

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION

DATE: October 11, 2018 **FILE:** 18-W-57

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Alexandra Carcamo, Principal Planner

SUBJECT: Hollywood Shrine Bldg. Corp., is requesting a Waiver from the Alcohol Distance Separation requirement for a Non-profit Organization (Broward Shrine Club).

REQUEST:

Waiver from the Alcohol Distance Separation requirement for a Non-profit Organization (Broward Shrine Club).

RECOMMENDATION:

Waiver: Approval, with the condition the waiver shall not become effective until the Applicant record in the Public Records of Broward County, Florida, a covenant running with the land which expressly states the Board's action.

REQUEST

The request is to waive the required 500 foot distance separation from an alcoholic beverage establishment to a place of worship or school. The property is existing as a non-profit organization known as the Broward Shrine Club. The building is approximately 6,100 square feet and is surrounded by residential and institutional uses.

The Code of Ordinances of the City of Hollywood requires a 500 foot separation from establishments that serve alcohol on premise, to a place of worship or school; exceptions from this rule are, sales of beverages for off-premise consumption or restaurants as defined in Section 113.01 of the Code of Ordinances. As this is a non-profit organization, it does not fully qualify as a restaurant; therefore, the waiver is necessary. This requirement may be reduced upon determination by the Board stating that the 500 foot separation is not required to protect the public health, safety and welfare of the occupants of the place of worship or school. The existing National Fraternal Organization (Broward Shrine Club) is requesting to obtain a club license from the state that allows consumption on premise, for club members only and is not open to the public; The requested license is more restrictive as this license is allowed specifically for Lodges or Clubs of National and Fraternal or Benevolent Associations. The Distance Separation survey provided indicates both a school and a place of worship are located within the 500 foot requirement; at approximately 105 and 115 feet from the subject property.

Both the school and the place of worship have submitted letters of support with no objection to allow the club license (Attachment A). As the school and the place of worship are the only ones within the 500 foot requirement, and given their support, Staff recommends approval with the condition **the waiver shall not become effective until the Applicant record in the Public Records of Broward County, Florida, a covenant running with the land which expressly states the Board's action.**

SITE INFORMATION

Owner/Applicant:	Hollywood Shrine Bldg. Corp.
Address/Location:	2900 Taylor Street
Net Size of Property:	Approximately 51,250sq. ft. (1.18 Acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Multi-Family Residential Core (MC-1)
Existing Use of Land:	Fraternal Lodge

ADJACENT LAND USE

North:	Medium Residential (MRES)
South:	Regional Activity Center (RAC)
East:	Regional Activity Center (RAC)
West:	Interstate 95

ADJACENT ZONING

North:	Medium High density Multiple-Family (RM-18)
South:	Multi-Family Residential Core (MC-1)
East:	Multi-Family Residential Core (MC-1)
West:	Interstate 95

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center the subject site is surrounded by residential and institutional properties. 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 intent of the Regional Activity Center Land Use designation is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need of automobile travel, provide incentives for quality development, and give definition to the urban form. The Waiver request is consistent with the Comprehensive Plan based on the following Objectives:

Goal: *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.*

If granted, the existing National Fraternal Organization will obtain a club license from the State that allows consumption on premise for club members only and is not open to the public.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The site is located in Sub-Area 3, East Central Hollywood, 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 City-Wide Master Plan places a priority on protecting, preserving and enhancing residential neighborhoods. The City-Wide Master Plan addresses the need for strict design controls to maintain the individual character of each neighborhood. The proposed request is consistent with the City-Wide Master Plan based upon the following 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.*

Policy 2.14: *Encourage expansion of business and public improvements that are “family oriented” and targeted to local residents and workers.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Waiver of Distance Separation as stated in the City of Hollywood's Code of Ordinances, Section 113.

Waive the required 500 foot distance separation from an alcoholic beverage establishment to a place of worship or school.

CRITERIA 1: That the actual location and distance of the alcoholic beverage establishment will not adversely impact the place of worship or school.

ANALYSIS: The purpose of the 500 foot distance separation is to protect certain groups of people from specific establishments. Currently, there is a place of worship and a school within the required 500 feet. Both the school and the place of worship have submitted letters of support with no objection to allow the club license (Attachment A). As the school and the place of worship are the only ones within the 500 foot requirement, and given their support, Staff recommends approval with the **condition the waiver shall not become effective until the Applicant record in the Public Records of Broward County, Florida, a covenant running with the land which expressly states the Board's action.**

FINDING: Consistent, with the aforementioned condition.

CRITERIA 2: That the days and hours of operation of the alcoholic beverage establishment will not adversely impact the place of worship or school.

ANALYSIS: As stated by the Applicant, the establishment will operate on select days through the month between the hours of 5:00 pm and 1:00am. Furthermore the Applicant states that they will occasionally hold special events for its members and their guests, such as a barbecue or a breakfast on the weekend. Therefore, the Applicant's operations will not adversely impact the place of worship or school.

FINDING: Consistent.

CRITERIA 3: That the alcoholic beverage establishment will not have an adverse impact based on the age group and number of persons attending the school and the nature and curriculum of the school.

FINDING: The school and the place of worship have determined that the alcoholic beverage establishment will not have an adverse impact. Please see the letters of support in Attachment A.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Land Use and Zoning Map