

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: ROCK HOTEL

Proposed Project Address: 5530 S. STATE ROAD 7

Folio Number(s): 504136100750

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

Land Use Designation: GENERAL BUSINESS Zoning District: N-MU

Gross Lot Area: 100,530 SF Net Lot area: 85,708 SF

Existing Use of Property: VACANT

Existing Number of Units: — Existing Commercial Area: —

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

Proposed Use: HOTEL

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

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

Total Number of Hotel Rooms: 100 Average Size of Hotel Rooms: 350 SF

Area of Commercial/Retail Use: 820 SF Area of Restaurant Use: 2303 SF

Area of Office Use: — Area of Industrial Use: —

Estimated Average Rent per Square Foot: \$ _____

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): DEC 2021

Estimated Value of Improvement: \$ 6.8M Estimated Value at Completion: \$ _____

Permitted Building Height: 65'-0" Proposed Building Height: 65'-0"

Required Setbacks: Front: 10'-0" Proposed Setbacks: Front: 24'-10"
 Sides: 0'-0" Sides: 15'-0"/10'-0"
 Rear: 15'-0" Rear: 22'-0"

Required Parking Spaces: 131 Proposed Parking Spaces: 83

Name of Developer/Property Owner: SHARON STARABY

Address of Developer/Property Owner: 2790 STIRLING ROAD #9-10, PALM BEACH, FL

Telephone: 954 394 6615 Fax: _____ Email Address: sharonstaraby@icloud.com

Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER

Telephone: 954 920 5746 Email Address: joseph@kallervarchitects.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.

Site is currently vacant.

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.

Variance being requested is for parking and the amount of spaces required. 83 spaces are provided and 131 spaces are required.

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

The project is a 100 room hotel, 7 stories in height with a roof deck with pool and restaurant.