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DEPARTMENT OF DEVELOPMENT SERVICES



MAY - 8 2017

CITY OF HOLLYWOOD
OFFICE OF PLANNING

PRE-APPLICATION CONCEPTUAL OVERVIEW



Tel: (954) 921-3471
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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: Paragon Modular Classroom Building

Proposed Project Address: 502 N. 28th Avenue

Folio Number(s): 5142 16 02 5950

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

Land Use Designation: Medium (16) Residential Zoning District: RM-18

Gross Lot Area: 281,000 Net Lot area: 281,000

Existing Use of Property: Charter School

Existing Number of Units: 0 Existing Commercial Area: 0

Current Assessed Value of: Land: \$ 2,879,980 Building(s): \$ 2,856,050

Proposed Use: Charter School

Total Number of Residential Units: 0 Average Size of Units: NA

Estimated Average Sale Price/Rent per Unit: \$ NA Sale Rent

Total Number of Hotel Rooms: 0 Average Size of Hotel Rooms: NA

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: \$ NA

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 08.15.17

Estimated Value of Improvement: \$ 120,000 Estimated Value at Completion: \$ 120,000

Permitted Building Height: 45' Proposed Building Height: 15'

Required Setbacks: Front: 20' Proposed Setbacks: Front: 65'
Sides: 15' Sides: 150'
Rear: 20' Rear: NA

Required Parking Spaces: 42 Proposed Parking Spaces: 68

Name of Developer/Property Owner: Alliance Hollywood LLC

Address of Developer/Property Owner: 19950 W Country Club Dr. Ste 800, Aventura, FL 33180

Telephone: 786.347.3072 Fax: _____ Email Address: sz@esjcp.com

Name of Consultant/Representative/Tenant (circle one): Scott Mire / Consilium Atlantic, Inc.

Telephone: 954.788.3884 Email Address: smire@consiliumatlantic.com

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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 currently contains 35,343 sf of educational facility occupied by Sunshine Elementary and Paragon Academy of Technology with 525 K-10 students.

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 Applicant requests a Special Exception for Expanded Use to add a 1,728 sf modular classroom building. There will be no increase in the previously approved student population of 525. The project will result in one additional staff member. The modular building will be in the same location as a previous modular building that had been on site until 2011.

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