



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.



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: International Studies Academy Middle School & International Studies Academy High School

Proposed Project Address: 2650 Van Buren St.

Folio Number(s): 514216022900

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

Land Use Designation: RAC Zoning District: M1-C

Gross Lot Area: _____ Net Lot area: 1.53 acres

Existing Use of Property: Charter Middle School & High School

Existing Number of Units: N/A Existing Commercial Area: N/A

Current Assessed Value of: Land: \$ _____ Building(s): \$ _____

Proposed Use: Charter High 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: _____ 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): N/A

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: 64 Proposed Parking Spaces: 106

Name of Developer/Property Owner: Van Buren Facility III, LLC/ Annette Iraola

Address of Developer/Property Owner: 6340 Sunset Dr. Miami, FL 33143

Telephone: 305-665-6732 Fax: _____ Email Address: annetatemiraola@yahoo.com

Name of Consultant/Representative/Tenant (circle one): Dwayne Dickerson/Dunay, Miskel & Backman, LLP

Telephone: 561-405-3336 Email Address: ddickerson@dmblaw.com

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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 property is currently used for the Ben Gamla Charter School. The high school consists of grades 7-12.

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.

See attached narrative.

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

A proposed site plan along with a Traffic Improvement Plan and Traffic Impact Study are attached with this application. Also included are strike-thru and underlined versions of the approving resolutions with proposed changes. Lastly, a copy of the proposed site plan has been provided.