



File No. (internal use only): _____

PRE-APPLICATION CONCEPTUAL OVERVIEW

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



Tel: (954) 921-3471
Fax: (954) 921-3347

Schedule an appointment with a planner for all submittals.

This application shall be completed in full and submitted with all applicable documents digitally to the Planning Division.

Pre-application Conference

Dates:

	01/25
02/07	02/22
03/07	03/21
04/04	04/18
05/02	05/16
06/06	06/20
07/05	07/18
09/06	09/19
10/03	11/07
11/21	12/05



A complete PACO submittal includes: Application, Survey, Preliminary Site Plan, and Elevations.

An incomplete submittal will not be accepted. The deadline for all PACO submissions is the Monday before the meeting. All submittals shall be digital and consolidated as one PDF file.

Site and Project Data

Proposed Project Name: KFC - Hollywood

Proposed Project Address: 5951 Sheridan St, Hollywood, FL 33021

Folio Number(s): 5141 01 00 0283

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

Land Use Designation: Commercial Zoning District: Central Mixed-Use District (C-MU)

Gross Lot Area: 19,057 sq ft Net Lot area: 19,0057 sq ft

Existing Use of Property: Restaurant

Existing Number of Units: 1 Existing Commercial Area: 1,926 sq ft

Current Assessed Value of: Land: \$ 238,560 Building(s): \$ 546,360

Proposed Use: Restaurant

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: 2,350 sq ft Area of Restaurant Use: 1,775 sq ft

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): 03/01/2023

Estimated Value of Improvement: \$ _____ Estimated Value at Completion: \$ N/A

Permitted Building Height: 175 ft Proposed Building Height: 20' 4"

Required Setbacks: Front: 10.0 ft Proposed Setbacks: Front: 64.6'

Sides: N/A Sides: 16.8'

Rear: N/A Rear: 30.8'

Required Parking Spaces: 16 (1 per 150 sq ft) Proposed Parking Spaces: 13

Name of Developer/Property Owner: EAP Management Corp

Address of Developer/Property Owner: 2501 Hollywood Blvd, Ste 220, Hollywood, FL 33020

Telephone: 954-920-1802 Fax: N/A Email Address: burtsrebrenik@gmail.com

Name of **Consultant** Representative/Tenant (circle one): LIS, LLC

Telephone: 321-244-0402 Email Address: permitting@lis-ae.com

PLANNING DIVISION



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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 KFC restaurant. The owner would like to tear existing store down and rebuild new store on same parcel of property.

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.

Need to apply for a parking variance to meet the required parking spaces. The restaurant is mostly a drive thru and take out service. There will be minimal seating inside for dine in guests.

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

N/A