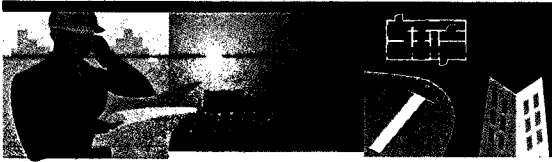


DEPARTMENT OF DEVELOPMENT SERVICES



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: 2057 Coolidge

Proposed Project Address: 2057 Coolidge St. Hollywood, FL 33020

Folio Number(s): 5142 03 10 0780

Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: North of CRA - Downtown District

Land Use Designation: TOD Zoning District: IM-1

Gross Lot Area: 24,146 Net Lot area: N/A

Existing Use of Property: Alzheimer's Center or Similar Use

Existing Number of Units: 48 units/89 Beds Existing Commercial Area: N/A

Current Assessed Value of: Land: \$ 265,610 Building(s): \$ 900,770

Proposed Use: The similar use of detoxification facility

Total Number of Residential Units: 48 Average Size of Units: 800-200 sq. ft.

Estimated Average Sale Price/Rent per Unit: \$ 1500 - \$2500 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: \$ est. \$14

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): N/A

Estimated Value of Improvement: \$ N/A Estimated Value at Completion: \$ N/A

Permitted Building Height: 35 feet Proposed Building Height: N/A

Required Setbacks: Front: N/A Proposed Setbacks: Front: N/A
 Sides: interior-0 ; street-N/A Sides: N/A
 Rear: 0 feet Rear: N/A

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

Name of Developer/Property Owner: 2057 Coolidge Associates LLC

Address of Developer/Property Owner: 7200 W Camino Real # 200 Boca Raton, FL 33433

Telephone: 561-952-2501 Fax: _____ Email Address: Donny@riveapcompanies.com

Name of Consultant Representative Tenant (circle one): Michael Weiner

Telephone: 561-994-4985 Email Address: MWeiner@ssclawfirm.com

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.

Alzheimer's Center or Similar Use . 18,597 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.

This appeal concerns the failure of the City to recognize that the detoxification facility is a similar use to an Alzheimer's Center and the City incorrectly determining that the nonconforming use was abandoned.

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

See attached letters.