



City of Hollywood

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

Legislation Text

File #: PO-2024-11, **Version:** 2

An Ordinance Of The City Of Hollywood, Florida, Amending Articles 2 And 4 Of The Zoning And Land Development Regulations, Providing A Definition And Establishing Performance Standards For K-12 Schools. (24-T-04)

Economic Vitality

Staff Recommends: Approval of the attached Ordinance.

Explanation:

June 5, 2024:

On May 15, the City Commission instructed staff to present the proposed ordinance for a second first reading, incorporating a series of specific amendments. These recommended changes have since been reflected in the revised ordinance. Staff have highlighted the modifications made from the original first reading to the current proposal and have included the highlighted changes in the attached ordinance.

May 15, 2024:

The proposed text amendment is intended to establish a definition for 'K-12 Schools' under Article 2, and to establish performance standards under Article 4 of the Zoning and Land Development Regulations ("ZLDR"). The purpose of the proposed text amendment is to provide regulations supplemental to the Special Exception criteria found in Article of 5 of the ZLDR that more objectively establishes unified performance standards for public, private, or charter schools.

By defining K-12 schools and imposing regulations that ensure their appropriate location, size, and operation, and by restricting school placement in industrial areas and on major roadways, requiring traffic studies and dedicated drop-off areas, and prohibiting proximity to incompatible establishments, the amendment balances community improvement with property owner rights, fostering a safe, harmonious, and efficient land use framework.

On March 12, 2024, the Planning and Development Board unanimously recommended approval of the text amendment, with the condition that staff explore the ordinance's applicability to Day Cares and Religious Schools. Due to distinct regulatory frameworks for schools and daycares outlined in State Laws, staff have identified the need for a separate

amendment and evaluation of performance standards. Concerning Religious Schools, the ordinance encompasses them through the category of "Private schools" within its definition.

It's worth noting that subsequent to the P&DB approval, Florida Statute s1002(19)(a) and (b) came into effect, prompting modifications to the original recommendation. These changes primarily entail exempting private schools from requiring a Special Exception or complying with any mitigation requirements or conditions if the proposed school purchases or leases a facility within five years of a previous library, community service organization, museum, performing arts venue, theatre, cinema, church facility, licensed childcare facility, or any facility owned by a Florida College System institution or university or similar public institutional facility. The facility must be located on property used solely for purposes described and must meet applicable state and local health, safety, and welfare laws, codes, and rules, including fire safety and building safety.

Fiscal Impact:

Approval of this ordinance will not fiscally impact the City as this is a Text Amendment to establish a definition and performance standards for K-12 Schools.

Recommended for inclusion on the agenda by:

Anand Balram, Planning Manager

Andria Wingett, Director of Development Services

Raelin Storey, Assistant City Manager