

DEPARTMENT OF DEVELOPMENT SERVICES



PRE-APPLICATION CONCEPTUAL OVERVIEW



Tel: (954) 921-3471
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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

Pierce Street Lofts

Proposed Project Name: _____

Proposed Project Address: 5904 Pierce Street

Folio Number(s): 5141 - 13 - 02 - 1910

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

Land Use Designation: _____ Zoning District: C - LP

Gross Lot Area: 21,900 SF Net Lot area: 14,994 SF

Existing Use of Property: Residence

Existing Number of Units: 2 Existing Commercial Area: 0

Current Assessed Value of: Land: \$ 78,000 Building(s): \$ 83,460

Proposed Use: Mixed - Use / Muli - Family

Total Number of Residential Units: 14 Average Size of Units: 750 SF

Estimated Average Sale Price/Rent per Unit: \$ 200 Sale Rent

Total Number of Hotel Rooms: 0 Average Size of Hotel Rooms: N/A

Area of Commercial/Retail Use: 1,763 Area of Restaurant Use: N/A

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

Estimated Average Rent per Square Foot: \$ _____

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

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

Permitted Building Height: 65' Proposed Building Height: 45'

Required Setbacks: Front: 10/15 Proposed Setbacks: Front: 15'

Sides: 10 Sides: 10'

Rear: 15 Rear: 15'

Required Parking Spaces: 20 Proposed Parking Spaces: 22

Name of Developer/Property Owner: ACM Investment Group / Mustafa Cankat

Address of Developer/Property Owner: 7111 Taft St, Hollywood, FL 33024

Telephone: 786-985-5952 Fax: _____ Email Address: cemil72@hotmail.com

Name of Consultant /Representative/ Tenant (circle one): Jamie Cemil Akbas

Telephone: 786-985-5952 Email Address: cemil72@hotmail.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.

Site currently contains 2 detached houses.

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.

Our submittal meets all setback, height and lot coverage criteria. We will be taking advantage of "shared" parking to meet parking requirements.

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

Mix - Use with retail or office or restaurant at ground level & rooftop terrace.