

APR - 5 2017



CITY OF HOLLYWOOD
OFFICE OF PLANNING

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: Flanigans / Big Daddys #19
 Proposed Project Address: 2505 N University Drive
 Folio Number(s): 514103010482 / 514103590020 / 514103590010
 Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: IL Agrmt w/ Davie
 Land Use Designation: GBUS Zoning District: C-4
 Gross Lot Area: 91,432 sf Net Lot area: 91,432 sf
 Existing Use of Property: Restaurant / Retail
 Existing Number of Units: N/A Existing Commercial Area: 5,887
 Current Assessed Value of: Land: \$ 1,449,300 Building(s): \$ 376,860
 Proposed Use: Restaurant / Retail
 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: 3,020 sf Area of Restaurant Use: 7,780 sf
 Area of Office Use: N/A Area of Industrial Use: N/A
 Estimated Average Rent per Square Foot: \$ N/A
 Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 8/2018
 Estimated Value of Improvement: \$ 3 mil Estimated Value at Completion: \$ 3.5 mil
 Permitted Building Height: 175' Proposed Building Height: 24'
 Required Setbacks: Front: 0 Proposed Setbacks: Front: 79'
 Sides: 0 Sides: 42'
 Rear: 0 Rear: 29'
 Required Parking Spaces: 90 Proposed Parking Spaces: 95
 Name of Developer/Property Owner: Flanigan's Enterprises Inc.
 Address of Developer/Property Owner: 5059 NE 18 Ave Ft Lauderdale FL 33334
 Telephone: 954-377-1961 Fax: N/A Email Address: _____
 Name of Consultant/Representative/Tenant (circle one): Jonathan Burgess
 Telephone: 401-465-8250 Email Address: jonathan@paradeloburgess.com



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 southern end of the site currently contains a one-story 5,887 sf Flanigan's retail and Big Daddy's package store with associated parking improvements. The north end is currently vacant. The north parcel has a split jurisdiction between The City of Hollywood and the Town of Davie, with an interlocal agreement in place between the two municipalities that grants the applicant the ability to follow the City of Hollywood's zoning and land development regulations, while using the Town of Davie's public utilities. The sites collectively are bordered to the north by Davie Road Extension and the west by N University Drive. Due to an existing turn lane for traffic heading northbound on University to head eastbound on Davie Rd Ext, the northern parcel has limited direct access and therefore ingress/egress into the north parcel is being planned directly from the existing Flanigans site.

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 proposing to maintain existing non-conformities of the southern existing Flanigans site, including parking layout, VUA and buffer landscape areas and overall pervious area, due to the relatively minor impact of proposed improvements to the existing building and the owner's intent to preserve existing tree material. The entire north site will be compliant with all land development regulations with no variances foreseen.

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