

DEPARTMENT OF DEVELOPMENT SERVICES



PRE-APPLICATION CONCEPTUAL OVERVIEW



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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: Toyota of Hollywood

Proposed Project Address: 1841 North State Road 7, Hollywood, FL 33021

Folio Number(s): 514112000490

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

Land Use Designation: _____ Zoning District: C4 & CCD MHC

Gross Lot Area: 7.26 acres (316,525 SF) Net Lot area: _____

Existing Use of Property: Automobile Dealership

Existing Number of Units: N/A Existing Commercial Area: _____

Current Assessed Value of: Land: \$ 1,662,330.00 Building(s): \$ 2,184,200.00

Proposed Use: Automobile Dealership

Total Number of Residential Units: N/A Average Size of Units: N/A

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

Total Number of Hotel Rooms: N/A Average Size of Hotel Rooms: N/A

Area of Commercial/Retail Use: 32,276 SF Showrm Area of Parking Garage Use: 432,129 SF

Area of Office Use: 43,864 SF Area of Industrial Use: 65,118 SF

Estimated Average Rent per Square Foot: \$ _____

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): March 2018

Estimated Value of Improvement: \$ 25,000,000.00 Estimated Value at Completion: \$ 25,000,000.00

Permitted Building Height: 175' Proposed Building Height: 81'

Required Setbacks: Front: 0 Proposed Setbacks: Front: 116'-3"
Sides: 55' @ residential Sides: 63'-10"
Rear: 55' @ residential Rear: 63'-5"

Required Parking Spaces: 415 Proposed Parking Spaces: 1,775

Name of Developer/Property Owner: Triangle Auto Center Inc.

Address of Developer/Property Owner: 1850 North State Road 7, Hollywood, FL 33021

Telephone: 954-967-4111 Fax: 954-985-3844 Email Address: tliuzzi@czag.net

Name of Consultant Representative Tenant (circle one): Tony Liuzzi

Telephone: 954-967-4111 Email Address: tliuzzi@czag.net

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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 main parcel of the property located between Taft and Harding Streets currently contains the existing Toyota of Hollywood Dealership Building (+/- 34,266 SF), the existing Scion of Hollywood Showroom (+/- 9,483 SF) and the Toyota Express Lube Building (+/- 1,588 SF). The property north of Harding Street contains the existing Toyota of Hollywood Pre-Owned Building (+/- 828 SF) and four residential lots. The total site contains 334,383 SF (7.6764 acres).

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.

We are requesting that the entire property be zoned C4-CCD MHC. Presently, there are three (3) different zoning designations for the main Toyota of Hollywood property and would request property under one (1) zoning designation.

Additionally, we are requesting a Special Exception to have one (1) overhead (O.H.) door on the south side of the Service Garage located 88' from the property line. Code requires no O.H. doors facing residential property unless 100' back from property line. Code also requires no O.H. doors facing street frontages. This property is surrounded by streets and residential zoned property. We have made every effort to not locate O.H. doors facing either. This door is recessed into the building as far as possible.

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

The proposed new Toyota of Hollywood project (located on the main parcel) consists of the following:

1. Toyota of Hollywood Dealership which encompasses the showroom, offices, service, parts and car wash (+/- 120,000 SF)
2. Accompanying showroom canopy, service write-up canopy, new car delivery canopy, etc. (+/- 22,000 SF)
3. Craig Zinn Automotive Group Corporate offices (+/- 21,900 SF)
4. A six-story, 1,400 car parking garage (+/- 432,000 SF) located above the Service Building

Total square footage of project is (+/- 596,000 SF).

The property north of Harding Street is designed as a parking lot for employees.