

# DEPARTMENT OF DEVELOPMENT SERVICES



## 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: Orchard Supply Hardware

Proposed Project Address: 4901 Sheridan Street, Hollywood FL. 33021

Folio Number(s): 514206084890

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

Land Use Designation: 60 Zoning District: C-3

Gross Lot Area: 46.164 acres (plaza) Net Lot area: 32.3 acres (plaza)

Existing Use of Property: Commercial

Existing Number of Units: 60 (plaza) Existing Commercial Area: 445,048 SF. (plaza)

Current Assessed Value of: Land: \$ 12,911,790 (plaza) Building(s): \$ 36,762,850 (plaza)

Proposed Use: Commercial

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: 36,364 (project) Area of Restaurant Use: n/a

Area of Office Use: n/a Area of Industrial Use: n/a

Estimated Average Rent per Square Foot: \$ 22 (plaza rent)

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 12/15/16

Estimated Value of Improvement: \$ 2.75M (project) Estimated Value at Completion: \$ 2.75M (project)

Permitted Building Height: 55' Proposed Building Height: 39'-2"

Required Setbacks: Front: 0 Proposed Setbacks: Front: 0

Sides: 0 Sides: 0

Rear: 0 Rear: 0

Required Parking Spaces: 146 Proposed Parking Spaces: 146

Name of Developer/Property Owner: Equity One Sheridan Plaza, LLC

Address of Developer/Property Owner: 1600 NE Miami Gardens Drive, North Miami Beach, FL. 33179

Telephone: 305-957-1226 Fax: 786-513-0396 Email Address: jschor@equityone.com

Name of Consultant Representative/Tenant (circle one): Andrew Dunlap

Telephone: 754-207-2002 Email Address: adunlap@dlrgroup.com

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## **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 existing property is a commercially zoned plaza which contains approximately 60 tenants and provides about 445,000 SF. of leasable space. Some of the larger anchor tenants include Office Depot, Kohl's, Publix, Ross, Bed Bath & Beyond and some of the smaller tenants include T-Mobile, Bath & Body Works, and Carter's. The plaza contains some restaurants and has a nice mix of retail spaces varying in size. Main access to the plaza is provided off of Sheridan Street and the plaza is situated between N 56th Ave and N 46th Ave. The color scheme in the plaza consist of earth tones with some warmer accents and arched openings. Roofing is mainly flat with parapets and some covered walkways which contain terra-cotta tile.

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.

We are requesting minor improvements to the facade which we believe will enhance the appearance of the plaza. The proposed design stays within the current architectural style and does not change the overall height or the building footprint. In addition a small portion of the store, south facade, will contain an indoor nursery and we are seeking approval to use an architectural wrought iron fence within the opening as opposed to glazing.

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

The proposed project as illustrated in the accompanying 11x17 package is for a 36,364 SF. Orchard Supply Hardware store. Orchard Supply Hardware is a retailer of home improvement and gardening products. The stores do not warehouse products like Home Depot and are typically larger with more product offerings than a retailer like Ace. Based on the surrounding area and demographics Orchard Supply Hardware should be a nice addition to the community. To achieve this we intend to combine four existing commercial spaces into one new retail space. The four existing tenants are Office Depot, Simply Hearing, H&R Block and T-Mobile. The main entrance to the store will replace Office Depot's current entrance on the west facade and the main entrance to the garden center will be on the south facade which will replace the current entrances to the other three tenants previously listed. Loading and storage remain in the same location as Office Depot and we are not modifying the overall building footprint, only interior partitions.