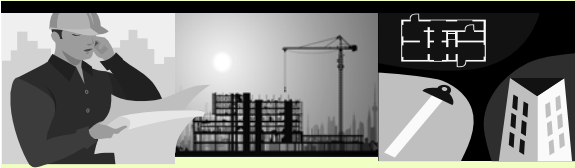


DEPARTMENT OF DEVELOPMENT SERVICES



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: **Florida Detroit Diesel**

Proposed Project Address: **4141 SW 30 AVENUE, HOLLYWOOD**

Folio Number(s): **5042 29 40 0071**

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

Land Use Designation: **48** Zoning District: **IM-3**

Gross Lot Area: **310,498** Net Lot area: _____

Existing Use of Property: **Industrial engine manufacturer**

Existing Number of Units: _____ Existing Commercial Area: _____

Current Assessed Value of: Land: \$ **2,483,980** Building(s): \$ **1,721,260**

Proposed Use: **No change**

Total Number of Residential Units: _____ Average Size of Units: _____

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

Total Number of Hotel Rooms: _____ Average Size of Hotel Rooms: _____

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): _____

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

Permitted Building Height: _____ Proposed Building Height: _____

Required Setbacks: Front: **113'** Proposed Setbacks: Front: **no change**

Sides: **23'** Sides: **no change**

Rear: **33'** Rear: **no change**

Required Parking Spaces: _____ Proposed Parking Spaces: _____

Name of Developer/Property Owner: **Electric Guard Dog, LLC**

Address of Developer/Property Owner: **121 Executive Center Drive, Suite 230, Columbia, SC 29210**

Telephone: **803-404-6186** Fax: **803-404-5378** Email Address: **dmclellan@electricguarddog.com**

Name of Consultant/Representative/Tenant (circle one): **Cindy Williams**

Telephone: **803-404-6186** Email Address: **dmclellan@electricguarddog.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.

This is an existing business. No changes are being sought to business or operation. This is merely to add 3 strands of wire to existing perimeter security system (2') i.e. electric fence that is already in place to keep the criminals out of the property. The permits for this work/system were B15-105512 and E15-101950.

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.

This is an existing business. No changes are being sought to business or operation. This is merely to add 3 strands of wire to existing perimeter security system (2') i.e. electric fence that is already in place to keep the criminals out of the property. The permits for this work/system were B15-105512 and E15-101950.

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

Applicant seeks to increase height of existing electric fence from 8' to 10' as experience has repeatedly shown that the lower height (8') does not deter crime while the 10' height does. This will only require the addition of 3 strands or wire as the wires are 8" apart. This minor addition will provide the protection the business needs to keep the criminals/thieves out!