

JUL - 5 2017

DEPARTMENT OF DEVELOPMENT SERVICES



CITY OF HOLLYWOOD  
OFFICE OF PLANNING

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: 1500 New BAR

Proposed Project Address: 1500 N. Broadwalk

Folio Number(s): 5142 12 01 0810

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

Land Use Designation: General Business Zoning District: BWK - 25HD

Gross Lot Area: \_\_\_\_\_ Net Lot area: 3,320

Existing Use of Property: Rental Space Bike Shop, Residents

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

Current Assessed Value of: Land: \$ 331,230 Building(s): \$ 1,062,000

Proposed Use: Restaurant/Bar & Roof Top Terrace

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: \_\_\_\_\_ Area of Restaurant Use: \_\_\_\_\_

Area of Office Use: \_\_\_\_\_ Area of Industrial Use: \_\_\_\_\_

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

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): \_\_\_\_\_

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

Permitted Building Height: 40' Proposed Building Height: 40' - 48'

Required Setbacks: Front: \_\_\_\_\_ Proposed Setbacks: Front: \_\_\_\_\_

Sides: Exist. Sides: Exist

Rear: Exist. Rear: Exist

Required Parking Spaces: 0 Proposed Parking Spaces: 0

Name of Developer/Property Owner: Chiquita Properties, LLC

Address of Developer/Property Owner: 20325 NE 15th Court Miami FL 33179

Telephone: 954-463-0713 Fax: 305-770-1662 Email Address: ohchiquita@aol.com

Name of Consultant/Representative/Tenant (circle one): In-site Design Group, LLC

Telephone: 954. 921. 5333 Email Address: annie@insitedesigngroup.com



## 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 3 story building with ground floor Bike Shop.  
Proposed new construction to build BAR/ Restaurant with  
Roof Top Terrace.

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.

Height Variance for Elevator Hatch and Bathroom to  
Acquire Proper Ceiling Height for Proposed Roof TOP Terrace.

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