

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: Denny's 7457 - Hollywood

Proposed Project Address: 404 S. 60th Avenue, Hollywood, Florida 33023

Folio Number(s): 5141 13 26 0020

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

Land Use Designation: Restaurant Zoning District: SR 7 CCD CC

Gross Lot Area: 68,022 S.F. Net Lot area: 38,025 S.F.

Existing Use of Property: Restaurant

Existing Number of Units: N/A Existing Commercial Area: 5,215 S.F.

Current Assessed Value of: Land: \$ 380,200 Building(s): \$ 1,131,300

Proposed Use: Restaurant

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: 5,215 S.F.

Area of Office Use: N/A Area of Industrial Use: N/A

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

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): November 2016

Estimated Value of Improvement: \$ 35,000 Estimated Value at Completion: \$ 400,000

Permitted Building Height: 175' Proposed Building Height: 20'-2"

Required Setbacks: Front: 60' from CL of SR7 Proposed Setbacks: Front: 113'-4"

Sides: 0' Sides: 41'-3"

Rear: 0' Rear: 59'-7"

Required Parking Spaces: 53 Proposed Parking Spaces: 76

Name of Developer/Property Owner: Russ Lobello, Phoenix Organization, Inc.

Address of Developer Property Owner: 1101 S. Rogers Circle, Suite 10, Boca Raton, FL 33487

Telephone: (561)536-3660 Fax: (561)988-2073 Email Address: russ@phoenixorganization.com

Name of Consultant Representative/Tenant (circle one): Manuel Terraza, IDEA Inc

Telephone: (305)792-0015 Email Address: mterraza@absolute-idea.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.

The property currently contains a single-story (5,215 S.F.) restaurant that shall remain & be renovated. The extent of said renovations will be limited to cosmetic modifications (changes in materials & color), and improvements to the existing parking. None of the renovations will result in an increase to the net area of the existing building.

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.

Please see A-010 for complete code analysis and building description & A-080 for Planing & Zoning study.