

RECEIVED

DEPARTMENT OF DEVELOPMENT SERVICES

JUL - 5 2017



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: Joe DiMaggio Children's Hospital Vertical Expansion

Proposed Project Address: 1005 Joe DiMaggio Drive, Hollywood, FL 33021

Folio Number(s): 5142 07 02 1000

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

Land Use Designation: Office, LRES Zoning District: HD

Gross Lot Area: 4.4 acres includes CEP, MOB Net Lot area: 3 acres or 131,000 Sq. Ft. n/i CEP or MOB

Existing Use of Property: Children's Hospital

Existing Number of Units: 48 Beds Existing Commercial Area: N/A

Current Assessed Value of: Land: \$107,551,160 Building(s): \$ 8,981,140 both values entire campus

Proposed Use: Expand Children's Hospital by 4 floors (165,217 sq. ft.)

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: N/A 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): Fall 2020

Estimated Value of Improvement: \$ 97,000,000 Estimated Value at Completion: \$ \_\_\_\_\_

Permitted Building Height: 115' Proposed Building Height: 118'8"

Required Setbacks: Front: 5' Proposed Setbacks: Front: 5'

Sides: 10' adjacent to alley Sides: 10' adj. alley

Rear: 20' Rear: 20'

Required Parking Spaces: N/A Proposed Parking Spaces: N/A

Name of Developer/Property Owner: South Broward Hospital District

Address of Developer/Property Owner: 1005 N. 35th Avenue, Hollywood, FL 33021

Telephone: 954-844-4675 Fax: N/A Email Address: KHermanDruck@mhs.net

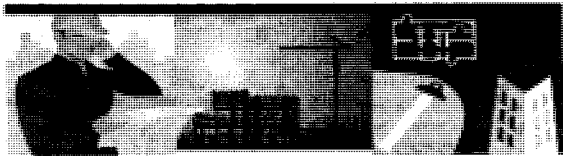
Name of Consultant/Representative/Tenant (circle one): Debbie Orhsefsky, Holland & Knight

Telephone: 954-468-7871 Fax 954-463-2030 Email Address: Debbie.Orshesky@hkclaw.com

Jonathan Borrell HKS Architects 305-967-6027 jborrell@hksinc.com fax 305-4760073

2600 Hollywood Boulevard, Room 315 • P.O. Box 229045 • Hollywood, FL 33022-9045  
Phone (954) 921-3471 • Fax (954) 921-3347 • [www.hollywoodfl.org](http://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.

The Joe DiMaggio Children's Hospital at Memorial Regional Hospital ("JDCH") is an existing 4 story structure located north of Johnson Street and east of N. 35th Avenue. Pursuant to the Interlocal Agreement between the City of Hollywood and the South Broward Hospital District (the "Interlocal Agreement"), JDCH may be expanded vertically to include an additional 125,000 square feet of hospital use with a maximum height of 115 feet to accommodate additional diagnostic and treatment facilities and 98 new pediatric beds. Memorial Healthcare Systems is proposing to undertake this vertical expansion pursuant to the Interlocal Agreement, with the following minor proposed amendments to the Interlocal Agreement:

1. to increase the height of JDCH from a maximum of 115 feet to a maximum of 118'8"; and
2. to increase the square footage of the expansion area from 125,000 square feet to 165,217 square feet.

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.

Pursuant to the Interlocal Agreement, the vertical expansion of JDCH will be subject to site plan approval and design review for conformance with the design guidelines contained in the Interlocal Agreement.

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

Attached hereto are the following supplemental materials:

1. Sketch showing location of existing JDCH and proposed vertical expansion;
2. Elevations reflecting existing and proposed JDCH;
3. Copy of Interlocal Agreement with exhibits reflected previously approved height and setback requirements and design guidelines for existing and proposed JDCH; and
4. Approved Traffic Methodology for proposed vertical expansion site plan review.