

**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: FACADE AND STAIR REMODELING

Proposed Project Address: 5740 HOLLYWOOD BLVD.

Folio Number(s): 514113231470

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

Land Use Designation: OFF Zoning District: OM

Gross Lot Area: 38,250 SF Net Lot area: 24,750 SF

Existing Use of Property: OFFICE BUILDING

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

Current Assessed Value of: Land: \$ 297,170 Building(s): \$ 1,399,370

Proposed Use: OFFICE BUILDING

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: 11,486 SF Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ \_\_\_\_\_

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 8/1/2019

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

Permitted Building Height: 4 STORIES, 50' Proposed Building Height: 2 STORIES - 25'

Required Setbacks: Front: 20' Proposed Setbacks: Front: 11'-7"

Sides: 20' Sides: 15'-7" & 6'-0" EXST.

Rear: 20' Rear: 20' EXST.

Required Parking Spaces: 46 Proposed Parking Spaces: 52

Name of Developer/Property Owner: SIMON WEISS, MD

Address of Developer/Property Owner: 5740 HOLLYWOOD BLVD. SUITE 200 HOLLYWOOD FL

Telephone: (954) 518-7179 Fax: (954) 518-9701 Email Address: SIMON.WEISS@SWEISSMD.COM

Name of Consultant/Representative/Tenant (circle one): EDUARDO VAZQUEZ PA

Telephone: 786 277 4512 Email Address: ENVARCHITECT@GMAIL.COM

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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.

EXISTING PROPERTY IS OFFICE USE AT SECOND LEVEL AND COVERED PARKING AT GROUND FLOOR. EXISTING STAIRS AND ELEVATOR IS OPEN TO STREET WITH NO SECURITY POSSIBLE.

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.

PROPOSING NEW CENTER ENCLOSED STAIR AND LOBBY FOR SECURITY / CONTROL. STAIRWAY WILL REQUIRE FRONT SETBACK TO BE REDUCED TO 11'-7"

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

REFER TO PROPOSED SITE PLAN AND ELEVATIONS ATTACHED.