

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: June 8, 2021 **FILE:** 20-S-56

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Carmen Diaz, Associate Planner

SUBJECT: Bright Day Adult Services is requesting a Special Exception to establish an adult daycare at 3081 Taft Street.

REQUEST:

Special Exception to establish an adult daycare at 3081 Taft Street (Bright Day Adult Daycare).

RECOMMENDATION:

Special Exception: Approval, with the condition that enrollment shall not exceed a maximum of 48 participants.

REQUEST

This request is for a Special Exception to establish an adult daycare located at 3081 Taft Street. A Special Exception is defined as *a use not generally appropriate in a district, but would be appropriate if it is consistent with the review criteria listed for Special Exceptions*. Daycare Facilities (in all zoning districts) are only permitted by Special Exception. The Applicant proposes to establish an adult daycare in an existing building, accommodating 48 participants and 12 staff members. The proposed renovation does not change the existing building footprint and the parking calculations meet the required parking.

The building is one story and asymmetrical in shape with a flat roof. The front façade and main entrance is on the north east side of the building. It is approximately 20,000 square feet but only 4,360 square feet is part of the scope of work, the rest will remain vacant. The use of a daycare is appropriate in utilizing this vacant building which was previously used as a daycare. The Applicant has provided information and plans to ensure safe traffic movement and adequate parking during drop-off and pick-up times as well as several site improvements and interior building renovations. Furthermore, the daycare will serve as a neighborhood adult center that is walking distance from residential areas providing convenience and support to the Community. In consideration of the above factors, Staff recommends approval, with **the condition that the Special Exception enrollment shall not exceed 48 participants.**

SITE INFORMATION

Owner/Applicant: Bright Day Adult Services
Address/Location: 3081 Taft Street
Net Size of Property: 86,299 sq. ft. (1.98 Acres)
Land Use: General Business (GBUS)
Zoning: High Intensity Multifamily District (RM-25)
Existing Use of Land: Vacant

ADJACENT LAND USE

North: Low Residential / Industrial (LRES/IND)
South: Open Space (OSR)
East: General Business (GBUS/IND)
West: Medium Residential (MRES)

ADJACENT ZONING

North: Single Family Residence / Low Intensity Industrial and Manufacturing (RS-3/IM-1)
South: Government Use District (GU)
East: Medium Intensity Commercial District (C-3)
West: High Intensity Multifamily District (RM-25)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the General Business Land Use, the subject site is surrounded by industrial, manufacturing, offices and single family residential uses. The goal of the Land Use Element is *to promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The proposed Special Exception is consistent with Comprehensive Plan based upon the following:

Objective 4: *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.*

Policy 4.9: *Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas. (CWMP Policy CW.15 and CW. 19).*

If the Special Exception is granted, the adult daycare will provide both a safe and caring place for adult residents of Hollywood and new jobs in the Community. In addition, utilizing a vacant property enhances the neighborhood by encouraging investment in the existing building stock along the Taft Street corridor. The proposed request is consistent with the Comprehensive Plan.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The subject property is located in Sub-Area 6, which is also known as West Central Hollywood. It is geographically defined by I-95 to the east, Pembroke Road to the south, Sheridan Street to the north and 56th Avenue to the west. This area includes residential neighborhoods of Hollywood Hills, Park East and Hillcrest.

The proposed Special Exception is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Guiding Principle: *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

Policy 6.4: *Create a mixed use zoning district to intensify development, while protecting surrounding residential areas.*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

The proposed daycare allows further use of the property while also helping to meet a need in the immediate Community. The goal of the City Wide Master Plan is to promote and attract uses that will enhance and improve locations; this includes educational uses.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Special Exception as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

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

ANALYSIS: The intent of the Comprehensive Plan's Land Use element is to *promote distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The proposed daycare preserves the character of the adjacent business and residential areas by locating within the existing business area along Taft Street. This Special Exception would also allow the Applicant to utilize a currently vacant building. Furthermore, the daycare will serve as a neighborhood adult center that is walking distance from residential areas. This mix of industrial, commercial, and residential uses provides convenience and support to the Community and is therefore consistent with the principals of the City's Comprehensive Plan.

FINDING: Consistent.

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.

ANALYSIS: The proposed daycare use is consistent with the existing land use pattern. Currently the surrounding area includes offices, industrial, manufacturing, and other service oriented businesses that work to support the surrounding Community. The daycare will accommodate 48 participants and it fits within the

business use along Taft Street. The requested Special Exception is compatible with the surrounding land use pattern, which is transitional in nature.

FINDING: Consistent.

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.

ANALYSIS: As stated previously, the Applicant has provided plans in order to ensure safe traffic movement and adequate parking during drop-off and pick-up times. The proposed plan dedicates spaces to ensure the required parking is met.

FINDING: Consistent.

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.

ANALYSIS: As previously stated the proposed daycare will be occupying an existing building, as such all existing setbacks will be maintained. The building is located in the rear side of the property. In addition, there is existing landscape that will aid in buffering neighboring residents.

FINDING: Consistent.

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 reasons of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.

ANALYSIS: The proposed daycare would occupy the currently underutilized space. As the building is existing, the height, orientation, and location will not be detrimental to the health, safety, and welfare of the community. In addition, the proposed improvements both interior and exterior will add value to the property and neighborhood.

FINDING: Consistent.

CRITERIA 6: The subject parcel must be adequate in shape and size to accommodate the proposed use.

ANALYSIS: The proposed daycare will operate at a capacity of 48 adults and 12 staff members. In addition to the limited number of occupants, the traffic safety improvements will ensure functionality and minimize the impact of the daycare on the neighborhood.

FINDING: Consistent.

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.

ANALYSIS: A daycare facility is a use which is allowed only by Special Exception. A Special Exception is defined as a use not generally appropriate in a district, but would be appropriate if it is consistent with the review criteria listed for Special Exceptions. As the RM-25 Zoning District allows daycare facilities to be approved by Special Exception, and institutional uses are allowed within the Community Facility Land Use the daycare is appropriate at this location. The proposed daycare and Site Plan meet all other Zoning requirements regarding parking, landscaping, and adequate buffering from residential neighbors. Therefore the proposed use is consistent with the criteria.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Land Use and Zoning Map