

# GENERAL APPLICATION

APPLICATION DATE: 11/20/2023

**2600 Hollywood Blvd**

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@  
Hollywoodfl.org

## SUBMISSION REQUIREMENTS:

- One set of digitally signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee (per review)

## NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

**CLICK HERE FOR  
FORMS, CHECKLISTS, &  
MEETING DATES**

## APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee  
☐ City Commission

## ☒ Variance/Special Exception Requested

- ☐ Administrative Approvals  
☐ Historic Preservation Board  
☐ Planning and Development Board

## PROPERTY INFORMATION

**Location Address:** 1301 N. State Road 7

Lot(s): 12 Block(s): 2 Subdivision: Hllwd Country S

Folio Number(s): 514112100530

C-MU

Zoning Classification: C-MU Land Use Classification: 10

Existing Property Use: Vacant Sq Ft/Number of Units: 8,262 SF / 0

Is the request the result of a violation notice? ( ) Yes ( ) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide

File/Resolution/Ordinance No.: NO

## DEVELOPMENT PROPOSAL

Explanation of Request: Exemption of Use for a Food Truck Park (The Road)

Phased Project: Yes / No ☐ Number of Phases: 1

Project	Proposal
Units/rooms (# of units)	N/A (Area: S.F.)
Proposed Non-Residential Uses	Commercial 1,999.64 S.F.
Open Space (% and SQ.FT.)	66 % (Park. Incd.) (Area: 5,467.51 S.F.)
Parking (# of spaces)	11 (Area: 3,578.76 S.F.)
Height (# of stories)	1 ( 14.5 FT.)
<b>Gross Floor Area (SQ. FT)</b>	<b>8,153.48 SF (all Covered + Uncovered)</b>

**Name of Current Property Owner:** 1301 Plaza LLC / Khaled El Chaer

Address of Property Owner: 221 N. Federal Hwy., Hallandale Beach, FL 33009

Telephone: 305.409.5951 Email Address: sovnew@hotmail.com

**Applicant** Isabel Arzola

☐ Consultant ☒ Representative ☐ Tenant (check one)

Address: 2425 Coral Way, #401, Coral Gables Telephone: 786.273.1923

Email Address: ic.arzola.a@gmail.com

Email Address #2: \_\_\_\_\_

Date of Purchase: 07 / 22 / 2022 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

**Noticing Agent** (FTAC & Board submissions only) : \_\_\_\_\_

E-mail Address: \_\_\_\_\_

# PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

## GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign as approved by the Division of Planning & Urban Design. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: \_\_\_\_\_

Date: 11 / 20 / 2023

PRINT NAME: \_\_\_\_\_

1301 PLAZA LLC / KHALED EL CHAER

Date: \_\_\_\_\_

Signature of Consultant/Representative: \_\_\_\_\_

Date: 11 / 20 / 2023

PRINT NAME: \_\_\_\_\_

ISABEL ARZOLA

Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

Date: \_\_\_\_\_

### Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for EXCEPTION/VARIANCES REQUEST to my property, which is hereby made by me or I am hereby authorizing ISABEL ARZOLA to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

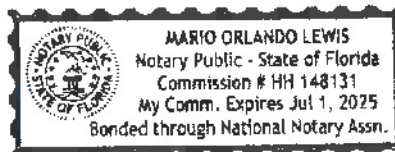
this 20 day of November

Mario Lewis

Notary Public

State of Florida

My Commission Expires: 2025 (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_



Signature of Current Owner

KHALED ELCHAER

Print Name







PROPERTY INFORMATION:

FOLIO/ID NUMBER:	5141 12 10 0530
ADDRESS:	1301 NORTH STATE ROAD 7 HOLLYWOOD, FLORIDA 33021
OWNER:	1301 PLAZA LLC KHALED EL CHAER, ZAMIRA GUARIN.
MUNICIPALITY:	BROWARD COUNTY
PROPERTY USE:	VACANT (10)
LOT AREA:	8,262.00 SF
YEAR BUILT:	N/A

ZONING DATA

ZONING:	C-MU CENTRAL MIXED USE DISTRICT			
ALLOWED USES:	RESIDENTIAL, LODGING, COMMERCIAL, OFFICE,CIVIC,EDUCATIONAL,INDUSTRIAL.			
PROPOSED USE:	COMERCIAL			
FLOOD ZONE:	AS PER THE NFIP FLOOD MAPS: FLOOD ZONE: AH PANEL No/SUFFIX: 564/H COMMUNITY No.: 125 1 13 DATE OF FIRM: 08/18/2014			
	HIGHEST CROWN OF ROAD 9.90' N.G.V.D. FINISH FLOOR ELEV. AT 10.0' N.G.V.D.			
LAND SIZE:	REQUIRED	U/M	PROVIDED	U/M
LOT AREA (Min.). OLD SUBDIVISION	7,500.00	SF	8,262.00 (0.1896)	SF AC
LOT WIDTH (Min.). OLD SUBDIVISION	50.0	LF	52.24	LF
DENSITY: MIXED USE	-	D.U.	-	D.U.
A. DEVELOPMENT AREAS:				
LOT COVERAGE (Everything Under Roof) MAX. 95%	7,848.90	SF	753.82 (9.12%)	SF
OPEN SPACE (UNCOVERED AREAS) (Driveways, Walkways, Parking) Min.. 5%	N/A	SF	5,467.51 (66.18%)	SF
OPEN SPACE (GREEN). Min. % of Lot Area	N/A	SF	1,932.15 (23.38%)	SF
B. BUILDING HEIGHT (MAX.)				
NUMBER OF STORIES ALLOWED	17	Story	1	Story
THIRTY FIVE FEET	175	LF	14'-6" (Max. Top of Roof)	LF
C. SETBACKS:				
Principal Building (W/Roof Extension for Carport):				
FRONT (WEST)	10.0	LF	10'-0"	LF
SIDE STREET (SOUTH)	10.0	LF	10'-0"	LF
SIDE (NORTH)	0.0	LF	0'-0"	LF
REAR (EAST)	5.0	LF	5'-0"	LF
D. PARKING STANDARDS:				
27. USE: RESTAURANT (1,999.64 SF) 60% Times de Gross Area of building, then 1 per 60 SQ. FT. of the resulting Floor Area. (60%=1,199.78 SF/60 SF = 19.99))	-	SF	1,999.64 1,199.78 (60%)	SF
	20	Prk.Sp.	11	Prk.Sp.
DRIVEWAY WIDHT AT PROPERTY LINE. One Driveways, Two ways, Max Widht:	22.00	LF	-	LF
Two Driveways, One way each, Max Widht:	11 EACH	LF	11 EACH	LF
Two Driveways, Min. Separation:	50.00	LF	43.50	LF
E. LANDSCAPE STANDARDS:				
LAWN AREA, MAX. % OF NET LOT AREA	-	SF	1,932.15 (23.38%)	SF
NUMBER OF TREES REQUIRED PER LOT	-	Trees	-	Trees
PERIMETER LANDSCAPE SETBACKS FOR AT GRADES PARKING LOTS:				
FRONT Setback Landscape	10.00	LF	10.00	LF
SECONDARY FRONT Setback Landscape	10.00	LF	10, 3 & 6	LF
REAR Setback Landscape	5.00	LF	5.00	LF
SIDE Setback Landscape	5.00	LF	5.00	LF

BUILDING AREAS:

COVERED EATING-SEATING AREA	437.50 SF
COVERED BATHROOMS AND TRASH ROOM AREA	316.32 SF
TOTAL COVERED AREAS:	753.82 SF

UNCOVERED, PERVIOUS AND IMPERVIOUS AREAS::	5,467.51 SF
IMPERVIOUS RESTAURANT UNCOVERED AREA FOR SERVICE	605.94 SF
PERVIUOS RESTAURANT AREA FOR FOOD TRUCKS PARKING	956.20 SF
IMPERVIOUS WALKWAYS	326.61 SF
PARKING ASPHALT AREA	3,578.76 SF

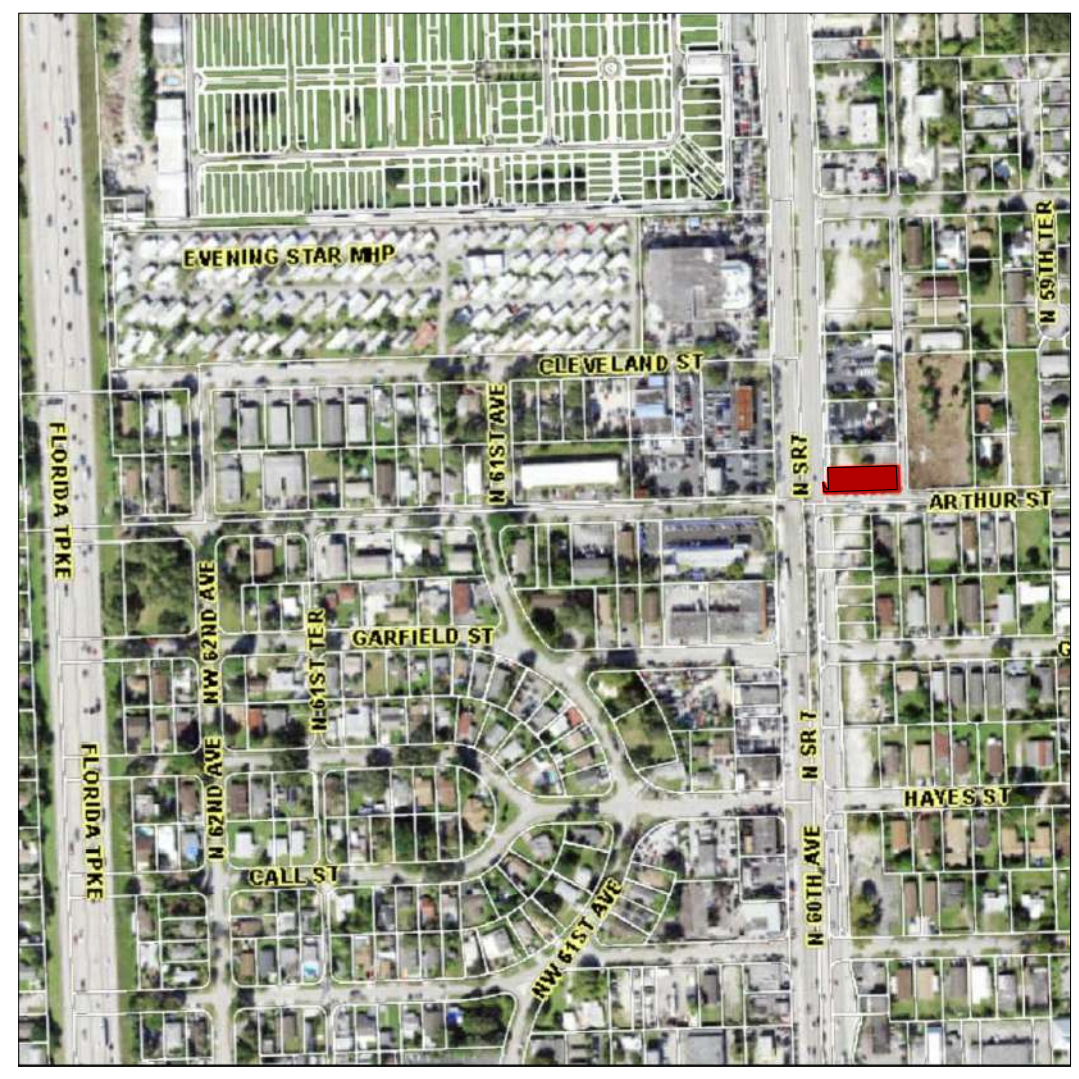
GREEN AREAS (LAWN AND LADSCAPE)::	1,932.15 SF
TOTAL OPEN AREAS:	7,399.66 SF

TOTAL COVERED & UNCOVERED AREAS:	8,153.48 SF
----------------------------------	-------------

RESTAURANT AREAS:

COVERED EATING-SEATING AREA	437.50 SF
IMPERVIOUS RESTAURANT UNCOVERED AREA FOR SERVICE	605.94 SF
PERVIUOS RESTAURANT AREA FOR FOOD TRUCKS PARKING	956.20 SF
TOTAL RESTAURANT AREAS:	1,999.64 SF

LOCATION MAP



LEGAL DESCRIPTION:

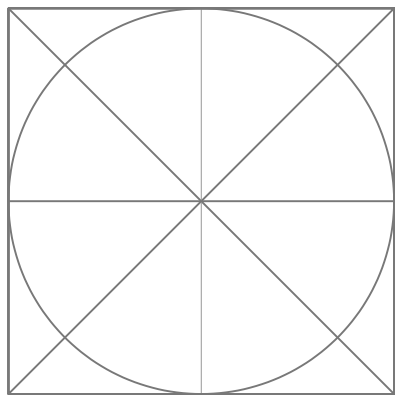
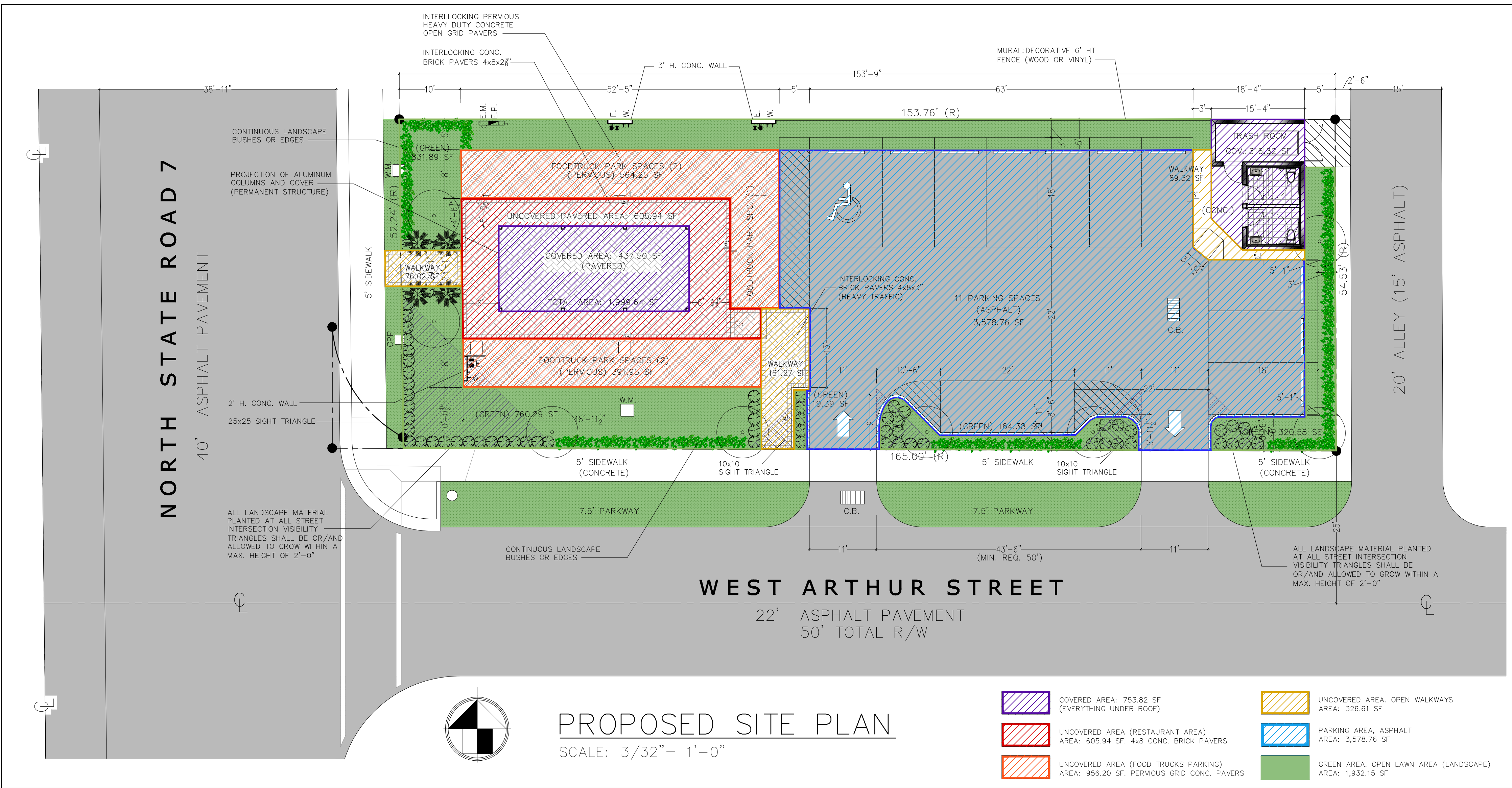
HOLLYWOOD COUNTRY ESTATES, LOT 12 BLOCK 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
LESS BEG AT NW COR LOT 12, E 11.24, S 52.24, NWLY 22.75, N 34.13 TO POB.

INDEX OF DRAWINGS:

- A 0.1 COVER SHEET:  
MAP LOCATION, SITE DATA, SITE AREAS
- A 1.1 PROPOSED SITE PLAN
- A 2.1 PROPOSED ELEVATIONS

SCOPE OF WORK:

- NEW FOOD TRUCKS PARK
- NEW WATER AND ELECTRICAL SERVICES FOR FOOD TRUCKS ON SITE CONNECTION.
- NEW SITE LIGHTING
- NEW SITE LANDSCAPE



ARCHITECT / ENGINEER:

This drawings are preliminary to obtain approval of the design by the Technical Advisory Committee (TAC). Once obtained the preliminary zoning data approval, a complete set of construction documents and drawings for any improvement of any kind must be prepared and duly by a licensed professional and submitted to the City of Fort Lauderdale to proceed with the permit process.  
THESE DRAWINGS ARE NOT CONSTRUCTION DOCUMENTS.

PROJECT NAME:

"THE ROAD"  
FOOD TRUCKS PARK

PROJECT ADDRESS:

1301 N. STATE ROAD 7  
HOLLYWOOD FL 33021

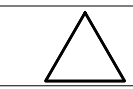
SUBMITTED BY OWNER:

1301 PLAZA LLC.  
KHALED EL CHAER

Date:  
Scale:  
Project/Job No.:

NOVEMBER 2023  
AS SHOWN  
23-01-041

Revision No./ DATE:



Drawing Title:

COVER  
LOCATION MAP  
SITE DATA-AREAS

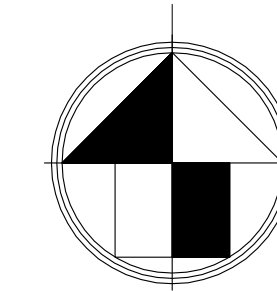
A 0.1

Sheet No.: 1 OF 3

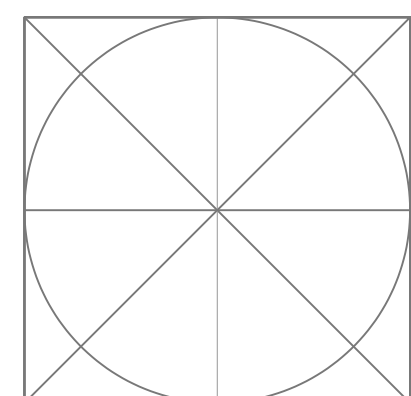
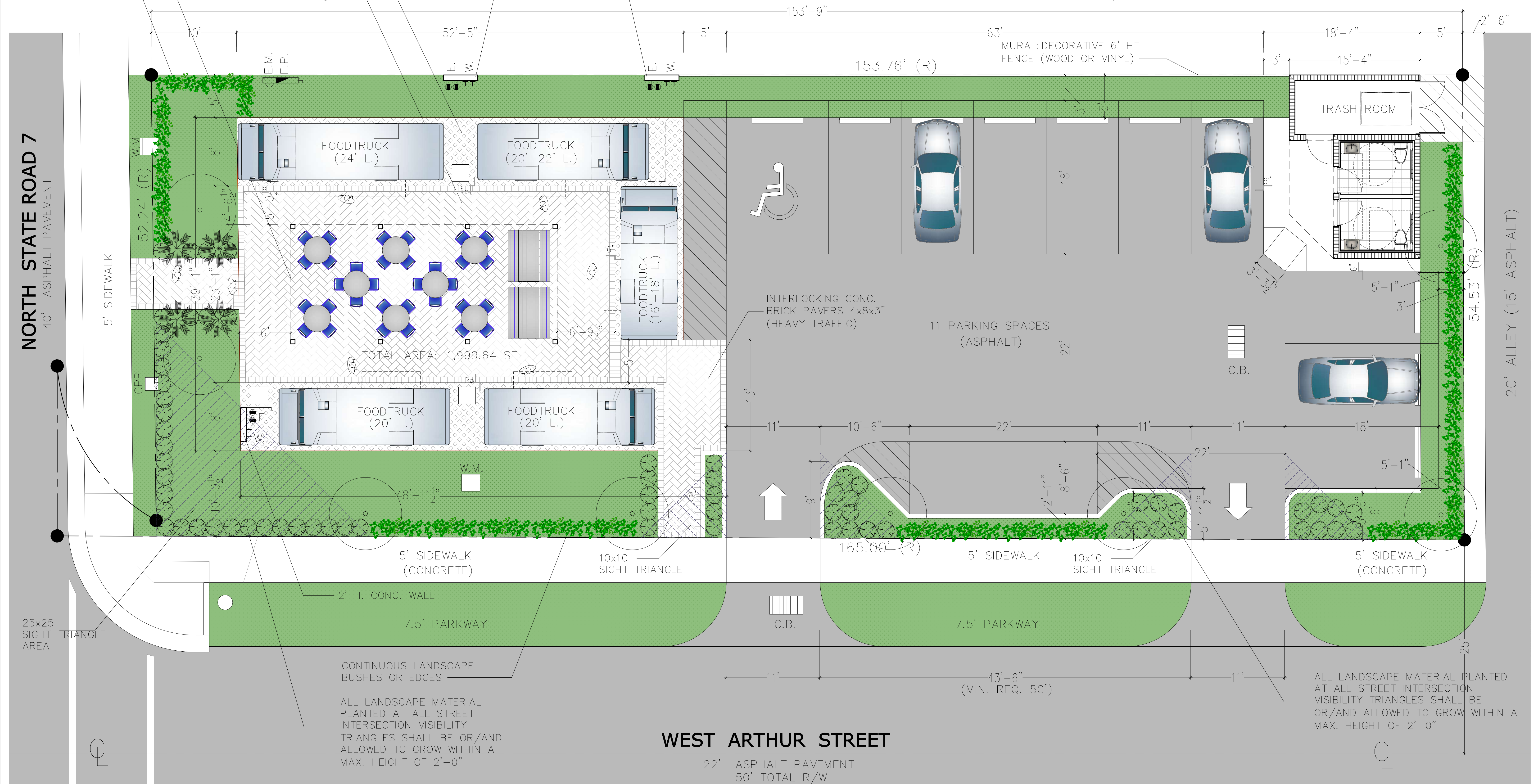


CONTINUOUS LANDSCAPE  
BUSHES OR EDGES —

INTERLOCKING CONC.  
BRICK PAVERS 4x8x2 $\frac{3}{8}$ "—



SCALE:  $3/16" = 1'-0"$



This drawings are preliminary to obtain approval of the design by the Technical Advisory Committee (TAC). Once obtained the preliminary zoning data approval, a complete set of construction documents and drawings for any improvement of any kind must be prepared and duly by a licensed professional and submitted to the City of Fort Lauderdale to proceed with the permit process.

THESE DRAWINGS ARE NOT CONSTRUCTION DOCUMENTS.

# "THE ROAD"

## FOOD TRUCKS PARK

1301 N. STATE ROAD 7  
HOLLYWOOD FL 33021

Date:  
Scale:  
Project/Job No.:

# A 1.1

Sheet No.: 2 OF 3



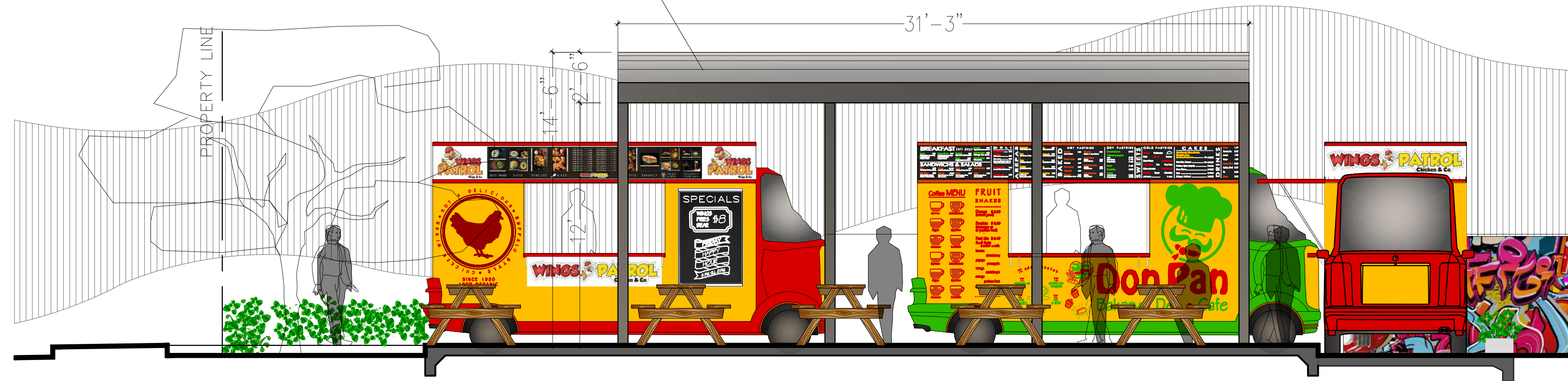


70"x18" SIGNAGE  
H=14' (TOP)

ALUMINUM COLUMNS  
AND COVER  
(PERMANENT STRUCTURE)

### PROPOSED WEST FRONT SITE ELEVATION

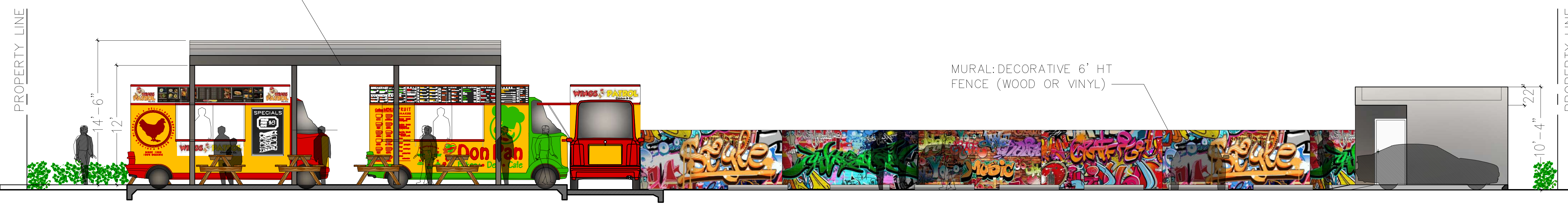
SCALE: 1/4" = 1'-0"



ALUMINUM COLUMNS  
AND COVER  
(PERMANENT STRUCTURE)

### PROPOSED SOUTH SIDE SITE ELEVATION — PARTIAL

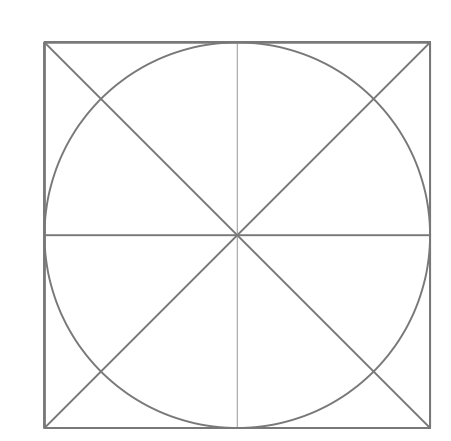
SCALE: 1/4" = 1'-0"



MURAL: DECORATIVE 6' HT  
FENCE (WOOD OR VINYL)

### PROPOSED SOUTH SIDE SITE ELEVATION

SCALE: 3/16" = 1'-0"



#### ARCHITECT / ENGINEER:

This drawings are preliminary to obtain approval of the design by the Technical Advisory Committee (TAC). Once obtained the preliminary zoning data approval, a complete set of construction documents and drawings for any improvement of any kind must be prepared and duly by a licensed professional and submitted to the City of Fort Lauderdale to proceed with the permit process.  
THESE DRAWINGS ARE NOT CONSTRUCTION DOCUMENTS.

#### PROJECT NAME:

# "THE ROAD"

## FOOD TRUCKS PARK

#### PROJECT ADDRESS:

## 1301 N. STATE ROAD 7

## HOLLYWOOD FL 33021

#### SUBMITTED BY OWNER:

### 1301 PLAZA LLC.

### KHALED EL CHAER

Date:  
Scale:  
Project/Job No.:

NOVEMBER 2023  
AS SHOWN  
23-01-041

#### Revision No./ DATE:

1	
2	
3	
4	
5	

#### Drawing Title:

PROPOSED  
ELEVATIONS

# A 2.1

Sheet No.: 3 OF 3