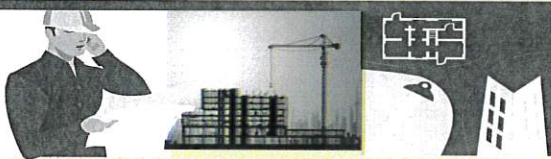


DEPARTMENT OF DEVELOPMENT SERVICES



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: Wawa and Chick-fil-A

Proposed Project Address: 100 S. SR 7, 106-180 S. SR 7, 190 S. SR 7, Hollywood 33023

Folio Number(s): 514113270020, 514113270030, 514113270040,

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

Land Use Designation: TOC Zoning District: SR7 CCD-CC

Gross Lot Area: 106,800 sq. ft. Net Lot area: 106,800 sq. ft.

Existing Use of Property: Retail use

Existing Number of Units: _____ Existing Commercial Area: _____

Current Assessed Value of: Land: \$ _____ Building(s): \$ 834,330; \$1,152,140 (land & buildings)

Proposed Use: Gas station with convenience store and 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: 6119 GFA (Wawa) Area of Restaurant Use: 4,992 GFA (Chick-fil-A)

Area of Office Use: N/A Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ 18.65 - restaurant; \$19 - video store

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): _____

Estimated Value of Improvement: \$ _____ Estimated Value at Completion: \$ _____

Permitted Building Height: _____ Proposed Building Height: 33'4" (to tower peak) Wawa*

Required Setbacks: Front: 40 ft. Proposed Setbacks: Front: 40 ft.
 Sides: 10 ft. Sides: _____
 Rear: 10 ft. Rear: _____

Required Parking Spaces: 25 Proposed Parking Spaces: 45

Name of Developer/Property Owner: Metro Development Group

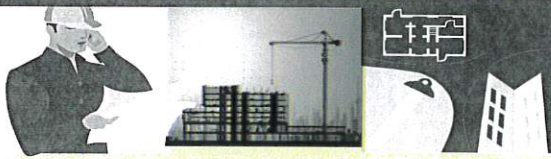
Address of Developer/Property Owner: 12460 Crabapple Rd., Ste. 202-620; Alpharetta, GA 30004
 Telephone: 678-697-7696 Fax: _____ Email Address: mgottlieb@metrogroupdevelopment.com

Name of Consultant/Representative/Tenant (circle one): Dennis Mele/Deena Gray

Telephone: 954-527-2443 Email Address: deena.gray@gmlaw.com
dennis.mele@gmlaw.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

*Height 21'8" to High Plate (Chick-fil-A)



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 total site is approximately 2.45 acres with an existing one-story commercial building on the property utilized for retail use.

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.

Prepared for the site are a Wawa gas station containing 16 fueling pumps with a 6,119 square foot convenience store and 4,992 square foot Chick-fil-A restaurant.

A variance is required for the landscape buffer along Hollywood Boulevard.

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