

DEPARTMENT OF DEVELOPMENT SERVICES



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DEC - 7 2016

CITY OF HOLLYWOOD
PRE-APPLICATION CONCEPTUAL OVERVIEW



Tel: (954) 921-3471
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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: Cali Coffee Hollywood

Proposed Project Address: 2614 North 29th Avenue, Hollywood, FL 33020

Folio Number(s): 514204160030

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

Land Use Designation: Industrial Zoning District: IM-1

Gross Lot Area: 0.755 acres Net Lot area: 0.755 acres

Existing Use of Property: Vacant / Undeveloped

Existing Number of Units: 0 Existing Commercial Area: _____

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

Proposed Use: Commercial with drive-thru

Total Number of Residential Units: 0 Average Size of Units: N/A

Estimated Average Sale Price/Rent per Unit: \$ T.B.D. Sale Rent

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

Area of Commercial/Retail Use: 600 sq.ft. Area of Restaurant Use: N/A

Area of Office Use: N/A Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ T.B.D.

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): T.B.D.

Estimated Value of Improvement: \$ T.B.D. Estimated Value at Completion: \$ T.B.D.

Permitted Building Height: 35'-0" Proposed Building Height: 21'-6"

Required Setbacks: Front: 40' Proposed Setbacks: Front: >40'

Sides: 10' Sides: >10'

Rear: 10' Rear: >10'

Required Parking Spaces: 6 Proposed Parking Spaces: 27

Name of Developer/Property Owner: Patrick Olson ; Prince-Bush Investments

Address of Developer/Property Owner: 227 W. New England Ave., Ste. C ; Winter Park, FL 32789

Telephone: 407-629-4776 Fax: 407-647-2944 Email Address: patrickolson@princebush.com

Name of Consultant/Representative/Tenant (circle one): Regan O'Laughlin, PE ; Kimley-Horn

Telephone: 407-427-1611 Email Address: regan.olaughlin@kimley-horn.com

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PRE-APPLICATION CONCEPTUAL OVERVIEW

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 existing 0.75 acre out-parcel is currently vacant and undeveloped. The out-parcel is located in front of the existing Holiday Inn hotel fronting N. 29th Avenue.

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 known requests at this time.

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

We are proposing to develop a 600 sq.ft. coffee shop with drive-thru, along with associated parking. The proposed parking will be utilized for the proposed coffee shop, as well as for the existing Holiday Inn.

Based on the 1st PACO meeting held on November 14th, 2016 for this project, we have revised the proposed Concept Site Plan based on Staff comments received from the 1st PACO meeting and subsequent email correspondences (with Luis Lopez and Karina da Luz).