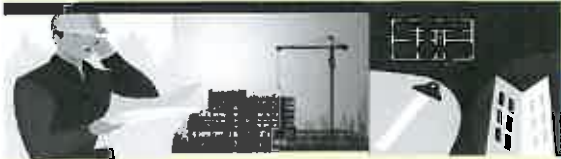


DEPARTMENT OF DEVELOPMENT SERVICES



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 Current name: Parc Place Towers

Proposed Project Name: _____

Proposed Project Address: 1727-1745 VanBuren St, 1700-1716 Harrison St, 1740-1760 S. Young Circle

Folio Number(s): 51421502-1190, 1150, 1170, 1113, 1111, 1220, 1140, 1110, 1200, 1230

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

Land Use Designation: RAC Zone Zoning District: PD-YC-B58

Gross Lot Area: 3.2388 Acres Net Lot area: 1.9419 Acres

Existing Use of Property: Commercial, Office, Parking Garage, Vacant

Existing Number of Units: 0 Existing Commercial Area: 35,017 sf

Current Assessed Value of: Land: \$ 2,321,800 Building(s): \$ 1,984,770

Proposed Use: Residential, Commercial, Parking Garage

Total Number of Residential Units: Approx 433 Average Size of Units: Studio approx 537, 1BR approx 756, 2BR approx 1,000

Estimated Average Sale Price/Rent per Unit: \$ Market Rate Sale Rent

Total Number of Hotel Rooms: N/A Average Size of Hotel Rooms: N/A

Area of Commercial/Retail Use: Approx 6,600 Area of Restaurant Use: TBD subset of Commercial/Retail

Area of Office Use: N/A Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ Market Rate

Estimated Date of Completion (if Phased, Estimated Date of Each Phase): 24 mos from date of approval

Estimated Value of Improvement: \$ TBD Estimated Value at Completion: \$ TBD

Permitted Building Height: N/A (PD) Proposed Building Height: Approx 273 to top of parapet

Required Setbacks: Front: N/A (PD) Proposed Setbacks: Front: Approx 5 ft
Sides: N/A (PD) Sides: 10'
Rear: N/A (PD) Rear: 0'

Required Parking Spaces: N/A (PD) Proposed Parking Spaces: Approx 568

Name of Developer/Property Owner: BTI Partners, c/o Justin Onorato

Address of Developer/Property Owner: 401 E Las Olas Blvd, Ste 1870, Fort Lauderdale, FL 33301

Telephone: 305-484-2647 Fax: _____ Email Address: jonorato@btipartners.com

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

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

*Approx 144 to top of parapet rear towers

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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.

The 1.9 acre site currently has 28,117 square feet of commercial space in three (3) buildings, all in poor condition and to be demolished, and also has a 6,900 square foot office building above a 300+/- car parking garage.

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.

The site is zoned Planned Development (PD), thus no Zoning change, special exceptions or incentives are requested at this time. However, the City and Developer must revise the prior Development Agreement relating to this property.

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