

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: PARKVIEW APARTMENTS
 Proposed Project Address: 2302 + 2306 PIERCE ST.
 Folio Number(s): 514216014210 + 514216014220
 Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
 Land Use Designation: RAC Zoning District: DH-2
 Gross Lot Area: 22,500 SF Net Lot area: 20,500 SF
 Existing Use of Property: RESIDENTIAL
 Existing Number of Units: 2 Existing Commercial Area: —
 Current Assessed Value of Land: \$ 123,020 Building(s): \$ 232,430
 Proposed Use: RESIDENTIAL MULTI-FAMILY
 Total Number of Residential Units: 28 Average Size of Units: 900 SF
 Estimated Average Sale Price/Rent per Unit: \$ _____ Sale Rent
 Total Number of Hotel Rooms: — Average Size of Hotel Rooms: —
 Area of Commercial/Retail Use: — Area of Restaurant Use: —
 Area of Office Use: — Area of Industrial Use: —
 Estimated Average Rent per Square Foot: \$ —
 Estimated Date of Completion (if Phased, Estimated Date of Each Phase): _____
 Estimated Value of Improvement: \$ 3.5 MIL Estimated Value at Completion: \$ _____
 Permitted Building Height: 45'-0" Proposed Building Height: 44'-0"
 Required Setbacks: Front: 15' Proposed Setbacks: Front: 16'-8"
 Sides: 10'/10' Sides: 10'/10'-11"
 Rear: 20' Rear: 20'-10"
 Required Parking Spaces: 31 Proposed Parking Spaces: 31
 Name of Developer/Property Owner: EVIA PROPERTIES LLC
 Address of Developer/Property Owner: 569 REVERE AVE LINWOOD NJ 08221
 Telephone: _____ Fax: _____ Email Address: _____
 Name of Consultant/Representative/Tenant (circle one): JOSEPH D. KALLER
 Telephone: 954 920 5746 Email Address: joseph@kallerarchitects.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 properties both contain single story, single family homes.

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 variances being requested.

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

The project is a 4 story apartment building with 28 units. Amenities include a roof deck with spa, gym and barbecue area.