

DEPARTMENT OF DEVELOPMENT SERVICES



PRE-APPLICATION CONCEPTUAL OVERVIEW



Tel: (954) 921-3471
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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: Cumberland Farms SR 84 & 30th

Proposed Project Address: Southwest Corner SR 84 and SW 30th Avenue

Folio Number(s): 5042 29 40 0010

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

Land Use Designation: Commercial Zoning District: C-4

Gross Lot Area: 2.4825 acres Net Lot area: 2.48 acres

Existing Use of Property: Vacant

Existing Number of Units: N/A Existing Commercial Area: N/A

Current Assessed Value of: Land: \$ \$1,273,790 Building(s): \$ N/A

Proposed Use: 5,625 SF Cumberland Farms Convenience store with 16 fueling positions

Total Number of Residential Units: N/A Average Size of Units: N/A

Estimated Average Sale Price/Rent per Unit: \$ _____ Sale Rent

Total Number of Hotel Rooms: N/A Average Size of Hotel Rooms: N/A

Area of Commercial/Retail Use: 5,625 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): 10/2018

Estimated Value of Improvement: \$ 600,000 Estimated Value at Completion: \$ 600,000

Permitted Building Height: 175' Proposed Building Height: 32'-9"

Required Setbacks: Front: 15' Proposed Setbacks: Front: 91.86 (canopy)
Sides: 15' Sides: 72.25/40.65
Rear: 15' Rear: 103.11

Required Parking Spaces: 23 Proposed Parking Spaces: 37

Name of Developer/Property Owner: Metro Group Development

Address of Developer/Property Owner: 500 Abbey Court, Alpharetta, GA 30004

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant Representative/Tenant (circle one): Michael Troxell

Telephone: 954-202-7000 Email Address: mtroxell@thomaseg.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 site is currently undeveloped and vacant.

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 proposed convenience store with gas sales will require a Special Use Approval. Additionally, a plat note amendment will be required to allow the access driveway from SR 84 and possible modifications to Marina Road. A pre-application meeting was held with FDOT and a letter was issued from the meeting allowing the access in-only driveway from SR 84.

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

The proposed development includes the construction of a 5,625 square foot Cumberland Farms Convenience store with 16 fueling positions. Access will be provided via a right-in driveway connection to SR 84, right-in/out driveway connection to SW 30th Avenue and two full access driveways on Marina Road. It is anticipated that the ditch across the front of the site with the drainage easement will be piped.