

**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: Nana's Preschool Hollywood  
 Proposed Project Address: 1704 BUCHANAN ST, HOLLYWOOD  
 Folio Number(s): 5142 1502 0480  
 Proposed Project located within:  CRA - Beach District  CRA - Downtown District  
 State Road 7 Corridor  Other: \_\_\_\_\_  
 Land Use Designation: 100 Zoning District: FH-2  
 Gross Lot Area: 21477 Net Lot area: \_\_\_\_\_  
 Existing Use of Property: K-8 Private School  
 Existing Number of Units: \_\_\_\_\_ Existing Commercial Area: \_\_\_\_\_  
 Current Assessed Value of: Land: \$ 563K Building(s): \$ 1.6mil.  
 Proposed Use: Preschool to kindergarten. (0-6 yrs. old)  
 Total Number of Residential Units: 0 Average Size of Units: \_\_\_\_\_  
 Estimated Average Sale Price/Rent per Unit: \$ \_\_\_\_\_  Sale  Rent  
 Total Number of Hotel Rooms: \_\_\_\_\_ Average Size of Hotel Rooms: \_\_\_\_\_  
 Area of Commercial/Retail Use: \_\_\_\_\_ Area of Restaurant Use: \_\_\_\_\_  
 Area of Office Use: \_\_\_\_\_ Area of Industrial Use: \_\_\_\_\_  
 Estimated Average Rent per Square Foot: \$ \_\_\_\_\_  
 Estimated Date of Completion (If Phased, Estimated Date of Each Phase): \_\_\_\_\_  
 Estimated Value of Improvement: \$ \_\_\_\_\_ Estimated Value at Completion: \$ \_\_\_\_\_  
 Permitted Building Height: \_\_\_\_\_ Proposed Building Height: \_\_\_\_\_  
 Required Setbacks: Front: \_\_\_\_\_ Proposed Setbacks: Front: \_\_\_\_\_  
 Sides: \_\_\_\_\_ Sides: \_\_\_\_\_  
 Rear: \_\_\_\_\_ Rear: \_\_\_\_\_  
 Required Parking Spaces: 20 Proposed Parking Spaces: 20  
 Name of Developer/Property Owner: \* ST. JOHN'S EPISCOPAL CHURCH  
 Address of Developer/Property Owner: \* 1704 BUCHANAN ST HOLLYWOOD FL 33020  
 Telephone: 954 304 1403 Fax: \_\_\_\_\_ Email Address: PATHELKERWIN@MSN.COM  
 Name of Consultant/Representative/Tenant (circle one): ROBERT ISHMAN - ARCHITECT  
 Telephone: (954) 929-9695 Email Address: roishman58@gmail.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.

EXISTING - CHURCH - 8,989 SF / OFFICE, 1169 SF / OUTBUILDING 2,364 SF (NOT IN USE)  
- PRESCHOOL - 10,970  
CURRENT CERTIFICATE OF USE - 210 PRESCHOOL STUDENTS  
(\* OPERATION OF CHURCH & PRESCHOOL AT DIFFERENT TIMES  
PARKING (20) SPACES ON SITE & DROP OFF (PERMIT B18-100802)

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.

PRESCHOOL to KINDERGARTEN (0-6 years old) 160 STUDENTS, 14 STAFF  
SEE NANA'S PRESCHOOL DESCRIPTION OF OPERATIONS  
CATERED MEALS - NO COOKING (SERVED IN CHURCH MEETING SPACE)  
PARKING (20) SPACES ON SITE & DROP OFF (PERMIT B18-100802) SAME

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

(\* SEE ATTACHED NANA'S PRESCHOOL