

# ATTACHMENT I

## Application Package

# DEPARTMENT OF PLANNING



File No. (Internal use only): \_\_\_\_\_

## GENERAL APPLICATION

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022



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

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at  
<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



### APPLICATION TYPE (CHECK ONE):

- ☐ Technical Advisory Committee ☐ Historic Preservation Board  
☒ City Commission ☐ Planning and Development Board

Date of Application: 1/29/16

Location Address: 1100 Hillcrest Dr.

Lot(s): Hollywood Sec. Three 69-10 Block 3 Block(s): 5 Subdivision: \_\_\_\_\_

Folio Number(s): 5142-19-27-0020

Zoning Classification: PUD-R Land Use Classification: Low Medium Residential

Existing Property Use: Charter School Sq Ft/Number of Units: N/A

Is the request the result of a violation notice? ( ) Yes (✓) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s):

- ☒ Economic Roundtable ☒ Technical Advisory Committee ☐ Historic Preservation Board  
☒ City Commission ☒ Planning and Development

Explanation of Request: see attached Exhibit A.

Number of units/rooms: Same Sq Ft: Same

Value of Improvement: N/A Estimated Date of Completion: N/A

Will Project be Phased? ( ) Yes (✓) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: 1100 Hillcrest Drive LLC, Harwin - Tobin Hgt LLC

Address of Property Owner: 1101 Hillcrest Dr., Hollywood FL 33021

Telephone: 954-974-8006 Fax: \_\_\_\_\_ Email Address: C.S.M.Sus@aol.com

Name of Consultant/Representative/Tenant (circle one): \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Date of Purchase: N/A Is there an option to purchase the Property? Yes ( ) No (✓)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Alan Kosbar, Esq.

Bob Address: 1100 Hillcrest Dr.

Flanked by FL Email Address: g.kosbar@bfllegal.com

954-985-0116

# DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

## 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](http://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: \_\_\_\_\_

Date: 2-3-14

PRINT NAME: Jason L. Tobin

Date: \_\_\_\_\_

Signature of Consultant/Representative: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: Cynthia C. Dotson

Date: 2-3-16

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 and effect the request for (project description) 1100 Hillcrest, Charles School to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Alan Kestow and Cyndi Dotson to be my legal representative before the City Commission Staff (Board and/or Committee) relative to all matters concerning this application. ad all relevant deeds

Sworn to and subscribed before me

this 4 day of February 2016

Notary Public State of Florida

SIGNATURE OF CURRENT OWNER

PRINT NAME

My Commission Expires: 4-7-16 (Check One) ☒ Personally known to me; OR \_\_\_\_\_



February 24, 2016

Jaye Epstein, Planning Director  
Leslie Del Monte, Planning Manager  
Alex Carcamo, Planning and Development Services Administrator  
City of Hollywood  
2600 Hollywood Blvd., Room 315  
Hollywood, FL 33022

**RE: *Amending the Hillcrest PUD Ordinance PO-2013-11, Which Authorized a Charter School Use and Site Plan with Conditions, Including Grades Pre-K-8, to Now Change Only that Condition to Include Grades Pre-K-10, at the Championship Academy of Distinction Charter School located within the Hillcrest PUD Boundaries, Hollywood Florida***

Dear Jaye, Leslie and Alex:

Please allow this letter to serve as the justification for the application being filed with this transmittal letter seeking to amend the approved Site Plan condition to now include pre-K-10<sup>th</sup> grades at the Championship Academy of Distinction Charter School, as previously approved by the City Commission in Ordinance PO-2013-11 ("Approving Ordinance"), a copy of which is attached here and incorporated herein. The Academy's check for the filing fee is also being submitted with the Application.

#### **BACKGROUND ON HILLCREST PUD**

The Hillcrest PUD-R was first adopted by Ordinance 76-25 on March 3, 1976. It has also been amended by Resolution R-81-56 and Ordinances O-81-90, O-84-54, O-87-39, O-93-75, O-99-09, O-2000-05, O-2002-34, O-2009-38, O-2013-08, and by the Approving Ordinance O-2013-11, which authorized the use of a charter school and also approved the Site Plan of the Championship Academy, with conditions relating to grades pre-k-8 and allowing a maximum enrollment of 850 students after the first year of the School's operation. The Championship Academy has operated for over a year and is now considered a valuable asset and a welcome addition through the Hillcrest Community.

Please note that the Championship Academy is NOT requesting a rezoning or changing the use of the school, but simply asking to amend the conditions to the approved Site Plan to amend the grades pre-K-8<sup>th</sup>, to pre-K-10<sup>th</sup>. In 2013, the Hollywood Commission found that the criteria of §4.16 of the City Code was met such that the Hillcrest PUD could be amended to include a Charter School as a permitted use and enacted the Approving Ordinance and approved the Site Plan with conditions, approving grades pre-K-8 and an initial enrollment of 600 total students increasing to a maximum of 850 total students to be enrolled in all grades combined after the first year the School was opened. The Approving Ordinance found that the use of a Charter School and the Site Plan allowing the Championship Academy is consistent with the City's Comprehensive Plan and City-Wide Master Plan, and Zoning and Land Development Regulations.

**ALL THE OTHER SITE PLAN CONDITIONS OF HILLCREST PUD ORDINANCE PO-2013-11 WILL CONTINUE TO BE FOLLOWED**

The request to add grades 9-10 will not negatively impact the other conditions set forth in the Site Plan approval of the Approving Ordinance PO-2013-11, all of which will continue to be followed. Specifically, adding grades 9-10 will:

1. NOT raise the maximum number of students enrolled above the maximum allowed 850 students in the aggregate for all grades. There will be no new classrooms built, nor will the School be expanded.
2. Students in grades 9-10 do not yet have driver's licenses and will not be driving to School. There will be no change of existing staggered drop-off or pick-up, and the pick up of all students will continue to be safe and efficient.
3. There will continue to be three start times separated by 30 minutes and three end times separated by 45 minutes.
4. Additionally, the School will continue to desist from having night-time activities.
5. School buses will not be stored on the premises.
6. We are not changing the setbacks from the property line.
7. Finally, stability and continuity is very important for high school students: this proposed amendment will allow students to continue attending the school with the friends they made in pre-k and kindergarten. To bolster this point, a study by the University of Oregon and published in the Journal of Early Adolescence in 2011 found that friendships can make the difference between good and bad grades at school.

Jaye Epstein, Planning Director  
Leslie Del Monte, Planning Manager  
Alex Carcamo, Planning and Development Services Administrator  
City of Hollywood  
February 24, 2016  
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8. Championship Academy Representatives will be meeting in good faith with our neighbors in Hillcrest to discuss and allay any potential concerns. As the City is aware, Championship Academy has worked hard to be a good neighbor and a valuable asset through the Hillcrest Community. Today, nearly the entire community in Hillcrest has embraced the Academy as an excellent neighbor and a quality educational institution that fits in well and in harmony with the residential neighborhood; The Academy and its administration intends to continue this excellent relationship. We will convene with the adjacent Hillcrest building prior to the City Commission meeting and work out any concerns that they might have.

## CONCLUSION

Since we are not requesting a rezoning, changing the use of the Charter School or expanding the conditions being requested, the amendment to the Hillcrest PUD Ordinance PO-2013-11 which approved a Charter School Use and Site Plan Approval with conditions, including Grades Pre-K-8, to now allow Grades Pre-K-10 will remain consistent with the City's Comprehensive Plan, City-Wide Master Plan, and Zoning and Land Development Regulations. The relevant criteria that were found to be met by the City Commission when it enacted the Approving Ordinance and the Championship Academy Site Plan with conditions continue to exist with Academy classes extended to 9<sup>th</sup> and 10<sup>th</sup> grades.

Thank you for reviewing and processing our Application and Supporting Materials. We look forward to working with you, as always, and presenting a request to the City Commission at the earliest opportunity possible.

Sincerely,



Alan B. Koslow  
For the Firm

ABK/cl  
Enclosures

General Application  
Check - \$2,957.00  
Ordinance PO-2013-11

cc: Wazir Ishmael, City Manager  
Gus Zambrano, Assistant City Manager for Sustainable Development  
Shiv Newaldass, Chief Development Officer  
Jeff Sheffel, City Attorney  
Cyndi Dotson, Managing Member, Championship Academy Charter School  
Jason Tobin, Site Owner Representative  
Jeremy Shir, Esq., Becker & Poliakoff, P.A.