

**ATTACHMENT A**  
**Application Package**

# PLANNING DIVISION



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

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# GENERAL APPLICATION



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

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

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

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

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

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



## APPLICATION TYPE (CHECK ONE):

- ☐ Technical Advisory Committee ☐ Historic Preservation Board  
☐ City Commission ☒ Planning and Development Board  
Date of Application: \_\_\_\_\_

Location Address: 6603 Telford Street, Hollywood, FL 33024

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Folio Number(s): 5141 11 00 0020

Zoning Classification: \_\_\_\_\_ Land Use Classification: \_\_\_\_\_

Existing Property Use: Community Shopping Ctr Sq Ft/Number of Units: 5,032 / 1

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

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

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

Explanation of Request: Special exception for Day Care Facility.

Number of units/rooms: 1 / 5 Sq Ft: 5,032

Value of Improvement: \$300,000.00 Estimated Date of Completion: 7/15/18

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

Name of Current Property Owner: Hort Centers VIII LTD.

Address of Property Owner: 4280 Professional Cntr Drive, PBG FL 33410

Telephone: 561 966 0000 Fax: 561 966 0060 Mail Address: P.O. Box 10518 P. com

Name of Consultant/Representative/Tenant (circle one): David Mayman / Sunshine Kids

Address: 1710 Middle River Dr. Telephone: 954 881 8230

Fax: \_\_\_\_\_ Email Address: davidmayman@gmail.com

Date of Purchase: \_\_\_\_\_ Is there an option to purchase the Property? Yes ( ) No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

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

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



# PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

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

## GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: Paul Forberger Date: 3/9/18

PRINT NAME: PAUL FORBERGER, S.V.P Date: \_\_\_\_\_

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

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Tenant: David R. Moxmon Date: 3/9/18

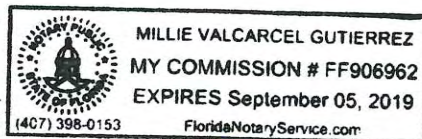
PRINT NAME: David R. Moxmon Date: 3/9/18

#### Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Special exception for Day Care Facility to my property, which is hereby made by me or I am hereby authorizing David Moxmon to be my legal representative before the Planning & Development (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 9th day of March

[Signature]  
Notary Public  
State of Florida



My Commission Expires: 9/5/2019 (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_

Paul Forberger  
Signature of Current Owner

PAUL FORBERGER, S.V.P  
Print Name





**MARTY KIARA**  
**BRADWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Site Address</b>	6603-6795 TAFT STREET, HOLLYWOOD FL 33024
<b>Property Owner</b>	HART CENTERS VIII LTD % NOBLE MGMT COMPANY
<b>Mailing Address</b>	4280 PROFESSIONAL CENTER DR #100 PALM BEACH GARDENS FL 33410

<b>ID #</b>	5141 11 00 0020
<b>Millage</b>	0513
<b>Use</b>	16

<b>Abbreviated Legal Description</b>	11-51-41 S1/2 OF SW1/4 OF NE1/4 LESS E 165 & LESS S 25 EXCEPT E 165 & LESS W 175 OF N 290 OF S 315 & LESS E 100 OF N 165 OF S 190 OF W1/2 OF SE1/4 OF SW1/4 OF NE1/4 & LESS W 120 OF E 285 OF N 100 & LESS N 165 OF S 190 OF W 150 OF E 315 & LESS OR 3179 PGS 392,396,400 & 404 & LESS TAFT ST RW, LESS P/P/A 141-28 B & LESS P/P/A 178-44 B
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The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).**

### Property Assessment Values

Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$5,398,770	\$7,663,420	\$13,062,190	\$13,062,190	
2017	\$5,398,770	\$7,301,230	\$12,700,000	\$12,124,340	\$290,874.33
2016	\$5,398,770	\$5,958,180	\$11,356,950	\$11,022,130	\$271,272.12

### 2018 Exemptions and Taxable Values by Taxing Authority



	County	School Board	Municipal	Independent
Just Value	\$13,062,190	\$13,062,190	\$13,062,190	\$13,062,190
Portability	0	0	0	0
Assessed/SOH	\$13,062,190	\$13,062,190	\$13,062,190	\$13,062,190
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$13,062,190	\$13,062,190	\$13,062,190	\$13,062,190

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/30/2004	SW*	\$9,000,000	37358 / 1231	\$10.00	539,877	SF
8/31/2001	SW*	\$5,268,400	32169 / 520			
1/12/1999	SW*	\$5,508,000	29165 / 1005			
2/1/1989	SWD		19917 / 802			
1/1/1974	PRO	\$30,000				
				Adj. Bldg. S.F. (Card, Sketch)	145478	
				Eff./Act. Year Built: 1977/1967		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05			B					
C			B					

## Pre Application Conceptual Overview

### Site and Project Description

**Describe Existing Use of Property and Buildings:** Existing use is a strip shopping center consisting of various retail outlets including Fresco y Mas, CVS, Bealls Outlet and Foot Locker. The specific location of this buildout is an endcap at the far East side of the center. The space in question is about 3,245 square feet and was previously occupied by a cross fit gym. There are two doors in the front and three in the back including a double door.

**Describe all applicable requests for this project:** The applicable request for this project is to open a PPEC(Prescribed Pediatric Extended Care), which is a health care facility dedicated to medically fragile infants and children from birth to age 21. Kids that were born premature with lung or heart defects. Kids on feeding tubes. Traumatic brain injuries. Blind. Etc. These are children that live at home with their parents and need a place to go during the day for mom or dad to go to work. The state of Florida recognized this need many years ago and allowed for the creation of PPEC's. This is an underserved population, as many of these children come from impoverished families that do not have the means to provide the type of care these kids need to thrive.

The City of Hollywood Planning Department has determined this business most closely resembles a day care. The State of Florida does not license a PPEC as a day care. It is a medical facility. That said, the purpose of this process is to request a Special Exception to allow for a day care to operate in said location. The Planning Department's primary concern was parking and traffic flow. This issue has been addressed on accompanying documents; however, this is a non-factor as the facility will not operate in the same manner as a day care with high traffic volumes. Most of the kids will arrive 3-5 at a time in a wheel chair van that has accessible handicap parking directly in front of the store space and a dedicated loading zone in the rear of the space.



**Special Exception Criteria Statements for Sunshine Kids Pediatric Care, LLC**

**CRITERIA 1: The proposed use must be consistent with the principles of the City's**

**Comprehensive Plan.** The proposed use, a Prescribed Pediatric Extended Care (PPEC), is consistent with the City's Comprehensive Plan. The Plan's general mission, in part identified the following criteria as tools to prioritize policy and design: ♦ Quality of life ♦ Relationship to existing plans and regulations ♦ Feasibility. The PPEC meets and exceeds each of these criteria by advancing the quality of life of its residents by providing a needed pediatric care center that caters to sick children and economically depressed families. Kids that were born premature with lung or heart defects. Kids on feeding tubes. Traumatic brain injuries. Blind. Etc. These are children that live at home with their parents and need a place to go during the day for mom or dad to go to work. The state of Florida recognized this need many years ago and allowed for the creation of PPEC's. This is an underserved population, as many of these children come from impoverished families that do not have the means to provide the type of care these kids need to thrive. Moreover, the PPEC does not violate any existing plans or regulations by the city. Finally, it is feasible to put a PPEC in this location.

**CRITERIA 2: The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity.** The land use, an endcap of a shopping center, will be compatible with the land use pattern and designated future use. There will be no adverse impact on the natural environment or other real properties in the vicinity as all the construction will be inside the space and confined to a limited buildout not affecting or touching the outside of the building.

**CRITERIA 3: That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.** There is ample space and existing design to accommodate all vehicular and pedestrian traffic movement.

**CRITERIA 4: That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances.** There are adequate walls in place to avoid adverse effects of noise, light etc. Additionally, the space will be utilized in such a way that this criteria will be a non-issue.

**CRITERIA 5: The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.** This criteria is not applicable to this project as all changes to the existing space in the shopping center will occur only within the four walls, with the exception of adding one additional handicap parking space in the front.

**CRITERIA 6: The subject parcel must be adequate in shape and size to accommodate the proposed use.** The subject parcel is adequate in shape and size to accommodate the proposed use. The amount of children in the facility along with staff will be limited to the size of the space.

**CRITERIA 7: CRITERIA 7: The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code. or otherwise adopted by the City Commission** The proposed use is consistent with the standards of the zoning classification and all other requirements of the city code.



## Sunshine Kids Pediatric Care Operations Plan for Parking and Traffic Circulation

**Hours of Operation:** Mon-Fri 6 a.m.-6 p.m.

**Number of Children:** 15-25

**Parking spaces:** The fact that this store front is an end cap plays a significant role in the amount of parking and why I chose this location. As you can see from the survey, directly attached in the front of the store space there are 4 parking spaces including a handicap space. There are 10 parking spaces directly on the side of the business. There are an additional 44 spaces in the front general parking. Additionally, as you can see from the pictures the rear of the space has several doors, including a double door to accommodate wheel chairs. I may use this rear area as a loading/unloading for the wheel chair vans.

**Traffic Flow:** From the hours of 6 a.m. -9 a.m. 75% of the children will be dropped off using a wheel chair van. In each van will be between 3-5 children. That is a total of 4 vans over a 3 hour period. Each van will be in the handicap parking space for about 15 minutes. This will be repeated at the end of the day between the hours of 3-6 p.m. It is estimated that about 5 or so kids per day will be dropped off by their parents. As you can see by the parking survey, there is ample parking in the front, side and rear of the building to accommodate.

**Employee/General Parking:** With 25 children, according to state statute, there must be a staff of 8. Additionally, there may be 1-2 additional staff. Figure a total of 10 employees requiring parking.

**Conclusion:** As demonstrated above, there is more than ample space and parking during peak drop off/pick up times to accommodate all vehicle traffic flow without impeding other drivers/business into the plaza and more than enough parking spaces to accommodate our need. I would respectfully ask to issue a Certificate of Use.

# Sunshine Kids Pediatric Care, LLC

Planning & Redevelopment Board



Aerial View of Shopping Center



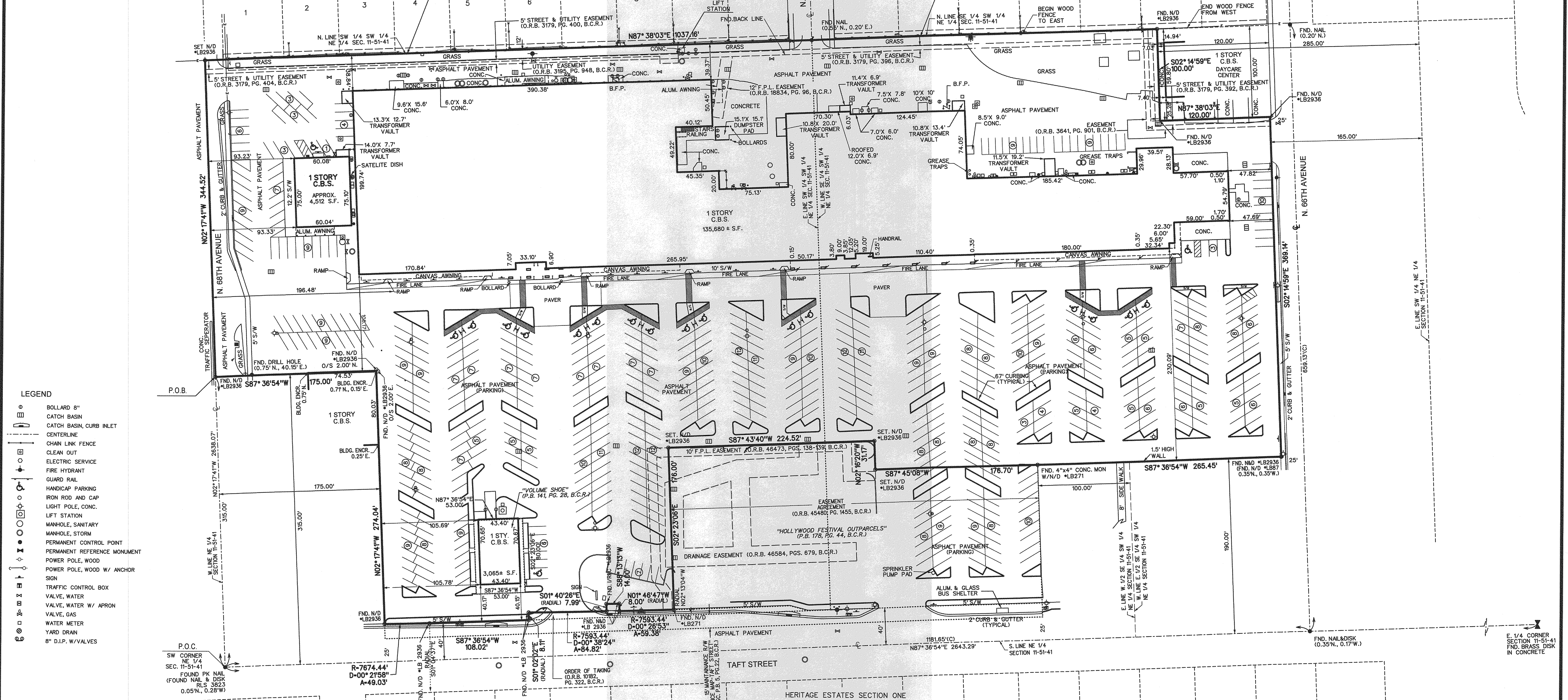
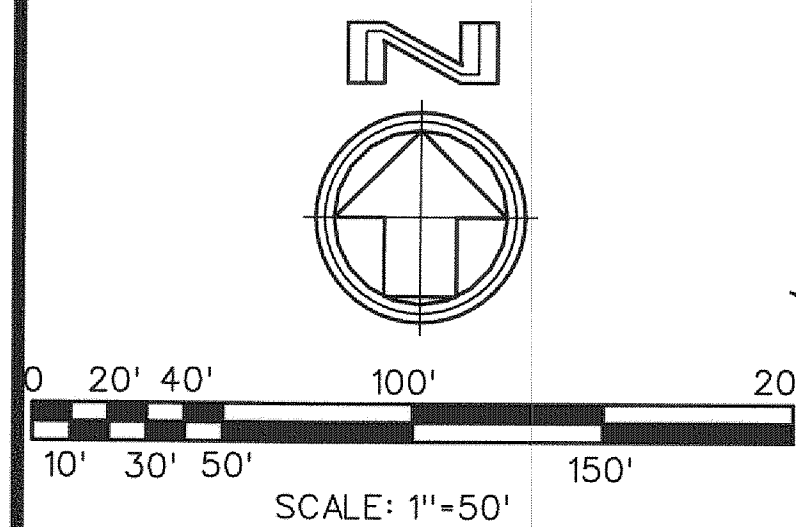
Subject Property Frontage View

Address- 6603 Taft St. Hollywood, FL 33024

Owner- David Maymon

Steve Tewes -Tewes Design Group, LLC



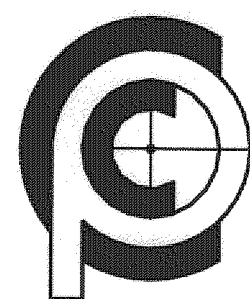


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DATE: 06-Feb-12 10:27

11	04-02-12	GTW	LMC	ADDITIONAL PARKING
10	03-15-12	GTW	LMC	REVISE LEGAL, REMOVE PARCELS
9	02-09-12	MAM	LMC	UPDATE ALTA SURVEY
8	8-9-02	JER	DCW	ADD 10' F.P.L. EASEMENT
7	6-02-09	JER	DCW	UPDATE ALTA / DELETE NEW PLATTED OUTPARCELS 1812/68 & TDS
6	2-20-06	JER	SAB	ADD SAFE SITE TRIANGLE & PROP. MONUMENT SIGN
5	04-28-04	GM	SAB	ADDED ADDITIONAL CERTIFICATION
4	04-01-04	MDS	SAB	UPDATE ALTA SURVEY
3	06-19-03	DBK	SAB	UPDATE ALTA SURVEY
2	8-9-01	JH	SAB	UPDATE ALTA SURVEY
1	6-29-98	JSH	WM	REV. BND., LEGAL LESS OUT RW
NO	DATE	BY	CK'D	REVISIONS

FB/PG:

SCALE: 1"=50'  
DATE: 3-5-98  
FB/PG: 1017/1-14  
DRAWN BY: KBAUST/JP  
CHECKED BY: JSH/SB  
TYPE OF SURVEY: ALTA/ACSM  
LAND TITLE SURVEY



CARNAHAN · PROCTOR · CROSS, INC.

CONSULTING ENGINEERS · SURVEYORS · PLANNERS

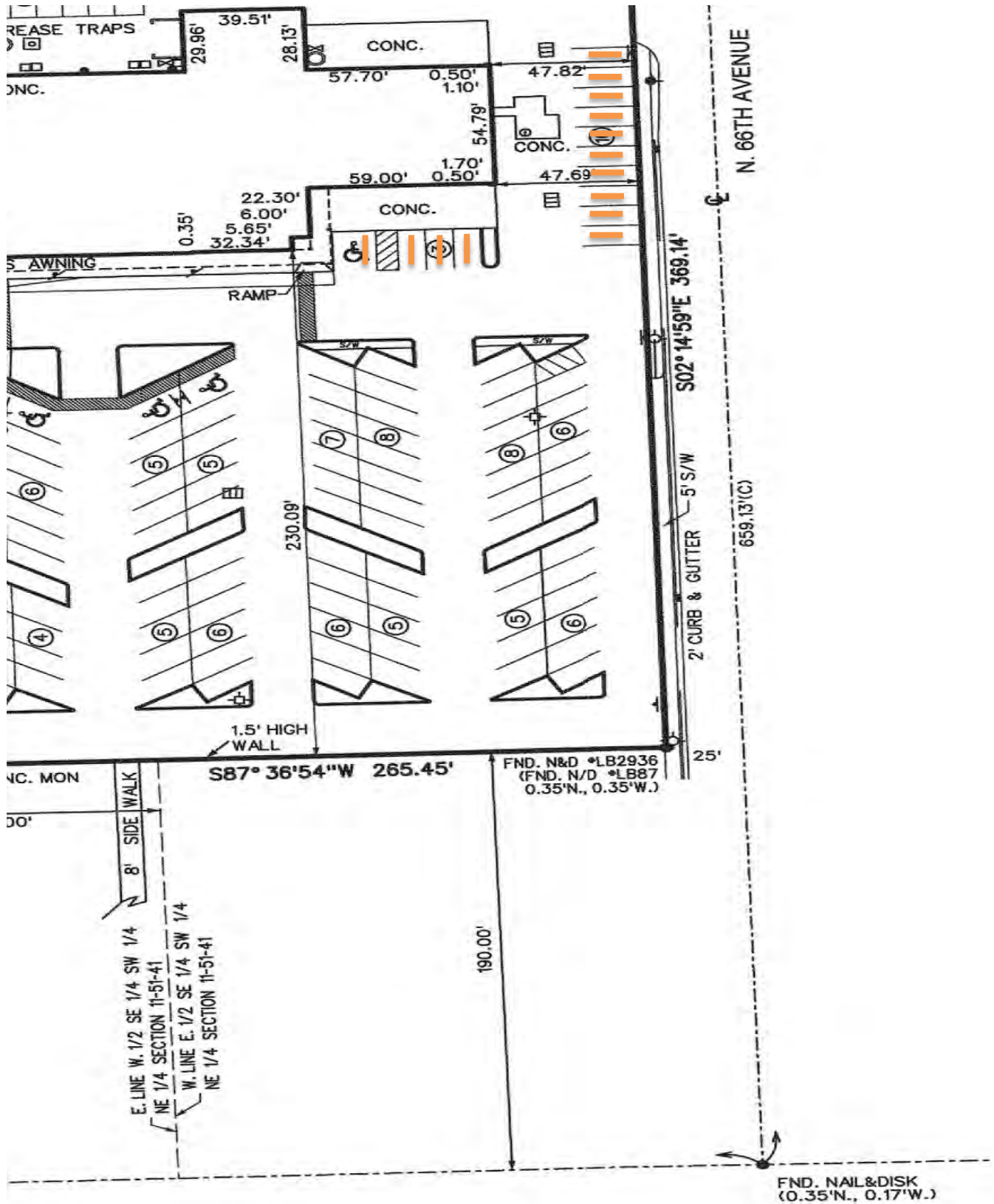
6101 WEST ATLANTIC BLVD., SUITE 201, MARGATE, FLORIDA 33063  
PHONE: 954-972-3959 FAX: 954-972-4178 WEBSITE: www.carnahan-proctor-cross.com


MAP OF ALTA/ACSM LAND TITLE SURVEY  
HOLLYWOOD FESTIVAL CENTRE

FILE NO. 980119

SHEET 2 OF 2

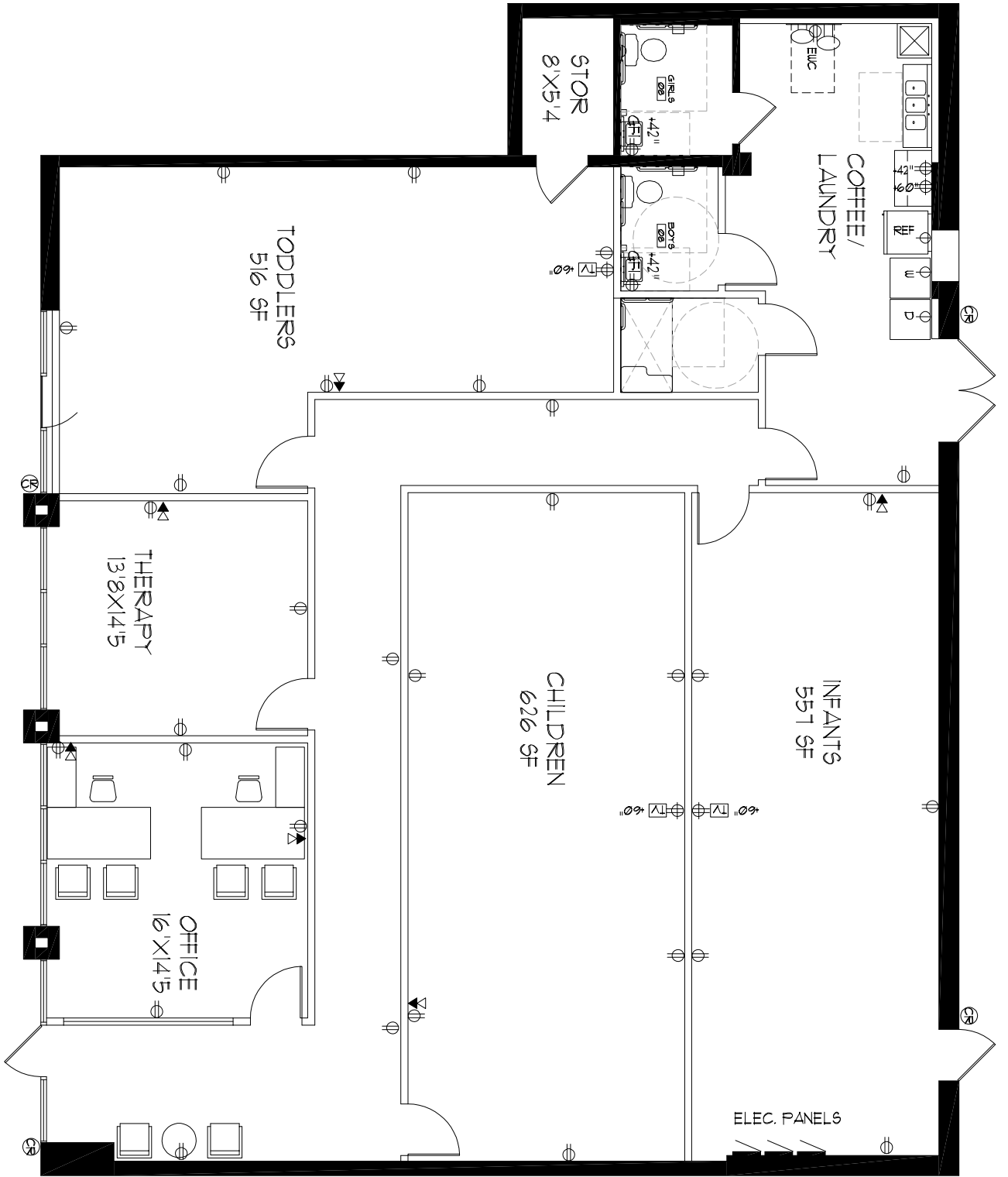




 Dedicated parking

## DIMENSIONED SITE PLAN

HOLLYWOOD FESTIVAL CENTER



DATE:

6603 TAFT ST  
PPEC

6603 TAFT STREET, HOLLYWOOD, FL 33024  
SCHEMATIC SPACE PLAN

PROJECT NO.: 18-009.001  
DRAWING NO.: 0019CA  
SCALE: 1/4" = 1'-0"  
DATE: 02-13-18  
DRAWN BY: KAL  
ISSUED:

SHEET NO.:

SC-1

























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NOW  
LEASING  
239.5775  
BY ALBINO  
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WATER TREATMENT  
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MONTHLY CLASSES  
5 C.F. CREDIT  
101  
9:00-10:00  
MONTHLY CLASSES  
8/6/7PM  
SATURDAY  
9-11 AM  
FREE FOR ALL  
754-614-5716  
WATER TREATMENT









  
PARKING BY DISABLED  
PERMIT ONLY  
TOW-AWAY ZONE  
& FINE UP TO \$250.00

6603

NOW  
EASING

61.239.5775  
BOBBY ALBINO

ULFSTREAM  
COMMERCIAL  
REALTY  
ALBINO@WREPLC.COM  
LIC. 3386 (2018) MEMBER

6603

CITY CHURCH





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NOW LEASING  
295.5775  
ESTATE IN  
MEDICAL  
EAST  
CONSTRUCTION