



File No. (internal use only): _____

PRE-APPLICATION CONCEPTUAL OVERVIEW

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



Tel: (954) 921-3471
Fax: (954) 921-3347

Schedule appointment with a planner 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:

	01/22
02/04	02/19
03/04	03/18
04/01	04/15
05/06	05/20
06/03	06/17
07/01	07/15
09/03	09/16
10/07	10/04
11/18	12/02



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 Street, Hollywood, FL 33020

Folio Number(s): 514215020480

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

Land Use Designation: RAC Zoning District: FH-2

Gross Lot Area: 62,585 sq. ft. 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): \$ 1.6 Mil

Proposed Use: Preschool to Kindergarten (0-6 Yrs Old)

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: 0 Average Size of Hotel Rooms: N/A

Area of Commercial/Retail Use: N/A 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): _____

Estimated Value of Improvement: \$ N/A Estimated Value at Completion: \$ N/A

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: 20 Proposed Parking Spaces: 20

Name of Developer/Property Owner: St Johns Episcopal Church

Address of Developer/Property Owner: 1704 Buchanan Street, Hollywood, FL 33020

Telephone: 954-632-7644 Fax: _____ Email Address: carter_donnie@bellsouth.net

Name of Consultant/Representative/Tenant (circle one): Deena Gray, Esq. - Greenspoon Marder LLP

Telephone: (954) 527-2443 Email Address: Deena.Gray@gmlaw.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.

Existing - Church 8,989 Sq. Ft. / Office 1,169 Sq. ft. / Outbuilding 2,364 Sq. Ft. (Not In Use)
Preschool 10,970 Sq. Ft.

Current certificate of use - 210 Preschool Students
*Operation of Church & Preschool at different times

Parking (20) spaces on site & dropoff (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.

Request for Special Exception to re-establish use as pre-school and daycare (0-6 Years Old),
160 Students, 14 Staff

Please see attached Nana's Preschool description of operations.

Possible Variance Request related to Parking (20) spaces on-site and dropoff (Permit B18-100802)

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

Please see attached.