

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: Proposed New Stor-All building

Proposed Project Address: 910 South Dixie Hwy., Hollywood, Florida. 33020

Folio Number(s): 5142 22 22 0010

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

Land Use Designation: High Intensity Mixed Use Zoning District: DH-3

Gross Lot Area: 63,053.89 Net Lot area: 44,518.32

Existing Use of Property: Commercial - Auto repair

Existing Number of Units: 1 Existing Commercial Area: 960 sf

Current Assessed Value of: Land: \$ 101,600 Building(s): \$ 97,300

Proposed Use: Self Storage Facility

Total Number of Residential Units: 0 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: 133,393.87 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): _____

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

Permitted Building Height: 10 sty - 140ft Proposed Building Height: 5 sty - 55ft

Required Setbacks: Front: 10' Proposed Setbacks: Front: 10'

Sides: 0' Sides: 10.04'

Rear: _____ Rear: _____

Required Parking Spaces: _____ Proposed Parking Spaces: 14

Name of Developer/Property Owner: Stor-All Acquisitions, LLC

Address of Developer/Property Owner: 1375 West Hillsboro Boulevard

Telephone: (954)421-1196 Fax: (954)426-1108 Email Address: markb@stor-all.com

Name of Consultant/Representative/Tenant (circle one): Felix Pardo & Assoc. Inc

Telephone: (305)445-4555 Email Address: Fpardo@FPAdesign.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.

A 960 sq.ft. Auto service building exists on site

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.

Site plan approval.

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

Proposed 133,393.96 sf, five story high self storage facility.