

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: RaceTrac Market & Gas Station

Proposed Project Address: 3990 Griffin Road, Hollywood, FL

Folio Number(s): 504231230020

Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: District 4

Land Use Designation: General Business Zoning District: C-3

Gross Lot Area: 74,608 SF Net Lot area: 74,411 SF

Existing Use of Property: Agricultural land

Existing Number of Units: N/A Existing Commercial Area: None

Current Assessed Value of: Land: \$ 749,165.00 Building(s): \$ N/A

Proposed Use: Gas Station with 24-hour Convenience Store

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: 0 Average Size of Hotel Rooms: N/A

Area of Commercial/Retail Use: 5,411 SF Area of Restaurant Use: 0 SF

Area of Office Use: 0 SF Area of Industrial Use: 0 SF

Estimated Average Rent per Square Foot: \$ N/A

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 12/2019

Estimated Value of Improvement: \$ Unk. Estimated Value at Completion: \$ Unk.

Permitted Building Height: 60' Proposed Building Height: _____

Required Setbacks: Front: 15' Proposed Setbacks: Front: 145'

Sides: East: 0'; West: 15' Sides: East: 49'; West: 118'

Rear: 0' Rear: 48'

Required Parking Spaces: 22 spaces Proposed Parking Spaces: 29 spaces

Name of Developer/Property Owner: RaceTrac Petroleum Inc.

Address of Developer/Property Owner: 3225 Cumberland Boulevard, Suite 100, Atlanta, GA

Telephone: (770) 431-7600 Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Kevin Betancourt

Telephone: (954) 202-7000 Email Address: kbetancourt@thomaseg.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



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 site an 1.71-acres vacant land with harvesting trees.

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.

A Gas station containing 20 fueling pumps and a 24-hour 5,411-SF Convenience Store is proposed. A special exception is requested for the development of the gas station on this site.

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