

ATTACHMENT A

Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: 5/24/18

Location Address: 5100 Sheridan Street
Lot(s): _____ Block(s): 6 Subdivisions: Sheridan Hills
Folio Number(s): 514207210140
Zoning Classification: Rm-25 Land Use Classification: Community Facility
Existing Property Use: Temple School Sq Ft/Number of Units: 27,756 Sq Ft
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): P.A.C.O

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

Explanation of Request: Special Exception to Allow a Private School to Continue to Operate from the Temple

Number of units/rooms: N/A Sq Ft: N/A
Value of Improvement: N/A Estimated Date of Completion: 8/18
Will Project be Phased? () Yes (☒) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: Temple School Inc.
Address of Property Owner: 5100 Sheridan St. Hollywood, Florida
Telephone: 813-334-0227 Fax: _____ Email Address: rcalbert182@gmail.com
Name of Consultant/Representative/Tenant (circle one): Joseph B. Kauler: Architect
Address: 2417 Hollywood Blvd Hollywood Telephone: 954-920-5746
Fax: 954-920-2841 Email Address: Joseph@Kaulerarchitects.com
Date of Purchase: 1987 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: Keith Poliakoff
Attorney Address: 200 E. Las Olas Blvd #1000
Fort Lauderdale FL 33301 Email Address: Keith.Poliakoff@saui.com

PLANNING DIVISION



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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: David Topping, President + Temple Solel Date: 5/17/18

PRINT NAME: DAVID TOPPING, PRESIDENT ON BEHALF OF BOARD OF DIRECTORS Date: 5/17/18

Signature of Consultant/Representative: Joseph B. Kaller Date: 5-17-18

PRINT NAME: JOSEPH B. KALLER Date: 5-17-18

Signature of Tenant: [Signature] Date: 5-17-18

PRINT NAME: DAW AS stan Date: 5-17-18

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 SPECIAL EXCEPTION to my property, which is hereby made by me or I am hereby authorizing KEITH POLIAKOFF to be my legal representative before the Planning + Development Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 17th day of May 2018

[Signature]

Notary Public
State of Florida

LAURIE YODER
Notary Public - State of Florida
Commission # FF 992194
My Comm. Expires May 12, 2020

DAVID TOPPING, PRESIDENT TEMPLE SOLEL
Signature of Current Owner

DAVID TOPPING, PRESIDENT
Print Name

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

PROJECT INFORMATION:

ADDRESS:

5100 SHERIDAN STREET
HOLLYWOOD, FLORIDA 33021

OWNER:

TEMPLE SOLEL, INC.

FOLIO:

5142 07 21 0140

LEGAL DESCRIPTION:

SHERIDAN HILLS SEC TWO 70-48 B TR F W 304.45 BLK 6, AS RECORDED
IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Statement of Compliance Special Exception

The applicant, Temple Solel, Inc., makes this application to keep its existing day school with 381 PK– 8th grade students. The Temple Solel day school is an educational institution located on the southeast corner of Sheridan Street and North 52nd Avenue.

Temple Solel, Inc., was chartered in March of 1970 with a membership of 35 families, and moved to its current location at 5100 Sheridan Street in 1975. Since then there have been three additions to enlarge the facility, and there has been an existing day school at this location for more 40 years.

This application conforms to the applicable criteria of the code as follows:

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

The establishment of educational institutions is an important component of the City's Comprehensive Plan. Quality schools and quality education help meet the objectives of the City's Comprehensive Plan by preserving and enhancing the multi-family residential area to the east; promoting the highest and best use of land in each sector of the City without compromising the goals of the surrounding community; and increasing the participation and promoting the expansion of cultural and educational programs. The City's City-Wide Master Plan similarly seeks to promote the expansion of educational programs. *See page 8.* In fact, the Preface to the City-Wide Master Plan fully delineates Joseph W. Young's vision in which he describes the necessity of having locations for schools. As such, the proposed use is consistent with the principles of the City's Comprehensive Plan as well as the City-Wide Master Plan.

(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.

The subject property, located at 5100 Sheridan Street (folio no. 514207210140), seeks a special exception under the RM-25 zoning district to maintain its current day school. A religious day school has existed and has operated on the property for over 40 years. The building currently serves as a house of worship and a religious day school. This application will provide for a day school for grades PK-8, with a total of 381 students. The Temple Solel day school sits on an approximately 2 acre site off Sheridan Street and NW 52nd Avenue. The day school is surrounded by commercial/retail to the north ("Sheridan Plaza"), a parcel owned by the Broward County School Board to the west ("Sheridan Technical College"), a multi-family residential parcel to the east ("Classic Center Townhouses"), and a parcel owned by the Broward County School Board to the

south (Sheridan Hills Elementary School"). The property will utilize its entrance off North 52nd Avenue as its primary carpooling ingress to the school, and it has a direct exit on Sheridan Street. As part of this application, Temple Solel will be enhancing its facility by more than \$200,000. This special exception will continue to provide an alternative educational resource for neighboring families. The use is consistent with the historical structure of the City, the Zoning Code, and the Future Land Use Plan.

(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.

The existing Temple and day school has been in operation for over 40 years and has demonstrated by function, adequate pedestrian and vehicular controls for both on-site and off-site traffic. The proposed day school is designed to accommodate approximately 46 vehicles within the stacking lanes plus 87 parking spaces for a total on-site accumulation capacity of approximately 133 vehicles. Considering the maximum vehicle accumulation anticipated for this school is 68 vehicles, stacking should not be a problem. The subject property was originally designed to have multiple ingress and egress points, which allows for efficient traffic flow. Students will enter the site from N 52nd Avenue through its own intricate stacking loop and can easily exit onto Sheridan Street. As such, there will be safe and efficient traffic movement to serve this use.

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

The building's current configuration, including but not limited to its setbacks, landscaped buffering, and lighting, ensure that there will be no adverse effects on the neighboring properties. Since this school is generally surrounded by other educational facilities, the area is designed to accommodate educational facilities that are far more intense than a day school. Since the school will only be operational during normal business hours, the school's use will not differ from that of any other establishment in the area, and it will have finite hours of operation and limited deliveries. The Temple and school have no illuminated fields and generally do not produce objectionable amounts of noise, light, dust, or other nuisances.

- (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.**

Schools, especially religious day schools, are generally regarded as an asset to the community providing vital services. The maintenance of the existing day school will provide a much needed educational alternative to the local area. The hours of operation will be akin to a commercial establishment, but do to the designated pick up and drop off times, will actually create fewer trips, and far less deliveries from the surrounding educational facilities. The height, orientation, and relation to the surrounding buildings will not change, which will ensure that this use will not be detrimental to the health, safety, or appearance of the neighborhood. Instead, this day school should be seen as a major improvement into this community.

- (6) The subject parcel must be adequate in shape and size to accommodate the proposed use.**

The current building is an appropriate size and is laid out adequately to accommodate the day school. In fact, due to the size of the property, students in this school will actually have greater square footage than a traditional school, the existing classrooms will be utilized, which will include all applicable ADA, and fire alarm upgrades. The actual suitability of an educational facility is established and is closely regulated by Broward County and the State of Florida. As such, Human Services Department of Children's Services Administration Division will support the adequacy of the use.

- (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.**

The City's Zoning Code does not contain a single zoning category that permits educational institutions as of right. Instead, all schools are required to be approved by special exception. The subject property is surrounded by other educational facilities within the RM-25 zoning district. The ability to maintain this existing religious day

school fully supports the intent and purpose of the code and helps to offer a wonderful first class education center to serve the entire community.

114918775.1



TEMPLE SOLEL, NORTH WEST CORNER



TEMPLE SOLEL NORTH ELEVATION



TEMPLE SOLEL PARKING



TEMPLE SOLEL PARKING



RESIDENTIAL PROPERTY, EAST OF TEMPLE SOLEL



RESIDENTIAL PROPERTY, EAST OF TEMPLE SOLEL



SHERIDAN PLAZA ENTRANCE, NORTH WEST OF TEMPLE SOLEL



SHERIDAN TECHNICAL COLLEGE, WEST OF TEMPLE SOLEL



TD BANK, NORTH OF TEMPLE SOLEL



BURGER KING, NORTH OF TEMPLE SOLEL

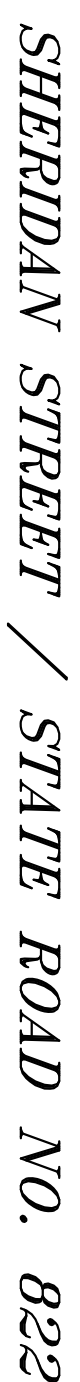
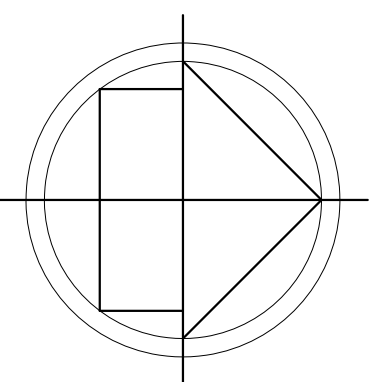


SHERIDAN HILLS ELEMENTARY, SOUTH OF TEMPLE SOLE

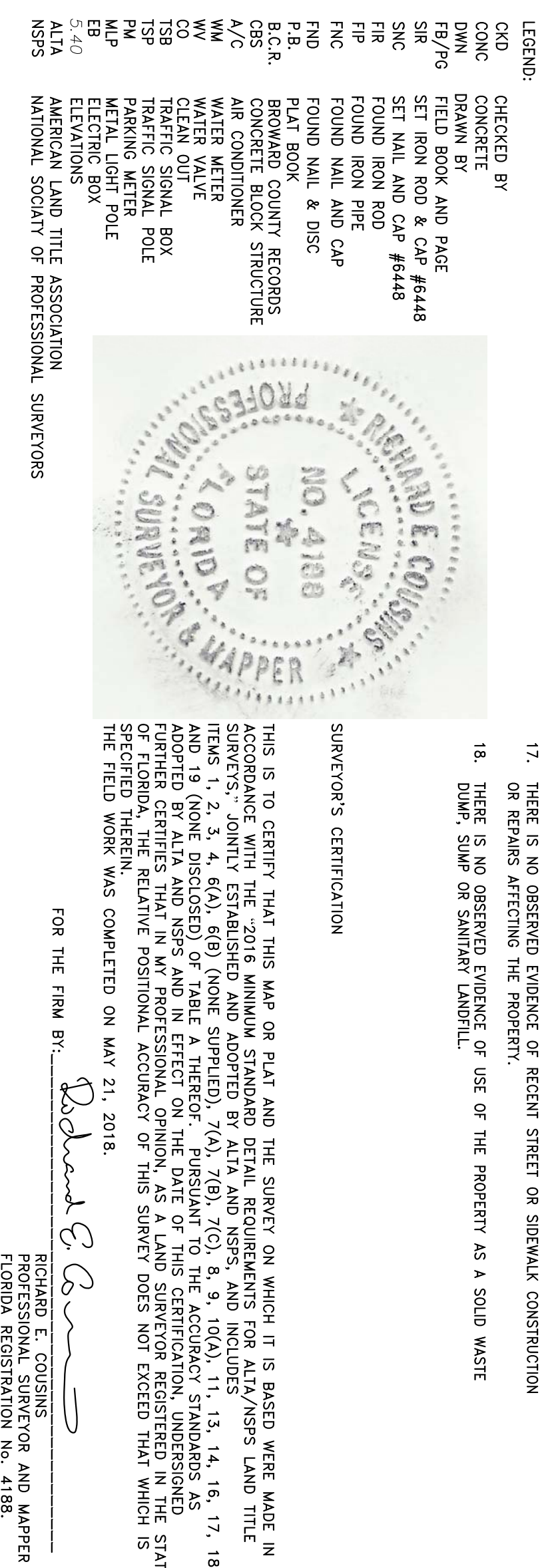


SHERIDAN HILLS ELEMENTARY, SOUTH OF TEMPLE SOLE

LOCATION MAP (NTS)



PUBLIC DEDICATED RIGHT-OF-WAY
TOTAL RIGHT OF WAY WIDTH=200 FEET



THE FIELD WORK WAS COMPLETED ON MAY 21, 2018

FOR THE FIRM BY: Richard E. Brown

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

COUSINS SURVEYORS & ASSOCIATES, INC.

CLIENT :

RABBI ALBERT
TEMPLE SOLEL

5100 SHERIDAN STREET

HOLLYWOOD, FLORIDA 33021

ALTA/NSPS LAND TITLE SURVEY

PROJECT NUMBER : 8696-18

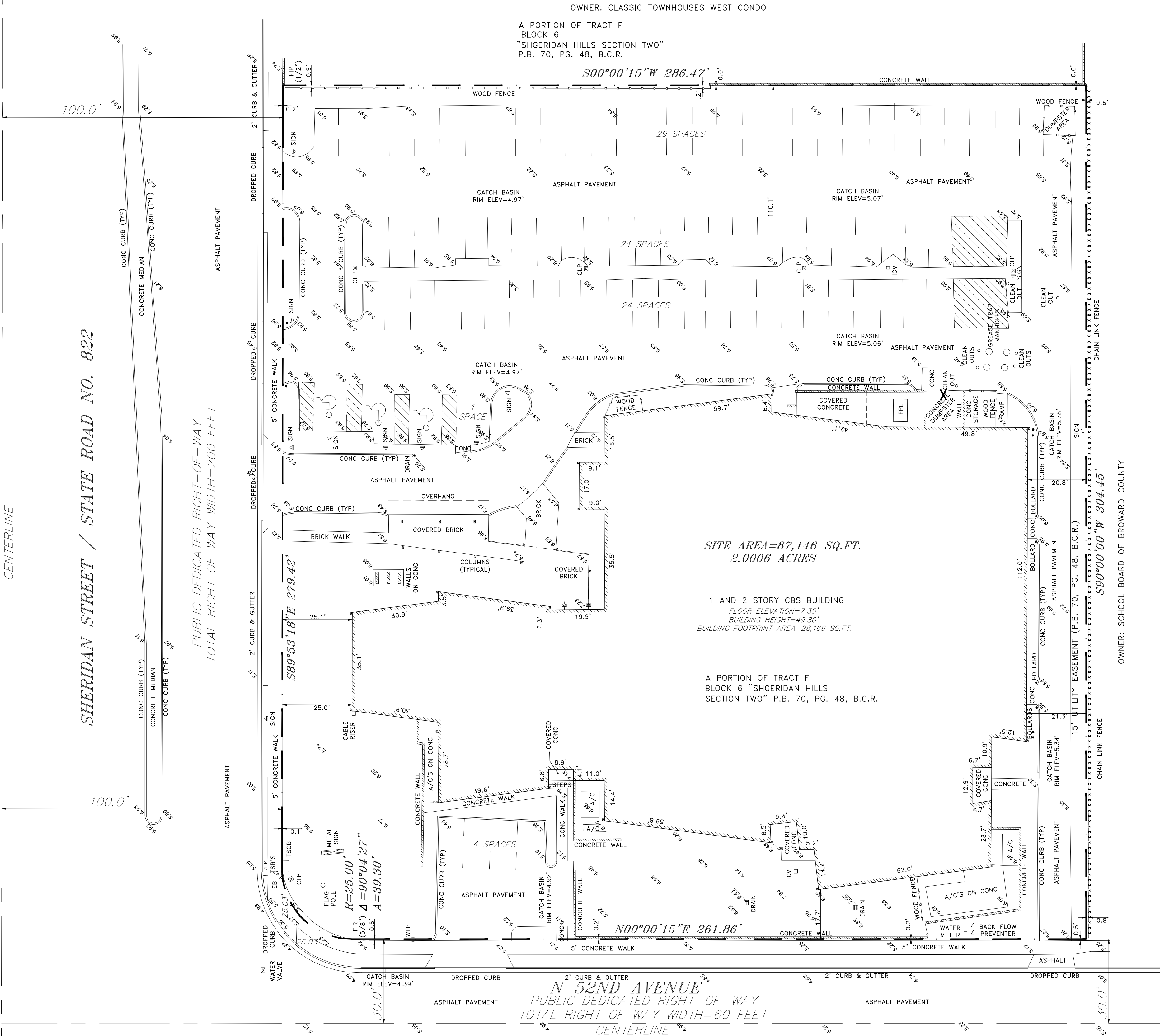
SCALE : 1" = 20'

SCALE : 1" = 20

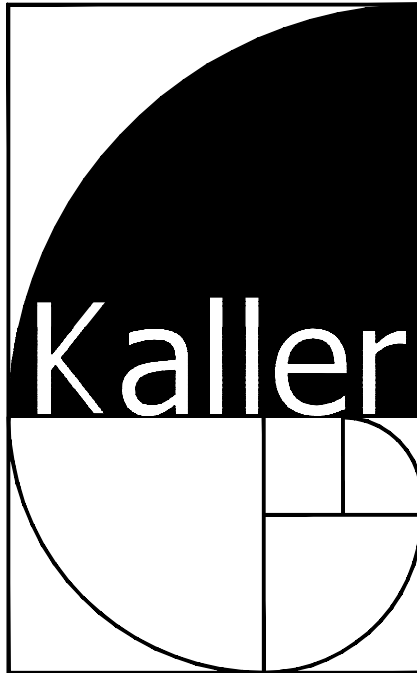
SHEET 1 OF 1 SHEET



SCALE: 1" = 20'-0"



FOLIO: 5142 07 21 0140
LEGAL DESCRIPTION: SHERIDAN HILLS SEC TWO 70-48 B TR F W 304.45 BLK 6, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
LOT AREA: 87,146. S.F. (2.00 ACRES)
BUILDING AREA: 28,169 S.F.



JOSEPH B. KALLER & ASSOCIATES, P.A.

2417 Hollywood Blvd., Hollywood, Florida 33020
P 954.920.5746 F 954.926.2841
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
SPECIAL EXCEPTION FOR
TEMPLE SOLEL, INC.
5100 SHERIDAN STREET
HOLLYWOOD, FLORIDA 33021

SHEET TITLE
SITE PLAN

REVISIONS		
No.	DATE	DESCRIPTION

This drawing, as an instrument of service, is and shall remain the property of the architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 18088
DATE: 05.02.18
DRAWN BY: JME
CHECKED BY: JBK

SHEET

A-02

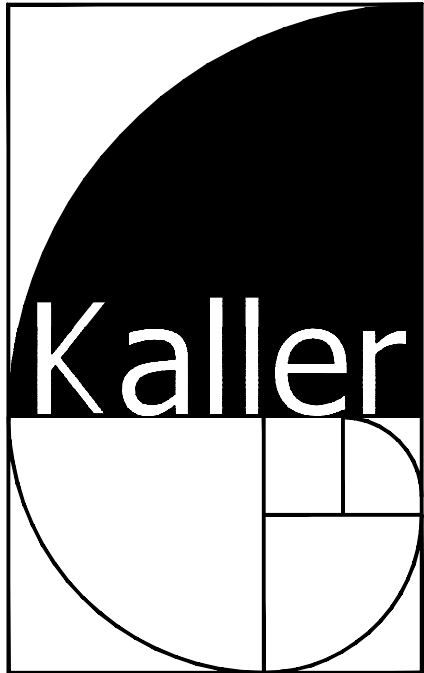
2 OF 4



01 FIRST FLOOR PLAN



SCALE: 1/8" = 1'-0"



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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

SPECIAL EXCEPTION FOR
TEMPLE SOLEL, INC.
5100 SHERIDAN STREET
HOLLYWOOD, FLORIDA 33021

SHEET TITLE

FIRST FLOOR PLAN

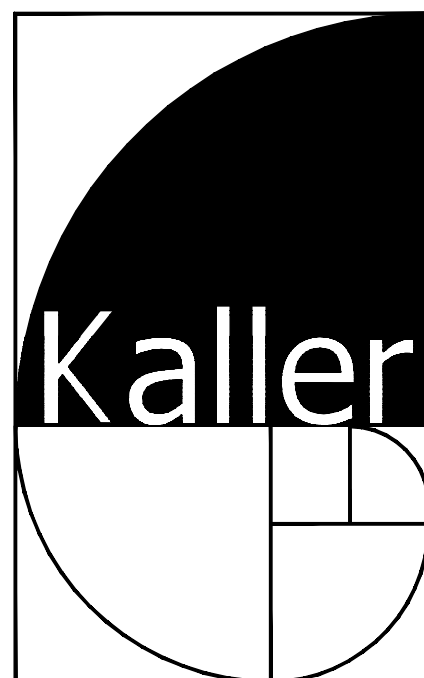
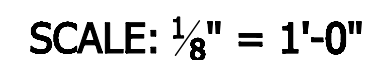
REVISIONS		
No.	DATE	DESCRIPTION

PROJECT No.: 18088
DATE: 05.02.18
DRAWN BY: JME
CHECKED BY: JBK

SHEET

A-03

3 OF 4



SEAL

**SPECIAL EXCEPTION FOR
TEMPLE SOLEI, INC.
5100 SHERIDAN STREET
HOLLYWOOD, FLORIDA 333**

SECOND FLOOR PLAN

[illegible]

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SHEET

A-04