

# DEPARTMENT OF DEVELOPMENT SERVICES



## PRE-APPLICATION CONCEPTUAL OVERVIEW



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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: Hollywood Business Park / Soccer Fields

Proposed Project Address: 5900 Stirling Rd / 5905 Oak Street

Folio Number(s): 514101010050, 514101010011 / 514101010040

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

Land Use Designation: TOC Zoning District: N-MU / N-MU

Gross Lot Area: 127,240 SF / 25,700 SF Net Lot area: 109,390 SF / 20,000 SF

Existing Use of Property: SINGLE FAMILY RESIDENTIAL

Existing Number of Units: 1 Existing Commercial Area: N/A

Current Assessed Value of: Land: \$ 1,012,190 / \$59,990 Building(s): \$ 1,658,070 / \$95,970

Proposed Use: WAREHOUSE (EXISTING) / SOCCER FIELDS

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: 2,500 SF Area of Industrial Use: 30,780 SF

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

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): June 2020

Estimated Value of Improvement: \$ 280,000 Estimated Value at Completion: \$ N/A

Permitted Building Height: 65' Proposed Building Height: 35' (existing) / N/A

Required Setbacks: Front: 20' Proposed Setbacks: Front: 38'-6" exist / N/A

Sides: 7.5' / 5.0' Sides: 15'-0" exist / N/A

Rear: 20' Rear: 7'-0" exist / N/A

Required Parking Spaces: 53 Proposed Parking Spaces: 92 (existing)

Name of Developer/Property Owner: Jacob Rimon / Abraham Rimon

Address of Developer/Property Owner: 407 Poinciana Dr. - Hallandale Beach, FL 33009

Telephone: 305-903-3555 Fax: \_\_\_\_\_ Email Address: hollywoodbusinesspark@gmail.com

Name of Consultant Representative/Tenant (circle one): Kaller Architecture

Telephone: 954-920-5746 Email Address: joseph@kallerarchitects.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.

**5900 Stirling Road:**

Existing Site Contains 1-story 33,280 sf warehouse building with approximately 2,500 sf of office space.

**5905 Oak Street:**

Existing Site Contains 1-story 880 sf single family residence.

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.

Uses proposed are in compliance with N-MU allowed use regulations and no variances are being requested.

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

**5900 Stirling Road:**

Proposed exterior renovation to North facade of Hollywood Business Park - Additional storefronts added along Stirling road, existing finishes and elevation elements to remain.

**5905 Oak Street:**

Proposed (2) 3 vs 3 Soccer fields w/ conversion option to (1) 5 vs 5 field. Large and small fields cannot be used concurrently & facilities servicing soccer fields are being proposed at Hollywood Business Park.