

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING AND URBAN DESIGN DIVISION**

DATE: April 9, 2024 **FILE:** 23-S-63

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Tasheema Lewis, Associate Planner

SUBJECT: Special Exception to establish a Rabbinical High School (Grades 9-12) (Ohr Hatorah)

REQUEST:

Special Exception to establish a Rabbinical High School (Grades 9-12) (Ohr Hatorah).

RECOMMENDATION:

Special Exception: Approval with the following conditions:

1. School enrollment shall not exceed a maximum of 150 students.
2. The City of Hollywood maintains the right, in perpetuity, to have the property owner/developer modify the Traffic Operations Plan as deemed necessary on an ongoing basis to address any unforeseen operational or safety problems created by site generated traffic after the school has opened.
3. Deliveries shall be coordinated as to not interfere with student arrival or dismissal shifts.
4. The Public Safety Director or his/her designee may request that the school have police detail for arrival and dismissal shifts as deemed necessary.
5. School buses shall not be stored in the public right-of-way, nor in any manner that violates City Code.
6. Hold harmless and maintenance agreement in a form acceptable to City Attorney will be required for the proposed crosswalk and "Do Not Block Alley" pavement marking within the alley public rights-of-way.
7. Drive isle existing onto Van Buren Street shall be setback a minimum of 3 feet.

REQUEST

This request is for a Special Exception to establish a Rabbinical High School (Grades 9-12) proposed at 2300 Hollywood Blvd. 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.” The Applicant proposes to establish the Rabbinical High School within the existing footprint or building area of a commercial building currently used as a Place of Worship. Within the floor plan, the Place of Worship is situated immediately adjacent to Hollywood Blvd and the proposed High School is located immediately to the south of the Place of Worship. Although both uses are situated within the same building area, the uses will not function simultaneously.

Parking is provided on two parcels, combined via Unity of Title, that are separated by a public alley. The project is proposing 33 parking spaces which exceeds the State Agency parking requirements for schools. The traffic study and circulation operation plans have been satisfied by the City’s Engineering and Transportation Division, and the proposed project does not require any variances.

SITE INFORMATION

Owner/Applicant:	2300 Hollywood United, LLC/Keith Poliakoff, Esq.
Address/Location:	2300 Hollywood Blvd
Net Size of Property:	54,750 sq. ft. (1.26 Acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Retail Core (RC-1) & Transitional Core (TC-1)
Existing Use of Land:	Place of Worship

ADJACENT LAND USE

North:	Regional Activity Center (RAC)
South:	Regional Activity Center (RAC)
East:	Regional Activity Center (RAC)
West:	Regional Activity Center (RAC)

ADJACENT ZONING

North:	Retail Core (RC-1)
South:	Dixie Highway Medium Intensity Multiple Family District (DH-2)
East:	Retail Core (RC-1) and Transitional Core (TC-1)
West:	Retail Core (RC-1) and Transitional Core (TC-1)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center the subject site is surrounded by mixed 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 landowners to maximize the use of their property. The intent of the Regional Activity Center land use designation is to encourage redevelopment

or development of areas that are regionally significant. The purpose of this designation is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form. The proposed school provides a community benefit and has satisfied traffic and parking conditions to address the impact on adjacent properties and the nearby neighborhood. The project is consistent with the Comprehensive Plan based on the following Objective:

Objective 12: The City of Hollywood shall cooperate with the School Board on the selection of sites for new schools, redevelopment and or expansion of existing school sites and encourage the collocation of libraries, community centers, and park and recreational facilities to the extent possible.

The proposed school supports the intent of this objective through the expansion of an existing Place of Worship.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The subject property is located in Sub-Area 3, which is also known as East-Central Hollywood, is defined by Dixie Highway to the east, Stirling Road to the north, Pembroke Road to the south and I-95 to the west. This area includes the residential neighborhoods of Liberia/Oakwood Hills, North Central and South Central.

The proposed school 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: Increase participation and promote the expansion of cultural and educational programs.

Policy CW.3.9: Encourage mixed-use overlay districts to include additional uses and increased heights, as well as, more intense office, commercial and mixed-use.

Policy CW. 3.10: Create a pedestrian oriented corridor along Hollywood Boulevard as part of the overlay regulations.

The proposed school will serve the residential areas in Sub-Area 3 while supporting the highest and best use of land of the landowner. The expansion of a Place of Worship to accommodate a Rabbinical High School achieves the guiding principle of cultural and educational expansion. In addition, the proposed school's location is adjacent to Hollywood Blvd, which provides safe and adequate pedestrian mobility for students, faculty, and staff.

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 <i>promote distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property</i> . The proposed school falls within the character of the mixed uses of the RC-1 and TC-1 Zoning Districts. This mix of commercial, educational, and residential uses within the area is consistent with the principles 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 use is consistent with the existing land use pattern. Currently the surrounding area includes a mix of uses, that aims to support the surrounding community. The requested Special Exception is compatible with the surrounding land use pattern, which invites a mixture of uses.
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:	The traffic study and site plan are substantially compliant with the traffic circulation methodology that would support safe vehicular and pedestrian traffic movement. Safety concerns, queuing, and traffic volume impact on surrounding roadways have been satisfied.
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:	The school is proposed within an existing standalone commercial building. Noise, light, dust and other potential nuisances, will be contained to the building. Therefore, this criterion is not impacted.
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: Although the proposed school is in conjunction with a Place of Worship, the uses are not operational simultaneously. Therefore, the traffic patterns would not be deemed detrimental to the health, safety, or appearance of the neighborhood or adjacent properties. The maximum student population growth of 150 students has also been analyzed to prevent health and safety concerns as a result of intensification.

FINDING: Consistent.

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

ANALYSIS: The approximate 1.26 acre of land is deemed adequate to accommodate the proposed school. The building's area exceeds 13,000 square feet to accommodate the school's operations. There is also adequate field area for recreation.

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 Special Exception is defined as a use not generally appropriate within a zoning district but would be appropriate if it is consistent with the review criteria listed for Special Exceptions. The proposed school demonstrates consistencies with the criteria of the Special Exception.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use and Zoning Map
ATTACHMENT C: Public Participation Outreach