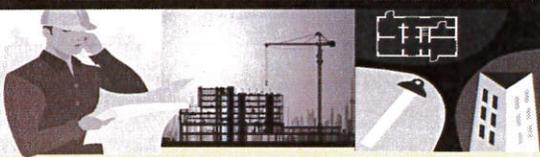


APR - 3 2017



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: Champions Charter Academy
Proposed Project Address: 3081 Taft Street
Folio Number(s): 5142-16-17-0010
Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____
Land Use Designation: Gen. Business / Med Res. Zoning District: RM-25
Gross Lot Area: 4.86 Acres Net Lot area: 4.86 Acres
Existing Use of Property: Senior Residential Apt. & Adult Daycare
Existing Number of Units: 121 Existing Commercial Area: 20,725 sq.ft.
Current Assessed Value of: Land: \$ 2,540,940 Building(s): \$ 11,307,740
Proposed Use: Educational (Public Charter School, 250 Stdnts, K-8 Grades)
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: 20,725sq.ft. (Exist) 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): August-2018
Estimated Value of Improvement: \$ 300,000 Estimated Value at Completion: \$ 14,1480,680
Permitted Building Height: 6-Stories Proposed Building Height: (Exist) 5-Stories
Required Setbacks: Front: 25' Proposed Setbacks: Front: (Exist) 68'-6"
Sides: 10'min / 50'max (25% of Lot Width) Sides: (Exist) 51'-7" / 44'-0"
Rear: 20'min / 50'max (15% of Lot Depth) Rear: (Exist) 38'-7"
Required Parking Spaces: 26 Spaces Proposed Parking Spaces: 31 Spaces
Name of Developer/Property Owner: Federation Plaza, LP
Address of Developer/Property Owner: (26301 Curtiss Wright Pkwy, #300 Richmond Heights, OH
Telephone: 818.808.0600 Fax: 818.906.8385 Email Address: Kerri@GHCHOUSING.COM
Name of Consultant/Representative/Tenant (circle one): Keith Poliakoff (Esq.)
Telephone: 917.532.6492 Email Address: kpoliakoff@arnstein.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 site is a single property with two building components; one, is a 5-story, 121-unit, senior residential facility, and the other one is a 1-story, 22,000 sq.ft., adult day-care facility center.

Although the property has one zoning district, RM-25; it contains two land use designations. The land use designation on the west-half of the property is "Medium Residential", and it covers the apartment building and its 100 spaces parking lot; the land use designation on the east-half of the property is "General Business", and it covers the adult day-care facility and its 31 spaces parking lot.

This application ONLY proposes a Public Charter School use (k-8th Grades / 250 student) on the existing adult day-care facility. It will be an autonomous use with separate entrance, parking areas, vehicular stacking, and recreation areas.

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.

Based on the project's location, we believe that the proposed school use shall complement and further benefit the City of Hollywood and its residents. Moreover, Taft street's urban fabric offers access to parks and civic entities such as the local YMCA, while buffering the school from direct impact to any residential components.

The proposed school use shall require 26 parking spaces, the separate parking areas that will serve the school provide 31 spaces. In conclusion, since there are no changes proposed to the existing buildings on this site, and all set backs and lot coverages shall remain, there are no new variances expected under this application.

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

The proposed Champions Charter Academy, shall be a Public Charter School with only 250 students, grades K-8th, with 26 teachers and staff. The school curriculum will focus on the synergy between the students and their community; as such, the school will not only take advantage of the City of Hollywood's rich diversity, but also from the intergenerational activities between students and senior residents of the site.