

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: Tobin Office Building
 Proposed Project Address: 3701 Hillcrest Drive, Hollywood, Fl.
 Folio Number(s): 514-19-27-0072
 Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
 Land Use Designation: COMPLEX Zoning District: PUD-R
 Gross Lot Area: 39,030 SF Net Lot area: 39,030 SF
 Existing Use of Property: Vacant lot.
 Existing Number of Units: - Existing Commercial Area: -
 Current Assessed Value of: Land: \$ 273,180. Building(s): \$ _____
 Proposed Use: Office Building
 Total Number of Residential Units: - Average Size of Units: -
 Estimated Average Sale Price/Rent per Unit: \$ _____ Sale Rent
 Total Number of Hotel Rooms: - Average Size of Hotel Rooms: -
 Area of Commercial/Retail Use: - Area of Restaurant Use: -
 Area of Office Use: 18,000 SF Area of Industrial Use: -
 Estimated Average Rent per Square Foot: \$ 30.00
 Estimated Date of Completion (If Phased, Estimated Date of Each Phase): Aug. 2019
 Estimated Value of Improvement: \$ 4,625,000. Estimated Value at Completion: \$ 4,625,000.
 Permitted Building Height: _____ Proposed Building Height: 50'
 Required Setbacks: Front: _____ Proposed Setbacks: Front: 5B'
 Sides: _____ Sides: 76' & 10'
 Rear: _____ Rear: 10'
 Required Parking Spaces: 72 Proposed Parking Spaces: 72
 Name of Developer/Property Owner: Jason L. Tobin
 Address of Developer/Property Owner: 1101 Ben Tobin Drive, Hollywood, Fl.
 Telephone: 954-989-3002 Fax: 954-985-1118 Email Address: jtobin@tobinprop.com
 Name of Consultant Representative/Tenant (circle one): Mark Saltz/Scott Willis
 Telephone: 954-266-2700 Email Address: msaltz@galtzmichelson.com
swillis@galtzmichelson.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.

Vacant lot,

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.

None.

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

Proposed multi-tenant office building.