

DEPARTMENT OF DEVELOPMENT SERVICES

OFFICE OF PLANNING

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: Fire Station 45 Replacement (PW 14-031)

Proposed Project Address: 1810 N 64th Avenue

Folio Number(s): 514111180022

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

Land Use Designation: COMFAC Zoning District: RM-9 Change to "GU"

Gross Lot Area: 30,209 SF Net Lot area: n/a

Existing Use of Property: Fire Station 45 (Government)

Existing Number of Units: n/a Existing Commercial Area: n/a

Current Assessed Value of: Land: \$ 71,600.00 Building(s): \$ 834,810.00

Proposed Use: New Replacement Fire Station 45 Building Facility

Total Number of Residential Units: n/a Average Size of Units: n/a

Estimated Average Sale Price/Rent per Unit: \$ n/a  Sale  Rent

Total Number of Hotel Rooms: n/a Average Size of Hotel Rooms: n/a

Area of Commercial/Retail Use: n/a Area of Restaurant Use: n/a

Area of Office Use: 7,088 sf (Government) Area of Industrial Use: n/a

Estimated Average Rent per Square Foot: \$ n/a

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): Mid 2017

Estimated Value of Improvement: \$ 2,000,000.00 Estimated Value at Completion: \$ 2,000,000.00

Permitted Building Height: Under "GU" n/a Proposed Building Height: 27'

Required Setbacks: Front: Under "GU" n/a Proposed Setbacks: Front: (E) 55'-3"  
Sides: Under "GU" n/a Sides: (N/S) 11'-10"/11'-6"  
Rear: Under "GU" n/a Rear: (W) 120'-8"

Required Parking Spaces: 20 Proposed Parking Spaces: 20

Name of Developer/Property Owner: City of Hollywood Dept. of Community & Economic Dev.

Address of Developer/Property Owner: 2600 Hollywood Blvd. #206, Hollywood, FL 33020

Telephone: 954-921-3900 Fax: 954-921-3416 Email Address: (Terrence Comiskey) TCOKISKEY@hollywoodfl.org

Name of Consultant Representative/Tenant (circle one): MARK SALTZ / SALTZ MICHELSON ARCHITECTS

Telephone: 954-266-2700 Email Address: msaltz@saltzmichelson.com

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## 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.

Site currently contains the City of Hollywood's Fire Station 45 (6,314 SF) and maintenance building (1,820 SF). These existing buildings will be demolished to make room for a new replacement Fire Station 45 (7,088 SF). This new facility will contain 9 sleeping bunk rooms, kitchen/dinning room, day room, exercise room, office and watch room, In addition, the station will have 2 large apparatus bays with support spaces of bunker gear, storage, medical and other building support areas. The new building and site will be designed and built to "LEED Silver Standards" for sustainability.

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 existing zoning for this project is RM-9 and the City is requesting to change this to "GU" (Government Use). Its present Land Use is designated COMFAC. The City is requesting the change in zoning to make this property's zoning consistent with the other City owned and used properties throughout the City.

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