



File No. (internal use only): _____

PRE-APPLICATION CONCEPTUAL OVERVIEW

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



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

Schedule appointment with a planner for all submittals.

This Conceptual Overview sheet shall be completed in full and submitted with all applicable documents to the Planning Division (Room 315), two business days prior to the conference.

Each package shall be complete and stapled.



Provide one complete 11"X17" set, including the following documents and drawings: Conceptual Overview (including site and project description), Survey, Preliminary Site Plan, and Elevations, to the Planning Division two business days prior to the conference. An additional 10 sets (11"X17") shall be provided at the time of the Conference.

Site and Project Data

Proposed Project Name: Brightday Adult Day Services

Proposed Project Address: 3081 Taft Street, Hollywood FL 33021

Folio Number(s): 514208170011

Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____

Land Use Designation: Single Family District Zoning District: RS-6

Gross Lot Area: 4.86 Acres Net Lot area: 4.86 Acres

Existing Use of Property: Vacant

Existing Number of Units: _____ Existing Commercial Area: 20,725 sq.ft.

Current Assessed Value of: Land: \$ \$1,035,590 Building(s): \$ \$959,480

Proposed Use: Senior Day Care

Total Number of Residential Units: _____ Average Size of Units: _____

Estimated Average Sale Price/Rent per Unit: \$ _____ Sale Rent

Total Number of Hotel Rooms: _____ Average Size of Hotel Rooms: _____

Area of Commercial/Retail Use: _____ Area of Restaurant Use: _____

Area of Office Use: _____ Area of Industrial Use: _____

Estimated Average Rent per Square Foot: \$ _____

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): March 2021

Estimated Value of Improvement: \$ \$100,000 Estimated Value at Completion: \$ _____

Permitted Building Height: _____ Proposed Building Height: _____

Required Setbacks: Front: _____ Proposed Setbacks: Front: _____

Sides: _____ Sides: _____

Rear: _____ Rear: _____

Required Parking Spaces: _____ Proposed Parking Spaces: _____

Name of Developer/Property Owner: LAKE DELRAY INVESTORS LP

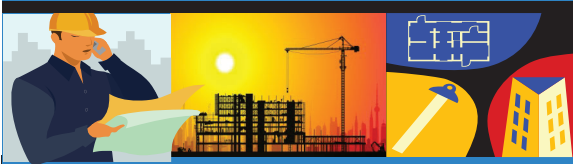
Address of Developer/Property Owner: 15301 VENTURA BLVD BLDG B #570 SHERMAN OAKS CA 91403

Telephone: 818.808.0600 Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Ari Sklar, SKLARchitecture

Telephone: 954-925-9292 Email Address: info@sklarchitect.com

PLANNING DIVISION



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Site and Project Description

Describe Existing Use of Property and Buildings (Example: Site currently contains 40 residential units for rent; 10,000 s.f. of retail; vacant lot; etc.) Use additional Sheets if Necessary.

This 20,000 sq.ft. space is currently vacant. Our proposed Senior Day Care would be using 4300 sq.ft. of the total space.

Describe all applicable requests for this project, such as variances, flex or reserve units, zoning changes, special exceptions, or incentives. If applicable, provide justification for each. Use additional sheets if necessary.

We request this special exception from the City of Hollywood to help close the gap between the growing number of frail elderly adults and the limited number of senior daycare centers in the city. The proposed location would require minimum changes to the current building. The location also have a separate parking area with a private entrance on the opposite side of the residential units.

Provide any additional information about the proposed project. Use additional sheets if necessary.

The proposed senior daycare would have a maximum daily attendance of 48 participants with a total of 10 employees, operating Monday-Friday 8:00am-5:00pm.

Participant would have the option to be dropped off and picked up or use our own transportation service. Our center would complement the adjacent senior residential units by offering services such as supervised social interactions, Arts & Craft and Music sessions.