



APR - 4 2017

PRE-APPLICATION CONCEPTUAL OVERVIEW
OFFICE OF PLANNING



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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: CAR DEALERSHIP
Proposed Project Address: 1116 N STATE ROAD 7, HOLLYWOOD, FLORIDA 33021
Folio Number(s): 5141 12 05 0890 / 5141 12 05 0860
Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
Land Use Designation: RESIDENTIAL/COMMERCIAL Zoning District: RM-12 / SR7 CCD-LHC C4
Gross Lot Area: 29,520 SQ FT / 7,750 SQ FT Net Lot area: 24,157 SQ FT / 5,520 SQ FT
Existing Use of Property: VACANT / COMMERCIAL
Existing Number of Units: N/A Existing Commercial Area: 2,496 SQ FT
Current Assessed Value of: Land: \$ 252,830 Building(s): \$ 149,010
Proposed Use: AUTOMOTIVE SALES
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: 9,651 SQ FT 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): N/A
Estimated Value of Improvement: \$ N/A Estimated Value at Completion: \$ N/A
Permitted Building Height: 175 FT Proposed Building Height: 36 FT
Required Setbacks: Front: 10 FT Proposed Setbacks: Front: 10 FT
Sides: 10 FT / 15 FT Sides: 10 FT / 15 FT
Rear: 10 FT Rear: 10 FT
Required Parking Spaces: 12 Proposed Parking Spaces: 31
Name of Developer/Property Owner: PREM K ANAND
Address of Developer/Property Owner: 9795A NW 7TH AV, MIAMI, FL33150
Telephone: (954) 558-2222 Fax: (954) 272-7634 Email Address: pmmotorsllc@gmail.com
Name of Consultant/ Representative/Tenant (circle one): JOSEPH B KALLER
Telephone: (954) 920-5746 Email Address: joshep@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.

VACANT LOT / AUTO INTERIORS

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.

ZONING CHANGE: VACANT LOT; FROM RM-12 RESIDENTIAL TO SR7 CCD-LH C4 COMMERCIAL
VARIANCES: 1. ROLLING OVERHEAD GARAGE DOORS ARE PROPOSED TO BE LOCATED LESS THAN 100'
FROM RESIDENTIAL USE.
2. REPAIR AREAS ARE PROPOSED FACING RESIDENTIALLY ZONED PROPERTY.

THE EXISTING LEGAL NON-CONFORMING USES ARE LOCATED ON THE FRONT AND BACK LOTS WHEN THE 441 CORRIDOR ZONING WAS CODIFIED, THE REAR LOT (ZONED RESIDENTIAL) HAS ALWAYS BEEN AN INTEGRAL PART OF THE BUSINESS FRONTING 441.

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