

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

DATE: July 12, 2018 **FILE:** 18-S-37

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Fitz Murphy, Planning Administrator

SUBJECT: Temple Solel Inc, is requesting a Special Exception to establish a VPK-8 school located at 5100 Sheridan Street

REQUEST:

Special Exception to establish a VPK-8 school.

RECOMMENDATION:

Special Exception: Approval, with the following conditions:

- a. Student capacity shall not exceed 381 students at any time;
- b. Grades shall be limited to VPK through 8;
- c. Applicant shall invest no less than \$200,000 in enhancements into the facility.
- d. Continue to work with Engineering Division to establish a Traffic Operations Plan for the school's student drop-off and pick-up vehicular circulation and traffic management. Plan shall include information such as but not limited to traffic circulation, entrance and exit location during drop-off and pick-up, number of drop-off and pick-up shifts, number of students in each pick-up and drop-off shifts, number of vehicle stacking spaces are being provided, any school bus services and drop-off and pick-up location, number of students using school bus and location of staff and visitor parking. The Plan's effectiveness shall be monitored and modified as needed by the City;
- e. Applicant shall market exclusively to Hollywood residents including Hollywood hills and Emerald Hills neighborhoods for a minimum of four (4) weeks prior to any marketing for student enrollment to the public-at-large. This marking shall include a combination of presentation to the civic associations. "open house", flyers, advertising, and community newspapers;
- f. Deliveries shall be coordinated as to not interfere with student arrival or dismissal shifts;

- g. The Applicant on behalf of itself, successors, and/or designee shall annually submit, prior to October 1st, a copy of the Benchmark Day Enrollment Report or equivalent and/or subsequent document;
- h. The Applicant on behalf of itself, its successors, and/or designee, shall submit to the Planning Division or subsequent Division/Department an annual Compliance Report no later than December 1st, showing compliance with all conditions of this approval. The Applicant 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 right to cure under the law;
- i. The school use and the place of worship shall not operate concurrently;
- j. Parking for special events (for the purposes of this section, special events shall mean any time parents or other visitors and invitees are attending the school for other than pick-up and drop-off purposes) shall be provided and coordinated in the following manner:
 - i. Special events for the school shall be independent of each other and only one event can take place at any given time; and
 - ii. Special events during school hours shall be limited to one grade level. Multigrade events shall be limited to non-school hours. A Special Event Permit pursuant to Chapter 102 of the Hollywood Code of Ordinances shall be required for all events. 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.;
- k. The Public Safety Director or his/her designee shall have the ability to mandate police detail for arrival and dismissal shifts as deemed necessary; and
- l. School buses shall not be stored on the premises nor in violation of City Code.

REQUEST

This request is for a Special Exception to establish a school located at 5100 Sheridan 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*. Schools in most zoning districts are permitted by Special Exception. The Applicant proposes to establish a prekindergarten to eighth grade school in an existing building consisting of 18 classrooms, accommodating 381 students.

The building is two story and cluster of volumes with sloped roofs, angled walls and minimal fenestration. The first floor contains 12 classrooms, three school offices, and a large hall with moveable partitions separating the existing school hall, existing Sanctuary and a Pre-function Area. Additionally, the building

contains an existing kitchen, with supporting offices and storage, as well as an office for the Rabbi and the Rabbi's Assistant. The second floor will house seven additional classrooms and two offices. The Applicant will continue to work 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 school will serve as an alternative neighborhood school that is walking distance from residential areas providing convenience and support to the community as well as reducing the traffic into the neighboring Sheridan Hills Elementary School to the south.

In consideration of the above factors, Staff recommends approval, with **the conditions that (a) Enrollment shall not exceed 381 children; (b) "No Parking" signs shall be placed in the swale adjacent to the property as approved by the City Engineer; and (c) Applicant shall invest no less than \$200,000 in enhancements into the facility.**

SITE INFORMATION

Owner/Applicant:	Temple Solel, Inc.
Address/Location:	5100 Sheridan Street
Net Size of Property:	Approximately 2.00 Acres
Land Use:	Community Facility (COMFAC)
Zoning:	High Multiple Family (RM-25)
Existing Use of Land:	Temple

ADJACENT LAND USE

North:	General Business (GBUS)
South:	Community Facility (COMFAC)
East:	Low Medium Residential (LMRES)
West:	Community Facility (COMFAC)

ADJACENT ZONING

North:	Medium Intensity Commercial District (C-3)
South:	High Multiple Family District (RM-25)
East:	Low - Medium Multiple Family District (RM-9)
West:	Government Use District (GU)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Community Facility Land Use, the subject site is surrounded by multiple family residential, business and educational 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.*

If the Special Exception is granted, the VPK through 8 school will increase the educational choices 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 6, that is, Hillcrest / Hollywood Hills / Park East, geographically defined by 56th Avenue to the west, the Sheridan Street to the north, Interstate 95 to the east and Pembroke Road to the south.

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.*

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

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 school 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 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 school is consistent with the character of the adjacent area along the Sheridan Street and 52nd Avenue.

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, an elementary school, a technical college, and other service oriented businesses along Sheridan Street that work to support the surrounding residential community. Furthermore, these types of uses along Sheridan

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. Furthermore, the current use as a place of worship and the proposed school shall have different times of operation, which removes possible conflict for parking demand. The existing site plan allows for adequate parking for each use on site. As the shared parking alternative is directly related to the operation of the school and place of worship, Staff conditions **that the school use and place of worship shall not operate concurrently.**

FINDING: Consistent, with the aforementioned condition.

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. Per the Applicant and traffic study, the proposed school is designed to accommodate approximately 46 vehicles within the stacking lanes plus 87 parking spaces for a total onsite capacity of approximately 133 vehicles. The school is estimated to have a maximum vehicular accumulation of 68 vehicles. The Applicant **will continue to work with Engineering to ensure that the strategy for pick-up and drop-off that will best utilize the existing configuration of the site. Additionally, staff recommends the imposition of conditions f,i, j, k and l.**

FINDING: Consistent, with the aforementioned condition.

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, approximately 110 feet, from the closest adjacent residential property.

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: 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 an alternative educational service to local residents. **The Applicant has also agreed to work with Staff on additional improvements in the amount of \$200,000. Additionally staff recommends the imposition of condition(s) g and h.**

FINDING: Consistent, with the aforementioned condition.

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: 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 school is proposed to be situated in the RM-25 Zoning District. Pursuant to the City's Land Development Code (Sections 4.2), a school is an allowable use within the most zoning districts via Special Exception. The associated site plan for this use has met the standards of the specific zoning criteria.

If granted, the Special Exception will allow an alternative education option to residents by **accommodating 381 students from grades VPK through 8th as requested by the Applicant.**

FINDING: Consistent, with the aforementioned condition.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Land Use and Zoning Map

ATTACHMENT C: Traffic Study