

DEPARTMENT OF DEVELOPMENT SERVICES



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: Exxon Gas Station #306 Improvements

Proposed Project Address: 5190 SR-7 Hollywood, FL 33314

Folio Number(s): 5041 36 02 0730

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

Land Use Designation: N-MU Zoning District: North Mixed Use

Gross Lot Area: 0.9 acres Net Lot area: same

Existing Use of Property: Gas station with outdoor car wash

Existing Number of Units: 10 fueling positions Existing Commercial Area: 2,702.74 sf

Current Assessed Value of: Land: \$ 356,700 Building(s): \$ 936,920

Proposed Use: Gas station with 10 vfp, 2702.74 c-store and enclosed car wash as accessory use

Total Number of Residential Units: none Average Size of Units: n/a

Estimated Average Sale Price/Rent per Unit: \$ n/a Sale Rent

Total Number of Hotel Rooms: none Average Size of Hotel Rooms: n/a

Area of Commercial/Retail Use: 2,702.74 sf Area of Restaurant Use: 0.00 sf

Area of Office Use: 0.00 sf Area of Industrial Use: 0.00 sf

Estimated Average Rent per Square Foot: \$ n/a

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 6/15/2019

Estimated Value of Improvement: \$ 60,000 Estimated Value at Completion: \$ 100,000

Permitted Building Height: 65 Proposed Building Height: 25

Required Setbacks: Front: 10 Proposed Setbacks: Front: 124

Sides: 0 Sides: 80 S, 8 N

Rear: 5 Rear: 25

Required Parking Spaces: 11 Proposed Parking Spaces: 15

Name of Developer/Property Owner: Sunshine Gasoline Distributors, Inc.

Address of Developer/Property Owner: 1650 NW 87th Avenue, Miami, FL 33172

Telephone: (305) 477-5800 Fax: (305) 477-7049 Email Address: malvarez@sunshinegasoline.com

Name of Consultant/Representative/Tenant (circle one): MDM Services, Inc.

Telephone: (954) 427-3076, Ext. 102 Email Address: russ.morris@mdmservices.com

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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.

Existing gas station currently have 5 multi-product dispensers with 10 vehicle fueling positions, 2702.74 sf convenience store, open canopy manual car wash, air & vacuum spaces, trash enclosure, parking and associated infrastructure to support the facilities.

Proposed are enclosed automatic car wash with striped by-pass lane, new trash enclosure, parking and 3 inbound (2 outbound) stacking spaces, which significantly exceeds calculated requirement for vehicle reservoir spaces based on adjacent streets traffic.

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 special considerations are hereby requested.

In accordance with "Trip Generation Manual" 10th Edition, Volume 1: Desk Reference published by Institute of Transportation Engineers, an examination of the data for Gasoline/Service Station and Car Wash (Land Use 946) indicated that the presence of a car wash does not have a demonstrable effect on trip generation rates.

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

See attached.