



File No. (internal use only): \_\_\_\_\_

# PRE-APPLICATION CONCEPTUAL OVERVIEW

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022



Tel: (954) 921-3471  
Fax: (954) 921-3347

Schedule appointment with a planner 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.



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: 441 ROC Mixed Use Development

Proposed Project Address: 4465 & 4650 Griffin Rd. & 4600 & 4700 State Rd. 7

Folio Number(s): 504125350070. 504125350010. 504125350050. & 504125350060

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

Land Use Designation: TOC Zoning District: PD

Gross Lot Area: \_\_\_\_\_ Net Lot area: 6 acres

Existing Use of Property: Vacant Land, Wawa & Wendy's

Existing Number of Units: 0 Existing Commercial Area: 8,800 sq. ft.

Current Assessed Value of: Land: \$ \_\_\_\_\_ Building(s): \$ \_\_\_\_\_

Proposed Use: To remain the same. See project description below.

Total Number of Residential Units: 0 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: \_\_\_\_\_ Area of Restaurant Use: 2,600

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): N/A

Estimated Value of Improvement: \$ N/A Estimated Value at Completion: \$ N/A

Permitted Building Height: N/A Proposed Building Height: N/A

Required Setbacks: Front: N/A Proposed Setbacks: Front: N/A

Sides: N/A Sides: N/A

Rear: N/A Rear: N/A

Required Parking Spaces: N/A Proposed Parking Spaces: N/A

Name of Developer/Property Owner: Three separate owners, see attached.

Address of Developer/Property Owner: See attached

Telephone: See attached Fax: \_\_\_\_\_ Email Address: See attached

Name of Consultant/Representative/Tenant (circle one): Dwayne Dickerson/Dunay, Miskel & Backman, LLP

Telephone: 561-405-3336 Email Address: ddickerson@dmblaw.com

## PLANNING DIVISION



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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 Property received approval on December 6, 2017 (Ordinance O-2017-22) to rezone the property from SR7 CCD-RC (State Road 7 Commercial Corridor Resort Commercial Sub Area) to PD (Planned Development). With the rezoning, the City Commission approved the site plan for the project (Resolution R-2017-373) to develop the property with 180 residential units, an approximate 2,600 square foot restaurant with a drive-thru, a gas station with 16 fuel dispensers including an approximate 6,200 square foot convenience store, an approximate 27,000 square foot storage building and associated surface parking. Since receiving approval, the restaurant has been constructed as a Wendy's and the gas station has been constructed as a Wawa. The residential development and storage facility have not yet been constructed.

**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.**

As stated above, the site plan was approved through Resolution R-2017-373 (The Resolution). This Resolution contains several conditions of approval. Condition d states, "Prior to the issuance of a Certificate of Occupancy or Certificate of Completion for any of the commercial uses, infrastructure and site work for the entire development shall be completed and the residential component of the project shall be under construction." Wawa has received a Temporary Certificate of Occupancy (TCO) that will expire on August 7, 2021 and Wendy's received a CO on November 13, 2019. Per the condition placed on the Resolution, commercial uses cannot receive a final CO until the residential development is under construction.

Due to unforeseen circumstances with the current pandemic, the residential development has not been constructed yet. As you know, March 2020 is when the unanticipated Coronavirus pandemic began, and the construction and development industry has been significantly impacted in terms of delayed and stalled projects due to the insurmountable financial risk and unknown circumstances surrounding the pandemic. As the City is aware, Governor Ron DeSantis has declared a state of emergency in Florida due to the Coronavirus, and development orders are eligible to utilize a 6-month + tolling extension – which currently amounts to a permitted extension of +/- 1.5 years. The fact that development orders are able to utilize a +/- 1.5-year extension due this state of emergency illustrates the impact that the Coronavirus has had on the development community and economy. Similar to the Coronavirus state of emergency extension discussed above, development of the Property has suffered the same negative impacts associated with the Coronavirus as other projects. Therefore, the Applicant is requesting an amendment to Condition d of the Resolution to allow the commercial uses to operate and obtain a CO prior the construction of the residential development.

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

A copy of the TCO for Wawa and a copy of the CO for Wendy's are attached.