



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

DATE: May 10, 2018 **FILE:** 17-S-61

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager 

FROM: Alexandra Carcamo, Principal Planner 

SUBJECT: Tiny Tots LLC., is requesting a Special Exception to establish a Daycare located at 6311 Washington Street (Tiny Tots Academy).

REQUEST:

Special Exception to establish a Daycare (Tiny Tots Academy).

RECOMMENDATION:

Special Exception: Approval, with the following conditions:

- a. Enrollment shall not exceed 29 children.
- b. Pick-up and drop-off times for the children that use private transportation shall be staggered.
- c. "No Parking" signs shall be placed in the swale adjacent to the property as approved by the City Engineer.
- d. A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

REQUEST

This request is for a Special Exception to establish a daycare located at 6311 Washington Street. A Special Exception is defined as *a use not generally appropriate in a district, but would be appropriate if it is consistent with the review criteria listed for Special Exceptions*. Daycare Facilities (in all zoning districts) are only permitted by Special Exception. The Applicant proposes to establish a daycare in an existing building consisting of four classrooms, accommodating 29 children and 4 staff members (full-time and part-time). An addition of approximately 1,000 square feet is proposed for extracurricular activities and cafeteria space; this addition has triggered the need for a Special Exception as the daycare existed as a lawful non-conforming use and as per the Zoning and Land Development Regulations any change,

enlargement, expansion or restoration requires a Special Exception. Although the footprint of the building is expanding, the existing capacity is not changing.

The building is one story and rectilinear in shape with a hipped roof and windows along all façades. The addition incorporates a wing on the east portion of the building keeping with the character of the original design totaling approximately 2,750 square feet. Along with the addition several improvements to the site are proposed including reconfiguration of the parking area and a new accessible ramp. The Applicant has worked extensively with the City Engineer in order to ensure safe traffic movement and adequate parking during drop-off and pick-up times is provided. Furthermore, the daycare will serve as a neighborhood daycare that is walking distance from residential areas providing convenience and support to the community. In consideration of the above factors, Staff recommends approval, with **the conditions that (a) Enrollment shall not exceed 29 children; (b) Pick-up and drop-off times for the children that use private transportation shall be staggered; (c) “No Parking” signs shall be placed in the swale adjacent to the property as approved by the City Engineer; and (d) A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

SITE INFORMATION

Owner/Applicant:	Tiny Tots Academy, Inc.
Address/Location:	6311 Washington Street
Net Size of Property:	Approximately 11,350 sq. ft. (0.26 Acres)
Land Use:	Low Residential (LRES)
Zoning:	Single Family District (RS-6)
Existing Use of Land:	Daycare

ADJACENT LAND USE

North:	Low Residential (LRES)
South:	Low Residential (LRES)
East:	Low Residential (LRES)
West:	Low Residential (LRES)

ADJACENT ZONING

North:	Single Family District (RS-6)
South:	Single Family District (RS-6)
East:	Single Family District (RS-6)
West:	Single Family District (RS-6)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Low Residential Land Use, the subject site is surrounded by single family and multiple family residential uses. The goal of the Land Use Element is *to promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The proposed Special Exception is consistent with Comprehensive Plan based upon the following:

Objective 4: *Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.*

Policy 4.7: *Evaluate nonconforming and grandfathered properties through proper procedures such as to include, but not limited to: future land use map amendments and official zoning map amendments. (CWMP Policy CW.8).*

If the Special Exception is granted, the daycare will increase both the educational choices and access to and within the community. The proposed request is consistent with the Comprehensive Plan.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The subject property is located in Sub-Area 1, the US 441/SR7 Corridor, is geographically defined by 56th Avenue to the east (including that portion of Washington Park that extends to 52nd Avenue), the Dania Cut-Off Canal to the north, Florida's Turnpike to the west and Pembroke Road to the south. This area includes residential neighborhoods of Beverly Park, Lawn Acres, and Washington Park as well as the undefined residential areas east and west of US 441/SR 7 north of Hollywood Boulevard.

The proposed Special Exception is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies:

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

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

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

The proposed daycare allows further use of the property while also helping to meet a need in the immediate community. The goal of the City Wide Master Plan is to promote and attract uses that will enhance and improve locations; this includes educational uses.

APPLICABLE CRITERIA

Analysis of Criteria for Special Exception to re-establish, expand, or intensify as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 3.

CRITERIA 1: The approval of the application is necessary for the preservation and enjoyment of substantial property rights of the Applicant.

ANALYSIS: As previously mentioned, the existing use of the property is a daycare and is established as a lawful non-conforming use. The applicant is requesting an addition to the building in order to provide space for extracurricular activities and cafeteria space. This addition will improve the services provided by the existing daycare, therefore is necessary for the preservation and enjoyment of the property rights of the Applicant.

FINDING: Consistent.

CRITERIA 2: The approval will not, under any circumstances of the particular case, be detrimental to the health safety and general welfare of persons working or residing within the vicinity.

ANALYSIS: According to the Applicant the existing facility has been operating with minimal impacts on the community and will be used in a manner consistent with the Code and State requirements. The daycare will serve as a neighborhood daycare that is walking distance from residential areas providing convenience and support to the community.

FINDING: Consistent.

CRITERIA 3: The approval will not be detrimental or injurious to property and improvements in the vicinity or to the general welfare of the city.

ANALYSIS: As stated previously, the Applicant has worked with the City Engineer in order to ensure safe traffic movement and adequate parking during drop-off and pick-up times are provided. Reconfiguration of the parking area has eliminated the backout circulation on Washington Street that previously existed; which is not permitted by code today. **As such, Staff has conditioned (b) Pick-up and drop-off times for the children that use private transportation shall be staggered; and (c) "No Parking" signs shall be placed in the swale adjacent to the property as approved by the City Engineer.**

FINDING: Consistent, with the aforementioned conditions.

CRITERIA 4: The approval will, to the maximum extent possible, bring the use or building and the site upon which it is located into compliance with city regulations.

ANALYSIS: The addition proposed is to allow space for extracurricular activities and cafeteria space, the existing capacity is not changing. Along with the addition several improvements to the site are proposed including reconfiguration of the parking area and a new accessible ramp bringing the property into compliance with city regulations. **As such, Staff has conditioned (a) Enrollment shall not exceed 29 children; and (d) A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Land Use and Zoning Map