

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: Car Wash Facility - Hollywood

Proposed Project Address: 1214 North State Road 7, Hollywood, Florida 33021

Folio Number(s): 514112050010

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

Land Use Designation: Traffic Oriented Corridor (TOC) Zoning District: (TOC)

Gross Lot Area: 10,195 SF. Net Lot area: 10,195 SF.

Existing Use of Property: Auto sales, repair and storage, auto-service shops

Existing Number of Units: 1 Existing Commercial Area: _____

Current Assessed Value of: Land: \$ 1,400,920 Building(s): \$ _____

Proposed Use: Auto sales, repair and storage, auto-service shops

Total Number of Residential Units: 0 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: 10,195 SF. Area of Restaurant Use: N/A

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): November

Estimated Value of Improvement: \$ 500,000 Estimated Value at Completion: \$ _____

Permitted Building Height: 16' - 2" Proposed Building Height: 16' - 2"

Required Setbacks: Front: 10 ft. Proposed Setbacks: Front: 14.3 ft.

Sides: 0 ft. Sides: 6.3 ft.

Rear: 5 ft. Rear: 6.8 ft.

Required Parking Spaces: N/A Proposed Parking Spaces: 30

Name of Developer/Property Owner: Wash Depot Holdings, Inc

Address of Developer/Property Owner: 14 Summer Street, Suite 302, Malden, MA 02148

Telephone: 516-769-6900 Fax: _____ Email Address: Greg.Anderson@washdepot.com

Name of Consultant Representative/Tenant (circle one): Carlos H. Florian. P.E.

Telephone: 954-716-8826 Email Address: carlos.florian@kimley-horn.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



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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 existing site operates as a car wash facility and Mobil 1-Lube Express. The existing building facility is 5,200 sf.

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 existing site operates as a car wash facility and the intent of the proposed improvements is to enhance customer experience and the services provided. The extent of the site improvements is to reconfigure the vehicular flow pattern on site. The access points to the site from Arthur Street will be reduced. The two existing access points will be closed, and a single access point will be provided farther west, away from North State Road 7.

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

An example of the vacuum station system has been attached as reference.

