

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: MS Auto Locksmith

Proposed Project Address: 1650 N State Rd 7, Hollywood, FL 33024

Folio Number(s): 514112070010

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

Land Use Designation: 100 Zoning District: SR-7 CCD LHC

Gross Lot Area: _____ Net Lot area: _____

Existing Use of Property: Vacant

Existing Number of Units: 0 Existing Commercial Area: 0

Current Assessed Value of: Land: \$ 67,080 Building(s): \$ N/A

Proposed Use: Locksmith

Total Number of Residential Units: N/A Average Size of Units: N/A

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

Total Number of Hotel Rooms: N/A Average Size of Hotel Rooms: N/A

Area of Commercial/Retail Use: 240 Area of Restaurant Use: N/A

Area of Office Use: N/A Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ _____

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): April 2018

Estimated Value of Improvement: \$ 150,000.00 Estimated Value at Completion: \$ _____

Permitted Building Height: _____ Proposed Building Height: _____

Required Setbacks: Front: 0 ft Proposed Setbacks: Front: 5 ft
 Sides: 0 ft Sides: 7.5 ft
 Rear: 0 ft Rear: 5 ft

Required Parking Spaces: 2 Proposed Parking Spaces: 3

Name of Developer/Property Owner: MS Auto Sales, LLC

Address of Developer/Property Owner: 4033 NW 85 Drive, Cooper City, FL 33024

Telephone: 305-879-1522 Fax: _____ Email Address: mizanflorida@gmail.com

Name of Consultant/Representative/Tenant (circle one): SSN Engineering, LLC

Telephone: 954-944-3272 x 101 Email Address: rsiddique@ssnengineering.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 site is vacant right now. The proposed improvement will include construction of 240 SF of one-story building along with 3 parking spaces.

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.

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