

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

DATE: May 10, 2018 **FILE:** 18-S-14

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager 

FROM: Julian Gdaniec, Assistant Planner 

SUBJECT: Sunshine Kids Pediatric Care, LLC requests Special Exception to establish a Prescribed Pediatric Extended Care (PPEC) daycare facility (Sunshine Kids Pediatric Care).

REQUEST

Special Exception to establish a Prescribed Pediatric Extended Care (PPEC) daycare facility (Sunshine Kids Pediatric Care).

RECOMMENDATION

Special Exception: Approval, with the following conditions:

- a. That the Special Exception shall not be effective until all interior renovations are completed.
- b. That the enrollment shall not exceed maximums as stipulated by requisite State licensure.

REQUEST

The Applicant is requesting a Special Exception to establish a daycare at 6603 Taft Street. The 12.4 acre site is located on the northeast corner of Taft Street and 66th Avenue. The site currently consists of a large shopping center with multiple bays. The Special Exception will apply to the eastern most bay of the shopping center. The site has a Zoning designation of Medium Intensity Commercial (C-3) and a Land Use Designation of General Business (GBUS).

Pursuant to the Zoning and Land Development Regulations, Daycare facilities are only permitted by Special Exception in most districts, including the C-3 district. 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*. The Applicant proposes to establish a Prescribed Pediatric Extended Care ("PPEC") facility which is a healthcare facility dedicated to providing care for medically fragile children from birth to age 21. A PPEC facility provides care for children with specific medical needs during the day while their parents are working. Therefore, while a PPEC facility is a medical office, it also falls within the confines of a daycare facility and, as such, requires a Special Exception to establish.

The proposal includes a projected capacity of around 25 children with 10 staff members. The applicant has provided a parking and traffic mitigation strategy which states that the majority of children will be dropped off by medical van at a designated drop off location at the rear of the building. This proposed location is preferred by Staff as it will not impact overall vehicle circulation in the primary vehicular use area at the front of the building. The Applicant states that only a small percentage of children will be dropped off or picked up by their parents during typical peak hours. Furthermore, 14 parking spaces are being dedicated by the property owner for use by the PPEC facility for staff parking which is more than adequate for the use. Because of the nature of the facility operations and the existing conditions of the site, the typical concerns regarding traffic and parking that accompany daycare proposals are adequately addressed.

The proposal does not include any modification to the site or expansion of the cubicle contents of the building. The interior will be renovated to accommodate the use in accordance with Building Code and Life Safety Code. The use of a daycare is appropriate in utilizing this currently vacant bay within the commercial center. Furthermore, the medical daycare will provide a necessary service for members of the community who have children with specific medical needs. In consideration of the above factors, Staff recommends Approval, **with the conditions the Special Exception not be effective until all interior renovations are completed; and that the enrollment shall not exceed maximums as stipulated by requisite State licensure.**

SITE INFORMATION

Owner/Applicant:	Sunshine Kids Pediatric Care, LLC
Address/Location:	6603 Taft Street
Net Area of Property:	539,877 sq. ft. (12.4 acres)
Land Use:	General Business (GBUS)
Zoning:	Medium Intensity Commercial District (C-3)
Existing Use of Land:	Commercial

ADJACENT LAND USE

North:	Low Residential (LRES)
South:	Office (OFF)
East:	General Business (GBUS)
West:	General Business (GBUS)

ADJACENT ZONING

North:	Single-Family Residential (RS-6)
South:	Low / Medium Intensity Office (O-1 / O-2)
East:	General business (GBUS)
West:	General Business (GBUS)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the General Business Land Use, the subject site is surrounded by offices, single family, and commercial 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. If granted, the proposed Special Exception will establish a use that will provide a necessary service for the community. In addition, utilizing a currently vacant property enhances the neighborhood by encouraging investment in the existing building stock along the Taft Street corridor. Therefore, the proposed daycare is consistent with the Comprehensive Plan based upon the following:

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

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

Objective 6: *Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located in Sub-Area 8, geographically defined by Davie Road Extension and 72nd Avenue to the West, Stirling Road to the north, Florida's Turnpike to the east, and Hollywood Boulevard to the south. The proposed request is consistent with 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.*
- *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

The goal of the Master Plan is to promote and attract uses that will enhance and improve locations within the City of Hollywood. The proposed medical daycare allows further use of the property while also helping to meet a need in the immediate community and region thereby meeting the goals of the Master Plan

APPLICABLE CRITERIA

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

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

ANALYSIS: The intent of the Comprehensive Plan's 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 daycare is consistent with the character of the adjacent area along the Taft Street corridor. Furthermore, the daycare will provide a needed service promoting increased wellbeing and access to healthcare amenities for local residents whose children require the care of a PPEC facility.

FINDING: Consistent.

CRITERION 2: The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity.

ANALYSIS: The proposed use is consistent with the existing land use pattern. Currently the surrounding area includes retail, offices, banks, grocery stores, and other service oriented businesses along Taft Street that work to support the surrounding residential community. Furthermore, these types of uses along Taft serve to create a buffer for the single family homes to the North and South. As such, the requested Special Exception is compatible with the surrounding land use pattern.

FINDING: Consistent.

CRITERION 3: That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

ANALYSIS: The proposal does not include any changes to the existing site. The applicant has worked with Staff to establish a strategy for pick-up and drop-off that will best utilize the existing configuration of the site. Pick-up and drop-off will occur by medical van at a dedicated location behind the building where there is access to the daycare through a rear door. There is also an ADA parking space located directly in front of the bay allowing for safe and effective movement of pedestrians while reducing potential conflict with vehicles traversing the parking lot.

FINDING: Consistent.

CRITERION 4: That there are setbacks, buffering and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances.

ANALYSIS: The proposal does not include any alterations to the site that would warrant additional screening and buffering beyond what is already existing on site. The existing structure is setback substantially from the closest adjacent residential district. Furthermore, the proposal does not include outdoor recreation as a component of the daycare therefore reducing the potential for noise infringing into adjacent residential properties.

FINDING: Consistent.

CRITERION 5: The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.

ANALYSIS: The proposed daycare will occupy a bay in an existing commercial building. As the existing conditions of the site are not changing, height, orientation, and location of the use will not be detrimental to the health, safety, and welfare of the community. In fact, the use should stand to improve the health, safety, and welfare of the community by providing a healthcare service to local residents. To ensure the necessary renovations to the interior of the property are carried out in accordance with Building Code and Life Safety Code, the Special Exception shall not be effective until all interior renovations are completed.

FINDING: Consistent.

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

ANALYSIS: The existing building has sufficient space to accommodate the use without requiring any expansion, and the site can adequately accommodate the number of proposed children and staff.

FINDING: Consistent.

CRITERION 7: The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the Zoning Classification in which such use is proposed to be located and all other requirements for such particular use set forth elsewhere in the Zoning Code, or otherwise adopted by the City Commission.

ANALYSIS: Due to the nature of the operations, in that the daycare is for a limited scope of user (namely, parents with children who have specific medical needs) some of the concerns that accompany a daycare facility such as parking, traffic, and vehicle stacking for pick-up and drop off are more easily mitigated. To ensure these potential concerns remain easily mitigated, Staff is instituting a condition that occupancy shall not exceed maximums as stipulated by requisite State licensure. The majority of the children are dropped off via medical bus in groups of 3-5 at various points throughout the day, and there is sufficient parking on site to accommodate the number of anticipated staff. The use will provide a healthcare amenity to residents of the surrounding neighborhoods and region, while simultaneously utilizing vacant building stock which will contribute to the economic growth of the region. The existing site meets all requisite zoning regulations. As such, staff finds the location appropriate for the request.

FINDING: Consistent.

ATTACHMENTS

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