

**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: Pinnacle 441  
 Proposed Project Address: 820 N SR7, 890 N SR7, 6024 JOHNSON ST.  
 Folio Number(s): 514113040100, 514113040110 + 514113040090  
 Proposed Project located within:  CRA - Beach District  CRA - Downtown District  
 State Road 7 Corridor  Other: \_\_\_\_\_  
 Land Use Designation: TOC Zoning District: C-JS-SR7  
 Gross Lot Area: 171,942.0 SF Net Lot area: 133,223.0 SF  
 Existing Use of Property: COMMERCIAL + MULTIFAMILY RES.  
 Existing Number of Units: 4 Existing Commercial Area: 17,504 SF  
 Current Assessed Value of: Land: \$ 1,378,940 Building(s): \$ 1,780,350  
 Proposed Use: MIXED USE  
 Total Number of Residential Units: 110 Average Size of Units: 950 SF  
 Estimated Average Sale Price/Rent per Unit: \$ 900 - 1,500/MONTH  Sale  Rent  
 Total Number of Hotel Rooms: - Average Size of Hotel Rooms: -  
 Area of Commercial/Retail Use: 6665 Area of Restaurant Use: -  
 Area of Office Use: 2182 Area of Industrial Use: -  
 Estimated Average Rent per Square Foot: \$ 20 / SF  
 Estimated Date of Completion (If Phased, Estimated Date of Each Phase): DEC 2023  
 Estimated Value of Improvement: \$ 35,412 Estimated Value at Completion: \$ \_\_\_\_\_  
 Permitted Building Height: 175'-0" Proposed Building Height: 75'-0"  
 Required Setbacks: Front: 10' / 10' Proposed Setbacks: Front: 16'-7" / 18'-4"  
 Sides: 0' / 0' Sides: 8'-5" / 72'-0"  
 Rear: - Rear: -  
 Required Parking Spaces: 223 Proposed Parking Spaces: 194 (with parking reduction)  
 Name of Developer/Property Owner: Pinnacle 441, LLC  
 Address of Developer/Property Owner: 9400 S. DADELAND BLVD #100 MIAMI FL 33150  
 Telephone: 305 854 7100 Fax: \_\_\_\_\_ Email Address: twheeta@pinnaclehousing.com  
 Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER  
 Telephone: 954 920 5740 Email Address: Joseph@kallerarchitects.com



## PRE-APPLICATION CONCEPTUAL OVERVIEW

### 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 sites currently house a garden shed sales lot, an abandoned Walgreens and 4 multifamily units.

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.

The project is designed so that the building sits along the 441 corridor with the parking in the rear. Retail bays on the ground floor will have double entries, street side and parking lot side, and a Public Plaza is being proposed at the corner of 441 and Johnson Street.