

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 TOWNHOMES

Proposed Project Address: 2855 PIERCE STREET , HOLLYWOOD, FL 33020

Folio Number(s): 5142 16 40 0100

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

Land Use Designation: RES MULTIFAMILY Zoning District: RM-18

Gross Lot Area: 45,900 SF (1.05 ACRES) Net Lot area: 41,900 SF (0.96 ACRES)

Existing Use of Property: VACANT

Existing Number of Units: 0 Existing Commercial Area: 0

Current Assessed Value of: Land: \$ 270,000 Building(s): \$ 0

Proposed Use: MULTIFAMILY

Total Number of Residential Units: 13 Average Size of Units: 1,800 SF

Estimated Average Sale Price/Rent per Unit: \$ 320,000 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): DEC 2021

Estimated Value of Improvement: \$ 3,640,000 Estimated Value at Completion: \$ 4,160,000

Permitted Building Height: 45' Proposed Building Height: 29'-9"

Required Setbacks: Front: 20'-0" Proposed Setbacks: Front: 96'-3"

Sides: 21'-0" Sides: 21'-1"

Rear: 30'-9" Rear: 30'-9"

Required Parking Spaces: 29 Proposed Parking Spaces: 49

Name of Developer/Property Owner: HOUSING PROGRAMS INC

Address of Developer/Property Owner: 16499 NE 19 AVE UNIT 201, NORTH MIAMI BEACH, 33162

Telephone: 305.218.13.95 Fax: 305.688.1620 Email Address: ISAACSIMHON@HOTMAIL.COM

Name of Consultant/Representative/Tenant (circle one): JOSEPH B. 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.

VACANT

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.

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