

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: February 11, 2020 **FILE:** 19-S-40

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Deandrea Moise, Planning Administrator

SUBJECT: Young Israel of Hollywood – Ft. Lauderdale Inc., is requesting Special Exceptions for a modular building and to expand the existing place of worship located at 5970 SW 33 Avenue (Young Israel Modular)

REQUEST:

Special Exceptions to expand the existing place of worship and for the permanent use of a modular building.

RECOMMENDATION:

Special Exception to expand an existing place of worship: Approval, with the following conditions:

- a. Modular building shall not be considered a school or daycare facility and shall operate accessory and subordinate to the existing place of worship.
- b. Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of Building Permits, and recorded by the City of Hollywood, in the Broward County Public Records prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O).

Special Exception for the permanent use of a modular building: Approval, if Special Exception for expansion is granted, and with the condition that the roof material of modular building shall be limited to a standing seam metal roof.

REQUEST

Young Israel of Hollywood – Ft. Lauderdale Inc. is requesting a Special Exception for a modular building and to expand the existing place of worship. Per the regulations both the permanent use of a modular building and expansion of the existing church requires a Special Exception. As defined in the Zoning and Land Development Regulations, a Special Exception is *a use not generally appropriate in a district, but would be appropriate if it is consistent with the review criteria listed for Special Exceptions*. Additionally, Article 4 requires that any permanent use of a modular building requires a Special Exception to determine the appropriateness of the modular building.

Currently the site is home to an existing place of worship. The Applicant is proposing to expand the place of worship by proposing a 2,400 sq. ft. modular building. The Applicant states that the modular building shall be used on Saturdays and during religious holidays as a space for religious teaching sessions. To ensure that the use does not become a school or daycare facility, Staff has conditioned that **the use of the modular building shall operate subordinate and accessory to the existing place of worship and shall not be considered a school or daycare facility.**

The building has been setback 50 feet from public right of way, as required by code for Special Exception uses. This setback reduces any visual impact from the public right of way. The Applicant is proposing a smooth stucco finish to the modular building as well as a standing seam metal roof. As the metal standing seam roof is a key component to the design, Staff has conditioned **that the roof material be limited to a standing seam metal roof.** The proposed design is consistent with the adjacent structures on the site and the enhanced landscape on site softens the façade and further articulates the proposed design. As the site is made up of more than one lot Staff conditions that 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).** The Applicant has worked with Staff with regards to design, landscaping, setbacks, pedestrian connectivity, etc. The proposed meets the Zoning and Land Development requirements and not require any variances

SITE INFORMATION

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|------------------------------|-------------------------------------------------|
| Owner/Applicant: | Young Israel of Hollywood – Ft. Lauderdale Inc. |
| Address/Location: | 5970 SW 33 Avenue |
| Net Area of Property: | 30, 341 sq. ft. (0.69 acres) |
| Land Use: | Low Residential (LRES) |
| Zoning: | Single Family District (RS-1) |
| Existing Use of Land: | Place of Worship |

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-1) |
| South: | Single Family District (RS-7) |
| East: | Single Family District (RS-1) |
| West: | Single Family District (RS-1) |

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Sub-Area 7 is the northernmost part of the City. The North Hollywood area is bordered by 56th Avenue to the west, I-95 to the east, Sheridan Street to the south and SR 84 and Broward County Unincorporated areas to the north. This area includes the residential areas of Emerald Hills, Oakridge

and the industrial/office area of Port 95 Commerce Park. The proposed project is consistent with the Comprehensive Plan Master 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.*

Objective 5: *Encourage appropriate infill, redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City. The proposed project is consistent with the City-Wide Master Plan based upon the following:

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.*

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 calls to *encourage appropriate infill, redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas.* Additional development on this site demonstrates reinvestment and value in the area. Landscape and design have been improved as to what exists today.

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 propose use of the modular building and expansion is consistent as the modular building will be located on the existing place of worship site. Furthermore the proposed modular building setback 50 feet from Stirling Road reducing any visual impact.

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| 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 has worked with the Engineering Division to implement additional crosswalk from both place of worship sites to ensure safe pedestrian connectivity across SW 33 Avenue. |
| 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 Applicant has worked with Staff to ensure that the proposed expansion of the place of worship, through the implementation of the modular, building limits any adverse effects and potential nuisances. The Applicant has provided the required 50' setback for Special Exception uses. Furthermore, the design and location of the modular building limits any potential nuisances as it has been oriented along the major road way. |
| 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 Applicant has worked with Staff comprehensively with regards to design, landscaping, setbacks, vehicular and pedestrian circulation, etc. to ensure that the proposed Special Exceptions conforms to the character of the area and place of worship. The site meets the Zoning and Land Development Regulations. |
| FINDING: | Consistent. |
| CRITERION 6: | The subject parcel must be adequate in shape and size to accommodate the proposed use. |
| ANALYSIS: | The Zoning and Land Development Regulations determines that a buildable shall be a minimum of 4,000 sq. ft. and 40 ft. wide. The proposed site which the parcel exceeds minimum requirements and the lot accommodates the Applicants request without the need for any variances. The parcel provides plenty space to accommodate the proposed use and the modular building is setback as required and provided ample landscape around the structure. |
| 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:

Pursuant to the Zoning and Land Development Regulations 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 code identifies that the expansion of the place of worship through the addition of a modular building requires a Special Exception. The Applicant has worked with Staff with regards to design, landscaping, setbacks, pedestrian connectivity, etc. The proposed development meets the Zoning and Land Development requirements and not require any variances

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Land Use and Zoning Map