



CITY OF HOLLYWOOD, FLORIDA  
INTER-OFFICE MEMORANDUM  
OFFICE OF PLANNING


DATE: June 23, 2010

FILE: 11-S-52

TO: Development Review Board

VIA: Andria Wingett, Planning Manager 

VIA: Leander Hamilton, Planning & Development Services Administrator 

FROM: Travis Kendall, Associate Planner 

SUBJECT: Hart Centers VIII, Ltd. is requesting a Special Exception to establish a day care facility located at 6631 Taft Street.

**APPLICANT'S REQUEST**

Special Exception to establish a day care facility located at 6631 Taft Street.

**STAFF'S RECOMMENDATION**

Special Exception: Approval

**REQUEST**

This request is for a Special Exception to establish a day care facility. The proposed 2,500 square foot site is located in the Hollywood Festival Shopping center 6631 Taft Street. The proposed day care would have five classrooms which will accommodate 48 students and six staff members.

Due to state regulations the number of students is limited based on a ratio of age of students to teachers. Additionally there is a ratio of required outdoor playground space. The applicant is redesigning the parking area and adding a playground. The design improves the flow of the existing traffic, and adds a landscape buffer and sidewalk for pedestrian access. The new design does not reduce the number of existing parking spaces and creates a secure playground area.

**SITE INFORMATION**

|                              |  |
|------------------------------|--|
| Owner/Applicant:             | Hart Centers VIII, LTD.                    |
| Address/Location:            | 6631 Taft Street                           |
| Size of Property:            | 13.79 acres (approx.)                      |
| Present Zoning:              | Medium Intensity Commercial District (C-3) |
| Future Land Use Designation: | General Business                           |
| Existing Use of Land:        | Shopping center                            |

**ADJACENT ZONING**

**CRITERION 1:** The proposed use must be consistent with the principles of the City's Comprehensive Plan.

**ANALYSIS:** The property is designated as general business. The goal of the Land Use Plan is to promote and attract commercial uses that will enhance and improve commercial locations. This includes neighborhood, community, regional and highway retail uses, including shopping centers. The proposed day care is located in the Taft street shopping center. The property, with the proposed improvement plan, will provide a significant improvement to the shopping center. The new building will provide five additional classrooms to help accommodate 48 students.

**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 applicant's proposed use of the property as a day care is compatible with a commercial use, however, is not permitted by right. The underlying land use is General Business which is also consistent with a day care facility. The requested Special Exception is compatible with the surrounding land use patterns, which are commercial in nature.

**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 proposed plan reorganizes the existing parking lot providing improved traffic flow for loading/unloading activities, the plan also adds a sidewalk allowing for safe pedestrian access.

**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 proposed plan includes setbacks, buffering and general amenities to control adverse effects of noise, light, dust and other potential nuisances to the surrounding residential uses. The proposed plan provides both landscape buffering as well as physical noise and light buffers by providing a hedge to the north and west of the proposed playground.

**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.

## RECOMMENDATION

### Special Exception:

Staff finds the requested Special Exception to be consistent with the established criteria (5.3.G.2), and recommends approval of this item.

## ATTACHMENTS

ATTACHMENT A: Application Package  
ATTACHMENT B: Zoning District and Land Use Maps

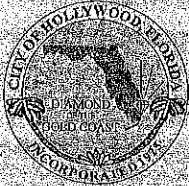
# OFFICE OF PLANNING



File No. (to be filled by the Office of Planning): \_\_\_\_\_

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/comm\\_planning/appforms.htm](http://www.hollywoodfl.org/comm_planning/appforms.htm)*



### APPLICATION TYPE (CHECK ONE):

- Development Review Board
- Historic Preservation Board
- Planning and Zoning Board
- Technical Advisory Committee
- City Commission

Date of Application: 6/9/11

Location Address: 6631 Taft Street Hollywood FL 33024

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Folio Number(s): 514 11 00 0000

Zoning Classification: C-3 Land Use Classification: Commercial

Existing Property Use: Comm-Retail Sq Ft/Number of Units: 2463

Is the request the result of a violation notice? ( ) Yes (x) 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): \_\_\_\_\_

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

Explanation of Request: Development Review Board review for a Special Exception for a Day Care.

Number of units/rooms: N/A Sq Ft: N/A

Value of Improvement: \$15000.00 Estimated Date of Completion: 10/11

Will Project be Phased? ( ) Yes (x) No If Phased, Estimated Completion of Each Phase \_\_\_\_\_

Name of Current Property Owner: Hart Centers VIII, L.P.

Address of Property Owner: 5821-C Lake Worth Rd Greenacres FL 33463

Telephone: 561-916-0070 Fax: 561-916-0310 Email Address: Rtuff2roblep.com

Name of Consultant/Representative/Tenant (circle one): Ryan Tuff Noble Properties

Address: 5821-C Lake Worth Rd Telephone: 561-916-0070

Fax: 561-916-0310 Email Address: Rtuff2roblep.com

Date of Purchase: 5/1/04 Is there an option to purchase the Property? Yes ( ) No (x)

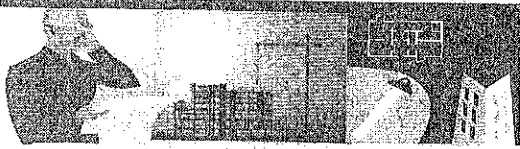
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Joseph B. Kaeler & Associates P.A.

Address: 2417 Hollywood Blvd Hollywood FL 33020

Email Address: Joseph@kaeleraarchitects.com

OFFICE OF PLANNING



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

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](http://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. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning 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: Paul Forberger Date: \_\_\_\_\_

PRINT NAME: Paul Forberger, Senior Vice President Date: \_\_\_\_\_

Signature of Consultant/Representative: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

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 (project description) A day care with green area to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Ryan Tufts or Employee of Noble Properties to be my legal representative before the Development Review Board and/or Committee) relative to all matters concerning this application.

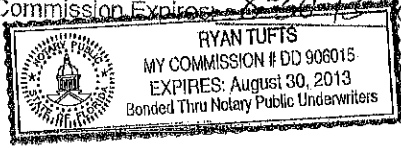
Sworn to and subscribed before me  
this 18<sup>th</sup> day of April 2011.

[Signature]  
Notary Public State of Florida

Paul Forberger  
SIGNATURE OF CURRENT OWNER

Paul Forberger  
PRINT NAME

My Commission Expires 8-30-13 (Check One)  Personally known to me; OR \_\_\_\_\_



## **MY LITTLE FRIEND'S HOUSE DAY CARE CENTER**

### **SPECIAL EXCEPTION CRITERIA**

**CRITERIA 1:** The Proposed use must be consistent with the principals of the City's Comprehensive Plan.

**ANALYSIS:** The Proposed Use is that of a Day Care Center. It is located within an existing commercial strip center that has a supermarket, restaurants, retail stores and a bank. It is a neighborhood facility that services the needs of the largely residential community surrounding it. The Day Care would provide another such convenient service to many of the households around, making it consistent with the principals of the City's Comprehensive Plan.

**CRITERIA 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 Proposed Use is compatible with the existing land use pattern. It is proposed to be located among other service type facilities. There are professional offices across the street to the south, retail stores to the east and west. All of these types of operations gear towards the ease and convenience of the residents, a kind of one stop area where you can bank, shop, dine and now have your young children cared for and taught.

**CRITERIA 3:**

That there will be provisions for save traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

**ANALYSIS:** All vehicular and pedestrian movement already exists, but this existing movement is such that no streets or driveways will have to be crossed. All children will have to be dropped off by an adult inside the facility and the proposed playground will be surrounded by a secure fence with concrete filled steel bollards on the outside to protect the fence from being penetrated by a vehicle.

**CRITERIA 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 Day Care Facility and its proposed playground will be located away from the property line. There will be plantings around the playground that will help to buffer noise, but other things like light and dust should not increase.

**CRITERIA 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 Proposed Day Card will not be detrimental to the health and overall welfare of the neighborhood. In fact, a day care facility close to residential areas provided peace of mind and convenience to those who use it. The location is central and intensity low.

**CRITERIA 6:**

The subject parcel must be adequate in shape and size to accommodate the proposed use.

**ANALYSIS:** The subject parcel is two empty bays on the west side of an existing shopping center. This area faces a side street and is therefore not conducive to retail type stores that need more visibility from Taft, the main street. This side of the shopping center has low traffic flows and low long term parking. The proposed use for a day care is perfect in this location as only those specifically going there would be in that area.

**CRITERIA 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:** The Day Care meets all of the standards the Special Exception was meant to do. It is located in a service oriented facility in a "less traveled" part of the center and will provide ease and convenience to those who use the facility, especially those in the surrounding residential community. This is definitely in accordance with the intent of the City's Comprehensive Plan.



## Ownership and Encumbrance Report

**First American Issuing Office:**

First American Title Insurance Company  
National Commercial Services  
111 North Orange Avenue, Suite 1285  
Orlando FL 32801

**File No.: NCS-489925-ORL**

**Prepared For:**

First American Title Insurance Company  
National Commercial Services  
111 N. Orange Avenue, Suite 1285  
Orlando, FL 32801

**Legal Description:**

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER (N.E. 1/4); THENCE NORTH 02°17'41" WEST, ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (N.E. 1/4) A DISTANCE OF 315.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°17'41" WEST, ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 344.52 FEET; THENCE NORTH 87°38'03" EAST, ALONG THE SOUTH LINE OF BLOCK 3, DRIFTWOOD ACRES NO. 10 RECORDED IN PLAT BOOK 39, PAGE 45 OF SAID PUBLIC RECORDS AND ALONG THE SOUTH LINE OF BLOCK 3, DRIFTWOOD ACRES NO. 19 RECORDED IN PLAT BOOK 40, PAGE 15 OF SAID PUBLIC RECORDS A DISTANCE OF 1037.18 FEET; THENCE SOUTH 02°14'59" EAST, ALONG A LINE 285.00 FEET WEST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 11 A DISTANCE OF 100.00 FEET; THENCE NORTH 87°38'03" EAST, ALONG A LINE 100.00 FEET SOUTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO SAID SOUTH LINE OF BLOCK 3, DRIFTWOOD ACRES NO. 19, A DISTANCE OF 120.00 FEET; THENCE SOUTH 02°14'59" EAST, ALONG A LINE 165.00 FEET WEST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4), A DISTANCE OF 369.14 FEET; THENCE SOUTH 87°36'56" WEST, ALONG A LINE 190.00 FEET NORTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 11, A DISTANCE OF 265.45 FEET; THENCE SOUTH 02°15'39" EAST, ALONG A LINE 100.00 FEET WEST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE WEST ONE-HALF (W. 1/2) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 11, A DISTANCE OF 135.00 FEET; THENCE SOUTH 87°36'56" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 02°23'04" EAST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 87°36'56" WEST, A DISTANCE OF 132.37 FEET; THENCE SOUTH 02°23'04" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 78°53'20" WEST, A DISTANCE OF 51.42 FEET; THENCE SOUTH 87°36'56" WEST, A DISTANCE OF 68.49 FEET; THENCE NORTH 02°23'06" WEST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 87°36'56" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 02°23'06" EAST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 87°36'56" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 02°23'06" EAST, A DISTANCE OF 5.97 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 02°13'38" WEST FROM SAID POINT, THE LAST ELEVEN (11) DESCRIBED COURSES AND DISTANCES BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS SHOWN ON SAID PLAT OF HOLLYWOOD FESTIVAL OUTPARCELS;

*First American Title Insurance Company*

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 7593.44 FEET, A CENTRAL ANGLE OF 0°26'53", FOR A DISTANCE OF 59.38 FEET; THENCE NORTH 01°46'45" WEST, ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 8.00 FEET; THENCE SOUTH 88°13'13" WEST, A DISTANCE OF 14.00 FEET; THENCE SOUTH 01°40'24" EAST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 7.99 FEET; THENCE WESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 7593.44 FEET, A CENTRAL ANGLE OF 0°38'24", FOR A DISTANCE OF 84.82 FEET; THENCE SOUTH 01°02'00" EAST, ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 8.11 FEET, THE LAST SIX (6) DESCRIBED COURSES AND DISTANCES BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10182, PAGE 322 OF SAID PUBLIC RECORDS; THENCE SOUTH 87°36'56" WEST, ALONG A LINE 40.00 FEET NORTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 11, A DISTANCE OF 108.02 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 01°04'35" EAST, FROM SAID POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN SAID ORDER OF TAKING, HAVING A RADIUS OF 7674.44 FEET, A CENTRAL ANGLE OF 0°21'58", FOR A DISTANCE OF 49.04 FEET; THENCE NORTH 02°17'41" WEST, ALONG A LINE 175.00 FEET EAST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 11, A DISTANCE OF 274.04 FEET; THENCE SOUTH 87°36'56" WEST, ALONG A LINE 315.00 FEET NORTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 11, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY THE FOLLOWING:

- A) ALL OF PARCEL 1 AND PARCEL 2, HOLLYWOOD FESTIVAL OUTPARCELS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
- B) ALL OF PARCEL A, VOLUME SHOE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 141, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

1. ***Grantee(s) In Last Deed of Record:***

Hart Centers VIII Ltd., a Florida limited partnership, by virtue of Florida Special Warranty Deed, recorded in Book 37358, Page 1231.

2. ***Encumbrances/Matters Affecting Title*** (Includes only mortgages, liens and claims of lien (if not specifically affecting other property only), judgments (certified only), federal tax liens, bankruptcy petitions, death certificates, court orders and decrees, divorce decrees, property settlement agreements, tax warrants, incompetency proceedings and probate proceedings which may affect the title to the property described above (attach an exhibit, if necessary), (unless such document is released or satisfied of record):

(X) Exhibit Attached    () Exhibit Not Attached.

*First American Title Insurance Company*

| <b><u>Type of Instrument</u></b> | <b><u>O.R. Book</u></b> | <b><u>Page</u></b> |
|----------------------------------|-------------------------|--------------------|
| Notice of Commencement           | 47063                   | 693                |
| Notice of Commencement           | 47135                   | 1083               |
| Notice of Commencement           | 47589                   | 1957               |
| Notice of Commencement           | 47821                   | 1738               |

Copies of the Encumbrances/Matters Affecting Title (X) are ( ) are not included with this Report.

Ad Valorem Real Estate Taxes for Tax Parcel Number 5141 11 00 0020 for tax year 2010

Gross Tax: \$ 293,067.34 (X) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years: None

### Certificate

This Ownership and Encumbrance Report ("Report") is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from April 30, 2004 at 4:43 p.m. to May 24, 2011 at 8:00 a.m. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of Broward County, Florida, affecting title to the property described therein. Liability for any incorrect information contained in this Report is limited (1) to the person or entity to whom the Report is directed, and (2) to a maximum of \$1,000.00 pursuant to Section 627.7843(3), Florida Statutes. This Report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance.

First American Title Insurance Company



By: \_\_\_\_\_  
Authorized Signatory

Dated: May 27, 2011

CITY OF HOLLYWOOD  
DEPARTMENT OF BUILDING AND ENGINEERING SERVICES  
ENGINEERING DIVISION

DATE: May 28, 2008 PETITION NO.: 08-DPY-21

TO: Travis Kendall  
Associate Planner

VIA: Robert Rawls   
Director, Building and Engineering Services

FROM: Miguel Santibañez-Leon, P.E.   
Traffic Engineer

OFFICE OF PLANNING

PETITIONER: Hollywood Festivals Shopping Center

JUN 2'08 AM 10:41

ISSUE: Parking Study

**COMMENTS:**

Traffic Engineering has reviewed the Parking Study submitted by Adam B. Kerr, Kimley-Horn and Associates dated May 2, 2008, in support of the application by Noble Properties for the development of the Hollywood Festival Shopping Center located north of Taft Street, between North 66<sup>th</sup> Avenue and North 68<sup>th</sup> Avenue.

Code Requirements

The proposed development would add a 4,558 square foot bank with a drive-in and a 3,000 square foot retail out parcel to the Hollywood Festival site. Based upon the City of Hollywood's parking regulations of 1 parking space per 220 square feet of gross leasable space for each of the proposed uses, the parking requirements for the proposed bank and retail out parcel would be 35 spaces. Under the Conceptual Master Site Plan, 50 parking spaces are being provided to serve the proposed two out parcels.

The existing shopping center has 139,056 square feet of gross leasable space, requiring 632 parking spaces based on the required 1 space per 220 square feet ratio. The existing parking capacity of the shopping center is 722 spaces, and under the Conceptual Master Site Plan, the existing parking supply for the shopping center will be reduced to 518 parking spaces, 114 spaces less than the City's parking regulations stipulate.

Combining the existing shopping center and the proposed out parcel development, the net available parking capacity would be 568 spaces.

08-DPY-21  
May 21, 2008  
Page 2

### Existing Parking Demand

Based on site observations and data collection, the existing peak parking demand of 196 spaces was observed on a Saturday at 1:00PM. To compensate for yearly variation in parking demand a 10% buffer was added bringing the total parking demand to 216 parking spaces. 10% does not sufficiently reflect the anticipated variation during holiday periods, and a more appropriate buffer of 40% should be utilized, thus raising the parking demand figure to 276 parking spaces. Additionally the parking demand was adjusted to reflect 100% occupancy (92% current occupancy). This resulted in a peak demand of 335 parking spaces.

### **RECOMMENDATION:**

The consultant parking utilization study utilizes operational assumptions not supported by this writer, however based upon staff analysis, an adjusted peak demand level of 335 spaces for the existing center would be adequately accommodated with the available 518 spaces provided in the redevelopment plan.


c: Andria Wingett, Planning Manager

**CITY OF HOLLYWOOD  
DEPARTMENT OF BUILDING AND ENGINEERING SERVICES  
ENGINEERING DIVISION**

**DATE:** June 6, 2008 **PETITION NO.:** 08-DPY-21  
(Revised)

**TO:** Travis Kendall  
Associate Planner

**VIA:** Robert Rawls   
Director, Building and Engineering Services

**FROM:** Miguel Santibañez-Leon, P.E.   
*for* Traffic Engineer

**PETITIONER:** Hollywood Festivals Shopping Center

**ISSUE:** Parking Study

**COMMENTS:**

Traffic Engineering has reviewed the Parking Study submitted by Adam B. Kerr, Kimley-Horn and Associates dated May 2, 2008, in support of the application by Noble Properties for the development of the Hollywood Festival Shopping Center located north of Taft Street, between North 66<sup>th</sup> Avenue and North 68<sup>th</sup> Avenue.

Code Requirements

The proposed development would add a 4,100 square foot bank with a drive-in and a 3,000 square foot retail out parcel to the Hollywood Festival site. Based upon the City of Hollywood's parking regulations of 1 parking space per 220 square feet of gross leasable space for each of the proposed uses, the parking requirements for the proposed bank and retail out parcel would be 33 spaces.

The existing shopping center has 139,056 square feet of gross leasable space, requiring 632 parking spaces based on the required 1 space per 220 square feet ratio. The existing parking capacity of the shopping center is 722 spaces, and under the Conceptual Master Site Plan, the existing parking supply for the shopping center will be reduced to 506 parking spaces, 126 spaces less than the City's parking regulations stipulate.

Existing Parking Demand

Based on site observations and data collection, the existing peak parking demand of 196 spaces was observed on a Saturday at 1:00PM. To compensate for yearly variation in parking demand a 10% buffer was added in the original traffic report bringing the total parking demand to 216 parking spaces. 10% does not sufficiently reflect the anticipated variation during holiday periods, and a more appropriate buffer of 40% was utilized in the final report, thus raising the parking demand figure to 275 parking spaces. Additionally the parking demand was adjusted to reflect 100% occupancy (92% current occupancy). This resulted in a peak demand of 299 parking spaces.

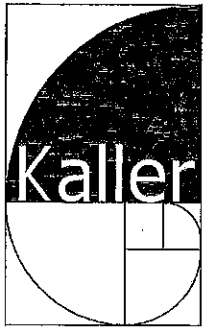
**RECOMMENDATION:**

The consultant parking utilization study utilizes operational assumptions not supported by this writer, however based upon staff analysis, an adjusted peak demand level of 299 spaces for the existing center would be adequately accommodated with the available 506 spaces provided in the redevelopment plan.

c: Andria Wingett, Planning Manager



MY LITTLE FRIENDS HOUSE  
 DAYCARE CENTER  
 6631 TAFT STREET  
 HOLLYWOOD FL 33024



JOSEPH B. KALLER  
 &  
 ASSOCIATES, P.A.  
 A.A.P. 25001212  
 2417 Hollywood Blvd., Hollywood, Florida 33020  
 P(954) 322-5746 • F(954) 322-2941  
 joseph@kallarchitects.com

SEAL

JOSEPH B. KALLER  
 FLORIDA R.A. # 0001234

PROJECT TITLE  
 MY LITTLE FRIENDS HOUSE  
 DAY CARE CENTER  
 6631 TAFT STREET  
 HOLLYWOOD FL 33024

SHEET TITLE  
 LOCATION PLAN

REVISIONS

| No. | DATE | DESCRIPTION |
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PROJECT No. 10149  
 DATE: 05.31.11  
 DRAWN BY: R.H.  
 CHECKED BY: JBK

SHEET

LP-1

1 OF 4



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MY LITTLE FRIENDS HOUSE  
 DAYCARE CENTER  
 6631 TAFT STREET  
 HOLLYWOOD FL 33024

**HOLLYWOOD FESTIVAL**  
 HOLLYWOOD FLORIDA

1037.16 FT.

| PARKING REQUIREMENTS                              |                 |                 |
|---|-----------------|-----------------|
| PARKING REQUIRED                                  | 1/220           | HWD ZONING CODE |
| SHOPPING CENTER BUILDINGS                         | 139,056         |                 |
| PARKING REQUIRED                                  | 139,056/220     | 632             |
| BANK BUILDING                                     | 4,100           |                 |
| PARKING REQUIRED                                  | 4,100/250       | 16              |
| TOTAL PARKING REQUIRED                            |                 | 648             |
| EXISTING PARKING PROVIDED                         |                 | 634             |
| PARKING LOST TO NEW PLAYGROUND AREA               |                 | 7               |
| NEW PARKING PROVIDED                              | 634 - 7 = 627   |                 |
| RECOMMENDATION FOR TOTAL AVAILABLE PARKING SPACES |                 | 506             |
| ADDITIONAL AVAILABLE SPACE                        | 627 - 506 = 121 |                 |



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SEAL

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PROJECT TITLE  
 MY LITTLE FRIENDS HOUSE  
 DAY CARE CENTER  
 6631 TAFT STREET  
 HOLLYWOOD FL 33024

SHEET TITLE  
 SITE PLAN

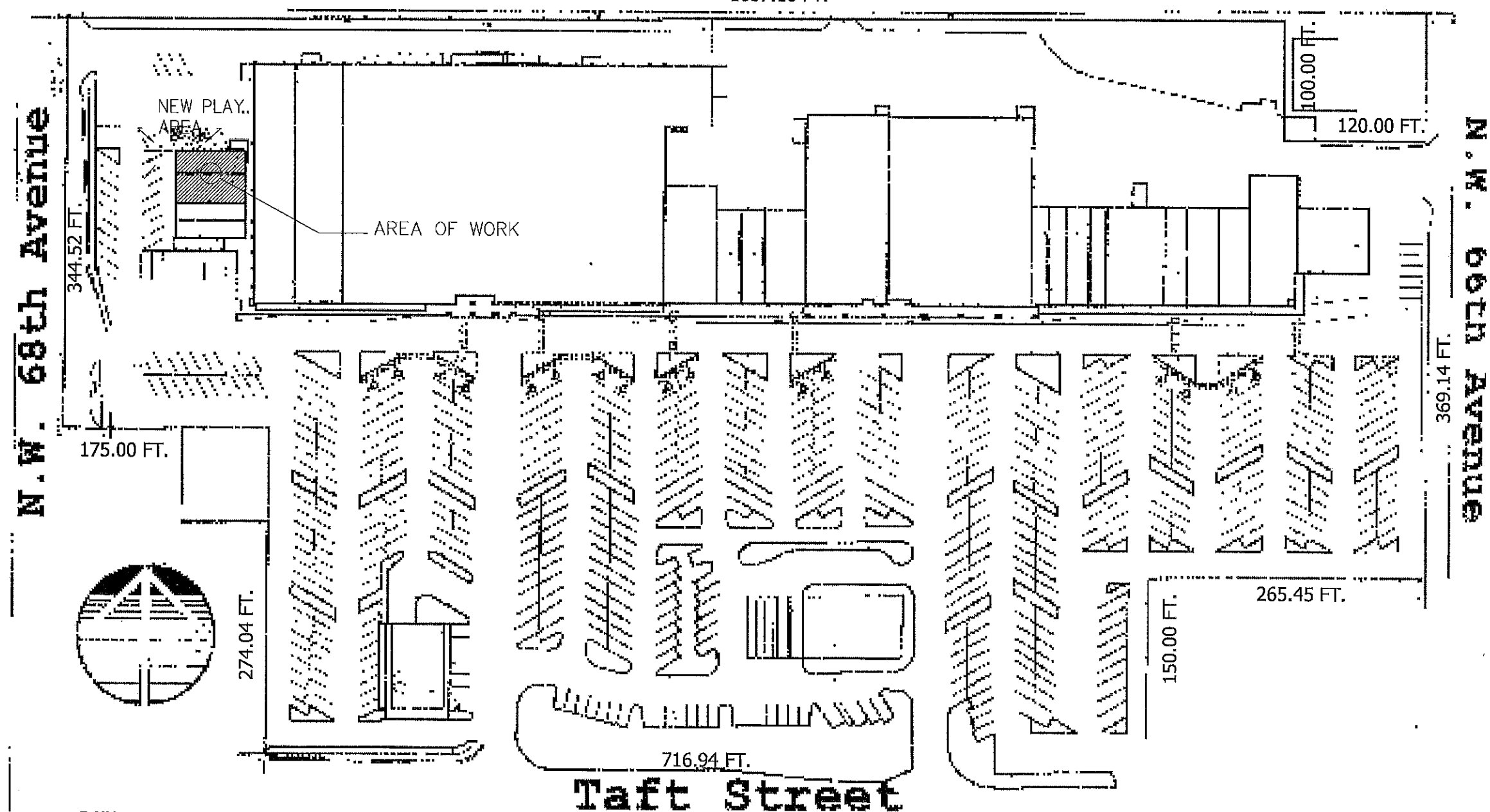
REVISIONS  
 No. DATE DESCRIPTION

PROJECT No.: 10149  
 DATE: 05.31.11  
 DRAWN BY: R.H.  
 CHECKED BY: JMK

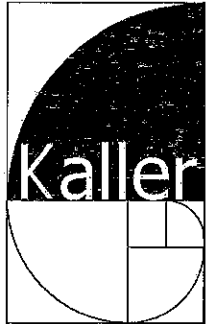
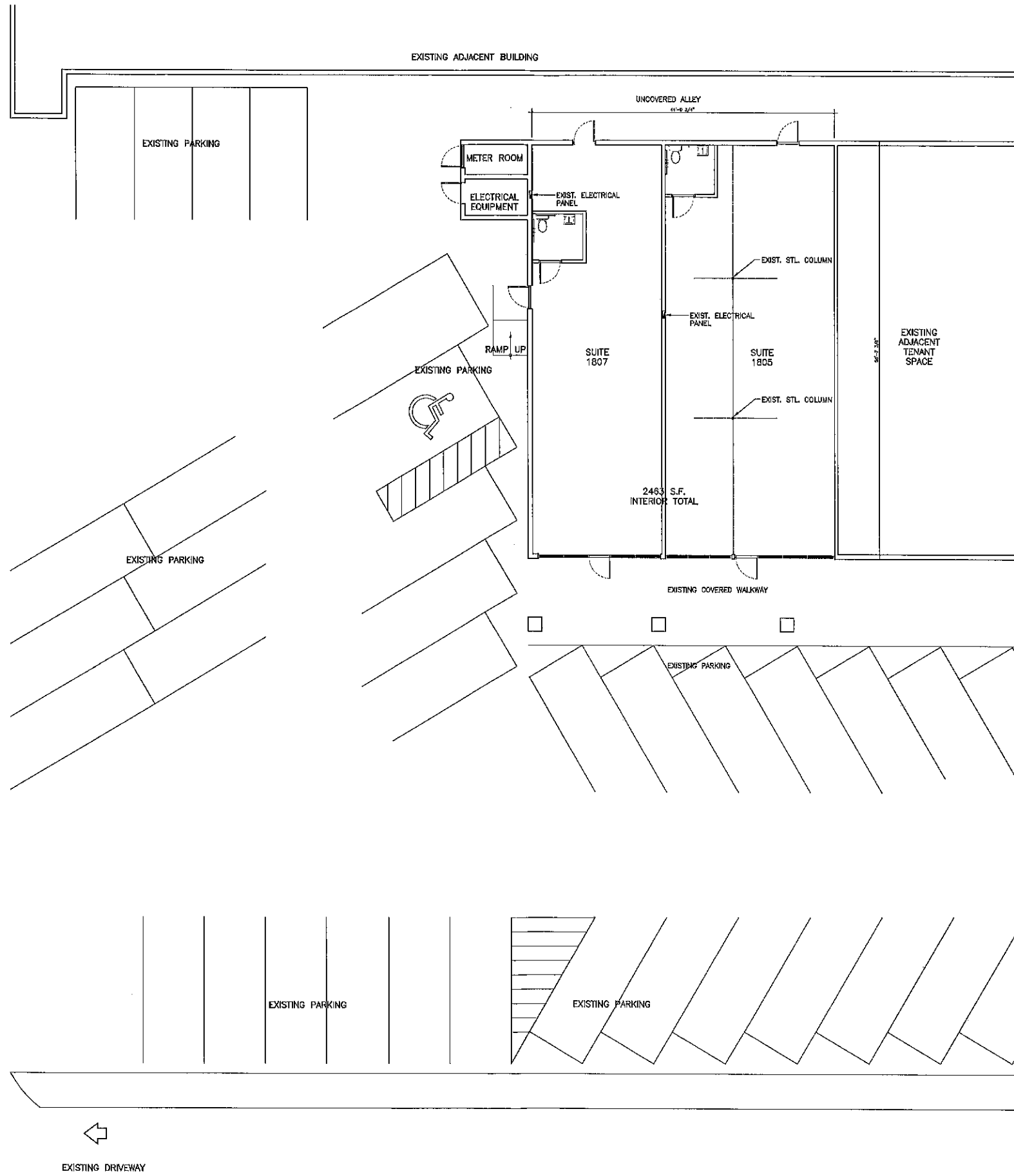
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SP-1

2 OF 4



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SHEET TITLE  
PROJECT TITLE

MY LITTLE FRIENDS HOUSE  
DAY CARE CENTER  
6631 TAFT STREET  
HOLLYWOOD FL 33024

EXISTING FLOOR PLAN  
AND ADJACENT PARKING

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SHEET

A-1

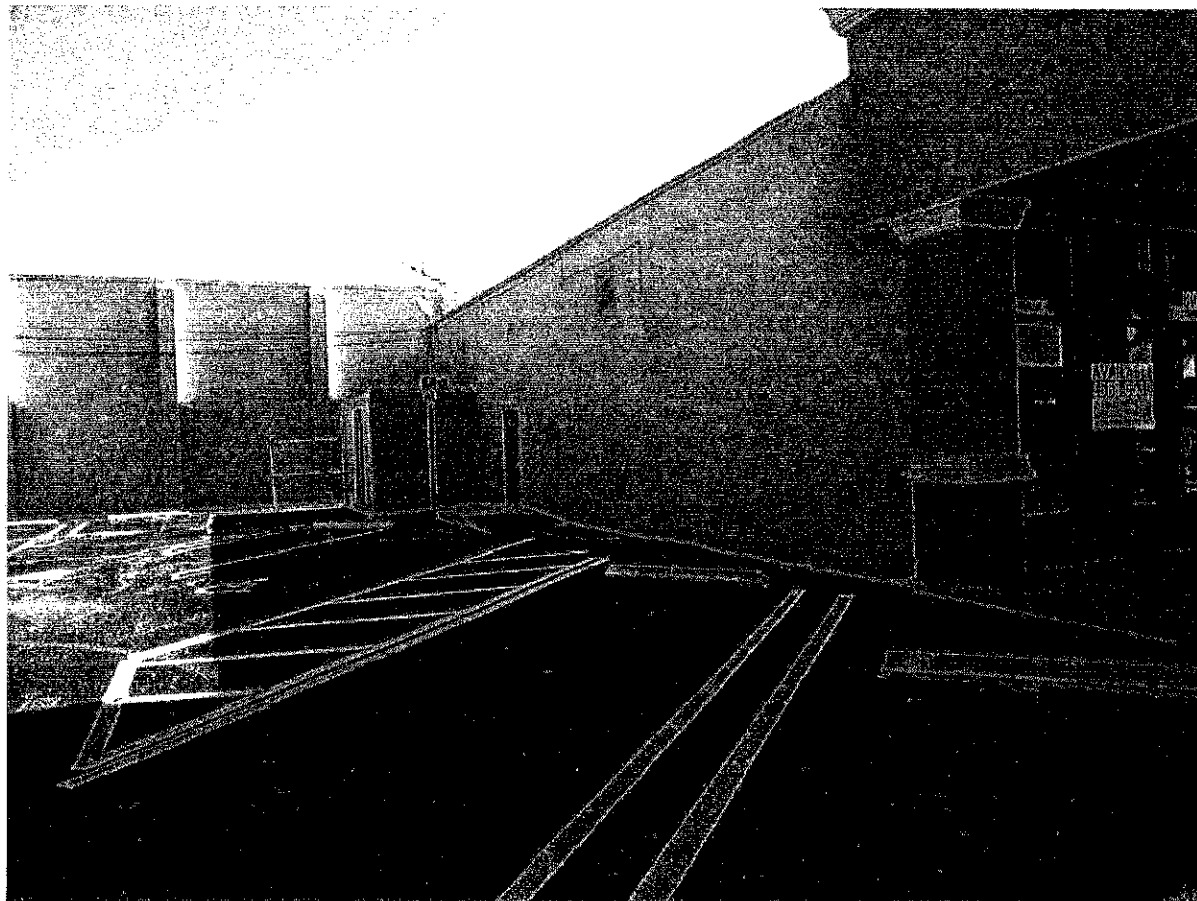






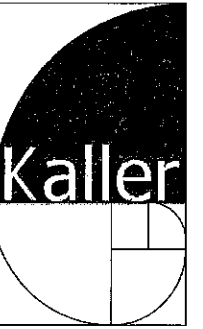
1 FRONT ENTRY VIEW

2 VIEW OF FUTURE PLAYGROUND AREA



3 VIEW OF PLAYGROUND AREA

4 VIEW OF PLAYGROUND AREA



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PROJECT TITLE  
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6631 TAFT STREET  
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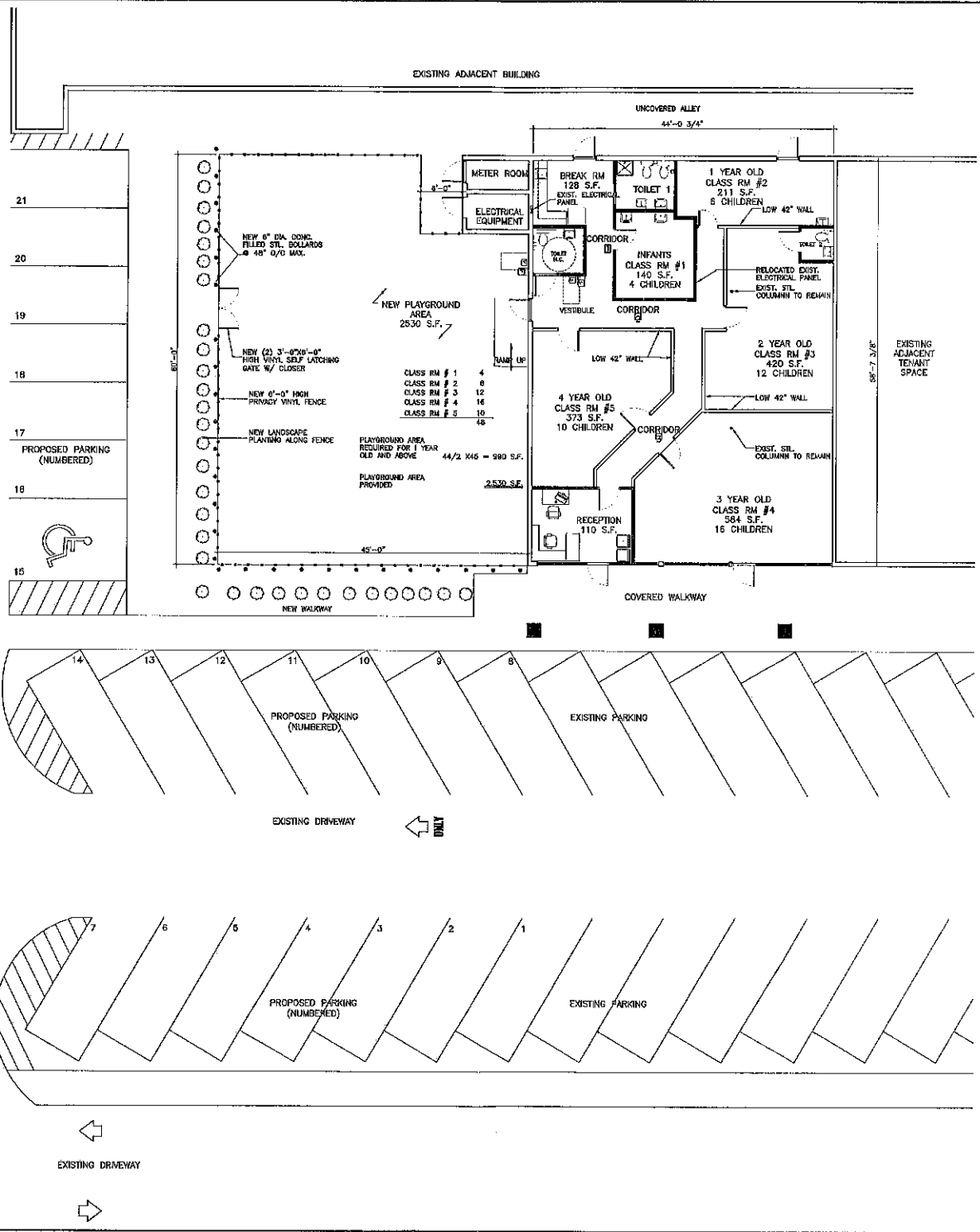
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SHEET

A-2  
4 OF 4

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EXISTING ADJACENT BUILDING

UNCOVERED ALLEY  
44'-0 3/4"

21  
20  
19  
18  
17  
16  
15  
PROPOSED PARKING (NUMBERED)

- CLASS RM # 1 4
- CLASS RM # 2 6
- CLASS RM # 3 12
- CLASS RM # 4 16
- CLASS RM # 5 10
- 48

PLAYGROUND AREA  
REQUIRED FOR 1 YEAR  
OLD AND ABOVE 44 1/2 X 45 = 990 S.F.

PLAYGROUND AREA  
PROVIDED 2,530 S.F.

EXISTING DRIVEWAY  
↓ ↑

EXISTING DRIVEWAY  
← ONLY

EXISTING DRIVEWAY  
← ↓



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JOSEPH B. KALLER  
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PROJECT TITLE  
MY LITTLE FRIENDS HOUSE  
DAY CARE CENTER  
6631 TAFT STREET  
HOLLYWOOD FL 33024

SHEET TITLE  
PROPOSED FLOOR PLAN  
AND ADJACENT PARKING

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PROJECT No.: 19149  
DATE: 05.31.11  
DRAWN BY: R.J.L.  
CHECKED BY: J.R.K.

ATTACHMENT B  
LAND USE AND ZONING MAP

# 6631 Taft Street



## PLANNING AND DEVELOPMENT SERVICES

### Legend

- Subject Property
- Streets

### Zoning

- C-1
- C-3
- O-1
- O-2
- RS-6

### Land Use

- Low Residential
- Office
- General Business



0 40 80 160 Feet

