

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: Seafarers' House

Proposed Project Address: 1800 SE 32nd Street

Folio Number(s): Portion of 504223050330

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

Land Use Designation: Transportation Zoning District: PEDD

Gross Lot Area: 25.95 acres Net Lot area: 1.23 acres

Existing Use of Property: Seafarers' House

Existing Number of Units: N/A Existing Commercial Area: 1,634 sf

Current Assessed Value of: Land: \$ 7,780,450 Building(s): \$ 2,092,260

Proposed Use: Seafarers' House

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: 1,365 sf

Area of Office Use: 3,450 sf 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): March, 2019

Estimated Value of Improvement: \$ 4,500,000 Estimated Value at Completion: \$ 4,500,000

Permitted Building Height: N/A Proposed Building Height: 14

Required Setbacks: Front: 0 Proposed Setbacks: Front: 35.8

Sides: 0 Sides: 300/575 +/-

Rear: 0 Rear: 920 +/-

Required Parking Spaces: 133 Proposed Parking Spaces: 30

Name of Developer/Property Owner: Seafarers' House/FPL

Address of Developer/Property Owner: 2550 Eisenhower Blvd.

Telephone: 954-734-1580 Fax: _____ Email Address: lesley.w@seafarershouse.org

Name of Consultant/Representative/Tenant (circle one): Keith & Associates, Inc. Mike Vonder Meulen

Telephone: 954-788-3400 Email Address: mvondermeulen@keith-associates.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 Seafarers' House is a Not for Profit Corporation that provides support services and counseling to mariners in Port Everglades. The Seafarers' House currently operates in Port Everglades and leases property from FPL. The existing site contains the Seafarers' House operation within two separate modular buildings totaling 7,900 sf.

The new Seafarers' House project includes expanding the lease area, removal of the existing buildings, installing a new 13,800 sf modular building, revised parking configuration, new landscaping.

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.

Projects in the PEDD usually require only a building permit; however, based on the numerous uses/services provided by the Seafarers' House and based on parking calculations for those uses in the PEDD, a parking variance is necessary for the project to move forward.

Due to the Seafarers' House being located within Port Everglades and not being opening to the general public and due to the Seafarers' House providing a shuttle service to the mariners, the Seafarers' House believes the parking variance is justified and unique/applicable only to the Seafarers' House.

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

Seafarers' House at Port Everglades is a safe, friendly place where mariners can connect with their communities and families, relax, seek guidance and get emergency help if needed. We provide access to pastoral care and counseling, emergency assistance, local ground transportation and everyday items through our pastoral team and our on shore and on board services. Every mariner that arrives in Port Everglades is welcome at our center. Those who may not be able leave their ships due to time constraints or visa restrictions have access to our services from their vessels through our ship-visiting program.

The center, located in Port Everglades, provides seafarers with a "home away from home". Beyond a place for rest, the center provides access to communications equipment, free Wi-Fi and access to telephones, money remittance services, and an international store stocked with the latest electronics and sundries. We provide low cost SeaFare phone cards directly to mariners and distributors. We provide a SIM card product designed especially for mariners for affordability and access to countries throughout the world. Our center also includes a recreational lounge with a library, microwave, television and pool table. The International Seafarers Store keeps a small but busy convenience store well-stocked with items seafarers have a hard time finding at nearby shops. By providing a store in the same location where mariners come to make calls or relax, Seafarers' House provides them with a one-stop shop. Mariners routinely make suggestions about which products and services they need or want the most and we are happy to accommodate their requests. On busy weekends, we have a catering service that serves hot meals with Asian and South American options as there is nothing more evocative of home than the taste of familiar foods. Seafarers' House provides low-cost money orders and safe, economical wire transfers to 156 countries around the world. Crew members earn wages that support families back home, they trust us to safely, reliably help them send their hard-earned money home. While some mariners walk to our center, most depend on our free van transportation. Our fleet of 5 vehicles runs 365 days a year, 12 hours a day – providing free transport from ships to Seafarers' House and offering transport to local shopping and medical facilities. The shuttle schedule is provided as an attachment.

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