

DEPARTMENT OF DEVELOPMENT SERVICES

JAN 31 2017



CITY OF HOLLYWOOD
OFFICE OF PLANNING

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: Limitation on number of 11th & 12 graders.

Proposed Project Address: 2650 Van Buren St.

Folio Number(s): 5142 16 02 2900

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

Land Use Designation: RAC Zoning District: RM 18

Gross Lot Area: 66,662 Net Lot area: 66,662

Existing Use of Property: Ben Gamla Preparatory Academy

Existing Number of Units: n/a Existing Commercial Area: n/a

Current Assessed Value of: Land: \$ 666,620 Building(s): \$ 2,993,840

Proposed Use: n/a

Total Number of Residential Units: n/a Average Size of Units: n/a

Estimated Average Sale Price/Rent per Unit: \$ n/a Sale Rent

Total Number of Hotel Rooms: n/a Average Size of Hotel Rooms: n/a

Area of Commercial/Retail Use: n/a Area of Restaurant Use: n/a

Area of Office Use: n/a Area of Industrial Use: n/a

Estimated Average Rent per Square Foot: \$ n/a

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): n/a

Estimated Value of Improvement: \$ n/a Estimated Value at Completion: \$ n/a

Permitted Building Height: n/a Proposed Building Height: n/a

Required Setbacks: Front: n/a Proposed Setbacks: Front: n/a
Sides: n/a Sides: n/a
Rear: n/a Rear: n/a

Required Parking Spaces: n/a Proposed Parking Spaces: n/a

Name of Developer/Property Owner: Van Buren Facility III LLC

Address of Developer/Property Owner: 6340 Sunset Dr., Miami, FL 33143

Telephone: 786-412-8744 Fax: _____ Email Address: rosanne47@aol.com

Name of Consultant/Representative (Tenant) (circle one): Monique Machado, Principal

Telephone: 954-924-6495 Email Address: mmachado@bengamlaprep.org



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.

Ben banla Preparatory Academy is on the site.

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.

The requested change would have the limitation of 100 students per grade only apply to 11th and 12th grades (see attachment # "A"). The total number of student limitation would remain. The restrictions regarding pick up and drop off would remain.

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

A Attachment "A"

Existing Language:

The School (Doral-Ben Gamla Preparatory Academy, 7-12th grades) shall be limited to 7th-12th grades and a maximum of 524 students for the first year with a maximum of 600 students thereafter. Additionally, at no time shall any grade exceed 100 students.

Proposed Language:

The School (Doral-Ben Gamla Preparatory Academy, 7-12th grades) shall be limited to 7th-12th grades and a maximum of 524 students for the first year with a maximum of 600 students thereafter. Additionally, at no time shall 11th or 12th grades exceed 100 students per grade.