

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: The Club at Emerald Hills

Proposed Project Address: 4100 N. Hills Drive

Folio Number(s): 514206074780; 514206074790; 514206084880; 514706070990

Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: Emerald Hills

Land Use Designation: RO Zoning District: CC

Gross Lot Area: 166.182 acres Net Lot area: _____

Existing Use of Property: Antiquated Country Club and Golf Course

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

Current Assessed Value of Land: \$ 3,920,286 Building(s): \$ 1,463,464

Proposed Use: Redevelopment of Country Club; golf course; 446 residential units and 40 golf villas

Total Number of Residential Units: 446 Average Size of Units: Approx 800/1200/1500 sqf

Estimated Average Sale Price/Rent per Unit: \$ 2.10 Sale Rent

Total Number of Hotel Rooms: 40 Average Size of Hotel Rooms: Approx 650 sqf

Area of Commercial/Retail Use: _____ Area of Restaurant Use: Approx 3,500

Area of Office Use: _____ Area of Industrial Use: _____

Estimated Average Rent per Square Foot: \$ _____

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 1st Qtr 2022

Estimated Value of Improvement: \$ Approx 146M Estimated Value at Completion: \$ Approx 150M

Permitted Building Height: _____ Proposed Building Height: See attached

Required Setbacks: Front: _____ Proposed Setbacks: Front: See attached
Sides: N/A Sides: See attached
Rear: _____ Rear: See attached

Required Parking Spaces: _____ Proposed Parking Spaces: See attached

Name of Developer/Property Owner: First Eagle Management, LLC

Address of Developer/Property Owner: 2900 N 40th Ave., Hollywood 33021

Telephone: 305-747-6408 Fax: _____ Email Address: ari.pearl@gmail.com

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

Telephone: 943-713-7644 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 currently contains an antiquated clubhouse and golf course. The property previously also contained a swimming pool and tennis courts. The goal of this re-development effort is to revitalize the Club at Emerald Hills and to once again make this Country Club the center of the community.

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.

To accomplish this redevelopment effort, we will need to modify a portion of the property's land use to residential, we will need to change the redeveloped property's zoning to PD.

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

Conceptual plans have been attached. This redevelopment effort includes the development of 446 residential luxury rental units spread across the property in low rise buildings, while maintaining the integrity of the single-family community. The plan also calls for the development of 40 golf villas and the complete redevelopment of the golf course and the clubhouse, adding a swim complex and tennis facility located within a private Country Club that will offer Hollywood residents special rates.

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