

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: Pinnacle at Peacefield

Proposed Project Address: So. side of Adams St/Between S. 24 Ave & So Dixie

Folio Number(s): See attached Exhibit "A"

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

Land Use Designation: RAC Transitional core Zoning District: DH2/DH3
RAC - Mixed Use

Gross Lot Area: _____ Net Lot area: _____

Existing Use of Property: Vacant

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

Current Assessed Value of: Land: \$ _____ Building(s): \$ N/A

Proposed Use: Residential

Total Number of Residential Units: 120 Average Size of Units: 1 BR/675
2 BR/850

Estimated Average Sale Price/Rent per Unit: \$ N/A Sale Rent

Total Number of Hotel Rooms: -0- Average Size of Hotel Rooms: -0-

Area of Commercial/Retail Use: -0- Area of Restaurant Use: -0-

Area of Office Use: 675 s.f. Area of Industrial Use: -0-

Estimated Average Rent per Square Foot: \$ Approx \$1.05 per sqf.

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): Approx 12/31/19

Estimated Value of Improvement: \$ Approx 16M Estimated Value at Completion: \$ Approx 19M

Permitted Building Height: 4 stories/5 stories Proposed Building Height: 3 stories

Required Setbacks: Front: 15' Proposed Setbacks: Front: 15'
 Sides: 10' Sides: 10'-58'
 Rear: 20' Rear: 60'

Required Parking Spaces: 143 Proposed Parking Spaces: 156

Name of Developer/Property Owner: Pinnacle at Peacefield, Ltd

Address of Developer/Property Owner: 9400 S Dadeland Blvd, #100, Miami 33156

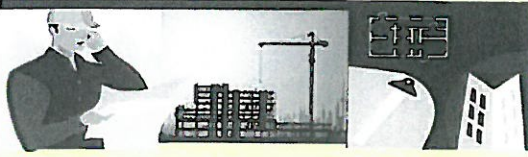
Telephone: 305-854-7100 Fax: 305-859-9858 Email Address: lwheat@pinnaclehousing.com

Name of Consultant/Representative/Tenant (circle one): Keith M. Poliakoff, Esq.

Telephone: 954-713-7644 Email Address: keith.poliakoff@saul.com

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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.

The site is currently vacant of any structures

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 development is not seeking any special requests. It is solely seeking the allocation of 120 RAC units for affordable senior housing.

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

This development is in strict accordance with the terms and conditions contained in the agreements with the City of Hollywood and the City's Downtown Community Redevelopment Agency.

EXHIBIT "A"

City of Hollywood Properties:

1. 514216011380
2. 514216011381
3. 514216011390
4. 514216011400
5. 514216011410
6. 514216011430
7. 514216011440
8. 514216011450
9. 514216011460

City of Hollywood Downtown Community Redevelopment Agency Properties:

1. 514216210110
2. 514216210100
3. 514216210090
4. 514216210080
5. 514216210070
6. 514216210090
7. 514216210060
8. 514216011180