

Page 1: PZB Site Plan - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	R16033
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	2857 East Oakland LLLP
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	7601 Jane St, Concord, Ontario, Canada, L4K 1X2
E-mail Address	laurie.pandolfo@live.com and joe@omegadevelopments.org
Phone Number	416-877-3661
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Nectaria M. Chakas, Esq. / Lochrie & Chakas, P.A.
Applicant / Agent's Signature	<i>Nectaria Chakas</i>
Address, City, State, Zip	1401 East Broward Blvd, Ft. lauderdale, FL 33301
E-mail Address	nchakas@lochrielaw.com
Phone Number	954-779-1119
Letter of Consent Submitted	Yes

Development / Project Name	KLA Childcare	
Development / Project Address	Existing: 2857 East Oakland Park Blvd	New: same
Legal Description	Lots 6 and 7, Block 17 of CORAL RIDGE GALT ADDITION NO.3, according to the Plat thereof as recorded in PB 35, Pg 47, of the Public Records of Broward County, FL.	
Tax ID Folio Numbers (For all parcels in development)	494224030510 and 494224030520	
Request / Description of Project	Conditional use approval for change of use from restaurant/nightclub to day care center.	
Applicable ULDR Sections	ULDR Sec. 47-18.8 (Child Day Care Facilities); ULDR Sec. 47-24.3 (Conditional Use) ULDR Sec. 47-25.3 (Neighborhood Compatibility)	
Total Estimated Cost of Project	\$ approx 500,000 (Including land costs)	

NOTE: Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$ N/A	Fee Calculator: http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm
Future Land Use Designation	Commercial	
Proposed Land Use Designation	Commercial	
Current Zoning Designation	CB	
Proposed Zoning Designation	CB	
Current Use of Property	Restaurant / Night Club	
Residential SF (and Type)	N/A	
Number of Residential Units	N/A	
Non-Residential SF (and Type)	7,500 SF day care facility	
Total Bldg. SF (include structured parking)	7,500 SF	
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	None	29,242 SF (0.67 AC)
Lot Density	N/A	N/A
Lot Width	N/A	200'
Building Height (Feet / Levels)	150'	27' / 2 levels
Structure Length	N/A	123.4'
Floor Area Ratio	None	0.19
Lot Coverage	None	7,500 SF
Open Space	20% VUA	24.4%
Landscape Area	N/A	N/A
Parking Spaces	23	24

NOTE: State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
Front [S]	5'	63'
Side [W]	0'	18.7'
Side [E]	0'	57.6'
Rear [N]	0'	0.1'

Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- Original Pre-PZB signed-off set of plans and all supplemental documentation (ie. narratives, photos, etc.)
- Completed application (all pages must be filled out where applicable)
- One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"

Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

- Narrative** describing project specifics, to include but not be limited to: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, dock facilities, etc. Narratives must be on letterhead, dated, and with author indicated.
- Narrative** quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- Most **current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. **Note: for Change of Use applications, this is not required.**
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Plans "A" thru "H".** **Note, for Change of Use applications, items asterisked (*) are only required if proposed changes affect these plans. Otherwise, these items should be obtained from Property Records if showing current conditions.**
 - A. Site Plan
 - B. Details*
 - C. Floor Plans
 - D. Building Elevations*
 - E. Additional Renderings*
 - F. Landscape Plans*
 - G. Photometric Diagram*
 - H. Engineering Plans*

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

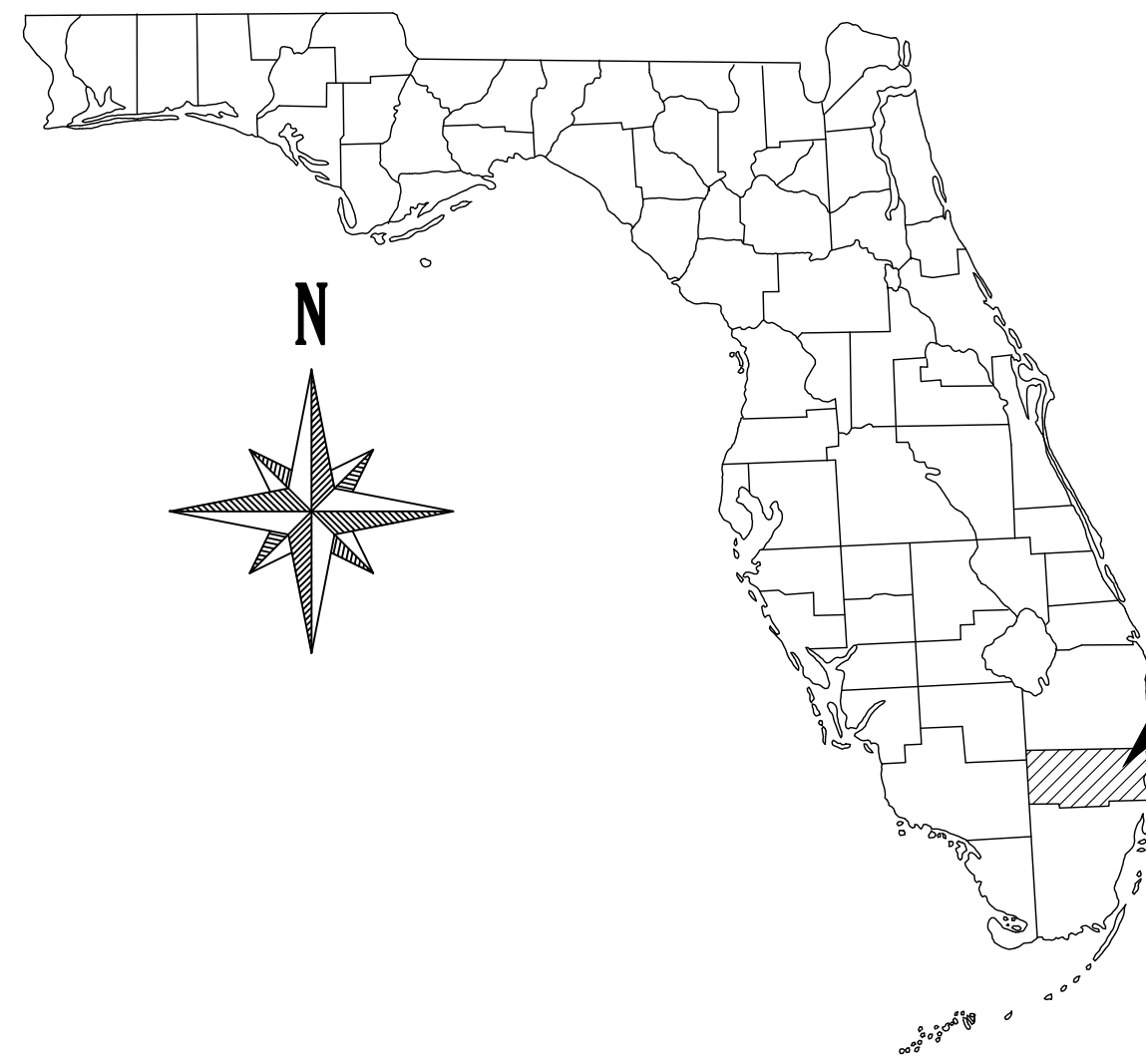
Note: Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.

Note: Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the "Submittal Reference Book" available at Urban Design & Planning.

<p>Applicant's Affidavit I acknowledge that the Required Documentation and Technical Specifications of the application are met:</p> <p>Print Name <u>Nectaria Chakas</u></p> <p>Signature <u>Nectaria Chakas</u></p> <p>Date <u>9/26/16</u></p>	<p>Staff Intake Review For Urban Design & Planning staff use only:</p> <p>Date _____</p> <p>Received By _____</p> <p>Tech. Specs Reviewed By _____</p> <p>Case No. _____</p>
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SITE CONSTRUCTION PLANS FOR KLA CHILDCARE



STATE OF FLORIDA
BROWARD COUNTY

PROJECT TEAM:

APPLICANT/DEVELOPER
NATIONAL EDUCATIONAL DEVELOPMENT
PHONE: 847-814-5060
CONTACT: JOSE FRANCO

CIVIL ENGINEER
KEEN ENGINEERING, INC.
7280 W. PALMETTO PARK RD., SUITE 302
BOCA RATON, FLORIDA 33433
PHONE: 561.325.6700
CONTACT: ERIK WILCZEK, P.E.

ARCHITECT
ARCHITECTURE/PLANNING
MARC WEINER, A.I.A.
851 SOUTH FEDERAL HIGHWAY
BOCA RATON, FL 33432
PHONE: 561-750-5298
CONTACT: MARC WEINER

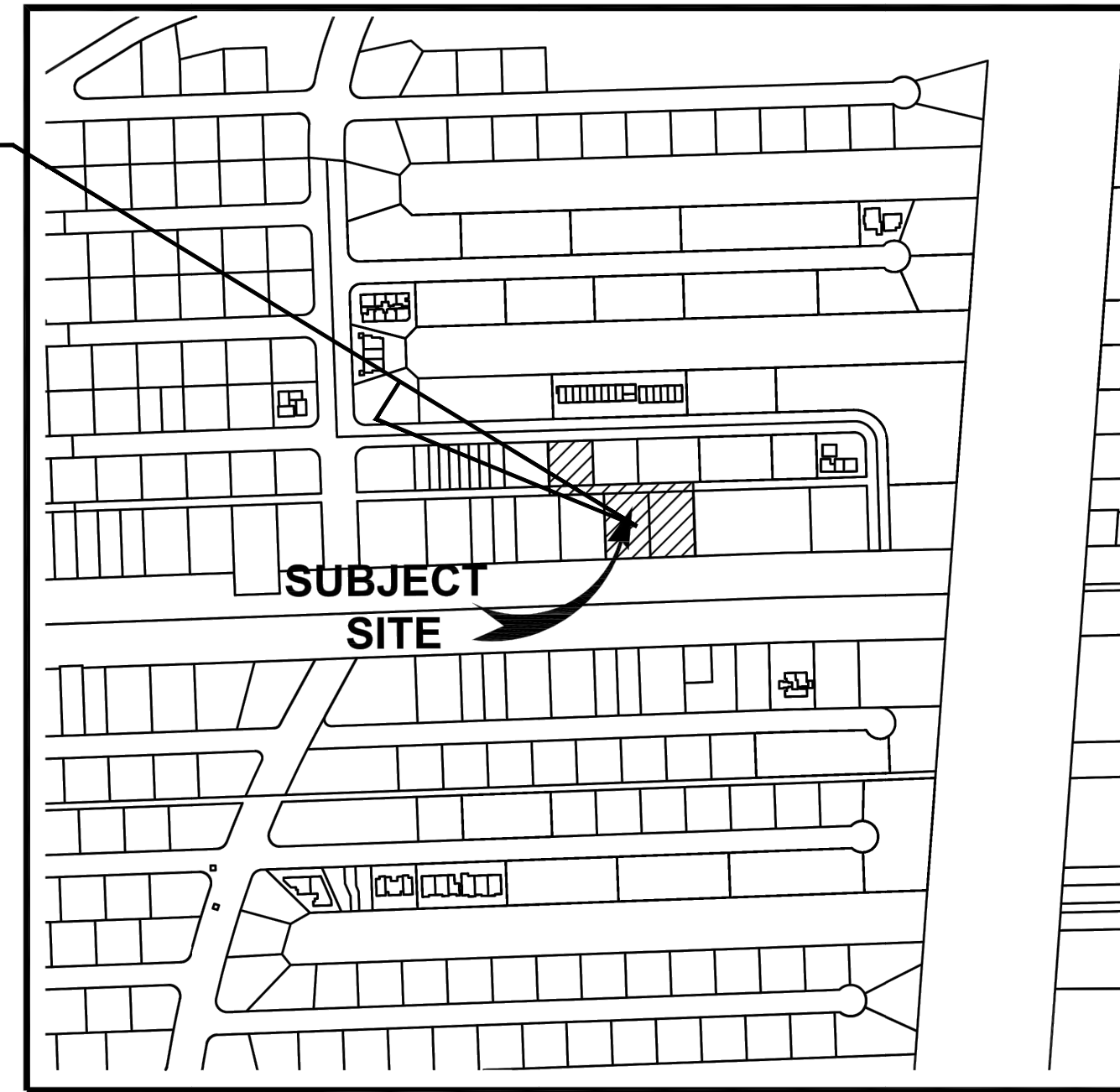
LANDSCAPE ARCHITECT
GREENEARTH LANDSCAPE, INC.
PHONE: 954-638-9825
CONTACT : DALE BRYANT, RLA

SURVEYOR
LONGITUDE SURVEYORS, LLC
7715 NW 48TH STREET SUITE 310
DORAL, FL 33166
PHONE: 305-463-0912
CONTACT: EDDIE SUAREZ

PROJECT LOCATION

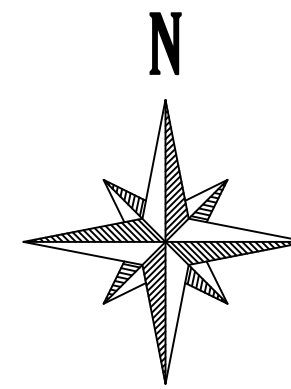
2857 E OAKLAND PARK BLVD.
FORT LAUDERDALE, FL

SECTION 24 - TOWNSHIP 49 SOUTH - RANGE 42 EAST
LYING AND BEING IN BROWARD COUNTY, FLORIDA



LOCATION MAP

NTS



Sheet Index

C-100	COVER SHEET SURVEY PLAT
C-102	SITE PLAN FLOOR PLANS ELEVATIONS AND RENDERINGS LANDSCAPE PLANS PHOTOMETRICS PLAN
C-101	GENERAL NOTES
C-200	ENGINEERING PLAN
C-500	SWPP & DEMO PLAN
C-501	SWPP NOTES

Plotted By: Erik Wilczek, August 12, 2016 05:10:10pm, M:\026 KLA\2857 E Oakland Park Blvd\CAD\C-100 COVER SHEET.dwg
 This document, together with the concepts and design presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Keen Engineering, Inc. shall be without liability to Keen Engineering, Inc.

LICENSED PROFESSIONAL
ERIK J. WILCZEK
FL LICENSE NUMBER
58216

PROJECT #	DATE	SCALE	AS NOTED	DESIGNED BY	TZ	DRAWN BY	TZ	CHECKED BY	EW	No.	REVISIONS	DATE	BY
026-01	04-29-2016												

KLA CHILDCARE
BROWARD COUNTY, FL
FORT LAUDERDALE

KEEN
Engineering Inc.
7280 W PALMETTO PARK RD, SUITE 302, BOCA RATON, FL 33433
PHONE: 561-325-6700
CA#3195

COVER SHEET

SHEET NUMBER
C-100

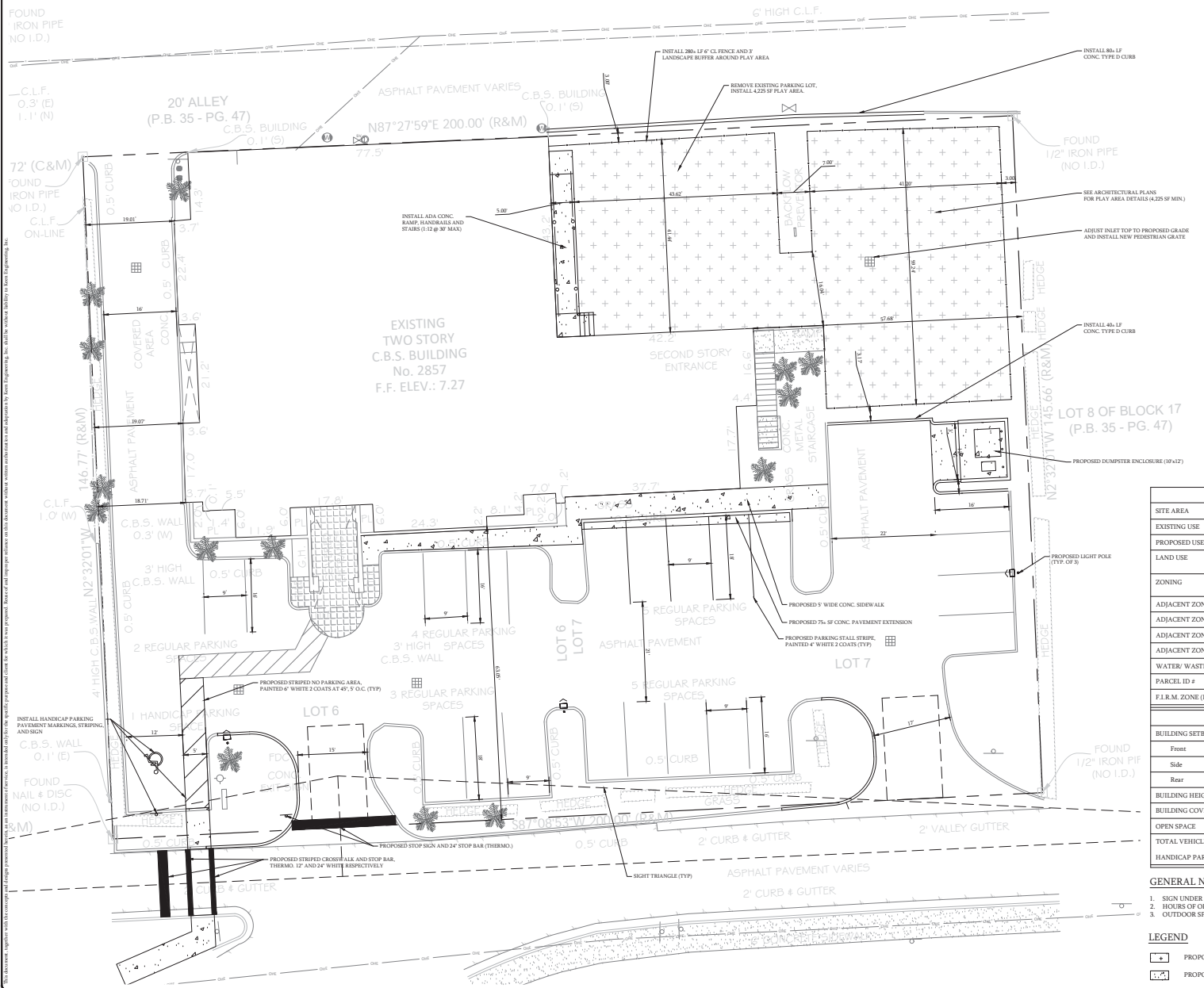
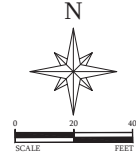
EXISTING DUMPSTER AND ENCLOSURE

FOUND IRON PIPE NO I.D.)

LOT 17 OF BLOCK 17 (P.B. 35 - PG. 47)

LOT 16 OF BLOCK 17 (P.B. 35 - PG. 47)

LOT 15 OF BLOCK 17 (P.B. 35 - PG. 47)
3' HIGH C.L.F.



LAND USE DATA		
SITE AREA	0.67 AC	29242 SF
EXISTING USE	7500 SF RESTAURANT (NIGHT CLUB)	
PROPOSED USE	7500 SF DAY CARE (169 CHILDREN)	
LAND USE	COMMERCIAL	
ZONING	CB	
ADJACENT ZONING - EAST	CB	
ADJACENT ZONING - NORTH	RMM-25	
ADJACENT ZONING - WEST	CB	
ADJACENT ZONING - SOUTH	CB	
WATER/WASTEWATER PROVIDER	CITY OF FORT LAUDERDALE	
PARCEL ID #	4942-24-03-0520	
F.I.R.M. ZONE (FLOOD PLAIN DESIGNATION)	X AND AE (ELEV. 5)	
CB ZONING REQUIREMENTS		
BUILDING SETBACK	REQUIRED	EXISTING/PROPOSED
Front	5'	6'
Side	NONE	18.7 Min.
Rear	NONE	0'
BUILDING HEIGHT	150' Max.	2-Story
BUILDING COVERAGE	NONE	N/A
OPEN SPACE	20% Min. VUA	24.4% (9,594.1 SF)
TOTAL VEHICLE PARKING	1 / 325 SF - 23	24 (includes HC)
HANDICAP PARKING	1	1

- GENERAL NOTES**
- SIGN UNDER SEPARATE SUBMITTAL.
 - HOURS OF OPERATION: 7AM - 6 PM
 - OUTDOOR SPACE REQUIRED: 1,500 SF MIN. OR 50 SF/CHILD (0.5 USABLE) - 4,225 SF MIN.

LEGEND

	PROPOSED PLAY AREA SURFACE (SEE ARCHITECTURAL PLANS)
	PROPOSED CONCRETE

LICENSED PROFESSIONAL
ERIK J. WILCZEK
FL LICENSE NUMBER
58216

PROJECT #	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	DATE	REVISIONS	BY
026-01	04-29-2016	AS NOTED	TZ	EW			

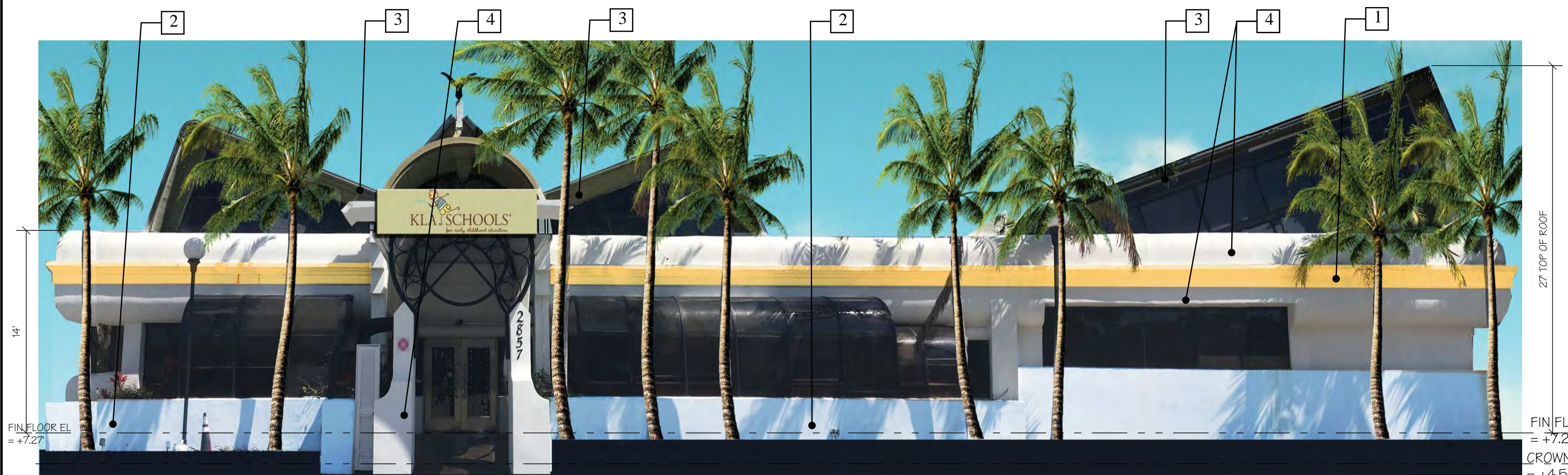
FORWARD COUNTY, FL
FORT LAUDERDALE

KLA CHILDCARE

KEEVEN
Engineering Inc.
7200 W PALM BEACH BLVD SUITE 200 FORT LAUDERDALE, FL 33603
PHONE: 954-385-6700 FAX: 954-385-6700

SITE PLAN

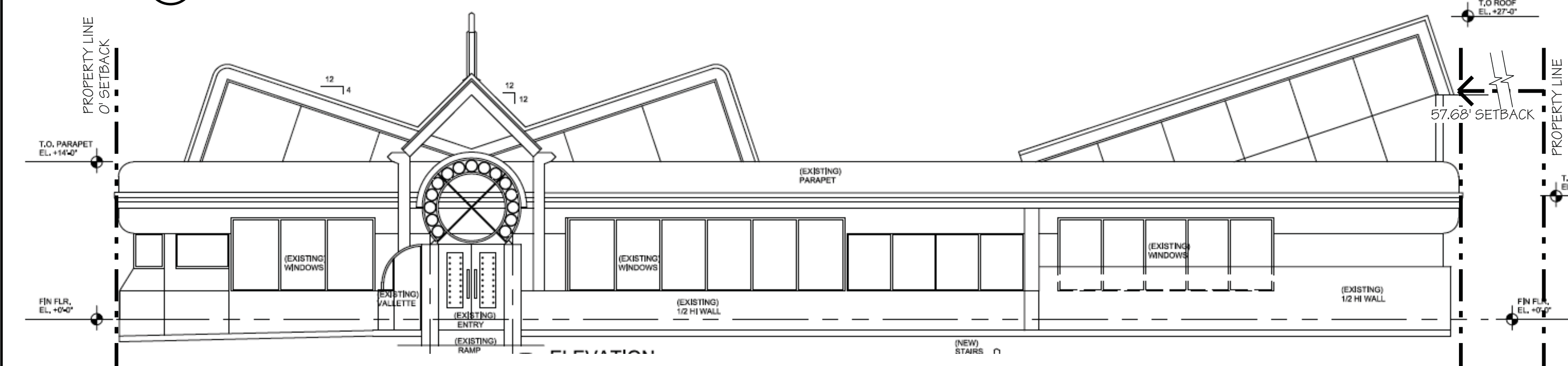
SHEET NUMBER
C-102



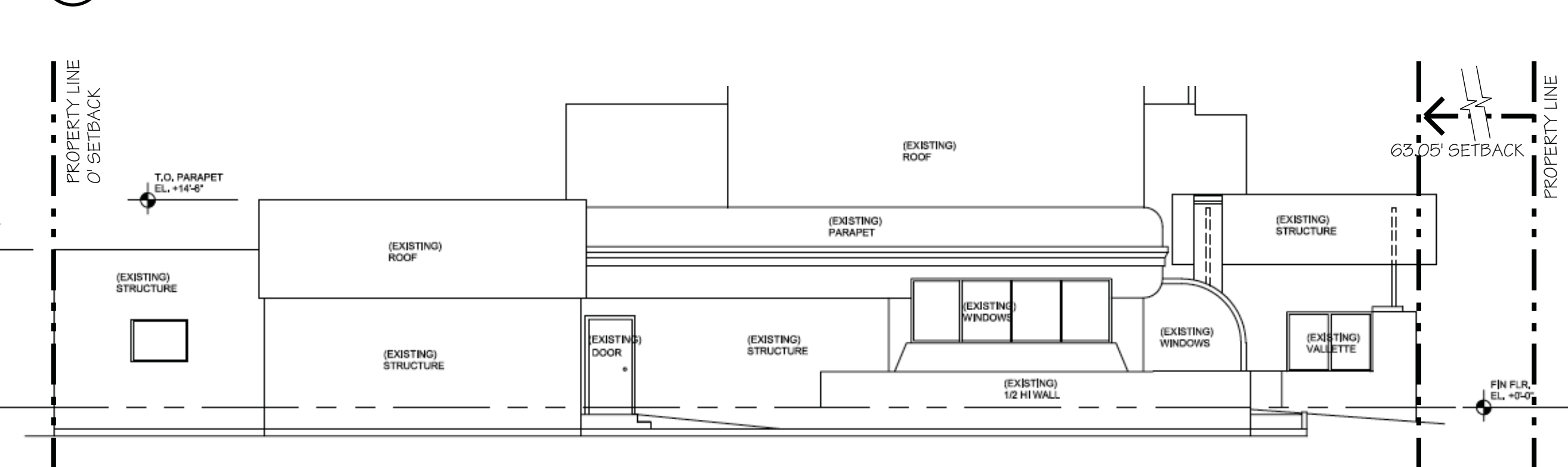
(A) PROPOSED SOUTH ELEVATION NTS



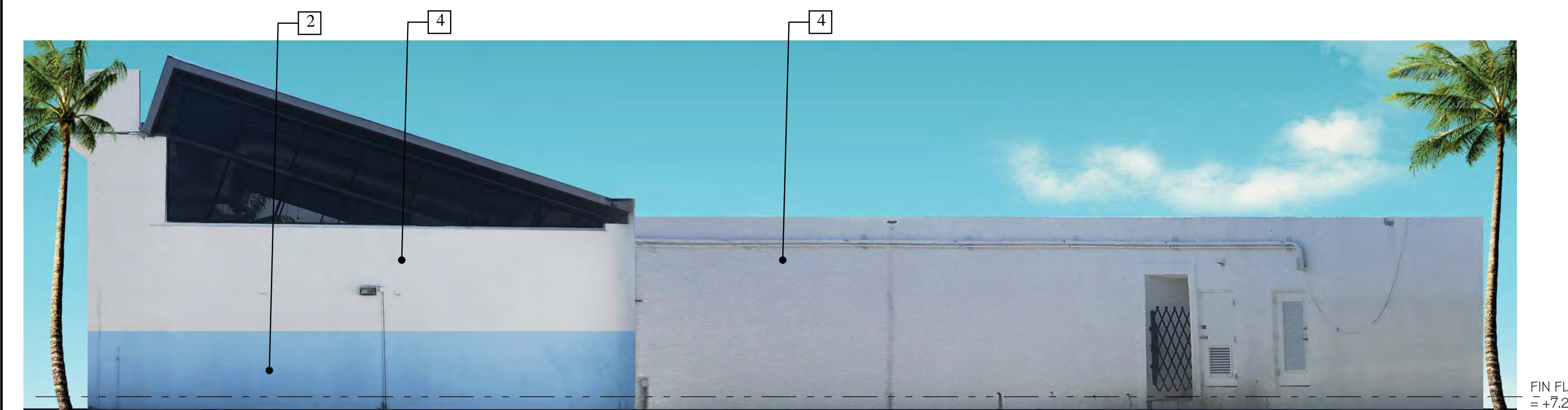
(B) PROPOSED EAST ELEVATION NTS



(A) EXISTING SOUTH ELEVATION NTS



(D) EXISTING WEST ELEVATION NTS

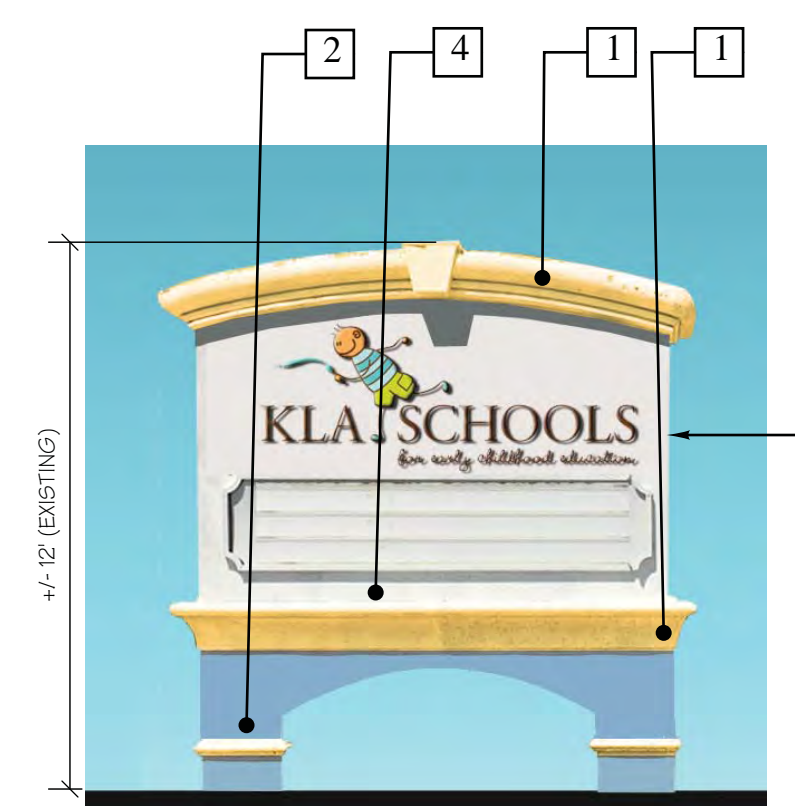


(C) NORTH ELEVATION NTS



(D) WEST ELEVATION NTS

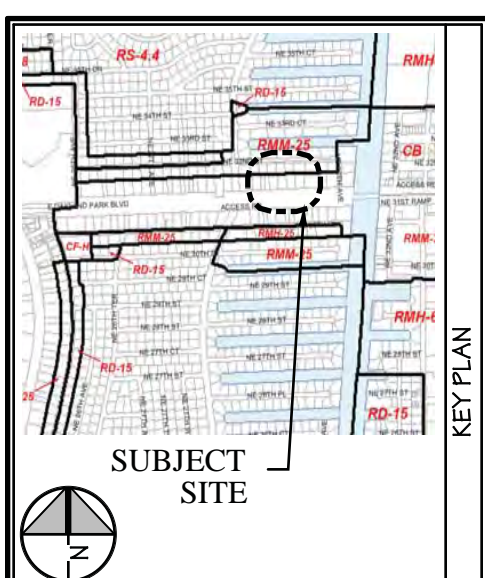
MATERIAL SCHEDULE					
16012	16.05.26				
CATEGORY	MARK	MATERIAL	FINISH	COLOR	MANUFACTURER #
ACCENT	1	STUCCO	PAINT	SUNDANCE	SW 6897
ACCENT	2	STUCCO	PAINT	REGALE BLUE	SW 6801
ACCENT	3	FASCIA	PAINT	GRIZZLE GRAY	SW 7068
WALL FIELD	4	STUCCO	PAINT	INCREDIBLE WHITE	SW 7028



EXISTING SIGN STRUCTURE TO REMAIN, PROPOSED NAME/ID TO BE CHANGED UNDER FUTURE APPLICATION

(E) EXISTING MONUMENT SIGN NTS

NOTE:
EXISTING BUILDING ELEVATIONS TO REMAIN AS-IS, EXCEPT FOR REPAINTING PER INDICATED COLORS,



MARK	DESCRIPTION	DATE
▲		
▲		
▲		
▲		
▲		

ARCHITECTURE/PLANNING
MARC WIENER, A.I.A.
AR # 000446
681 SOUTH FEDERAL HWY, STE 203
BOCA RATON, FLORIDA 33432
561-750-4111 FAX 561-750-9398

SOUTH FLORIDA SCHOOLS, LLC.
1820 SW 3 AVE, STE 202
MIAMI, FLORIDA 33129

**KLA CHILDCARE
FORMER 'THE CHASE' RESTAURANT
INTERIOR IMPROVEMENT**

2857 EAST OAKLAND PARK BOULEVARD
FORT LAUDERDALE, FLORIDA

JOB NUMBER	16012
SCALE	AS NOTED
PROJECT DATE	
ISSUE DATE	16.02.09
BID DATE	

DRAWN BY	
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A3.01

16.05.25

GENERAL PROJECT NARRATIVE

KLA CHILDCARE CENTER REDEVELOPMENT OF FORMER 'CHASE' RESTAURANT 2857 East Oakland Park Boulevard

Narrative describing project specifics, to include but not limited to: architectural style, important design elements, trash disposal systems, etc.

1. Architectural Style/Design

It is the intention of the development team to re-purpose the existing 1-story building and predominant portions of the parking and landscape areas of the site. The site is 0.9 acres, the building is +/-7,500 sf and no additions are proposed. The previous uses of the building was, for the most part, restaurant and entertainment and over the years had been renovated a number of times. The interior configuration will be completely gutted and renovated to accommodate the proposed Childcare use as per the submitted floor plan. The distinctive existing exterior elements and massing will be kept intact, however the building colors will be re-worked to more appropriate for the proposed use.

The most significant modification to the site will be the conversion of a portion of the existing parking area to the proposed outdoor play area. This will be a fenced playground with various pieces of playground equipment. The existing asphalt will be covered with artificial turf and landscape buffers will be introduced around the perimeter of the playground.

2. Trash/Loading

The trash enclosure is existing at the rear parking area just off of the rear alley, and will remain as-is. Minimal loading is anticipated, and will be accomplished at the rear service alley.

September 26, 2016

Owner: 2857 East Oakland LLLP
Site Address: 2857 East Oakland Park Boulevard
Project Name: KLA Childcare
Prepared by: Nectaria M. Chakas, Esq.

ADEQUACY REQUIREMENTS
NARRATIVE

Sec. 47-25.2. Adequacy requirements.

A. *Applicability.* The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

B. *Communications network.* Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

Response: Applicant's building is an existing 2 story structure and is not expected to interfere with the City's communication network.

C. *Drainage facilities.* Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

Response: Site will provide adequate storm water retention and the necessary application shall be made to Broward County for approval of the Project's stormwater management facilities. The existing drainage system will not be modified other than to field adjust an inlet to proposed grade within the proposed play area. The proposed post condition will have less impervious surface. Therefore, the existing drainage system is not negatively impacted by the proposed development.

D. *Environmentally sensitive lands.*

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and well field protection which ordinances are incorporated herein by reference:

a. Broward County Ordinance No. 89-6.

Response: N/A. This Ordinance addresses Natural Resource Areas. The Property is not designated as a Natural Resource Area. Therefore, this ordinance is not applicable.

b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.

Response: N/A. This section of the Broward County Land Development Code addresses Trafficways (not environmentally sensitive lands).

c. Broward County Ordinance No. 84-60.

Response: N/A. This Ordinance addresses potable water supply and wellfield protection. The Property is not designated nor is it located near a wellfield zone.

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Response: N/A.

E. Fire protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Response: Water mains exist adjacent to the site's north property line, and currently serve the site with a fire service with a double detector backflow preventer. No change to the existing fire service is proposed. The existing fire line/service will remain and continue to service the site.

F. Parks and open space. *New park impact fee ordinance adopted in June 2006.*

Response: N/A. Park impact fees are only required for residential or hotel uses. The proposed day care is a commercial use.

G. Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Response: Applicant's design incorporates CPTED principles to minimize risk to public safety and assure adequate police protection.

H. Potable water.

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

2. *Potable water facilities.*

a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.

c. Where the county is the projected service provider, a similar written assurance will be required.

Owner/Applicant: 2857 East Oakland LLLP
Site Address: 2857 East Oakland Park Blvd
Project Name: KLA Childcare

Response: A water main exists adjacent to the site located within the southern half of the 20' wide alley. The City currently provides water and sewer service to the site. The proposed use requires less water demand than that of the current use. Therefore, the current water service are expected to meet the needs of the proposed use. Potable water connects to the existing water main in the alley adjacent to the building's north façade.

I. *Sanitary sewer.*

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.
4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Response: Existing sanitary sewer ties into the existing 8" sanitary sewer in the alley on the north side of the Project. The City provides sanitary service for the current use. The proposed use requires less water demand than that of the current use. It is expected that there will be adequate capacity in these mains and the treatment plant to serve the site, and capacity letters will be obtained from Public Works confirming same.

J. *Schools.* For all residential plats, the applicant shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.

Response: N/A.

K. *Solid waste.*

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. *Solid waste facilities.* Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Response: The Applicant will continue to contract with a private waste hauler for waste services to the site. A dumpster and enclosure are located on the north east side of the parking area.

L. *Stormwater.* Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Response: The existing drainage system will not be modified other than to field adjust an inlet to proposed grade within the proposed play area. The proposed post condition will have more pervious surface area which is an improvement from the existing conditions. Therefore, the existing drainage system is not negatively impacted by the proposed development and will continue to serve the site as originally permitted.

M. Transportation facilities.

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

2. *Regional transportation network.* The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

3. *Local streets.* Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

4. *Traffic impact studies.*

a. When the proposed development may generate over one thousand (1,000) daily trips; or

b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in traffic ways impact analysis which shall:

i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.

ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed traffic ways.

iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.

iv. A further detailed analysis and any other information that the review committee considers relevant.

Owner/Applicant: 2857 East Oakland LLLP
Site Address: 2857 East Oakland Park Blvd
Project Name: KLA Childcare

v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.

vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: Applicant's traffic consultant, Thomas A. Hall, prepared a traffic impact statement dated May 12, 2016, which was transmitted to the Transportation and Mobility Department (TAM). TAM has given their approval to the proposed conditional use with certain conditions of approval outlined in the letter from Lochrie & Chakas, P.A. to Alia Awwad, TAM, dated September 26, 2016.

5. *Dedication of rights-of-way.* Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

Response: All sidewalks are currently existing within right-of-way.

6. *Pedestrian facilities.* Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Response: A sidewalk has been added along the south façade of the building to allow safe pedestrian access to the building from the parking in front and side of the building.

7. *Primary arterial street frontage.* Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

Response: The two access points to and from Oakland Park Boulevard will remain and one access point to the alley will remain. A second access point is being eliminated by the new proposed outdoor play area.

8. *Other roadway improvements.* Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

Response: Acknowledged.

9. *Street trees.* In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree

Owner/Applicant: 2857 East Oakland LLLP
Site Address: 2857 East Oakland Park Blvd
Project Name: KLA Childcare

Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Response: See landscape plans.

N. *Wastewater.*

1. *Wastewater.* Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Response: Existing sanitary sewer ties into the existing 8” sanitary sewer in the alley on the north side of the Project. The City provides sanitary service for the current use. The proposed use requires less water demand than the current use. Therefore, the current sanitary sewer service is expected to be adequate to serve the proposed use. No sewer easements are required for the proposed use change.

O. *Trash management requirements.* A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Response: N/A. The proposed non-residential use does not provide prepackaged food or beverages for off-site consumption.

P. *Historic and archaeological resources.*

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

Response: The site is currently a night club and parking lot and not listed on any historical resources maps.

Q. *Hurricane evacuation.* If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed

Owner/Applicant: 2857 East Oakland LLLP
Site Address: 2857 East Oakland Park Blvd
Project Name: KLA Childcare

development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

Response: N/A. Project is not located east of the Intracoastal Waterway.

Applicant: 2857 East Oakland LLLP
Project: KLA Pre-School
Location: 2857 East Oakland Park Boulevard
Prepared by: Nectaria M. Chakas, Esq.

September 26, 2016

NEIGHBORHOOD COMPATIBILITY NARRATIVE
ULDR § 47-25.3

Sec. 47-25.3. Neighborhood compatibility requirements.

A. The neighborhood compatibility requirements are as follows:

1. *Adequacy requirements.* See Sec. 47-25.2.

Response: Applicant has provided a separate point-by-point narrative addressing the Adequacy Requirements.

2. *Smoke, odor, emissions of particulate matter and noise.*

a. Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.

b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.

c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.

Response: To the extent any DNRP permits are needed, Applicant will apply and obtain such permits.

3. *Design and performance standards.*

a. *Lighting.* No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.

i. Glare. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) foot candle on any abutting residential property except as provided in subsection iii. of this subsection a.

Response: Acknowledged, and Applicant will comply.

ii. Control of effects of lights from automobiles or other sources. Where the site plan indicates potential adverse effects of parking or of other sources on the lot on which the nonresidential use is to be located, such effects shall be eliminated or at a minimum prevented so that lights do not illuminate adjacent residential property below a height of five (5) feet at the residential lot line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.

Response: N/A. There is not expected to be any adverse effects from lighting.

iii. In addition to the above, parking lots and garages will be subject to the provisions of Sections 47-20.14 and if in conflict with the provisions of this section, the more restrictive provisions shall apply.

Response: The Applicant's parking lot is an existing and legal nonconforming parking lot.

b. *Control of appearance.* The following design standards are provided to protect the character of *abutting residential areas* from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.

i. *Architectural features.* The facade of any side of a nonresidential building facing the residential property shall be constructed to compliment a residential structure and shall include the following:

a) Fenestration such as windows, doors and openings in the building wall; and

b) Shall contain a minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:

1. Detail and embellishments:

- a. Balconies,
- b. Color and material banding,
- c. Decorative metal grates over windows,
- d. Uniform cornice heights,
- e. Awnings.

2. Form and mass:

- a. Building mass changes including projection and recession,
- b. Multiple types and angles of roofline, or any combination thereof.

c) The above required facade treatment shall be required to continue around the corner onto the adjoining wall for a distance of twenty (20) feet.

Response: *N/A. The above requirements only apply to site which “abut” residential. The areas across the alleyway, while residentially zoned, do not “abut” the property and are used as parking lots.*

ii. *Loading facilities.* Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residential zoned property.

Response: *N/A. Although this is not applicable, the project includes a new dumpster at the northeast corner of the parking area.*

iii. *Screening of rooftop mechanical equipment.* All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and/or adequately screened so that they are not visible from abutting residential uses or vacant residential zoned property.

Response: *N/A. Although not applicable, the rooftop mechanical equipment will be screened as it is today.*

c. *Setback regulations.* When a nonresidential use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, there shall be an additional setback required for any yard of that use which is contiguous to the residential property, as follows:

i. When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half (1/2) the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located.

Response: *N/A. The Property is not contiguous to residential property, as defined by the City’s code, because the properties located to the north of the alley are used as parking lots (not residential uses).*

d. *Bufferyard requirements.* When a use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be required to have a landscaped strip area and a physical barrier between it and the residential property.

Response: *N/A. The Property is not located contiguous to residential property.*

e. *Neighborhood compatibility and preservation.* In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:

i. All developments subject to this Sec. 47-25.3 shall comply with the following:

a) Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Response: The neighborhood is characterized by a mixture of commercial uses fronting Oakland Park Boulevard and multifamily residential uses located to the north of the adjacent alley. The proposed use of the Property for as a child day care facility is compatible with the existing commercial uses in the area. In an effort to mitigate any perceived adverse impacts such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods, the project incorporates the following improvements or modifications:

1 - Parking. The project provides all of its required parking onsite. In addition, the Applicant also owns a parking area to the north of the site which has historically been used as a valet lot for the old restaurant/nightclub use.

2 - Driveways. Primary access to the building is along Oakland Park Boulevard, with secondary access provided on north side of the Property via a 20' alley.

3 - Landscaping and sidewalks. The Applicant is proposing to upgrade the landscaping along the perimeter of the project to further complement the neighborhood. The landscaping consists of a mixture of palm trees and ground vegetation, and will be maintained by the Applicant.

b) Consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force

and effect of law. When recommended improvements for the mitigation of impacts to any neighborhood, conflicts with any applicable ULDR provision, then the provisions of the ULDR shall prevail. In order to ensure that a development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Response: While there is no adopted master plan for this area, the Applicant has incorporated design elements to make this a more pedestrian-friendly environment. For instance, the neighborhood will be greatly improved through the installation of a new landscaping, improved traffic flow and deletion of a driveway on the north side of the Property. In addition, the neighborhood association for this area (Coral Ridge Country Club Estates) have expressed their support for the project and believe a day care center will be an asset to their neighborhood since there have been few, if any, child day care center choices in this area.

Owner: 2857 East Oakland LLLP
Site Address: 2857 East Oakland Park Boulevard
Project Name: KLA Childcare
Prepared by: Nectaria M. Chakas, Esq.

September 26, 2016

Child Day Care Facilities
Requirements Narrative

Sec. 47-18.8. Child Day Care Facilities.

...

E. Category of uses. For the purpose of this section, child day care facilities shall be limited to only one (1) of the following five (5) categories provided as follows based on the licensed capacity and location of the facility.

1. Family day care home as defined herein.
2. Small child care facility. A child care facility in a structure that has licensed capacity of six (6) through a maximum of twenty-five (25) children.
3. Intermediate child care facility. A child care facility in a structure that has a maximum licensed capacity of fifty (50) children.
4. Large child care facility. A child care facility in a structure that has a licensed capacity of fifty-one (51) or more children.

Response: The proposed child care facility is categorized as a “large child care facility” because it is anticipated to have a capacity of 150 to 169 students.

5. On-site corporate/employer sponsored child day care facility. A child day care facility that is an accessory use to a proposed or existing retail, office or other commercial or industrial use that provides child care serving primarily the children of the employees, officers or agents of the corporate or employer sponsor or the children of those occupying the specific use.
6. A child care facility that does not belong to one (1) of the five (5) categories provided in this section shall not be a permitted or conditional use.

F. Permitted and conditional uses.

1. Child day care facilities may be permitted or conditionally permitted as shown on the matrix below: (Chart omitted for purposes of this narrative).

Response: Applicant is proposing a large child care facility on a “CB”-zoned property. Facilities of this kind are allowed as a conditional use in the CB zoning district.

- G. Except for family home day care facilities, child day care facilities shall be considered and subject to the limitations applicable to nonresidential uses.

Response: Acknowledged. Applicant will comply.

H. Indoor space requirements.

1. Except as provided in subsection H.2, there shall be a minimum of twenty-five (25) square feet of usable floor space per child. Total usable floor space for a facility shall be calculated by multiplying the minimum square footage requirement by the licensed capacity of the facility. Indoor space shall include, but not be limited to, the indoor areas available for play, classroom, work and nap space.

Response: The capacity of the facility is expected to be 150 to 169 students. Taking the higher number of 169 students, multiplied by 25 square feet equals 4,225 square feet. The Applicant is proposing a design that exceeds this 4,225 square feet requirement and provides approximately 4,969 square feet of indoor usable floor space (744 sf more than required by code).

2. The minimum indoor space requirement may be reduced to a minimum of twenty (20) square feet of usable floor space per child for an on-site corporate/employer sponsored child day care facility if a determination is made as part of a site plan level III permit by the planning and zoning board that at the time the facility is proposed, the additional space is not readily available to be used in connection with the provision of child care and the reduction of the minimum requirement will not adversely impact existing uses in the area surrounding the proposed facility.

Response: N/A. Applicant is a stand-alone day care facility provider, not an on-site corporate/employer sponsored child day care facility.

I. Outdoor space requirements.

1. Except as expressly provided in subsections I.2 and 3, there shall be fifty (50) square feet of usable ground level outdoor space per child with a minimum of one thousand five hundred (1,500) square feet of which three hundred (300) square feet shall be landscaping. Usable outdoor space shall not include parking areas and vehicular use or sidewalks, and shall be calculated by multiplying the minimum outdoor square footage requirement by one-half the licensed capacity of the facility.

Response: The outdoor space is calculated by multiplying the minimum outdoor square footage requirement (i.e. 50 sf) by one-half of the licensed capacity of the school (169 children divided by 2 = 85). This results in a requirement for 4,225 square feet of outdoor play area. The Applicant is providing 4,225 sf of outdoor play area.

2. The minimum outdoor space requirement may be reduced to a minimum of forty-five (45) square feet of outdoor space per child for an on-site corporate/employer sponsored child day care facility if a determination is made as part of a site plan level III by the planning and zoning board that the additional space is not readily available to be used in connection with the provision of child care and reduction of the minimum requirement will not adversely impact existing uses in the area surrounding the proposed facility.

Response: N/A. Applicant is a stand-alone day care facility provider, not an on-site corporate/employer sponsored child day care facility.

3. Outdoor space area may be provided on other than the ground level for an on-site corporate/employer sponsored child day care facility if the additional space is not readily available to be used in connection with the provision of child care; the outdoor area to be provided is open to light and air; the outdoor area to be provided has a fence or other barriers adequate to ensure safety in its use for child care and allowing the outdoor space area to be above ground level will not adversely impact existing uses in the area surrounding the proposed facility.

Response: N/A. Applicant is a stand-alone day care facility provider, not an on-site corporate/employer sponsored child day care facility.

J. Dispersal requirements.

1. In residentially zoned districts where child day care facilities are a permitted or conditional use, no child day care facility shall be located nor shall a child day care facility be enlarged, increased in licensed capacity as previously authorized by the state or expanded in any respect, nor converted from one (1) category of use to another, if located within one thousand five hundred (1,500) feet of any other child day care facility or any existing social service residential facility (SSRF), as described in Section 47-18.32, excluding level I SSRF located in a residential district.

Response: N/A. The proposed facility is located in the Community Business (CB) zoning district, which is not a residential district.

2. The dispersal requirements shall not apply to family day care homes, on-site corporate/employer sponsored child day care facilities or to child day care facilities located in nonresidential districts. However, a child day care facility proposed to be located in a nonresidential district shall be one thousand five hundred (1,500) feet from any existing child day care facility or any existing social service residential facility (SSRF), as defined in Section 47-18.32, excluding level I SSRF located in a residential district.

Response: There are no other known existing child day care facilities or social service residential facilities within 1,500 feet of the proposed child day care facility.

K. Hours of operation.

1. In residentially zoned districts where child day care facilities are a permitted or conditional use, hours of operation for child care shall be limited to 6:00 a.m. to 8:00 p.m.

Response: N/A. The proposed facility is not in a residentially zoned district.

2. Limitation of the hours of operation shall not apply when adults and their children or children under their custodial care are present at the same time on the facility premises and child care is provided as an incident of a program offered by the facility.

Response: N/A.

3. The hours of operation may be extended by site plan level III permit as provided in Section 47-24.2.

Response: N/A. The Applicant is not seeking extended hours of operation.

L. Buffer requirements. In addition to all other applicable landscaping requirements provided in the ULDR, the following requirements shall apply to parcels of land on which child day care facilities exist:

1. Where the ground level outdoor play area of a child day care facility is within fifty (50) feet of any other property, the following physical barriers will be required:

a. A wall in accordance with the requirements of Section 47-19.5, Fences, Walls and Hedges, located along the property line between the outdoor space and adjacent residential property; and

Response: N/A. There is no adjacent residential property.

b. A landscaped fence, between the outdoor space and adjacent nonresidential property.

Response: A landscaped fence with a continuous shrub hedge on the exterior and creeping vines on the interior is being provided.

2. Where the ground level outdoor play area of a child day care facility is within fifty (50) feet of any street, a landscaped fence or wall shall be required, in accordance with the requirements of Section 47-19.5, Fences, Walls and Hedges, to be located along the property line between the outdoor space and the adjacent street.

Response: A landscaped fence with a continuous shrub hedge on the exterior and creeping vines on the interior is being provided.

3. A landscape fence or wall as required in this section shall be constructed in accordance with the following requirements:

a. A landscape fence shall be constructed of wood or chainlink fence six (6) feet in height with a landscape strip at least two (2) feet wide between the fence and the adjoining property and include densely planted shrubs or trees at least four (4) feet high at the time of planting and attaining maturity at a minimum height of six (6) feet.

Response: Applicant will comply. A wood landscaped fence with a continuous shrub hedge on the exterior and creeping vines on the interior is being provided.

b. A wall six (6) feet in height, opaque with no open areas viewed from any angle, shall be installed in accordance with the standards provided in Section 47-19.5.

Response: N/A.

M. Parking and loading requirements. See Section 47-20.

Response: Section 47-20 requires child day care facilities to be parked at a ratio of 1/325 square feet, and there are no loading requirements for the use. The structure on-site where the proposed day care facility will be is 7,500 square feet, which means 24 parking spaces are required. The Applicant is providing 24 parking spaces on-site, including one handicap space.

N. Application requirements. In addition to the requirements for applications for development permits as contained within Section 47-24, Development Permits and Procedures, an application for a development permit for a child day care facility shall also include the following:

1. A traffic and parking plan showing the location and number of parking spaces; location of loading and unloading area; traffic circulation on and off of the parcel and relationship of potential traffic to and from the child day care facility with existing traffic on adjacent streets and roadways.

Response: See traffic statement and circulation plan as well as Site Plan.

2. Documentation evidencing compliance with all requirements of the state and any agency authorized to regulate child day care facilities.

Response: The Applicant will apply for and obtain such licenses once the daycare facility is built and receives a C.O., which procedure is protocol for County and State licensing agencies.

Owner: 2857 Oakland Park LLLP
Project: KLA Childcare
Location: 2857 East Oakland Park Boulevard
Prepared by: Nectaria M. Chakas, Esq.

September 26, 2016

Narrative
Conditional Use Criteria

Sec. 47-24.3. - Conditional use permit requirements.

E. *Criteria.* The following review criteria shall be applied in considering an application for a conditional use permit:

1. Impact on abutting properties as evaluated under the Neighborhood Compatibility Requirements, Sec. 47-25.3

Response: The Applicant has provided a separate narrative addressing the Neighborhood Compatibility criteria of the code.

2. Access, traffic generation and road capacities. Consideration will be given to the design capacity of the adjacent roadways, the particular traffic generation characteristics of the proposed conditional use, including the type of vehicular traffic associated with such uses, and traffic generation characteristics of other uses permitted in particular zoning districts.

Response: The Applicant submitted a traffic impact statement addressing traffic impacts which has been accepted by the City's Transportation and Mobility Division (TAM). To respond to TAM's comments, the applicant has voluntarily agreed to certain conditions concerning the parking and pick-up/drop-off operations of the day care, all of which are outlined in the letter from Lochrie & Chakas, P.A. to Alia Awwad, TAM, dated September 26, 2016 and included in this submittal.

3. The applicant must show and it must be found by the reviewing body that the following have been met:
 - a. The location of the use or structure is not in conflict with the city's comprehensive plan;

Response: The Property is designated "Commercial" according to the City's Comprehensive Plan, which permits community facilities and schools like the proposed Project.

- b. Off-site or on-site conditions exist which reduce any impact of permitting the use or structure;

Response: The Applicant is providing several improvements which reduce any impact of permitting the use or structure:

- **Pedestrian walkways/cross-walk. A new crosswalk is proposed linking the internal ADA pathway to the sidewalk along south side of Oakland Park Boulevard. In addition, the Applicant is providing new sidewalk along the front of the building**

which will allow parents to safely escort their children into the building reducing the need of walking through the parking lot.

- **Driveways.**
 - **From the alley.** The Applicant is proposing to reduce the number of driveways from the alleyway on the north side of the Property. Instead of two driveways from the alley, there will only be one. The other driveway is being closed to accommodate an outdoor play area.
 - **From Oakland Park Boulevard.** The Applicant is proposing to convert the access points along Oakland Park Boulevard from two-way to one way. This will result in one access point designated for ingress and the other access point designated for egress (currently they are 2-way). This will ensure an orderly flow between the parking area and Oakland Park Boulevard and prevent conflicts with cars entering and exiting the site.

- c. On-site improvements have been incorporated into the site plan which minimize any adverse impacts as a result of permitting the use or structure;

Response: The Project incorporates the following on-site improvements which minimize adverse impacts as a result of permitting the use or structure:

- **Access points.** Access is limited to two along the frontage road along Oakland Park Boulevard and one along the alleyway located at the rear of the Property. This will ensure an orderly flow between the parking area and Oakland Park Boulevard and prevent conflicts with cars entering and exiting the site.
 - **Landscaping.** The landscape on site will be upgraded from current conditions. In addition, the pervious area on site is increased (which is a benefit the overall drainage and appearance on the site) .
- d. The location of the use in proximity to a similar use does not impact the character of the zoning district in which the use is located;

Response: The Project is located in the Community Business zoning district and is located in an area which is characterized by a mixture of commercial uses with multifamily residential uses and parking areas to the north.

- e. There are no adverse impacts of the use which effect the health, safety and welfare of adjacent properties.

Response: The subject use is consistent with the pattern of development in the area and is a considerable improvement from the allowed and historical use as restaurant/night club. In addition, the Applicant met with the two City-recognized home owner's associations within 300' of the site: Coral Ridge Country Club Estates and Coral Ridge Association. Both associations were pleased with the proposal and look forward to having a new option for day care center to serve their communities. Letters of support are included in this submittal.

September 15, 2016

Eric Engmann, Planner II
City of Ft. Lauderdale
700 NW 19th Avenue
Ft. Lauderdale, FL 33311

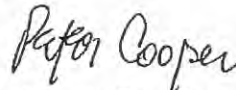
**Re: Proposed "KLA Childcare" located at 2857 E Oakland Park Boulevard - formerly the
Christopher's Restaurant/Nightclub (PZ Case Number - R16033)**

Dear Mr. Engmann:

The Coral Ridge Country Club Estates ("CRCCE") is providing this letter to convey its support of the above referenced project. On July 7, 2016, CRCCE met with Nectaria Chakas, Esq., the attorney for the childcare operator, to discuss the proposed change of use of the Christopher's Restaurant to a childcare facility. The CRCCE believes the childcare facility will be a welcome addition to our neighborhood, particularly since there are few, if any, choices for early-age childcare facilities in this area. Therefore, please accept this letter to evidence CRCCE's support for the proposed childcare facility.

Should you have any questions, please feel free to contact me at 954-547-4990.

Sincerely,



Peter Cooper, President
Coral Ridge Country Club Estates

cc: Mayor John P. "Jack" Seiler
Vice Mayor Dean Trantalis
Commissioner Robert McKenzie
Commissioner Bruce Roberts
Commissioner Romney Rogers



September 13, 2016

Nectaria M. Chakas
Lochrie & Chakas, P.A
1401 E. Broward Blvd., Suite 303
Fort Lauderdale, FL 33301

RE: KLA Daycare/Early Learning Center Proposed Development

Dear Nectaria:

Thank you for presenting information regarding the proposed development of the Early Learning Center on the old "Christopher's" site on E. Oakland Park Blvd at our Board of Governors meeting on August 11, 2016.

Members of our Board appreciated the concern for traffic impact with the staggered drop off plan that was discussed. A motion was made and approved unanimously by the Board to support the project as it was presented to us.



Sincerely,

Christopher P. Williams
President



REQUEST:

Site Plan Level III Review; Conditional Use for a Large Child Day Care Facility.

Case Number	R16033	
Applicant	2857 East Oakland Park LLLP	
General Location	2857 East Oakland Park Boulevard	
Property Size	29,242 SF / 0.67 acres	
Zoning	Community Business (CB)	
Existing Use	Vacant, Previously used as a Restaurant/Nightclub	
Future Land Use Designation	Commercial	
Applicable ULDR Sections	47-18.8 Child Day Care Facilities 47-24.3 Conditional Uses 47-25.2 Adequacy Requirements 47-25.3 Neighborhood Compatibility Requirements	
	Required	Proposed
Lot Density	N/A	0
Lot Size	None	29,242 SF (0.67 acres)
Lot Width	N/A	200"
Building Height	150' max	27'
Structure Length	N/A	123.4'
Floor Area Ratio	N/A	0.19
Parking	23	24
Setbacks/Yards	Required	Proposed
Front (S)	5'	63'
Side (W)	0'	18.7'
Side (E)	0'	57.6'
Rear (N)	0'	0.1' (for existing building)
Notification Requirements	Sec. 47-27.6 Sign Notice 15 days prior to meeting Sec. 47-27.4. Public Participation	
Action Required	Approve, Approve with Conditions, or Deny	
Project Planner	Eric Engmann, Planner III  	

PROJECT DESCRIPTION:

The applicant proposes to renovate an existing 7,500 square-foot (sf) commercial building in order to accommodate a new child day care facility on the north side of East Oakland Park Boulevard, one and a half blocks west of the Intracoastal Waterway. The proposed use would replace a former restaurant/nightclub on the site. The property is zoned Community Business (CB), which allows a Large Child Care Facility, defined by the ULDR as a facility with a capacity of 51 or more children if reviewed and approved as a conditional use. The site plan and narratives are attached as part of the plan sets.

PRIOR REVIEWS:

The Development Review Committee (DRC) reviewed the proposal on July 12, 2016. All comments have been addressed. The DRC record is available on file with the Department of Sustainable Development.

REVIEW CRITERIA:

Large Child Care Facilities are permitted in the CB zoning district, provided criteria outlined for Child Day Care Facilities, Conditional Uses, Adequacy Requirements and Neighborhood Compatibility Requirements are met.

Child Day Care Facilities:

Pursuant to ULDR Section 47-18.8, *Child Day Care Facilities*, those facilities operating with more than 51 children are classified as "Large Child Care Facilities." The applicant's narrative states that there will be a maximum range of 150 to 169 children on site. The section of the ULDR regulates the minimum amount of indoor and outdoor space needed, as well as mitigating factors when located in or near residential zoning districts. The section requires 25 sf of useable indoor space per child, at a maximum of 169 children, the facility would require 4,225 sf of indoor space and they are providing 4,969 sf of indoor space. The section also requires 50 sf for every two children. At the stated capacity, the facility requires 4,225 sf of outdoor space which is the number provided by the applicant. The applicant has stated that they are more than 1,500 sf from existing child day care facilities and Social Service Residential Facilities. The limitations to the hours of operation only apply to residentially zoned properties. The wood fence with landscaping will meet the buffer requirement. For the parking plan, the applicant has been working with the Transportation and Mobility Department to establish a system that provides safe drop-off and pic-up circulation. The applicant has agreed to three conditions, listed under the conditions of approval. These conditions are not specific requirements in the ULDR but instead address vehicle circulation and pedestrian safety.

The applicant's narratives show that the property is designed to meet the requirements of this section.

Conditional Use:

The site plan is subject to the conditional use permit criteria as defined in Sec. 47-24.3. The intent of the conditional use section is to provide additional criteria for particular uses that due to certain characteristics may not be appropriate at particular locations within the district, but which may be desirable in certain based on criteria and the site plan level III (Planning and Zoning Board) review process. The following review criteria shall be applied in considering an application for a *conditional use* permit:

1. Impact on abutting properties as evaluated under the Neighborhood Compatibility Requirements, Sec. 47-25.3;
2. Access, traffic generation and road capacities. Consideration will be given to the design capacity of the adjacent roadways, the particular traffic generation characteristics of the proposed *conditional use*, including the type of vehicular traffic associated with such uses, and traffic generation characteristics of other uses permitted in particular zoning districts;

The adequacy and traffic considerations are described in the sections below.

3. The applicant must show and it must be found by the reviewing body that the following have been met:
 - a. The location of the use or structure is not in conflict with the City's Comprehensive Plan;

The proposed use and existing structure are not in conflict with the City's Comprehensive Plan. Although not specifically listed, a day care is similar to community facilities or schools, which are listed in the broad range of uses in the Commercial Land Use category. The Community Business (CB) zoning district, which is consistent with the Commercial Land Use specifically allows the proposed use.

- b. Off-site or on-site conditions exist which reduce any impact of permitting the use or structure;
- c. On-site improvements have been incorporated into the site plan which minimize

any adverse impacts as a result of permitting the use or structure;

The site has been redesigned to have the entrance and child drop-off facing Oakland Park Boulevard, away from the residential properties to the north. Off-site improvements include upgraded crosswalks and an overflow parking lot. On-site improvements include reducing the number of vehicle access points along the alley and improved vehicular circulation that is designed specifically for loading and unloading of children.

- d. The location of the use in proximity to a similar use does not impact the character of the zoning district in which the use is located;

The proposed daycare is not near another similar facility. The child day care separation requirements in ULDR Sec. 47-18.8 will not allow the area to have a concentration of similar uses.

- e. There are no adverse impacts of the use which effect the health, safety and welfare of adjacent properties.

The proposed development will improve the property in a way that will reduce possible adverse impacts on the adjacent properties. The site plan has been designed to minimize impacts by focusing the access and entrance along Oakland Park Boulevard. The primary concern of traffic and parking have been addressed by the proposed conditions of approval.

Adequacy and Neighborhood Compatibility:

The neighborhood compatibility criteria of ULDR Sec 47-25.3 include performance standards requiring all developments to be “compatible with, and preserve the character and integrity of adjacent neighborhood, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts”

The properties to the east, west, and south of the site are also zoned CB and contain commercial uses. The properties to the north are zoned Residential Multifamily Mid Rise/ Medium High Density (RMM-25) District and contain a mix of surface parking lots and residential uses. The site contains an existing building that is being retrofitted for this use. The property abuts an undeveloped residentially zoned property to the north, across an alley. The site is already connected to essential city services. The properties directly across the alley are surface parking lots not owned by the owner of the subject property. The site plan incorporates significant improvements to the pedestrian realm by providing additional sidewalks along the Oakland Park Boulevard Loop Road as well as within the property in order to improve safety and connectivity for pedestrians.

The applicant’s narratives regarding the project’s compliance with Section 47-25.2, Adequacy Requirements, and Section 47-25.3, Neighborhood Compatibility Requirements are attached with the site plan and submittal material, to assist the Board in determining if the proposal meets these criteria.

Parking and Circulation:

Vehicular ingress and egress into the site is provided from the access road along East Oakland Park Boulevard. There is also a pedestrian and driveway access to the alley, this will ensure that the alley remains part of the solution for vehicle circulation and allows a safe path for anyone accessing the alley and the offsite parking lot. A total of 23 parking spaces are required for the proposed uses, as follows:

As per ULDR Sec. 47-20, Parking Requirements:

Child Day Care Facility (7,500 SF) @ 1/325 SF = 23

TOTAL: 23 parking spaces required

The applicant is proposing to provide 24 parking spaces on site.

Some of the traffic concerns from the neighbors and staff were related to the stacking of vehicles during peak drop-off and pick-up times for the daycare. As part of the recommended conditions for approval, the applicant has agreed to formalize an offsite parking agreement and provide a safe pedestrian path from the parking lot along the alley up to the entrance of the daycare to address these concerns. The applicant has also agreed to provide staff in the parking lot to direct drop-off and pick-up operations. These actions are intended to keep traffic from backing up onto the public right-of-way. The applicant also proposes to redesign driveways and curb cuts on the site to improve directional traffic flow on the property.

Comprehensive Plan Consistency:

The proposed development is consistent with the City's Comprehensive Plan in that the proposed child day care use is allowed in the Commercial land use category.

Public Participation

The project is subject to the public participation requirements established in ULDR Sec. 47-27.4. According to the applicant, two public participation meetings have been held in order to offer the neighborhood associations surrounding the property the opportunity to learn about the proposed project. The applicant's documentation indicates a meeting took place with the Coral Ridge Country Club Estates Association on July 7, 2016 and another meeting took place with the Coral Ridge Association on August 11, 2016. Both neighborhood associations have provided letters of support for the request. The information and affidavits are provided as Exhibit 1.

STAFF FINDINGS:

Staff recommends the Board approve this request with conditions as stated further below, and consistent with:

- 47-18.8 Child Day Care Facilities
- 47-24.3 Conditional Uses
- 47-25.2 Adequacy Requirements
- 47-25.3 Neighborhood Compatibility Requirements

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

CONDITIONS OF APPROVAL:

Should the Planning and Zoning Board approve the development, the following conditions, an agreement between the City's Transportation and Mobility Department and the applicant, are proposed:

1. Prior to a Final Certificate of Occupancy for the child day care center, Applicant shall record an Offsite Parking Agreement to help mitigate any high incidence of overflow parking at peak drop off/pick up times. The off-site lot referenced above is identified by the Property Appraiser as folio # 494224030630 located across the alley to the north of the day care center site ("Offsite Parking Lot"). In addition, the Applicant will:
 - a. Ensure that a safe pedestrian path is provided to the Off-Site Lot. This includes ensuring ADA compliant pedestrian cross walk/sidewalk, subject to approval by the City or other applicable government agencies. The safe pedestrian path shall be shown on the site plan prior to Final DRC approval.
 - b. As part of the Offsite Parking Agreement, provide a site layout of the parking lot, including number of parking spaces available, layout, and dimensions.
2. KLA daycare shall provide staff that will help manage the parking operations onsite and guide parents in case of overflow. This will be conducted during peak times, but operations will be monitored at all times to ensure traffic flow does not backup into the public right-of-way.

EXHIBITS:

1. Public Participation Report

September 28, 2016

By Email and U.S. Mail

Eric Engmann, AICP, Planner III
 Urban Design & Planning Division
 City of Fort Lauderdale
 700 NW 19th Avenue
 Fort Lauderdale, FL 33311

**Re: Public Participation Report for 2857 E. Oakland LLC (“Applicant”)
 Site Plan III Conditional Use for KLA Childcare Project Case Number – R16033
 (“Application”)**

Dear Eric:

Pursuant to the City’s Unified Land Development Regulations (ULDR) Section 47-24.1.F.14 and 47-27.4, we are providing this letter to report the results of public participation meetings conducted for this Application.

- DRC notice.** Applicant provided 21-day notice of the DRC meetings by e-mail to the Presidents of the following City-recognized associations within 300-foot radius of the property:
 - Coral Ridge Country Club Estates
 - Coral Ridge Association

Other than the associations listed above, there are no other City-recognized associations within 300-feet of the property.

- Meetings conducted.** Two public participation meetings were conducted at least 30 days prior to the scheduled Planning and Zoning Board meeting (see below for dates and times of the meetings). Both associations have provided letters of support which are attached to this written report letter.

<p>Coral Ridge Country Club Estates (CRCCE) Meeting held: July 7, 2016 @ 10:00 a.m. Location: Lochrie & Chakas’ offices 1401 E. Broward Boulevard, Suite 303 Ft. Lauderdale, FL 33304</p>	<p>Coral Ridge Association (CRA) Meeting held: August 11, 2016 @7 p.m. Location: Coral Ridge Yacht Club 2800 Yacht Club Blvd. Ft. Lauderdale FL 33304</p>
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- Participants.** An attendance sheet was filled in at each meeting. Please see attached sign-in sheets from both meetings.
- Presentation materials.** The presentation materials presented at the public participation meetings consisted of an aerial of the site, site plan, elevations and information about the curriculum of the day care center. Copies of the presentation materials are attached to this report.

5. Summary of comments from the associations. The comments received from the association included questions about the traffic, circulation, parking, tuition/cost and the curriculum. We explained the staggered drop-off/pick-up patterns and the amount of parking provided on-site as well as off-site. In addition, we provided information about the early education curriculum of the child care center (see attached). We believe all questions and concerns were addressed to the associations' satisfaction. Both associations have provided letters of support (see attached).

We trust that this report satisfies the City's public participation requirements. In the event you require additional information, please do not hesitate to contact me.

Very truly yours,



Nectaria M. Chakas

NMC/em

cc: Peter Cooper, Coral Ridge Country Club Estates (by E-mail)
Chris Williams, Coral Ridge HOA (by E-mail)

Attachments:

Letters of support
Attendance sheets
Presentation materials

September 15, 2016

Eric Engmann, Planner II
City of Ft. Lauderdale
700 NW 19th Avenue
Ft. Lauderdale, FL 33311

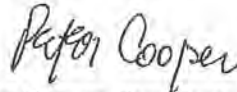
Re: Proposed "KLA Childcare" located at 2857 E Oakland Park Boulevard - formerly the Christopher's Restaurant/Nightclub (PZ Case Number - R16033)

Dear Mr. Engmann:

The Coral Ridge Country Club Estates ("CRCCE") is providing this letter to convey its support of the above referenced project. On July 7, 2016, CRCCE met with Nectaria Chakas, Esq., the attorney for the childcare operator, to discuss the proposed change of use of the Christopher's Restaurant to a childcare facility. The CRCCE believes the childcare facility will be a welcome addition to our neighborhood, particularly since there are few, if any, choices for early-age childcare facilities in this area. Therefore, please accept this letter to evidence CRCCE's support for the proposed childcare facility.

Should you have any questions, please feel free to contact me at 954-547-4990.

Sincerely,



Peter Cooper, President
Coral Ridge Country Club Estates

cc: Mayor John P. "Jack" Seiler
Vice Mayor Dean Trantalis
Commissioner Robert McKenzie
Commissioner Bruce Roberts
Commissioner Romney Rogers



September 13, 2016

Nectaria M. Chakas
Lochrie & Chakas, P.A
1401 E. Broward Blvd., Suite 303
Fort Lauderdale, FL 33301

RE: KLA Daycare/Early Learning Center Proposed Development

Dear Nectaria:

Thank you for presenting information regarding the proposed development of the Early Learning Center on the old "Christopher's" site on E. Oakland Park Blvd at our Board of Governors meeting on August 11, 2016.

Members of our Board appreciated the concern for traffic impact with the staggered drop off plan that was discussed. A motion was made and approved unanimously by the Board to support the project as it was presented to us.

Sincerely,

Christopher P. Williams
President

PUBLIC PARTICIPATION MEETING

Owner: 2857 Oakland Park LLLP
Project: KLA Childcare
Location: 2857 East Oakland Park Boulevard

Coral Ridge CCE HOA Meeting

DATE: July 7, 2016

Time: 10:00 am - 11:30 am

Place: Lochrie & Chakas, P.A., 1401 E. Broward Blvd., Suite 303, Fort Lauderdale, FL

<u>Name</u>	<u>Phone</u>	<u>E-mail</u>
Vicki Lynch	610-453-0743	vicki-lynech@aol.com
Amy Sheena	954-568-1302	jsheena@bellsouth.net
Melissa Loudon	954 702 9441	melissa.loudon@gmail.com
BRUCE QUAILBY	954 566 7485	BQUAILBY@FLBOARDS.MTG.COM
Peter Cooper	954-547-4490	pcooper470@msn.com

PUBLIC PARTICIPATION MEETING

Owner: 2857 Oakland Park LLLP
Project: KLA Childcare
Location: 2857 East Oakland Park Boulevard

Coral Ridge HOA Meeting
DATE: August 11, 2016
Time: 7.00 pm – 8.00 pm
Place: Coral Ridge Yacht Club, 2800 Yacht Club Blvd., Ft. Lauderdale FL 33304

<u>Name</u>	<u>Phone</u>	<u>E-mail</u>
Marc Bloom		
Christine Fingado		
José House		
Linda Mannix-Burt		
Bob McCull McCulloch		
Carol O'Brien		
Carol Lee Ortman		
Mary Peloquin		
Alan Vordermeir		

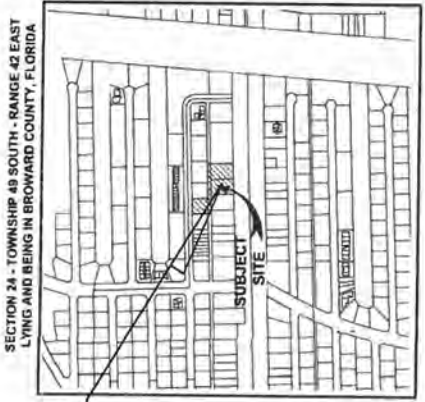
PROJECT #	026-01
DATE	04-29-2016
SCALE	AS SHOWN
DRAWN BY	ERIK J. WILCZER
CHECKED BY	
DATE	
APPROVED	
DATE	
PROJECT	

Presentation materials shown during Public Participation Meetings

SITE CONSTRUCTION PLANS FOR KLA CHILDCARE



STATE OF FLORIDA
BROWARD COUNTY



SECTION 24 - TOWNSHIP 49 SOUTH - RANGE 42 EAST
LYING AND BEING IN BROWARD COUNTY, FLORIDA



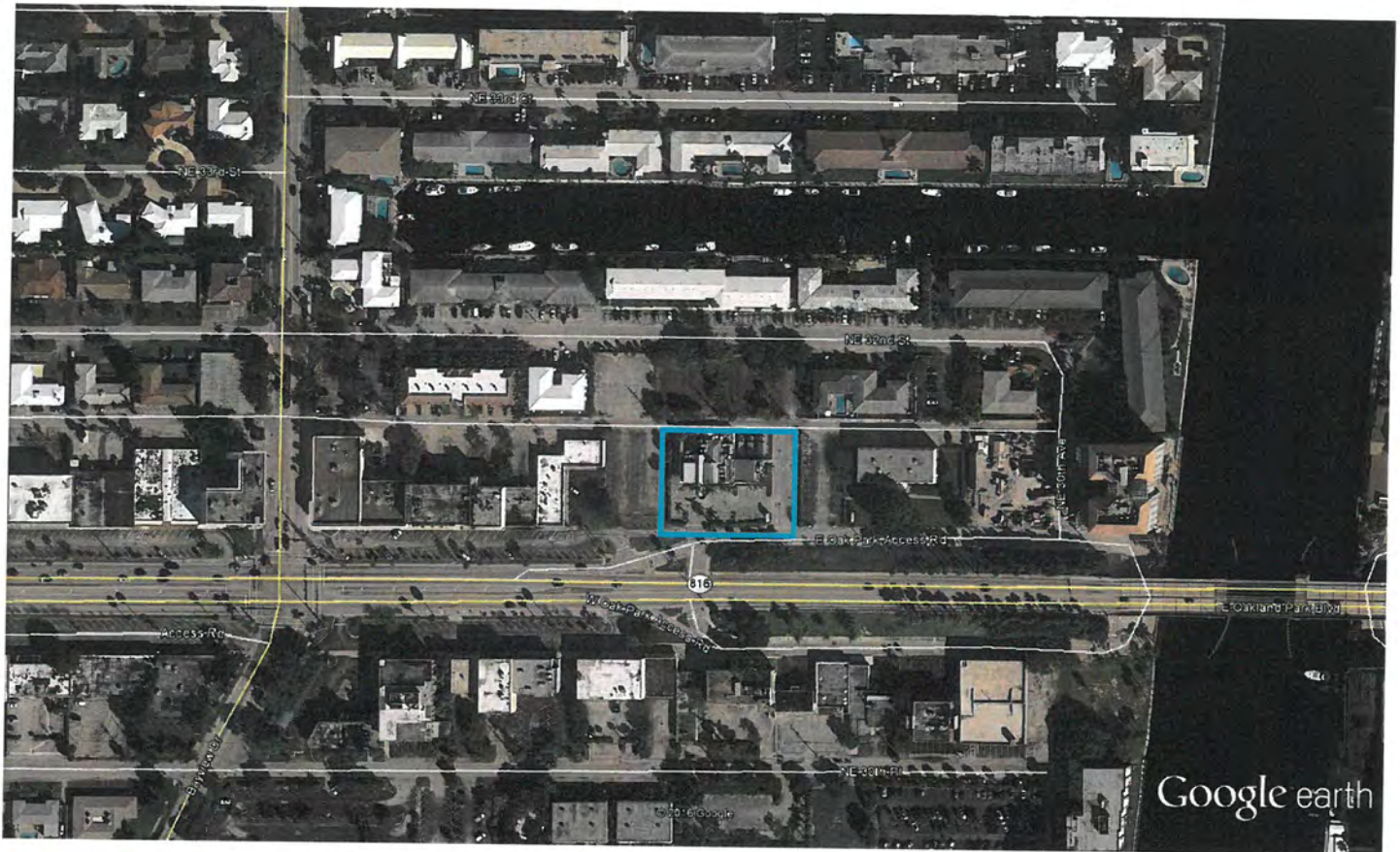
LOCATION MAP
NTS

PROJECT
LOCATION

1000 WEST UNIVERSITY BLVD
PORT LANDRUM, FL 33454

PROJECT TEAM:

- APPLICANT/DEVELOPER**
KLA CHILD CARE CENTER, LLC
CONTACT: TAMI FRANKL
- ARCHITECT**
MARK WIDMER, AIA
1000 WEST UNIVERSITY BLVD
PORT LANDRUM, FL 33454
PHONE: 352-755-0000
CONTACT: MARK WIDMER
- SURVEYOR**
KLA CHILD CARE CENTER, LLC
1000 WEST UNIVERSITY BLVD
PORT LANDRUM, FL 33454
CONTACT: TAMI FRANKL
- CIVIL ENGINEER**
TERRY FOREMAN, P.E.
1000 WEST UNIVERSITY BLVD
PORT LANDRUM, FL 33454
CONTACT: TAMI FRANKL
- LANDSCAPE ARCHITECT**
TERRY FOREMAN, P.E.
1000 WEST UNIVERSITY BLVD
PORT LANDRUM, FL 33454
CONTACT: TAMI FRANKL



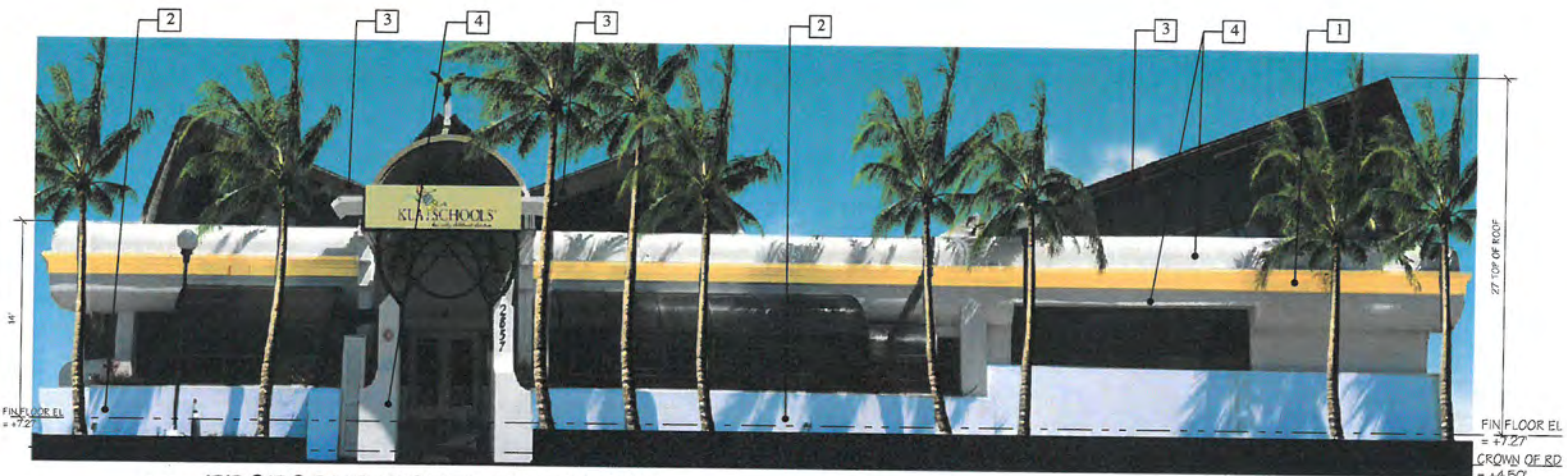
Google earth





3D Rendering





(A) PROPOSED SOUTH ELEVATION

NTS

T.O. ROOF



KLA School of Fort Lauderdale

Objectives

To offer Premium, High Quality, Comprehensive Educational Programs and lay the foundation for producing Respectful, Responsible, Passionate and Caring Citizens. Provide an exceptional environment, faculty, and stimulating curriculum with the Reggio Emilia philosophy, where each child's abilities, competences, and natural aptitudes, are nurtured in ways that develop new and inherent talents.

Mission

The mission of KLA Schools of Fort Lauderdale is to provide a safe, affordable high quality child care school for the students of the Fort Lauderdale community. Our focus is to provide a stimulating early childhood education inspired by the Reggio Emilia philosophy which promotes each child's social, emotional, physical and cognitive development.

The Reggio Emilia Approach to early childhood education originated in the Italian village of Reggio Emilia, Italy after World War II. Parents built schools by hand, the first with proceeds from the sale of a tank, some trucks, and a few horses left behind by the retreating German army. Parent involvement remains an essential part of the educational philosophy that includes the principles of respect, responsibility and community. Lifelong educator, innovator and creative philosopher, Loris Malaguzzi, then a young teacher in the local school system, stirred and guided the energies of the parents, prepared teachers, and later spread the Reggio Emilia philosophy across the country.

Through the Reggio Emilia Inspired approach, children are given the tools and support to steer through their own distinct paths of discovery. Our Curriculum encourages children to be active participants in the learning process and to develop the skills needed to explore their ideas, interests, and questions in a meaningful way while inspiring a lifelong love of learning.

Programs

KLA Schools offers child care services for ages from 3 months to 6 years old. Hours of operation are from 6:30 A.M. to 6:30 P.M., Monday through Friday.

Baby Nido: 3 months to 12 months

At the age of 3 to 12 months, children are offered a comfortable, safe and a home-feeling environment. Soft cushions, colorful fabrics, textured surfaces, cozy peek-a-boo corners, soothing music, and dim lights are among others part of their environment and discoveries. In this classroom we witness the most relevant physical changes in a child's life. Babies begin lying on their backs, to rolling and lying on their tummies, then they sit up, crawl, stand on two feet by holding onto someone or something, to finally taking their first steps.

Nido: 12 months to 24 months

For most children of ages 12 to 24 months this is their first encounter with school. During this transition from home to a new environment we believe in the importance of creating a strong bond between child and teacher as well as creating a partnership between teachers and parents to support this process.

Children have the possibility of building relationships with new friends, adults, and different surroundings. At the same time they begin developing their own identity, self-image and confidence. Mirrors become an important tool to support this discovery and recognition of themselves. They are in a stage of enhancing their senses to explore the many alternatives and possibilities that the environment offers. Experiences of tasting, feeling, hearing, smelling and seeing become part of their journey of discovering the world around them. We support this by offering them experiences and provocations to interact and explore a diversity of materials with different properties such as paper, clay, rice, sand, water, and paint among others.

During this phase children frequently play by themselves but start considering and enjoying the presence of others and even notice and question when one of their classmates is not there.

Class of the 2's: 24 - 36 months

From the age of 2 to 3 years old, socialization is a key aspect of the child's development. They often transition from playing alone to playing actively in groups. Children become more interested in being with others and may initiate conversation by using several words. Sharing, taking turns, respecting, and listening to others are actions that become more meaningful. Because of the strong curiosity in children of this age they are motivated to explore their surroundings and each other in order to better understand themselves.

Children are constantly interacting with materials and discovering their different properties through the use of a variety of tools such as droppers and funnels in the water table, brushes, masking tape and scissors in the mini atelier (art studio), x-rays and picture films in the light table among others. Their classrooms become environments filled with endless possibilities to explore.

Class of the 3's: 36 - 48 months

From the age of 3 to 4, children are constantly questioning. They build theories and hypothesis of the world around them, and express their own ideas and thoughts to others. Understanding their surroundings and having a sense of belonging becomes more significant to the children. They start to create with the intention to obtain a final product. Children are also very selective when it comes to choosing a certain material or tool for a specific purpose. As their fine motor skills are developing, tracing plays an important role at this age.

They are offered possibilities to trace over light tables, over images projected on classroom walls, with wire, clay, and string, among many other materials. The written language becomes interesting as another way to communicate, and letters become more meaningful to them as they want to recognize, write, and spell their names as well as their classmates'. To support this emerging interest there is an area in the classroom that offers the children mailboxes to exchange letters, drawings, and gifts...

Class of the 4's: 48 - 60 months

From the age of 4 to 5, children approach the world with curiosity and actively enter into conversations to discuss theories, ideas and thoughts and their imagination may sometimes become the bearer of answers. They become complex thinkers through predictions, experimentations of trial and error and observations, children solve problems by revisiting previous experiences and new conclusions may arise.

They seek and welcome each other's opinions. The communication area becomes more relevant to children due to their desire to communicate thoughts and ideas through the written language. The use of envelopes, stickers, index cards, stencils, letters, stamps, different color writing tools become part of what they use to express themselves. Their observations become deeper and details are highly emphasized in their creations.

Kindergarten: 60 - 72 months

At this age children become more engaged when planning, discussing and analyzing theories, different points of views and observations. Children frequently confront problems by reasoning in autonomous ways. The importance of learning and supporting each other becomes more powerful as they listen, respect and value the reciprocity of knowledge.

Children become more aware of developing different strategies to express their ideas in the written language form. We offer an environment where this interest can be developed in a natural and enriching way. Children document their daily experiences and news in written journals, as well as create dictionaries, which record high frequency words that will support their writing.

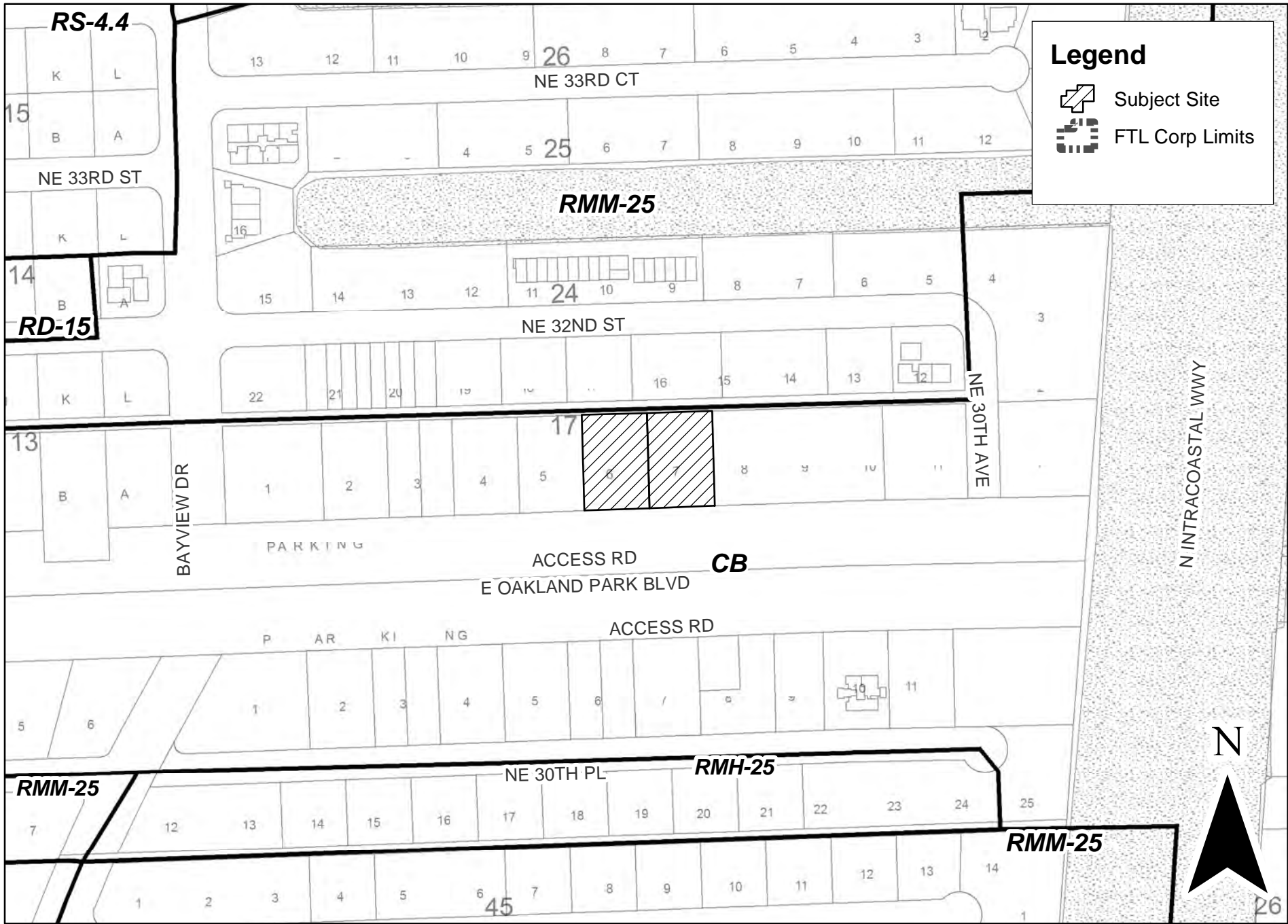
Technology is clearly visible throughout the environment. The use of computers, smart boards, and scanners as sources of communication and research, as well as for emails or letters, and voice recorders which support phonics awareness, audio books, and our library are some of the tools children will encounter on a daily basis in our kindergarten class.

The world of numbers and science is present in the learning process, a carpenter's corner filled with measuring tools that supports mathematical concepts such as identifying numbers, recognizing and printing numerals, calculating dimensions and more. Calendar, digital and analog clocks, calculators, counting tools such as beads, rocks, straws are some of the tools that support addition, subtraction, counting by 2's, 5's 10's to 100. A garden where growth of a variety of fruits, herbs and vegetables is analyzed and cared for throughout the year with a deeper understanding of nutrition, life cycles and more scientific concepts.

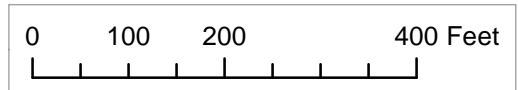
Atelier

The word Atelier means art studio or workshop in French. It is a welcoming and inspiring place where a wide variety of natural and manmade materials are visually available to explore. Here, children of all ages come individually or in small groups to encounter experiences with different media that will progressively support all their languages of expression. The early exploration of the visual arts through materials such as clay, paper, fabric, wire, light, beads, shells, leaves and wood, among others, offer children endless possibilities of becoming experts in all kinds of techniques.

The Atelierista, with a background in the Arts, is a support to the school with her extensive knowledge of materials and techniques. She works in collaboration with the teachers to support ongoing projects with the children in and outside the classrooms.



R16033



Graphic Scale