



MAY - 8 2017

PRE-APPLICATION CONCEPTUAL OVERVIEW  
OFFICE OF PLANNING



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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: Harding Plaza  
Proposed Project Address: 1801 N. Federal Hwy., Hollywood, FL 33020  
Folio Number(s): 5142 10 54 0010 & 5142 10 61 0010  
Proposed Project located within:  CRA - Beach District  CRA - Downtown District  
 State Road 7 Corridor  Other: RAC-FH2  
Land Use Designation: Mix Use Zoning District: RAC/FH-2 med-high density  
Gross Lot Area: 114,967 sf Net Lot area: 114,967 sf  
Existing Use of Property: Shopping center & vacant lot  
Existing Number of Units: \_\_\_\_\_ Existing Commercial Area: 25,705 sf  
Current Assessed Value of: Land: \$ 2,421,700 Building(s): \$ 2,920,960  
Proposed Use: New WAWA-convenience w/8 fuel pumps, exist Family Dollar & 6,200 sf new retail  
Total Number of Residential Units: \_\_\_\_\_ Average Size of Units: \_\_\_\_\_  
Estimated Average Sale Price/Rent per Unit: \$ \_\_\_\_\_  Sale  Rent  
Total Number of Hotel Rooms: \_\_\_\_\_ Average Size of Hotel Rooms: \_\_\_\_\_  
Area of Commercial/Retail Use: 6119+6200+9.900=Area of Restaurant Use: Possible in retail  
Area of Office Use: \_\_\_\_\_ =22,219sf Area of Industrial Use: \_\_\_\_\_  
Estimated Average Rent per Square Foot: \$ 20.00/sf (1) 6200 retail-Feb'18  
Estimated Date of Completion (If Phased, Estimated Date of Each Phase): (2) Dec-2018  
Estimated Value of Improvement: \$ 4,000,000 Estimated Value at Completion: \$ 6,000,000  
Permitted Building Height: 10 stories (140 ft) Proposed Building Height: 32' / 34'  
Required Setbacks: Front: 10' to 30' Proposed Setbacks: Front: 10' & 53'  
Sides: 0' / 10' Sides: 39' / 77'  
Rear: 0' / 10' Rear: 79' / 12'  
Required Parking Spaces: 83 Proposed Parking Spaces: 98  
Name of Developer/Property Owner: Hardin G Hollywood Investment LLC  
Address of Developer/Property Owner: 19950 W Country Club Dr. #800-Aventura FL 33180  
Telephone: 727-452-6205 Fax: \_\_\_\_\_ Email Address: RB@ESJ.US  
Name of Consultant/Representative/Tenant (circle one): Eduardo L. Carcahe, CKE Group, Inc.  
Telephone: 305-558-4124 Email Address: carcache@ckegroup.com



## **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.

Site is composed of 2 folio numbers. The existing shopping center is located at the S.E. corner of North Federal Highway and Harding Street and has a building area of 25,705 sf with multiple retail tenants. The vacant parcel south of the shopping center is also part of this application.

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.

Applicant is proposing to demolish most of the existing shopping center, the only exception is the portion of the building the Family Dollar currently occupies. A new retail building will be built on the vacant parcel in order to relocate some of the existing tenants. A WAWA will be built in the corner section of the property.

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

The new buildings will be attractive and compatible and will enhance the corner.