



File No. (internal use only): _____

PRE-APPLICATION CONCEPTUAL OVERVIEW

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



Tel: (954) 921-3471
Fax: (954) 921-3347

Schedule appointment with a planner 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:

02/04	01/22
03/04	02/19
04/01	03/18
05/06	04/15
06/03	05/20
07/01	06/17
08/07	07/15
09/03	08/16
10/07	09/04
11/18	12/02



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 Diplomat Landings Expansion

Proposed Project Name: _____
 Proposed Project Address: 3451-3690; 3210-3450; 3800 S Ocean Dr, Hollywood, FL 33019
 Folio Number(s): 51-42-23-17-0030; 51-42-23-06-0030; 51-42-23-06-0020; 51-42-23-17-0040

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

Land Use Designation: Diplomat Activity Center Zoning District: PD

Gross Lot Area: 4.55 Acres Net Lot area: _____

Existing Use of Property: Commercial Space and parking

Existing Number of Units: n/a Existing Commercial Area: 65,000

Current Assessed Value of: Land: \$ \$9,579,090 Building(s): \$ _____

Proposed Use: Hotel & Residential

Total Number of Residential Units: 350 Average Size of Units: 1350

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

Total Number of Hotel Rooms: 500 Average Size of Hotel Rooms: 887

Area of Commercial/Retail Use: _____ Area of Restaurant Use: _____

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): 2027

Estimated Value of Improvement: \$ 175,000,000 Estimated Value at Completion: \$ 200,000,000

Permitted Building Height: _____ Proposed Building Height: _____

Required Setbacks: Front: _____ Proposed Setbacks: Front: _____

Sides: _____ Sides: _____

Rear: _____ Rear: _____

Required Parking Spaces: _____ Proposed Parking Spaces: _____

Name of Developer/Property Owner: Landings Venture, LLC/ HFL Landings Owner LLC (Owner)

Address of Developer/Property Owner: 2850 tigertail ave, suite 800, miami, fl 33133/ 55 Merchant St.

Telephone: _____ Fax: Honolulu, HI (Owner) Email Address: debbie.orshefsky@hklaw.com

Name of Consultant/Representative/Tenant (circle one): _____
 Email Address: efordin@relatedgroup.com

Telephone: _____ Email Address: breeze@cpgcre.com

_____ Email Address: wca@trippscott.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 existing use of the Property includes parking uses and 65,000 sq ft of commercial.

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.

Amendment of the existing PD zoning and master plan to permit 500 condo hotel units and 350 residential units.

Site plan and design approval of 350 residential units

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