

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: Port Everglades Terminal New Office Building

Proposed Project Address: 4200 McIntosh Rd. Hollywood FL 33316

Folio Number(s): 504226080020

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

Land Use Designation: Transportation Zoning District: PEDD

Gross Lot Area: _____ Net Lot area: 1,779,288 S.F.

Existing Use of Property: Container/ Port Operations

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

Current Assessed Value of: Land: \$ County Owned Building(s): \$ 800,000

Proposed Use: Offices

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: 6,020 SF Area of Industrial Use: _____

Estimated Average Rent per Square Foot: \$ N/A

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

Estimated Value of Improvement: \$ 800,000 Estimated Value at Completion: \$ _____

Permitted Building Height: N/A Proposed Building Height: 25'-9"

Required Setbacks: Front: N/A Proposed Setbacks: Front: N/A

Sides: N/A Sides: N/A

Rear: N/A Rear: N/A

Required Parking Spaces: 41 Proposed Parking Spaces: 61

Name of Developer/Property Owner: Port Everglades Terminal LLC

Address of Developer/Property Owner: 2541 SW 27th Ave Miami FL 33133

Telephone: (305)373-2053 Fax: _____ Email Address: irovirosa@petpev.com

Name of Consultant/Representative/Tenant (circle one): BEA Architects Inc.

Telephone: (305) 461-2053 Email Address: allan@beai.com

2600 Hollywood Boulevard, Room 315 • P.O. Box 229045 • Hollywood, FL 33022-9045
Phone (954) 921-3471 • Fax (954) 921-3347 • www.hollywoodfl.org



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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.

Site is an industrial port terminal in the heart of Southport, an industrial container terminal area. No residential nearby.

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.

Applicant seeks only site plan approval for a small office building in the Port Everglades Development District of Hollywood. No variances, zoning changes or special exceptions are needed.

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

See attached plans.