

DEPARTMENT OF DEVELOPMENT SERVICES



PRE-APPLICATION CONCEPTUAL OVERVIEW



Tel: (954) 921-3471
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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: Storage Building for DMJ Properties, LLC

Proposed Project Address: 2870 Stirling Road

Folio Number(s): 5142 04 00 300 & 5142 04 00 310

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

Land Use Designation: Commerce Zoning District: IM-2

Gross Lot Area: 127,677 SF Net Lot area: 127,677 SF

Existing Use of Property: Office / Warehouse / Vacant

Existing Number of Units: N/A Existing Commercial Area: 35,831SF

Current Assessed Value of: Land: \$ 1,020,980 Building(s): \$ 2,852,520

Proposed Use: New, Storage/Electric Vehicle wholesale, Truck parts sale, installation

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: 2,400 SF Area of Restaurant Use: N/A

Area of Office Use: 17,107 SF Area of Industrial Use: 33,574 SF

Estimated Average Rent per Square Foot: \$ 18.00 psf

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 2/2019

Estimated Value of Improvement: \$ 2,000,000 Estimated Value at Completion: \$ 5,000,000

Permitted Building Height: 35 ft Proposed Building Height: 34'-8"

Required Setbacks: Front: 15 ft Proposed Setbacks: Front: 53'-2"

Sides: 10ft (street), 0 ft Sides: 51'-2", 53'-0"

Rear: 0 ft Rear: 44'-8"

Required Parking Spaces: 109.39 sp Proposed Parking Spaces: 113 sp

Name of Developer/Property Owner: DMJ Properties, LLC , Mr. Donald Marshall Jr.

Address of Developer/Property Owner: 2870 Stirling Road

Telephone: 954-843-0991 Fax: 954-843-0989 Email Address: dmjr@air-marshall.com

Name of ~~Consultant/Representative/Contractor~~ (circle one): Perez and Associates, Architects

Telephone: 954-567-2062 Email Address: frank@perezandassociates.com

Frank Perez, Architect

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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 property has an Office and warehouse building of approx. 35,831 SF fronting on Stirling Road. The proposed project will consist of a new 17,250 SF building, to the South of the existing building on the vacant portion of the site. Approximately 2/3 of the building, or 11,885 SF, will be utilized for the Owners compact, electric vehicle distributorship / wholesaling and sales. The balance of the building, 5,365 SF, is anticipated to be leased as a truck accessory facility, although the eventual tenant may change.

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.

None

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