

ATTACHMENT A

Planning and Development Board Staff Report

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

DATE: July 12, 2018

FILE: 18-S-44

TO: Planning and Development Board

FROM: Leslie A. Del Monte, Planning Manager

SUBJECT: 2402 LLC/Ed & Maria Martin/Guidepost Montessori at Hollywood Beach request a Special Exception to establish an elementary school located at 2402 Hollywood Blvd and 118 S. 24th Avenue (Guidepost Montessori at Hollywood Beach).

REQUEST

Special Exception to establish an elementary school.

RECOMMENDATION

Special Exception: Approval, with the following conditions:

- a. Student capacity shall not exceed 130 students at any time;
- b. Grades shall be limited to 1 through 6;
- c. Applicant shall market exclusively to Hollywood residents including Highland Gardens and United Neighbors neighborhoods for a minimum of four weeks prior to any marketing for student enrollment to the public-at-large. This marketing shall include a combination of presentation to the civic associations. "open house", flyers, advertising, and community newspapers;
- d. Deliveries shall be coordinated as to not interfere with student arrival or dismissal shifts;
- e. The Applicant on behalf of itself, successors, and/or designee shall annually submit, prior to October 1st, a copy of the Benchmark Day Enrollment Report or equivalent and/or subsequent document;
- f. The Applicant on behalf of itself, its successors, and/or designee, shall submit to the Planning Division or subsequent Division/Department an annual Compliance Report no later than December 1st, showing compliance with all conditions of this approval. The Applicant acknowledges, should any violations of the conditions be determined, the City will pursue any and all remedies, including, but not limited to, Code Enforcement (the City will seek fines in the amount of \$1,000 per day for first violations and up to \$5,000 per day for repeat violations) and/or an injunction

to prohibit the continuing violation(s), subject to Applicant's rights to notice and right to cure under the law;

- g. Parking for special events (for the purposes of this section, special events shall mean any time parents or other visitors and invitees are attending the school for other than pick-up and drop-off purposes) shall be provided and coordinated in the following manner:
 - 1. Special events for the school shall be independent of each other and only one event can take place at any given time;
 - 2. Special events during school hours shall be limited to one grade level. Multigrade events shall be limited to non-school hours. A Special Event Permit pursuant to Chapter 102 of the Hollywood Code of Ordinances shall be required for all events. The school shall comply with all requirements and/or conditions set forth in the Special Event Permit, which includes but not limited to, off-site parking, police details, etc.;
- h. The Public Safety Director or his/her designee shall have the ability to mandate police detail for arrival and dismissal shifts as deemed necessary;
- i. School buses shall not be stored on the premises nor in violation of City Code;
- j. The Applicant make all the necessary repairs (according to City Staff) to the alley in order to accommodate a raised crosswalk;
- k. A decorative fence is installed at the playground; and
- l. Unity of Title, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of a Building Permit and recorded in the Broward County Public Records by the City of Hollywood prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

BACKGROUND

On October 10, 2013, the Planning and Development Board approved a Special Exception to allow a Montessori School located at 2402 Hollywood Boulevard. At the time, the Applicant considered the location as potentially temporary. Based on that, the Board expressed concern with tying the approval of the Special Exception to the land, rather than to the applicant. As such, a condition was placed limiting the Special Exception to the Applicant, Marware Montessori Academy (Resolution No. 13-S-85).

In May of 2018, Marware Montessori applied to amend the condition of approval, as they were seeking a new operator for the school. The item was continued at the June 14, 2018 Planning and Development Board meeting, after it became evident that the property would be sold and Marware would no longer be associated with the school. Based on this, Staff determined a new Special Exception would be necessary for the new owner/applicant.

REQUEST

Pursuant to the Zoning and Land Development Regulations, in most zoning districts schools require a Special Exception. The Applicant, 2402 LLC/Ed & Maria Martin/ Guidepost Montessori at Hollywood Beach, is requesting a Special Exception to establish an elementary school located at 2402 Hollywood Blvd and 118 S. 24th Avenue, under the new ownership of Guidepost Montessori at Hollywood Beach. In 2012 there were several interior renovations and site improvements completed in order to house the previously approved school. Today, the 6,300 square foot school, associated playground, and parking lot, amply accommodate the current request. Based on the building area, the Applicant is proposing to expand the capacity to 130 students, grades first through sixth (ages 5-12), and 13 employees. While all physical and operational safeguards previously put in place to ensure functionality will remain in place, the Applicant has worked with the Engineering Department to ensure the parking and queuing areas for pick-up and drop-off adequately accommodate the increase in capacity.

SITE INFORMATION

Owner/Applicant:	2402 LLC/Ed & Maria Martin/Guidepost Montessori at Hollywood Beach
Address/Location:	2402 Hollywood Blvd and 118 S. 24th Avenue
Size of Property:	0.52 acres
Zoning:	RC-1 – Retail Core; and TC-1 – Transitional Core
Future Land Use Designation:	Regional Activity Center
Existing Use of Land:	School

ADJACENT LAND USE

North:	Regional Activity Center
South:	Regional Activity Center
East:	Regional Activity Center
West:	Regional Activity Center

ADJACENT ZONING

North:	RC-1 – Retail Core
South:	TC-1 – Transitional Core
East:	RC-1 – Retail Core; and TC-1 – Transitional Core
West:	RC-1 – Retail Core; and TC-1 – Transitional Core

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center (RAC), the subject site is surrounded by commercial, single family, and multi-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 school will provide an education facility to the community and add to the mix of uses within this area. The proposed Special Exception is consistent with Comprehensive Plan based upon the following:

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 granted, the proposed Special Exception will allow the Applicant to establish a school in the East Hollywood and Downtown community.

CITY-WIDE MASTER PLAN

The subject property is located within Sub-Area 3, South Central Hollywood. South Central Hollywood is bounded by 22nd Avenue and Dixie Highway on the east, Hollywood Boulevard on the north, Pembroke Road on the south, and I-95 on the west.

Guiding Principles:

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

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

The proposed school allows further use of the property while also helping to meet a need in the immediate community and region. The goal of the Master Plan is to promote and attract uses that will enhance and improve locations. This includes educational uses. The proposed plan will provide a school to accommodate 130 students. Providing both jobs and a location for additional elementary education services in the city.

APPLICABLE CRITERIA

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

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.

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

ANALYSIS: The property is located within the Regional Activity Center and is surrounded by a mix of uses. The goal of the Land Use Plan is to promote and attract uses that will enhance and improve locations which include neighborhood uses. The proposed project provides an educational facility for the surrounding area. As stated by the Applicant, "The establishment of educational institutions is an important component of the City's Comprehensive Plan. Quality schools and quality education help meet the objectives of the City's Comprehensive Plan by promoting the highest and best use of land in each sector of the City without compromising the goals of the surrounding community; and increasing the participation and promoting the

expansion of cultural and educational programs.”

FINDING: Consistent.

CRITERION 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: As stated previously, the property is located within the Regional Activity Center Land Use designation which allows for mixed uses. Surrounding uses include single- and multi-family residential, as well as offices and commercial/retail uses. As such, the requested Special Exception is compatible with the surrounding land use patterns, which are transitional in nature.

FINDING: Consistent.

CRITERION 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: While all physical and operational safeguards previously put in place to ensure functionality will remain in place, the Applicant has worked with the Engineering Department to ensure the parking and queuing areas for pick-up and drop-off adequately accommodate the increase in capacity.

FINDING: Consistent.

CRITERION 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 request does not propose any changes to the site or building. The subject property will continue its current use as a school. As stated by the Applicant, “The building’s current configuration, including but not limited to its setbacks, landscaped buffering, and lighting, ensure that there will be no adverse effects on the neighboring properties... [Additionally], the school has no illuminated fields and generally does not produce objectionable amounts of noise, light, dust, or other nuisances.”

FINDING: Consistent.

CRITERION 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.

ANALYSIS: The continuation of the school use is consistent with surrounding uses and with the vision for the district. As stated by the Applicant, “Schools are generally regarded as an asset to the community providing vital services... The hours of operation will be

akin to a commercial establishment, but due to the designated pick up and drop off times, will actually create fewer trips, and far less deliveries from the surrounding commercial businesses. The height, orientation, and relation to the surrounding buildings will not change, which will ensure that this use will not be detrimental to the health, safety, or appearance of the neighborhood. Instead, this school should be seen as a major improvement into this community.”

FINDING: Consistent.

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

ANALYSIS: The 6,300 square foot school, associated playground, and parking lot, amply accommodate the current request. Based on the building area, the Applicant is proposing to expand the capacity to 130 students, grades first through sixth (ages 5-12), and 13 employees. As stated by the Applicant “The actual suitability of an educational facility is established and is closely regulated by Broward County and the State of Florida. As such, Human Services Department of Children’s Services Administration Division will be required to confirm the adequacy of the use.”

FINDING: Consistent.

CRITERION 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 school 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 RC-1 zoning district allows schools to be approved by Special Exception, and schools are allowed with the Regional Activity Center Land Use the school is appropriate at this location. Furthermore as stated by the Applicant, “Guidepost’s operation of the former Marware Montessori School fully supports the intent and purpose of the code and helps to offer a wonderful first class education center to serve the entire community.” Nevertheless, Staff has recommended several conditions to ensure adequate functionality.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT I: Application Package

ATTACHMENT II: Planning and Development Board, June 14, 2018 Memo and Backup

ATTACHMENT I
Application Package

RECEIVED

JUN 20 2018



Hollywood
FLORIDA

Tel: (954) 921-3471
Fax: (954) 921-3477

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 ordinance for each type of application.

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

At least one set of the required plans for each application must be signed and sealed by: Architect or Engineer.

Documents and forms can be accessed on the City's website at
<http://www.hollywoodfl.org/DocumentCenter/Item/151621>

APPLICATION TYPE (CHECK ONE):

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

Date of Application: 6/21/18

Location Address: 2402 Hollywood Boulevard/118 S 24 Ave
 Lot(s): 24/1 Block(s): _____ Subdivision: Hollywood Little Ranches
 Folio Number(s): 514216017480/514216017160
 Zoning Classification: RC-1/TC-1 Land Use Classification: RAC
 Existing Property Use: _____ Sq Ft/Number of Units: Approx 6326

Is the request the result of a violation notice? () Yes () 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): Res. No. 13-5-85

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

Explanation of Request: To revise special exception language to eliminate name of school and owner to enable school to be operated by HGE PIC-E LLC, dba Guidepost Montessori at Hollywood Beach (HGE+)

Number of units/rooms: N/A Sq Ft: _____
 Value of Improvement: N/A Estimated Date of Completion: N/A
 Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: 2402 LLC/Ed & Maria Martin
 Address of Property Owner: 2402 Hollywood Blvd, Hollywood, FL 33020
 Telephone: 954-558-3953 Fax: _____ Email Address: mariamartin@me.com

Name of Consultant/Representative/Tenant (circle one): HGE
 Address: 25 Orchard, Ste. 200, Lake Forest, FL 32630 Telephone: 949-354-2259
 Fax: _____ Email Address: abailey@tohigherground.com

Date of Purchase: 4/25/06 Is there an option to purchase the Property? Yes (X) No ()
 If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____
 Address: _____
 Email Address: _____



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. 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: *[Signature]* Date: 6/20/18

PRINT NAME: Maria A. Martin Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: Keith M. Poliakoff Date: _____

Signature of ^{Purchaser} Tenant: *[Signature]* Date: 6/20/18

HGE FIC E LLC, dba Guidepost Montessori at Hollywood Beach
 PRINT NAME: By: Aaron Bailey Date: 6/20/18

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 amendment to special exception to my property, which is hereby made by me or I am hereby authorizing Saul Ewing Arnstein & Lehr to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

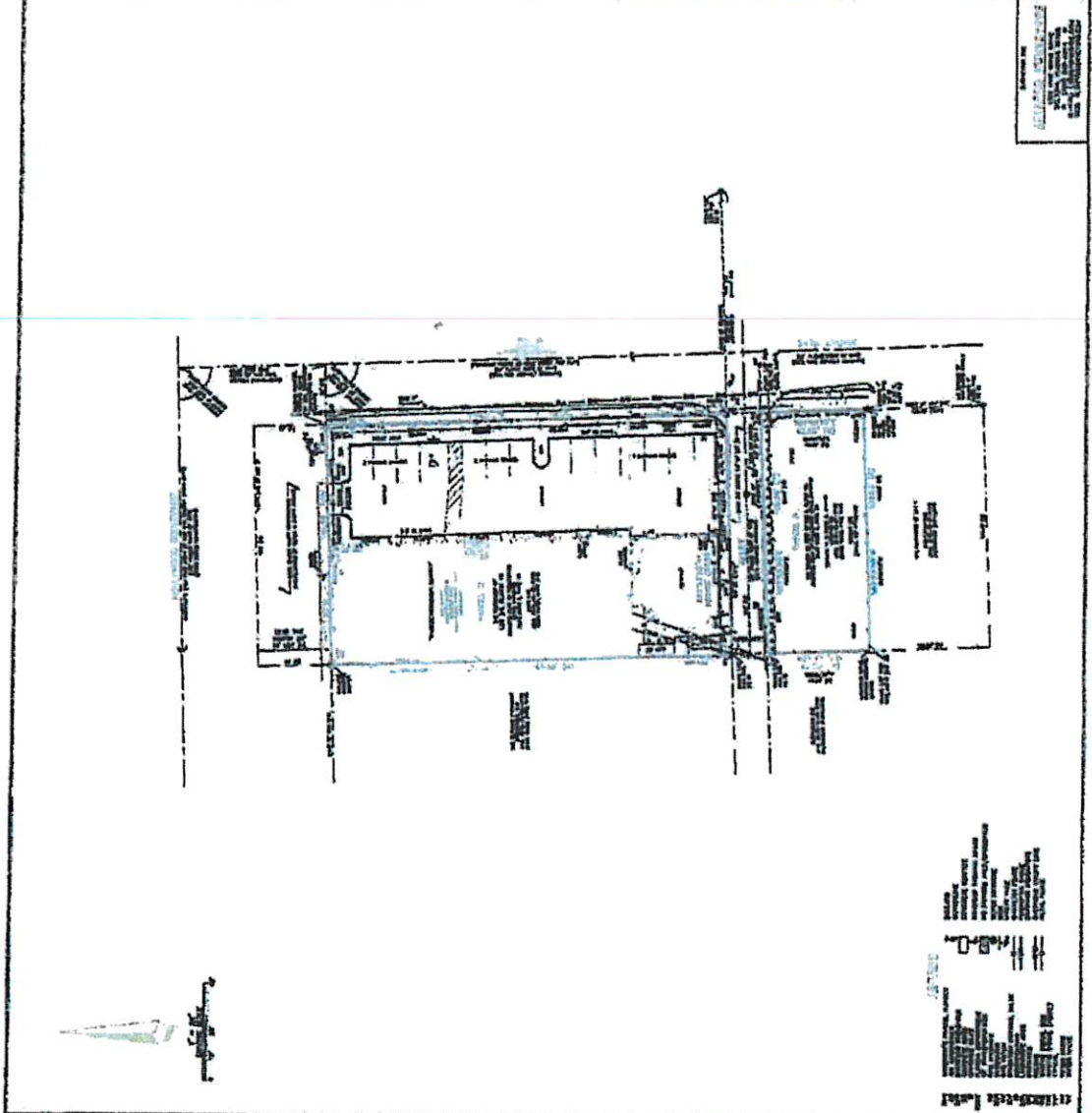
Sworn to and subscribed before me
 this _____ day of _____

[Signature]
 Signature of Current Owner ^{Purchaser}
Aaron Bailey
 Print Name

Notary Public
 State of Florida
 My Commission Expires: _____ (Check One) Personally known to me; OR Produced Identification _____

Jurat attached by notary public: *[Signature]*

<p>DATE: 10/15/53 BY: [Signature] TITLE: [Title]</p>		<p>PROJECT: [Project Name]</p>	
<p>NO. FROM [Source] [Number] OF [Total] [Number]</p>		<p>SCALE: [Scale]</p>	
<p>THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p>			
<p>2422 HOLYWOOD BOULEVARD # 116 SOUTH 24th AVENUE MIAMI BEACH, FLORIDA</p>			
<p>AEI ARCHITECTS ENGINEERS INTERIORS</p>			



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Statement of Compliance Special Exception

The applicant, HGE FIC E, LLC, d/b/a Guidepost Montessori at Hollywood Beach ("HGE"), makes this application to revise the special exception language within Resolution No. 13-S-85 to eliminate the specifically listed name of the school and owner to enable the school to be taken over by HGE FIC E, LLC, d/b/a Guidepost Montessori at Hollywood Beach ("HGE"), and owned by an affiliated entity. Guidepost Montessori is a proposed private educational institution to be located at 2402 Hollywood Boulevard/118S 24th Avenue, Hollywood with a maximum of 130 students and a maximum of 13 employees. The site was formerly operated as the Marware Montessori School for the past nine (9) years.

Guidepost has successful Montessori programs across the entire country, and it has the vision, staff, and financial resources to help make Guidepost Montessori one of the best Montessori programs in the United States. Guidepost has executed an Agreement with Marware for the Purchase and Sale of the Marware Montessori Academy, including the land and school.

While everything was moving forward to have Guidepost in place for the 2018 school year, we discovered that Resolution No. 13-S-85 specifically listed Marware's name and owner within the Special Exception approval, and not just the location of the school like most Special Exception Resolutions including the Special Exception Resolution No. 08-S-60 on Marware's other building. As a result, we are required to amend Resolution No. 13-S-85 to match Resolution No. 08-S-60 so that Guidepost can officially takeover.

This application conforms to the applicable criteria of the code as follows:

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

The establishment of educational institutions is an important component of the City's Comprehensive Plan. Quality schools and quality education help meet the objectives of the City's Comprehensive Plan by promoting the highest and best use of land in each sector of the City without compromising the goals of the surrounding community; and increasing the participation and promoting the expansion of cultural and educational programs. The City's City-Wide Master Plan similarly seeks to promote the expansion of educational programs. *See page 8.* In fact, the Preface to the City-Wide Master Plan fully delineates Joseph W. Young's vision in which he describes the necessity of having locations for schools. As such, the proposed use is consistent with the principles of the City's Comprehensive Plan as well as the City-Wide Master Plan.

- (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 subject property, is located at 2402 Hollywood Boulevard/118 S. 24th Avenue (folio nos. 514216017480/514216017160), Guidepost Montessori makes this application to revise the special exception language within Resolution No. 13-S-85 to eliminate the specifically listed name of the school and owner in order to enable the school to be owned by an affiliated entity and operated by HGE FIC E, LLC, d/b/a Guidepost Montessori at Hollywood Beach ("HGE"). Guidepost Montessori is a proposed private educational institution located at 2402 Hollywood Boulevard/118S 24th Avenue, Hollywood with 130 students. The site was formerly operated as the Marware Montessori School for the past nine (9) years. The use is consistent with the historical structure of the City, the Zoning Code and the Future Land Use Plan.

- (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.**

The existing school has operated on the site for the past nine years and has demonstrated by function, adequate pedestrian and vehicular controls for both on-site and off-site traffic. The school is designed to accommodate 130 students and 13 staff members. The site provides 16 parking spaces, which exceeds the required amount, with additional spaces available at its neighboring school building. The school's operating hours are from 8:00am to 6:00pm, with morning drop-off from 7:50am to 8:40am, and pick-up from 3:00pm to 6:00pm. As such, there will be safe and efficient traffic movement to serve this use, with minimal impact to the surrounding area.

- (4) That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances**

The building's current configuration, including but not limited to its setbacks, landscaped buffering, and lighting, ensure that there will be no adverse effects on the neighboring properties. Since this school is generally surrounded by commercial businesses, the area is designed to accommodate commercial businesses that are far more intense than a school. Since the school will only be operational during normal business hours, the school's use will not differ from that of any other establishment in the area, and it will have finite hours of operation and limited deliveries. The school has no illuminated fields and generally does not produce objectionable amounts of noise, light, dust, or other nuisances.

- (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.**

Schools are generally regarded as an asset to the community providing vital services. The Montessori school, will provide a much needed educational alternative to the local area. The hours of operation will be akin to a commercial establishment, but do to the designated pick up and drop off times, will actually create fewer trips, and far less deliveries from the surrounding commercial businesses. The height, orientation, and relation to the surrounding buildings will not change, which will ensure that this use will not be detrimental to the health, safety, or appearance of the neighborhood. Instead, this school should be seen as a major improvement into this community.

- (6) The subject parcel must be adequate in shape and size to accommodate the proposed use.**

The current building is an appropriate size and is laid out adequately to accommodate the school. The actual suitability of an educational facility is established and is closely regulated by Broward County and the State of Florida. As such, Human Services Department of Children's Services Administration Division will be required to confirm the adequacy of the use.

- (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 City's Zoning Code does not contain a single zoning category that permits educational institutions as of right. Instead, all schools are required to be approved by special exception. The subject property is surrounded by commercial businesses and other schools within the RC-1/TC-1 zoning district. Guidepost's operation of the former Marware Montessori school fully supports the intent and purpose of the code and helps to offer a wonderful first class education center to serve the entire community.

PROJECT INFORMATION:

ADDRESS:
2402 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

PROPERTY OWNER:
MARWARE MONTESSORI ACADEMY

FOLIO NUMBER:
514216017480 - PARCEL 1
514216017160 - PARCEL 2

LEGAL DESCRIPTION:

HOLLYWOOD LITTLE RANCHES 1-26 B LOT 24 LESS ST & LESS S 7.5 FOR ALLEY BLK 19

BUILDING CODES:

FLORIDA BUILDING CODE, 2010 ED
NFPA LIFE SAFETY CODE, 2009 ED
FLORIDA FIRE PREVENTION CODE, 2010 ED

JURISDICTION:

CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

ZONING:

PARCEL 1: C-2
PARCEL 2: RM-25

SITE INFORMATION:

PARCEL 1 LOT AREA: 18,249 S.F. (+-)
PARCEL 2 LOT AREA: 4,251 S.F. (+-)
TOTAL LOT AREA: 22,500 S.F. (+-)

PARCEL 1 PERVIOUS AREA: 2,141 S.F. (+-)
PARCEL 2 PERVIOUS AREA: 4,241 S.F. (+-)

PARKING REQUIRED: 13 (No. OF STAFF/SREF SECTION 5.10)
PARKING PROVIDED: 16

BUILDING INFORMATION:

1. EXISTING BUILDING USE:

2. PROPOSED USE & OCCUPANCY:

3. TYPE OF CONSTRUCTION:

4. INTERIOR "NET" AREAS:

CLASSROOM 1:	862	sq.ft.
CLASSROOM 2:	859	sq.ft.
CLASSROOM 3:	797	sq.ft.
MULTI MEDIA:	258	sq.ft.
MUSIC:	140	sq.ft.
ART/SCIENCE:	160	sq.ft.
LIBRARY:	132	sq.ft.
OFFICE:	110	sq.ft.
BREAK ROOM:	207	sq.ft.
ENTRY/RECEPTIONIST:	239	sq.ft.
STORAGE:	30	sq.ft.

5. SUB TOTAL AREA: 3,794 sq.ft.

6. TOTAL BUILDING AREA: 6,326 sq.ft.

7. FIRE ALARM: PROVIDED (NFPA 101-17.3.4)

8. No. OF STUDENTS: 130 (SREF SECTION 6.1)

9. No. OF STAFF: 13

10. HOURS OF OPERATION: 8:00 AM TO 6:00 PM

11. DROP OFF TIME: 7:50 AM TO 8:40 AM

12. PICK UP TIME: 3:00 PM TO 6:00 PM

13. GRADES: 1-8

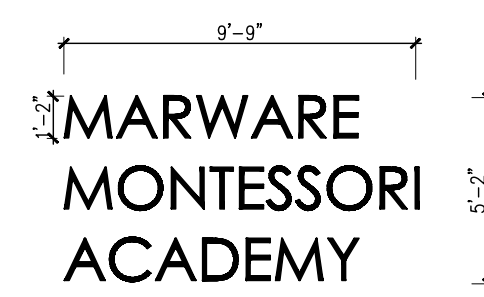
PROVISION:

OFFICE (BUSINESS)

EDUCATIONAL (E)
GRADES 1 TO 6

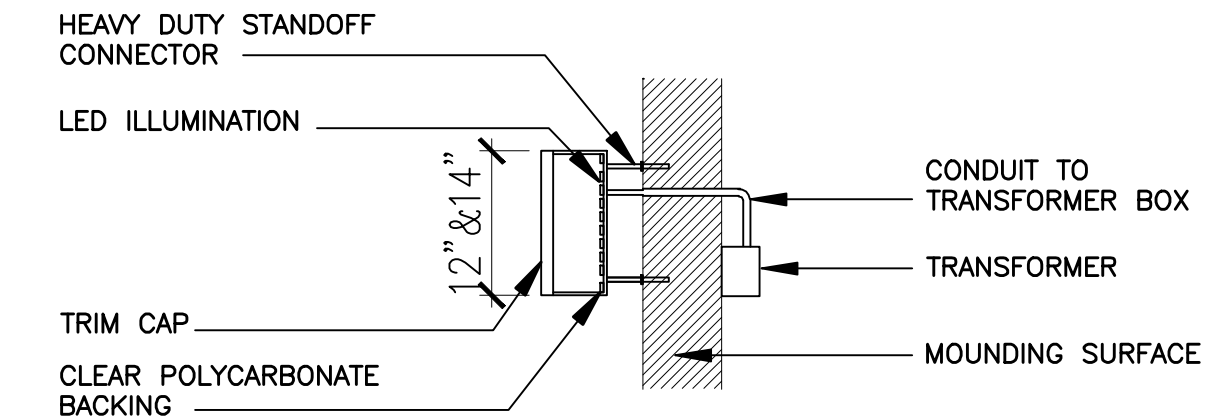
TYPE III-B (1 STORY)
(NOT-SPRINKLERED)

NOTE:
SEPARATE SIGN PERMIT
REQUIRED.
MINIMUM SIZE REQUIRED IS 25S.F.
MAXIMUM SIZE ACCEPTABLE IS 150
S.F.



BACK LIT SCHOOL SIGN:
50.4 S.F.

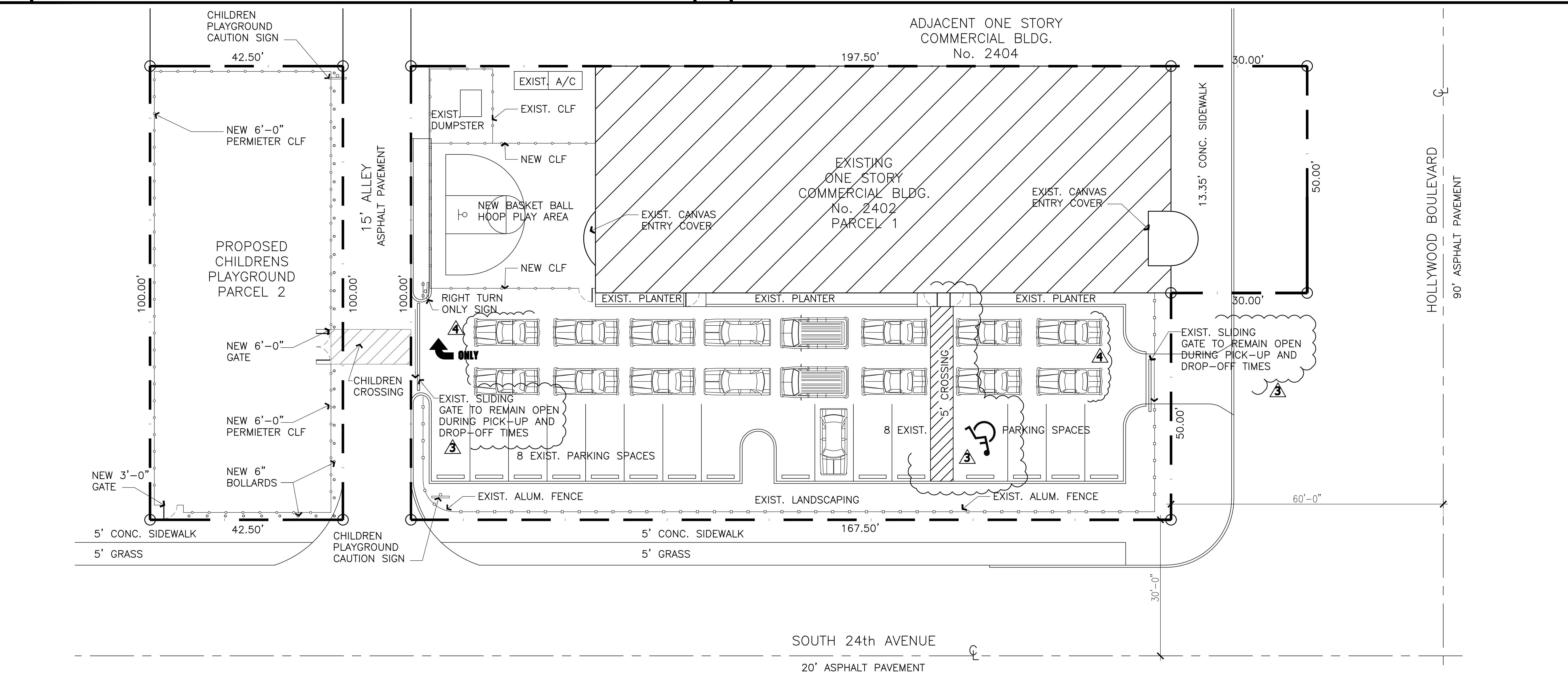
BACK LIT BUILDING
NUMBERS: 3.00 S.F.



12" & 14" HT. LETTER SIGN W/
BACKLIT FIXTURES. SIGN TO BE
INSTALLED AS PER MANUFACTURER'S
INSTRUCTIONS

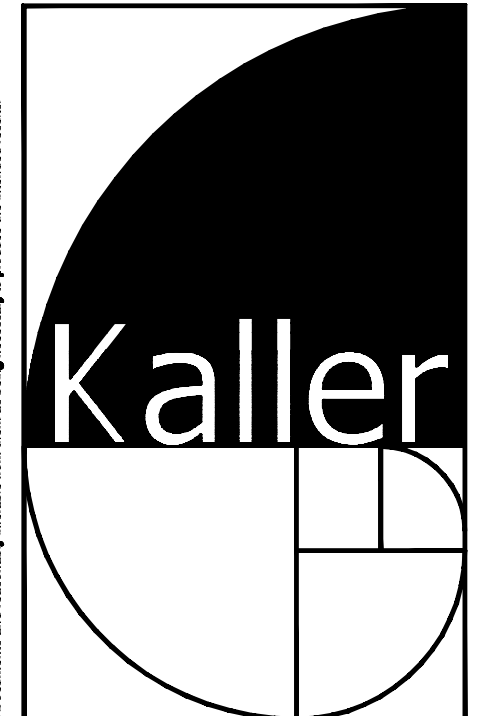
1 PROJECT DATA

2 SIGNAGE DETAIL



3 SITE PLAN

SCALE: 3/32" = 1'-0"



JOSEPH B. KALLER & ASSOCIATES, P.A.
A/E/C 28001212
2417 Hollywood Blvd., Hollywood, Florida 33020
P 954.920.5746 F 954.928.2941
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
MARWARE MONTESSORI
ACADEMY
2402 HOLLYWOOD BLVD.
HOLLYWOOD, FLORIDA 33020

SHEET TITLE
PROJECT DATA
SIGN DETAIL
SITE PLAN

No.	DATE	DESCRIPTION
Δ	08.14.13	BLDG. DEPT.
Δ	09.05.13	BLDG. DEPT.
Δ	09.23.13	BLDG. DEPT.
Δ	6.25.18	BLDG. DEPT.

This drawing, as an instrument of service, is not valid until the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 13097
DATE: 06.05.13
DRAWN BY: R.H.
CHECKED BY: JBK

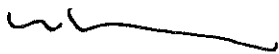
SHEET

SP-1

ATTACHMENT II

**Planning and Development Board, June 14, 2018 Memo
and Backup**

**CITY OF HOLLYWOOD, FLORIDA
MEMORANDUM
DEPARTMENT OF PLANNING**

DATE: June 14, 2018 **MEMO NO.:** P-18-07
TO: Planning and Development Board
FROM: Leslie A. Del Monte, Planning Manager 
SUBJECT: 2402 LLC/Ed & Maria Martin request an amendment to a previous condition of approval to allow the transfer of ownership for a school located at 2402 Hollywood Boulevard and 118 S. 24th Avenue (Marware Montessori Academy, 13-S-85a).

BACKGROUND

On October 10, 2013, the Planning and Development Board approved a Special Exception to allow a Montessori School located at 2402 Hollywood Boulevard. At the time, the Applicant considered the location as potentially temporary. Based on that, the Board expressed concern with tying the approval of the Special Exception to the land, rather than to the applicant. As such, a condition was placed limiting the Special Exception to the applicant, Marware Montessori Academy (Resolution No. 13-S-85).

REQUEST

Given the success of the school, the Applicant is now considering a nationally accredited operator for the school (i.e. Guidepost Montessori); and is therefore, requesting to remove the condition limiting the Special Exception strictly to Marware Montessori Academy. Granting the request would only remove the condition relative to ownership; and all other parameters and conditions remain as approved. Staff has recommended conditions to ensure this, as outlined below.

RECOMMENDATION

Amendment to a Condition of Approval: Approval, with the following conditions:

- a. That all other parameters and functions, including but not limited to capacity (50 students); pick-up and drop-off times and operations; vehicular circulation, etc., established by Resolution No. 13-S-85 (and its associated Site Plan) remain as approved.
- b. That all other conditions and provisions of Resolution No. 13-S-85 shall remain in full force and effect.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Previous Staff Report and Site Plan, October 10, 2013
ATTACHMENT C: Resolution No. 13-S-85

ATTACHMENT A
Application Package

SAUL EWING
ARNSTEIN
& LEHR ^{LLP}

Keith M. Poliakoff

Phone: 954.713.7644

keith.poliakoff@saul.com

www.saul.com

May 1, 2018

Sent via Hand Delivery

City of Hollywood

Planning Division

Attn: Leslie Del Monte, Planning Manager

2600 Hollywood Boulevard, Room 315

Hollywood, FL 33020

Re: Marware Montessori Academy
Site Address: 2402 Hollywood Blvd. / 118 S. 24th Ave.
Amendment to Resolution No. 13-S-85

Dear Ms. Del Monte:

In 2009, I represented the owners of Marware, who took a major risk in purchasing an abandoned funeral home and converting it into a state of the art school known as the Marware Montessori Academy (approved via Resolution No. 08-S-60). In 2013, the school expanded and took additional space within Marware's former office building with a playground across the alley (approved via Resolution No. 13-S-85).

Although this school has had much success, the school owners have been diligently looking for a nationally accredited operator that could take this school to the next level. After interviewing many candidates, it found Guidepost Montessori (www.guidepostmontessori.com). Guidepost has successful Montessori programs across the entire country, and it has the vision, staff, and financial resources to help make Marware Montessori one of the best Montessori programs in the United States.

While everything was moving forward to have Guidepost in place for the 2018 school year, we discovered that Resolution No. 13-S-85 specifically listed Marware's name and owner within the Special Exception approval, and not just the location of the school like Resolution No. 08-S-60. As a result, we are requesting to amend Resolution No. 13-S-85 to match Resolution No. 08-S-60 by so that Guidepost can officially takeover.

200 E. Las Olas Blvd. ♦ Suite 1000 ♦ Fort Lauderdale, FL 33301

Phone: (954) 713-7600 ♦ Fax: (954) 713-7700

DELAWARE FLORIDA ILLINOIS MARYLAND MASSACHUSETTS NEW JERSEY NEW YORK PENNSYLVANIA WASHINGTON, DC

A DELAWARE LIMITED LIABILITY PARTNERSHIP

ARNSTEIN & LEHR LLP

[Name and Address]

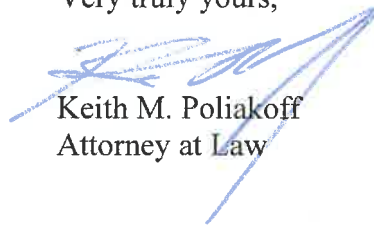
April 30, 2018

Page 2

Enclosed please find the application to process this amendment.

Thank you for your attention in this matter.

Very truly yours,



Keith M. Poliakoff
Attorney at Law

114866476.1

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
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 5/1/18

Location Address: 2402 Hollywood Blvd/118 S 24 Ave
Lot(s): 24/1 Block(s): _____ Subdivision: Hollywood Little
Folio Number(s): 514216017480/514216017160 Ranches

Zoning Classification: RC-1/TC-1 Land Use Classification: RAC
Existing Property Use: _____ Sq Ft/Number of Units: Approx 6326

Is the request the result of a violation notice? () Yes () 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): Res No. 13-5-85

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

Explanation of Request: To revise special exception language to eliminate name of school & owner to enable school to be operated by a national accredited company

Number of units/rooms: N/A Sq Ft: _____

Value of Improvement: N/A Estimated Date of Completion: N/A

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

Name of Current Property Owner: 2402 LLC/Ed & Maria Martin

Address of Property Owner: 2402 Hollywood Blvd, Hywd FL 33020

Telephone: 954-558-3953 Fax: _____ Email Address: mariamartin@me.com

Name of Consultant/Representative/Tenant (circle one): Keith M. Poliakoff/Richard

Address: 200 E Las Olas Blvd FTL Telephone: 954-713-7644 Dewitt

Fax: 954-208-8204 Email Address: keith.poliakoff@saul.com

Date of Purchase: 4/25/06 Is there an option to purchase the Property? Yes (X) No ()

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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. 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: _____ Date: _____

PRINT NAME: 2402 LLC, Maria & Ed Martin Date: _____

Signature of Consultant/Representative:  _____ Date: 5/1/18

PRINT NAME: Keith M. Poliakoff Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

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 amendment to S.E. to my property, which is hereby made by me or I am hereby authorizing Saul Ewing Arnstein & Tebe my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

Notary Public
State of Florida

Print Name

My Commission Expires: _____ (Check One) Personally known to me; OR Produced Identification _____

ATTACHMENT B
Previous Staff Report and Site Plan
October 10, 2013

**CITY OF HOLLYWOOD, FLORIDA
MEMORANDUM
PLANNING & DEVELOPMENT SERVICES**

DATE: October 10, 2013

FILE: 13-S-85

TO: Planning and Development Board

VIA: Andria Wingett, Assistant Director 

VIA: Leslie A. Del Monte, Planning Manager 

FROM: Crystal Torres, Associate Planner 

SUBJECT: 2402, LLC and Marware Montessori Academy, LLC requests a Special Exception to allow a school in C-2 zoning district located at 2402 Hollywood Boulevard.

APPLICANT'S REQUEST

Special Exception: To allow a (1-6 grade) school.

STAFF'S RECOMMENDATION

Special Exception: Approval, with the condition of a Unity of Title, in a form acceptable to the City Attorney's Office, be submitted prior to the issuance of any building permits and recorded, by the City of Hollywood, in the Public Records of Broward County prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

BACKGROUND

The Applicant currently operates Marware Montessori Academy at 2230 Hollywood Boulevard. In addition to operating this school, the Applicant also owns Marware, Inc. located at 2402 Hollywood Boulevard. As Marware Inc. is a growing business the Applicant would like to relocate the current headquarters to Downtown Hollywood and utilize the existing headquarters to expand Marware Montessori Academy (see Item 13-S-84 for information regarding the Special Exception for the proposed Marware office).

REQUEST

Pursuant to the Zoning and Land Development Regulations, in most Zoning Districts schools within the City require a Special Exception. The Applicant is requesting a Special Exception to establish a school at 2402 Hollywood Boulevard. The site is comprised of multiple lots at the southwest corner of Hollywood Boulevard and South 24th Avenue. Currently, the site contains one existing office building on parcel one and a vacant grass area on parcel two. The proposed school will be utilizing an existing structure and, therefore, will maintain existing building setbacks. The proposed school will occupy the existing 6,300 square foot building accommodating 50 students, grades first through sixth (ages 6-12), and 7 employees. The Applicant will be making interior improvements to accommodate the new school use including removing partitions, additional bathrooms, new library space, and configuring office space for administrative purposes. In addition, a secure playground across the alley to the south with a 6 foot fence is being proposed to provide recreational area for the students.

In addition, the Applicant has worked with the Engineering Department in order to ensure adequate parking and stacking spaces during drop-off and pick-up are provided. The required parking for the use is 7 spaces

and 16 spaces are being provided. The proposed traffic circulation plan provides 12 stacking spaces, as well as, several other safeguards to ensure functionality. During drop-off and pick-up times gates will remain open, a right hand only turn will be implemented to encourage vehicular traffic to remain on the major corridor of Hollywood Boulevard, and several traffic safety signs will be added.

SITE INFORMATION

Owner/Applicant: 2402, LLC and Marware Montessori Academy, LLC
Address/Location: 2402 Hollywood Boulevard
Size of Property: 0.52 acres

Zoning: Low/Medium Intensity Commercial District (C-2)
High Residential Multiple Family District (RM-25)

Future Land Use Designation: Regional Activity Center
Existing Use of Land: Office and Vacant

ADJACENT ZONING

North: Low/Medium Intensity Commercial District (C-2)
South: High Residential Multiple Family District (RM-25)
East: Low/Medium Intensity Commercial District (C-2)
West: Low/Medium Intensity Commercial District (C-2)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center (RAC), the subject site is surrounded by commercial, single family, and multi-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 school will provide an education facility to the community and add to the mix of uses within this area. The proposed Special Exception is consistent with Comprehensive Plan based upon the following:

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 granted, the proposed Special Exception will allow the Applicant to establish a school in the East Hollywood and Downtown community.

CITY-WIDE MASTER PLAN

The subject property is located within Sub-Area 3, South Central Hollywood. South Central Hollywood is bounded by 22nd Avenue and Dixie Highway on the east, Hollywood Boulevard on the north, Pembroke Road on the south, and I-95 on the west.

Guiding Principles:

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

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

The proposed school allows further use of the property while also helping to meet a need in the immediate community and region. The goal of the Master Plan is to promote and attract uses that will enhance and improve locations. This includes educational uses. The proposed plan will provide a school

to accommodate 50 students. Providing both jobs and a location for additional elementary education services in the city.

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.

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

ANALYSIS: The property is located within the Regional Activity Center and is surrounded by a mixture of uses. The goal of the Land Use Plan is to promote and attract uses that will enhance and improve locations which include neighborhood uses. The proposed project provides an educational facility for the surrounding area. As stated by the Applicant, "establishment of educational institutions is an important component of the City's Comprehensive Plan. Further objective 12 of the City's Comprehensive Plan mandates that the City shall cooperate in the selection of sites for new schools."

FINDING: Consistent.

CRITERION 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: As stated previously, the property is located within the Regional Activity Center Land Use designation which allows for mixed uses. Surrounding uses include single- and multi-family residential, as well as offices and commercial/retail uses. As such, the requested Special Exception is compatible with the surrounding land use patterns, which are transitional in nature.

FINDING: Consistent.

CRITERION 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 Applicant is proposing to improve the site for ingress/egress for the proposed use and has worked with the Engineering Department to ensure appropriate parking and access is provided. In addition, as indicated by the Applicant the "subject property like its principal location will have its own carpool lane and access located away from Hollywood Boulevard, off of the alley that directly pulls into the buildings gated parking area. Furthermore the proposed use will have designated drop-off and pick-up times, where proper personnel will be stationed to ensure the safety of students."

FINDING: Consistent.

CRITERION 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: Currently, the site contains one existing office building on parcel one and a vacant grass area on parcel two. The proposed school will be utilizing an existing structure and, therefore, will maintain existing building setbacks. As stated by the Applicant, "the building's current configuration, including but not limited to its tremendous setbacks, mature landscaping, and lighting will not be changed,

ensuring that there will be no adverse effects on the neighboring properties. And unlike the prior use will have finite hours of operation and limited deliveries.

FINDING: Consistent.

CRITERION 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.

ANALYSIS: The conversion of the building from office to an education is compatible with existing uses within the district. As stated by the Applicant, "The transformation of the existing Marware corporate headquarters to a school of approximately 50 students will actually decrease the intensity of this property's use. The property, being a corner parcel is completely buffered by Hollywood Boulevard, an alley, a vacant lot, and mature landscaping. The height, orientation, and relation to the surrounding buildings will not change," therefore the use will not be detrimental to the health, safety, or appearance of the neighborhood.

FINDING: Consistent.

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

ANALYSIS: The Applicant is proposing only 50 students which the approximate 0.5 acres will accommodate with an adequate existing 6,300 square foot building, providing more than double the required parking, and existing mature landscaping. Furthermore parcel two will provide adequate recreational space for the students of the proposed school. Therefore, Staff is recommending a **condition of a Unity of Title, in a form acceptable to the City Attorney's Office, be submitted prior to the issuance of any building permits and recorded, by the City of Hollywood, in the Public Records of Broward County prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C)** to ensure these lots remain tied together and continue to provide adequate area for the proposed use.

FINDING: Consistent.

CRITERION 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: An educational 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 C-2 zoning district allows schools to be approved by Special Exception, and schools are allowed with the Regional Activity Center Land Use the school is appropriate at this location. Furthermore as stated by the Applicant, "The ability to have a small, private, educational establishment in this area fully supports the intent and purpose of the code by offering a wonderful first class education to the community."

FINDING: Consistent.

RECOMMENDATION

Special Exception: Approval, with the condition of a Unity of Title, in a form acceptable to the City Attorney's Office, be submitted prior to the issuance of any building permits and recorded, by the City of Hollywood, in the Public Records of Broward County prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use and Zoning Map

PROJECT INFORMATION:

ADDRESS:
7407 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

PROPERTY OWNER:
MARWARE MONTESSORI ACADEMY
FOLIO NUMBER:
B471601400 - PARCEL 1
B471601100 - PARCEL 2

LEGAL DESCRIPTION:
HOLLYWOOD LITTLE RANCHES 1-26 B LOT 24 LESS 8' 4"
LESS 6' 10" FOR ALLEY BLK 10
BUILDING CODES:
FLORIDA BUILDING CODE, 2010 ED
NFPA LIFE SAFETY CODE, 2009 ED
FLORIDA FIRE PREVENTION CODE, 2010 ED

JURISDICTION:
CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

ZONING:
PARCEL 1: C-2
PARCEL 2: RM-25

SITE INFORMATION:
PARCEL 1 LOT AREA: 10,149 SF. (++)
PARCEL 2 LOT AREA: 4,281 SF. (++)
TOTAL LOT AREA: 22,800 SF. (++)

PARCEL 1 PAVEMENT AREA: 2,141 SF. (++)
PARCEL 2 PAVEMENT AREA: 4,241 SF. (++)

PARKING REQUIRED: 7 (NO. OF STAFF/REFER SECTION B.10)
PARKING PROVIDED: 16

BUILDING INFORMATION:

1. EXISTING BUILDING USE:
OFFICE (BUSINESS)

2. PROPOSED USE & OCCUPANCY:
EDUCATIONAL (E)
GRADES 1 TO 6

3. TYPE OF CONSTRUCTION:
TYPE III-B (1 STORY)
(NOT-SPRINKLERED)

4. INTERIOR NET AREAS:
LOWER ELEMENTARY: 989 sq.ft.
UPPER ELEMENTARY: 993 sq.ft.
MULTI-PURPOSE: 40 sq.ft.
MULTI-MEDIA: 299 sq.ft.
MUSIC: 140 sq.ft.
ART/SCIENCE: 160 sq.ft.
LIBRARY: 132 sq.ft.
OFFICE: 110 sq.ft.
BREAK ROOM: 207 sq.ft.
ENTRY/RECEPTIONIST: 239 sq.ft.
STORAGE: 30 sq.ft.

5. SUB TOTAL AREA: 3,673 sq.ft.

6. TOTAL BUILDING AREA: 6,371 sq.ft.

7. FIRE ALARM: PROVIDED (NFPA 101-113.4)

8. NO. OF STUDENTS: 80 (REFER SECTION 6.1)

9. NO. OF STAFF: 7

10. HOURS OF OPERATION: 8:00 AM TO 6:00 PM

11. DROP OFF TIME: 8:00 AM TO 8:50 AM

PROVISION:

OFFICE (BUSINESS)

EDUCATIONAL (E)
GRADES 1 TO 6

TYPE III-B (1 STORY)
(NOT-SPRINKLERED)

LOWER ELEMENTARY: 989 sq.ft.
UPPER ELEMENTARY: 993 sq.ft.
MULTI-PURPOSE: 40 sq.ft.
MULTI-MEDIA: 299 sq.ft.
MUSIC: 140 sq.ft.
ART/SCIENCE: 160 sq.ft.
LIBRARY: 132 sq.ft.
OFFICE: 110 sq.ft.
BREAK ROOM: 207 sq.ft.
ENTRY/RECEPTIONIST: 239 sq.ft.
STORAGE: 30 sq.ft.

3,673 sq.ft.

6,371 sq.ft.

PROVIDED (NFPA 101-113.4)

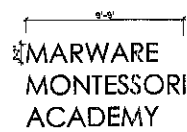
80 (REFER SECTION 6.1)

7

8:00 AM TO 6:00 PM

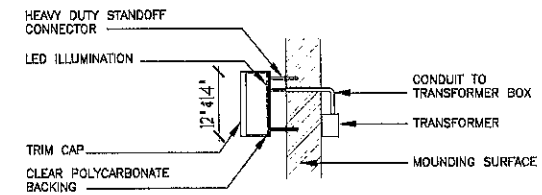
8:00 AM TO 8:50 AM

NOTE:
SEPARATE SIGN PERMIT
REQUIRED.
MINIMUM SIZE REQUIRED IS 255 S.F.
MAXIMUM SIZE ACCEPTABLE IS 150
S.F.



BACK LIT SCHOOL SIGN:
50.4 S.F.

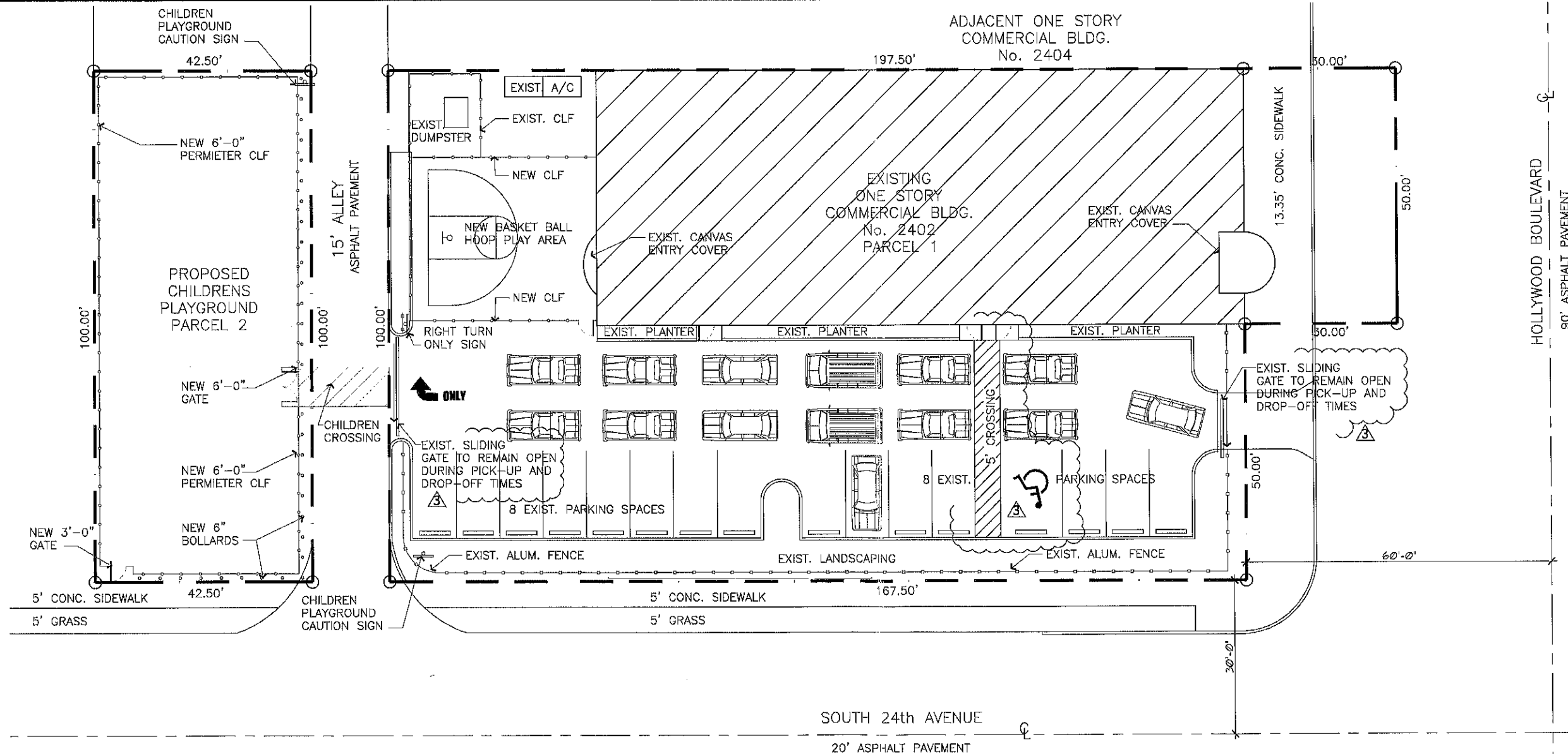
BACK LIT BUILDING
NUMBERS: 3.00 S.F.



12" & 14" HT. LETTER SIGN W/
BACKLIT FIXTURES. SIGN TO BE
INSTALLED AS PER MANUFACTURER'S
INSTRUCTIONS

1 PROJECT DATA

2 SIGNAGE DETAIL



3 SITE PLAN

SCALE: 3/32" = 1'-0"

JOSEPH B. KALLER & ASSOCIATES, P.A.
AA# 26901212
2417 Hollywood Blvd., Hollywood, Florida 33020
P 954.520.5748 F 954.925.2281
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0069239

PROJECT TITLE
MARWARE MONTESSORI
ACADEMY
2402 HOLLYWOOD BLVD.
HOLLYWOOD, FLORIDA 33020

SHEET TITLE
PROJECT DATA
SIGN DETAIL
SITE PLAN

REVISIONS	
No.	DESCRIPTION
06.14.13	BLDG. DEPT.
09.05.13	BLDG. DEPT.
09.23.13	BLDG. DEPT.

PROJECT No.: 13097
DATE: 06.05.13
DRAWN BY: R.H.
CHECKED BY: JBK

SHEET
SP-1

ATTACHMENT C
Resolution No. 13-S-85

2

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD

INSTR # 111954074
OR BK 50363 Pages 954 - 958
RECORDED 11/26/13 12:07:03 PM
BROWARD COUNTY COMMISSION
DEPUTY CLERK 2015
#2, 5 Pages

RESOLUTION NO. 13-S-85

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A SPECIAL EXCEPTION TO ESTABLISH A SCHOOL (MARWARE MONTESSORI ACADEMY) AT THE PROPERTY LOCATED AT 2402 HOLLYWOOD BOULEVARD, HOLLYWOOD, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A," PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Board") is duly empowered to review requests for Special Exceptions in accordance with the guidelines and procedures set forth in Section 5.3 of the City's Zoning and Land Development Regulations; and

WHEREAS, 2402, LLC, by and through his authorized representative, Keith Poliakoff, Esq. ("Applicant"), applied for a Special Exception to establish a school (Marware Montessori Academy) at the property located at 2402 Hollywood Boulevard, Hollywood, Florida, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Assistant Director of the Department of Planning and Development Services, the Planning Manager, and Associate Planner, following an analysis of the application and its associated documents have determined that the proposed request for a Special Exception does meet the criteria set forth in Section 5.3.G.2. of the Zoning and Land Development Regulations have therefore recommended that it be approved with the following condition:

That the Applicant shall submit a Unity of Title, in a form acceptable to the City Attorney, prior to the issuance of any building permits and the Unity of Title shall be recorded in the Public Records of Broward County prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O).

;

and

WHEREAS, on October 10, 2013, the Board met and held a duly advertised public hearing to consider the Applicant's request for a Special Exception; and

WHEREAS, the Board reviewed the application for the Special Exception to establish a private school, reviewed the evidence submitted and testimony received at the public hearing, considered staff's recommendation with conditions, and applied the criteria for reviewing a request for a Special Exception as set forth in Section 5.3.G.2. of the City's Zoning and Land Development Regulations and the Board made the following findings:

- a) The proposed use is consistent with the principles of the City's Comprehensive Plan;
- b) The proposed use is compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties with the vicinity;
- c) There are provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the areas which will serve the use;
- d) There are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances;
- e) The proposed use, singularly or in combination with other Special Exceptions, is not 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;
- f) The subject parcel is adequate in shape and size to accommodate the proposed use;
- g) The proposed use is consistent with the definition of a Special Exception and does 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.

; and

WHEREAS, based upon its findings set forth above, the Board determined that the criteria set forth above have been met and therefore approve the Special Exception with staff's conditions;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND DEVELOPMENT BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the criteria listed herein for approving/denying the requested Special Exception for the establishment of a school (Marware Montessorri Academy) located at 2402 Hollywood Boulevard, Hollywood, Florida, and its findings set forth above, the Board hereby **approves** the Special Exception based on the plans as submitted by the Applicant and reviewed by the Board with the **following conditions:**

- (a) That the Applicant shall submit a Unity of Title, in a form acceptable to the City Attorney, prior to the issuance of any building permits and the Unity of Title shall be recorded in the Public Records of Broward County prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O);
- (b) The Special Exception to allow the school (use) is limited to 2402, LLC (Marware Montessori Academy);
- (c) The Applicant shall make all necessary repairs (according to City staff) to the alley in order to accommodate a raised crosswalk; and
- (d) The Applicant shall install a white vinyl coated chainlink fence on the property (according to City staff).

Section 2: That the approval by the Board granting the Special Exception shall become null and void unless the applicant applies for all appropriate building or other permit(s) or license(s) within 24 months of the Board's approval. Said 24 months shall commence upon passage and adoption of this Resolution.

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**CITY OF HOLLYWOOD, FLORIDA PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO. 13-S-85 (2402, LLC- MARWARE MONTESSORI ACADEMY
SPECIAL EXCEPTION.**

Section 3: That the Department of Planning and Development Services is hereby directed to forward a copy of this resolution to the Applicant and the owner of the property upon which the request for the Special Exception was made and a copy shall be recorded in the Public Records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations.

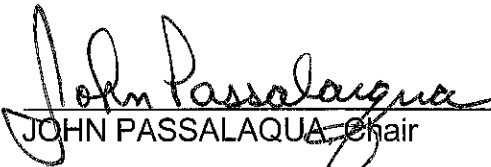
PASSED AND ADOPTED THIS 10th day of October , 2013.

RENDERED THIS 19 DAY OF November 2013.

ATTEST:



JOSEPH KALLER, Secretary



JOHN PASSALAGUA, Chair

APPROVED AS TO FORM AND LEGALITY
for the use and reliance of the Planning and
Development Board of the City of Hollywood,
Florida, only.



JEFFREY P. SHEFFEL, Board Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

The West Half of Lot 24, LESS the South 7 ½ feet thereof, Block 19, and the East Half of Lot 24, LESS the South 7 ½ feet thereof and LESS the North 30 feet thereof, Block 19, of the AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida

The North 50.0 feet of Lot 1, Block 19, LESS AND EXCEPT the North 7.5 feet thereof, of the AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida