

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: 1907 N. SURF RD

Proposed Project Address: 1907 N. SURF RD

Folio Number(s): 5142 1201 1220

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

Land Use Designation: COMMERCIAL Zoning District: BWK - 25 - HD - C

Gross Lot Area: NA Net Lot area: 6641

Existing Use of Property: HOTEL / MOTEL

Existing Number of Units: 9 Existing Commercial Area: —

Current Assessed Value of: Land: \$ 664560 Building(s): \$ 928670

Proposed Use: RESTAURANT / RETAIL

Total Number of Residential Units: NA Average Size of Units: NA

Estimated Average Sale Price/Rent per Unit: \$ NA Sale Rent

Total Number of Hotel Rooms: NA Average Size of Hotel Rooms: NA

Area of Commercial/Retail Use: 3300 Area of Restaurant Use: 2478

Area of Office Use: NA Area of Industrial Use: NA

Estimated Average Rent per Square Foot: \$ _____

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'

Required Setbacks: Front: 85' / T15' Proposed Setbacks: Front: 85' / T15'
 Sides: 85' / T10' Sides: 85' / T10'
 Rear: 85' / T15' Rear: 85' / T15'

Required Parking Spaces: 0 Proposed Parking Spaces: 0

Name of Developer/Property Owner: GIL SZOLYAR

Address of Developer/Property Owner: _____

Telephone: _____ Fax: _____ Email Address: petrogold@rogers.com

Name of Consultant/Representative/Tenant (circle one): JOSEPH FALLER

Telephone: 954 926 2841 Email Address: Joseph@fallerarchitects.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 site is currently a 9 unit hotel.

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.

No variances are being requested.

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

The proposed building is a retail / restaurant 3 story complex with a roof garden. It is modern open and airy with views all around. Colors used are fun and tropical.