

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: SAHARA RESTAURANT

Proposed Project Address: 1213 N. SURF ROAD

Folio Number(s): 5142 12010310

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

Land Use Designation: GEN. BUSINESS Zoning District: BWK - 25 - HD - C

Gross Lot Area: _____ Net Lot area: 1740 SF

Existing Use of Property: RESTAURANT

Existing Number of Units: — Existing Commercial Area: 1318 SF

Current Assessed Value of: Land: \$ 172,320 Building(s): \$ 296,970

Proposed Use: RESTAURANT

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

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

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

Area of Commercial/Retail Use: — Area of Restaurant Use: 1442 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. 2020

Estimated Value of Improvement: \$ 120,000 Estimated Value at Completion: \$ _____

Permitted Building Height: 40'-0" Proposed Building Height: 27'-9" (EXIST)

Required Setbacks: Front: 10'-0" Proposed Setbacks: Front: 0'-0"
 Sides: INT. 5'-0" Sides: 0'-0"
 Rear: SURF 5'-0" Rear: 18'-0"

Required Parking Spaces: 0 Proposed Parking Spaces: 0

Name of Developer/Property Owner: ALA HOLDINGS II LLC

Address of Developer/Property Owner: 1220 DIPLOMAT PARKWAY HOLLYWOOD FL 33019

Telephone: 9546090955 Fax: _____ Email Address: J-diarpino@yahoo.com

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

Telephone: 9549205746 Email Address: Joseph@kallerarchitects.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 currently has a 3 story building. The first floor is the Sahara Restaurant with storage on the top two floors.

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.

A variance is being requested for the side and front setbacks. Variances will match adjacent buildings setbacks.

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