

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: Venture Center

Proposed Project Address: 3440 Hollywood Blvd.

Folio Number(s): 5142 17 030010; 5142 17 030014; 5142 17 030011; 5142 17 030015; 5142 17 030012

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

Land Use Designation: Commerce Zoning District: C-2

Gross Lot Area: See attached survey Net Lot area: See attached survey

Existing Use of Property: Commercial/Office

Existing Number of Units: 0 Existing Commercial Area: See attached

Current Assessed Value of: Land: \$ _____ Building(s): \$ Approx. \$50m

Proposed Use: 290 Residential Units

Total Number of Residential Units: 290 Average Size of Units: Approx 850 sqf.

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

Total Number of Hotel Rooms: 0 Average Size of Hotel Rooms: N/A

Area of Commercial/Retail Use: N/A Area of Restaurant Use: N/A

Area of Office Use: Remain Area of Industrial Use: 0

Estimated Average Rent per Square Foot: \$ Market

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 4th Qt 24

Estimated Value of Improvement: \$ Approx. \$80m Estimated Value at Completion: \$ \$130m

Permitted Building Height: 5 stories Proposed Building Height: 8 stories

Required Setbacks: Front: 0 Proposed Setbacks: Front: See Attached
 Sides: 0 Sides: See Attached
 Rear: 0 Rear: See Attached

Required Parking Spaces: See attached Proposed Parking Spaces: 660

Name of Developer/Property Owner: VCC OWNER LLC/OPIC VCC LLC

Address of Developer/Property Owner: 200 S. Park Road Hollywood FL 33021

Telephone: 9546462020 Fax: _____ Email Address: grant@foxridgecap.com

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

Telephone: 954-909-0580 Email Address: Kpoliakoff@govlawgroup.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.

Current use is an office park.

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.

Ownership wishes to update this office park by adding 290 units of residential with structured parking. Although this is commercial, units may be flexed in at 18 upa

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

See attached