

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: Broward Academy, A Seventh-Day Adventist 9-12 Educational Program

Proposed Project Address: 1808 Van Buren Street

Folio Number(s): 514215017500

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

Land Use Designation: Mixed Use District Zoning District: FH-2

Gross Lot Area: _____ Net Lot area: 57,369 SF

Existing Use of Property: Church

Existing Number of Units: N/A Existing Commercial Area: 33,858 SF

Current Assessed Value of: Land: \$ \$1,434,780 Building(s): \$ \$1,503,310

Proposed Use: Church/Parochial School

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: 31,622 SF 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): 04/21

Estimated Value of Improvement: \$ 1,500,000 Estimated Value at Completion: \$ 3,000,000

Permitted Building Height: 18 Stories Proposed Building Height: 4 Stories

Required Setbacks: Front: 10' Proposed Setbacks: Front: 10'

Sides: 0' Sides: 0'

Rear: 5' Rear: 5'

Required Parking Spaces: 119 Proposed Parking Spaces: 131

Name of Developer/Property Owner: Florida Conference Association of Seventh-Day Adventists

Address of Developer/Property Owner: 351 S State Road 434 Altamonte Springs FL 32714

Telephone: 407-644-5000 Fax: _____ Email Address: William.Cochran@floridaconference.com

Name of Consultant/Representative/Tenant (circle one): Alfonso Jurado

Telephone: 305-206-6214 Email Address: alfonso@alfonsojurado.com

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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.

Site currently contains a 33,858 SF church complex including community use spaces.

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.

Applicant requests a special exception to allow the re-purposing 10,080 SF of existing space into a 9-12 grade school associated with the existing church.

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