

GENERAL APPLICATION

API	PLICATION DATE:				
Ro	00 Hollywood Blvd om 315 llywood, FL 33022	Planning and Development Board	Art in Public Places Committee	Variance Special Exception	
	l: (954) 921-3471	PROPERTY INFORMATION			
	nail: Development@				
	llywoodfl.org	Location Address: Block in the state of the state o	ck(s): Sub	division:	
<u>SU</u>	BMISSION REQUIREMENTS:	Folio Number(s):			
•	One set of signed & sealed plans (i.e. Architect or Engineer)	Zoning Classification: Existing Property Use:			
• One electronic combined PDF submission (max. 25mb) Is the request the result of a violation notice? ☐ Yes ☐ No If yes, attach a copy of the combined PDF submission (max. 25mb) Has this property been presented to the City before? If yes, check all that apply and possible to the City before? If yes, check all that apply and possible to the City before? If yes, check all that apply and possible to the City before? If yes, check all that apply and possible to the City before? If yes, check all that apply and possible to the City before? If yes, check all that apply and possible to the City before? If yes, check all that apply and possible to the City before? If yes, check all that apply and possible to the City before? If yes, check all that apply and possible to the City before? If yes, check all that apply and possible to the City before? If yes, check all that apply and possible to the City before? If yes, check all that apply and possible to the City before? If yes, check all that apply and possible to the City before? If yes, check all that apply and possible to the City before? If yes, check all that apply and possible to the City before? If yes, check all that apply and possible to the City before? If yes, check all that apply and possible to the City before? If yes, check all that apply and possible to the City before? If yes, check all that apply and yes the context and yes					
•	Completed Application Checklist	, , <u></u>			
•	Application fee	DEVELOPMENT PROPOSAL Explanation of Request:			
		Phased Project: Yes No Number of Phases:			
		Project	Proposal		
		Units/rooms (# of units)	# UNITS:	#Rooms	
<u>NO</u>	<u>TE:</u>	Proposed Non-Residential Uses			S.F.)
•	This application must be completed in full and submitted with all	Open Space (% and SQ.FT.)	Required %: (A	rea:	S.F.)
		Parking (# of spaces)	PARK. SPAC	CES: (#)
	documents to be placed on a Board or	Height (# of stories)	(# STORIES)	(FT.)
	Committee's agenda. The applicant is	Gross Floor Area (SQ. FT)	Lot(s) Gross	Area (FT.)
responsible for obtain- ing the appropriate checklist for each type of application.		Name of Current Property Owner: Address of Property Owner: Telephone: Email Address:			
•	Applicant(s) or their authorized legal agent must be present at all	Applicant			
	Board or Committee meetings.				
		Email Address:			
		Email Address #2: Date of Purchase: Is there an option to purchase the Property? Yes \[\subseteq No \subseteq \]			
		If Yes, Attach Copy of the Contract.	2 more an option to parender t		
CL	ICK HERE FOR	Noticing Agent (FTAC & Board su	ıbmissions only) : _		

E-mail Address:_

MEETING DATES



GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

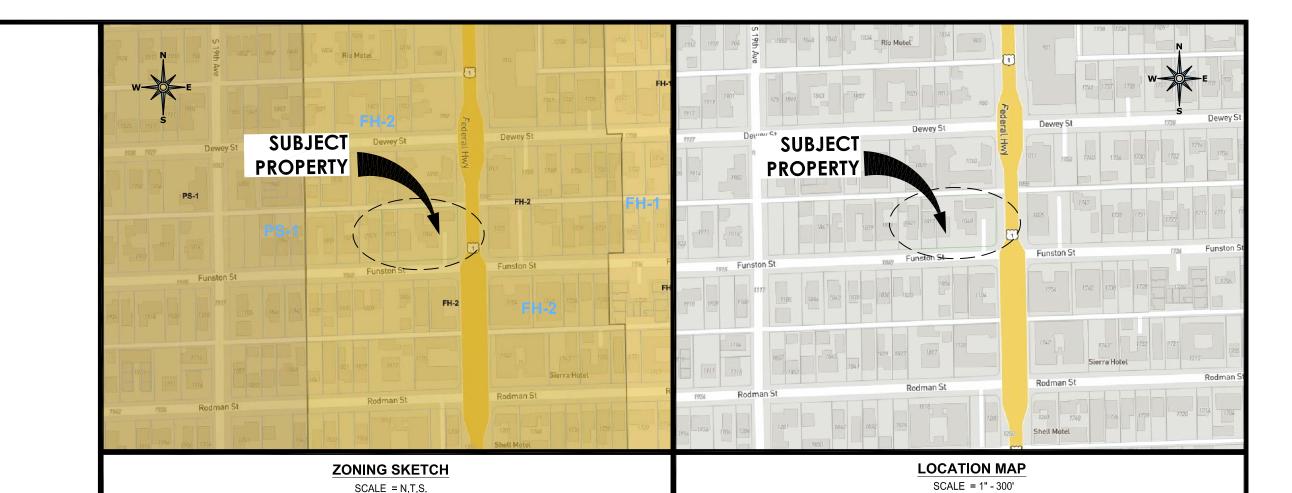
Signature of Current Owner: Lygarshus	Date: 04/07/2025
PRINT NAME: Svetlana Izgarsheva	Date: 04/07/2025
Signature of Consultant/Representative:	Date: 4-1-2025
PRINT NAME: TOSEPH 6. KALLEL	Date: 4-7-2025
Signature of Tenant:	Date:
PRINT NAME;	Date:
Current Owner Power of Attorney	
I am the current owner of the described real property and that I am aware of the nature to my property, which is hereby made by me to be my legal representative before the	re and effect the request for e or I am hereby authorizing (Board and/or
	gaylus -
SHIRIN BALYSHOVA Notary Public EXPIRES: OCT 31, 2025 Bonded through 1st State Insurance	
My Commission Expires (Check One) Personally known to me; OR Produced Id	entification

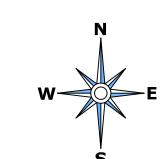
JOHN IBARRA & ASSOC., INC. **Professional Land Surveyors & Mappers**

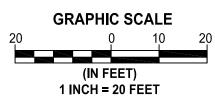
777 N.W. 72nd AVENUE **SUITE 3025 MIAMI, FLORIDA 33126** PH: (305) 262-0400

3725 DEL PRADO BLVD. S. SUITE B CAPE CORAL, FL 33904 PH: (239) 540-2660

ALTA/NSPS LAND TITLE SURVEY







T.B.M. TEMPORARY BENCHMARK

UTILITY POLE

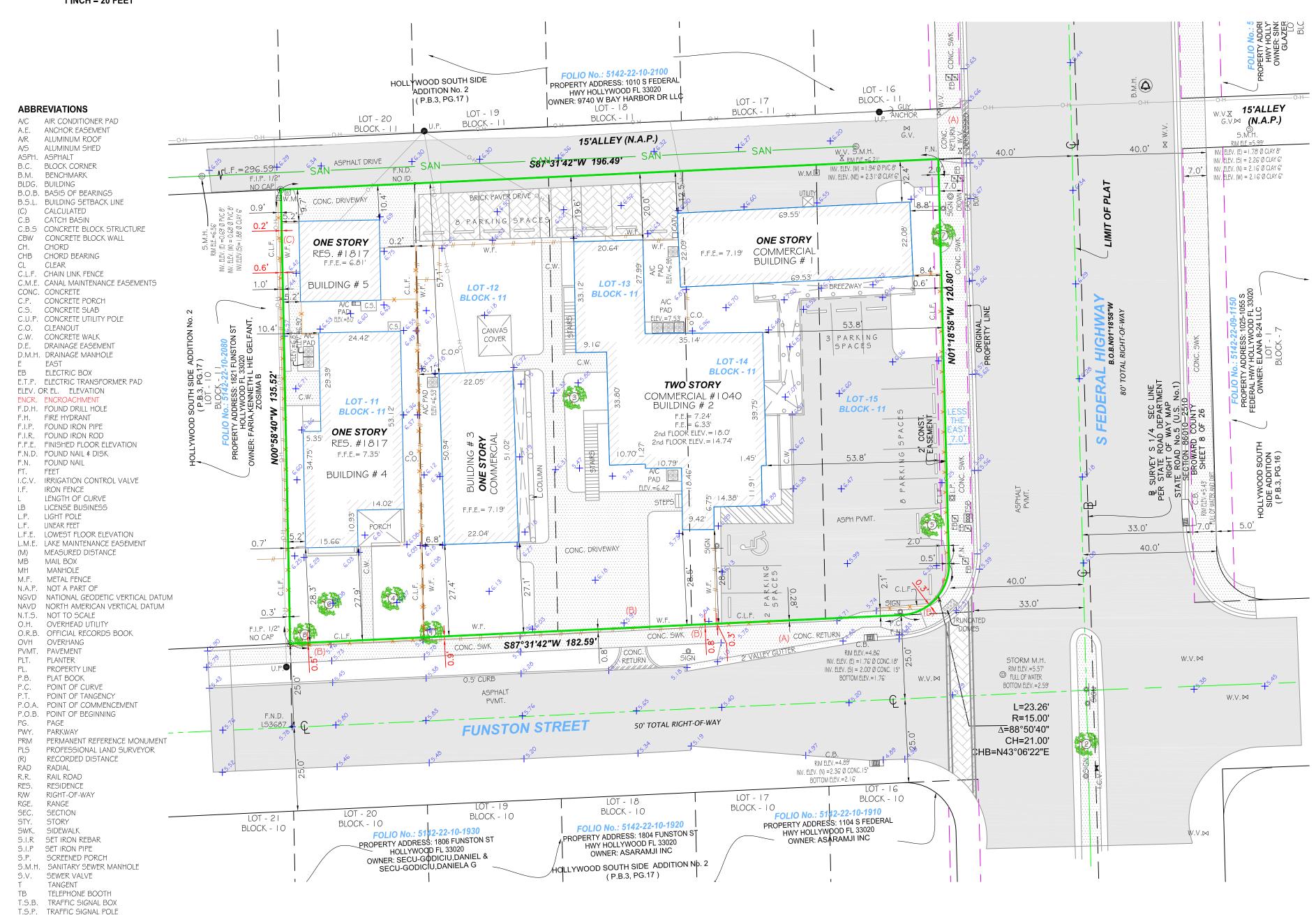
WOOD FENCE

TWP. TOWNSHIP UTIL. UTILITY

W.M. WATER METER

W.V. WATER VALVE

DELTA



ENCROACHMENT NOTES:

OF THE SUBJECT PROPERTY, CONCRETE RETURN IS

ENCROACHING INTO THE RIGHT OF WAY OF S FEDERAL HIGHWAY AND FUNSTON

B. SOUTH SIDE OF THE SUBJECT PROPERTY, CHAIN LINK FENCE AND WOOD FENCE IS

ENCROACHING INTO THE RIGHT OF WAY FUNSTON STREET.

C. WEST SIDE OF THE SUBJECT PROPERTY, WOOD FENCE IS ENCROACHING INTO THE

THE TREE NAMES, CONDITIONS AND

SPECIES, TREES WERE IDENTIFIED

TO THE BEST OF OUR ABILITIES.

THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE;

1B. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND

1C. PROPER FIELD PROCEDURES. INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

2. ADDRESS(ES) OF THE SURVEYED PROPERTY: 1040 S FEDERAL HIGHWAY AND 1817 FUNSTON HOLLYWOOD, FLORIDA 33020 THE PROPERTY HAS DIRECT PEDESTRIAN ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS S FEDERAL HIGHWAY AND FUNSTON STREET.

THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 125113 PANEL NO. 0569, SUFFIX "J", AND HAVING A BASE FLOOD OF 7 FEET, BEARING AN EFFECTIVE DATE OF

4. THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ± 26,627 SQUARE FEET OR ± 0.611 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.

5. ELEVATIONS ARE REFERRED TO CITY OF BROWARD BENCHMARK BM 1896, ELEVATION 10.932 FEET OF N.G.V.D. OF 1929. LOCATED AT 15-51-42. CONVERTED TO NAVD (88) USING CORPSCON, BY SUBTRACTING 1.60 FEET (10.932' -1.60' = 9.332') RESULTS = 9.33 FEET NAVD 88.

6. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE FH-2, FEDERAL HIGHWAY MEDIUM-HIGH INTENSITY MIXED-USE DISTRICT. SETBACKS ARE AS PER CITY OF HOLLYWOOD:

ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF HOLLYWOOD BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.

CIT	Y OF HOLLYWOOD	FH-2	сіт	Y OF HOLLYWOOD
FRONTAGE Base Ground Floor - Above 55 Feet Tower Above 55 Feet		FRONTAGE	Ground Floor	
ALL FRONTAGES	NON-RESIDENTIAL: 10 FT. RESIDENTIAL: 15 FT.	NON-RESIDENTIAL: 10 FT. RESIDENTIAL: 15 FT.	FEDERAL HIGHWAY	30 FT.
RONTING GOLF COURSE	20 ft.	20 ft.		
SIDE INTERIOR	0 FT. WHEN ADJACENT TO FH-1: 10 FT.	0 FT. WHEN ADJACENT TO FH-1: 60 FT.		
ALLEY	5 FT. WHEN ADJACENT TO	5 FT. WHEN ADJACENT TO		

- 7. THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS =
- BUILDING # 1= 1,535.76 SQUARE FEET. BUILDING # 2= 2,834.87 SQUARE FEET.
- BUILDING #3= 1,124 SQUARE FEET. BUILDING #4 = 1,593.64 SQUARE FEET
- BUILDING # 5 = 575.82 SQUARE FEET.
- FLOOR ELEVATION OF EXISTING BUILDING IS FEET
- BUILDING # 2= 7.24' FEET = 6.33' FEET
- BUILDING # 3 = 7.19' FEET BUILDING # 4 = 7.35' FEET
- BUILDING # 5 = 6.81' FEET
- THE HIGHEST PART OF ROOF HAS AN ELEVATION IN FEET N.A.V.D. 1988. BUILDING # 1 = 20.7' FEET
- BUILDING # 2 = 27.85' FEET = 33.97' FEE
- BUILDING # 3 = 19.86' FEET
- BUILDING # 4 = 19.11' FEET BUILDING # 5 = 18.36' FEET

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). SHOWN ON THE SURVEY.

- 9. THERE ARE 21 REGULAR PARKING SPACES AND 1 MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY
- 10. NO PARTY OR COMMON WALLS WERE OBSERVED ALONG THE PROPERTY LINES.

11. THE SUBJECT PROPERTY DOES SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE

12. AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS). THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE. NOT APPLICABLE.

- 13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. SHOWN ON THE SURVEY.
- 14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET.SHOWN ON THE SURVEY.
- 15. RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS. TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. NOT APPLICABLE.
- 16. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 17. THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD. STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOT 11, BLOCK 11, HOLLYWOOD SOUTH SIDE ADDITION NO. 2, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17, PUBLIC RECORDS OF BROWAR

COUNTY, FLORIDA

15 WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 00 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF LOT 15 AND TANGENT TO A LINE WHICH IS 7 FEET WEST OF, AND PARALLEL TO, THE EAST LINE OF SAID LOT 15, ALL OF BLOCK 11, HOLLYWOOD SOUTH SIDE ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF AS

RECORDED IN PLAT BOOK 3, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS • ZONING REPORT HAS NOT BEEN PROVIDED FOR REFERENCE TO SURVEYOR BY THE PLANNING & ZONING RESOURCE COMPANY • UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING
- AND/OR FOUNDATIONS. • BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY

TITLE SEARCH NOTES:

THAT I HAVE REVIEWED THE TITLE SEARCH AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER FILE REFERENCE OF OWNERSHIP AND ENCUMBRANCE PROPERTY INFORMATION REPORT, FILE REFENCE 25-0004TULCHANSK, FUND FILE NUMBER: 1626343, EFFECTIVE DATED: FROM OCTOBER 25, 2010 AT 11:00 PM TO MARCH 31, 2025 AT 11:00 PM

ITEM No. 1. MORTGAGE TO BRANCH BANKING AND TRUST COMPANY, MORTGAGEE(S), RECORDED IN INSTRUMENT NUMBER 113975230, PUBLIC RECORDS OF BROWARD COUNTY FLORIDA. DOES AFFECT THE PROPERTY. ITEM IS BLANKET IN NATURE.

ITEM No. 2. ASSIGNMENT OF LEASES AND RENTS TO BRANCH BANKING AND TRUST COMPANY, MORTGAGEE(S), RECORDED IN INSTRUMENT NUMBER 113975231, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES AFFECT THE PROPERTY, ITEM IS

ITEM No. 3. MAINTENANCE MAP RECORDED IN MS BOOK 9, PAGE 76, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE.

THAT I HAVE REVIEWED THE TITLE SEARCH AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER FILE REFERENCE OF OWNERSHIP AND ENCUMBRANCE PROPERTY INFORMATION REPORT, AGENT'S FILE REFERENCE: 25-0004TULCHANSKY, FUND FILE NUMBER: 1626354, EFFECTIVE DATED: FROM FEBRUARY 4, 2021 AT 11:00 PM TO MARCH 14, 2025 AT 11:00 PM

ITEM No. 1. MAINTENANCE MAP RECORDED IN CLERK'S FILE NUMBER 2021 - 7799589, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AFFECT THE SUBJECT PROPERTY,

-- CENTERLINE * * * * * CHAIN LINK FENCE - O O O O O IRON FENCE ### # WOOD FENCE --- BUILDING SETBACK LIN -/// /// LIMITED ACCESS R/W NON-VEHICULAR ACCESS RW x 0.00 EXISTING ELEVATION

OWNERSHIP AND ENCUMBRANCE PROPERTY INFORMATION REPORT 1040 S FEDERAL HIGHWAY AND 1817 FUNSTON HOLLYWOOD, FLORIDA 33020 AGENT FILE REFERENCE 25-0004TULCHANSK, FUND FILE NUMBER: 1626343,

EFFECTIVE DATED : FROM OCTOBER 25, 2010 AT 11:00 PM TO MARCH 31, 2025 AT 11:00 PM

AGENT'S FILE REFERENCE: 25-0004TULCHANSKY, FUND FILE NUMBER: 1626354, EFFECTIVE DATED: FROM FEBRUARY 4, 2021 AT 11:00 PM TO MARCH 14, 2025 AT 11:00 PM

SURVEYOR'S CERTIFICATION

O: OWNERSHIP AND ENCUMBRANCE PROPERTY INFORMATION REPORT, AAA FLORIDA HOLDING, LLC,GREAT OCEAN PROPERTIES LLC ITS SUCCESSOR AND/OR ASSIGNS, AS THEIR RESPECTIVE INTERESTS MAY APPEAR:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021

NSPS, AND INCLUDES ITEMS 1,2,3,4,5,7(A),7(B-1),8,9,13,16,19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 01, 2025:

04/01/2025 JOHN IBARRA (DATE OF SURVEY)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA (NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

HEREBY CERTIFY: THIS "ALTA/NSPS SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472,027, FLORIDA STATUTES.

JOHN IBARRA & ASSOC., INC. 777 N.W. 72nd AVENUE, SUITE 3025

Project Address: 1040 S FEDERAL HIGHWAY

MIAMI, FLORIDA 33126

PH: (305) 262-0400

1817 FUNSTON HOLLYWOOD, FLORIDA 33020 Project Location: **BROWARD COUNTY**

SECTION 22, TOWNSHIP 51SOUTH, RANGE 42EAST MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS." JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND

5142-22-10-2090 / 5142-22-10-2081

Drawn By: Job Number: 25-00476-1

LB 7806

OWNER

GEORGE TYCHALSKI

CHILDRENS LAND LEARNING CENTER

ARCHITECT

JOSEPH KALLER

AA#26001212 2417 Hollywood Blvd. Hollywood Florida 33020 954.920.5746 joseph@kallerarchitects.com

www.kallerarchitects.com

CITY OF HOLLYWOOD MEETING DATES

PACO	MARCH 17TH, 2025
PRELIMINARY TAC	APRIL 21ST, 2025
FINAL TAC	TBD
SIGN OFF	TBD

SITE MAP





PRESCHOOL (PRE-K) 1040 SOUTH FEDERAL HWY HOLLYWOOD, FL



VIEWING NORTHWEST AT THE CORNER OF FEDERAL HWY AND FUNSTON STREET

ADDRESS		EXISTING	PROPOSED
	ZONING	FH-2	FH-2
1040 S FEDERAL HWY HOLLYWOOD, FL 33020	SUB- DISTRICT	N/A	N/A
FOLIO	BUILDING USE	COMMERCIAL	EDUCATION (PRE
514222102090, 514222102081	NET LOT AREA	26,596 SF	EXISTING
'	100 YEAR FEMA	9.5' NAVD	10.5' NAVD
LEGAL DESCRIPTION HOLLYWOOD SOUTH SIDE ADD NO 2 3-17 B LOT 12	2. BUILDING INTENSITY		
TO 14,15 LESS E 7 & LESSPT INC IN EXT AREA		ALLOWED	PROPOSED
FORMED BY 15 FT RAD ARC WHICH IS TANG TO S/L LOT 15 & TANG TO LINE WHICH IS 7 FT W OF E/L OF LOT 15 BLK 11	FLOOR AREA RATIO: NUMBER OF STORIES:	3.00 (79,788 SF) 14	27,271 SF 3
	BUILDING HEIGHT:	140 FEET	38' - 8"
	ACTIVE USE:	60% (FEDERAL HWY) (70 FEET REQUIRED)	85'-8"

NOTE: OWNERS BUSINESS PLAN AND EXPERIENCE ON SHEET A-01

B. GENERAL PRESCHOOL INFORMATION		PROPOSED	PROPOSED	
CLASSROOMS: MULTI PURPOSE ROOM:		22 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		
OUTSIDE AREA SF: FACULTY BREAK AREA: ADMINISTRATION OFFICE:		7,800 SF 2 2		
WARMING KITCHEN: NOTE: LUNCH WILL BE CATERED FROM A CONTR	ACTEN THIRN PARTY THERE V	2 VII.I. NOT RE ANY INTERNAL COOKING ON		
SITE UNLESS FOR WARMING ONLY (I.E MICROW)		VILE NOT DE ANT INTERNAL GOOKING ON		
4. SETBACKS	REQUIRED	PROPOSED		
FRONTAGE (S FEDERAL HWY) (EAST) SECONDARY FRONTAGE (FUNSTON) (SOUTH) SIDE INTERIOR (WEST)	10' 00" 10' 00" 0' 00"	10' 00" 10' 00" 5' 00"		
ALLEY (NORTH)	5' 00"	5' 00"		

5. PARKING CALCULATION	REQUIRED	PROPOSED			
REGULAR SPACES: ADA: LOADING:	29 FACULTY MEMBERS = 29 SPACES 2 SPACES 1 SPACE	43 SPACES 2 SPACES 1 SPACE			
TOTAL	32 SPACES	46 SPACES			
NOTE: LOADING VEHICLE SIZE ON SHEET A-01. THE ONLY LOADING FOR THIS PROJECT WILL BE WHEN DELIVERING LUNCHES					
6. LANDSCAPE REQUIRED PROPOSED					

6. LA	<u>ANDSCAPE</u>	REQUIRED	PROPOSED
I	VIOUS AREA IDSCAPE AREA	0%	28% (7,604 SF) (INCLUDES PLAYGROUND ON 2ND FLOOR)

PRESCHOOL (PRE-K) BUSINESS PLAN AND EXPERIENCE

Owners Experience and Number of Current Pre K Schools:

Children's Land has been operating as a childcare company since 2005. The company has grown organically and currently operates 11 schools, with one additional location set to open in Q3 2025. Additionally, two new schools are planned for ground-up development, with construction expected to begin by the end of Q2 2025.

Current Schools (11) - Chicago & Suburbs

- 400 Higgins Rd. Park Ridge, IL 60068
- 1814 Waukegan Rd. Glenview, IL 60025
- 1175 Milwaukee Ave. Glenview, IL 60025
- 1293 N. Rand Rd. Palatine, IL 60074
- 850 McHenry Rd. Wheeling, IL 60090
- 621 N Main Street Mount Prospect, IL 60056
- 400 Marriot Drive Lincolnshire, IL 60069
- 130 S. Atkinson Rd. Grayslake, IL 60030
- 1631 Milwaukee Ave. Glenview, IL 60025
- 222 Greenwood Rd. Glenview, IL 60025
- 6818 W. Belmont Avenue Chicago, IL 60634

Upcoming Schools:

 Opening Q3 2025: 2 E Philip Rd. Vernon Hills, IL 60061 Under Development (Expected Completion: Q2 2027

Pick-up and Drop-off Times Utilize a Staggered Arrival System:

All Children's Land schools operate Monday through Friday from 7:00 AM to 6:00 PM. The schools remain open year-round, closing only in observance of national holidays. Typical drop-off times are between 7:00 AM and 9:00 AM, aligning with parents are between 7:00 AM and 9:00 AM, aligning with parents are between 7:00 AM and 9:00 AM, aligning with parents are between 7:00 AM and 9:00 AM, aligning with parents are between 7:00 AM and 9:00 AM, aligning with parents are between 7:00 AM and 9:00 AM, aligning with parents are between 7:00 AM and 9:00 AM, aligning with parents are between 7:00 AM and 9:00 AM, aligning with parents are between 7:00 AM and 9:00 AM, aligning with parents are between 7:00 AM and 9:00 AM, aligning with parents are between 7:00 AM and 9:00 AM, aligning with parents are between 7:00 AM and 9:00 AM, aligning with parents are between 7:00 AM and 9:00 AM, aligning with parents are between 7:00 AM and 9:00 AM, aligning with parents are between 7:00 AM and 9:00 AM, aligning with parents are between 7:00 AM, aligning with parents are between 7:00 AM, aligning with parents are between 7:00 AM and 9:00 AM, aligning with parents are between 7:00 AM, aligning with parents are between 7:00 AM and 9:00 AM, aligning with parents are between 7:00 AM, aligning with parents are between 7:00

Standard School Facility Student-to-staff Numbers:

- Department of Children and Family Services have set to following standards:
- Infants (6 weeks to 14 months): 1 staff member to 4 children, maximum group size for 12
- Toddlers (15 to 23 months): 1 staff member to 5 children, with a maximum group size of 15
- 2 years old: 1 staff member to 8 children, with a maximum group size of 16
- 3 5 years old: 1 staff member to 10 children, with a maximum group size of 20

General Staff Count:

• The school is to operate with 29 faculty members at maximum capacity. To operate a school with a proposed plan of having 200 students will require 26 teachers / assistants, 2 administration staff (director + assistant), 1 kitchen staff.

Plan Regarding Events or Graduations:

• Each school hosts two performances per year: a Winter Show and a Spring Show. The Spring Show includes a graduation is not applicable. To prevent overcrowding and minimize disruptions to daily activities and education, the shows are spread out over the course of a full week, allowing families to attend without interfering with regular school operations.

Parking-to-Student Ratios for Other School Operations:

• There is no parking-to-student ratio, as parking requirements are determined by the local villages; however, the designated parking is rarely at full capacity. Some teachers drive to work, while others commute using public transportation. During the day, aside from staff vehicles, the parking lot may be occupied by a couple of prospective parents visiting for tours. Otherwise, parents typically spend only brief moments in the building during drop-off and pick-up, ensuring a steady flow of traffic without congestion.

Information on Feeding, Catering and Warming-Kitchen:

- Children's Land from the start has catered food from professional food providers. Most daycares opt for catering company delivers meals once daily, typically around 10:00 AM, providing lunch, an afternoon snack, and breakfast for the following day. To ensure efficiency and minimize disruptions, the catering company 's worker is greeted at the entry door by kitchen staff and brings food directly to the kitchen, allowing teachers to remain focused on educating the children. We follow CACFP (Child and Adult Care Food Program) guidelines to ensure that all meals provided to students meet the necessary nutritional requirements. Meals are prepared and delivered to our locations in accordance with food safety regulations and best practices.
- Food is transported in a standard white van (see below) equipped with warming capabilities to maintain proper food temperatures during delivery.

Each school is equipped with a warming kitchen, which is designed specifically for maintaining food at serving temperatures. These kitchens include:

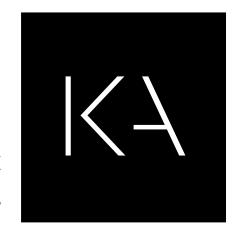
- Steam tables and countertop warmers for food storage
- Commercial refrigerators for milk and snack storage
- A dishwasher for cleaning meal utensils
- Shelving for cleaning supplies and additional snacks



LOADING TRUCK EXAMPLE

Trash and Refuse Plan:

At all of our locations, we contract with a private waste management company for trash collection. The company services each facility 2 to 3 times per week, depending on the size of the facility and student enrollment. Adjusting service frequency is quick and straightforward, as changes can be made via a simple phone call or online portal. To avoid congestion and ensure children's safety, waste collection typically occurs during operating hours, between 10:00 AM and 3:00 PM.



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Hollywood Florida 33020

954.920.5746 joseph@kallerarchitects.com

www.kallerarchitects.com SEAL

JOSEPH B. KALLER

FLORIDA R.A. #0009239

HOOL (PRE-K)

PRESCH

BUSINESS PLAN & EXPERIENCE

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REVISIONS

PROJECT No.: 23-056

DATE: 12/2/22

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CHECKED BY:

SHEET

A-01



VIEWING NORTH AT FUNSTON STREET



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JOSEPH B. KALLER FLORIDA R.A. #0009239

X

CHOOL (PRE-K)

the work by the Contractor. The Contractor

PROJECT TITLE

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A-02.0



SECOND FLOOR - OUTDOOR PLAYGROUND AREA (VIEWING EAST)



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(PRE-K)

PRESCHOOL (

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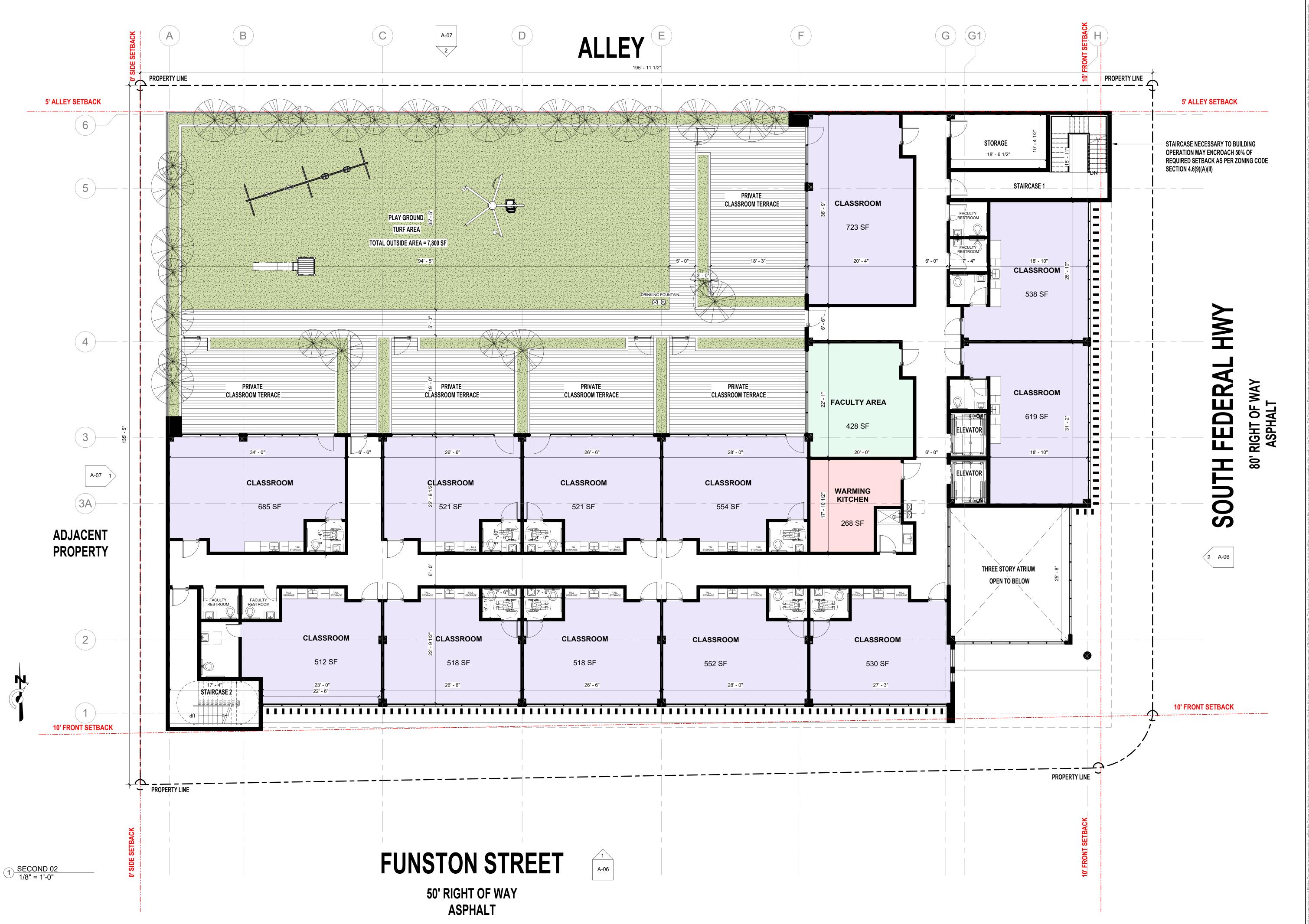
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(PRE-K) **PRESCHOOL**

REVISIONS

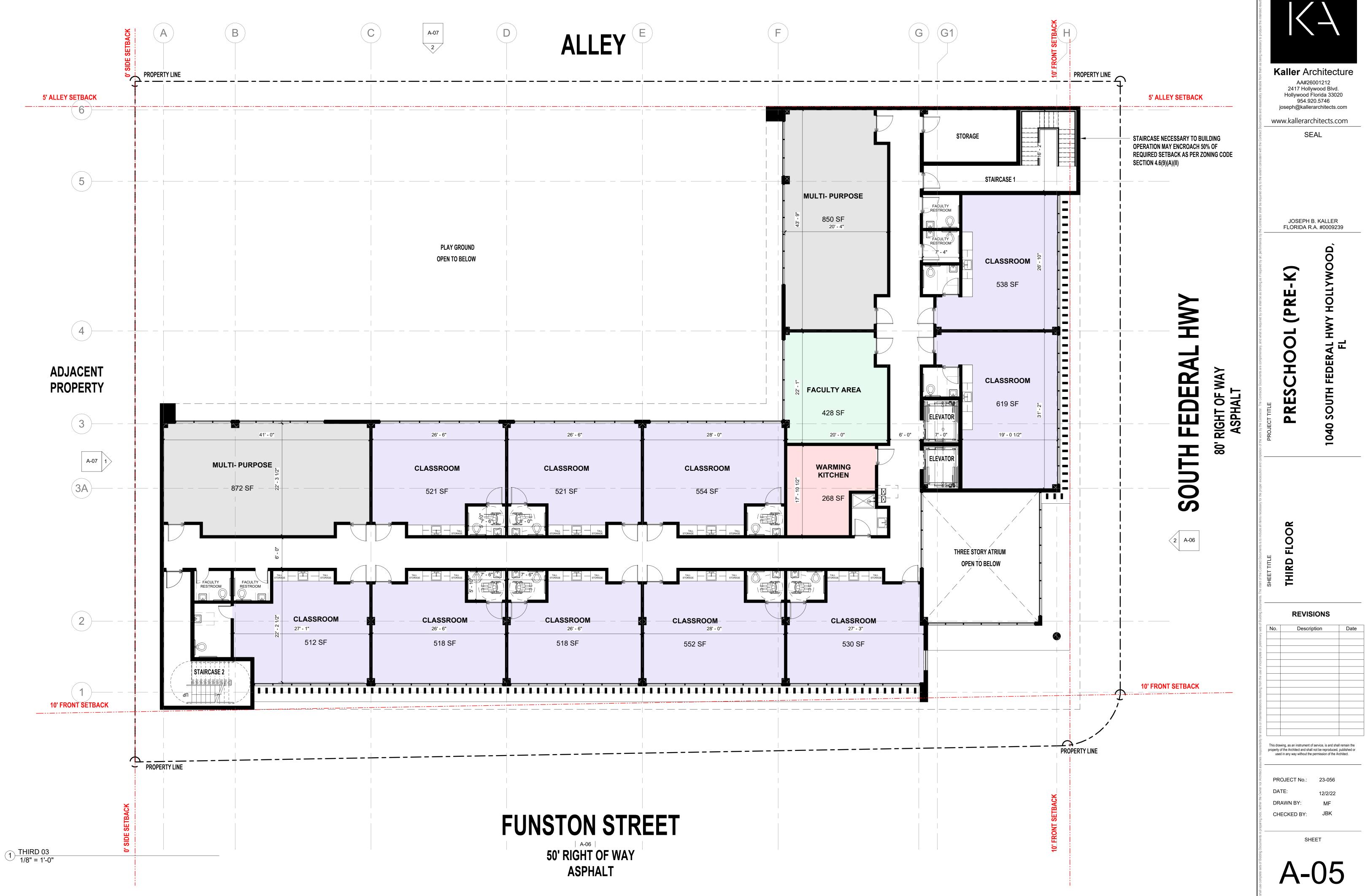
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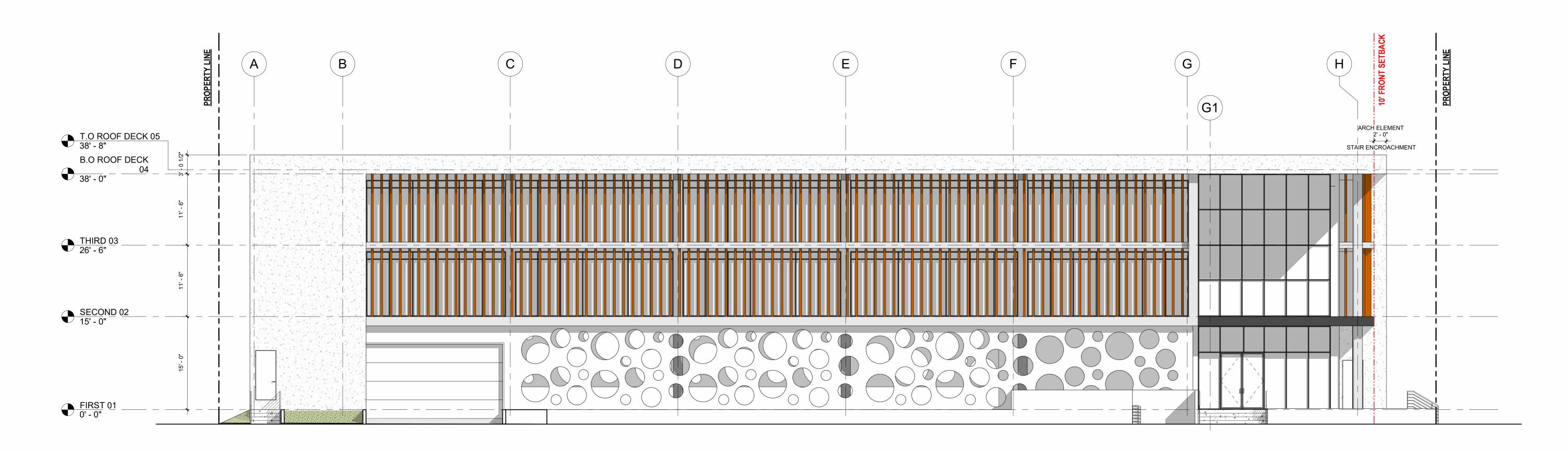
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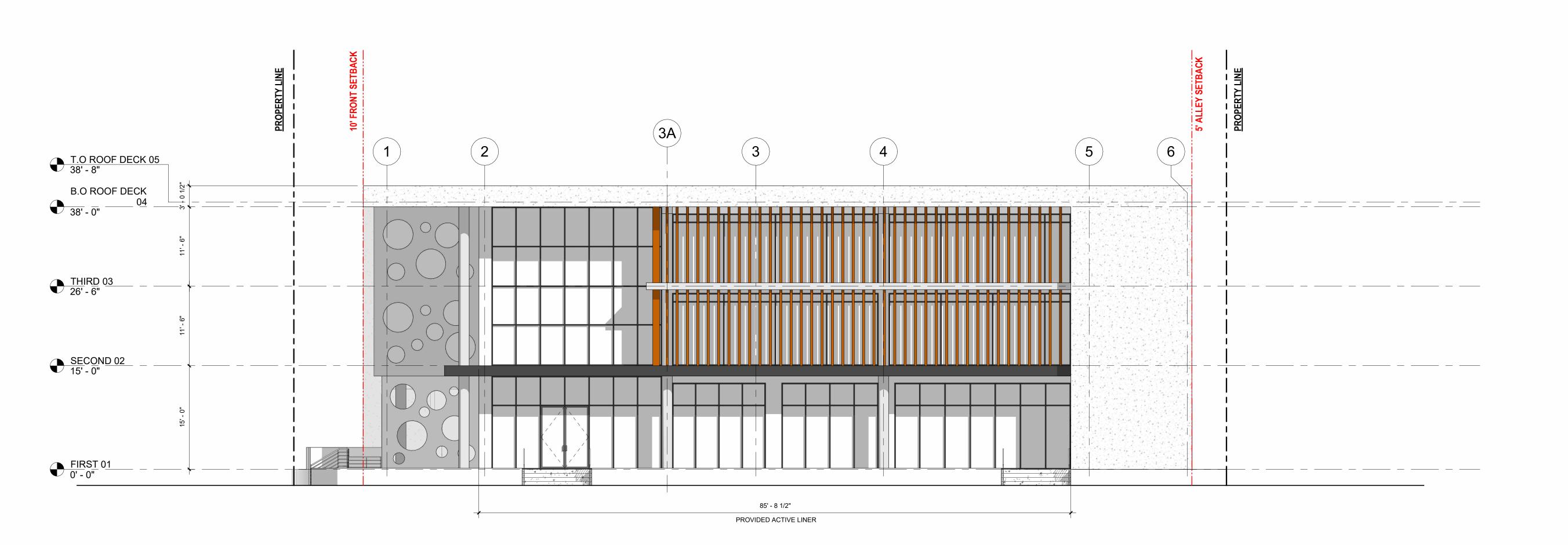
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1 SOUTH ELEVATION 1/8" = 1'-0"



2 EAST ELEVATION 1/8" = 1'-0"



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JOSEPH B. KALLER FLORIDA R.A. #0009239

(PRE-K) **PRESCHOOL** SOUTH

ELEVATIONS

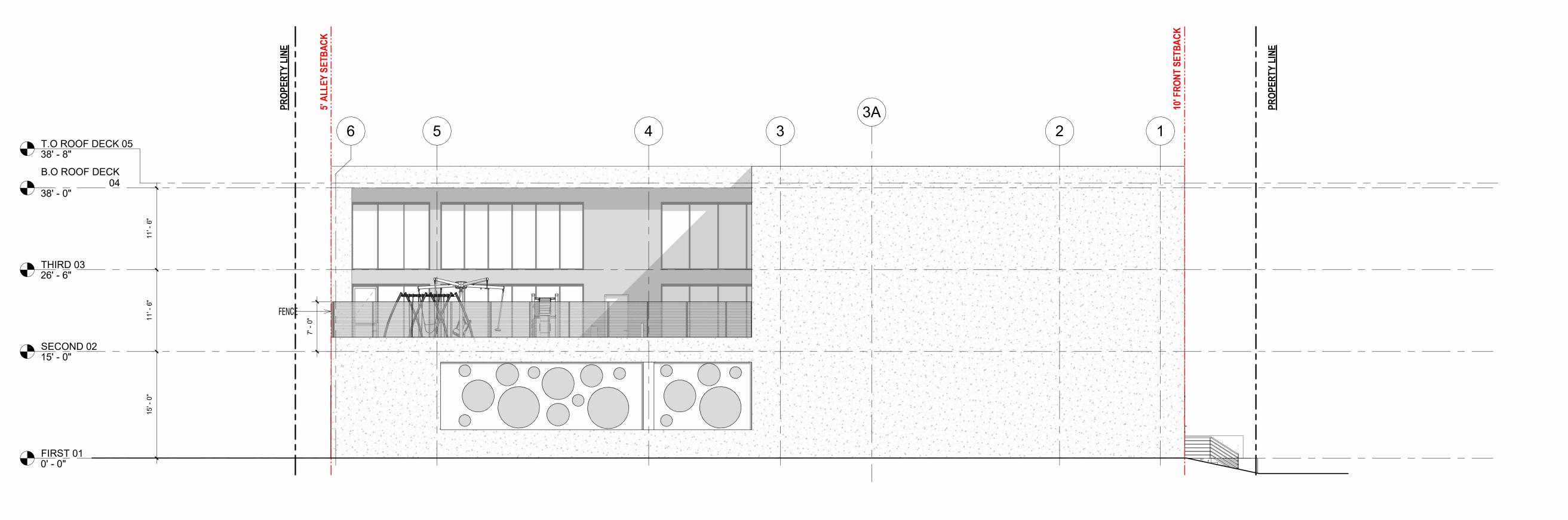
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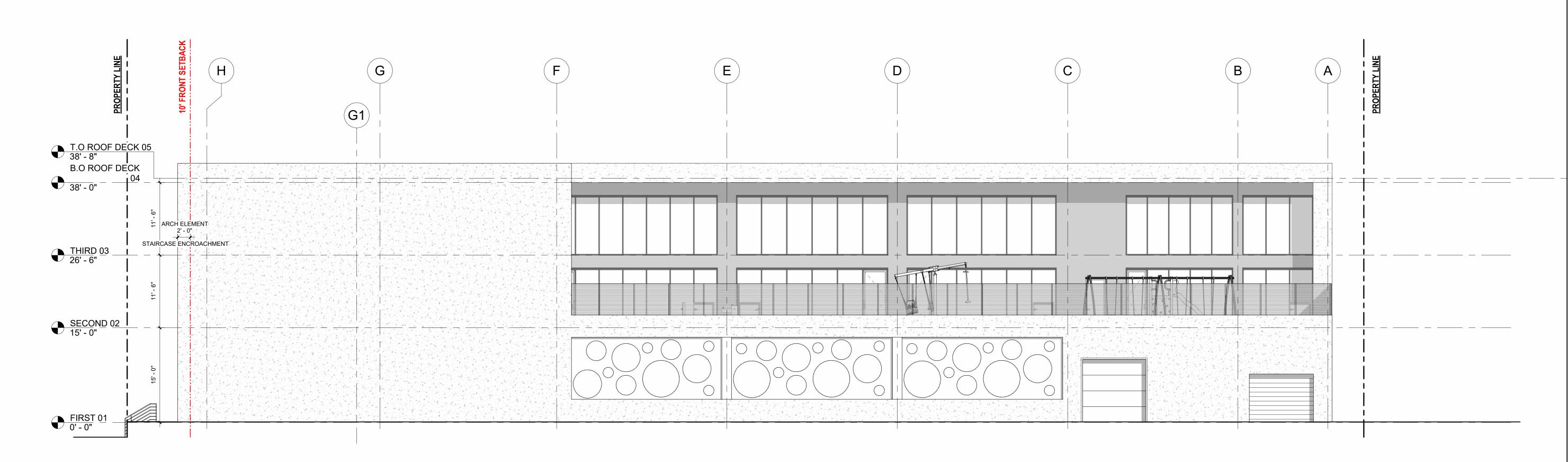
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1 WEST ELEVATION 1/8" = 1'-0"



2 NORTH ELEVATION 1/8" = 1'-0"

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SEAL

JOSEPH B. KALLER FLORIDA R.A. #0009239

FLORIDA R.A. #00092

PRESCHOOL (PRE-K)
SOUTH FEDERAL HWY HOLLYWOOD

ELEVATIONS

Description Date

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PROJECT No.: 23-056

DATE: 12/2/22

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A-07