

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: ONE OASIS
Proposed Project Address: 1109 NORTH FEDERAL HIGHWAY, HOLLYWOOD, FL 33020
Folio Number(s): 514210050040
Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
Land Use Designation: RAC Zoning District: FH-2
Gross Lot Area: 19,560.5 SF Net Lot area: -
Existing Use of Property: MIXED-USE
Existing Number of Units: 17 Existing Commercial Area: -
Current Assessed Value of: Land: \$ 352,190 Building(s): \$ 414,320
Proposed Use: MIXED-USE
Total Number of Residential Units: 64 Average Size of Units: 795 SF
Estimated Average Sale Price/Rent per Unit: \$ ±1,500 Sale Rent
Total Number of Hotel Rooms: 0 Average Size of Hotel Rooms: -
Area of Commercial/Retail Use: 1,970 SF Area of Restaurant Use: -
Area of Office Use: - Area of Industrial Use: -
Estimated Average Rent per Square Foot: \$ 2.15
Estimated Date of Completion (If Phased, Estimated Date of Each Phase): -
Estimated Value of Improvement: \$ 12,000,000 Estimated Value at Completion: \$ -
Permitted Building Height: 140'-00" Proposed Building Height: 130'-6"
Required Setbacks: Front: 10'-00" COM./ 15'-00" RES. Proposed Setbacks: Front: 10'-6" MIN.
Sides: 00'-00" Sides: 2'-9" MIN.
Rear: 00'-00" Rear: 5'-3"
Required Parking Spaces: 71 SPACES Proposed Parking Spaces: 125 SPACES
Name of Developer/Property Owner: OASIS HOLLYWOOD, LLC.
Address of Developer/Property Owner: 1150 E HALLANDALE BEACH BLVD, UNIT 1150, HALLANDALE BEACH, FL 33004
Telephone: 954-980-3410 Fax: _____ Email Address: EDJAK6@GMAIL.COM
Name of Consultant/Representative/Tenant (circle one): DESIGN ARCHITECTURE CONSULTANTS
Telephone: 305-377-8850 Email Address: CARLOS@FONS.MIAMI

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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.

3 SINGLE-STORY MIXED-USE STRUCTURES WITH UNCOVERED OFF-STREET PARKING, 18 SPACES ON A 19,560.5 SF AREA 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.

AT THIS TIME, NO REQUESTS ARE BEING MADE FOR THIS PROJECT SUCH AS VARIANCES, FLEX OR RESERVE UNITS, ZONING CHANGES, SPECIAL EXCEPTIONS, OR INCENTIVES.

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

THIS PROPOSAL INCLUDES A 10-STORY MIXED USE TOWER WITH DOUBLE HEIGHT COMMERCIAL SPACES & AMENITY SPACE(S), A 4 FLOOR PEDESTAL BASE PARKING GARAGE TO BE ATTENDED BY 24/7 VALET AND AN ADDITIONAL 8 FLOORS OF RESIDENTIAL UNITS. THE PROPOSED PROGRAM IS 1,970 SF OF COMMERCIAL SPACE, 64 RESIDENTIAL UNITS AND 92 PARKING SPACES. LUSH LANDSCAPING AT GROUND LEVEL AND POOL DECK ARE PROPOSED AS WELL.