

DEPARTMENT OF DEVELOPMENT SERVICES



PRE-APPLICATION CONCEPTUAL OVERVIEW



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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: Ashford Academy Preschool Project

Proposed Project Address: 300-310 S State Rd 7, Hollywood, FL 33023

Folio Number(s): 5141-13-37-0040

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

Land Use Designation: Commercial Zoning District: S-MU

Gross Lot Area: N/A Net Lot area: 487,846

Existing Use of Property: 2 bays in the shopping center which are not in use at this time

Existing Number of Units: 2 bays Existing Commercial Area: 3200 sq ft

Current Assessed Value of: Land: \$ 2,927,080 Building(s): \$ 3,663,250 per BCPA

Proposed Use: Preschool

Total Number of Residential Units: 0 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: about 3200 Plus playground Area of Restaurant Use: 0 0

Area of Office Use: 0 Area of Industrial Use: 0

Estimated Average Rent per Square Foot: \$ 8

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 12 weeks after conception

Estimated Value of Improvement: \$ _____ Estimated Value at Completion: \$ _____

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: 60 Proposed Parking Spaces: _____
3 designated in rear w/signs -drop off/pickup

Name of Developer/Property Owner: Bostonian Inc

Address of Developer/Property Owner: 336 E Dania Bch Vld, Dania Beach, FL 33004

Telephone: 954-505-5499 Fax: 954-663-4622 Email Address: ethalman@dacar.us

Name of Consultant/Representative **Tenant** (circle one): Mauva Brisibe

Telephone: 954-632-9891 Email Address: maanmu@bellsouth.net

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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 location for the preschool is in the West Hollywood Shopping Center. The location is on the north end of the most westerly building in the plaza. The other tenants in the building includes a beauty parlor, a thrift shop, a bakery, a pharmacy, a beauty school and a church. The site contains another building with tenants and vacancy and a Dennys in a stand-alone building.

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.

Since a preschool has not been in place at the location, Ashford Academy is requesting an exception from the City to place the preschool in this location. Please see the attached project description for more details about the Preschool Project.

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

Please see attached.

Overview of the Ashford Academy Project

Ashford Academy will be a full-service preschool providing care for children ages 6 weeks through five years and, summer and school days off care for school aged children through age eleven. The Center plans to service about 60 children. The final number of children will be determined by the Preschool licensing department when they measure and subtract square footage for areas not used as plays pace for the children. (i.e. bathrooms, hallways, closets, sinks etc.) Ashford Academy will be located in a well populated residential and business area of Hollywood, Florida.

Ashford Academy will offer preschool services within the scope of the Broward County of Code of Ordinances. Our intention of starting our preschool is to prepare children between the ages of 1 through 5 for kindergarten and provide infant care for working families. We embrace the philosophy that children learn best when actively involved with other children and adults and when they have the opportunity to become actively engaged in exploration and in learning about their environment.

The Center plans to participate in the School Readiness Program, The Voluntary Pre-Kindergarten (VPK) program and the Child Care Food Program.

Hours of operation:

6:30 A.M. to 7:00 P.M. Monday through Friday.

7:00 A.M. to 5:00 P.M. Some Saturdays to meet the needs of the children and their families.

Through specialized training of the staff and innovative learning systems, Ashford Academy will strive to provide premium preschool services for the community and with a goal to be known for quality. The center plans to use *The Creative Curriculum for Preschool*. This, coupled with a custom designed facility ensures a premium environment for the children and their parents. At Ashford Academy, our children and their families are of utmost importance. What we do will be guided by our values, mission and professional ethics.

Ashford Academy will strive to actively work with community organizations and families as an integral part of the total center approach to learning and development. We will ensure that we hold ourselves accountable to the highest standards by meeting our children's needs while in our care. We will cultivate a working environment that provides enrichment for our children and families, our center personnel, and community.

Customers

Ashford Academy will be concentrating on three different target customer groups. The first is full-time single and working parents and guardians. This group is forecasted to account for 90% of Ashford Academy's business. This group is growing and there are many potential customers living and working in a 10 mile radius. For this group, the center will provide a full and part-time daytime learning and developmental curriculum.

The second group of customers is non-working parents and guardians who want their children to develop their emotional, social and physical domains in a preschool setting.

The third group of customers is school aged children who need care after the school day ends, and during school breaks when their parents are working. This group is also growing and there are many potential families who live and work in a 10 mile radius of the Center's location.

What Drives Us

Our overall business goal is to position the Center to become known as a quality Preschool/Childcare Center in the City of Hollywood, Florida area within 2 years of operation.

Our program philosophy is:

- We believe that children feel comfortable and more receptive in an environment where they feel safe.
- We believe in providing opportunities to explore, create and communicate with other children and adults.
- We believe in diversity and the inclusion of all children
- We believe in both planned and spontaneous activities in response to children's interests.
- We believe in providing experiences that include art, music and movement, science and drama play in their daily learning and developmental activities.
- We believe in providing safety and security, stimulation, limitations and affection
- We believe in promoting positive self image and relationships

Exception Request from the City of Hollywood.

Ashford Academy plans to lease 300 and 310 North State Rd in Hollywood, Florida. This address is located in the south west section of the Hollywood Blvd/State Rd 7 intersection in the West Hollywood Shopping Center. The proposed space is currently empty.

The building currently hosts a hairdressing parlor, thrift store, bakery, pharmacy, beauty school and a church.

The location is at the northern end of the building. The playground for the preschool is planned for the green space on the north side of the building. This space is currently adorned with rocks/gravel. (please see attached pictures. The playground will be surrounded by a fence and privacy mesh.

The center is scheduled to have 258 parking spaces under their current project. The preschool requires 60. The landlord has agreed to designate 3 parking spaces with signs in the rear of the building for drop off and pick up of the children. The children will arrive at varying times between 6:30 a.m. and 9 a.m. and most likely leave between 4 p.m. and 7 p.m. The current schedule requires the hiring of 6 (full time equivalent) employees.

Since a preschool has not been in place at the location, Ashford Academy is requesting an exception from the City to place the preschool in this location.

Attached with this application for review are the following:

- Site Plan
- Survey
- Interior plan for the Preschool
- Pictures of the location

Some of the requirements to be addressed during the build-out include:

- ✓ Exterior door from each classroom to the outside of the building
- ✓ Separate mop sink enclosed in a firewalled closet
- ✓ Accessible water fountains. Water fountains will be located outside and inside the building per licensing requirements. Water will also be offered to the children throughout the day.
- ✓ Accessible bathrooms
- ✓ A shower.
- ✓ Venting from kitchenette to the outside
- ✓ Grease interceptor under the kitchen sink.
- ✓ Playground with exit gate, surrounded by 5-6 ft fence protected by bollards

The location is not in a flood zone. The landlord advised that they did not need an elevation report for their current project.