

**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