

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: Pierce Street Townhouses
 Proposed Project Address: 2855 Pierce St Hollywood Fl 33020
 Folio Number(s): 514216400010, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140
 Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
 Land Use Designation: 37 (medium 16 residential) Zoning District: RM-18
 Gross Lot Area: 27,547 sf Net Lot area: 27,547
 Existing Use of Property: 09-Residential common elements/areas
 Existing Number of Units: 0 (raw land) Existing Commercial Area: raw land
 Current Assessed Value of: Land: \$ 10 Building(s): \$ 0
 Proposed Use: To build 13 brand new 2 story townhomes
 Total Number of Residential Units: 13 Average Size of Units: 9x1212 sf, 4x1439 sf
 Estimated Average Sale Price/Rent per Unit: \$ 180,000 Sale Rent
 Total Number of Hotel Rooms: na Average Size of Hotel Rooms: na
 Area of Commercial/Retail Use: na Area of Restaurant Use: na
 Area of Office Use: na Area of Industrial Use: na
 Estimated Average Rent per Square Foot: \$ 1.5
 Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 02/2019
 Estimated Value of Improvement: \$ 1.5m Estimated Value at Completion: \$ 1.8m
 Permitted Building Height: 30 Proposed Building Height: 23
 Required Setbacks: Front: 20 Proposed Setbacks: Front: 20+
 Sides: 15 Sides: 15+
 Rear: 20 Rear: 20+
 Required Parking Spaces: 28 Proposed Parking Spaces: 30
 Name of Developer/Property Owner: PIERCE LAND 1 LLC/ Ash Chukajian
 Address of Developer/Property Owner: 4045 Sheridan Ave 302, Miami Beach Fl 33140
 Telephone: 786-454-0100 Fax: (954) 843-0306 Email Address: ash@limitlesscapital.com
 Name of Consultant/Representative/Tenant (circle one): Ash Chukajian
 Telephone: 786-454-0100 Email Address: ash@limitlesscapital.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 property currently is a 27,547 sf lot with 13 plotted parcels on it. Proposed is a 13 townhouse project with a proposed 1 story clubhouse. This project was fully approved in 2006 but because of economic delays the permits were expired. Our goal is to reapply with the previously approved plans for the city approval. This will save time, money and efforts to the city and to the developer.

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.

No specific requests are being made at this time. The proposed project is being built as of right with all the applicable existing land and zoning code requirements.

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

This is Phase 3 of an existing project that hasn't been built since 1960's. Several developers in the last 4 decades have tried to develop this but for economic or few other reasons this didn't happen. We are re-submitting pre approved plans from 2008 in order to expedite and save countless working hours of city employees on helping us to get this project off the ground. By having positive feedback from City of Hollywood building and zoning departments, CRA, Neighbors and the community we feel that we are doing a benefit by adding 13 more affordable townhouses that are desperately needed in the City of Hollywood. We are very excited of our collaboration.