

# 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: FPL Eller Substation

Proposed Project Address: 1600 Eller Drive

Folio Number(s): A Portion of 50-42-23-16-0010

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

Land Use Designation: Transportation Zoning District: PEDD

Gross Lot Area: 1.85 acres Net Lot area: 1.85 acres

Existing Use of Property: Vacant

Existing Number of Units: N/A Existing Commercial Area: N/A

Current Assessed Value of: Land: \$ N/A (County) Building(s): \$ N/A

Proposed Use: Electric Distribution Substation

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: N/A 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): June 2017

Estimated Value of Improvement: \$ N/A - Utility Estimated Value at Completion: \$ N/A - Utility

Permitted Building Height: Per FAA Proposed Building Height: 12'-high relay vault

Required Setbacks: Front: None Proposed Setbacks: Front: 43'

Sides: None Sides: 40' & 60'

Rear: None Rear: 40'

Required Parking Spaces: None - Unstaffed Proposed Parking Spaces: None - Unstaffed

Name of Developer/Property Owner: Florida Power & Light Company/Broward County Port Everglades

Address of Developer/Property Owner: 700 Universe Blvd., TS4/JW, Juno Beach, FL 33408

Telephone: (561) 904-3669 Fax: N/A Email Address: e.jean.salem@fpl.com

Name of Consultant/Representative/Tenant (circle one): Jean Salem, FPL Power Delivery Project Manager

Telephone: (561) 904-3669 Email Address: e.jean.salem@fpl.com

**Broward County Port Everglades Rep: John Foglesong, P.E. (954) 468-0142 JFOGLESONG@broward.org**

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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.

The site is Vacant Land within Port Everglades.

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.

FPL electric distribution substation which is a permitted use in the PEDD zoning district as well as per Florida Statute 163.3208. These facilities are essential services and are exempt from building permits per Section 102.2(f) of the Florida Building Code. The substation is necessary to support the electric load growth within Port Everglades. Per Section 6.19 B.5.e. uses allowable within Section 4.17 of the City LDR are exempt from complying with the site plan review procedures. FPL is requesting overview of Design Review requirements for this project.

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