

ATTACHMENT B
Previous Staff Report and Site Plan
October 10, 2013

**CITY OF HOLLYWOOD, FLORIDA
MEMORANDUM
PLANNING & DEVELOPMENT SERVICES**

DATE: October 10, 2013

FILE: 13-S-85

TO: Planning and Development Board

VIA: Andria Wingett, Assistant Director 

VIA: Leslie A. Del Monte, Planning Manager 

FROM: Crystal Torres, Associate Planner 

SUBJECT: 2402, LLC and Marware Montessori Academy, LLC requests a Special Exception to allow a school in C-2 zoning district located at 2402 Hollywood Boulevard.

APPLICANT'S REQUEST

Special Exception: To allow a (1-6 grade) school.

STAFF'S RECOMMENDATION

Special Exception: Approval, with the condition of a Unity of Title, in a form acceptable to the City Attorney's Office, be submitted 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).

BACKGROUND

The Applicant currently operates Marware Montessori Academy at 2230 Hollywood Boulevard. In addition to operating this school, the Applicant also owns Marware, Inc. located at 2402 Hollywood Boulevard. As Marware Inc. is a growing business the Applicant would like to relocate the current headquarters to Downtown Hollywood and utilize the existing headquarters to expand Marware Montessori Academy (see Item 13-S-84 for information regarding the Special Exception for the proposed Marware office).

REQUEST

Pursuant to the Zoning and Land Development Regulations, in most Zoning Districts schools within the City require a Special Exception. The Applicant is requesting a Special Exception to establish a school at 2402 Hollywood Boulevard. The site is comprised of multiple lots at the southwest corner of Hollywood Boulevard and South 24th Avenue. Currently, the site contains one existing office building on parcel one and a vacant grass area on parcel two. The proposed school will be utilizing an existing structure and, therefore, will maintain existing building setbacks. The proposed school will occupy the existing 6,300 square foot building accommodating 50 students, grades first through sixth (ages 6-12), and 7 employees. The Applicant will be making interior improvements to accommodate the new school use including removing partitions, additional bathrooms, new library space, and configuring office space for administrative purposes. In addition, a secure playground across the alley to the south with a 6 foot fence is being proposed to provide recreational area for the students.

In addition, the Applicant has worked with the Engineering Department in order to ensure adequate parking and stacking spaces during drop-off and pick-up are provided. The required parking for the use is 7 spaces

and 16 spaces are being provided. The proposed traffic circulation plan provides 12 stacking spaces, as well as, several other safeguards to ensure functionality. During drop-off and pick-up times gates will remain open, a right hand only turn will be implemented to encourage vehicular traffic to remain on the major corridor of Hollywood Boulevard, and several traffic safety signs will be added.

SITE INFORMATION

Owner/Applicant:	2402, LLC and Marware Montessori Academy, LLC
Address/Location:	2402 Hollywood Boulevard
Size of Property:	0.52 acres
Zoning:	Low/Medium Intensity Commercial District (C-2) High Residential Multiple Family District (RM-25)
Future Land Use Designation:	Regional Activity Center
Existing Use of Land:	Office and Vacant

ADJACENT ZONING

North:	Low/Medium Intensity Commercial District (C-2)
South:	High Residential Multiple Family District (RM-25)
East:	Low/Medium Intensity Commercial District (C-2)
West:	Low/Medium Intensity Commercial District (C-2)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center (RAC), the subject site is surrounded by commercial, single family, and multi-family residential uses. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The proposed school will provide an education facility to the community and add to the mix of uses within this area. The proposed Special Exception is consistent with Comprehensive Plan based upon the following:

Policy 4.9: *Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas (CWMP Policy CW .15 and CW.19)*

If granted, the proposed Special Exception will allow the Applicant to establish a school in the East Hollywood and Downtown community.

CITY-WIDE MASTER PLAN

The subject property is located within Sub-Area 3, South Central Hollywood. South Central Hollywood is bounded by 22nd Avenue and Dixie Highway on the east, Hollywood Boulevard on the north, Pembroke Road on the south, and I-95 on the west.

Guiding Principles:

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

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

The proposed school allows further use of the property while also helping to meet a need in the immediate community and region. The goal of the Master Plan is to promote and attract uses that will enhance and improve locations. This includes educational uses. The proposed plan will provide a school

to accommodate 50 students. Providing both jobs and a location for additional elementary education services in the city.

APPLICABLE CRITERIA

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

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

ANALYSIS: The property is located within the Regional Activity Center and is surrounded by a mixture of uses. The goal of the Land Use Plan is to promote and attract uses that will enhance and improve locations which include neighborhood uses. The proposed project provides an educational facility for the surrounding area. As stated by the Applicant, "establishment of educational institutions is an important component of the City's Comprehensive Plan. Further objective 12 of the City's Comprehensive Plan mandates that the City shall cooperate in the selection of sites for new schools."

FINDING: Consistent.

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

ANALYSIS: As stated previously, the property is located within the Regional Activity Center Land Use designation which allows for mixed uses. Surrounding uses include single- and multi-family residential, as well as offices and commercial/retail uses. As such, the requested Special Exception is compatible with the surrounding land use patterns, which are transitional in nature.

FINDING: Consistent.

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

ANALYSIS: The Applicant is proposing to improve the site for ingress/egress for the proposed use and has worked with the Engineering Department to ensure appropriate parking and access is provided. In addition, as indicated by the Applicant the "subject property like its principal location will have its own carpool lane and access located away from Hollywood Boulevard, off of the alley that directly pulls into the buildings gated parking area. Furthermore the proposed use will have designated drop-off and pick-up times, where proper personnel will be stationed to ensure the safety of students."

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: Currently, the site contains one existing office building on parcel one and a vacant grass area on parcel two. The proposed school will be utilizing an existing structure and, therefore, will maintain existing building setbacks. As stated by the Applicant, "the building's current configuration, including but not limited to its tremendous setbacks, mature landscaping, and lighting will not be changed,

ensuring that there will be no adverse effects on the neighboring properties. And unlike the prior use will have finite hours of operation and limited deliveries.

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 conversion of the building from office to an education is compatible with existing uses within the district. As stated by the Applicant, "The transformation of the existing Marware corporate headquarters to a school of approximately 50 students will actually decrease the intensity of this property's use. The property, being a corner parcel is completely buffered by Hollywood Boulevard, an alley, a vacant lot, and mature landscaping. The height, orientation, and relation to the surrounding buildings will not change," therefore the use will not be detrimental to the health, safety, or appearance of the neighborhood.

FINDING: Consistent.

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

ANALYSIS: The Applicant is proposing only 50 students which the approximate 0.5 acres will accommodate with an adequate existing 6,300 square foot building, providing more than double the required parking, and existing mature landscaping. Furthermore parcel two will provide adequate recreational space for the students of the proposed school. Therefore, Staff is recommending a **condition of a Unity of Title, in a form acceptable to the City Attorney's Office, be submitted 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)** to ensure these lots remain tied together and continue to provide adequate area for the proposed use.

FINDING: Consistent.

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

ANALYSIS: An educational facility is a use which is allowed only by Special Exception. A Special Exception is defined as "a use not generally appropriate in a district, but would be appropriate if it is consistent with the review criteria listed for Special Exceptions." As the C-2 zoning district allows schools to be approved by Special Exception, and schools are allowed with the Regional Activity Center Land Use the school is appropriate at this location. Furthermore as stated by the Applicant, "The ability to have a small, private, educational establishment in this area fully supports the intent and purpose of the code by offering a wonderful first class education to the community."

FINDING: Consistent.

RECOMMENDATION

Special Exception: Approval, with the condition of a Unity of Title, in a form acceptable to the City Attorney's Office, be submitted 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).

ATTACHMENTS

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

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