



## Legislation Details (With Text)

**File #:** R-2018-270    **Version:** 1    **Name:** Guidepost Montessori at Hollywood Beach\_2018\_CC\_0829  
**Type:** Quasi-Judicial Resolution    **Status:** Passed  
**File created:** 8/13/2018    **In control:** Planning Division  
**On agenda:** 8/29/2018    **Final action:** 8/29/2018  
**Title:** A Resolution Of The City Commission Of The City Of Hollywood, Florida, Considering A Request For A Special Exception To Establish An Elementary School (Guidepost Montessori At Hollywood Beach) Located At 2402 Hollywood Boulevard And 118 S. 24th Avenue, Pursuant To The Provisions Of Article 5 Of The Zoning And Land Development Regulations. (18-CRR-44)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1844\_Resolution\_2018\_0829.pdf, 2. Exhibit A, 3. Attachment A, 4. Attachment B, 5. Attachment C, 6. Attachment D

Date	Ver.	Action By	Action	Result
8/29/2018	1	Regular City Commission Meeting	adopted as amended	
8/29/2018	1	Regular City Commission Meeting	adopted as amended	Pass

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Considering A Request For A Special Exception To Establish An Elementary School (Guidepost Montessori At Hollywood Beach) Located At 2402 Hollywood Boulevard And 118 S. 24th Avenue, Pursuant To The Provisions Of Article 5 Of The Zoning And Land Development Regulations. (18-CRR-44)

Staff Recommends: Approval of the attached Resolution.

**Explanation:**

In accordance with Article 5, Section 5.6 of the City's Zoning and Land Development Regulations, Commissioner Hernandez along with Commissioner Callari, and Commissioner Biederman requested Commission Review (CRR) of a Planning and Development Board (PDB) decision. The specific case is a recently approved Special Exception to establish a montessori elementary school (K-8), (Guidepost Montessori at Hollywood Beach) located at 2402 Hollywood Blvd and 118 S. 24th Avenue.

At the July 12, 2018, regular PDB meeting, in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations, the Board approved Guidepost Montessori at Hollywood Beach (the Applicant) requests for a Special

Exception along with conditions as set forth in the PDB Resolution No. 18-S-44 (Attachment III).

## **BACKGROUND**

On October 10, 2013, the Planning and Development Board approved a Special Exception to allow a Montessori School located at 2402 Hollywood Boulevard. At the time, the Applicant considered the location as potentially temporary. Based on that, the Board expressed concern with tying the approval of the Special Exception to the land, rather than to the applicant. As such, a condition was placed limiting the Special Exception to the Applicant, Marware Montessori Academy (Resolution No. 13-S-85).

In May of 2018, Marware Montessori applied to amend the condition of approval, as they were seeking a new operator for the school. The item was continued at the June 14, 2018 Planning and Development Board meeting, after it became evident that the property would be sold and Marware would no longer be associated with the school. Based on this, Staff determined a new Special Exception would be necessary for the new owner/applicant.

## **REQUEST**

Pursuant to the Zoning and Land Development Regulations, in most zoning districts schools require a Special Exception. The Applicant, 2402 LLC/Ed & Maria Martin/ Guidepost Montessori at Hollywood Beach, is requesting a Special Exception to establish an elementary school located at 2402 Hollywood Blvd and 118 S. 24th Avenue, under the new ownership of Guidepost Montessori at Hollywood Beach. In 2012 there were several interior renovations and site improvements completed in order to house the previously approved school. Today, the 6,300 square foot school, associated playground, and parking lot, amply accommodate the current request. Based on the building area, the Applicant is proposing to expand the capacity to 130 students, grades first through sixth (ages 5-12), and 13 employees. While all physical and operational safeguards previously put in place to ensure functionality will remain in place, the Applicant has worked with the Engineering Department to ensure the parking and queuing areas for pick-up and drop-off adequately accommodate the increase in capacity.

ATTACHMENT A: Planning and Development Board Staff Report

ATTACHMENT B: Planning and Development Board Minutes, July 12, 2018

ATTACHMENT C: Planning and Development Board Resolution No. 18-S-44

ATTACHMENT D: Zoning and Land Development Regulations, City Commission Request for Review of a Board Decision (CRR)

Recommended for inclusion on the agenda by:

Dr. Wazir Ishmael, City Manager

Gus Zambrano, Assistant City Manager/Sustainable Development

Shiv Newaldass, Interim Director, Development Services

Leslie A. Del Monte, Planning Manager, Planning Division