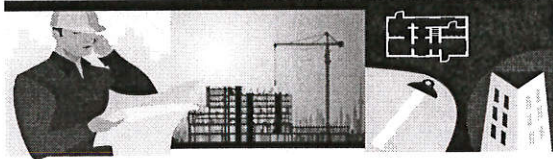


MAY - 8 2017



CITY OF HOLLYWOOD  
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: The Green Solution

Proposed Project Address: 3774 SW 30th Ave, Hollywood, FL 33312

Folio Number(s): 504229470090

Proposed Project located within:  CRA - Beach District  CRA - Downtown District  
 State Road 7 Corridor  Other: IM-3

Land Use Designation: Industrial Zoning District: IM-3

Gross Lot Area: 3340 (Condo) Net Lot area: 3340 (Condo)

Existing Use of Property: Office/Warehouse

Existing Number of Units: 1 Existing Commercial Area: 3340

Current Assessed Value of: Land: \$ 93,520 Building(s): \$ 328,950

Proposed Use: Medical Marijuana Business

Total Number of Residential Units: 0 Average Size of Units: NA

Estimated Average Sale Price/Rent per Unit: \$ NA  Sale  Rent

Total Number of Hotel Rooms: NA Average Size of Hotel Rooms: NA

Area of Commercial/Retail Use: 3340 Area of Restaurant Use: NA

Area of Office Use: NA Area of Industrial Use: NA

Estimated Average Rent per Square Foot: \$ 15.00

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 12/15/17

Estimated Value of Improvement: \$ 231,000 Estimated Value at Completion: \$ 731,000

Permitted Building Height: 35' Proposed Building Height: No Change

Required Setbacks: Front: 0 Proposed Setbacks: Front: No Change  
 Sides: 0 Sides: No Change  
 Rear: 0 Rear: No Change

Required Parking Spaces: 4 Proposed Parking Spaces: No Change

Name of Developer/Property Owner: 3774 SW 30 AVENUE LLC

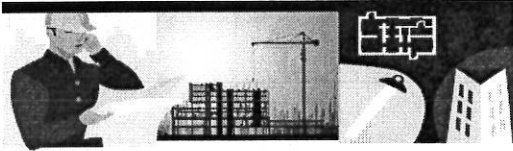
Address of Developer/Property Owner: 3774 SW 30 AVE, Hollywood, FL

Telephone: 305-965-4348 Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name of Consultant/Representative/Tenant (circle one): Joseph Stadlen

Telephone: 954-605-1640 Email Address: JStadlen@iccbuild.com

## DEPARTMENT OF DEVELOPMENT SERVICES



## PRE-APPLICATION CONCEPTUAL OVERVIEW

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### 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.

1 (one) condo unit approx 3340 sqft currently being used as office and warehouse in the Port 95 Commerce park

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.

Requesting Special Exception to open a Medical Marijuana Business in accordance to Ordinance 1675 / Chapter 109A

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

Only the Special Exception of use is being requested as the building and surrounding area is existing