



File No. (internal use only): _____

PRE-APPLICATION CONCEPTUAL OVERVIEW

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



Tel: (954) 921-3471
Fax: (954) 921-3347

Schedule an appointment with a planner for all submittals.

This application shall be completed in full and submitted with all applicable documents digitally to the Planning Division.

Pre-application Conference

Dates:

	01/25
02/07	02/22
03/07	03/21
04/04	04/18
05/02	05/16
06/06	06/20
07/05	07/18
09/06	09/19
10/03	11/07
11/21	12/05



A complete PACO submittal includes: Application, Survey, Preliminary Site Plan, and Elevations.

An incomplete submittal will not be accepted. The deadline for all PACO submissions is the Monday before the meeting. All submittals shall be digital and consolidated as one PDF file.

Site and Project Data

Proposed Project Name: POLK OFFICE BUILDING

Proposed Project Address: 2910 POLK STREET HOLLYWOOD, FLORIDA 33020

Folio Number(s): 5142 16 02 6810

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

Land Use Designation: _____ Zoning District: TC-1

Gross Lot Area: 41,000 S.F. Net Lot area: N/A

Existing Use of Property: VACANT

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

Current Assessed Value of: Land: \$ \$221,400 Building(s): \$ N/A

Proposed Use: GENERAL USE OFFICES

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: 61,500 GROSS S.F. Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ _____

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): OCTOBER 2024

Estimated Value of Improvement: \$ \$16 mil. Estimated Value at Completion: \$ \$26 mil.

Permitted Building Height: 50' Proposed Building Height: 50'

Required Setbacks: Front: 15' Proposed Setbacks: Front: 58' - 65'

Sides: 10' Sides: 0' - 20'

Rear: 10' Rear: 10'

Required Parking Spaces: 246 Proposed Parking Spaces: 258 + 12 valet parking

Name of Developer/Property Owner: BSD DEVELOPMENT LLC.

Address of Developer/Property Owner: 2144 JOHNSON STREET HOLLYWOOD, FL. 33020

Telephone: 646-249-0930 Fax: N/A Email Address: avihun23@gmail.com

Name of Consultant/Representative/Tenant (circle one): Itamar Goldenholz, Architect

Telephone: 954 742 0797 Email Address: itamar@goldenholz.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.

VACANT LAND

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.

1. Request variance along the west property line, adjacent to FDOT property line, side building set back to be 0'-0".
the required 10' side set back along the west side of the building to be transferd to the east side of the building set back to be 20'-0".
The additional 10' set back will allow an increase of the landscape area where it will be enjoyed by the public more than an ally between the proposed garage wall and the existing adjacent FDOT concrete tall wall.
2. Request to provide 5 levels of building floors within the 50' hight permitted.

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

N/A