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DEPARTMENT OF DEVELOPMENT SERVICES

FEB - 8 2017



CITY OF HOLLYWOOD
OFFICE OF PLANNING

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: Caliber Collision Hollywood

Proposed Project Address: 5900 Washington Street

Folio Number(s): 5141 24 15 0010

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

Land Use Designation: Commercial Zoning District: C-4

Gross Lot Area: 89,040 SF Net Lot area: _____

Existing Use of Property: Automotive Sales

Existing Number of Units: 1 Existing Commercial Area: _____

Current Assessed Value of: Land: \$ 1,988,700 Building(s): \$ 2,293,660

Proposed Use: Automotive Repair Body With Accessory Paint

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

Estimated Average Sale Price/Rent per Unit: \$ N/A Sale Rent

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

Area of Commercial/Retail Use: 22,230 SF Area of Restaurant Use: N/A

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

Estimated Average Rent per Square Foot: \$ N/A

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 03/01/18

Estimated Value of Improvement: \$ 1,000,000 Estimated Value at Completion: \$ TBO

Permitted Building Height: 175 FT Proposed Building Height: 26 FT

Required Setbacks: Front: 0 FT Proposed Setbacks: Front: 20 FT

Sides: 0 FT Sides: 20 FT

Rear: 0 FT Rear: 20 FT

Required Parking Spaces: 89 (1 Space Per 250SF) Proposed Parking Spaces: 98

Name of Developer/Property Owner: South State Investment LLC

Address of Developer/Property Owner: 2100 Coral Way Apt 305,

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Bill Pfeffer, P.E.

Telephone: (954) - 712-7482 Email Address: Bpfeffer@bowmanconsulting.com

2600 Hollywood Boulevard, Room 315 • P.O. Box 229045 • Hollywood, FL 33022-9045
Phone (954) 921-3471 • Fax (954) 921-3347 • www.hollywoodfl.org



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 project will consist of demolishing the existing Auto Sales facility and the construction of a ±22,230 s.f. Caliber Collision auto body repair center with accessory paint use. Two driveway access points are proposed off of Washington Street with two-way vehicular circulation throughout the parking field. The use will be buffered on the west and south side of the building with a 20' landscape buffer. To the east, the use will be buffered by the dry detention ponds and landscaping. Washington Street will be considered the property frontage with accommodations being made to pedestrian access, building orientation, and the shielding of rollup doors from the view of the public right-of-way. Vehicle storage will take place within the building envelope, with additional storage being provided in the 28 parking spaces at the interior of the site to provide screening from the public right-of-way.

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.

The Applicant is requesting Site Plan approval through the Technical Advisory Committee review process. A shared monument sign will be proposed along the SR7 property frontage advertising the Caliber Collision use and the Bank of America (or future use for the Bank of America portion of the site).

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