:20

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: 80

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

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 able to position the building past the property line one foot using the right of way property. This will allow us to maintain the size of the building and give us a better street presence.

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