

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.

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 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: \$ 41,050 Building(s): \$ 83,090
 Proposed Use: Residential
 Total Number of Residential Units: 8 Average Size of Units: 910 SF
 Estimated Average Sale Price/Rent per Unit: \$ 145,000 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: \$ 960,000.00 Estimated Value at Completion: \$ 1,160,000.00
 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

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

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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