



## City of Hallandale Beach City Commission Agenda Cover Memo

<b>Meeting Date:</b>	August 1, 2018		<b>Item Type:</b> <i>(Enter X in box)</i>	<b>Resolution</b>  X	<b>Ordinance</b>	<b>Other</b>
<b>Fiscal Impact:</b> <i>(Enter X in box)</i>	<b>Yes</b>	<b>No</b>	<b>Ordinance Reading:</b> <i>(Enter X in box)</i>	<b>1st Reading</b>	<b>2nd Reading</b>	
		X	<b>Public Hearing:</b> <i>(Enter X in box)</i>	<b>Yes</b> X	<b>No</b>	
<b>Funding Source:</b>	N/A		<b>Advertising Requirement:</b> <i>(Enter X in box)</i>	<b>Yes</b> X	<b>No</b>	
<b>Account Balance:</b>	N/A		<b>Quasi-Judicial:</b> <i>(Enter X in box)</i>	<b>Yes</b> X	<b>No</b>	
<b>Project Number:</b>	#DB-17-2179 & #V-17-2180 David Posnack Jewish Day School		<b>RFP/RFQ/Bid Number:</b>	N/A		
<b>Contract/P.O. Required:</b> <i>(Enter X in box)</i>	<b>Yes</b>	<b>No</b>	<b>Strategic Plan Priority Area:</b> <i>(Enter X in box)</i>			
		X	<b>Safety</b> <input type="checkbox"/>			
			<b>Quality</b> <input checked="" type="checkbox"/>			
			<b>Vibrant Appeal</b> <input checked="" type="checkbox"/>			
<b>Sponsor Name:</b>	Roger Carlton, City Manager		<b>Department:</b> <b>Development Services</b>	Keven Klopp, Development Services Director		

### SHORT TITLE

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING / DENYING MAJOR DEVELOPMENT APPLICATION #DB-17-2179 FOR THE PROJECT KNOWN AS THE DAVID POSNACK JEWISH DAY SCHOOL LOCATED AT 412 SW 11TH STREET, WITH CONDITIONS AS RECOMMENDED BY THE CITY ADMINISTRATION; PROVIDING FOR AN EFFECTIVE DATE.**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING / DENYING APPLICATION # V-17-2180 FOR A VARIANCE FROM SECTION 32-149 (D)(4) FOR THE PROJECT KNOWN AS THE DAVID POSNACK JEWISH DAY SCHOOL LOCATED AT 412 SW 11TH STREET; PROVIDING FOR AN EFFECTIVE DATE.**

## REQUEST

The applicant, NC Equity Partners LLC is requesting Major Development Plan approval and Variance pursuant to the Zoning and Land Development Code to build the David Posnack Jewish Day School with a total of 26,859 square feet in gross floor area at 412 SW 11th Street.

## STAFF SUMMARY

### Background

The Project Site consists of 10 vacant lots at the property located at 412 SW 11th Street, the former site of the Ro-Len Retail Center, which has been demolished.

On May 17, 2017, the City Commission considered Application #DB-16-3577 for Major Development Review and #V-16-3579 for a Variance to build a two- story school facility for grades Pre- Kindergarten through 5th Grade with 420 students. The Commission denied the Major Development application and deferred the Variance application to allow the applicant to file another development application. The owner/applicant has since entered into a sales agreement with David Posnack Jewish Day School (DPJDS) for sale of the property to build and operate the proposed school with a maximum of 288 students (K through 5th Grade).

The applications are as follows:

1. Application# DB-17-2179 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct a 26,859 square feet private school.
2. Application# V-17-2180 requesting a variance from Section 32- 149 (d)(4) relative to the maximum height allowed of buildings in a Business Limited (B-L) District which is not located on Hallandale Beach Boulevard or U.S. 1.

The applicant was required to hold a community meeting to present their project to neighboring area residents. The meeting was held on May 9, 2018. Approximately 40 persons attended the meeting with some of the attendees expressing concerns about traffic on SW 11th Street.

On May 23, 2018, the applications were presented to the Planning and Zoning Board. The Board recommended approval of the applications as recommended by staff by a vote of 4 to 0 with Conditions # 5, 10 11 and 13 expanded/ modified as underlined below:

5. The school shall be limited to 288 students. *A notarized affidavit shall be presented by the head of the school to the Director of Development Services at the beginning of every school year as proof of compliance to the number of students not exceeding 288.*
10. An off-duty officer shall be required at the applicant's expense, during drop-off and pick-up times to control the traffic *unless deemed unnecessary by City staff;*
11. Drop-offs at the school shall be limited to students enrolled in the school or siblings of Hallandale Beach students attending the Davie campus. *Any bus larger than for over 20-passenger capacity utilized by the applicant to transport children to the Davie Campus shall require approval by City staff;* (The Davie Campus is a continuation of the proposed Hallandale Beach campus and would serve Grades 6<sup>th</sup> thru 12<sup>th</sup>) and,
13. The City will monitor any adverse effects from the school operation for the first 60 days *and anytime thereafter* opening, in which case, the City may require the hiring of additional off- duty police officer(s) *at applicant's expense* during drop-off and pick-up times to control the traffic as deemed necessary by the City and/or adjustments to the operational plan;

The conditions listed under the Staff Recommendations section of this Cover Memo have been revised accordingly. Please refer to the Planning and Zoning Board Cover Memo dated May 23, 2018 (Exhibit 8) and Draft Minutes of the Hearing (Exhibit 9). The applicant agreed to the recommended conditions as modified by the Board.

### **Why Action is Necessary**

Pursuant to Section 32-782(a) of the Zoning and Land Development Code, Planning and Zoning Board consideration and recommendation is required prior to City Commission approval of Major Development applications to construct new nonresidential development with 4,000 square feet or more in floor area. The proposal is to build a 26,859 square feet nonresidential building, thus, consideration and action by the Planning and Zoning Board and the City Commission is required. Pursuant to Section 32-965, variances to the terms of the Code also require City Commission approval after recommendations by the Planning and Zoning Board.

### **Analysis**

#### **Development Details**

The applicant's plans depict the following:

1. 52,856 square feet (1.21 acre) vacant parcel at the intersection of SW 11<sup>th</sup> Street and 4<sup>th</sup> Terrace. (A commercial retail building with 13,100 SF previously existed on the property since demolished in 2016).
2. A school facility for a maximum of 288 students consisting of 26,859 square feet in gross floor area (GFA) including 18 classrooms, cafeteria, music, science and art labs, play area and administrative office space.
3. A portion of the proposed building is 28 feet/2 stories in height. (max. allowed is 25 feet in height).
4. A surface parking lot with 40 parking spaces (35 spaces are required).
5. On-site queuing spaces for 17 vehicles. (14 spaces are needed).
6. 28.8% of the site will be landscaped (15% is the minimum required).
7. The building will be setback 65 feet from SW 11<sup>th</sup> Street (50 feet is the minimum); 10 feet from the rear (10 feet is the minimum); 25 feet from the side corner (25 feet is the minimum); and 25 feet to the adjacent residential use on the west side (25 feet is the minimum).
8. A new 5 feet concrete sidewalk along the perimeter of the property.
9. 6 feet masonry wall setback two feet from the property line along SW 10<sup>th</sup> Street and SW 4<sup>th</sup> Avenue across from the residential uses with visibility sheds for motor vehicles as required by Code.
10. A 6 feet aluminum picket fence along SW 11<sup>th</sup> Street.
11. A total of 48 trees for credit are provided on-site (36 on-site trees are required) consisting of a variety of canopy trees, such as, Live Oaks, Green Buttonwood, Pigeon Plum, Wild Tamarinds and Orange Geigers. In addition, 25 street trees (Live Oaks and Geiger trees) are provided, including the 2 existing mature Mahoganies to remain.

#### **Comprehensive Plan Considerations**

The property is designated Neighborhood Commercial on the City's Future Land Use Map. The proposed school facility is permitted under the land use category. The proposed development will assist in furthering

the goals, objectives and policies of the City's Comprehensive Plan detailed in the Planning and Zoning Cover Memo incorporated herein by reference (Exhibit 8).

### Applicable Codes and Ordinances

1. The proposed private school use is permitted by the present Business Limited Zoning.
2. The Project consists of a school with 26,859 square feet and 18 classrooms for grades Kindergarten through 5<sup>th</sup> Grade.
3. The applicant's proposal meets all the site development standards specified for properties zoned Business Limited (B-L) with one exception: the northern portion of the building is two-story/ 28 feet in height, which is 3 feet higher than the 25 feet maximum height allowed for B-L properties not located on Hallandale Beach Boulevard or U.S.1.

As a result, the applicant has requested a variance from the Code requirement in order to build the northern portion of the school 3 feet taller (12% increase) than specified by Code.

4. The City's Zoning and Land Development Code does not specify the number of parking spaces required for schools. Therefore, the State Requirements for Florida Educational Facilities(SFEF) applies which refers to the Florida Building Code (FBC), Chapter 4 and requires 1 parking space per staff or faculty member and 1 space per 100 students for visitors.

According to the applicant's Operational Plan, the school will have 32 staff members and not more than 288 students. Based on the above-mentioned standard, 35 spaces would be required and 40 spaces are provided. Therefore, the proposal meets the parking required per the applicable Code.

5. Section 32-149 (d) (4) requires a minimum of 15% landscaped area for B-L zoned properties.

The applicant proposes 28.8% which exceeds the minimum required.

### Variance Criteria

Pursuant to Section 32-965, Pursuant to Section 32-965, a variance to the terms of the Code that will not be contrary to the public interest where, due to special conditions, a literal enforcement of the provisions of the Code will result in unnecessary and undue hardship may be granted by the City Commission in compliance with the requirements of this Code.

Accordingly, the following standards shall be observed in making any decisions or recommendations on variances

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not generally applicable to other lands, structures or buildings in the same zoning district.

*Compliance. The proposed project is the former site of the Ro-Len Retail Center which was demolished in October 2016. The project has been designed to meet all applicable codes except the overall building height. There are special conditions which are peculiar to the land involved and are not generally applicable to other lands in the same zoning district. Properties zoned B-L are permitted 100 feet in height at other locations, specifically on Hallandale Beach Boulevard and on U.S 1. The proposed building is one story along the west property line and 2 story/28 feet in height along the north property line, 12% higher than the maximum allowed height of 25 feet for properties not located on Hallandale*

*Beach Boulevard or U.S.1. The adjacent and surrounding residential properties are zoned RD-12 District which permits 2-story single family and duplex structures at a height of 30 feet, more than the 25 feet restriction of this B-L property.*

2. The special conditions and circumstances do not result from the actions of the applicant.

*Compliance. According to the applicant, there are special conditions and circumstances which make the variance necessary. The 3 feet extension beyond the allowable height of 25 feet is necessary to allow for proper ceiling clearance and accommodate infrastructure such as joists, ductwork and technology requirements in the 2-story portion of the proposed school. (Building height is measured from the minimum flood elevation required for the building to top of the roof of the habitable floor. Parapets can extend beyond the maximum height allowed as an architectural feature to screen A/C units or other mechanical roof-mounted equipment if necessary to comply with code which does not allow such equipment to be visible.)*

3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same district.

*Compliance. Granting the request would not confer a special privilege to the property that would be denied to other similar properties in the same zoning district. The property is zoned B-L District which purpose is to provide for a variety of commercial uses, including schools. Properties in the same district are permitted building heights of up to 100 feet depending on the location. Also, 2 story buildings are permitted on adjacent and surrounding properties at a height of 30 feet, more than the 25 feet restriction of the zoning of the property, and more than the 28 feet height of the proposed school.*

4. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by the properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardships on the applicant.

*Compliance. Literal interpretation of the Code would deprive the applicant of rights commonly enjoyed at other properties in the same zoning district. Other B-L zoned properties and the zoning of adjacent and nearby properties allow buildings taller than 25 feet.*

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

*Compliance. The requested variance is the minimum variance that would make possible the reasonable use of the land. The requested variance will provide for more effective use of the proposed school.*

6. The grant of the variance will be in harmony with the general intent and purpose of this chapter.

*Compliance. The purpose and intent of B-L District is to provide for suitable sites for development of retail, office and service nature. Daycares, private and public schools are included in the permitted uses of the District. Granting the requested variance will allow for more efficient use of the school building and will be in harmony with the intent and purpose of the Code.*

7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

*Compliance. The proposed variance would not be injurious to the area involved or otherwise detrimental to the public welfare.*

## Major Development Review Criteria

Article V, Section 32-787 specifies the following criteria shall be utilized in the review and evaluation of applications for Major Development Review approval:

### 1. Natural Environment

The property is a vacant lot. There are no rare, historical or valuable trees on the property. However, there are 2 mature Mahoganies to be preserved.

### 2. Open Space

28.8% of the property will be landscaped, exceeding the minimum 15% required by Code.

A total of 73 trees (on-site and street trees) are proposed for the project. Thirty-six (36) on-site trees are required and 48 trees for credit are provided. The grounds will be substantially landscaped with canopy trees, ornamental trees and shrubbery, such as, Live Oaks, Green Buttonwood, Pigeon Plum, Geiger Trees and Wild Tamarind. An additional 23 street trees are proposed to be planted along the perimeter of the property consisting of Live Oaks and Geiger trees. In addition, the 2 existing mature Mahogany trees in the swale areas of SW 4<sup>th</sup> Terrace and SW 11<sup>th</sup> Street are to remain.

### 3. Circulation and Parking

On-site vehicular circulation is designed to provide safe and free movement for vehicular traffic, emergency and service vehicles within the proposed project. The parking required for the proposed use pursuant to the Florida Building Code, the applicable Code, is 35 spaces and 40 spaces are provided. The school will consist of not more than 288 students and 32 staff members.

Per the Operations Information Plan provided by the applicant, the school will have early drop-off starting at 7:15 a.m. A mini-bus is proposed to arrive at 7:20 a.m. to pick up older siblings of students attending the proposed school. The older siblings attend the Davie campus. Regular drop-offs will start for Grade 3<sup>rd</sup> thru 5<sup>th</sup> Grade between 7:45 a.m. and 8:00 a.m. Grades K thru 2<sup>nd</sup> Grade drop-offs would be between 8:00 a.m. and 8:15 a.m. Release times will also be staggered with K thru 2<sup>nd</sup> Grades at 3:30 p.m. and 3<sup>rd</sup> thru 5<sup>th</sup> Grades at 3:15 p.m. In addition, the school will have an aftercare program until 6 p.m. which is estimated to have a 50% participation.

An updated Traffic Study was prepared (See Exhibit 5) for the project which included an updated analysis of the planned queuing spaces for adequate student drop-off and pick-up of the proposed 288 students. According to the Study, based on the proposed staggered arrival and pick-up times, a maximum queue of 14 vehicles are expected and 17 queue spaces are provided. The City's Transportation consultant for this project, Michael Miller Planning Associates (MMPA), reviewed the Study (See Exhibit 7) and the Operations Plan and concluded the site design could adequately handle the expected number of employees and student drop-off/pick-up without impacting the neighborhood

### 4. Access Control

Access to the property has been designed to minimize the number of driveway access points necessary to enter and exit. A two-way driveway is proposed on SW 11<sup>th</sup> Street. The parking lot is also accessible from a second driveway on SW 4<sup>th</sup> Terrace. Per the Operations Plan, the gates to 4<sup>th</sup> Terrace will be closed during arrival and dismissal times to allow for proper queuing of vehicles and safety

considerations for the children.

#### 5. Public Transportation

Broward County Transit Bus Route No. 6 services SW 11<sup>th</sup> Street. The City's mini-bus does not have a route on SW 11<sup>th</sup> Street.

#### 6. Community Services

A dumpster enclosure that will accommodate bins for solid waste and recycling is provided in the parking lot area with proper accessibility for the City's sanitation vehicles which will service the facility.

The applicant is installing a new 5 feet wide concrete sidewalk along SW 10 Street and 4<sup>th</sup> Terrace. The project will also replace the existing sidewalk along 11<sup>th</sup> Street with a new concrete sidewalk. Swale areas separating vehicular traffic from the 5 feet wide sidewalks will be landscaped with trees and sod between the sidewalk and road pavement. The Police Department recommended the adjacent swale areas be posted with No Parking signs in order to inhibit parents waiting for dismissal time from parking in the swale areas. The requested signage has been included in the plans.

Paved areas are proposed to have underground catch basins for storm water runoff. Stormwater must be retained on site. Drainage calculations will be required at time of permitting. The applicant will be required to comply with the Department of Environmental Protection (DPEP) regulations and City criteria to retain a 5-year 1-hour storm on site.

#### 7. Concurrency Evaluation

According to Article V Section 32-782, determination of concurrency must occur prior to the approval of a building permit.

Staff has conducted a concurrency evaluation of the project relative to its impact on water, sewer, solid waste, drainage, transportation and other City services. Staff has determined that concurrency requirements have been met.

The developer has submitted an Impact Evaluation Report as required by Section 32-788 that addresses each issue. The following is a summary of the expected impacts to the various public utilities for reference.

**Potable Water** - According to the criteria in the Impact Evaluation Report, the development will generate the need for approximately 5,004 gallons of potable water per day (GPD). The City's current demand is about 6 MGD. The water demand the City is currently able to meet is approximately 6.7 MGD. There is sufficient capacity to provide for the proposed development. The applicant will be required to pay the City \$15,747 in water impact fees after credit for the previous development as required by Section 30-247 through Section 30-260 of the Code of Ordinances.

**Wastewater** – The City has a Large User Agreement with the City of Hollywood for wastewater treatment. According to the applicant, the wastewater demand for the project is 4,544 GPD. There is sufficient capacity to provide for the proposed development. The applicant will be required to pay the City \$22,177 in sewer impact fees after credit for the previous development.

Water and wastewater impact fees are estimates and are payable per Section 30-253 when the building permit is issued or when a request for capacity is made.

In addition, the City requested the services of Hazen and Sawyer, the City's waste water consultant to determine the impact of the proposed development to the wastewater infrastructure owned and operated by the City. The results of the Modeling Study determined the development would impact Lift

Stations Numbers 9, 12,13 and 14, requiring upgrades as a result of the proposed development. The applicant will be required to pay its proportionate share of the cost of the improvements in the amount of \$45,813.

**Transportation System** – A Traffic Study providing an updated analysis (Exhibit 5) of the impact of the facility as related to current and projected roadway usage and design capacities was conducted. The proposed school with a maximum of 288 students, would generate 429 daily trips, 282 daily trips less than the 711 daily trips generated by the previously proposed school in 2017 with 420 students. The reduction in enrollment of 132 fewer students results in 88 fewer AM Peak Hour trips and 45 fewer PM Peak Hour Trips from the 2017 proposed private school as reflected in the chart below:

<b>TRIP GENERATION SUMMARY</b>				
<b>(Current vs. Previous Student Enrollment)</b>				
<b>Development Scenario</b>	<b># of Students</b>	<b>Daily Trips</b>	<b>AM Peak Hour Trips</b>	<b>PM Peak Hour Trips</b>
			<b>TOTAL</b>	<b>TOTAL</b>
Previously Proposed (2017)	420	711	281	143
Currently Proposed (2018)	288	429	193	98
<b>Difference (Current - Previous)</b>	<b>(132)</b>	<b>(282)</b>	<b>(88)</b>	<b>(45)</b>

The City’s Transportation Consultant for this project, Michael Miller Planning Associates (MMPA), reviewed the Study and determined the project would not significantly impact the City’s transportation system (See Exhibit 7). The Operational Plan for the school was also reviewed by MMPA and it was determined that the site design could adequately handle the expected number of students and employees without impacting the neighborhood. Because any increase in the number of students would result in negative impacts on the transportation system, the applicant has agreed to maintain enrollment at or below 288 students. The agreement shall be a recordable instrument in a form acceptable to the City Attorney. In the event that the allowed number of students is exceeded, the City will have all code compliance tools available for enforcement, up to and including revocation of the certificate of occupancy for the building.

The applicant will be required to mitigate for traffic and transportation impacts as set forth by Section 32-794, “Traffic and Transportation Facilities”. The Applicant’s transportation mitigation cost for this project is \$115,596.

8. Energy Conservation/Green Building

Section 32-787 (k), the City’s Green Building Program, requires new commercial buildings greater than 50,000 square feet in floor area or any project requesting financial assistance from the Community Redevelopment Agency (CRA) to obtain a green building certification from a recognized environmental rating agency accepted by the City.

The Project has less than the 50,000 square feet in floor area and is not seeking CRA funding, therefore, Green Building certification is not required. However, the applicant has incorporated green initiative principles in the construction of the building, such as, the use of recyclable concrete, reflective roof and substantial insulation, in addition to energy efficient site lighting and low irrigation landscaping.



### Financial Impact

The project's anticipated market value at build-out is \$4 Million. It is expected the proposed development will generate approximately \$23,120 in real estate taxes. The property is within the City's Community Redevelopment Area (CRA). Approximately \$21,534 of the revenue would go to the City's CRA. The estimated building permit fee is approximately \$60,000 based on the estimated construction cost of \$3 Million. The project's annual fire assessment fee is approximately \$7,276. There will be revenues from utility taxes as well.

### Staff Summary - Variance Application #V-17-2180

The property is zoned Business Limited (B-L) District which provides for a variety of commercial uses, including schools. The applicant has made a significant effort in complying with the site development standards for properties zoned B-L District and is requesting a variance of 3 feet over the maximum height of 25 feet specified by Code for a total height of 28 feet. It should be noted that two-story buildings are permitted on adjacent and surrounding residential properties at a height of 30 feet.

Although a variance is requested, the applicant's proposal will result in significant improvements to the property which will enhance the area. In staff's opinion, the proposed development will have a positive effect on the area and encourage redevelopment/reinvestment.

### Staff Summary- Major Development Application #DB-17-2179

The subject property is located within the City's Community Redevelopment Area (CRA) which purpose is to promote economic development and enhance quality of life by eliminating blighted conditions through the facilitation of community partnerships, business growth, job creation, and neighborhood rehabilitation. The proposed use is consistent with the City's County Line Road Corridor Plan which purpose and objectives include, appropriate reuse of nonconforming properties, improved appearance of the area, and commercial property improvement. The proposed use is also consistent with the zoning district and the City's Comprehensive Plan.

### Staff Recommendation

In furtherance of the Comprehensive Plan, Zoning and Land Development Code and other applicable City provisions; and based upon the finding of facts contained herein, Staff recommends approval of the proposed project subject to the following conditions:

1. Payment of the City's water impact fee in the amount of \$15,747.
2. Payment of the City's sewer impact fee in the amount of \$22,177.
3. Payment of the City's transportation mitigation cost in the amount of \$115,596.
4. Payment towards the shared cost of upgrades to the affected sewer system lift stations in the amount of \$45,813.
5. The school shall be limited to a maximum of 288 students. The restriction on the number of students with stipulated conditions thereof shall be stated in a recorded agreement in a form acceptable to the City Attorney. In addition, a notarized affidavit shall be provided by the Head of School and Chairman of the Board to the Director of Development Services at the beginning of every school year as proof of compliance with the number of students not exceeding 288.
6. The Operational Plan shall be amended as deemed necessary by the Director of Development Services.
7. Driveway on SW 4<sup>th</sup> Terrace will be gated during drop-off /pick-up hours.
8. There shall be no queuing allowed on County Line Road beyond the Project's property line.
9. Drop-off and pick up times shall be staggered according to age groups with early drop-offs and aftercare programs permitted to minimize vehicle queues on-site.
10. Drop-offs at the school shall be limited to students enrolled in the school or siblings of students

attending the Davie campus. Any bus larger than for over 20 passengers utilized by the applicant to transport siblings to the Davie Campus shall require approval by the Director of Development Services.

11. Provide for multiple drop-off/pick up points on site with appropriate staffing.
12. An off-duty police officer shall be required at the applicant's expense, during drop-off and pick-up times to control the traffic, unless deemed unnecessary by the Director of Development Services.
13. The City will monitor any adverse effects from the school operation for the first 60 days and any time thereafter its opening, in which case, the City may require the hiring of additional off-duty police officer(s) at applicant's expense during drop-off and pick-up times to control the traffic if deemed necessary by the Director of Development Services and/or adjustments to the Operational Plan.
14. The school will provide and require an ongoing educational program for parents on proper pick-up/drop-off school rules.
15. There will not be any event held on premises which would generate attendance by more than 40 vehicles. Failure to abide will result in the issuance of civil citation on the applicant.
16. The building shall meet the green and sustainable design standards as specified in applicant's backup, Exhibit 5.
17. The applicant shall pay \$30,000 to the City prior to the issuance of a TCO to be used for painting the existing wall along County Line Road which separates Broward from Miami-Dade County for the full length of the wall.

**Proposed Action:**

Application #DB-17-2179:

Staff recommends the City Commission approve the attached Resolution approving the Major Development Application for the David Posnack Jewish Day School Project subject to conditions enumerated above.

Application # V-17-2180:

Staff recommends the City Commission approve the attached Resolution approving the Variance for the David Posnack Jewish Day School Project subject to conditions enumerated above for related Application # DB-17-2179.

**Attachment(s):**

- Exhibit 1 - Resolution Approving the Major Development Plan for David Posnack Jewish Day School
- Exhibit 2 - Resolution Approving Variance for the David Posnack Jewish Day School
- Exhibit 3 – Posnack Conditions
- Exhibit 4 - Location Map
- Exhibit 5 - Aerial Map
- Exhibit 6 - Applicant's Letters, Operational Plan and Traffic Impact Report
- Exhibit 7 - Building Renderings and Development Plans
- Exhibit 8- City Traffic Consultant's Report
- Exhibit 9 - Planning and Zoning Board Cover Memo May 23, 2018
- Exhibit 10 - Planning and Zoning Board Draft Minutes of May 23, 2018

Prepared by:

  
Christy Dominguez  
Principal Planner

Concurred with:

  
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