

# PROJECT NARRATIVE

## CODE NINJAS AT ROSELLI PARK PLAZA 3407 N. Dixie Highway, Oakland Park, Florida

Code Ninja is prepared to lease the two (2) remaining vacant bays at 3421 and 3423 N. Dixie Highway, in Roselli Park Plaza consisting of approximately 3,315 sq. feet of interior space. *(See attached Plaza Site Rendering and Plaza Site Elevation)*

### STATEMENT OF OWNERSHIP

Roselli Park Plaza is owned by Roselli Holdings VIII, LLC /Roselli Properties, Inc.. whose principal is Robert M. Roselli.

Code Ninjas is a franchise. The franchisee is Learn to Code LLC d/b/a Code Ninjas. Its principal is Brian O'Neil.

### ABOUT CODE NINJAS

Code Ninjas is a Center for kids interested in building Games or computer “Apps”, called “Coding”. In this Center, the kids can build their own video games in a fun, safe and inspiring environment. The kids will be separated into two sections. There will be a Program for Kids ages 5 – 10, which will include block building. There will be another Program for Kids ages 7 – 14, which will include Coding. Code Ninjas keeps kids engaged, while parents see their children gain life changing STEM skills, with a robust, nine-belt curriculum inspired by martial arts. Instead of playing video games, Code Ninjas allows kids to build the games in a controlled, safe environment. Because “coding” is a skill that is increasing in demand, Code Ninja sees itself as a Center fostering these vital skills for future jobs. *(See attached Code Ninjas Booklet)*

To participate, the Center offers a monthly subscription package program at a current rate of \$250.00 per month. The Center is also developing a Scholarship Program seeking sponsors for families who may not be able to afford the subscription. On a given day, during opening hours, they expect 10-35 kids circulating in and out of the Center. The typical time for a kids session is one (1)

hour. This will differ for Birthday Parties or Camps, which are typically 3 – 5 hours. There are no buses. The kids are brought by their parents who typically drop them off. Children are not permitted to leave the Center without supervision by a parent or instructor. The Plaza has two-way entrances/exits at its north and south end which facilitate the unimpeded flow of traffic in and out of the Plaza. Code Ninjas would be occupying the space in the center of the Plaza to further allow for a central drop off point for parents. For parents who want to stay, the Center will have a glass enclosed waiting area for parents to relax while the kids are in the learning area. Adults and Parents (other than Instructors) are not permitted in the learning area, except for pre-enrollment, guided tours.

The Center will be open to the Public on weekdays from 2:00 pm to 7:00 pm, but hours may vary depending on demand. Weekend hours for Kids will be from 10:00 am – 3:00 pm. On Friday and Saturday nights they offer “Parents Night Out”, by providing supervised activities for kids on Friday and Saturday evenings from 6:00 – 9:00 pm. Typically, this is offered only one weekend per month, depending on demand.

The Center will be staffed by one Facility Director a with one to two instructors, referred to as “sensei”. The Instructors will include College students and Masters program students seeking to fulfill curriculum requirements.

There are approximately 280 Code Ninja locations in the U.S., with Centers in other cities in the tri-county area.

Their Summer Program is an essential part of the business model and it is critical that this Center could be open before summer recess.

There will be no alterations to the Plaza or Building exterior. There will only be interior alterations, with City approval, to the interior of the building. *(See attached Interior Design Plan)*

## ABOUT ROSELLI PARK PLAZA

The Lease is contingent on City Approval of the conditional use, since it seems that the Code Ninja use would not be a permitted use under the current Zoning Regulations applicable to the Park Place Sub-Area of the Oakland Park Downtown District where Roselli Park Plaza is located. *(See Chapter 24, Article XX, Oakland Park Downtown Mixed Use District Regulations)* The Regulations provide for seven (7) sub-areas within the Downtown Mixed Use District, each with differing zoning restrictions. Under Sec. 24-263 (3), the “Park Place” Sub-Area is designated as “the epicenter of the Oakland Park downtown District... intended to become a local destination with signature architectural design, mixed use buildings with commercial uses on first floor, and public gathering areas.” Roselli Park Plaza is adjacent to the “Art Park”. The Plaza’s north facing “Art Wall” displays one of ten Art Murals commissioned by the County as part of its Broward 100 Celebration.

Other Tenants in the Plaza includes ARC Broward, Metro PCS and Hart Dental.

Roselli Properties is very selective when approving Tenants and believes that Code Ninjas would be a very good addition to the Plaza and add value to other Tenants and the surrounding businesses by attracting young families to the area for wholesome activities who may patronize and promote other businesses in the area.