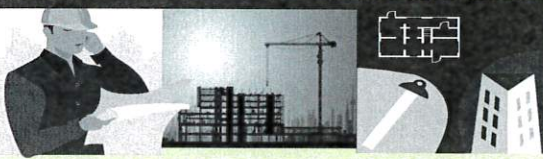


NOV 14 2017



PRE-APPLICATION CONCEPTUAL OVERVIEW OFFICE OF PLANNING



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: Hollywood Hills Plaza, Outparcel (Starbucks, Pieology)

Proposed Project Address: _____

Folio Number(s): 514217020011

Proposed Project located within: [] CRA - Beach District [] CRA - Downtown District [] State Road 7 Corridor [X] Other: _____

Land Use Designation: GBUS Zoning District: C-2

Gross Lot Area: 28.032 AC. Net Lot area: 28.032 AC.

Existing Use of Property: COMMERCIAL

Existing Number of Units: N/A Existing Commercial Area: 376,855 SF

Current Assessed Value of: Land: \$ 9,336,060 Building(s): \$ 1,391,880

Proposed Use: COMMERCIAL

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: 270,452 SF Area of Restaurant Use: N/A

Area of Office Use: 110,903 S.F. Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ _____

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): AUGUST 2019

Estimated Value of Improvement: \$ 1,500,000 Estimated Value at Completion: \$ 1,500,000

Permitted Building Height: 60 FT/5 STORIES Proposed Building Height: 25 FT/1 STORY

Required Setbacks: Front: 0 FT Proposed Setbacks: Front: 77'-8"

Sides: 0 FT Sides: 47'-11"/123'-3"

Rear: 0 FT Rear: 409'-2"

Required Parking Spaces: 1,655 Proposed Parking Spaces: 1,681

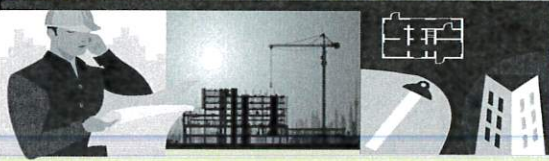
Name of Developer/Property Owner: WRI JT HOLLYWOOD HILLS I LP, JOEL KAPLAN

Address of Developer/Property Owner: 5355 TOWN CENTER ROAD, STE 802, BOCA RATON, FL 33486

Telephone: 954-938-2583 Fax: 954-351-7010 Email Address: JKAPLAN@WEINGARTEN.COM

Name of Consultant/Representative/Tenant (circle one): SALTZ MICHELSON ARCHITECTS

Telephone: 954-266-2700 Email Address: MAZAR@SALTZMICHELSON.COM



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.

CURRENTLY THE SITE IS OCCUPIED BY APPROXIMATELY 265,952 S.F. OF RETAIL AND 110,903 S.F. OF OFFICE SPACE IN ADDITION TO PARKING AREAS. THE PROPOSED PROJECT IS TO ADD A NEW 4,500 S.F. BUILDING.

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.

A VARIANCE WILL BE REQUESTED FOR THE CAR STACKING DISTANCE AT THE DRIVE THROUGH LANE AND HAS BEEN PREVIOUSLY REVIEWED ON A PRELIMINARY BASIS WITH THE CITY OF HOLLYWOOD.

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

THE INTENT IS FOR THE NEW BUILDING TO BE OCCUPIED BY TWO RESTAURANT TENANTS.