


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

DATE: May 11, 2017 **FILE:** 13-P-47a
TO: Planning and Development Board
VIA: Leslie A. Del Monte, Planning Manager
FROM: Alexandra Carcamo, Principal Planner 
SUBJECT: Van Buren Facility III, LLC. requests an amendment of Site Plan conditions to the previously approved Resolution No. 13-DPVS-47 (Ben Gamla Preparatory Charter).

APPLICANT'S REQUEST

Amendment of Site Plan conditions to the previously approved Resolution No. 13-DPVS-47 (Ben Gamla Preparatory Charter).

STAFF'S RECOMMENDATION

Approval.

HISTORY

The Ben Gamla Charter School became operational in August 2007 ranging from kindergarten to eighth grade, since then the school expanded. In December 2013 a new Charter School, Doral-Ben Gamla Preparatory Academy ("the High School"), now known as Ben Gamla Preparatory Charter, with grades six to twelve was approved with various conditions, some of which affected the previously established school; including, but not limited to, modifying grade levels upon opening of the High School. At this time the High School was approved with a capacity of 524 Students (conditioned with a maximum capacity of 600 students), 32 Staff members and 85 parking spaces for an approximate 33,500 square foot building consisting of classrooms, labs, offices, studios, cafeteria space, and a green roof as recreational area. In June 2015 the High School received approval allowing 21 additional off-site parking spaces in order to achieve the approved capacity of 600 students; this request was a condition set forth by Resolution 13-DPVS-47.

REQUEST

Currently, the High School is requesting an amendment of Site Plan conditions to the previously approved Resolution No. 13-DPVS-47. Specifically, the requested change is in reference to the language pertaining to the capacity for each grade level. There are no changes in the total capacity for the High School that is allowed today, nor is there any change in the existing footprint of the building.

The current condition reads as follows:

The school (Doral-Ben Gamla Preparatory Academy, 7-12th grades) shall be limited to 7th-12th grades and a maximum of 524 students for the first year with a maximum of 600 students thereafter. Additionally, at no time shall **any grade exceed** 100 students; and

The requested change reads as follows:

The school (Doral-Ben Gamla Preparatory Academy, 7-12th grades) shall be limited to 7th-12th grades and a maximum of 524 students for the first year with a maximum of 600 students thereafter. Additionally, at no time shall **11th or 12th grades exceed** 100 students; and

As mentioned above, this is the only request, and no changes to any other previously approved conditions are proposed. The Applicant has worked with Staff to address concerns regarding the current operations of the High School, and has provided an updated traffic study (part of Attachment A) addressing these concerns.

SITE INFORMATION

Owner/Applicant:	Van Buren Facility III, LLC.
Address/Location:	2650 Van Buren Street
Net Size of Property:	1.52 acres (66,624 sq. ft.)
Zoning:	Multi-Family Residential Core (MC-1)
Future Land Use Designation:	Regional Activity Center
Existing Use of Land:	Existing Charter School

ADJACENT LAND USE

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

ADJACENT ZONING

North:	Transitional Core (TC-1)
South:	Single Family (RS-6)
East:	Multi-Family Residential Core (MC-1)
West:	Multi-Family Residential Core (MC-1)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center (RAC), the subject site is surrounded by commercial; multi-family and single family residential; and other institutional uses. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property.* The High School was previously granted a Special Exception and exists today; therefore it is consistent with the Comprehensive Plan based upon the following:

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.*

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 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 High School is existing

and the proposed request does not affect the existing footprint nor does it increase the allowable student capacity. The request is consistent with the City-Wide Master Plan, based upon the following:

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.*
- *Increase participation and promote the expansion of cultural and educational programs.*
- *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Zoning and Land Development Regulations on December 27, 2016.

ATTACHMENTS

ATTACHMENT A:	Application Package
ATTACHMENT B:	Previous Resolutions
ATTACHMENT C:	Land Use and Zoning Map

ATTACHMENT A

Application Package

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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 ☐ Historic Preservation Board
☐ City Commission ☒ Planning and Development Board

Date of Application: 02.27.2017

Location Address: 2650 Van Buren Street

Lot(s): Lot 17, & Part of Lot 16 Block(s): 29 Subdivision: Hollywd Little Ranches

Folio Number(s): 5142-16-02-2900

Zoning Classification: RM-18 Land Use Classification: Regional Activity Center

Existing Property Use: Ben Gamla Prep Sq Ft/Number of Units: N/A

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): 13-DPVS-47 /

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

Explanation of Request: LIMITATION ON NUMBER OF 11th & 12th GRADES STUDENTS

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

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

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

Name of Current Property Owner: Van Buren Facility III, LLC

Address of Property Owner: 6340 SUNSET DRIVE, MIAMI, FL 33143

Telephone: 786-412-8741 Fax: _____ Email Address: ROSANNE47@AOL.COM

Name of Consultant/Representative (Tenant (circle one)): Monique Machado

Address: 2650 Van Buren St. Hollywood, FL. 33020 Telephone: (954) 924-6495

Fax: n/a Email Address: MMACHADO@BENGAMLAPREP.ORG

Date of Purchase: N/A Is there an option to purchase the Property? Yes () No (✓)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: IVAN FAJARDO (CIVICA, LLC)

Address: 8323 NW 12th Street, Suite 106, Doral, FL. 33126 Email Address: ifajardo@civicagroup.com

(tel: 305-593-9959) (fax: 305-593-9855)

DEPARTMENT OF PLANNING



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: ROSANNE WRIGHT Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: Monique Machado 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 (project description) Limit on Number of 11th & 12th Grade Students to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Monique Machado to be my legal representative before the P & D and ALL other City (Board and/or Committee) relative to all matters concerning this application. of Hollywood Applications

Sworn to and subscribed before me
this _____ day of _____

SIGNATURE OF CURRENT OWNER

ROSANNE WRIGHT

PRINT NAME

Notary Public State of Florida

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

C I V I C A

8323 NW 12th St / Suite 106 / Doral, FL 33126
v.305.593.9959 / f.305.593.9855

www.civicagroup.com

BEN GAMLA PREPARATORY ACADEMY

Limitation on the Number of 11th & 12th Grades Students

PROJECT LEGAL DESCRIPTION:

THE EAST 25.00 FEET OF LOT 19, AND ALL OF LOTS 20, 21, AND 22, BLOCK 29, “HOLLYWOOD LITTLE RANCHES”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROJECT INFORMATION:

This application requests to change the current limitation of 100 students per grade to only be applicable to 11th and 12th grades of the existing Ben Gamla Preparatory Academy. The total number of student limitation for the overall school would remain. The restrictions regarding drop-off and pick-up would also remain.

There are no physical changes requested or applicable to the building or to the site of this facility.

(END OF SECTION)

Respectfully Submitted

IVAN A. FAJARDO
Senior Project Manager

CIVICA, LLC
Architecture + Urban Design

C I V I C A

8323 NW 12th St / Suite 106 / Doral, FL 33126
v.305.593.9959 / f.305.593.9855

www.civicagroup.com

BEN GAMLA PREPARATORY ACADEMY

Limitation on the Number of 11th & 12th Grades Students

CRITERIA STATEMENT

The requested change would have the limitation of 100 students per grade only apply to 11th and 12th grades (see attachment 'A'). The total number of student limitation would remain. The restrictions regarding pick-up and drop-off would remain.

C I V I C A

8323 NW 12th St / Suite 106 / Doral, FL 33126
v.305.593.9959 / f.305.593.9855

www.civicagroup.com

CRITERIA STATEMENT – ATTACHMENT ‘A’

Existing Language:

The School (Doral-Ben Gamla Preparatory Academy, 7-12th grades) shall be limited to 7th-12th grades and a maximum of 524 students for the first year with a maximum of 600 students thereafter. Additionally, at no time shall any grade exceed 100 students.

Proposed Language:

The School (Doral-Ben Gamla Preparatory Academy, 7-12th grades) shall be limited to 7th-12th grades and a maximum of 524 students for the first year with a maximum of 600 students thereafter. Additionally, at no time shall 11th or 12th grades exceed 100 students per grade.

(END OF SECTION)

Respectfully Submitted

IVAN A. FAJARDO
Senior Project Manager

CIVICA, LLC
Architecture + Urban Design



March 17, 2017

Revised March 22, 2017

Luis Lopez, P.E.
2600 Hollywood Boulevard
City Hall, Room 308
Hollywood, FL 33020

**RE: Ben Gamla Preparatory Academy – Response to Comments
Queueing and Traffic Operation Observations
Hollywood, Florida
Kimley-Horn #144777000**

Dear Mr. Lopez:

Kimley-Horn and Associates, Inc. received your comments regarding our queue observation report the above-referenced project. The analysis has been revised to address these comments. As a part of preparing responses to these comments, supplemental data collection and observations were conducted by Kimley-Horn and Associates, Inc. at the Ben Gamla Preparatory Academy and at the intersection of Van Buren Street/Hollywood Boulevard & 26th Avenue on Tuesday, March 14, 2017 from 7:30 AM – 9:30 AM and 2:30 PM – 4:30 PM. The observations that were collected on a minute-by-minute basis can be found in Appendix B of the updated report. Below are our responses to each of the comments issued.

- 1. In the queuing and Traffic Operation Observation Study, include discussion regarding student drivers and if there will be impact to the current parking demands. As 11th and 12th graders maximum enrollment limits will remain, impact to parking demand is not expected.**

A narrative has been added to the introductory and Conclusion sections of the report regarding the fact that, because the 11th and 12th grade enrollment limits are not proposed to change, there is anticipated to be no increase in parking demand.

- 2. Attached current traffic operation plan anticipated to be used to the report under this application.**

This has been added as Figure 3 in the updated report.

- 3. The validity of the queuing data and operation analysis provided in the Queuing and Traffic Operation Observation Study is of concern and needs to be further verified. The current traffic operation plan is not being followed and the following were observed during school drop-off and pick-up.**

Supplemental observations and data collection were conducted on Tuesday, March 14, 2017 in order to collect additional data and specifically address the conditions discussed in comments 4 – 8 below.

- 4. Upper grade school on-site queueing area was not being utilized during upper grade pick-up; queueing was taking place at the lower school queueing area. Vehicles queued beyond the pick-up and drop off area and onto Van Buren Street beyond the upper grade school.**

The lower school after school program does have a release time that coincides with release time at the upper school. During both days of observations (the first observations on February 2, 2017 and the second set of observations on March 14, 2017), pick-up was observed to occur for the lower school after school program around the time of one of the pick-up periods at the upper school. It was also noted that some queuing occurred at the upper school during one of the dismissal periods for the lower school, as a few parent vehicles arrived well in advance of the PM peak hour dismissal, prior to opening of the gates, vehicles accumulated along Van Buren Street from 2:37 PM to 3:05 PM until the school's main entrance gate opened at 3:06 PM and allowed for on-site queueing. A recommendation has been included in the updated report that a second school staff member (other than the crossing guard) should instruct any parents who queue on Van Buren Street prior to the opening of the gates for afternoon pick-up to leave and return at 3:05 PM when the gates at the parking area open for vehicular traffic.

- 5. Vehicles parking in swale along the north side of Van Buren Street for pick-up.**

Based on the observations, a maximum of five vehicles were observed at any given time using the swales along Van Buren Street for pick-up and drop-off. A recommendation has been included in the updated report that the school request permits for and pay for the installation of "No stopping or standing" signs to be installed in the swale area on the north side of Van Buren Street.

- 6. Vehicles are parking at City Hall and doctor's office private lot at 2600 Van Buren Street for drop off.**

During the PM peak hour, there were thirty-seven students or 7% of the total middle and high school enrollment that utilized the crosswalk during the PM peak hour. This calculation is based on the number of students crossing in the northbound direction after 3:30 PM when the first dismissal of the upper school occurs. The original approval and plan acknowledged that some of this activity would occur, which is why the original school approval had conditions

requiring the construction of sidewalk improvements and certified personnel to assist with pedestrian/vehicular crossing and operations. It should be noted that, during the March 14 observations, only one parent vehicle was observed utilizing the doctor's office parking lot and that occurred during lower school dismissal, not upper school dismissal.

7. Children are being picked up from Van Buren Street while vehicle is in the travel lanes.

A small portion of the overall pick-up activity was observed occurring on Van Buren Street. A recommendation has been included in the report to have an additional school staff member (other than the school crossing guard) stationed on the north side of Van Buren Street to provide warnings to parents observed picking up or dropping off students on Van Buren Street. A recommendation has also been included in the report to have the school add language to the contract with parents to increase the annual number of volunteer hours required of parents if they are found violating the established pick-up and drop-off procedures.

8. 2649 Van Buren Street-Apartment Building: Vehicles parking at the apartment's parking lot and its drive aisle for drop off and pick-up. Cut through occurs on alley from 28 Avenue to the parking lot. Parents drive in the opposing direction of the one-way, north to south, drive aisle traffic flow.

Based on the observations, a minimal amount of this activity was observed. A recommendation has been included in the report to have an additional school staff member stationed on the north side of Van Buren Street to provide warnings to parents observed picking up or dropping off students on Van Buren Street. A recommendation has also been included in the report to have the school add language to the contract with parents to increase the annual number of volunteer hours required of parents if they are found violating the established pick-up and drop-off procedures.

We trust that these responses to the analysis address the comments provided. If there are any additional comments or questions, please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Christopher W. Heggen, P.E.
Transportation Engineer

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February 17, 2017
Revised March 17, 2017
Revised March 22, 2017

Ms. Alexandra Carcamo
City of Hollywood
2600 Hollywood Boulevard
Hollywood, FL 33020-4807

**RE: Ben Gamla Preparatory Academy
Queuing and Traffic Operation Observations
Kimley-Horn #144777000**

Dear Alexandra:

The following evaluation has been prepared to address the Ben Gamla Preparatory Academy's request to modify a condition of approval limiting the number of students per grade. This school facility is located at 2650 Van Buren Street in Hollywood, Florida. Below is the current and proposed modification to the language in Condition 8 of the approval for this project.

Current: "The School (Doral-Ben Gamla Preparatory Academy, 7-12th grades) shall be limited to 7th-12th grades and a maximum of 524 students for the first year with a maximum of 600 students thereafter. Additionally, at no time shall any grade exceed 100 students."

Proposed: "The School (Doral-Ben Gamla Preparatory Academy, 7-12th grades) shall be limited to 7th-12th grades and a maximum of 524 for the first year with a maximum of 600 students thereafter. Additionally, at no time shall 11th or 12th grades exceed 100 students per grade."

As shown in the language above and included in *Appendix A*, the proposed modification would eliminate the cap of 100 students per grade in grades 7 through 10, but the maximum enrollment would not change. Furthermore, the current limitation of no more than 350 students per dismissal shift will not change. It should be noted that student drivers are not expected to increase due to maximum enrollment limits to remain for the 11th and 12th grade; as a result, no impact to site parking is anticipated as the number of students in the driving-age population would not increase. Following is the evaluation of conditions at this facility and a review of whether any impacts are anticipated as a result of this modification to school operations.

TRAFFIC OPERATIONS PLAN

Currently, the middle and high school components of the school operate using staggered dismissal times. The current staggered dismissal shift schedule allows middle school to be dismissed at 3:30 PM and high school to be dismissed at 4:00 PM, with no more than 350 students arriving or being dismissed during the peak shift. The school is accessed by one right-in/right-out driveway along the south side of Van Buren Street. There is a staging area on the south side of Van Buren Street along the northern portion of the school. It should be noted that Van Buren Street from South 26 Avenue to

South 28 Avenue was converted from an eastbound and westbound two-way roadway to a one-way eastbound only roadway facility on May 1, 2016. Figure 3 (attached) illustrates this plan.

EXISTING CONDITIONS

To evaluate parental vehicle queuing and accumulation requirements during the arrival and dismissal times for the proposed condition, data collection and observations were conducted by Kimley-Horn and Associates, Inc. at the Ben Gamla Preparatory Academy on Tuesday, March 14, 2017 from 7:30 AM – 9:30 AM and 2:30 PM – 4:30 PM. In addition, pedestrian observations were conducted at the intersection of Van Buren Street/Hollywood Boulevard & 26th Avenue. The school facility (labeled as Building 1 in *Figure 1*) contains middle and high school students in grades 7 through 12; therefore, the purpose of these observations was to quantify existing conditions along Van Buren Street during the arrival and dismissal of students in grades 7 through 12.

Several methods of student drop-off and pick-up were observed and counted on a minute-by-minute basis during the arrival and dismissal periods. Below is a summary of components of drop-off and pick-up observations that were conducted.

- Turning Movement Counts in and out of the school entrance
- Van Buren Street queue (overflow from school entrance)
- Van Buren Street on-street pick-up and drop-off
- Van Buren Street swale use for pick-up and drop-off (quantified in number of vehicles staged)
- Van Buren Street School pull-off staging area (quantified in number of vehicles staged)
- Staging at 2649 Van Buren Street Apartment Building

As summarized in the queuing observation tables included in *Appendix B*, there was only two instances when vehicles queued along Van Buren Street during the AM and PM peak hours. During the AM peak hour, a two-minute queue occurred due to the school bus dropping students off at the main vehicular entrance to the school along Van Buren Street. During the PM peak hour, vehicles accumulated along Van Buren Street from 2:37 PM to 3:05 PM until the school's main entrance gate was opened at 3:06 PM and allowed for on-site queuing. In addition to the minimal queuing that occurred along Van Buren Street, a maximum of five vehicles at any given minute used the swales along Van Buren Street for pick-up and drop-off and a total of twenty-three vehicles stopped in the street for student pick-up or drop-off.

Based on the pedestrian observations included in *Appendix B*, a total of four students or 1% of the total middle and high school enrollment that utilized the crosswalk in the southbound direction during the AM peak hours. This calculation is based on the number of students that crossed between the start of the lower school's arrival time and the upper school's arrival time. During the PM peak hours there were thirty-seven students or 7% of the total middle and high school enrollment that utilized the crosswalk during the PM peak hours. This calculation is based on the number of students crossing in the northbound direction after 3:30 PM when the first dismissal of the upper school occurs.

Vehicles observed utilizing the parking spaces on the east side of the adjacent apartment building parking lot were minimal. Four parked vehicles were observed during the AM peak hours and five vehicles were observed picking up students and pulling out of the site in the opposing direction during the PM peak hour. It should be noted that the apartment building currently has signage warning to towing for non-residents that utilize the parking lot.

As discussed with City staff, in conjunction with the proposed modification to the grade level caps, the City is requesting that additional measures be implemented to encourage compliance with the established site drop-off and pick-up procedures. Therefore, the following are recommended:

- The school add language to the contract with parents to increase the annual number of volunteer hours required of parents if they are found violating the established pick-up and drop-off procedures.
- During morning arrival and afternoon dismissal, the school place an additional staff member (other than the crossing guard) on the north side of Van Buren Street near Ben Gamla Preparatory Academy to provide warnings to parents observed picking up and dropping off on Van Buren Street. During the afternoon, this staff member should also direct parents stopped on Van Buren Street prior to the opening of the gate to leave and return when the gate opens.
- The school apply for permits and pay for the installation (if permitted) of “No stopping or standing” signed to be installed in the swale areas on the north side of Van Buren Street in a zone starting and ending 200 feet on either side of the school boundary.

INTERSECTION ANALYSIS

Traffic Survey Specialists, Inc. collected turning movement counts on Thursday, February 2, 2017 at the intersections of Hollywood Boulevard/Van Buren Street & S 26th Avenue and Van Buren Street & S 28th Avenue during AM (7:00 AM-9:00 AM) and afternoon (2:00 PM-4:00 PM) peak periods. The existing peak season counts at both intersections are summarized in *Figure 2* and are included in Appendix C.

Level of service and operational analyses were performed at the intersections using Synchro software. Because the *2010 Highway Capacity Manual (HCM 2010)* methodology does not support non-standard phasing, the methodologies defined in the *2000 Highway Capacity (HCM 2000)* were used to determine level of service and delay at each intersection. As summarized in *Table 1* and in the Synchro output sheets included in Appendix D, the unsignalized intersection of Van Buren Street & S 28th Avenue operates at an acceptable level of service during the AM and PM peak hours. The signalized intersection of Hollywood Boulevard/Van Buren Street & S 26th Avenue operates at an overall acceptable level of service during the PM peak hour and the proposed change will not have an effect on the eastbound approach.

The request to eliminate the limitation of 100 students per grade level for grades 7-10 while maintaining the arrival and dismissal condition of a maximum of 350 students is not expected to impact the existing operations of the intersections.

Table 1

LEVEL OF SERVICE ANALYSIS: EXISTING CONDITIONS					
Peak Hour	Approach	Van Buren St./28th Ave.		Van Buren St./26th Ave.	
		Delay	LOS	Delay	LOS
AM Peak Hour	NB	0.2	A	42.4	D
	SB	5.1	A	30.1	C
	SEB	-	-	-	-
	EB	101.3	F	119.0	F
	WB	-	-	-	-
	Total	-	-	14.4	B
AM Peak Hour (Optimized)	NB	0.2	A	62.6	E
	SB	5.1	A	34.4	C
	SEB	-	-	-	-
	EB	101.3	F	74.8	E
	WB	-	-	-	-
	Total	-	-	14.4	B
PM Peak Hour	NB	0.2	A	29.6	C
	SB	2.8	A	30.9	C
	SEB	-	-	-	-
	EB	30.7	D	47.6	D
	WB	-	-	-	-
	Total	-	-	23.4	C

CONCLUSION

The Ben Gamla Preparatory Academy in the City of Hollywood, Florida is a charter school facility that accommodates a maximum of 600 students in grades 7 through 12. There is an existing limit to student enrollment in grades 7 through 12 to no more than 100 students per grade. The proposed modification would limit only grades 11 and 12 to 100 students per grade. It should be noted that student drivers are not expected to increase because the per-grade enrollment would remain the same for grades 11 and 12; as a result, no impact to site parking is anticipated as the number of students in the driving-age population would not increase.

As noted in the intersection operational analyses at the intersections of Hollywood Boulevard/Van Buren Street & S 26th Avenue and Van Buren Street & S 28th Avenue, an overall acceptable level of service can be achieved. The proposed request to eliminate the limitation of 100 students per grade level for grades 7 through 10 while maintaining the arrival and dismissal condition of a maximum of 350 students will not result in an increase in peak vehicular demand because the maximum cap per shift of 350 students will not change.

As noted, in conjunction with this application, the City has requested that the school implement additional measures to encourage compliance with the established site drop-off and pick-up procedures. Therefore, the following are recommended:

- The school add language to the contract with parents to increase the annual number of volunteer hours required of parents if they are found violating the established pick-up and drop-off procedures.
- During morning arrival and afternoon dismissal, the school place an additional staff member (other than the crossing guard) on the north side of Van Buren Street near Ben Gamla Preparatory Academy to provide warnings to parents observed picking up and dropping off on Van Buren Street. During the afternoon, this staff member should also direct parents stopped on Van Buren Street prior to the opening of the gate to leave and return when the gate opens.
- The school apply for permits and pay for the installation (if permitted) of "No stopping or standing" signed to be installed in the swale areas on the north side of Van Buren Street in a zone starting and ending 200 feet on either side of the school boundary.

Should you have any questions regarding this information, please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com.

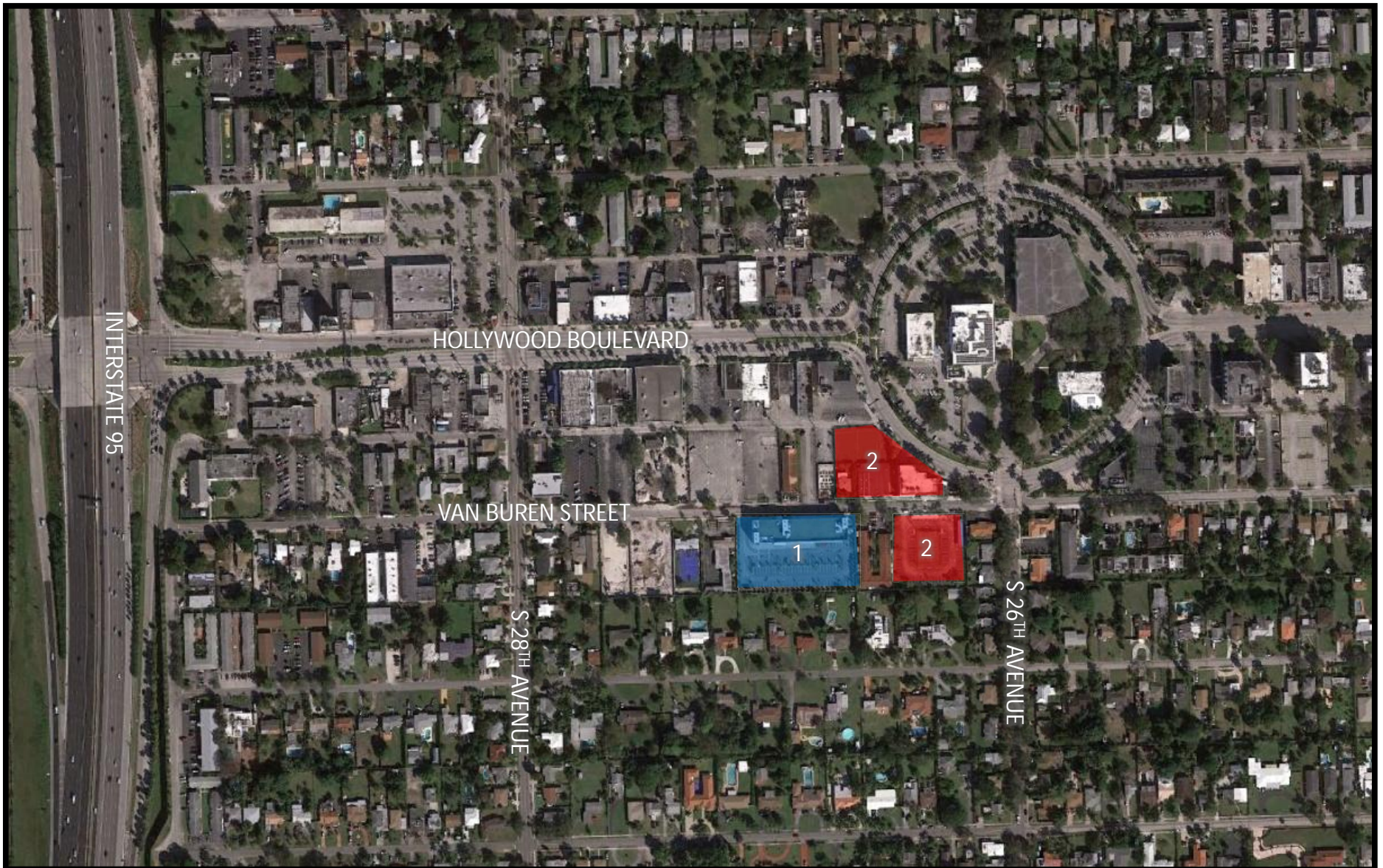
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636
Certificate of Authorization
Number CA 00000696

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Not to Scale

LEGEND

BEN GAMLA CHARTER

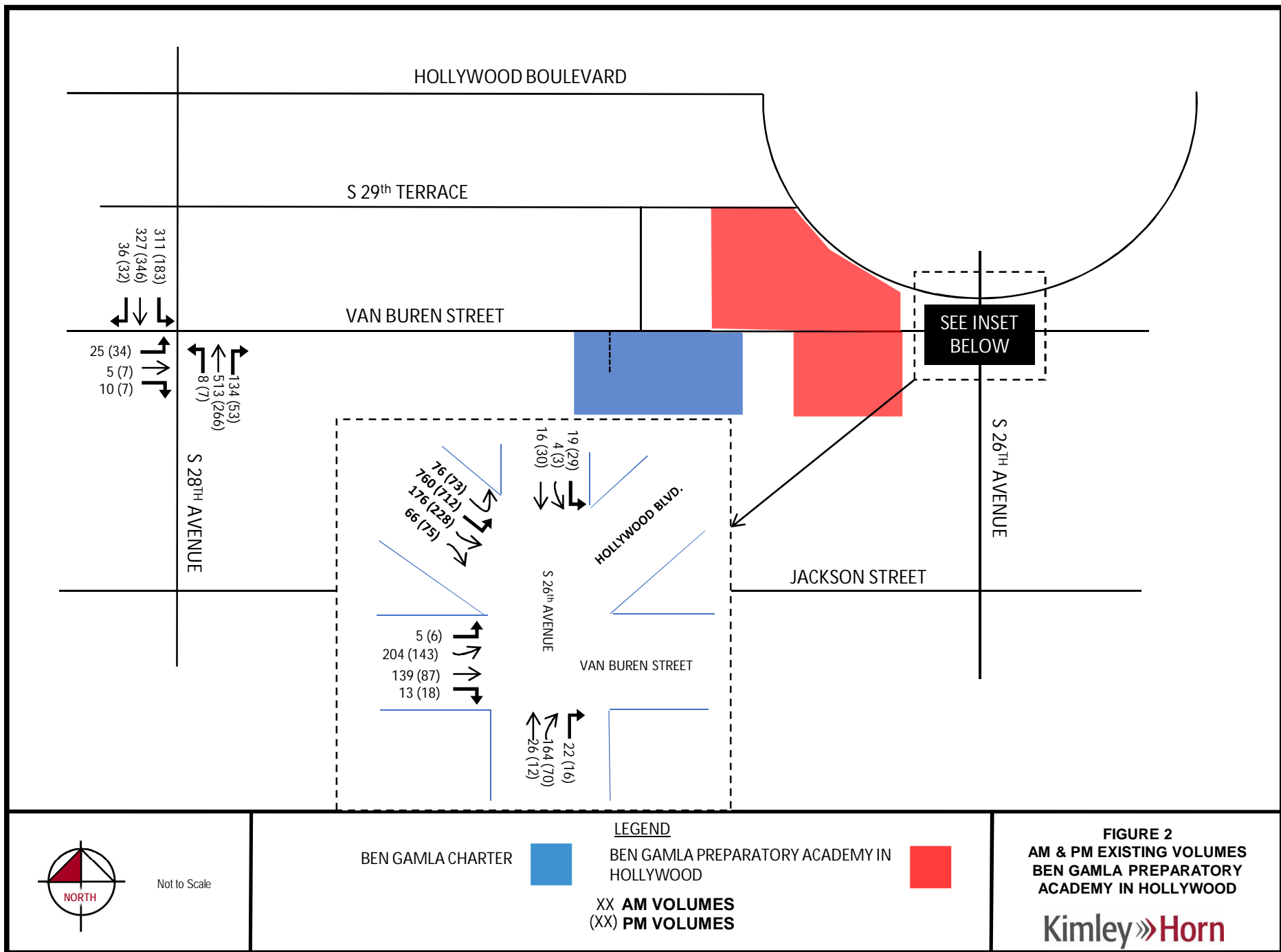
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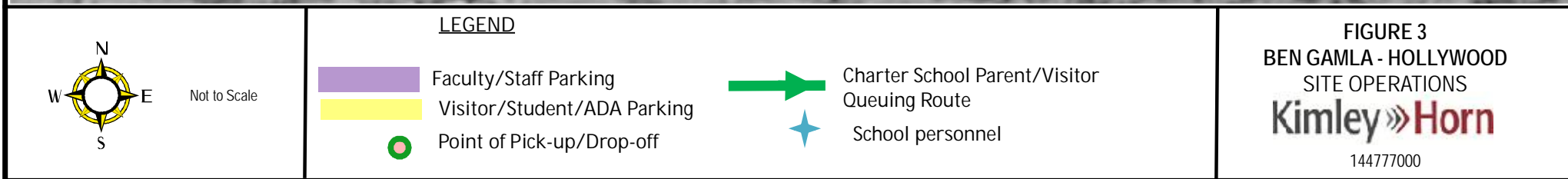
**BEN GAMLA
PREPARATORY ACADEMY
IN HOLLYWOOD**

1

**FIGURE 1
SITE LOCATION
BEN GAMLA PREPARATORY
ACADEMY IN HOLLYWOOD**

Kimley»Horn





144777000



APPENDIX A

PRE-APPLICATION CONCEPTUAL OVERVIEW

DEPARTMENT OF DEVELOPMENT SERVICES



PRE-APPLICATION CONCEPTUAL OVERVIEW



Tel: (954) 921-3471
Fax: (954) 921-3347

Scheduled appointment with a planner required for all submittals.

This Conceptual Overview sheet shall be completed in full and submitted with all applicable documents to the Planning Division (Room 315), two business days prior to the conference.

Each package shall be complete and stapled.

Pre-application Conference

Dates:

NOVEMBER 9, 2015
DECEMBER 14, 2015
JANUARY 11, 2016
FEBRUARY 8, 2016
MARCH 14, 2016
APRIL 11, 2016
MAY 9, 2016
JUNE 13, 2016
JULY 11, 2016
AUGUST—RECESS
SEPTEMBER 12, 2016
OCTOBER 10, 2016
NOVEMBER 14, 2016
DECEMBER 12, 2016

Dates are subject to change

Provide one complete 11"x17" set, including the following documents and drawings: Conceptual Overview (including site and project description), Survey, Preliminary Site Plan, and Elevations, to the Planning Division two business days prior to the conference. An additional 10 sets (11"x17") shall be provided at the time of the Conference.

Site and Project Data

Proposed Project Name: Limitation on number of 11th & 12 graders.
Proposed Project Address: 2650 Van Buren St.
Folio Number(s): 5142 16 02 2900
Proposed Project located within: ☐ CRA - Beach District ☐ CRA - Downtown District
☐ State Road 7 Corridor ☐ Other: _____
Land Use Designation: RAC Zoning District: RM 18
Gross Lot Area: 66,662 Net Lot area: 66,662
Existing Use of Property: Ben Gamla Preparatory Academy
Existing Number of Units: n/a Existing Commercial Area: n/a
Current Assessed Value of: Land: \$ 666,620 Building(s): \$ 2,993,840
Proposed Use: n/a
Total Number of Residential Units: n/a Average Size of Units: n/a
Estimated Average Sale Price/Rent per Unit: \$ n/a ☐ Sale ☐ Rent
Total Number of Hotel Rooms: n/a Average Size of Hotel Rooms: n/a
Area of Commercial/Retail Use: n/a Area of Restaurant Use: n/a
Area of Office Use: n/a Area of Industrial Use: n/a
Estimated Average Rent per Square Foot: \$ n/a
Estimated Date of Completion (If Phased, Estimated Date of Each Phase): n/a
Estimated Value of Improvement: \$ n/a Estimated Value at Completion: \$ n/a
Permitted Building Height: n/a Proposed Building Height: n/a
Required Setbacks: Front: n/a Proposed Setbacks: Front: n/a
Sides: n/a Sides: n/a
Rear: n/a Rear: n/a
Required Parking Spaces: n/a Proposed Parking Spaces: n/a
Name of Developer/Property Owner: Van Buren Facility III LLC
Address of Developer/Property Owner: 6340 Sunset Dr., Miami, FL 33143
Telephone: 786-412-8741 Fax: _____ Email Address: rosanne47@aol.com
Name of Consultant/Representative/Tenant (circle one): Monique Machado, Principal
Telephone: 954-924-6495 Email Address: mmachado@benamla prep.org

2600 Hollywood Boulevard, Room 315 • P.O. Box 229045 • Hollywood, FL 33022-9045
Phone (954) 921-3471 • Fax (954) 921-3347 • www.hollywoodfl.org



PRE-APPLICATION CONCEPTUAL OVERVIEW

Site and Project Description

Describe Existing Use of Property and Buildings (Example: Site currently contains 40 residential units for rent; 10,000 s.f. of retail; vacant lot; etc.) Use additional Sheets if Necessary.

Ben Gamla Preparatory Academy is on the site.

Describe all applicable requests for this project, such as variances, flex or reserve units, zoning changes, special exceptions, or incentives. If applicable, provide justification for each. Use additional sheets if necessary.

The requested change would have the limitation of 100 students per grade only apply to 11th and 12th grades (see attachment #A). The total number of student limitation would remain. The restrictions regarding pick up and drop off would remain.

Provide any additional information about the proposed project. Use additional sheets if necessary.

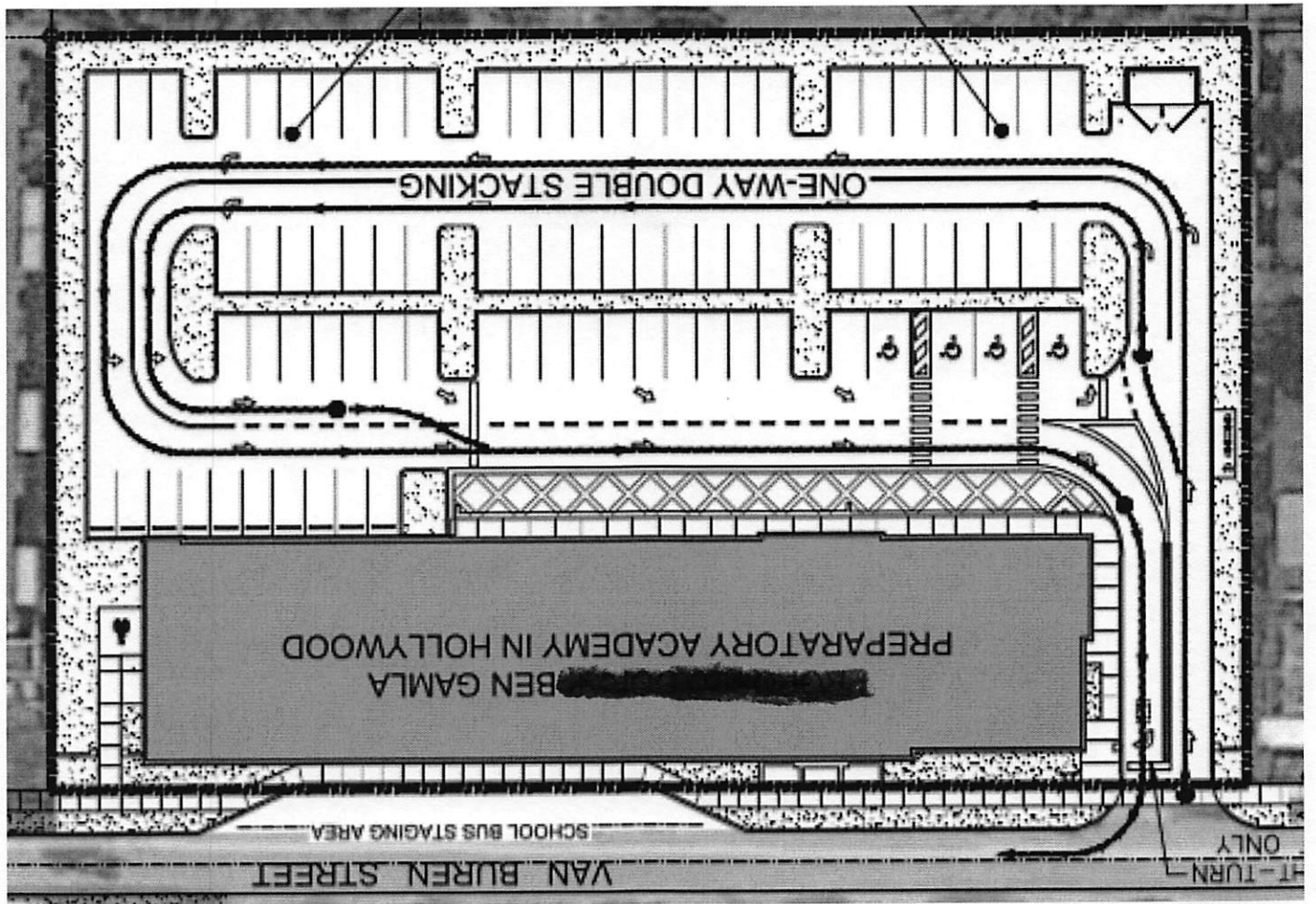
A Hachmeat "A"

Existing Language:

The School (Doral-Ben Gamla Preparatory Academy, 7-12th grades) shall be limited to 7th-12th grades and a maximum of 524 students for the first year with a maximum of 600 students thereafter. Additionally, at no time shall any grade exceed 100 students.

Proposed Language:

The School (Doral-Ben Gamla Preparatory Academy, 7-12th grades) shall be limited to 7th-12th grades and a maximum of 524 students for the first year with a maximum of 600 students thereafter. Additionally, at no time shall 11th or 12th grades exceed 100 students per grade.



LEGAL DESCRIPTION

THE EAST 25.00 FEET OF LOT 19, AND ALL OF LOTS 20, 21 AND 22, BLOCK 29, "HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

VAN BUREN FACILITY, LLC
EDWARDS, COHEN, SANDERS, DAWSON & MANGU, P.A.
CHICAGO TITLE INSURANCE COMPANY

PROPERTY ADDRESS
2636 VAN BUREN STREET
2648 VAN BUREN STREET
2650 VAN BUREN STREET
HOLLYWOOD, FL 33020

ALTA/ACSM LAND TITLE SURVEY
JOB # 3317113

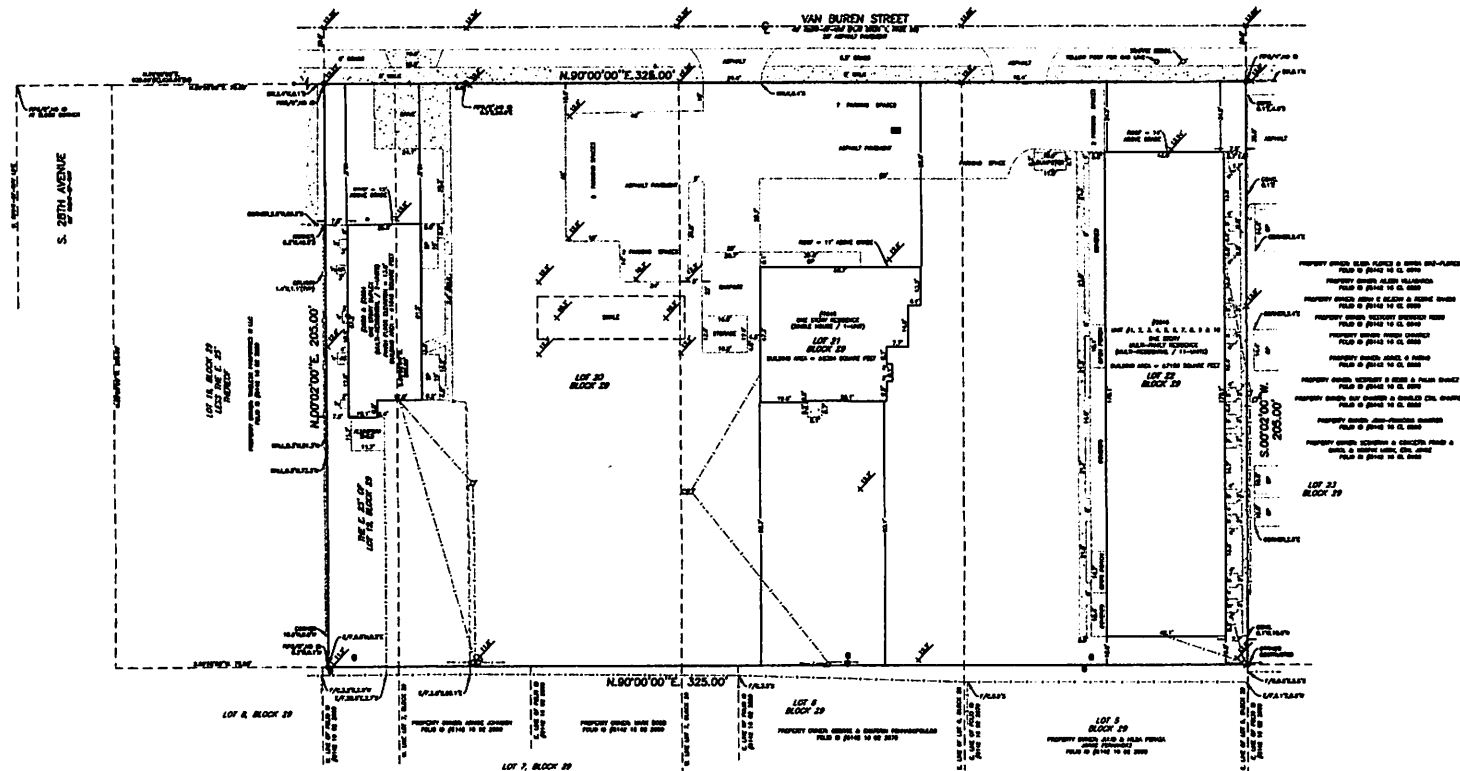
SURVEY DATE 02/26/13
SURVEY DATE 05/29/13

FLOOD ZONE X
MAP DATE 10/02/97
MAP NUMBER 125113 0318F
WBS

OWNERSHIP AND ENCUMBRANCE REVIEW

CHICAGO TITLE INSURANCE COMPANY
OWNERSHIP AND ENCUMBRANCE REPORT
ORDER NO. : 4362742
CUSTOMER REFERENCE : (DEUTSCH/HOLLYWOOD, FL) #3007.01
EFFECTIVE DATE : APRIL 29, 2013 AT 5:00 PM

ITEMS # 1-20 APPLY TO PROPERTY, BUT NOT PLOTTABLE



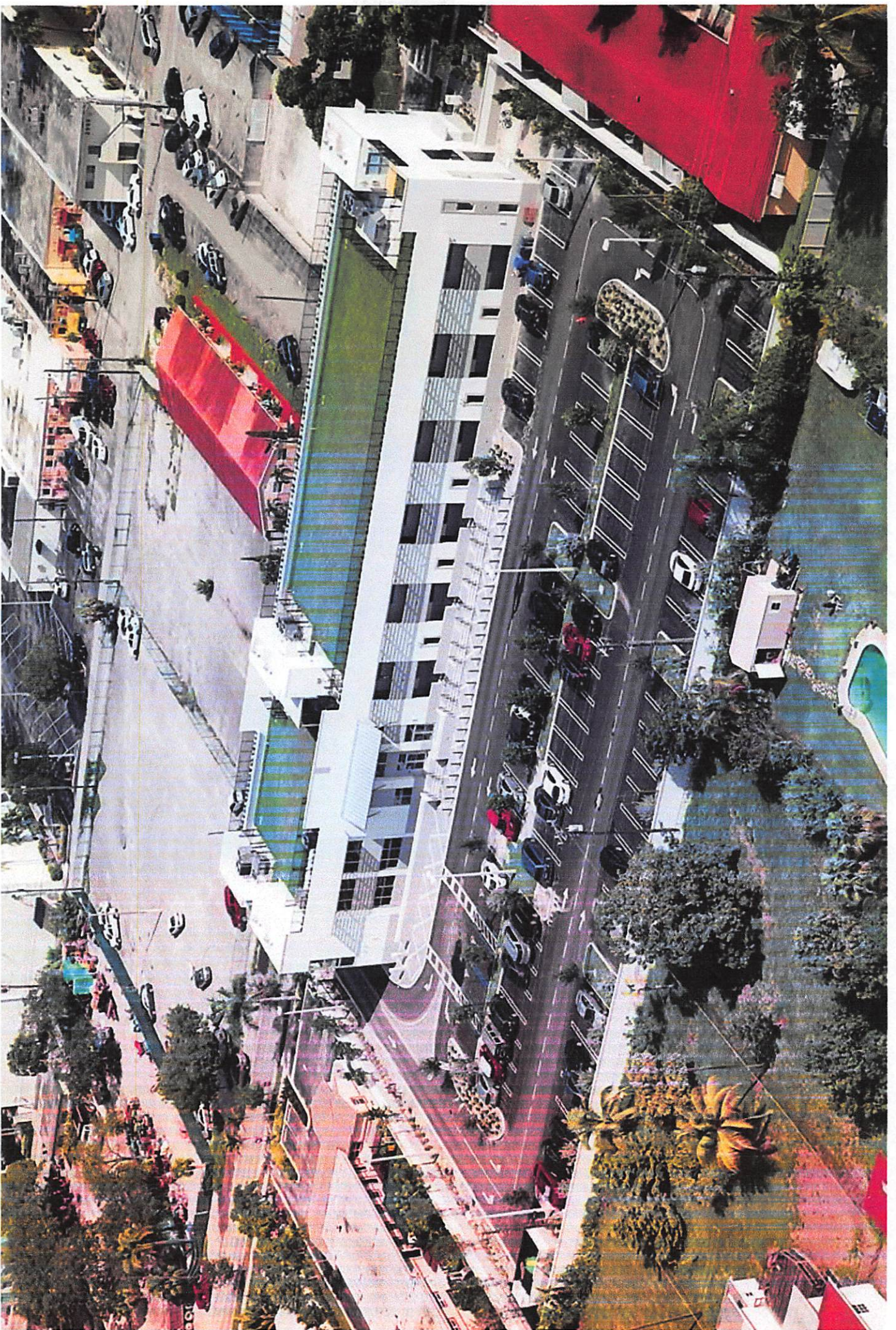
TOTAL AREA OF PROPERTY WITHOUT CENTERLINE = 56625' SQ FT/ ±1.53 ACRES
TOTAL AREA OF PROPERTY INCLUDING RIGHT-OF-WAY ADJACENT AND EXTENDED TO CENTERLINE = 73125' SQ FT/ ±1.68 ACRES
TOTAL BUILDING AREA = 11182' SQ FT/ ±0.26 ACRES
TOTAL OF 17 MARKED REGULAR PARKING SPACES

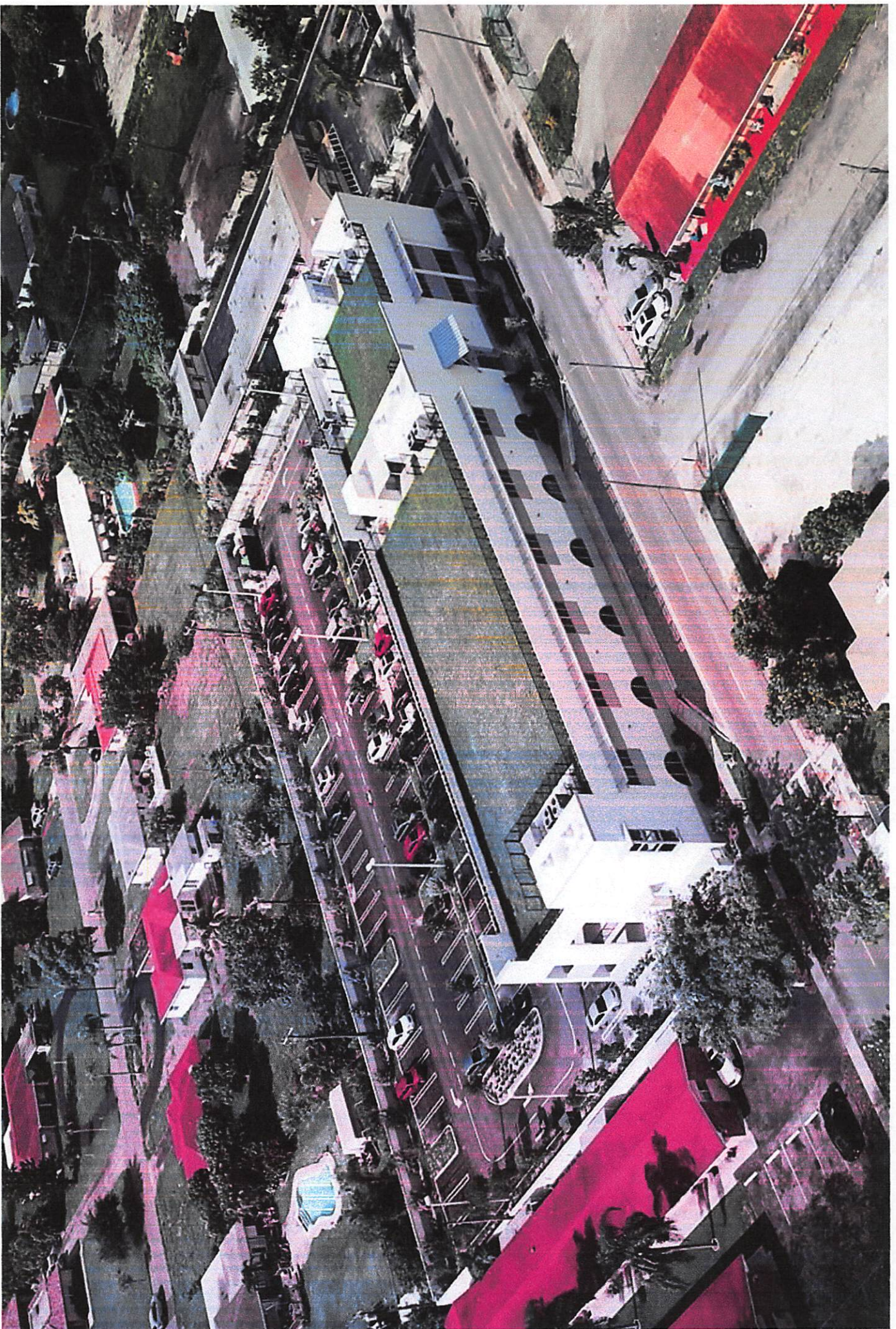
ALTA/ACSM Land Title Survey

<p>1. Survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveyors, State of Florida.</p> <p>2. The survey was conducted by the undersigned, a duly licensed Professional Surveyor, State of Florida, and the results of the survey are hereby certified to be true and correct.</p> <p>3. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveyors, State of Florida.</p> <p>4. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveyors, State of Florida.</p> <p>5. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveyors, State of Florida.</p>	<p>6. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveyors, State of Florida.</p> <p>7. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveyors, State of Florida.</p> <p>8. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveyors, State of Florida.</p> <p>9. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveyors, State of Florida.</p> <p>10. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveyors, State of Florida.</p>	<p>11. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveyors, State of Florida.</p> <p>12. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveyors, State of Florida.</p> <p>13. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveyors, State of Florida.</p> <p>14. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveyors, State of Florida.</p> <p>15. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveyors, State of Florida.</p>	<p>16. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveyors, State of Florida.</p> <p>17. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveyors, State of Florida.</p> <p>18. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveyors, State of Florida.</p> <p>19. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveyors, State of Florida.</p> <p>20. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveyors, State of Florida.</p>
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APPENDIX B

QUEUING OBSERVATIONS

Kimley»Horn

600 North Pine Island Road
Suite 450
Plantation, FL 33324
954 535 5100

3/14/17

cycle length ~ 100 sec

Van Buren St → ~ 42 seconds for side street
underutilized, consider opt.

7:33 - 3 students + 1 parent ↓

7:37 - 1 parent (same from 7:33) ↑

7:44 - 2 students + 1 parent ↓
(did not have walk ROW)

7:45 - 1 parent (same from 7:44) ↑

7:47 - 2 students + 1 parent w/ a dog ↓

7:49 - 1 parent w/ dog (from 7:47) ↑
1 student ↓
(no walk ROW)

7:53 - 2 students + 1 parent ↓

- 2 students + 1 parent ↓

- 1 student ↓

- 2 students + 1 parent ↓

7:55 - 1 student + 1 parent ↓

- 3 students + 1 parent ↓

7:56 - 1 parent ↑

(from 7:53)

← parent (from 7:53) ↑

7:57 - 1 student + 1 parent ↓

- 2 parents (from 7:53) ↑

Kimley»Horn

600 North Pine Island Road

Suite 450

Plantation, FL 33324

954 535 5100

- 7:58 - 1 student + 1 parent ↓
1 parent (from 7:55) ↑
(no walk ROW)
- 8:00 - 2 students + 1 parent ↓
- 1 parent (from 7:57) ↑
- 8:01 - 1 student + 1 parent ↓
1 parent (from ...) ↑
- 8:03 - 1 parent (from 8:01) ↑
- 8:07 - 1 student + 1 parent ↓
- 1 student + 1 parent ↓
- 8:08 - 1 parent (from 8:07) ↑
- 1 teacher? ↓
(adult w/ rollie brief case thing)
- 8:16 - 2 students + 1 parent ↓
↑ 1 student + 1 younger child
- 8:20 - 1 student + 1 parent ↓
- ~~8:20~~ - 1 parent w/ younger child ↑
- 1 student + 1 parent ↓
- 8:33 - 1 student + 1 parent ↓
- 1 parent (from 8:20) ↑

Kimley»Horn

600 North Pine Island Road

Suite 450

Plantation, FL 33324

954 535 5100

8:35 - 1 parent (from 8:20) ↑

- 1 parent (from 8:33) ↑

8:37 - 2 students + 1 parent ↓

8:39 - 1 parent (from 8:37) ↑

8:48 - 1 student ↓

Kimley»Horn

600 North Pine Island Road
Suite 450
Plantation, FL 33324
954 535 5100

3/14

Afternoon Review

- ~~2:18 - 1 student + 1 parent ↑~~
2:22 - 2 students + 1 parent ↑
2:30 - 1 student + 1 parent ↑
2:33 - 4 students + 1 parent ↑
2:35 - 2 students + 2 parents ↑
2:37 - 2 students ↑
2:37 - 1 student + 1 parent ↑
2:40 - 2 students (no walk ROW) ↑
2:41 - 5 students + 2 parents ↑
2:41 - 3 students (no walk ROW) ↑
2:43 - 3 students + 1 parent ↑
~~2:51 - 1 student + 1 parent ↓~~
3:07 - 2 students + 1 parent ↓
3:12 - 1 student + 1 parent ↑
3:26 - 1 student ↑
3:30 - 2 students ↑
3:30 - 3 students ↑
3:32 - 2 students + 1 parent ↑
3:34 - 1 student ↓
3:34 - 5 students + 1 parent ↑
3:36 - 1 student + 1 parent ↑

2:49 - care pulls into medical parking
2:59 - car leaves

Kimley»Horn

600 North Pine Island Road

Suite 450

Plantation, FL 33324

954 535 5100

3:41 - 1 student ↓

3:42 - 1 student + 1 parent ↓

3:42 - 2 students ↑

3:46 - 3 students ↑

3:51 - 2 students + 2 parents ↑

~~3:52 - 2 students + 2 parents ↑~~

4:00 - 2 students + 1 parent ↑

4:02 - 4 students ↑

1 student ↓

4:03 - 1 student ↑

4:04 - 1 student ↓

4 students + 1 parent ↑

4:05 - 1 student ↑ (no walk row)

4:06 - 5 students ↑

4:09 - 4 students ↑

4:10 - 2 students ↑ (no walk row)

4:11 - 1 student + 1 parent ↑ (no walk row)

4:18 - 2 students + 1 parent ↑ (no walk row)

	3/14/2017	East (lower) School Data Collection	West (upper) School Data Collection					
Notes:		Driveway Queue onto Van Buren	Main Drive Inbound	Main Drive Outbound	Pull-off Staging Area	Van Buren Swale	Apartment	On-Street
Student drop off is starting and queue is contained on site.	7:30 AM	0			0	0	0	0
	7:31 AM	0			0	0	0	0
	7:32 AM	0			0	0	0	0
	7:33 AM	0			0	0	0	0
	7:34 AM	0			0	0	0	0
	7:35 AM	0			0	0	0	0
	7:36 AM	0			0	0	0	0
	7:37 AM	0			0	0	0	0
Four vehicles where parked at the adjacent apartment that seemed drop off students at the lower school.	7:38 AM	0			0	0	0	0
	7:39 AM	0			0	0	0	0
	7:40 AM	0			1	0	0	0
	7:41 AM	0			0	0	0	0
	7:42 AM	0			1	0	0	0
	7:43 AM	0			1	0	0	0
	7:44 AM	0	1		0	0	0	0
	7:45 AM	0	1		0	0	0	0
	7:46 AM	0		1	2	0	0	0
	7:47 AM	0			0	1	0	0
	7:48 AM	0			0	0	0	0
	7:49 AM	0			0	0	0	0
	7:50 AM	0	2		0	1	0	0
	7:51 AM	0		1	1	0	0	0
student x-ing	7:52 AM	4	2	1	0	0	0	0
	7:53 AM	0			1	0	0	0
student x-ing	7:54 AM	2	3	2	2	1	0	0
	7:55 AM	0	1		0	1	0	0
student x-ing	7:56 AM	4			2	1	0	0
	7:57 AM	0			2	1	0	0
	7:58 AM	0			0	0	0	0
	7:59 AM	0			3	0	0	0
	8:00 AM	2	1		2	0	0	0

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	3/14/2017	East (lower) School Data Collection	West (upper) School Data Collection					
Notes:		Driveway Queue onto Van Buren	Main Drive Inbound	Main Drive Outbound	Pull-off Staging Area	Van Buren Swale	Apartment	On-Street
	8:01 AM	0	0	0	2	0	0	0
	8:02 AM	0	0	0	0	0	0	0
	8:03 AM	0	1	0	2	0	0	0
	8:04 AM	0	1	1	1	0	0	0
	8:05 AM	0	1	0	2	0	0	0
	8:06 AM	0	0	1	0	1	0	0
	8:07 AM	0	1	0	0	0	0	0
	8:08 AM	0	0	0	0	0	0	0
	8:09 AM	0	0	1	0	0	0	0
	8:10 AM	0	1	1	1	0	0	0
	8:11 AM	0	2	1	0	0	0	0
	8:12 AM	0	1	0	1	0	0	0
	8:13 AM	0	2	1	0	0	0	0
	8:14 AM	0	1	0	0	0	0	0
	8:15 AM	0	0	3	0	0	0	0
	8:16 AM	0	0	0	0	0	0	0
	8:17 AM	0	4	0	0	0	0	0
	8:18 AM	0	0	0	0	0	0	0
	8:19 AM	0	2	4	0	0	0	0
	8:20 AM	0	2	1	0	0	0	0
	8:21 AM	0	2	2	0	0	0	0
	8:22 AM	0	2	2	0	0	0	0
	8:23 AM	0	1	3	0	0	0	0
	8:24 AM	0	1	0	0	0	0	0
	8:25 AM	0	0	3	0	0	0	0
	8:26 AM	0	1	0	2	0	0	0
	8:27 AM	0	2	0	0	0	0	0
	8:28 AM	0	0	0	0	0	0	0
	8:29 AM	0	3	1	1	0	0	0
	8:30 AM	0	2	1	2	0	0	0

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	3/14/2017	East (lower) School Data Collection	West (upper) School Data Collection					
Notes:		Driveway Queue onto Van Buren	Main Drive Inbound	Main Drive Outbound	Pull-off Staging Area	Van Buren Swale	Apartment	On-Street
	8:31 AM	0	2	2	1	0	0	0
	8:32 AM	0	0	1	0	0	0	0
	8:33 AM	0	4	4	0	0	0	0
	8:34 AM	0	3	1	0	0	0	0
	8:35 AM	0	3	3	0	0	0	0
	8:36 AM	0	2	2	0	1	0	0
	8:37 AM	0	2	1	1	0	0	0
	8:38 AM	0	4	5	2	0	0	1
	8:39 AM	0	4	2	0	0	0	0
	8:40 AM	0	5	2	1	0	0	0
	8:41 AM	0	3	3	0	0	0	0
	8:42 AM	0	5	4	0	0	0	0
	8:43 AM	0	5	8	0	0	0	0
	8:44 AM	0	5	6	0	0	0	0
	8:45 AM	0	0	2	0	0	0	0
	8:46 AM	0	6	3	0	0	0	0
	8:47 AM	0	1	3	1	0	0	0
	8:48 AM	0	5	6	0	0	0	0
	8:49 AM	0	1	2	0	0	0	0
	8:50 AM	0	0	5	0	0	0	0
Bus didn't use staging area and dropped kids off at entrance of main driveway blocking traffic along Van Buren Street.	8:51 AM	6	0	0	0	0	0	0
	8:52 AM	8	3	1	0	0	0	0
	8:53 AM	0	4	1	0	1	0	0
	8:54 AM	0	3	2	0	0	0	0
	8:55 AM	0	2	3	0	0	0	0
	8:56 AM	0	3	3	0	0	0	0

	8:57 AM	0	0	2	0	0	0	0
	8:58 AM	0	1	2	0	0	0	0
	8:59 AM	0	1	0	0	0	0	0
	9:00 AM	0	1	1	0	0	0	0

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3/14/2017		East (lower) School Data Collection		West (upper) School Data Collection				
Notes:		Driveway Queue onto Van Buren	Main Drive Inbound	Main Drive Outbound	Pull-off Staging Area	Van Buren Swale	Apartment	On-Street
	9:01 AM	0	2	3	0	0	0	0
	9:02 AM	0	3	2	0	0	0	0
	9:03 AM	0	2	4	0	0	0	0
	9:04 AM	0	3	0	0	0	0	0
	9:05 AM	0	0	2	0	0	0	0
	9:06 AM	0	0	0	0	0	0	1
	9:07 AM	0	5	0	0	0	0	0
	9:08 AM	0	1	0	0	0	0	0
	9:09 AM	0	3	4	0	0	0	1
	9:10 AM	0	1	3	0	0	0	0
	9:11 AM	0	3	3	0	0	0	0
	9:12 AM	0	2	0	0	0	0	1
	9:13 AM	0	1	5	0	0	0	1
	9:14 AM	0	0	0	0	0	0	1
	9:15 AM	0	1	0	0	0	0	1
	9:16 AM	0	1	0	1	0	0	0
	9:17 AM	0	0	3	0	0	0	1
	9:18 AM	0	0	0	1	0	0	0
	9:19 AM	0	0	2	0	0	0	0
Gate Closes	9:20 AM	0	0	0	4	2	0	4
	9:21 AM	0	0	0	4	0	0	0
	9:22 AM	0	0	0	4	0	0	0
	9:23 AM	0	0	0	4	0	0	0
	9:24 AM	0	0	0	4	0	0	0
	9:25 AM	0	0	0	4	0	0	0
	9:26 AM	0	0	0	0	0	0	0
	9:27 AM	0	0	0	0	0	0	0
	9:28 AM	0	0	0	0	0	0	0
	9:29 AM	0	0	0	0	0	0	0
	9:30 AM	0		0	0	0	0	0

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22

	3/14/2017	East (lower) School Data Collection	West (upper) School Data Collection					
Notes:		Driveway Queue onto Van Buren	Main Drive Inbound	Main Drive Outbound	Pull-off Staging Area	Van Buren Swale	Apartment	On-Street
Student drop off is starting and queue is contained on site.	2:30 AM	9	0	0	5	0	0	1
	2:31 AM	12	0	0	5	0	0	1
	2:32 AM	14	0	0	5	0	0	1
	2:33 AM	14	0	0	5	0	0	1
	2:34 AM	6	0	0	5	0	0	1
	2:35 AM	2	0	0	5	0	0	1
	2:36 AM	0	0	0	5	0	0	0
	2:37 AM	0	1 Queued	0	4	0	0	0
Cars queue due to closed gate at upper school.	2:38 AM	0	1	0	3	0	0	0
	2:39 AM	0	1	0	2	0	0	0
	2:40 AM	0	1	0	3	0	0	0
	2:41 AM	0	1	0	3	0	0	0
	2:42 AM	0	1	0	4	0	0	0
	2:43 AM	0	1	0	3	0	0	0
	2:44 AM	0	1	0	3	0	0	0
	2:45 AM	0	1	0	2	0	0	0
	2:46 AM	0	1	0	2	0	0	0
	2:47 AM	0	1	0	2	0	0	0
	2:48 AM	0	1	0	2	0	0	0
	2:49 AM	0	2	0	2	0	0	0
	2:50 AM	0	3	0	2	0	0	0
	2:51 AM	0	4	0	2	0	0	0
	2:52 AM	0	4	0	3	0	0	0
	2:53 AM	0	4	0	4	0	0	0
	2:54 AM	0	4	0	4	0	0	0
	2:55 AM	0	6	0	4	0	0	0
	2:56 AM	0	6	0	3	0	0	0
	2:57 AM	0	6	0	3	0	0	0
	2:58 AM	0	6	0	3	0	0	0
	2:59 AM	0	6	0	3	1	0	0
	3:00 AM	0	6	0	3	1	0	0

	3/14/2017	East (lower) School Data Collection	West (upper) School Data Collection					
Notes:		Driveway Queue onto Van Buren	Main Drive Inbound	Main Drive Outbound	Pull-off Staging Area	Van Buren Swale	Apartment	On-Street
	3:01 AM	0	6	0	2	1	0	0
	3:02 AM	0	7	0	2	1	0	0
	3:03 AM	0	8	0	2	1	0	0
	3:04 AM	0	8	0	2	1	0	0
Upper School Gate opens and re	3:05 AM	0	8	0	1	0	0	0
	3:06 AM	0	8	0	1	0	0	0
	3:07 AM	0	1	0	2	0	0	0
	3:08 AM	0	2	0	2	0	0	0
	3:09 AM	0	0	0	2	1	0	0
	3:10 AM	0	0	0	2	1	0	0
	3:11 AM	0	1	0	2	1	0	0
	3:12 AM	0	0	0	3	1	0	0
	3:13 AM	0	1	0	4	1	0	0
	3:14 AM	0	0	0	4	1	0	0
	3:15 AM	0	0	0	3	0	0	0
	3:16 AM	0	0	0	3	0	0	0
	3:17 AM	0	0	0	3	0	0	0
	3:18 AM	0	0	0	3	2	0	0
	3:19 AM	0	1	0	2	3	0	0
	3:20 AM	0	0	0	2	3	0	0
	3:21 AM	0	3	0	2	3	0	0
	3:22 AM	0	0	0	2	3	0	0
	3:23 AM	0	1	0	2	3	0	0
	3:24 AM	0	0	0	2	4	0	0
	3:25 AM	0	2	0	2	0	0	0
	3:26 AM	0	1	1	2	5	0	0
	3:27 AM	0	1	0	4	5	0	0
	3:28 AM	0	2	1	0	5	0	1
	3:29 AM	0	0	2	0	4	0	0
	3:30 AM	0	0	0	0	3	0	0

24

4

	3/14/2017	East (lower) School Data Collection	West (upper) School Data Collection					
Notes:		Driveway Queue onto Van Buren	Main Drive Inbound	Main Drive Outbound	Pull-off Staging Area	Van Buren Swale	Apartment	On-Street
	3:31 AM	0	0	4	2	0	0	0
	3:32 AM	0	0	1	4	3	0	0
	3:33 AM	0	2	5	4	3	0	0
	3:34 AM	0	1	4	4	3	0	0
	3:35 AM	0	0	1	0	4	0	0
Vehicles counted for apartment	3:36 AM	0	0	0	0	2	3	0
	3:37 AM	0	0	7	Bus+2	2	0	0
	3:38 AM	0	0	1	Bus+2	2	0	3
	3:39 AM	0	2	1	Bus+2	2	0	0
	3:40 AM	0	1	2	Bus+2	1	0	0
	3:41 AM	0	0	0	Bus+2	1	0	0
	3:42 AM	0	2	1	Bus+2	1	0	0
	3:43 AM	0	1	1	Bus+3	1	0	0
	3:44 AM	0	1	1	Bus+3	1	0	0
	3:45 AM	0	1	0	Bus+3	1	0	0
	3:46 AM	0	0	0	Bus+3	1	0	0
	3:47 AM	0	1	0	Bus+3	2	0	0
	3:48 AM	0	0	0	Bus+3	3	0	0
	3:49 AM	0	0	0	Bus+3	3	0	0
	3:50 AM	0	2	0	Bus+2	3	0	0
	3:51 AM	0	1	0	0	3	0	1
	3:52 AM	0	2	0	0	3	0	0
	3:53 AM	0	2	1	0	2	0	0
	3:54 AM	0	1	1	0	3	0	0
	3:55 AM	0	4	0	0	3	0	0
	3:56 AM	0	2	0	0	3	0	0
	3:57 AM	0	3	0	0	3	0	0
	3:58 AM	0	3	0	0	3	0	0
	3:59 AM	0	3	0	0	3	0	0
	4:00 AM	0	0	0	0	4	0	0

35

21

	3/14/2017	East (lower) School Data Collection	West (upper) School Data Collection					
Notes:		Driveway Queue onto Van Buren	Main Drive Inbound	Main Drive Outbound	Pull-off Staging Area	Van Buren Swale	Apartment	On-Street
	4:01 AM	0	1	2	Bus+2	3	0	0
	4:02 AM	0	0	2	Bus+1	3	0	1
	4:03 AM	0	3	2	Bus+1	2	1	0
	4:04 AM	0	0	2	Bus+1	2	0	0
4:04 Bus leaves staging area	4:05 AM	0	5	10	1	1	0	0

	4:06 AM	0	0	5	1	2	1	2
	4:07 AM	0	0	3	1	0	0	0
	4:08 AM	0	3	6	0	0	0	0
	4:09 AM	0	1	5	1	0	0	0
	4:10 AM	0	1	5	1	0	1	0
	4:11 AM	0	1	5	0	0	0	0
	4:12 AM	0	0	0	1	0	0	0
	4:13 AM	0	0	0	4	1	0	0
	4:14 AM	0	1	1	0	0	0	0
	4:15 AM	0	0	0	0	0	0	0
	4:16 AM	0	0	0	0	0	0	0
	4:17 AM	0	0	0	1	0	0	0
	4:18 AM	0	0	0	0	0	0	0
	4:19 AM	0	0	0	0	0	0	0
	4:20 AM	0	0	0	0	0	0	0
	4:21 AM	0	0	0	0	0	0	0
	4:22 AM	0	0	0	0	0	0	0
	4:23 AM	0	0	0	0	0	0	0
	4:24 AM	0	0	0	0	0	0	0
	4:25 AM	0	0	0	0	0	0	0
	4:26 AM	0	0	0	0	0	0	0
	4:27 AM	0	0	0	0	0	0	0
	4:28 AM	0	0	0	0	0	0	0
	4:29 AM	0	0	0	0	0	0	0
	4:30 AM	0	0	0	0	0	0	0

1542

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APPENDIX C

TURNING MOVEMENT COUNTS

TRAFFIC SURVEY SPECIALISTS, INC.

VAN BUREN STREET & S 28TH AVENUE
HOLLYWOOD, FLORIDA
COUNTED BY: MARISA CRUZ
NOT SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00170030
Start Date: 02/02/17
File I.D. : 28AV_VAN
Page : 1

ALL VEHICLES

S 28TH AVENUE From North					VAN BUREN STREET From East					S 28TH AVENUE From South					VAN BUREN STREET From West					
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		
Date 02/02/17																				
07:00	0	20	45	2	0	0	0	0	0	0	0	91	7	0	3	0	4		172	
07:15	0	33	70	2	0	0	0	0	0	0	2	151	4	0	4	0	0		266	
07:30	0	49	72	6	0	0	0	0	0	0	0	158	18	0	5	1	5		314	
07:45	0	102	87	13	0	0	0	0	0	0	4	141	38	0	7	3	2		397	
Hr Total	0	204	274	23	0	0	0	0	0	0	6	541	67	0	19	4	11		1149	
08:00	0	83	99	10	0	0	0	0	0	0	2	112	41	0	3	0	3		353	
08:15	0	77	69	7	0	0	0	0	0	0	2	102	37	0	10	1	0		305	
08:30	0	55	70	8	0	0	0	0	0	0	2	106	21	0	8	1	7		278	
08:45	0	44	73	3	0	0	0	0	0	0	5	87	17	0	9	0	1		239	
Hr Total	0	259	311	28	0	0	0	0	0	0	11	407	116	0	30	2	11		1175	
09:00	0	57	81	8	0	0	0	0	0	0	3	71	10	0	7	1	5		243	
09:15	0	27	65	2	0	0	0	0	0	0	0	75	5	0	6	1	2		183	
09:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	
09:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	
Hr Total	0	84	146	10	0	0	0	0	0	0	3	146	15	0	13	2	7		426	
* BREAK *																				
14:00	0	30	73	4	0	0	0	0	0	0	1	67	12	0	4	0	4		195	
14:15	0	39	72	6	0	0	0	0	0	0	2	92	10	0	7	2	3		233	
14:30	0	25	82	5	0	0	0	0	0	0	1	80	5	0	6	0	0		204	
14:45	0	22	79	8	0	0	0	0	0	0	1	86	5	0	7	1	0		209	
Hr Total	0	116	306	23	0	0	0	0	0	0	5	325	32	0	24	3	7		841	
15:00	0	35	87	4	0	0	0	0	0	0	2	75	7	0	10	1	1		222	
15:15	0	49	72	5	0	0	0	0	0	0	1	71	17	0	6	2	3		226	
15:30	1	49	101	14	0	0	0	0	0	0	2	65	16	0	8	0	2		258	
15:45	0	49	86	9	0	0	0	0	0	0	2	55	13	0	10	4	1		229	
Hr Total	1	182	346	32	0	0	0	0	0	0	7	266	53	0	34	7	7		935	
16:00	1	33	95	4	0	0	0	0	0	0	0	65	17	0	4	0	2		221	
16:15	0	21	72	6	0	0	0	0	0	0	2	66	11	0	11	1	1		191	
Hr Total	1	54	167	10	0	0	0	0	0	0	2	131	28	0	15	1	3		412	
TOTAL	2	899	1550	126	0	0	0	0	0	0	34	1816	311	0	135	19	46		4938	

TRAFFIC SURVEY SPECIALISTS, INC.

VAN BUREN STREET & S 28TH AVENUE
HOLLYWOOD, FLORIDA
COUNTED BY: MARISA CRUZ
NOT SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561) 272-3255

Site Code : 00170030
Start Date: 02/02/17
File I.D. : 28AV_VAN
Page : 2

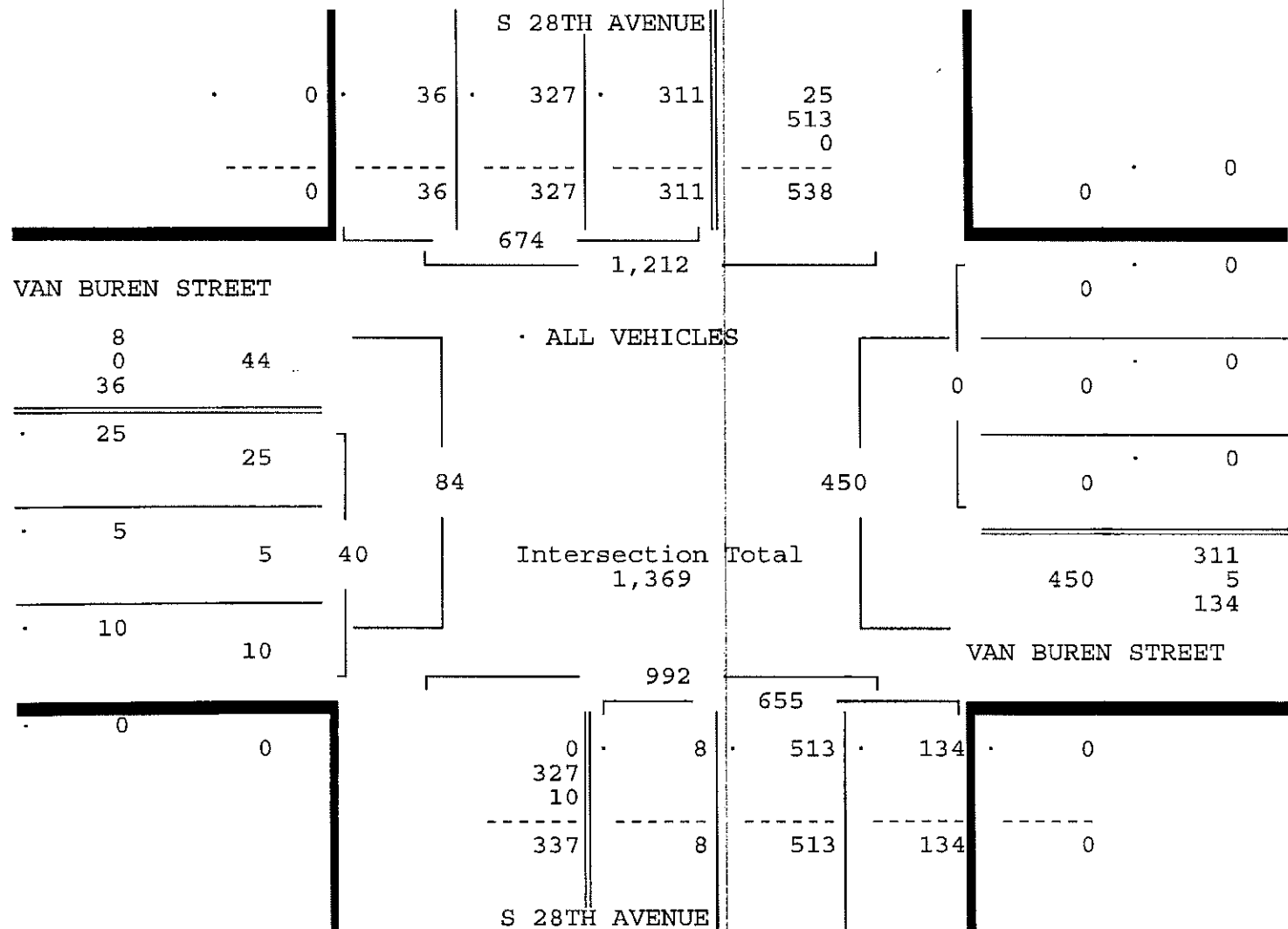
ALL VEHICLES

S 28TH AVENUE From North				VAN BUREN STREET From East				S 28TH AVENUE From South				VAN BUREN STREET From West				Total
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	

Date 02/02/17

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:30 on 02/02/17

Peak start 07:30				07:30				07:30				07:30				Total
Volume	0	311	327	36	0	0	0	0	0	8	513	134	0	25	5	10
Percent	0%	46%	49%	5%	0%	0%	0%	0%	0%	1%	78%	20%	0%	62%	12%	25%
Pk total	674				0					655			40			
Highest	07:45				07:00					07:45			07:45			
Volume	0	102	87	13	0	0	0	0	0	4	141	38	0	7	3	2
Hi total	202				0					183			12			
PHF	.83				.0					.89			.83			



VAN BUREN STREET & S 28TH AVENUE
HOLLYWOOD, FLORIDA
COUNTED BY: MARISA CRUZ
NOT SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561) 272-3255

Site Code : 00170030
Start Date: 02/02/17
File I.D. : 28AV_VAN
Page : 3

ALL VEHICLES

S 28TH AVENUE					VAN BUREN STREET				S 28TH AVENUE				VAN BUREN STREET						
From North					From East				From South				From West						
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right	Total
Date 02/02/17																			
Peak Hour Analysis By Entire Intersection for the Period: 14:00 to 16:30 on 02/02/17																			
Peak start 15:00					15:00				15:00				15:00						
Volume	1	182	346	32	0	0	0	0		0	7	266	53		0	34	7	7	
Percent	0%	32%	62%	6%	0%	0%	0%	0%		0%	2%	82%	16%		0%	71%	15%	15%	
Pk total	561				0					326					48				
Highest	15:30				07:00					15:15					15:45				
Volume	1	49	101	14	0	0	0	0		0	1	71	17		0	10	4	1	
Hi total	165				0					89					15				
PHF	.85				.0					.92					.80				

[illegible]

VAN BUREN STREET & S 28TH AVENUE
HOLLYWOOD, FLORIDA
COUNTED BY: MARISA CRUZ
NOT SIGNALIZED

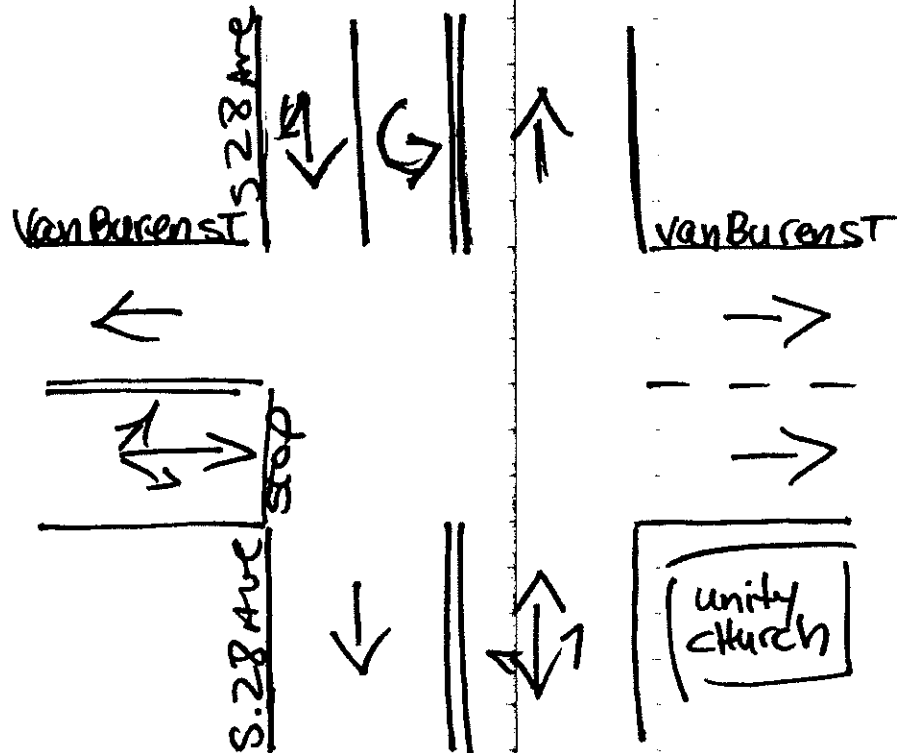
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00170030
Start Date: 02/02/17
File I.D. : 28AV_VAN
Page : 1

PEDESTRIANS & BIKES

S 28TH AVENUE From North					VAN BUREN STREET From East					S 28TH AVENUE From South					VAN BUREN STREET From West					
Left	BIKES	Right	Peds		Left	BIKES	Right	Peds		Left	BIKES	Right	Peds		Left	BIKES	Right	Peds		Total
Date 02/02/17																				
07:00	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	1	0	0	0	3
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	2	3	3
07:45	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	2
Hr Total	0	0	0	0	0	0	0	4	0	0	0	0	1	0	0	1	0	2	0	8
08:00	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	2
08:15	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	2
08:30	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	1	0	3
08:45	0	0	0	0	0	0	0	8	0	0	0	0	1	0	0	1	0	1	0	11
Hr Total	0	0	0	0	0	2	0	10	0	0	0	0	1	0	0	2	0	3	0	18
09:00	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3
09:15	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	1	0	0	0	3
09:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	1	0	3	0	0	1	0	0	0	0	1	0	0	0	6
----- * BREAK * -----																				
14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	1	0	3	0	6
14:30	0	0	0	0	0	0	0	2	0	0	0	0	1	0	0	1	0	2	0	6
14:45	0	0	0	2	0	0	0	1	0	0	0	0	0	0	0	3	0	4	0	10
Hr Total	0	0	0	2	0	1	0	4	0	0	0	0	1	0	0	5	0	9	0	22
15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0	3
15:15	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2	0	3
15:30	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	4	0	8
15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0	3
Hr Total	0	0	0	2	0	1	0	2	0	0	0	0	0	0	0	2	0	10	0	17
16:00	0	0	0	1	0	0	0	1	0	0	0	0	5	0	0	0	0	3	0	10
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	6	0	7
Hr Total	0	0	0	1	0	0	0	1	0	0	0	0	5	0	0	1	0	9	0	17
TOTAL	0	0	0	5	0	5	0	24	0	0	1	0	8	0	0	12	0	33	0	88

North



Hollywood, Florida

February 02, 2017

drawn by: Luis Palomero

NOT Signalized

HOLLYWOOD BOULEVARD & S 26TH AVENUE
HOLLYWOOD, FLORIDA
COUNTED BY: ISIDRO GONZALEZ
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00170030
Start Date: 02/02/17
File I.D. : VAN26A_I
Page : 1

ALL VEHICLES

S 26TH AVENUE From North					HOLLYWOOD BOULEVARD From East					S 26TH AVENUE From South					HOLLYWOOD BOULEVARD From West					
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		Total
Date 02/02/17																				
07:00	0	1	0	2	0	0	0	0	0	0	0	0	0	11	13	98	19		144	
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0	11	19	110	28		168	
07:30	0	2	0	1	0	0	0	0	0	0	0	0	0	16	23	94	28		164	
07:45	0	1	0	0	0	0	0	0	0	0	0	0	0	11	29	153	54		248	
Hr Total	0	4	0	3	0	0	0	0	0	0	0	0	0	49	84	455	129		724	
08:00	0	6	1	6	0	0	0	0	0	0	0	0	0	16	28	158	37		252	
08:15	0	2	1	7	0	0	0	0	0	0	0	0	0	15	19	150	29		223	
08:30	0	3	2	2	0	0	0	0	0	0	0	0	0	19	16	148	39		229	
08:45	0	5	0	5	0	0	0	0	0	0	0	0	0	13	17	193	44		277	
Hr Total	0	16	4	20	0	0	0	0	0	0	0	0	0	63	80	649	149		981	
09:00	0	2	0	4	0	0	0	0	0	0	0	0	0	13	22	210	45		296	
09:15	0	9	2	5	0	0	0	0	0	0	0	0	0	21	21	209	48		315	
09:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	
09:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	
Hr Total	0	11	2	9	0	0	0	0	0	0	0	0	0	34	43	419	93		611	
----- * BREAK * -----																				
14:00	0	11	2	2	0	0	0	0	0	0	0	0	0	15	17	206	48		301	
14:15	0	3	1	3	0	0	0	0	0	0	0	0	0	7	19	170	44		247	
14:30	0	14	2	5	0	0	0	0	0	0	0	0	0	21	11	185	49		287	
14:45	0	5	3	2	0	0	0	0	0	0	0	0	0	15	22	221	50		318	
Hr Total	0	33	8	12	0	0	0	0	0	0	0	0	0	58	69	782	191		1153	
15:00	0	0	1	1	0	0	0	0	0	0	0	0	0	9	19	211	56		297	
15:15	0	7	2	3	0	0	0	0	0	0	0	0	0	11	23	149	48		243	
15:30	0	7	0	6	0	0	0	0	0	0	0	0	0	18	17	186	45		279	
15:45	0	8	1	15	0	0	0	0	0	0	0	0	0	19	25	190	62		320	
Hr Total	0	22	4	25	0	0	0	0	0	0	0	0	0	57	84	736	211		1139	
16:00	0	11	2	6	0	0	0	0	0	0	0	0	0	19	21	177	75		311	
16:15	0	3	0	3	0	0	0	0	0	0	0	0	0	19	10	159	66		260	
Hr Total	0	14	2	9	0	0	0	0	0	0	0	0	0	38	31	336	141		571	
TOTAL	0	100	20	78	0	0	0	0	0	0	0	0	0	299	391	3377	914		5179	

TO EB HOLLYWOOD →

TO EB VAN BUREN →

TO SB 26 AVE →

TO SB 26 AVE →

TO NB 26 AVE →

TO EB HOLLYWOOD BLVD →

TO EB VAN BUREN →

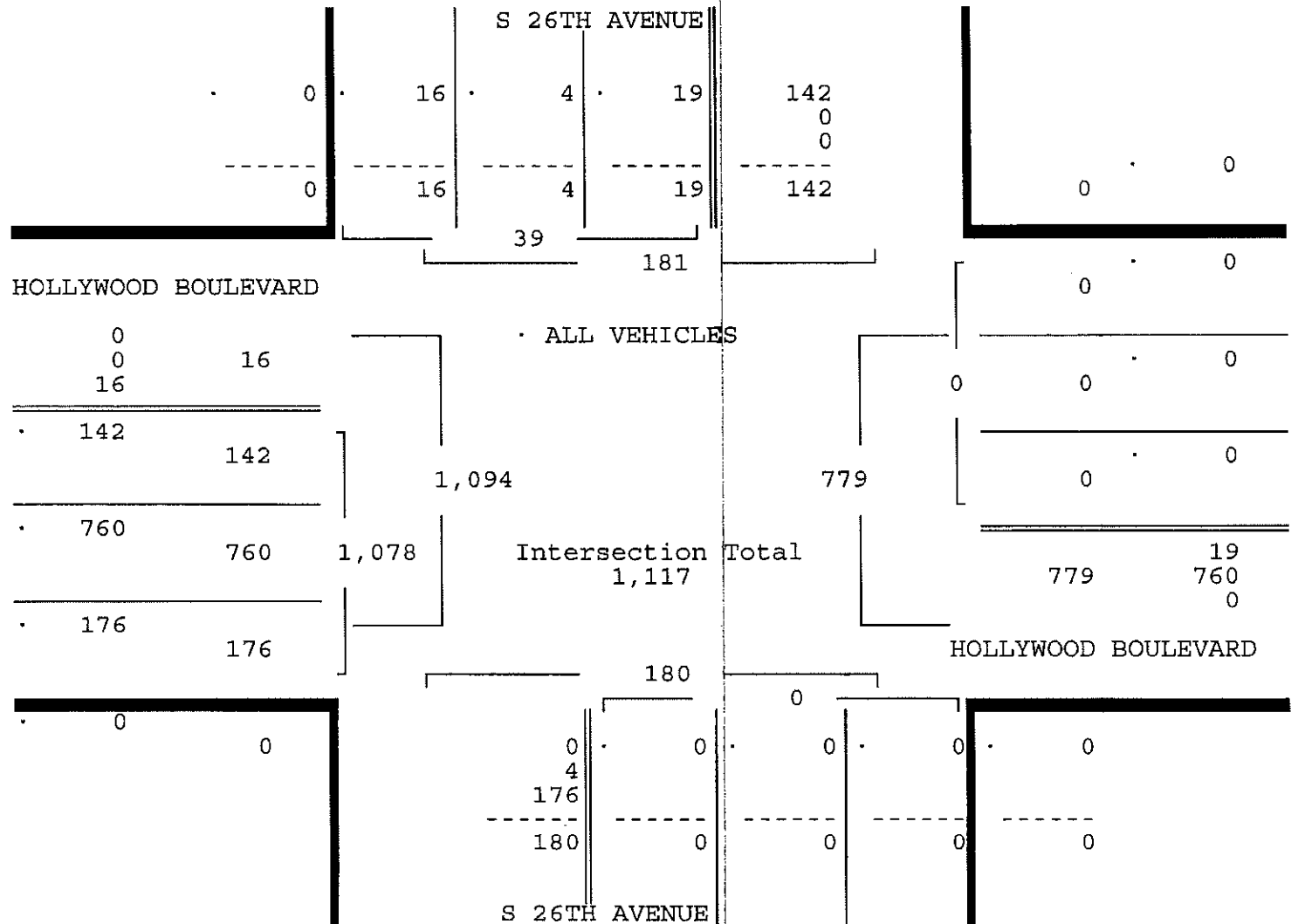
HOLLYWOOD BOULEVARD & S 26TH AVENUE
 HOLLYWOOD, FLORIDA
 COUNTED BY: ISIDRO GONZALEZ
 SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
 85 SE 4TH AVENUE, UNIT 109
 DELRAY BEACH, FLORIDA
 PHONE (561)272-3255

Site Code : 00170030
 Start Date: 02/02/17
 File I.D. : VAN26A_I
 Page : 2

ALL VEHICLES

S 26TH AVENUE					HOLLYWOOD BOULEVARD					S 26TH AVENUE					HOLLYWOOD BOULEVARD					
From North					From East					From South					From West					
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total			
Date 02/02/17 -----																				
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:30 on 02/02/17																				
Peak start 08:30					08:30					08:30					08:30					
Volume	0	19	4	16	0	0	0	0	0	0	0	0	66	76	760	176				
Percent	0%	49%	10%	41%	0%	0%	0%	0%	0%	0%	0%	0%	6%	7%	71%	16%				
Pk total	39				0				0				1078							
Highest	09:15				07:00				07:00				09:15							
Volume	0	9	2	5	0	0	0	0	0	0	0	0	21	21	209	48				
Hi total	16				0				0				299							
PHF	.61				.0				.0				.90							



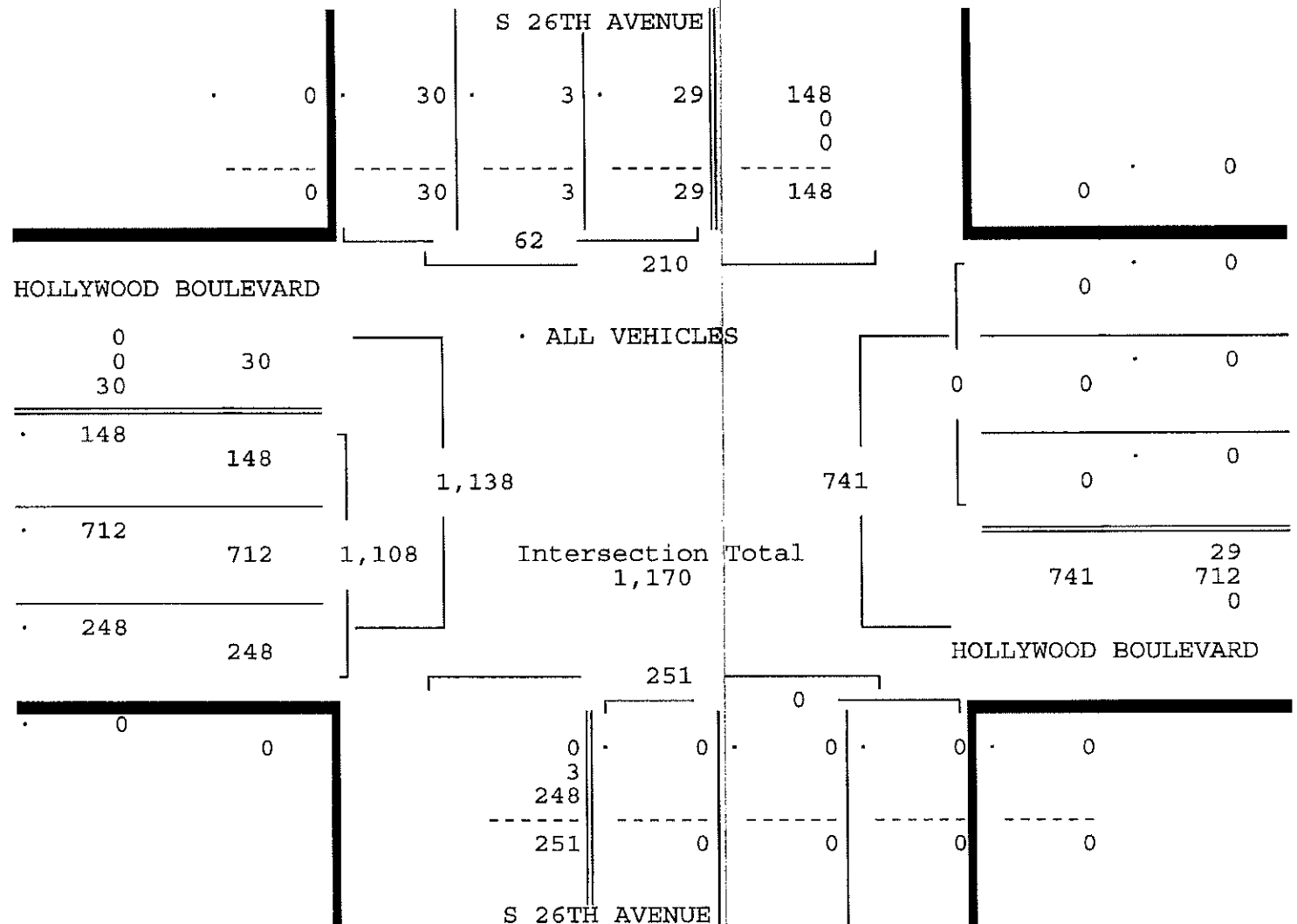
HOLLYWOOD BOULEVARD & S 26TH AVENUE
 HOLLYWOOD, FLORIDA
 COUNTED BY: ISIDRO GONZALEZ
 SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
 85 SE 4TH AVENUE, UNIT 109
 DELRAY BEACH, FLORIDA
 PHONE (561)272-3255

Site Code : 00170030
 Start Date: 02/02/17
 File I.D. : VAN26A_I
 Page : 3

ALL VEHICLES

S 26TH AVENUE				HOLLYWOOD BOULEVARD				S 26TH AVENUE				HOLLYWOOD BOULEVARD				
From North				From East				From South				From West				
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 02/02/17																
Peak Hour Analysis By Entire Intersection for the Period: 14:00 to 16:30 on 02/02/17																
Peak start 15:30				15:30				15:30				15:30				
Volume	0	29	3	30	0	0	0	0	0	0	0	0	75	73	712	248
Percent	0%	47%	5%	48%	0%	0%	0%	0%	0%	0%	0%	0%	7%	7%	64%	22%
Pk total	62				0				0				1108			
Highest	15:45				07:00				07:00				15:45			
Volume	0	8	1	15	0	0	0	0	0	0	0	0	19	25	190	62
Hi total	24				0				0				296			
PHF	.65				.0				.0				.94			



TRAFFIC SURVEY SPECIALISTS, INC.

HOLLYWOOD BOULEVARD & S 26TH AVENUE
HOLLYWOOD, FLORIDA
COUNTED BY: ISIDRO GONZALEZ
SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00170030
Start Date: 02/02/17
File I.D. : VAN26A_1
Page : 1

PEDESTRIANS & BIKES

Date 02/02/17	S 26TH AVENUE From North				HOLLYWOOD BOULEVARD From East				S 26TH AVENUE From South				HOLLYWOOD BOULEVARD From West				Total
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	
07:00	0	0	0	0	0	2	0	0	0	1	0	0	0	0	0	0	3
07:15	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	6	8
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16
Hr Total	0	0	0	0	0	3	0	0	0	2	0	0	0	0	0	23	28
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15
08:15	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	14	16
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5
08:45	0	0	0	0	0	0	0	2	0	1	0	0	0	0	0	8	11
Hr Total	0	0	0	0	0	0	0	3	0	1	0	0	0	1	0	42	47
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	3
09:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	3
* BREAK *																	
14:00	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	28	30
14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3
14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	37
14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4
Hr Total	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	72	74
15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
15:15	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	5	8
15:30	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	19	20
15:45	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	8	9
Hr Total	0	0	0	0	0	0	0	3	0	2	0	0	0	0	0	34	39
16:00	0	0	0	0	0	1	0	3	0	0	0	0	0	0	0	20	24
16:15	0	0	0	2	0	1	0	3	0	0	0	0	0	0	0	0	6
Hr Total	0	0	0	2	0	2	0	6	0	0	0	0	0	0	0	20	30
TOTAL	0	0	0	4	0	5	0	12	0	5	0	0	0	2	0	193	221

TRAFFIC SURVEY SPECIALISTS, INC.

VAN BUREN STREET & S 26TH AVENUE
HOLLYWOOD, FLORIDA
COUNTED BY: LUIS PALOMINO
SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00170030
Start Date: 02/02/17
File I.D. : VANB26AV
Page : 1

ALL VEHICLES

S 26TH AVENUE From North					VAN BUREN STREET From East					S 26TH AVENUE From South					VAN BUREN STREET From West					
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		Total
Date 02/02/17																				
07:00	0	0	0	0	0	0	0	0	0	0	4	26	1	1	0	1	3			36
07:15	0	0	0	0	0	0	0	0	0	0	2	43	4	0	1	10	4			64
07:30	0	0	0	0	0	0	0	0	0	0	4	50	4	1	1	27	17			104
07:45	0	0	0	0	0	0	0	0	0	0	11	45	8	3	0	59	40			166
Hr Total	0	0	0	0	0	0	0	0	0	0	21	164	17	5	2	97	64			370
08:00	0	0	0	0	0	0	0	0	0	0	8	24	6	4	2	69	39			152
08:15	0	0	0	0	0	0	0	0	0	0	3	45	4	5	2	49	43			151
08:30	0	0	0	0	0	0	0	0	0	0	3	21	9	2	1	30	30			96
08:45	0	0	0	0	0	0	0	0	0	0	4	36	5	2	0	23	17			87
Hr Total	0	0	0	0	0	0	0	0	0	0	18	126	24	13	5	171	129			486
09:00	0	0	0	0	0	0	0	0	0	0	4	28	2	5	2	12	23			76
09:15	0	0	0	0	0	0	0	0	0	0	4	21	3	3	1	14	13			59
09:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0
09:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0
Hr Total	0	0	0	0	0	0	0	0	0	0	8	49	5	8	3	26	36			135
* BREAK *																				
14:00	0	0	0	0	0	0	0	0	0	0	4	18	7	0	1	26	24			80
14:15	0	0	0	0	0	0	0	0	0	0	7	14	4	2	0	6	8			41
14:30	0	0	0	0	0	0	0	0	0	0	3	24	6	3	2	42	20			100
14:45	0	0	0	0	0	0	0	0	0	0	5	13	8	0	0	13	8			47
Hr Total	0	0	0	0	0	0	0	0	0	0	19	69	25	5	3	87	60			268
15:00	0	0	0	0	0	0	0	0	0	0	1	24	4	1	1	15	14			60
15:15	0	0	0	0	0	0	0	0	0	0	5	18	3	1	0	18	11			56
15:30	0	0	0	0	0	0	0	0	0	0	3	10	6	5	3	38	20			85
15:45	0	0	0	0	0	0	0	0	0	0	3	16	5	2	2	48	28			104
Hr Total	0	0	0	0	0	0	0	0	0	0	12	68	18	9	6	119	73			305
16:00	0	0	0	0	0	0	0	0	0	0	3	21	2	1	1	41	28			97
16:15	0	0	0	0	0	0	0	0	0	0	3	23	3	10	0	16	11			66
Hr Total	0	0	0	0	0	0	0	0	0	0	6	44	5	11	1	57	39			163
TOTAL	0	0	0	0	0	0	0	0	0	0	84	520	94	51	20	557	401			1727

TO NB 26 AVE →
 TO EB HOLLYWOOD →
 TO EB VAN BUREN →
 TO SB 26 AVE →
 TO NB 26 AVE →
 TO EB HOLLYWOOD →
 TO EB VAN BUREN →

VAN BUREN STREET & S 26TH AVENUE
 HOLLYWOOD, FLORIDA
 COUNTED BY: LUIS PALOMINO
 SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
 85 SE 4TH AVENUE, UNIT 109
 DELRAY BEACH, FLORIDA
 PHONE (561)272-3255

Site Code : 00170030
 Start Date: 02/02/17
 File I.D. : VANB26AV
 Page : 2

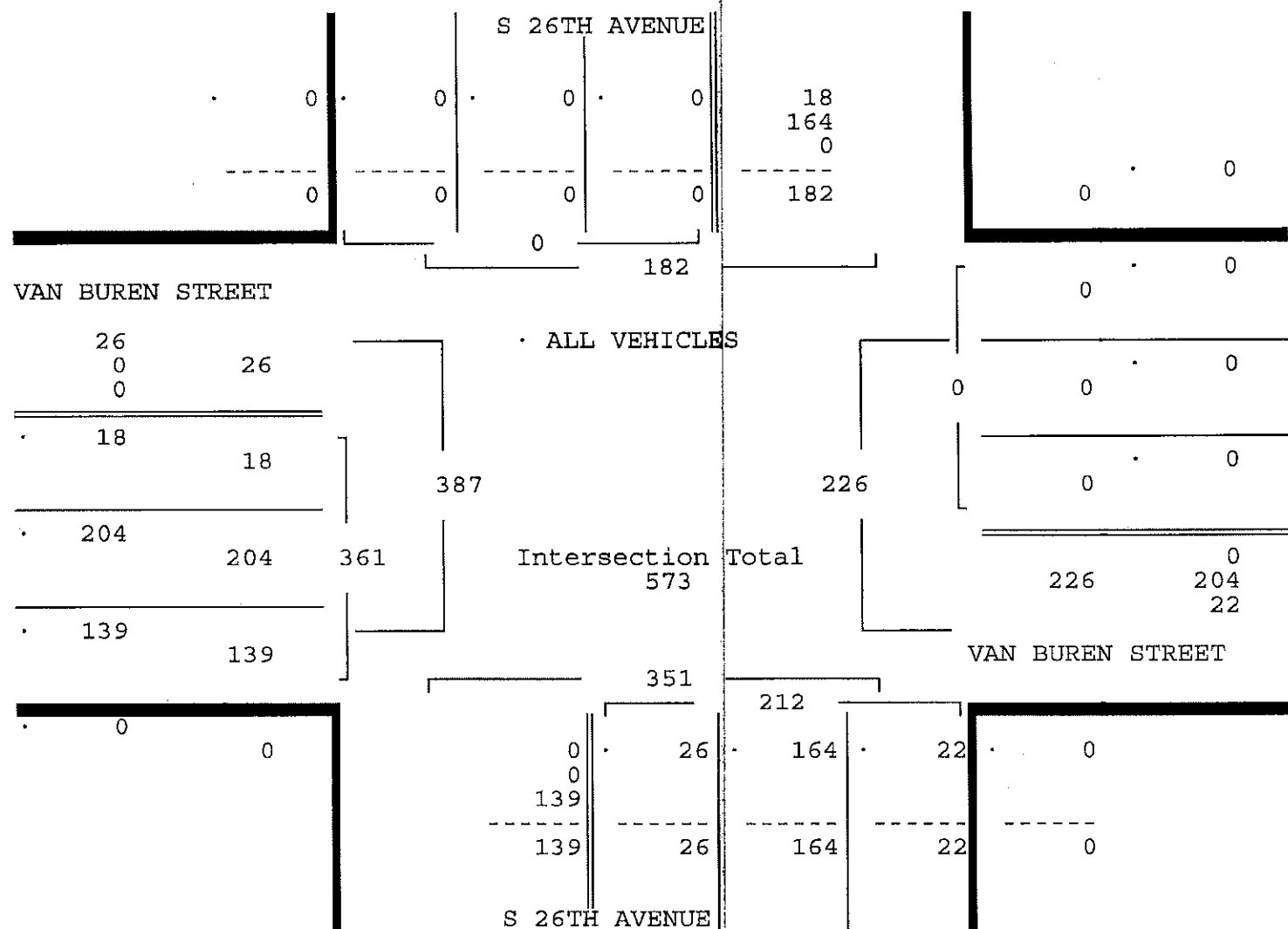
ALL VEHICLES

S 26TH AVENUE From North				VAN BUREN STREET From East				S 26TH AVENUE From South				VAN BUREN STREET From West				Total
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	

Date 02/02/17

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:30 on 02/02/17

Peak start 07:30					07:30				07:30				07:30				
Volume	0	0	0	0	0	0	0	0	0	26	164	22	13	5	204	139	
Percent	0%	0%	0%	0%	0%	0%	0%	0%	0%	12%	77%	10%	4%	1%	57%	39%	
Pk total	0				0				212				361				
Highest	07:00				07:00				07:45				08:00				
Volume	0	0	0	0	0	0	0	0	0	11	45	8	4	2	69	39	
Hi total	0				0				64				114				
PHF	.0				.0				.83				.79				



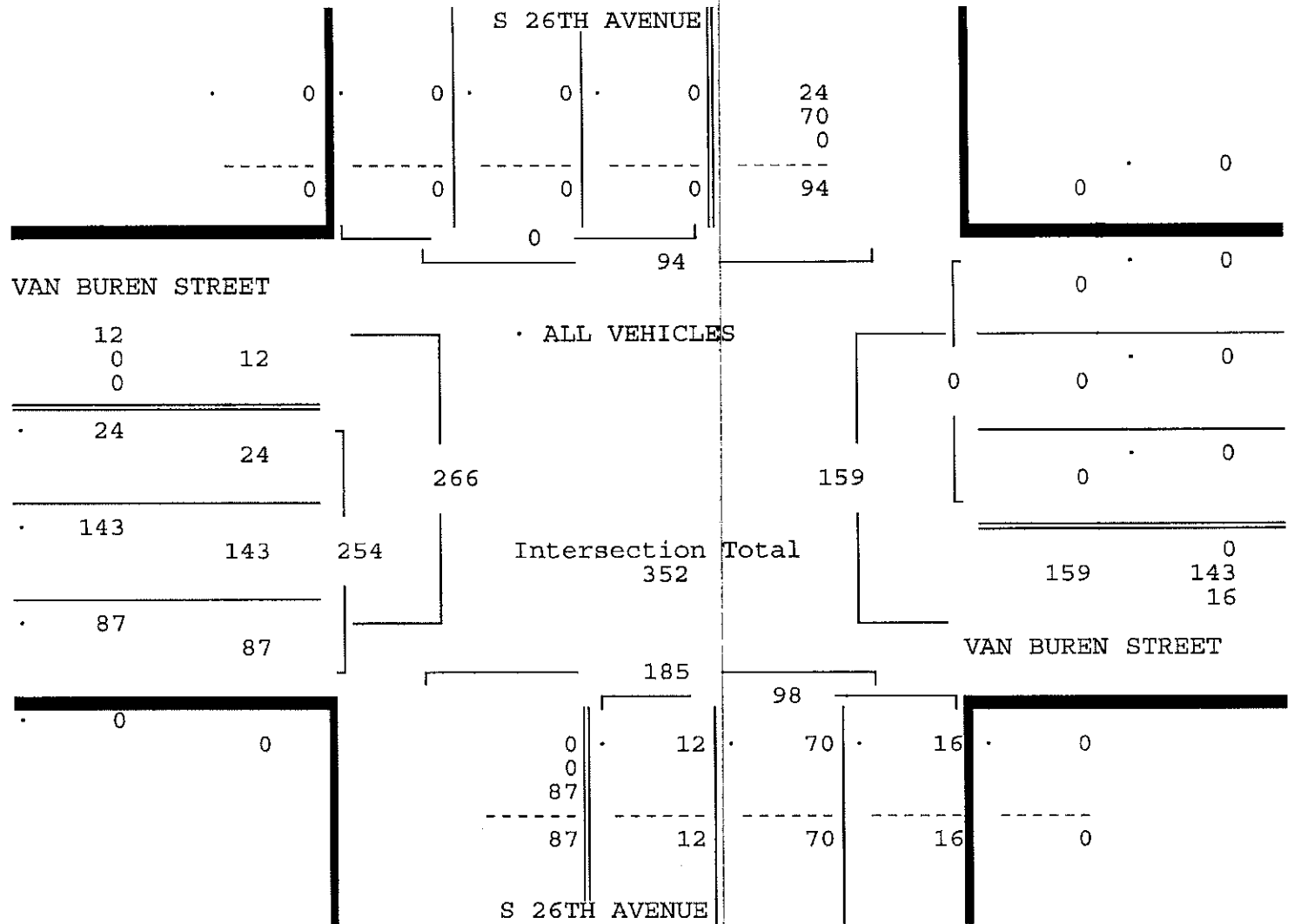
VAN BUREN STREET & S 26TH AVENUE
 HOLLYWOOD, FLORIDA
 COUNTED BY: LUIS PALOMINO
 SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
 85 SE 4TH AVENUE, UNIT 109
 DELRAY BEACH, FLORIDA
 PHONE (561)272-3255

Site Code : 00170030
 Start Date: 02/02/17
 File I.D. : VANE26AV
 Page : 3

ALL VEHICLES

S 26TH AVENUE From North				VAN BUREN STREET From East				S 26TH AVENUE From South				VAN BUREN STREET From West				Total
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	
Date 02/02/17																
Peak Hour Analysis By Entire Intersection for the Period: 14:00 to 16:30 on 02/02/17																
Peak start 15:30				15:30				15:30				15:30				
Volume	0	0	0	0	0	0	0	0	12	70	16	18	6	143	87	
Percent	0%	0%	0%	0%	0%	0%	0%	0%	12%	71%	16%	7%	2%	56%	34%	
Pk total	0				0				98			254				
Highest	07:00				07:00				16:15			15:45				
Volume	0	0	0	0	0	0	0	0	3	23	3	2	2	48	28	
Hi total	0				0				29			80				
PHF	.0				.0				.84			.79				



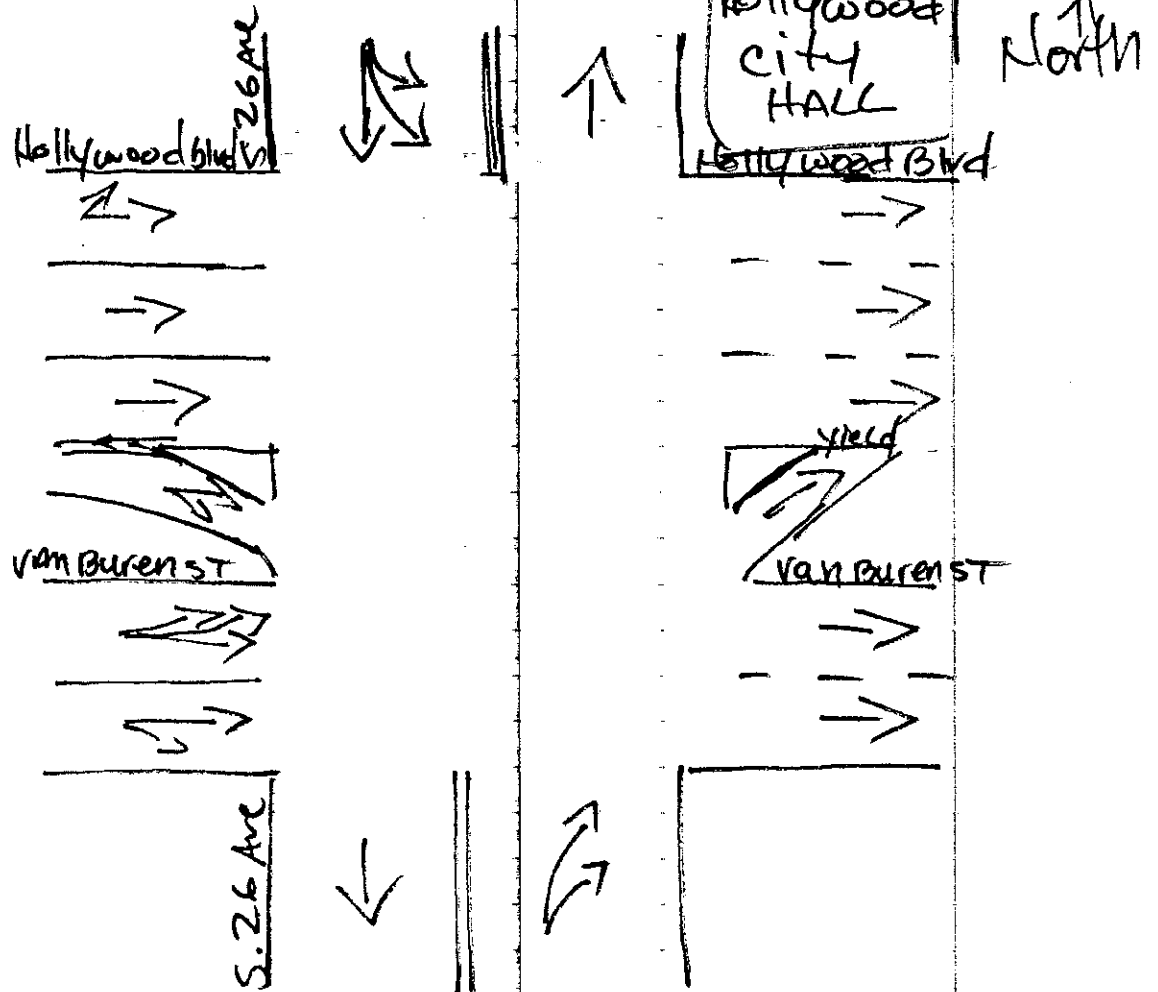
VAN BUREN STREET & S 26TH AVENUE
HOLLYWOOD, FLORIDA
COUNTED BY: LUIS PALOMINO
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00170030
Start Date: 02/02/17
File I.D. : VANB26AV
Page : 1

PEDESTRIANS & BIKES

S 26TH AVENUE From North					VAN BUREN STREET From East					S 26TH AVENUE From South					VAN BUREN STREET From West					
Left	BIKES	Right	Peds		Left	BIKES	Right	Peds		Left	BIKES	Right	Peds		Left	BIKES	Right	Peds		Total
Date 02/02/17																				
07:00	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
07:15	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	2
07:30	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
07:45	0	0	0	0	0	0	0	1	0	0	0	0	2	0	0	0	0	1	0	4
Hr Total	0	0	0	0	0	0	0	1	0	1	0	0	7	0	0	0	0	1	0	10
08:00	0	0	0	0	0	0	0	0	0	0	0	0	5	0	1	0	0	1	0	7
08:15	0	0	0	0	0	0	0	1	0	0	0	0	7	0	2	0	0	2	0	12
08:30	0	0	0	0	0	1	0	1	0	0	0	0	1	0	0	0	0	1	0	4
08:45	0	0	0	0	0	0	0	3	0	1	0	0	2	0	0	0	0	3	0	9
Hr Total	0	0	0	0	0	1	0	5	0	1	0	0	15	0	3	0	0	7	0	32
09:00	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	1	0	3
09:15	0	0	0	0	0	0	0	0	0	0	1	0	2	0	0	0	0	0	0	3
09:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	1	0	4	0	0	0	0	1	0	6
----- * BREAK * -----																				
14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15	0	0	0	0	0	0	0	1	0	0	2	0	0	0	0	0	0	1	0	4
14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	12
14:45	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Hr Total	0	0	0	0	0	0	0	2	0	2	0	0	0	0	0	0	0	13	0	17
15:00	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
15:15	0	0	0	0	0	0	0	4	0	0	0	0	1	0	0	0	0	2	0	7
15:30	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2	0	4
15:45	0	0	0	0	0	0	0	2	0	0	0	0	2	0	0	0	0	0	0	4
Hr Total	0	0	0	0	0	0	0	8	0	2	0	0	3	0	0	0	0	4	0	17
16:00	0	0	0	0	0	1	0	5	0	1	0	0	1	0	0	0	0	5	0	13
16:15	0	0	0	0	0	1	0	5	0	0	0	0	1	0	0	0	0	0	0	7
Hr Total	0	0	0	0	0	2	0	10	0	1	0	0	2	0	0	0	0	5	0	20
TOTAL	0	0	0	0	0	3	0	26	0	0	8	0	31	0	3	0	0	31	0	102



Hollywood, Florida
 February 02, 2017
 drawn by: Luis Palomino
 signalized



APPENDIX D

















SYNCHRO OUTPUT SHEETS

HCM Unsignalized Intersection Capacity Analysis

5: S 28th Avenue & Van Buren Street

Existing Conditions

AM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	25	5	10	0	0	0	8	513	134	311	327	36
Future Volume (Veh/h)	25	5	10	0	0	0	8	513	134	311	327	36
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	26	5	11	0	0	0	8	540	141	327	344	38
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1644	1714	363	1638	1662	610	382			681		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1644	1714	363	1638	1662	610	382			681		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	55	91	98	100	100	100	99			64		
cM capacity (veh/h)	57	57	682	53	62	494	1176			912		
Direction, Lane #	EB 1	NB 1	SB 1	SB 2								
Volume Total	42	689	327	382								
Volume Left	26	8	327	0								
Volume Right	11	141	0	38								
cSH	75	1176	912	1700								
Volume to Capacity	0.56	0.01	0.36	0.22								
Queue Length 95th (ft)	60	1	41	0								
Control Delay (s)	101.3	0.2	11.1	0.0								
Lane LOS	F	A	B									
Approach Delay (s)	101.3	0.2	5.1									
Approach LOS	F											
Intersection Summary												
Average Delay			5.6									
Intersection Capacity Utilization			68.3%		ICU Level of Service					C		
Analysis Period (min)			15									

Timings

9: S 26th Avenue & Van Buren Street & Hollywood Boulevard

Existing Conditions

AM Peak Hour



Lane Group	EBT	NBT	SBL2	SBL	SBT	SEL2	SER
Lane Configurations	↔	↔			↔	↔↔↔	↔
Traffic Volume (vph)	139	26	19	4	16	836	66
Future Volume (vph)	139	26	19	4	16	836	66
Turn Type	NA	NA	Perm	Perm	NA	Perm	Perm
Protected Phases	6	4			8		
Permitted Phases			8	8		2	2
Detector Phase	6	4	8	8	8	2	2
Switch Phase							
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	17.0	18.0	18.0	18.0	18.0	22.0	22.0
Total Split (s)	20.0	20.0	20.0	20.0	20.0	40.0	40.0
Total Split (%)	25.0%	25.0%	25.0%	25.0%	25.0%	50.0%	50.0%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	1.0	2.0	2.0	2.0	2.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0			0.0	0.0	0.0
Total Lost Time (s)	5.0	6.0			6.0	5.0	5.0
Lead/Lag							
Lead-Lag Optimize?							
Recall Mode	None	None	Max	Max	Max	C-Max	C-Max
Act Effct Green (s)	15.0	14.0			14.0	35.0	35.0
Actuated g/C Ratio	0.19	0.18			0.18	0.44	0.44
v/c Ratio	1.12	0.76			0.19	0.40	0.10
Control Delay	118.8	49.5			30.8	16.1	13.8
Queue Delay	0.0	0.0			0.0	0.0	0.0
Total Delay	118.8	49.5			30.8	16.1	13.8
LOS	F	D			C	B	B
Approach Delay	118.8	49.5			30.8		
Approach LOS	F	D			C		

Intersection Summary

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 0 (0%), Referenced to phase 2:SEL, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.12

Intersection Signal Delay: 45.5

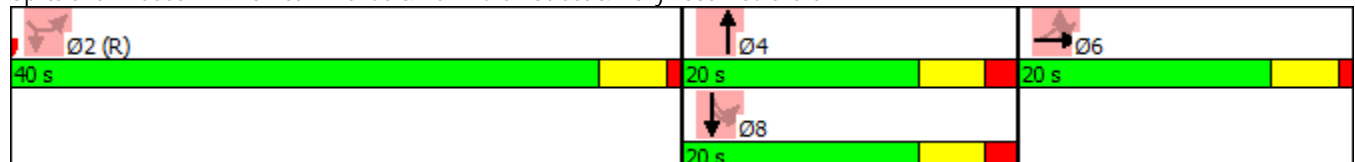
Intersection LOS: D

Intersection Capacity Utilization 69.3%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 9: S 26th Avenue & Van Buren Street & Hollywood Boulevard




















HCM Signalized Intersection Capacity Analysis

9: S 26th Avenue & Van Buren Street & Hollywood Boulevard

Existing Conditions

AM Peak Hour

















												
Movement	EBL2	EBL	EBT	EBR	NBT	NBR	NBR2	SBL2	SBL	SBT	SEL2	SER
Lane Configurations												
Traffic Volume (vph)	5	204	139	13	26	164	22	19	4	16	836	66
Future Volume (vph)	5	204	139	13	26	164	22	19	4	16	836	66
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)			5.0		6.0					6.0	5.0	5.0
Lane Util. Factor			1.00		1.00					1.00	0.94	1.00
Frt			1.00		0.88					1.00	1.00	0.85
Flt Protected			0.97		1.00					0.97	0.95	1.00
Satd. Flow (prot)			1801		1642					1810	4990	1583
Flt Permitted			0.97		1.00					0.66	0.95	1.00
Satd. Flow (perm)			1801		1642					1236	4990	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	5	215	146	14	27	173	23	20	4	17	880	69
RTOR Reduction (vph)	0	0	2	0	5	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	0	378	0	218	0	0	0	0	41	880	69
Turn Type	Perm	Perm	NA		NA			Perm	Perm	NA	Perm	Perm
Protected Phases			6		4					8		
Permitted Phases	6	6						8	8		2	2
Actuated Green, G (s)			15.0		14.0					14.0	35.0	35.0
Effective Green, g (s)			15.0		14.0					14.0	35.0	35.0
Actuated g/C Ratio			0.19		0.18					0.18	0.44	0.44
Clearance Time (s)			5.0		6.0					6.0	5.0	5.0
Vehicle Extension (s)			3.0		3.0					3.0	3.0	3.0
Lane Grp Cap (vph)			337		287					216	2183	692
v/s Ratio Prot					c0.13							
v/s Ratio Perm			0.21							0.03	c0.18	0.04
v/c Ratio			1.12		0.76					0.19	0.40	0.10
Uniform Delay, d1			32.5		31.4					28.2	15.4	13.2
Progression Factor			1.00		1.00					1.00	1.00	1.00
Incremental Delay, d2			86.5		11.0					1.9	0.6	0.3
Delay (s)			119.0		42.4					30.1	15.9	13.5
Level of Service			F		D					C	B	B
Approach Delay (s)			119.0		42.4					30.1		
Approach LOS			F		D					C		
Intersection Summary												
HCM 2000 Control Delay			44.5		HCM 2000 Level of Service					D		
HCM 2000 Volume to Capacity ratio			0.65									
Actuated Cycle Length (s)			80.0		Sum of lost time (s)					16.0		
Intersection Capacity Utilization			69.3%		ICU Level of Service					C		
Analysis Period (min)			15									
c Critical Lane Group												

HCM Unsignalized Intersection Capacity Analysis

5: S 28th Avenue & Van Buren Street

Optimized Timing

AM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	25	5	10	0	0	0	8	513	134	311	327	36
Future Volume (Veh/h)	25	5	10	0	0	0	8	513	134	311	327	36
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	26	5	11	0	0	0	8	540	141	327	344	38
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1644	1714	363	1638	1662	610	382			681		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1644	1714	363	1638	1662	610	382			681		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	55	91	98	100	100	100	99			64		
cM capacity (veh/h)	57	57	682	53	62	494	1176			912		
Direction, Lane #	EB 1	NB 1	SB 1	SB 2								
Volume Total	42	689	327	382								
Volume Left	26	8	327	0								
Volume Right	11	141	0	38								
cSH	75	1176	912	1700								
Volume to Capacity	0.56	0.01	0.36	0.22								
Queue Length 95th (ft)	60	1	41	0								
Control Delay (s)	101.3	0.2	11.1	0.0								
Lane LOS	F	A	B									
Approach Delay (s)	101.3	0.2	5.1									
Approach LOS	F											
Intersection Summary												
Average Delay			5.6									
Intersection Capacity Utilization			68.3%		ICU Level of Service					C		
Analysis Period (min)			15									

Timings

9: S 26th Avenue & Van Buren Street & Hollywood Boulevard

Optimized Timing

AM Peak Hour



Lane Group	EBT	NBT	SBL2	SBL	SBT	SEL2	SER
Lane Configurations							
Traffic Volume (vph)	139	26	19	4	16	836	66
Future Volume (vph)	139	26	19	4	16	836	66
Turn Type	NA	NA	Perm	Perm	NA	Perm	Perm
Protected Phases	6	4			8		
Permitted Phases			8	8		2	2
Detector Phase	6	4	8	8	8	2	2
Switch Phase							
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	17.0	18.0	18.0	18.0	18.0	22.0	22.0
Total Split (s)	22.0	18.0	18.0	18.0	18.0	40.0	40.0
Total Split (%)	27.5%	22.5%	22.5%	22.5%	22.5%	50.0%	50.0%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	1.0	2.0	2.0	2.0	2.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0			0.0	0.0	0.0
Total Lost Time (s)	5.0	6.0			6.0	5.0	5.0
Lead/Lag							
Lead-Lag Optimize?							
Recall Mode	None	None	Max	Max	Max	C-Max	C-Max
Act Effect Green (s)	17.0	12.0			12.0	35.0	35.0
Actuated g/C Ratio	0.21	0.15			0.15	0.44	0.44
v/c Ratio	0.99	0.89			0.27	0.40	0.10
Control Delay	77.5	69.3			35.3	16.1	13.8
Queue Delay	0.0	0.0			0.0	0.0	0.0
Total Delay	77.5	69.3			35.3	16.1	13.8
LOS	E	E			D	B	B
Approach Delay	77.5	69.3			35.3		
Approach LOS	E	E			D		

Intersection Summary

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 0 (0%), Referenced to phase 2:SEL, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.99

Intersection Signal Delay: 38.6

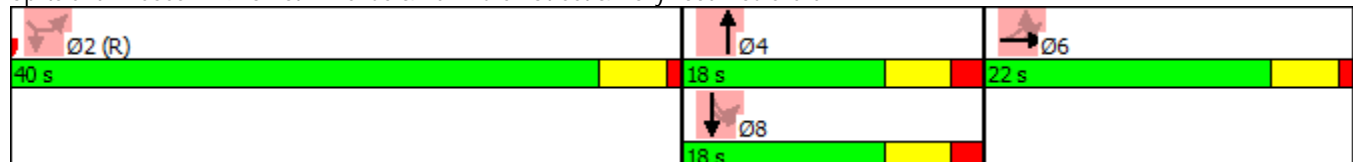
Intersection LOS: D

Intersection Capacity Utilization 69.3%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 9: S 26th Avenue & Van Buren Street & Hollywood Boulevard




















HCM Signalized Intersection Capacity Analysis

9: S 26th Avenue & Van Buren Street & Hollywood Boulevard

Optimized Timing

AM Peak Hour

















												
Movement	EBL2	EBL	EBT	EBR	NBT	NBR	NBR2	SBL2	SBL	SBT	SEL2	SER
Lane Configurations												
Traffic Volume (vph)	5	204	139	13	26	164	22	19	4	16	836	66
Future Volume (vph)	5	204	139	13	26	164	22	19	4	16	836	66
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)			5.0		6.0					6.0	5.0	5.0
Lane Util. Factor			1.00		1.00					1.00	0.94	1.00
Frt			1.00		0.88					1.00	1.00	0.85
Flt Protected			0.97		1.00					0.97	0.95	1.00
Satd. Flow (prot)			1801		1642					1810	4990	1583
Flt Permitted			0.97		1.00					0.55	0.95	1.00
Satd. Flow (perm)			1801		1642					1021	4990	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	5	215	146	14	27	173	23	20	4	17	880	69
RTOR Reduction (vph)	0	0	2	0	5	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	0	378	0	218	0	0	0	0	41	880	69
Turn Type	Perm	Perm	NA		NA			Perm	Perm	NA	Perm	Perm
Protected Phases			6		4					8		
Permitted Phases	6	6						8	8		2	2
Actuated Green, G (s)			17.0		12.0					12.0	35.0	35.0
Effective Green, g (s)			17.0		12.0					12.0	35.0	35.0
Actuated g/C Ratio			0.21		0.15					0.15	0.44	0.44
Clearance Time (s)			5.0		6.0					6.0	5.0	5.0
Vehicle Extension (s)			3.0		3.0					3.0	3.0	3.0
Lane Grp Cap (vph)			382		246					153	2183	692
v/s Ratio Prot					c0.13							
v/s Ratio Perm			0.21							0.04	c0.18	0.04
v/c Ratio			0.99		0.89					0.27	0.40	0.10
Uniform Delay, d1			31.4		33.3					30.1	15.4	13.2
Progression Factor			1.00		1.00					1.00	1.00	1.00
Incremental Delay, d2			43.4		29.2					4.3	0.6	0.3
Delay (s)			74.8		62.6					34.4	15.9	13.5
Level of Service			E		E					C	B	B
Approach Delay (s)			74.8		62.6					34.4		
Approach LOS			E		E					C		
Intersection Summary												
HCM 2000 Control Delay			36.9		HCM 2000 Level of Service					D		
HCM 2000 Volume to Capacity ratio			0.65									
Actuated Cycle Length (s)			80.0		Sum of lost time (s)					16.0		
Intersection Capacity Utilization			69.3%		ICU Level of Service					C		
Analysis Period (min)			15									
c Critical Lane Group												

HCM Unsignalized Intersection Capacity Analysis

5: S 28th Avenue & Van Buren Street

Existing Conditions

PM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	34	7	7	0	0	0	7	266	53	183	346	32
Future Volume (Veh/h)	34	7	7	0	0	0	7	266	53	183	346	32
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	36	7	7	0	0	0	7	280	56	193	364	34
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None								None			
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1089	1117	381	1082	1106	308	398	336				
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1089	1117	381	1082	1106	308	398	336				
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1	4.1				
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2	2.2				
p0 queue free %	79	96	99	100	100	100	99	84				
cM capacity (veh/h)	169	174	666	164	176	732	1161	1223				
Direction, Lane #	EB 1	NB 1	SB 1	SB 2								
Volume Total	50	343	193	398								
Volume Left	36	7	193	0								
Volume Right	7	56	0	34								
cSH	189	1161	1223	1700								
Volume to Capacity	0.26	0.01	0.16	0.23								
Queue Length 95th (ft)	25	0	14	0								
Control Delay (s)	30.7	0.2	8.5	0.0								
Lane LOS	D	A	A									
Approach Delay (s)	30.7	0.2	2.8									
Approach LOS	D											
Intersection Summary												
Average Delay	3.3											
Intersection Capacity Utilization	51.1%			ICU Level of Service					A			
Analysis Period (min)	15											

Timings

9: S 26th Avenue & Van Buren Street & Hollywood Boulevard

Existing Conditions

PM Peak Hour



Lane Group	EBT	NBT	SBL2	SBL	SBT	SEL2	SER
Lane Configurations							
Traffic Volume (vph)	87	12	29	3	30	785	75
Future Volume (vph)	87	12	29	3	30	785	75
Turn Type	NA	NA	Perm	Perm	NA	Perm	Perm
Protected Phases	6	4			8		
Permitted Phases			8	8		2	2
Detector Phase	6	4	8	8	8	2	2
Switch Phase							
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	17.0	18.0	18.0	18.0	18.0	22.0	22.0
Total Split (s)	20.0	20.0	20.0	20.0	20.0	40.0	40.0
Total Split (%)	25.0%	25.0%	25.0%	25.0%	25.0%	50.0%	50.0%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	1.0	2.0	2.0	2.0	2.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0			0.0	0.0	0.0
Total Lost Time (s)	5.0	6.0			6.0	5.0	5.0
Lead/Lag							
Lead-Lag Optimize?							
Recall Mode	None	None	Max	Max	Max	C-Max	C-Max
Act Effct Green (s)	14.3	14.0			14.0	35.7	35.7
Actuated g/C Ratio	0.18	0.18			0.18	0.45	0.45
v/c Ratio	0.83	0.35			0.25	0.37	0.11
Control Delay	53.6	29.7			31.5	15.5	13.9
Queue Delay	0.0	0.0			0.0	0.0	0.0
Total Delay	53.6	29.7			31.5	15.5	13.9
LOS	D	C			C	B	B
Approach Delay	53.6	29.7			31.5		
Approach LOS	D	C			C		

Intersection Summary

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 0 (0%), Referenced to phase 2:SEL, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.83

Intersection Signal Delay: 24.9

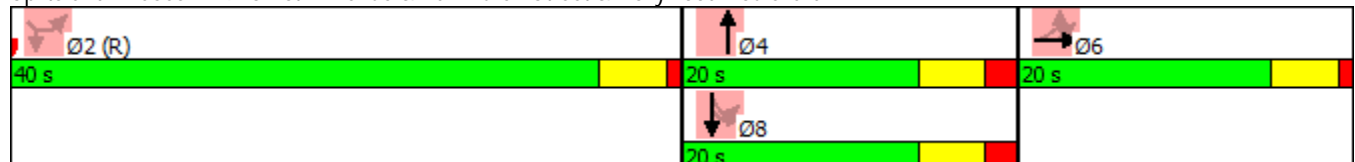
Intersection LOS: C

Intersection Capacity Utilization 51.4%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 9: S 26th Avenue & Van Buren Street & Hollywood Boulevard






















HCM Signalized Intersection Capacity Analysis

9: S 26th Avenue & Van Buren Street & Hollywood Boulevard

Existing Conditions

PM Peak Hour

												
Movement	EBL2	EBL	EBT	EBR	NBT	NBR	NBR2	SBL2	SBL	SBT	SEL2	SER
Lane Configurations											  	
Traffic Volume (vph)	6	143	87	18	12	70	16	29	3	30	785	75
Future Volume (vph)	6	143	87	18	12	70	16	29	3	30	785	75
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)			5.0		6.0					6.0	5.0	5.0
Lane Util. Factor			1.00		1.00					1.00	0.94	1.00
Frt			0.99		0.88					1.00	1.00	0.85
Flt Protected			0.97		1.00					0.97	0.95	1.00
Satd. Flow (prot)			1792		1643					1816	4990	1583
Flt Permitted			0.97		1.00					0.80	0.95	1.00
Satd. Flow (perm)			1792		1643					1483	4990	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	6	151	92	19	13	74	17	31	3	32	826	79
RTOR Reduction (vph)	0	0	3	0	9	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	0	265	0	95	0	0	0	0	66	826	79
Turn Type	Perm	Perm	NA		NA			Perm	Perm	NA	Perm	Perm
Protected Phases			6		4					8		
Permitted Phases	6	6						8	8		2	2
Actuated Green, G (s)			14.3		14.0					14.0	35.7	35.7
Effective Green, g (s)			14.3		14.0					14.0	35.7	35.7
Actuated g/C Ratio			0.18		0.18					0.18	0.45	0.45
Clearance Time (s)			5.0		6.0					6.0	5.0	5.0
Vehicle Extension (s)			3.0		3.0					3.0	3.0	3.0
Lane Grp Cap (vph)			320		287					259	2226	706
v/s Ratio Prot					c0.06							
v/s Ratio Perm			0.15							0.04	c0.17	0.05
v/c Ratio			0.83		0.33					0.25	0.37	0.11
Uniform Delay, d1			31.7		28.9					28.5	14.7	12.9
Progression Factor			1.00		1.00					1.00	1.00	1.00
Incremental Delay, d2			15.9		0.7					2.4	0.5	0.3
Delay (s)			47.6		29.6					30.9	15.2	13.2
Level of Service			D		C					C	B	B
Approach Delay (s)			47.6		29.6					30.9		
Approach LOS			D		C					C		
Intersection Summary												
HCM 2000 Control Delay			23.4		HCM 2000 Level of Service					C		
HCM 2000 Volume to Capacity ratio			0.46									
Actuated Cycle Length (s)			80.0		Sum of lost time (s)					16.0		
Intersection Capacity Utilization			51.4%		ICU Level of Service					A		
Analysis Period (min)			15									
c Critical Lane Group												

Limitation on the Number of 11th & 12th Grades Students

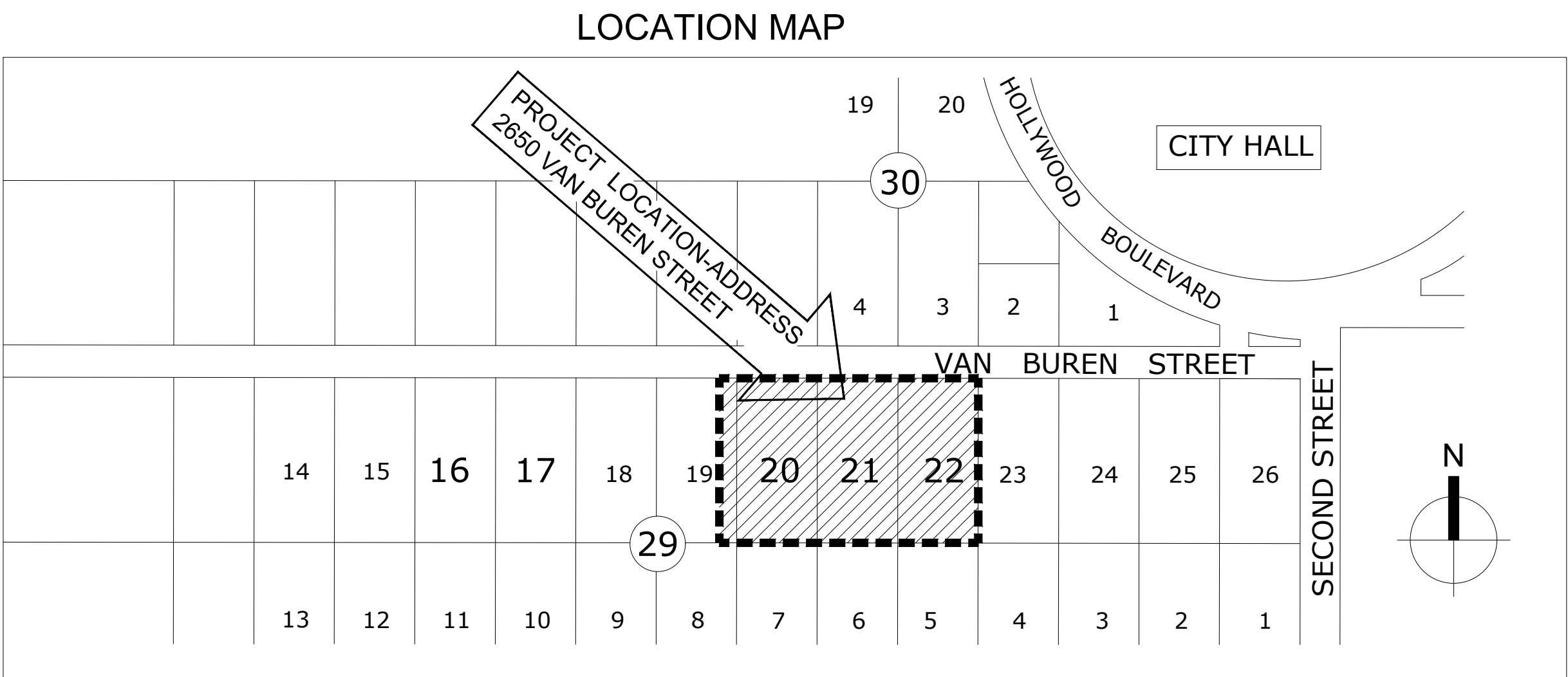
PROJECT ADDRESS:
2650 VAN BUREN STREET, HOLLYWOOD, FL 33020

APPLICANT
Ben Gamla Preparatory Academy
2650 Van Buren Street, Hollywood, FL. 33020

DEPT. OF PLANING & ZONING APPLICATION:

P & D Board Submittal: March, 27 - 2017

ARCHITECT
CIVICA
tel: 305.593.9959 8323 NW 12th St. Suite No.106. Doral, FL. 33126 fax: 305.593.9855



Legal Description:
THE EAST 25.00 FEET OF LOT 19, AND ALL OF LOTS 20, 21, AND 22, BLOCK 29, "HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

INDEX	
COVER	
SURVEY	
A-010	AERIAL CONTEXT
A-020	EXISTING SITE PLAN & SITE DATA
A-030	PHOTOGRAPHS OF PROJECT SITE & ADJACENT PROPERTIES

FOR CITY OF HOLLYWOOD STAFF:
MEETING DATE: _____
BOARD / COMMITTEE: _____

FINAL BOUNDARY SURVEY

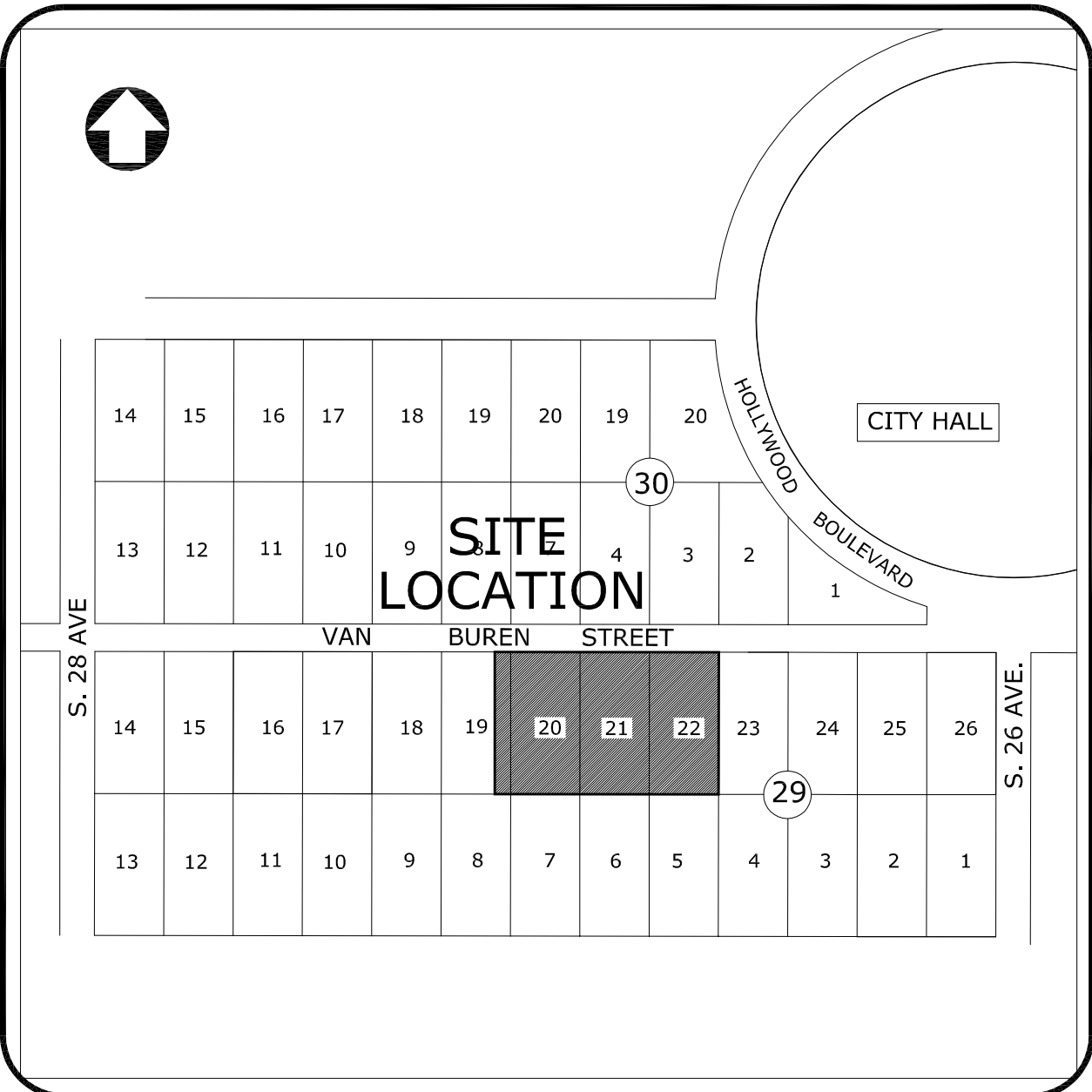
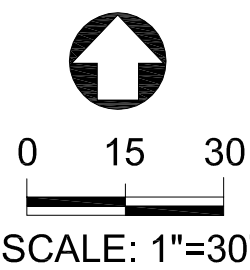
PREPARED BY:

3 TCI, Inc.

PROFESSIONAL LAND SURVEYORS AND MAPPERS

MIAMI, FLORIDA

LB7799

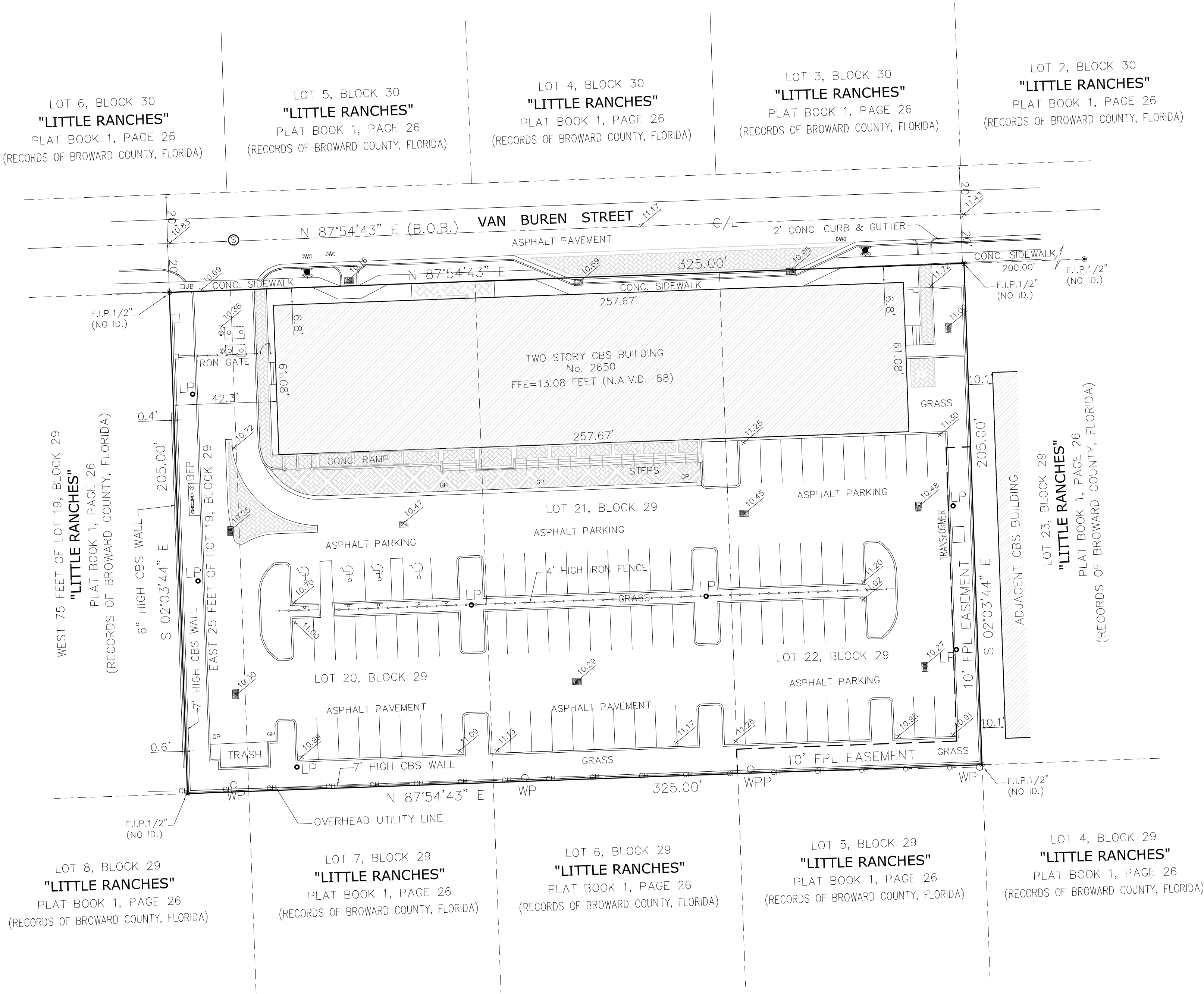


LOCATION MAP

SEC.16-51-42
NOT TO SCALE

LEGEND & ABBREVIATIONS:

○ CLEANOUT	SPOT ELEVATION	A/C AIR CONDITIONING PAD
■ CATCH BASIN	○ SEWER VALVE	BLDG. BUILDING
CPD CONCRETE POWER POLE	CUUB UTILITY BOX	BFP BACK FLOW PREVENTER
GR GUARD RAIL	DW2 WATER VALVE	CLF CHAIN LINK FENCE
⊙ GREASE TRAP	WM WATER METER	CBS CONCRETE BLOCK STRUCTURE
⊙ GAS VALVE	WP WOOD POLE	(C) CALCULATED
⊙ HANDICAP SIGN	WPP WOOD POLE WITH TRANSFORMER	CB CATCH BASIN
⊙ LIGHT POLE	← GUY WIRE	CH. CHORD DISTANCE
⊙ LIGHT BOLLARD	→ STREET LIGHT	CL CENTER LINE
⊙ ELECTRIC BOX	TSB TRAFFIC SIGNAL BOX	CONC. CONCRETE
⊙ ELECTRIC MANHOLE	PTB PUBLIC TELEPHONE BOOTH	Δ DELTA
⊙ FIRE HYDRANT	TOPD TRAFFIC CONTROL PANEL	E EAST
⊙ IRRIGATION CONTROL VALVE	TC TRASH CAN	ENC. ENCROACHMENT
⊙ METAL BUS STOP BENCH	→ FLAG POLE	F.I.P. FOUND IRON PIPE
⊙ MONITORING WELL	PSPO PEDESTRIAN SIGNAL POLE	F.I.R. FOUND REBAR
⊙ MAIL BOX	↳ NORTH	F.F.E. FINISH FLOOR ELEVATION
NSD NEWS PAPERS AND MAGAZINE STAND	↳ LIGHT POLE	F.N. FOUND NAIL
⊙ SIGN	TRB TELEPHONE BOX	GV GAS VALVE
⊙ SANITARY SEWER MANHOLE	⊙ GAS METER	L LENGTH
⊙ STORM SEWER MANHOLE	PTB PUBLIC TELEPHONE BOX	N. NORTH
⊙ TELEPHONE MANHOLE	⊙ CONCRETE POLE	N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
⊙ UNKNOWN MANHOLE	⊙ BENCH	O.E. OVERHEAD ELECTRIC LINE
⊙ LAWN SPOT LIGHT		O/L ON LINE
⊙ DETECTABLE SURFACING		(O.R.B.) OFFICIAL RECORD BOOK
— CHAIN LINK FENCE		(MEAS.) MEASURED
— WOOD FENCE		P.R.M. POINT REFERENCE MONUMENT
		(REC.) RECORD
		R RADIUS
		R/W RIGHT-OF-WAY
		S SOUTH
		SEC. SECTION
		T TANGENT
		U.E. UTILITY EASEMENT
		W WEST
		W/F WOOD FENCE
		P.O.B. POINT OF BEGINNING
		P.O.C. POINT OF COMMENCEMENT
		B.O.B. BASIS OF BEARING
		V.C.P. VITRIFIED CLAY PIPE
		R.C.P. REINFORCED CONCRETE PIPE
		C.M.P. CORRUGATED METAL PIPE



SURVEYOR'S NOTES

I- DATE OF COMPLETION:

12-25-2015

II- LEGAL DESCRIPTION:

THE EAST 25.00 FEET OF LOT 19, AND ALL OF LOTS 20, 21 AND 22, BLOCK 29, "HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

III- ACCURACY:

This survey was predicated on the expected use of land, as classified in the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule 5J-17 of the Florida Administrative Code is "Commercial/High Risk". The minimum relative distance accuracy for this type of Survey is 1 foot in 10000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

IV- SOURCES OF DATA:

Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.

Location and identification of Utilities if any, are shown in accordance with recorded Plat.

No underground Installations on Improvements Have been Located , Except As Noted.

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Center line of Van Buren Street, with an assumed bearing of N87°54'43"W, said line to be considered a well monumented line.

This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 12011C, Map No. 0568, Suffix H, Effective Date: 08-18-2014

Vertical Control:
Elevations are based upon the North American Vertical Datum 1988 (NAVD-88) as per Broward County Bench Mark. M-312 (FIRST VERTICAL ORDER) Elevation=13.44 Feet

Subsurface soil conditions were not determined, as this falls outside the purview of this Survey. These conditions may include the determination of wetlands, filled-in areas, geological conditions or possible contamination by hazardous liquid or solid waste that may occur within, upon, across, abutting or adjacent to the Subject Property.

Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.

The elevations of well-identified features as depicted on the Survey Map were measured to and estimated vertical positional accuracy of 2/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces. The relationship of the elevations depicted on the Survey Map to the North American Vertical Datum of 1988 (based on the G.P.S. observations).

V- EASEMENTS AND ENCUMBRANCES:

There might be other easements affecting the property that were not given by the client to 3TCI, Inc. at the time of this survey.

VI- CLIENT INFORMATION:


This Boundary Survey was prepared at the insistence of and certified to:

VAN BUREN FACILITY III, LLC
6340 SUNSET DRIVE, MIAMI, FL. 33143

VII- SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

3TCI, Inc., a Florida corporation
Florida Certificate of Authorization Number LB7799

By: 
Rolando Ortiz
Registered Surveyor and Mapper LS4312
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

AS-BUILT SURVEY

for

BEN GAMLA CHARTER SCHOOL

2650 VAN BUREN STREET, HOLLYWOOD, FL 33030

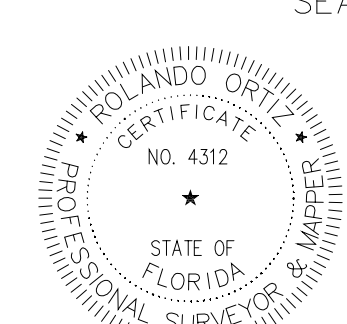
3TCI, Inc.

LB7799

PROFESSIONAL LAND SURVEYORS AND MAPPERS

12211 SW 129th CT. MIAMI FL 33186

tel: 305-316-8474 fax: 305-378-1662 www.3tci.com



REVISIONS

1-	02-19-2015
2-	10-06-2015
3-	12-25-2015
4-	12-25-2016
5-	
6-	
7-	

FEMA:

FLOOD ZONE:
"X"

COMMUNITY PANEL NUMBER:
125113

COMMUNITY NAME:
CITY OF HOLLYWOOD

MAP NUMBER:
12011C0568

SUFFIX:
H

FEMA EFFECTIVE DATE:
08/18/1914

BENCH MARK:
M-312

ELEVATION:
13.44

LOCATION:
HOLLYWOOD CITY HALL

DWG INFO:

DRAFTER:
FS

CHECKED:
RO

FIELD BOOK:
2010-B PG-45

JOB NUMBER:
14-607

SCALE:
1"=30'

SHEET:
1 OF 1

8323 NW 12th Street
Suite No.106
Doral, FL 33126
tel: 305.593.9959
fax: 305.5939855

AA #26001093

PROJECT:

Limitation
on the Number of
11th & 12th
Grades Students

2650 VAN BUREN ST.
HOLLYWOOD, FL 33020

APPLICANT:

Ben Gamla
Preparatory
Academy

2650 VAN BUREN ST.
HOLLYWOOD, FL 33020

ISSUED FOR:

CITY of HOLLYWOOD
PLANNING DEPT
P & D Board Submittal

CIVICA PROJECT No:

150108

No.	DATE	REVISION	BY

DRAWN BY	APPROVED BY
IAF	
DATE	SCALE:
2017	AS SHOWN

SEAL/SIGNATURE

03.27.17

ROLANDO LLANES
AR - 0013160

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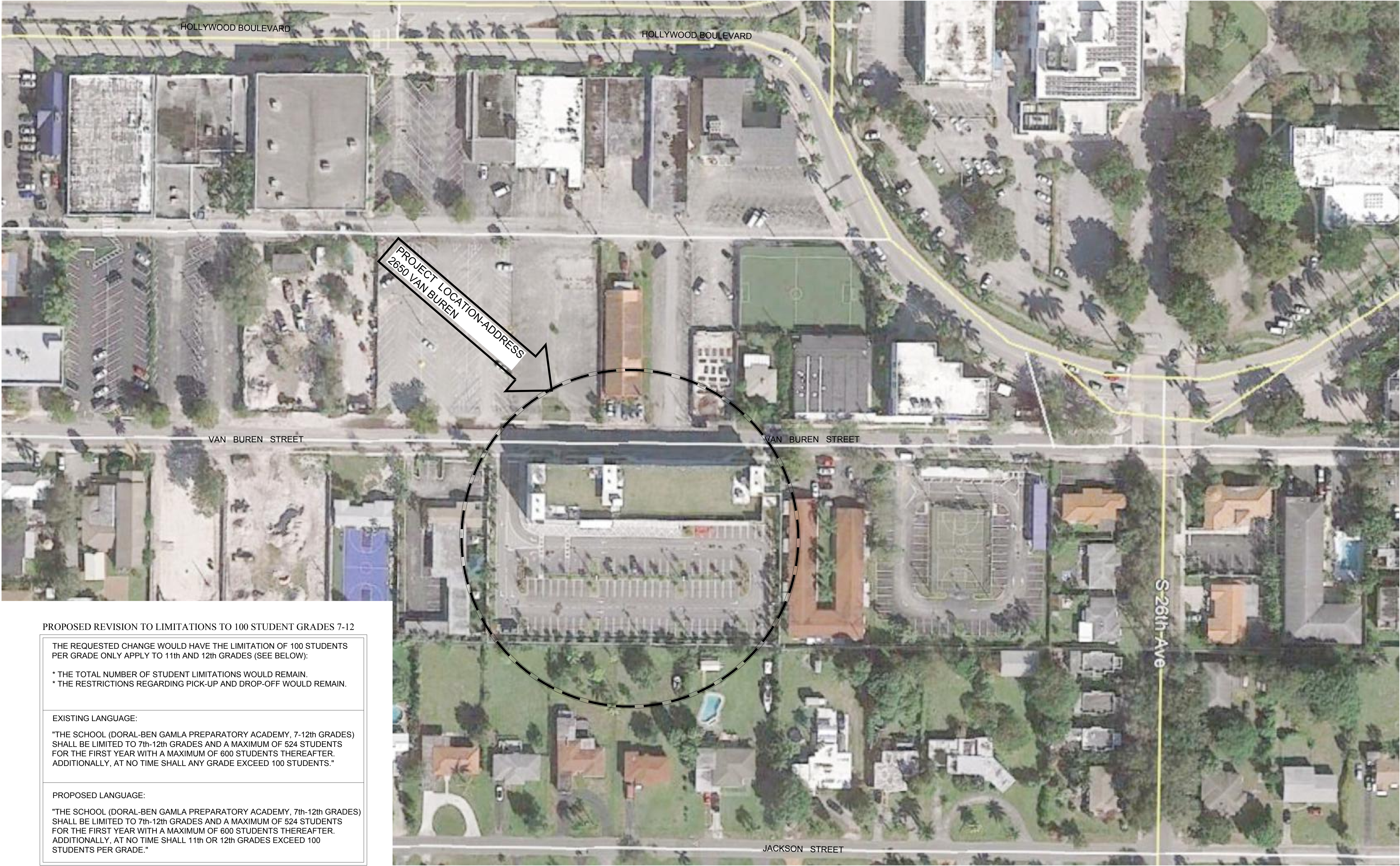
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SHEET TITLE

PROPOSED
AERIAL
CONTEXT

SHEET NUMBER

A-010



PROPOSED REVISION TO LIMITATIONS TO 100 STUDENT GRADES 7-12

THE REQUESTED CHANGE WOULD HAVE THE LIMITATION OF 100 STUDENTS PER GRADE ONLY APPLY TO 11th AND 12th GRADES (SEE BELOW):

- * THE TOTAL NUMBER OF STUDENT LIMITATIONS WOULD REMAIN.
- * THE RESTRICTIONS REGARDING PICK-UP AND DROP-OFF WOULD REMAIN.

EXISTING LANGUAGE:

"THE SCHOOL (DORAL-BEN GAMLA PREPARATORY ACADEMY, 7-12th GRADES) SHALL BE LIMITED TO 7th-12th GRADES AND A MAXIMUM OF 524 STUDENTS FOR THE FIRST YEAR WITH A MAXIMUM OF 600 STUDENTS THEREAFTER. ADDITIONALLY, AT NO TIME SHALL ANY GRADE EXCEED 100 STUDENTS."

PROPOSED LANGUAGE:

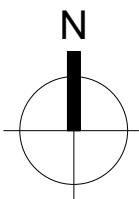
"THE SCHOOL (DORAL-BEN GAMLA PREPARATORY ACADEMY, 7th-12th GRADES) SHALL BE LIMITED TO 7th-12th GRADES AND A MAXIMUM OF 524 STUDENTS FOR THE FIRST YEAR WITH A MAXIMUM OF 600 STUDENTS THEREAFTER. ADDITIONALLY, AT NO TIME SHALL 11th OR 12th GRADES EXCEED 100 STUDENTS PER GRADE."

1
A-010

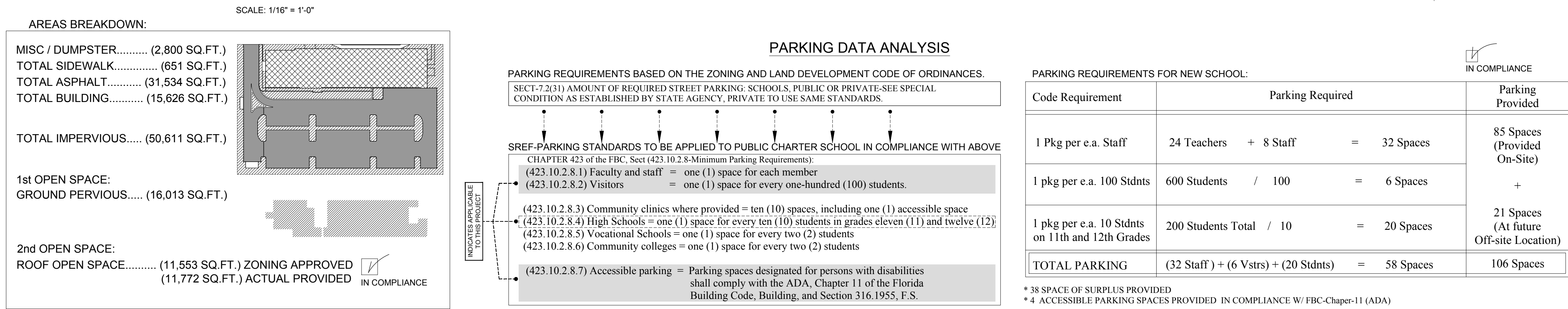
AERIAL CONTEXT - LOCATION MAP

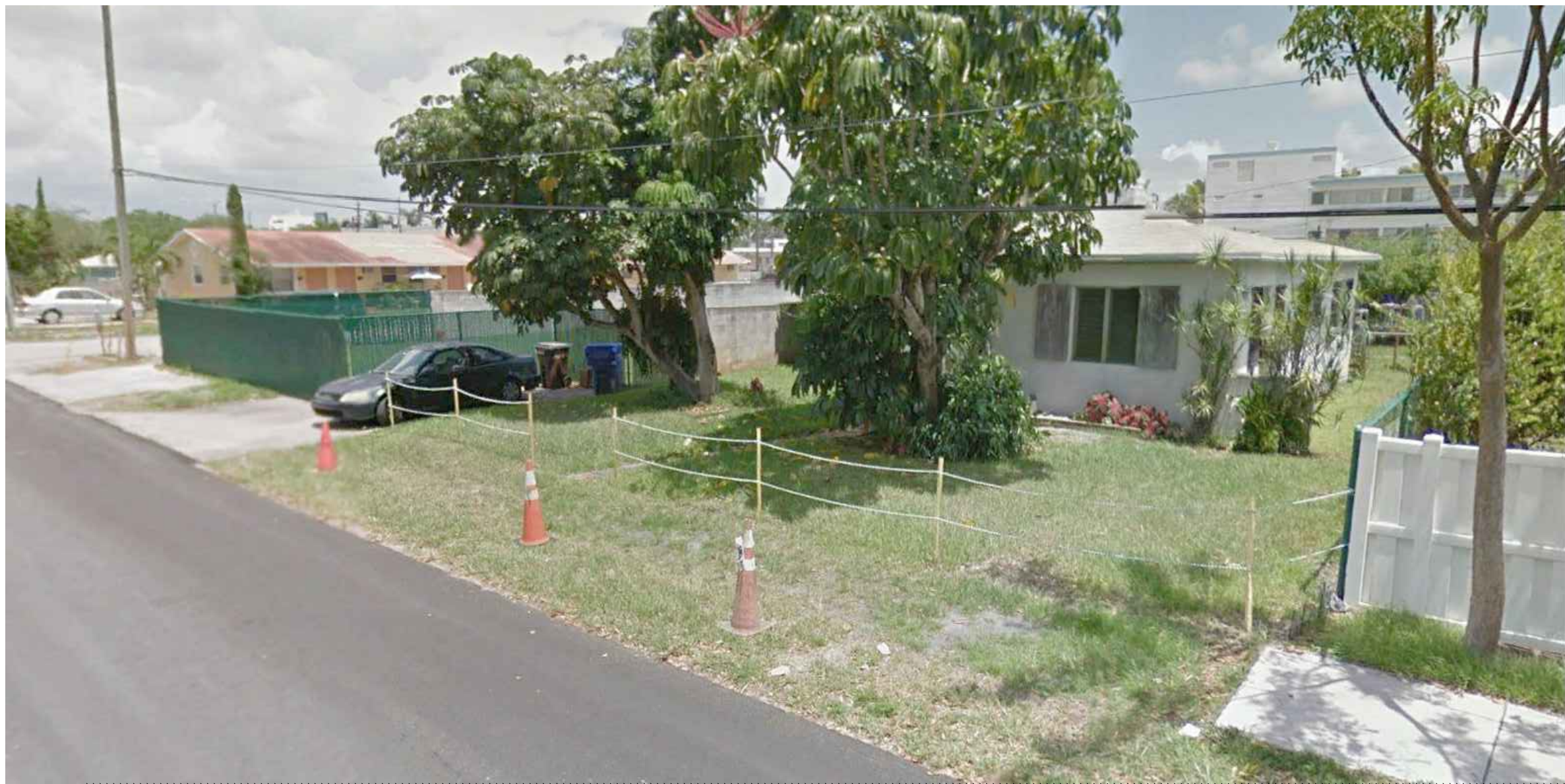


SCALE: 1" = 50'-0"



PROJECT ADDRESS..... 2650 VAN BUREN ST.	
OWNER.....	VAN BUREN FACILITIES III, LLC
FOLIO(S).....	5142-16-02-2900
TOTAL LAND AREA.....	1.52 ACRES (66,624 SQ.FT.)
EXISTING ZONING DESIGNATION..... RM-18	
ADJACENT DESIGNATION..... RM-18 (East & West)	
EXISTING LAND USE..... REGIONAL ACTIVITY CENTER	
EXISTING USE OF PROPERTY..... EDUCATIONAL, 7th-12th Grade Public Charter School.	
PROPOSED USE UNDER..... No Change of Use Proposed, Only THIS APPLICATION Modification on 11th-12th Grades Number of Students Limitation.	
BLDG LOT COVERAGE:	
PROVIDED BLDG FOOT PRINT..... 15,626 SQ. FT. (24.0 %)	
OPEN SPACE:	
REQUIRED..... 26,649 (40.00%)	
ON-Site PROVIDED..... (16,013 + 11,772) = 27,785 (41.70%)	
OFF-STREET LOADING:	
On-Site REQUIRED.....	2- LOADING SPACES (25,000 - 59,999 SQ.FT. BLDG) (10' x 25' SIZE)
On-Site PROVIDED.....	2- LOADING SPACES (33,509 SQ.FT. BLDG) (10' x 25' SIZE)
BUILDING AREAS	
(1st FLOOR)	15,485.42 SQ.FT.
(2nd FLOOR)	15,612.69 SQ.FT.
(3rd FLOOR)	1,596.68 SQ.FT.
TOTAL BLDG AREAS PROVIDED.....	32,694.79 SQ.FT.
ZONING APPROVED AREAS.....	33,509.00 SQ.FT. IN COMPLIANCE
SETBACKS:	
FRONT SETBACK (NORTH)	
MIN REQUIRED.....	20'-0"
EXISTING	6'-10" (MAIN BLDG) 4'-10" (Decorative Overhang)
REAR SETBACK (SOUTH)	
MIN REQUIRED.....	30'-9" (15% of Lot Depth)
EXISTING	136'-0"
SIDE SETBACK (EAST)	
MIN REQUIRED.....	7'-6"
EXISTING	25'-0"
SIDE SETBACK (WEST)	
MIN REQUIRED.....	7'-6"
EXISTING	38'-4" (OVERHANG) 42'-3" (MAIN BLDG)
TOTAL COMBINED SIDE SETBACKS SHALL BE AT LEAST:	
* 65'-0" (20% OF LOT WIDTH)	
* BUT NOT TO EXCEED 50'-0"	
PARKING LOT SETBACKS:	
FRONT SETBACK (NORTH)	
MIN REQUIRED: 10'-0"	EXISTING: 73'-0"
REAR SETBACK (SOUTH)	
MIN REQUIRED: 10'-0"	EXISTING: 10'-0"
SIDE SETBACK (EAST)	
MIN REQUIRED: 10'-0"	EXISTING: 10'-0"
REAR SETBACK (WEST)	
MIN REQUIRED: 10'-0"	EXISTING: 10'-1"
HEIGHT LIMITATIONS:	
MAX ALLOWED....(30'-0" WITHIN 100' OF LOT DISTANCE FROM RS-3 ZONING AND 45'-0" / 4-STORIES AFTER THAT)	
EXISTING..... 40' MAX / 3- STORIES At 136' Away From RS-3)	





Limitation
on the Number of
11th & 12th
Grades Students

2650 VAN BUREN ST.
HOLLYWOOD, FL 33020

APPLICANT:

Ben Gamla
Preparatory
Academy

2650 VAN BUREN ST.
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ISSUED FOR:

CITY of HOLLYWOOD
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P & D Board Submittal

CIVICA PROJECT No:

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No.	DATE	REVISION	BY

DRAWN BY	APPROVED BY
IAF	
DATE	SCALE:
2017	AS SHOWN

SEAL/SIGNATURE

03.27.17

ROLANDO LLANES
AR - 0013160

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SHEET TITLE
PHOTOGRAPHS
OF SUBJECT SITE
& ADJACENT
PROPERTIES

SHEET NUMBER
A-030

ATTACHMENT B

Previous Resolutions

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD

RESOLUTION NO. 13-DPVS-47

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR A SPECIAL EXCEPTION, VARIANCE, DESIGN AND SITE PLAN APPROVAL, FOR THE CONSTRUCTION OF AN APPROXIMATE 34,000 SQUARE FOOT NEW CHARTER SCHOOL (DORAL-BEN GAMLA PREPARATORY ACADEMY, GRADES 6-12) AND MODIFICATIONS TO PREVIOUSLY APPROVED CONDITIONS FOR THE EXISTING CHARTER SCHOOL (BEN GAMLA, GRADES K-8), PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design, special exceptions and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances, special exceptions, and design approvals in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations and site plan approval pursuant to Article 6 of the Zoning and Land Development Regulations; and

WHEREAS, 2658 Van Buren, LLC (the "Applicant") by and through Peter Deutsh, as owner's representative (the "Applicants"), have applied for a Special Exception, Variances, Design and Site Plan approval for the construction of an approximate 34,000 square foot new charter school (Doral-Ben Gamla Preparatory Academy, Grades 6-12) and modifications to the previously approved conditions for the existing charter school (Ben Gamla, Grades k-8), as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Assistant Planning Director and the Planning Director, following an analysis of the application and its associated documents have determined that the proposed request for a Special Exception for the construction of an approximate 34,000 square foot new charter school to accommodate grades 6 through 12 does meet the criteria set forth in Section 5.3G. of the Zoning and Land Development Regulations and have therefore recommended approval with the following conditions:

Conditions for Existing School (Modifications to previously approved conditions for an existing Charter School)

1. The existing school (Ben Gamla, K-8th grades); shall never exceed 660 students and, prior to the issuance of a Temporary Certificate of Occupancy (TC/O) or Certificate of Occupancy/Certificate of Completion for the proposed school, shall be limited to grades K-6; and
2. The existing school shall provide a minimum of two start times separated by a minimum of 30 minutes (each shift should include approximately one-half [330] of the entire student population) and two dismissals (not including aftercare) times separated by 30 minutes (each shift should include approximately one-half [330] of the entire student population). Any modification to the pick-up/drop-off plan and operating shifts shall be approved in writing by the City's Traffic Engineer. At no time shall the pick-up/drop-off shifts contain more than 350 students for the existing and proposed schools; and
3. The existing school shall modify the internal circulation in the pick-up/drop-off area to operate with a one-way double stacked configuration, creating a new covered pick-up/drop-off area in the northeast corner of the parking lot, adding an internal crosswalk to connect the new pick-up/drop-off area to the existing pick-up/drop-off area, and utilizing the driveway at the northeast corner of the site for right-out only traffic traveling east when exiting the site; and
4. Implement a right-turn only condition during school hours for vehicles traveling from Van Buren Street onto South 28th Avenue; and
5. Construct a pedestrian connection on the north side of Van Buren Street to connect the sidewalk in front of the existing school to the crosswalk at the intersection of Hollywood Boulevard/Van Buren Street/S. 26th Avenue; and
6. All previously imposed conditions remain in full force and effect; and

Conditions for Proposed School

7. All of the proposed improvements (as show on the attached Plans drawn by Civica dated December 6, 2013), shall receive a Certificate of Occupancy (C/O) and/or Certificate of Completion (C/C) prior to establishing the Charter School. Such improvements include, but are not limited to: landscaping, parking lot and traffic improvements, pedestrian crossings, sidewalks, signage and/or signalization, (as dictated by MUTCD Standards and must receive approval from Broward County and the City Traffic Engineer). Temporary signage

for all traffic control related to the school zone shall be permitted upon coordination and approval of Broward County Traffic Engineering. A Temporary Certificate of Occupancy (TC/O) may be issued provided all life-safety related issues are not affected and all other improvements are substantially complete; and

8. The school (Doral-Ben Gamla Preparatory Academy, 7-12th grades) shall be limited to 7th-12th grades and a maximum of 524 students for the first year with a maximum of 600 students thereafter. Additionally, at no time shall any grade exceed 100 students; and
9. Prior to the school exceeding 524 students, an irrevocable Off-Site Parking Agreement (allowing no fewer than 21 parking spaces) shall be submitted, in accordance with the Zoning and Land Development Regulations, in a form acceptable to the City Attorney's Office, prior to the issuance of an amended Certificate of Use. Said Agreement shall be recorded in the Public Records of Broward County by the City of Hollywood; and
10. The school shall provide a minimum of two start times separated by a minimum of 30 minutes (each shift should include approximately one-half [300] of the entire student population) and two dismissals (not including aftercare) times separated by 30 minutes (each shift should include approximately one-half [300] of the entire student population). Any modification to the pick-up/drop-off plan and operating shifts shall be approved in writing by the City's Traffic Engineer. At no time shall the pick-up/drop-off shifts contain more than 350 students for the existing and proposed schools; and
11. The site driveway for the school shall egress in a right-out only condition; and
12. The Applicant shall provide a certified traffic control detail on Van Buren Street at the entrance to the school as well as a crossing guard at the cross-walks. Said certified traffic control detail requirement may be modified if the circumstances change. The Public Safety Director shall have the ability to modify this condition; and
13. The Applicant, at no cost to the Highland Gardens and United Neighbors Civic Associations, will provide meeting and/or classroom space during certain non-school hours within the Charter School. The Highland Gardens and United Neighbors Civic Associations shall submit their requests no less than two (2) weeks prior to the requested date and time for a maximum of eight (8) events per year and per civic association in order to minimize operational impacts to the Charter School; and

Conditions for Existing and Proposed Schools

14. The Governing Board of Directors of the Charter School shall apply to the School Board of Broward County, as part of a new application, to provide for preferential enrollment for students living within the Highland Gardens and United Neighbors neighborhoods and the City of Hollywood. Notwithstanding the charter, Applicant shall market to the Highland Gardens and United Neighbors residents a minimum of four (4) weeks prior to any marketing to Hollywood residents via direct mail and presentation at their civic association meetings and then another minimum of four (4) weeks of general marketing to the residents of Hollywood before marketing to the County at-large; and
15. The developer on its behalf of itself, its successors and or assigns shall annually submit for both schools, prior to October 1, a copy of the Benchmark Day Enrollment Report or subsequent document; and
16. The Developer on behalf of itself, its successors and assigns, shall submit to the Planning and Development Department or subsequent Department an annual Compliance Report no later than December 1st, showing compliance with all conditions of this approval. Developer acknowledges, should any violations of the conditions be determined, the City will pursue any and all remedies, including but not limited to, Code Enforcement (fines will begin at \$1,000 and may go up to \$5,000 per day) and/or an injunction to prohibit the continuing violation(s); and
17. Deliveries, for the existing and proposed schools, shall be coordinated as to not interfere with student arrival or dismissal shifts of each said schools; and
18. The existing and proposed schools shall operate pick-up and drop-of shifts as depicted on sheet A-01A and as indicated in the Traffic Impact Analysis dated October 7, 2013 prepared by Kimley-Horn and Associates (including but not limited to, four distinct arrival and dismissal shifts for each school facility not including aftercare); and
19. School buses shall not be stored on the premises nor in violation of City code; and
20. The Applicant/Schools shall provide police detail (no less than 15 minutes prior to first arrival or dismissal shift and must remain no less than 15 minutes after last arrival or dismissal shift) for the first four (4) months of every school year, which shall be located at the intersections of Van Buren Street and South 28th Avenue, and Hollywood Boulevard/South 26th Avenue/Van Buren Street. Said police detail requirement may be modified, once the schools reach

full capacity and/or if the circumstances change. The Public Safety Director shall have the ability to modify this condition; and

21. Parking for special events shall be coordinated in the following manner:

- a. For purposes of this section, special events shall mean anytime that the parents or other visitors and invitees are attending the school for other than pick-up and drop-off purposes; and
- b. Special events for each school shall be independent of each other and only one event can take place at any given time; and
- c. For one (1) grade events held **during the evening**, the school(s) shall use a combination of guest parking and Staff/faculty parking spaces on-site at both facilities; and
- d. For any school special events **during school hours** or multi-grade evening events, the school(s) shall apply for a Special Event Permit pursuant to Chapter 102 of the Hollywood Code of Ordinances and 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.).

; and

WHEREAS, Assistant Planning Director and the Planning Director, following an analysis of the application and its associated documents have determined that the proposed request for a Variance to waive the required 20 foot front setback (north) to allow 6 feet to the building and one foot to the roof overhang does meet the criteria set forth in Section 5.3 F.1. a. through d. of the Zoning and Land Development Regulations, criteria e. is not applicable, and have therefore recommended that the Variance be approved; and

WHEREAS, the Assistant Planning Director and the Planning Director, following analysis of the application and its associated documents, have determined that the proposed request for Design approval meets the applicable criteria set forth in Section 5.3.I.4. of the Zoning and Land Development Regulations and therefore recommend approval of the Design with the following conditions:

Conditions for Proposed School

1. The green roof of the school building shall, at minimum, be designed and permitted as part of construction of the principal structure and installed prior to Temporary or Permanent Certificate of Occupancy (C/O, C/C) as shown in the attached plans (LA-02, LA-03, A-04 and A-05), additionally said design shall not include trees and shall only include sod and shrubs; and

2. The fence at the roof top recreation area of the school shall be decorative, designed to match the at-grade fence/wall materials, and not be PVC nor chain-link; and
3. A six-foot concrete wall, with no transparency, shall be installed at the sides and rear (south, east and west) of the school property and shall receive a Certificate of Occupancy (C/O) and/or Certificate of Completion (C/C) prior to establishing the Charter School; and
4. All at-grade concrete walls associated with the school shall match and be decorative (which may include, but not limited to, columns, banding, textures etc.); and
5. The bus lane between Van Buren Street and the building shall be designed with similar decorative materials as used on the walkway in-front of the southern main building entrance. Said material shall receive a Certificate of Completion (C/C) prior to establishing the school and shall have a License Agreement with the City, which shall include, but not be limited to, the property owner maintaining said area prior to Temporary or Permanent Certificate of Occupancy (C/O, C/C) for the school.

; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents, have determined that the proposed request for Site Plan approval does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and have therefore recommended approval of the proposed Site Plan along with the following conditions:

1. A Unity of Title or other equivalent document, in a form acceptable to the City Attorney's Office, be submitted for the properties associated with the school 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) for the school; and
2. All conditions associated with the Special Exception.

; and

WHEREAS, on December 19, 2013, the Board met and held an advertised public hearing to consider the Applicant's requests; and

WHEREAS, the Board reviewed the application for the Special Exception to construct the new charter school (Doral-Ben Gamla Preparatory Academy, grades 6 through 12), considered staff's conditions, considered board modifications to certain staff conditions, reviewed the evidence submitted and the testimony received at the public hearing, 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 within 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; and
- 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, the Board reviewed the application for the Variance to waive the required 20 foot front setback (north) to allow 6 feet to the building and one foot to the roof overhang, and the Board made the following findings:

- a) That the requested Variance does not maintain the basic intent and purpose of the subject regulations, particularly as they affect the

stability and appearance of the City;

- b) That the requested Variance is not otherwise compatible with the surrounding land uses and would be detrimental to the community;
- c) That the requested Variance is not consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City;
- d) That the need for the requested Variance is economically based or self-imposed; and
- e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

; and

WHEREAS, the Board reviewed the application and the Department of Planning and Development Services staff report and recommendations for the Design approval and considered the following criteria pursuant to Section 5.3.I.4.a. (1) through (4) of the City's Zoning and Land Development Regulations:

- 1) The Architectural details are commensurate with the building mass. Design of the building(s) considered aesthetics and functionality, including the relationship of the pedestrian with the built environment;
- 2) Compatibility. There is an appropriate relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. The Building contains architectural details that are characteristic of the surrounding neighborhood;
- 3) Scale/Massing. The Building is proportionate in scale, with a height which is consistent with the surrounding structures. The Building mass reflects a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. The Architectural details include, but are not limited to, banding, molding, and fenestration; and
- 4) Landscaping. The Landscaped areas contain a variety of native and other compatible plant types and forms, and are carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site have been preserved.

; and

WHEREAS, the Board reviewed the application and the Department of Planning and Development Services staff report and the Technical Advisory Committee's recommendation with the conditions for the Site Plan approval set forth herein and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Developments;

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, and all written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Special Exception to construct an approximate 34,000 square foot new charter school (Doral – Ben Gamla Preparatory Academy, grades 6-12) generally located west of South 26th Avenue between Hollywood Boulevard and Jackson Street, as more specifically depicted on Exhibit "A", and its findings set forth above, the Board finds that the necessary criteria have been met, and the requested Special Exception is hereby **approved with the following conditions:**

Conditions for Existing School (Modifications to previously approved conditions for an existing Charter School)

1. The existing school (Ben Gamla, K-8th grades); shall never exceed 660 students and, prior to issuance of a Temporary Certificate of Occupancy (TC/O) or Certificate of Occupancy/Certificate of Completion (C/O, C/C) for the proposed school, shall be limited to grades K-6 (unless otherwise requested by the applicant and approved and modified by the City Manager or his/her designee). Any change in grades shall not effect the limitation of a maximum of 660 students; and
2. The existing school shall provide a minimum of two start times separated by a minimum of 30 minutes (each shift should include approximately one-half [330] of the entire student population) and two dismissals (not including aftercare) times separated by 30 minutes (each shift should include approximately one-half [330] of the entire student population). Any modification to the pick-up/drop-off plan and operating shifts shall be approved in writing by the City's Traffic Engineer. At no time shall the pick-up/drop-off shifts contain more than 350 students for the existing and proposed schools. This condition shall be initiated immediately and completed before the start of the 2014-2015 school year; and
3. The existing school shall modify the internal circulation in the pick-up/drop-off area to operate with a one-way double stacked configuration, creating a new movable or permanent covered pick-up/drop-off area in the northeast corner of the parking lot, adding an

internal crosswalk to connect the new pick-up/drop-off area to the existing pick-up/drop-off area, and utilizing the driveway at the northeast corner of the site for right-out only traffic traveling east when exiting the site during drop off and pick up times. This condition shall be initiated immediately and completed no later than the start of the 2014-2015 school year; and

4. Upon approval of Broward County Traffic Engineering, applicant shall implement a right-turn only condition during school hours for vehicles traveling from Van Buren Street onto South 28th Avenue. This condition shall be initiated immediately and completed no later than the start of the 2014-2015 school year; and
5. Upon issuance of a City Building Permit, applicant shall construct a pedestrian connection on the north side of Van Buren Street to connect the sidewalk in front of the existing school to the crosswalk at the intersection of Hollywood Boulevard/Van Buren Street/S. 26th Avenue. This condition shall be initiated immediately and completed no later than the start of the 2014-2015 school year; and
6. All previously imposed conditions, not otherwise in conflict with the conditions approved by the Board remain in full force and effect;

Conditions for Proposed School

7. All of the proposed improvements (as show on the attached Plans drawn by Civica dated December 6, 2013), shall receive a Certificate of Occupancy (C/O) and/or Certificate of Completion (C/C) prior to establishing the Charter School. Such improvements include, but are not limited to: landscaping, parking lot and traffic improvements, pedestrian crossings, sidewalks, signage and/or signalization, (as dictated by MUTCD Standards and must receive approval from Broward County and the City Traffic Engineer). Temporary signage for all traffic control related to the school zone shall be permitted upon coordination and approval of Broward County Traffic Engineering. A Temporary Certificate of Occupancy (TC/O) may be issued provided all life-safety related issues are not affected and all other improvements are substantially complete; and
8. The school (Doral-Ben Gamla Preparatory Academy, 7-12th grades) shall be limited to 7th-12th grades and a maximum of 524 students for the first year with a maximum of 600 students thereafter. Additionally, at no time shall any grade exceed 100 students; The limitation of grades 7-12 can be modified to grades 6-12 upon request by the applicant and approved and modified by the City Manager or his/her designee. Any change in grades shall not effect the limitation of a

maximum of 524 students for the first year with a maximum of 600 students thereafter; and

9. Prior to the school exceeding 524 students, an irrevocable Off-Site Parking Agreement (allowing no fewer than 21 parking spaces) shall be submitted, in accordance with the Zoning and Land Development Regulations, in a form acceptable to the City Attorney's Office, prior to the issuance of an amended Certificate of Use. Said Agreement shall be recorded in the Public Records of Broward County by the City of Hollywood; and
10. The school shall provide a minimum of two start times separated by a minimum of 30 minutes (each shift should include approximately one-half [300] of the entire student population) and two dismissals (not including aftercare) times separated by 30 minutes (each shift should include approximately one-half [300] of the entire student population). Any modification to the pick-up/drop-off plan and operating shifts shall be approved in writing by the City's Traffic Engineer. At no time shall the pick-up/drop-off shifts contain more than 350 students for the existing and proposed schools; and
11. The site driveway for the school shall egress in a right-out only condition during drop off and pick up times; and
12. The Applicant shall provide a traffic control detail on Van Buren Street at the entrance to the school as well as a crossing guard at any required cross-walk(s) during pick up and drop off. Said traffic control detail requirement may be modified if the circumstances change. The Public Safety Director shall have the ability to modify this condition; and;
13. The Applicant shall provide, at no cost for the space to the Highland Gardens and United Neighbors Civic Associations, meeting and/or classroom space during certain non-school hours within the Charter School. The Highland Gardens and United Neighbors Civic Associations shall submit their requests no less than two (2) weeks prior to the requested date and time for a maximum of eight (8) events per year and per civic association in order to minimize operational impacts to the Charter School provided that the school shall determine the reasonable hours and days and terms and conditions for such use; and
14. The required buses for the new schools shall be allowed to be at one drop off time if requested by the applicant and approved and modified by the City's Public Safety Director; and

Conditions for existing and Proposed Schools (items 15-22 as they apply to the existing school shall begin before the start of school in August 2014)

15. Applicant shall, within 20 days of the effective date of this Special Exception, make application to the appropriate Charter School regulatory agency(ies) for the adoption of rules by which a zero tolerance policy shall be applied to anyone dropping a student off or picking them up at any location other than those that shall be agreed to by the City and Applicant and indicated on a map for this purpose. Applicant shall seek a progressive penalty system for violations of this rule that will result in the expulsion of the student from the school for repeated violations.
16. Applicant shall market exclusively to Hollywood residents, including Highland Gardens and United Neighbors neighborhoods, a minimum of four (4) weeks prior to any marketing for student enrollment to the public at-large. This marketing shall include a combination of presentations to Highland Gardens and United Neighbors Neighborhood Associations, "open house", flyers, advertising and community newspapers; and
17. The developer on its behalf of itself, its successors and or assigns shall annually submit for both schools, prior to October 1, a copy of the Benchmark Day Enrollment Report or subsequent document; and
18. The Developer on behalf of itself, its successors and assigns, shall submit to the Planning and Development Services Department or subsequent Department an annual Compliance Report no later than December 1st, showing compliance with all conditions of this approval. Developer 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 a right to cure under the law; and
19. Deliveries, for the existing and proposed schools, shall be coordinated as to not interfere with student arrival or dismissal shifts of each said schools; and
20. The existing and proposed schools shall operate pick-up and drop-of shifts as depicted on sheet A-01A and as indicated in the Traffic Impact Analysis dated October 7, 2013 prepared by Kimley-Horn and Associates (including but not limited to, four distinct arrival and dismissal shifts for each school facility not including aftercare); and

21. School buses shall not be stored on the premises nor in violation of City code.
22. The Applicant/Schools shall provide off duty police detail (no less than 15 minutes prior to first arrival or dismissal shift and must remain no less than 15 minutes after last arrival or dismissal shift) for the first two (2) months of every school year, which shall be located at either the intersections of Van Buren Street and South 28th Avenue, and Hollywood Boulevard/South 26th Avenue/Van Buren Street. Said police detail requirement may be modified, once the schools reach full capacity and/or if the circumstances change. The Public Safety Director shall have the ability to modify this condition; and
23. Parking for special events shall be coordinated in the following manner:
 - a. For purposes of this section, special events shall mean anytime that the parents or other visitors and invitees are attending the school for other than pick-up and drop-off purposes; and
 - b. Special events for each school shall be independent of each other and only one event can take place at any given time; and
 - c. For one (1) grade events held **during the evening**, the school(s) shall use a combination of guest parking and Staff/faculty parking spaces on-site at both facilities; and
 - d. For any school special events **during school hours** or multi-grade evening events, the school(s) shall apply for a Special Event Permit pursuant to Chapter 102 of the Hollywood Code of Ordinances and 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.).

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property generally located west of South 26th Avenue between Hollywood Boulevard and Jackson Street, to waive the required 20 foot front setback (north) to allow for 6 feet to the building and one foot to the roof overhang, the Board finds that the necessary criteria have been met, and the requested Variance is **hereby approved**.

**CITY OF HOLLYWOOD, FLORIDA PLANNING AND DEVELOPMENT BOARD
RESOLUTION 13-DPVS-47 (DORAL-BEN GAMLA PREPARATORY SCHOOL)**

Section 3: 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 Design criteria set forth herein, the Board finds that the necessary criteria have been met, and the Design is hereby **approved with the following conditions:**

Conditions for Proposed School

1. The green roof of the school building shall, at minimum, be designed and permitted as part of construction of the principal structure and installed prior to Temporary or Permanent Certificate of Occupancy (C/O, C/C) as shown in the attached plans (LA-02, LA-03, A-04 and A-05), additionally said design shall not include trees and shall only include sod and shrubs; and
2. The fence at the roof top recreation area of the school shall be decorative, designed to match the at-grade fence/wall materials, and not be PVC nor chain-link; and
3. A six-foot concrete wall, with no transparency, shall be installed at the sides and rear (south, east and west) of the school property and shall receive a Certificate of Occupancy (C/O) and/or Certificate of Completion (C/C) prior to establishing the Charter School; and
4. All at-grade concrete walls associated with the school shall match and be decorative (which may include, but not limited to, columns, banding, textures etc.); and
5. The bus lane between Van Buren Street and the building shall be designed with similar decorative materials as used on the walkway in-front of the southern main building entrance. Said material shall receive a Certificate of Completion (C/C) prior to establishing the school and shall have a License Agreement with the City, which shall include, but not be limited to, the property owner maintaining said area prior to Temporary or Permanent Certificate of Occupancy (C/O, C/C) for the school.

**CITY OF HOLLYWOOD, FLORIDA PLANNING AND DEVELOPMENT BOARD
RESOLUTION 13-DPVS-47 (DORAL-BEN GAMLA PREPARATORY SCHOOL)**

Section 4: 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 Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and Site Plan as more specifically depicted on Exhibit "B" attached hereto and incorporated herein by reference, is hereby **approved with the following conditions:**

Conditions for Proposed School

1. A Unity of Title or other equivalent document, in a form acceptable to the City Attorney's Office, be submitted for the properties associated with the school 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) for the school; and
2. All conditions associated with the Special Exception.

Section 5: That, the approval by the Board of the Special Exception shall become null and void unless the Applicant applies for, and thereafter maintains in good standing, all applicable building or other permit(s) or license(s) prior to December 30, 2015.

Section 6: That, the approval by the Board of the Variance, shall become null and void unless the Applicant applies for, and thereafter maintains in good standing, all applicable building or other permits(s) or license(s) prior to December 30, 2015.

Section 7: That, the approval by the Board of the Design shall become null and void unless the Applicant applies for, and thereafter maintains in good standing, all applicable building or other permit(s) or licenses(s) prior to December 30, 2015.

Section 8: That, the approval by the Board of the Site Plan shall become null and void unless the Applicant applies for, and thereafter maintains in good standing, all necessary building permits or construction permits prior to December 20, 2015.

**CITY OF HOLLYWOOD, FLORIDA PLANNING AND DEVELOPMENT BOARD
RESOLUTION 13-DPVS-47 (DORAL-BEN GAMLA PREPARATORY SCHOOL)**

Section 9: That the Department of Planning and Development Services is hereby directed to forward a copy of this resolution to the Applicant/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to 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. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 19th DAY OF DECEMBER, 2013.

RENDERED THIS 28 DAY OF January, 2014.

ATTEST:



JOSEPH KALLER, Secretary



JOHN PASSALACQUA, Chair

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



JEFFREY P. SHEFFEL, BOARD COUNSEL

Exhibit 'A' LEGAL DESCRIPTIONS: DORAL-BENGAMLA

EXISTING MODULAR BUILDINGS:

ADDRESS:
2650 VAN BUREN STREET

FOLIO: 5142-1602-2881

LEGAL DESCRIPTION:
The east 25' portion of the south 100' of Lot 19 and the west 25' portion of the south 100' of Lot 20, All in Block 29, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

ADDRESS:
2648 VAN BUREN STREET

FOLIO: 5142-1602-2900

LEGAL DESCRIPTION:
Lot 21, in Block 29, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

ADDRESS:
2627 VAN BUREN STREET.

FOLIO: 5142-1602-2990

LEGAL DESCRIPTION:
The East 1/2 of the South 100 feet of Lot 2, in Block 30 of HOLLYWOOD LITTLE RANCHES, according to the Plat hereof, as recorded in Plat Book 1, at Page 26 of the Public Records of Broward County, Florida.

&
The West 1/2 of the South 100 feet of Lot 2, in Block 30 of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, at Page 26 of the Public Records of Broward County, Florida.

MAIN SCHOOL BUILDING:

ADDRESS:
2620 HOLLYWOOD BLVD

FOLIO: 5142-1602-2980

LEGAL DESCRIPTION:
Lot 1, in Block 30 of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

EXISTING PARKING LOT:

ADDRESS:

FOLIO: 5142-1602-2930

LEGAL DESCRIPTION:
Lots 24 and 25, in Block 29 of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

EXISTING SPORTS FIELDS:

ADDRESS:
2630 HOLLYWOOD BLVD

FOLIO: 5142-1602-3010

LEGAL DESCRIPTION:
HOLLYWOOD LITTLE RANCHES, PB-1, PG-26 B, LOT-2, N 105. LOT-3 E 50 FT OF N 105 FT. BLK-30, OF THE PUBLIC RECORDS OF BROWARD-COUNTY, FL.

ADDRESS:
2636 VAN BUREN STREET

FOLIO: 5142-1602-2910

LEGAL DESCRIPTION:
Lot 22, in Block 29, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

ADDRESS:
2648 VAN BUREN STREET

FOLIO: 5142-1602-2890

LEGAL DESCRIPTION:
The east 75' portion of the south 100' of Lot 20, in Block 29, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

8323 NW 12th Street
Suite No. 206
Doral, FL 33126
Tel: 305.593.9659
Fax: 305.593.9655
A4-00000003

PROJECT:

**Doral - Ben Gamla
Preparatory
Academy
in Hollywood**

2650 VAN BUREN STREET
HOLLYWOOD, FL 33020

APPLICANT:
**VAN BUREN
FACILITY, LLC**

6540 SUNSET DRIVE,
MIAMI, FL 33143

ISSUED FOR:
CITY OF HOLLYWOOD
ZONING DEPT

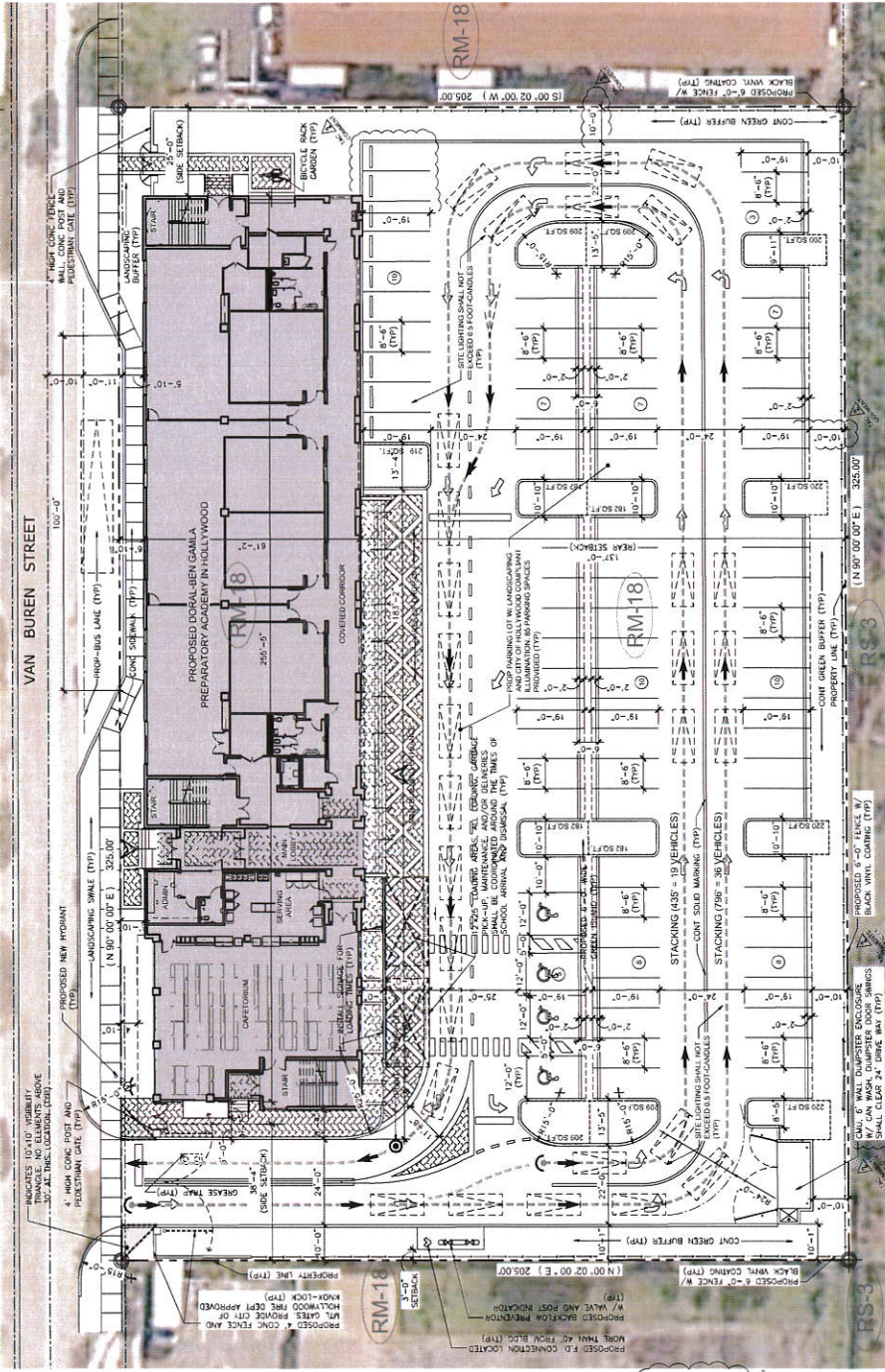
CIVICA PROJECT NO:
130/06

NO.	DATE	REVISION	BY
1	06/24/13	1. ORIGINAL	IAF
2	06/24/13	2. 104/132 REVISIONS	IAF
3	07/12/13	3. 104/132 REVISIONS	IAF
4	08/12/13	4. 104/132 REVISIONS	IAF
5	11/18/13	5. 104/132 REVISIONS	IAF
6	12/08/13	6. 104/132 REVISIONS	IAF
DRAWN BY			IAF
SCALE			AS SHOWN
DATE			2013

ZONING REQUIREMENTS:

PROJECT ADDRESS:	2630 / 2648 / 2650 / VAN BUREN ST
OWNER:	2648 VAN BUREN, LLC
FOLIOS:	5142-16-02-2610 (2630 Van Buren) 5142-16-02-2640 (2648 Van Buren) 5142-16-02-2680 (2648 Van Buren) 5142-16-02-2681 (2650 Van Buren)
TOTAL LAND AREA:	1.52 ACRES (66,624 SQ. FT.)
EXISTING ZONING DESIGNATION:	RM-18
ADJACENT DESIGNATION:	RM-18 (East & West)
EXISTING LAND USE:	REGIONAL ACTIVITY CENTER
EXISTING USE OF PROPERTY:	RESIDENTIAL
EXISTING NUMBER OF UNITS BEING REMOVED AS PER BCOPA:	11 UNITS 1 UNIT (3 bed / 2 baths) 2 UNITS
PROPOSED USE UNDER THIS APPLICATION:	PUBLIC CHARTER SCHOOL 600 STUDENTS (6th - 12th GRADES)
BLDG LOT COVERAGE:	15,028 SQ. FT. (24.0 %)
PROPOSED BLDG FOOT PRINT:	15,028 SQ. FT. (24.0 %)
OPEN SPACE:	(Roof area shall be fully covered with natural organic grass.)
REQUIRED:	26,649 (40.0%)
ON-SITE PROPOSED:	(15,326 + 11,553) = 26,879 (40.34 %)
OFF-STREET LOADING:	2- LOADING SPACES (25,000 - 50,000 SQ. FT. BLDG) (10' x 25' SIZE)
ON-SITE PROVIDED:	2- LOADING SPACES (33,500 SQ. FT. BLDG) (10' x 25' SIZE)
PROPOSED BUILDING AREAS:	(1st FLOOR) 15,028 SQ. FT. (2nd FLOOR) 2,257 SQ. FT. TOTAL BUILDING AREAS 33,500 SQ. FT.
SETBACKS:	FRONT SETBACK (NORTH) MIN REQUIRED: 20'-0" PROPOSED: 20'-0" REAR SETBACK (SOUTH) MIN REQUIRED: 30'-0" (15% of Lot Depth) PROPOSED: 30'-0" SIDE SETBACK (EAST) MIN REQUIRED: 7'-0" PROPOSED: 7'-0" SIDE SETBACK (WEST) MIN REQUIRED: 7'-0" PROPOSED: 7'-0"
TOTAL COMBINED SIDE SETBACKS SHALL BE AT LEAST:	* 66'-0" (20% OF LOT WIDTH) * BUT NOT TO EXCEED 85'-0"
PARKING LOT SETBACKS:	FRONT SETBACK (NORTH) MIN REQUIRED: 10'-0" PROPOSED: 10'-0" REAR SETBACK (SOUTH) MIN REQUIRED: 10'-0" PROPOSED: 10'-0" SIDE SETBACK (EAST) MIN REQUIRED: 10'-0" PROPOSED: 10'-0" REAR SETBACK (WEST) MIN REQUIRED: 10'-0" PROPOSED: 10'-0"
HEIGHT LIMITATIONS:	MAX ALLOWED: (30'-0" WITHIN 100' OF LOT DISTANCE FROM RS-3 ZONING AND 45'-0" 4 STORIES AFTER THAT) PROPOSED: 40' MAX (3 STORIES AT 135' AWAY FROM RS-3)

Exhibit 'B'



1 DORAL - BEN GAMLA PREPARATORY ACADEMY IN HOLLYWOOD: PROPOSED SITE PLAN

AREAS BREAKDOWN	
MISC / DUMPSTER	(1,643 SQ. FT.)
TOTAL SIDEWALK	(650 SQ. FT.)
TOTAL ASPHALT	(33,379 SQ. FT.)
TOTAL BUILDING	(15,028 SQ. FT.)
TOTAL IMPERVIOUS	(61,298 SQ. FT.)
14 OPEN SPACE	
GROUND PERVIOUS	(15,520 SQ. FT.)
2nd OPEN SPACE	
ROOF PERVIOUS	(11,563 SQ. FT.)
HEIGHT LIMITATIONS:	
MAX ALLOWED: (30'-0" WITHIN 100' OF LOT DISTANCE FROM RS-3 ZONING AND 45'-0" 4 STORIES AFTER THAT)	
PROPOSED:	40' MAX (3 STORIES AT 135' AWAY FROM RS-3)

PARKING DATA ANALYSIS	
PARKING REQUIREMENTS BASED ON THE ZONING AND LAND DEVELOPMENT CODE OF ORDINANCES	
SECTION 211.01 AMOUNT OF REQUIRED STREET PARKING SPACES FOR PRIVATE OR PRIVATE RESIDENTIAL	
CONDITION ASSET AS SHOWN BY STREET FRONTAGE, PRIVATE TO BE A SIDE STANDARD	
Code Requirement	Parking Required
1 Pkg per ea. Staff	24 Teachers + 8 Staff = 32 Spaces
1 pkg per ea. 100 Students	600 Students / 100 = 6 Spaces
1 pkg per ea. 100 Students	200 Students Total / 10 = 20 Spaces
1 pkg per ea. 100 Students	on 1st and 12th Grades
TOTAL PARKING	132 Staff + (6 Vans) + (20 students) = 58 Spaces
TOTAL SPACES	108 Spaces

PARKING REQUIREMENTS FOR NEW SCHOOL	
Code Requirement	Parking Provided
1 Pkg per ea. Staff	85 Spaces (Provided On-Site)
1 pkg per ea. 100 Students	21 Spaces (At Interior Off-site Location)
TOTAL PARKING	106 Spaces

PARKING DATA ANALYSIS	
PARKING REQUIREMENTS BASED ON THE ZONING AND LAND DEVELOPMENT CODE OF ORDINANCES	
SECTION 211.01 AMOUNT OF REQUIRED STREET PARKING SPACES FOR PRIVATE OR PRIVATE RESIDENTIAL	
CONDITION ASSET AS SHOWN BY STREET FRONTAGE, PRIVATE TO BE A SIDE STANDARD	
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TOTAL SPACES	108 Spaces

CIVICA
8323 NW 12th Street
Suite No. 206
Doral, FL 33126
tel: 305.591.9659
fax: 305.591.9655
AA 42000393

PROJECT:
Doral - Ben Gamla
Preparatory Academy
in Hollywood
2650 VAN BUREN STREET
HOLLYWOOD, FL 33020

APPLICANT:
VAN BUREN
FACILITY, LLC
6500 SUNSET DRIVE,
MIAMI, FL 33145

ISSUED FOR:
CITY OF HOLLYWOOD
ZONING DEPT

CIVICA PROJECT NO:
137106

No.	DATE	REVISION	BY
1	08-22-13	INC	DAF
2	08-23-13	INC	DAF
3	08-24-13	INC	DAF
4	07-22-13	ISSUANCE	DAF
5	07-23-13	ISSUANCE	DAF
6	08-12-13	ISSUANCE	DAF
7	11-13-13	REVISION	DAF

DRAWN BY:
DAF
DATE:
2013
SCALE:
AS SHOWN

SEAL SIGNATURE LINE

12.06.13
NO. 4000 LINES
ART. 0013.00
This drawing is the property of CIVICA and is not to be used on any other project and it is to be returned on request.

PARKING DATA ANALYSIS	
PARKING REQUIREMENTS FOR NEW SCHOOL	
Code Requirement	Parking Provided
1 Pkg per ea. Staff	85 Spaces (Provided On-Site)
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TOTAL PARKING	106 Spaces

PARKING DATA ANALYSIS	
PARKING REQUIREMENTS BASED ON THE ZONING AND LAND DEVELOPMENT CODE OF ORDINANCES	
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1 pkg per ea. 100 Students	600 Students / 100 = 6 Spaces
1 pkg per ea. 100 Students	200 Students Total / 10 = 20 Spaces
1 pkg per ea. 100 Students	on 1st and 12th Grades
TOTAL PARKING	132 Staff + (6 Vans) + (20 students) = 58 Spaces
TOTAL SPACES	108 Spaces

PARKING DATA ANALYSIS	
PARKING REQUIREMENTS BASED ON THE ZONING AND LAND DEVELOPMENT CODE OF ORDINANCES	
SECTION 211.01 AMOUNT OF REQUIRED STREET PARKING SPACES FOR PRIVATE OR PRIVATE RESIDENTIAL	
CONDITION ASSET AS SHOWN BY STREET FRONTAGE, PRIVATE TO BE A SIDE STANDARD	
Code Requirement	Parking Required
1 Pkg per ea. Staff	24 Teachers + 8 Staff = 32 Spaces
1 pkg per ea. 100 Students	600 Students / 100 = 6 Spaces
1 pkg per ea. 100 Students	200 Students Total / 10 = 20 Spaces
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TOTAL PARKING	132 Staff + (6 Vans) + (20 students) = 58 Spaces
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CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD

RESOLUTION NO. 15-S-11

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR A SPECIAL EXCEPTION FOR A PARKING LOT LOCATED BETWEEN 2750 AND 2726 VAN BUREN STREET AS AN ACCESSORY USE TO THE CHARTER SCHOOL (DORAL-BEN GAMLA PREPARATORY ACADEMY) LOCATED AT 2650 VAN BUREN STREET, PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design, special exceptions and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances, special exceptions, and design approvals in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations and site plan approval pursuant to Article 6 of the Zoning and Land Development Regulations; and

WHEREAS, 28TH Ave. Facility, LLC (the "Applicant"), applied for a Special Exception for a parking lot located between 2750 and 2726 Van Buren Street as an accessory use to the charter school (Doral-Ben Gamla Preparatory Academy) located at 2650 Van Buren Street, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Director of Planning, Assistant Planning Director and Planning Administrator, following an analysis of the application and its associated documents, have determined that the proposed request for a Special Exception for a parking lot located between 2750 and 2726 Van Buren Street, as an accessory use to the charter school (Doral-Ben Gamla Preparatory Academy), does meet the criteria set forth in Section 5.3G. of the Zoning and Land Development Regulations and have therefore recommended approval with the following conditions:

- (1) Approval **ONLY** for a parking lot with the following conditions for Lot 16, Block 29:
 - a. The parking lot shall be used **ONLY** by staff members and **ONLY** during operational hours of the school pursuant to Resolution 13-DPVS-47;

- b. School busses or other vehicles shall not be stored on the premises nor in violation of City Code;
 - c. The parking lot shall maintain the proposed 10 foot setback on the west as shown on the proposed site plan (sheet A-200) and maintain a minimum rear setback of 35 feet on Lot 16 less the East 18.0 feet thereof, Block 29; however, the FULL use of Lot 16, Block 29 (approx. 100 feet wide by 206 feet deep) shall be used. Applicant shall work with the City's Landscape Architect to provide a heavily-planted, multi-tiered, multi-colored/textured, campus style of landscape planting design (when adjacent to overhead utilities, FPL species restrictions apply);
 - d. Applicant shall work with staff to provide a decoratively concealed garbage can; and
 - e. A Unity of Title or a Unity of Control, in a form acceptable to the City Attorney's Office, shall be submitted for the parking lot (Lot 16, less the east 18.0 feet thereof, Block 29) and school under construction (2650 Van Buren Street: the East 25.00 feet of Lot 19 & Lots 20-22, Block 29) 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) for the parking lot.
- (2) All unused curb cuts shall be eliminated (excluding proposed entry drive for parking lot on Lot 16, Block 29 and the existing driveway for the single family home on Lot 17, Block 29).
 - (3) Campus Map (Sheet A-070) which is part of the Site Plan approved by this Resolution, shall be revised to update the reference related to 2639 Van Buren Street, which currently reads "Existing Use *school recreation space*" to "*Existing Use Vacant Lot.*" Any use of subject property as more particularly described as Hollywood Little Ranches 1-26 B Lot 3 S100 of W 50 Block 30, not in compliance with rules and regulations of the City shall cease and desist; and

WHEREAS, on June 11, 2015, the Board met and held an advertised public hearing to consider the Applicant's requests; and

WHEREAS, the Board reviewed the application for the Special Exception for a parking lot as an accessory use to charter school (Doral-Ben Gamla Preparatory Academy), considered staff's conditions, considered board modifications to certain staff conditions, reviewed the evidence submitted and the testimony received at the public hearing, 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 within 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; and
- 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.

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

PLANNING AND DEVELOPMENT BOARD RESOLUTION 15-S-11 FOR 28TH AVE. FACILITY, LLC REGARDING A SPECIAL EXCEPTION FOR A PARKING LOT LOCATED BETWEEN 2750 AND 2726 VAN BUREN STREET AS AN ACCESSORY USE TO THE CHARTER SCHOOL (DORAL-BEN GAMLA PREPARATORY ACADEMY) LOCATED AT 2650 VAN BUREN STREET

Section 1: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Special Exception for a parking lot located between 2750 and 2726 Van Buren Street as an accessory use to the charter school (Doral –Ben Gamla Preparatory Academy) located at 2650 Van Buren Street, as more specifically depicted on Exhibit "A", and its findings set forth above, the Board finds that the necessary criteria have been met, and the requested Special Exception is hereby **approved with the following conditions:**

- (A) Approval **ONLY** for a parking lot with the following conditions for Lot 16, Block 29:
1. The parking lot shall be used **ONLY** by staff members and **ONLY** during operational hours of the school pursuant to Resolution 13-DPVS-47;
 2. School busses or other vehicles shall not be stored on the premises nor in violation of City Code;
 3. The parking lot shall maintain the proposed 10 foot setback on the west as shown on the proposed site plan (sheet A-200) and maintain a minimum rear setback of 35 feet on Lot 16 less the East 18.0 feet thereof, Block 29. Applicant shall work with the City's Landscape Architect to provide a heavily-planted, multi-tiered, multi-colored/textured, campus style of landscape planting design (When adjacent to overhead utilities, FPL species restrictions apply);
 4. Applicant shall work with staff to provide a decoratively concealed garbage can; and
 5. A Unity of Title or a Unity of Control, in a form acceptable to the City Attorney's Office, shall be submitted for the parking lot (Lot 16 less the East 18.0 feet thereof, Block 29) and school under construction (2650 Van Buren Street: The East 25.00 feet of Lot 19 & Lots 20-22, Block 29); 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) for the parking lot.

- (B) All unused curb cuts shall be eliminated (excluding proposed entry drive for parking lot on Lot 16, Block 29 and the existing driveway for the single family home on Lot 17, Block 29).
- (C) Campus Map (Sheet A-070) which is part of the Site Plan approved by this Resolution, shall be revised to update the reference related to 2639 Van Buren Street, which currently reads "Existing Use *school recreation space*" to "*Existing Use Vacant Lot.*" Any use of subject property as more particularly described as Hollywood Little Ranches 1-26 B Lot 3 S100 of W 50 Block 30, not in compliance with rules and regulations of the City shall cease and desist.

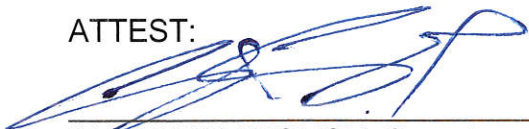
Section 2: That the approval by the Board granting the Special Exception shall become null and void unless the applicant applies for all appropriate building or other permit(s) or license(s) within 24 months of the Board's approval. Said 24 months shall commence upon passage and adoption of this Resolution.

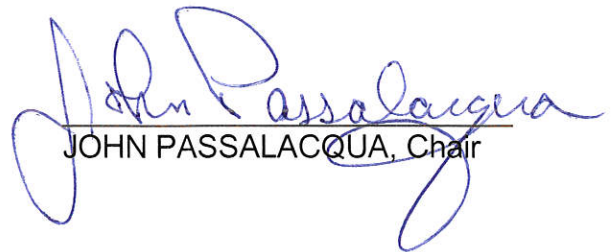
Section 3: That the Department of Planning is hereby directed to forward a copy of this resolution to the Applicant/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the Public Records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 11th DAY OF JUNE, 2015.

RENDERED THIS 29 DAY OF July, 2015.

ATTEST:


SHANNON STOUGH, Secretary


JOHN PASSALACQUA, Chair

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


JEFFREY P. SHEFFEL, BOARD COUNSEL DR

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 16, less the East 18.0 Feet thereof, Block 29, HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

ATTACHMENT C

Land Use and Zoning Map



DEVELOPMENT SERVICES
PLANNING

Legend

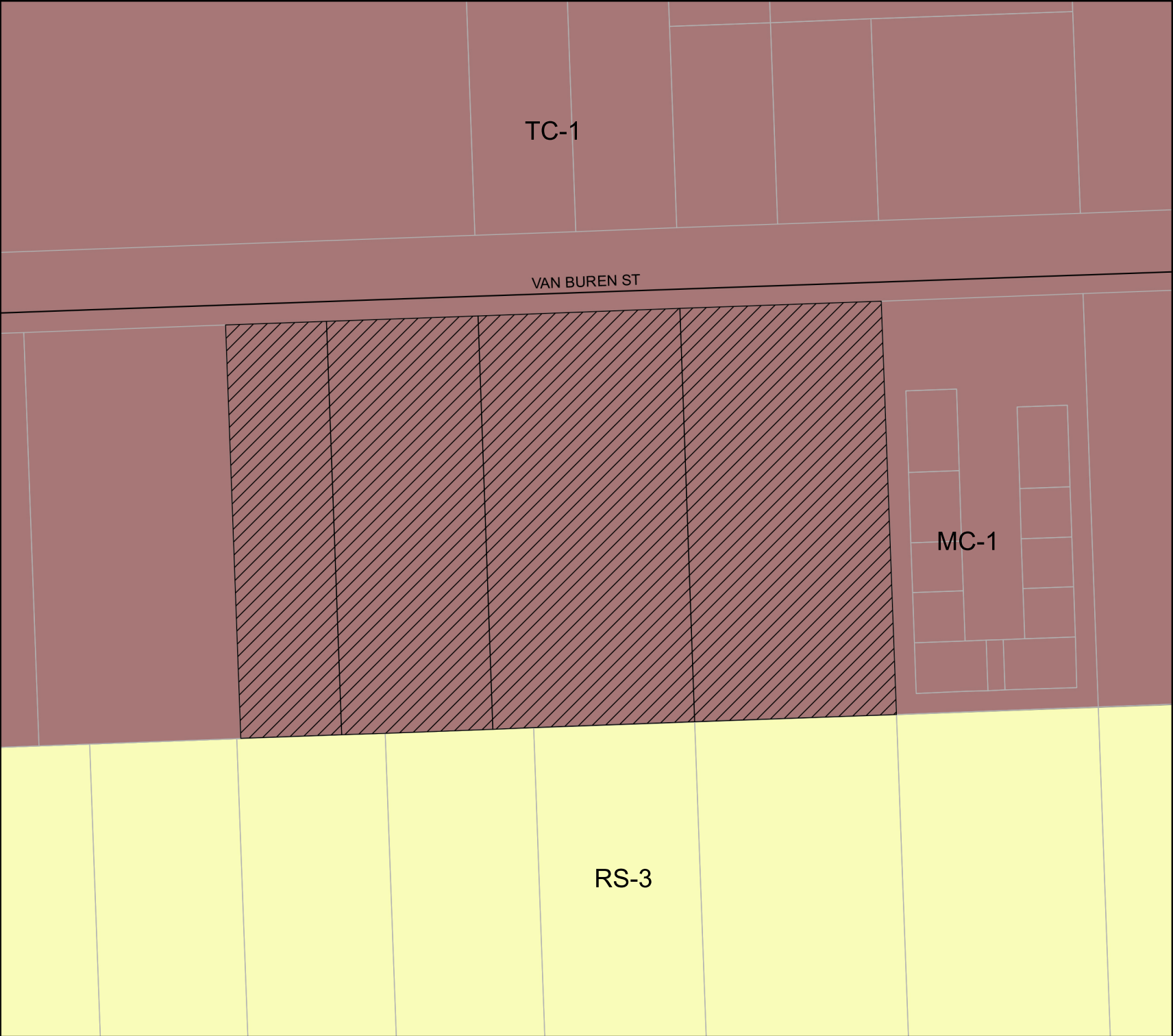
- Subject Property
- Parcels
- Streets
- Major Roads

Land Use

- LRES
- RAC

Zoning

- TC-1
- MC-1
- RS-3



0 15 30 60 Feet

