

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

DATE: January 14, 2025 **FILE:** 16-PV-67a

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Carmen Diaz, Planner III

SUBJECT: Chaminade-Madonna College Preparatory School requests an amendment to the conditions of a previously approved Resolution 16-PV-67, pertaining to the use of the Chaminade Madonna College athletic field located at 500 East Chaminade Drive (Chaminade Field Lights).

REQUEST:

Modifications to the Site Plan Resolution conditions pertaining to the school's athletic field located at 500 East Chaminade Drive, as proposed below:

- a. The use of sports lighting on the athletic field shall be limited to 25 ~~games~~ school events (including games) per year occurring only between August 1st and May 31st. No summer ~~games events (including games)~~ shall occur outside of the school year; and
- b. The sports lighting shall not be used in any manner not associated with school sponsored ~~sporting games events (including games)~~; and
- c. The use of sports lighting for evening practice shall be prohibited. On ~~game event~~ event nights (including game nights), the sporting lights shall be turned off one hour after the ~~game event (including games)~~ ends; and
- d. The Applicant shall work with the Public Safety Director or his/her designee to ensure that all emergency vehicles have adequate passage during ~~games~~ events and shall hire off duty police tail to coordinate traffic flow for all lighted events. The off-duty police detail shall remain until after the ~~game event~~ ends, the lights are off and the site is locked up; and
- ~~e. The Applicant shall not charge parking fees during night games; and~~
- f. The Applicant shall work with City staff to protect the owl nest locations and develop a mitigation plan as necessary; and
- g. The Applicant will conduct photometric testing on the sporting lights at the beginning of every season and submit said results to City staff.

Coding: Text underscored represents new language to the Resolution. Text ~~struck through~~ represents deletions to language in the Resolution.

RECOMMENDATION:

Approval of the text changes, noted above, to the conditions of Resolution 16-PV-67.

BACKGROUND

On March 9th, 2017, the Applicant received approval from the Planning and Development Board for an addition of sports lighting to an existing school's athletic field located at 500 East Chaminade Drive, known as Chaminade Madonna College Preparatory School (the School). The petition that was approved included requests for Site Plan and Variance reviews. Both requests were approved with conditions pertaining to the operation and management of the sports field to ensure the intended use of the field remains in line with the principal use of the property as a school.

Since then, the Applicant has worked closely with City staff to ensure the conditions of the approved Resolution have been maintained, specifically as it pertains to vehicular circulation in and around the property. The intent of the conditions was to mitigate potential negative impact to the traffic flow of the surrounding low-intensity residential neighborhood. At the time of approval, an event parking and traffic management plan was provided by the School and no changes to the existing footprint of the school were proposed as part of the request in 2017.

REQUEST

Chaminade-Madonna College Preparatory School is requesting an amendment to the conditions of the approved Site Plan in Resolution 16-PV-67. The approved variance will remain in-effect and the conditions of approval for the variance are not subject to the requested amendments in this petition.

1. The first condition of the approved Site Plan to be amended is to change the language of the condition to permit 25 events instead of 25 games. The new condition will read:

"The use of sports lighting on the athletic field shall be limited to 25 school events (including games) per year occurring only between August 1st and May 31st. No summer events (including games) shall occur outside of the school year".

The School is requesting this amendment to enable the use of the field to host other events such as graduation ceremonies or other school related events. Accordingly, the language needs to be amended to permit additional uses that are not exclusively related to games at the sports facility.

2. The second condition on the Resolution will be amended as follows: *"The sports lighting shall not be used in any manner not associated with school sponsored events (including games)";*

The intent of this condition remains, the amendment to the language is solely to include language pertaining to "events" and not limit the condition to "games."

3. The third condition on the Resolution will be modified as follows:

"The use of sports lighting for evening practice shall be prohibited. On event nights (including game nights), the sporting lights shall be turned off one hour after the event (including game) ends".

The intent of this condition remains, the amendment to the language is solely to include language pertaining to "events" and not limit the condition to "games."

4. The fourth condition will change as follows:

"The Applicant shall work with the Public Safety Director or his/her designee to ensure that all emergency vehicles have adequate passage during events and shall hire off duty police detail to coordinate traffic flow for all lighted events. The off-duty police detail shall remain until after the event ends, the lights are off and the site is locked up".

5. The Applicant shall not charge parking fees during night games;

The Applicant is requesting to eliminate the fifth condition: *“The Applicant shall not charge parking fees during night games”*. The intent of this condition, at the time, was to limit the opportunities for vehicles to stop and queue, ultimately disrupting traffic flow within the right-of-way. Since the time of writing this condition, industry standards have changed, and parking payments can now be remitted online. Accordingly, the risks to the City surrounding ticketing and queuing have significantly decreased and changed, therefore the School is requesting a relaxing of language surrounding this condition.

Furthermore, the School is proposing to expand the parking capacity. In order to maintain the good relationship with the neighborhood and assure that there will be no parking on the side streets or the swale, the School will provide additional parking at Good Food Service store (GFS) Parking Lot owned by Memorial Hospital. This site is located at 101 S. State Road 7. The use of this lot will ensure that the surrounding properties will not be disturbed. The number of attendees at events will not increase or change from the original “Event Traffic and Parking Management Plan” submitted in 2016. The School is considering a per ticket fee which is attached to the cost of the electronic tickets when it is purchased. This would avoid any transactions at the parking areas either in the School or the remote parking at GFS.

The sixth and seventh conditions of the Site Plan and the conditions of the Variance approval will remain as in the original Resolution.

Staff has evaluated the proposed request and considers the modifications of the Site Plan conditions are appropriate and consistent with the desired character for the area.

SITE INFORMATION

| | |
|------------------------------|----------------------------------------------|
| Owner/Applicant: | Chaminade-Madonna College Preparatory School |
| Address/Location: | 500 East Chaminade Drive |
| Net Area of Property: | approximately 17.5 acres |
| Land Use: | Community Facility (CF) |
| Zoning: | Single Family (RS-5) |
| Existing Use of Land: | School |

ADJACENT LAND USE

North: Low Residential
South: Low Residential
East: Low Residential
West: Low Residential

ADJACENT ZONING

North: Single Family (RS-5)
South: Single Family (RS-5)
East: Single Family (RS-5)
West: Single Family (RS-5)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

This project is located in the Community Facilities Land Use area which is characterized by community uses such as schools, libraries, places of worship, etc. 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 surrounding community is comprised of single family uses.

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

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located in Sub-Area 6, defined by I-95 to the east, Pembroke Road to the south, Sheridan Street to the north, and 56th Avenue to the west. This area is comprised of the residential neighborhoods of Hollywood Hills, Park East, and Hillcrest. The proposed request is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies.

Guiding Principles and Policies:

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

ATTACHMENTS

Attachment A: Application Package
Attachment B: Land Use and Zoning Maps