

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: Twin Peaks Restaurant Hollywood

Proposed Project Address: 1903 Hollywood Blvd. Hollywood, Florida

Folio Number(s): 5142 15 01 4430

Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: Historic Hollywood Business District

Land Use Designation: GENERAL BUSINESS Zoning District: RC-2

Gross Lot Area: 9,075 S.F. Net Lot area: _____

Existing Use of Property: Assembly, A-2 (Restaurant / sports bar)

Existing Number of Units: 1 Existing Commercial Area: 7,649 S.F.

Current Assessed Value of: Land: \$ 272,750 Building(s): \$ 1,308,960

Proposed Use: Assembly, A-2 (Restaurant / sports bar)

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: _____ Area of Restaurant Use: 8,602 S.F.

Area of Office Use: 5,221 S.F. (not part of improvements) Area of Industrial Use: _____

Estimated Average Rent per Square Foot: \$ _____

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): November 2019

Estimated Value of Improvement: \$ 1,000,000 Estimated Value at Completion: \$ 2,309,000

Permitted Building Height: 55'-0" Proposed Building Height: ± 32'-0"

Required Setbacks: Front: 0 Proposed Setbacks: Front: 0
Sides: 0 Sides: 0
Rear: 0 Rear: 0

Required Parking Spaces: 0 Proposed Parking Spaces: 0

Name of Developer/Property Owner: DND Ventures

Address of Developer/Property Owner: 15951 SW 41ST Street, Suite 800. Davie, Florida 33331

Telephone: (954) 727-9800 Fax: _____ Email Address: jack@dmd.ventures

Name of Consultant Representative/Tenant (circle one): Carlos Gonzalez

Telephone: 954-961-7675 Email Address: carlos@bgarchitecture.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.

The proposed project is located at the Historic Hollywood Business District on the corner of Hollywood Blvd. and N 19th. Ave. The building's current use is Assembly (restaurant / bar) which we will maintain. The improvements will be divided in two phases:

Phase #1: This phase includes the modifications of the interior restaurant and bar areas as well as the upgrade of the storefront along Hollywood Blvd. Other than the storefront replacement, this facade is to remain intact.

Phase #2: This phase consists of improvements to the existing exterior bar and outside seating areas including a new 2nd. floor deck that will extend close to the property line along N 19th Ave. These modifications intend to maximize the buildable area allowed and will require the removal of (3) existing palm trees which we intend to mitigate as recommended by staff. In addition, if permitted, we would like to propose minor improvements to the front right of way (sidewalk along Hollywood Blvd.) consisting of a new planter and decorative statue.

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.

N/A

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