

16 -MAR-03

DEPARTMENT OF DEVELOPMENT SERVICES

MAR 7 16 PM 1:39



PRE-APPLICATION CONCEPTUAL OVERVIEW

MAR 7 2016



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: 2511 Pierce St
Proposed Project Address: 2511 Pierce St
Folio Number(s): 514216015240
Proposed Project located within: [] CRA - Beach District [] CRA - Downtown District [] State Road 7 Corridor [x] Other:
Land Use Designation: Med. Density Res. Zoning District: RM-18
Gross Lot Area: 22,500 S.F. Net Lot area: 20,500 S.F.
Existing Use of Property: Residential
Existing Number of Units: 1 Existing Commercial Area: 0
Current Assessed Value of: Land: \$ 70,000 Building(s): \$ 130,000
Proposed Use: Residential
Total Number of Residential Units: 8 Average Size of Units: 910 SF
Estimated Average Sale Price/Rent per Unit: \$ 130,000 [x] Sale [] Rent
Total Number of Hotel Rooms: 0 Average Size of Hotel Rooms: 0
Area of Commercial/Retail Use: 0 Area of Restaurant Use: 0
Area of Office Use: 0 Area of Industrial Use: 0
Estimated Average Rent per Square Foot: \$ 0
Estimated Date of Completion (If Phased, Estimated Date of Each Phase): July 2017
Estimated Value of Improvement: \$ 840,000.00 Estimated Value at Completion: \$ 1,040,000.00
Permitted Building Height: 45 ft - 30 ft Proposed Building Height: 26.5 ft.
Required Setbacks: Front: 20 ft Proposed Setbacks: Front: 20.34 ft.
Sides: 20% Lot depth Sides: 7.5 ft.
Rear: 20 ft. Min. Rear: 33.5 ft.
Required Parking Spaces: 12 Proposed Parking Spaces: 12
Name of Developer/Property Owner: 2511 Pierce LLC
Address of Developer/Property Owner: 21150 Point Place, Unit 2702, Aventura, FL, 33180
Telephone: 9175157165 Fax: Email Address: agoihman@gmail.com
Name of Consultant/Representative/Tenant (circle one): Alex Goihman
Telephone: 9175157165 Email Address: agoihman@gmail.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 currently contains one Residential unit; 1,460 s.f. one story building.

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.

N/A

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

N/A