



Legislation Text

File #: R-2018-107, **Version:** 1

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Considering A Commission Request For Review Of A Variance, Design, Site Plan Approval For The Construction Of An Approximate 15,300 Square Foot Elementary School And Renovations To An Existing Place Of Worship (Faith And Life Fellowship Ministries And Alpha International Academy), Located At 121 South 24th Avenue, Pursuant To The Provisions Of The City Of Hollywood Zoning And Land Development Regulations. (16-DPV-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 Biederman along with Commissioner Blattner, and Commissioner Case requested Commission Review (CRR) of a Planning and Development Board (PDB) decision. The specific case is recently approved Variance, Design, Site Plan for the construction of an approximate 15,300 square foot elementary school and renovations to an existing place of worship (Faith and Life Fellowship Ministries and Alpha International Academy) located at 121 south 24th Avenue.

At the January 18, 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 and Site Plan approval pursuant to Article 6 of the City's Zoning and Land Development Regulations, the Board approved Faith and Life Fellowship Ministries and Carol Gardner CPA (the Applicant) requests for Variance, Design, Site Plan along with conditions as set forth in the PDB Resolution No. 16-DPV-44 (attached).

The Applicant requests to demolish portions the existing building to construct a new, two-story, 15,279 sq. ft. school building. This new school space will feature 12 classrooms, staff offices, cafeteria and a playground area. Furthermore, the Applicant proposes renovations to the existing place of worship. The demolition of the existing structure and re-configuration of the site plan, allow for several improvements to the existing non-conformities on site, such as open space, buffers, etc. The increase in square footage for the school and reconfiguration of the site allows for a higher capacity of students. The existing student capacity is 90 students. With these improvements the proposed capacity is 240 students. Per the attached plans, the Applicant requests to maintain grades K-5, however as the requirements for K-5 and K-8 are the same, Staff has conditioned that the grade levels be capped at 8th grade. Moving forward, should the Applicant expand to grades 6-8, the

student capacity shall be limited to 240 students. The new site configuration allows for better circulation, pick-up/drop-off, and stacking on site than the previous design.

As the school and place of worship are not designed to operate concurrently, the Applicant requests a Variance to reduce the required number of parking spaces from 52 to 35 spaces. The hours of operation for the school will not conflict with the place of worship activities. As a result, the parking demand will never exceed the parking spaces proposed as the demand for each use is satisfied in excess of the requirement. This request is very similar to other requests granted in the past for school uses.

As a reminder, the Public Hearing of the City Commission shall be a 'DE NOVO' hearing, which will supersede the PDB decision of the Special Exception, Sign Variances, Design and Site Plan, as if the request is being considered for the first time. The same applicable standards and criteria found in the Zoning and Land Development Regulations shall be applied. At the conclusion of the hearing, the City Commission shall take action by approving, approving with conditions or denying the application for the requested Special Exception, Sign Variances, Design and Site Plan as depicted in the attachments.

ATTACHMENT I: Planning and Development Board Staff Report

ATTACHMENT II: Traffic Impact Study

ATTACHMENT III: Planning and Development Board Minutes, January 18, 2018

ATTACHMENT IV: Planning and Development Board Resolution No. 16-DPV-44

ATTACHMENT V: 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, Director, Department of Development Services

Leslie A. Del Monte, Planning Manager, Planning Division