



STAFF REPORT TO THE PLAN ADJUSTMENT COMMITTEE

Planning, Zoning and Economic Development Department

MEETING DATE: May 12, 2021

SUBJECT: PM21-0014 – Young at Art Museum Art Camp and Classes - Conditional Use

APPLICANT: Zachary Spechler, representative / Broward Mall LLC - owner

ADDRESS: 8000 W Broward Boulevard #208

LOCATION: Located on the southwest corner of Broward Boulevard and University Drive in the Westfield Broward Mall

LAND USE / ZONING: Commercial / M-PM (Mixed Use - Plantation Midtown District)

REQUEST: Conditional use request to allow a 5,205 square foot specialty school with up to 40 students in the M-PM zoning district.

ANALYSIS:

The subject property, Westfield Broward Mall, is zoned M-PM (Plantation Midtown) and located on the southwest corner of Broward Boulevard and University Drive. The site is bound by Broward Boulevard to the north, commercial uses to the south and west, and University Drive to the east.

Young at Art Museum currently occupies 5,205 square feet within the Broward Mall as a children’s museum. The applicant requests approval to add summer camps and art classes as a secondary use to the children’s museum. Camps and art classes are considered “specialty schools”. Specialty schools exceeding 20 students require conditional use approval.

The museum use will be closed to the public while the camps and art classes are in session. There will be 4 classes with 8-10 children per class, with a maximum enrollment of 40 children at any one time. The classes and summer camps will be limited to children 5-11 years of age. The camps will be offered sporadically throughout the year (i.e., summer, winter break, etc.) and the art classes will be offered year-round.

The review of a Conditional Use request should include consideration of the criteria noted in Section 27-45(d) of the Land Development Code, which is attached hereto as Exhibit “A”.

RECOMMENDATION: The Planning and Zoning Department recommends **APPROVAL** subject to staff comments.

STAFF COMMENTS:

PLANNING AND ZONING:

1. Update the City of Plantation business tax receipt to include the art classes and art camps.
2. If approved, the conditional use approval will apply only to “Young at Art” and will not be transferable to any other future tenant.
3. Any commercial vehicles parked on site must be parked at the side or rear of the building screened from public view.
4. Increase in number of students requires an amendment to the conditional use approval.

ENGINEERING: No objection to the Conditional Use request.

BUILDING: No objection to the conditional use.

LANDSCAPE: Staff has no objection to the Conditional Use request.

FIRE DEPARTMENT:

Reviews:

- Comments 1 – 4 on the Staff Report to the Plan Adjustment Committee Meeting of May 12, 2021. No objections as to this conditional use request with the understanding that the applicant and/or owner are aware of following items:
 1. All aspects of fire and life safety shall comply with the current Florida Fire Prevention Code edition as new assembly.
 2. Conditions may arise upon review of any and all required permitting plans.

UTILITIES: No objection to the Conditional Use request.

1. Additional capacities may apply. Environmental Review procedure form from Broward County will be required at time of permitting/licensing.

POLICE: No objection to the Conditional Use request.

Plan Review Contacts

Planning and Zoning: (954) 797-2225

Engineering Department: (954) 797-2282

Landscape: (954) 797-2248

Building Department: (954) 797-2250

Fire Department: (954) 797-2150

Utilities Department: (954) 797-2209

Exhibit “A”

Where applicable, the review of a Conditional Use request should include consideration of the criteria noted in Section 27-45(d) of the Land Development Code, attached hereto. The applicant is required to identify the following:

1. A binding and buildable site plan that allows the Council to determine the architectural features and buffering needed to protect the surrounding property.

Applicant Response: YAA’s physical space is located inside the Westfield Broward Mall. YAA provided Westfield Broward Mall’s overall site plan which indicates where YAA exists in the mall. YAA also provided the plan for its specific space. No construction took place for this conditional use, YAA is only seeking to utilize a preexisting space and therefore is in compliance with buffering needed to protect the surrounding property.

Staff Response: The site is in an existing regional mall.

2. The proposed conditional use will be consistent with the general plan for the physical development of the district including any master plan or portion thereof adopted by the Council.

Applicant Response: The proposed conditional use is consistent with the general plan for the physical development of the district as it is adding art classes and camps to a mall that either currently has these or have had these activities in the past. Further the neighboring strip malls have similar uses in similarly situated venues.

Staff Response: Art classes and camps are consistent with the general development of the property.

3. The proposed conditional use will be in harmony with the general character of the neighborhood, considering population density, scale and bulk of any proposed structures, intensity and character of activity, traffic and parking conditions, and number of similar uses. A present need for the conditional use must be demonstrated.

Applicant Response: There is clearly a need for safe art camps and classes as we have received hundreds of phone calls and emails requesting, we offer these programs. Last summer YAA conducted a safe socially distance camp and the parents and participants have followed up stating how useful the program was to their family. Childcare is a huge need or parents during the summer. YAA started in plantation in 1989 and was always in harmony with the general character of the neighborhood. The camp and class programs are small and will not have an impact on traffic or parking as the maximum capacity for the respective programs is set at 40 students.

Staff Response: The proposed art classes and art camps for children aged 5 and up are consistent with the zoning, neighborhood, and development of the property.

4. The proposed conditional use will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding property, or the neighborhood, and will cause no objectionable noise, vibration, fumes, odor, dust glare of physical activity.

Applicant Response: The location for the conditional use will in no way be detrimental to the use, peaceful enjoyment or economic value of development of surrounding property, or the neighborhood as all activities will take place inside the physical location and nothing from the actives will emanate outside of the space.

Staff Response: The proposed conditional use will be inside an existing regional mall. It will not affect the surrounding property.

5. The proposed conditional use will not adversely affect the health, safety, security, morals, or general welfare of residents, visitors, or workers in the neighborhood.

Applicant Response: The proposed conditional use will positively impact the health safety, security, morals and general welfare of residents, visitors or workers in the neighborhood as art education has been proven to positively impact those that participate in it. Further the type of programming YAA offers is safe and accessible for those that choose to participate.

Staff Response: Staff agrees.

6. The proposed conditional use will not, in conjunction with existing development in the area and permitted development under existing zoning, overburden existing public services and facilities.

Applicant Response: There will be no impact for existing public services in the area as the conditional use of art classes and camps do not add any burden to the public services and facilities.

Staff Response: The shopping center is existing with existing public services and facilities. The proposed use will not over burden existing public services and facilities

7. The proposed conditional use shall meet all other specific standards that may be set forth elsewhere in the Code of Ordinances.

Applicant Response: YAA's camps and classes will me all other specific standards in the Code of Ordinances.

Staff Response: The applicant agrees to conditions under staff comments.

8. The proposed conditional use shall disclose the square feet of use sought for approval so that an adequate evaluation may be made.

Applicant Response: YAA's physical space is 5205 square feet. This information was included in the application packet. Also explained in the packet the location will be closed to the general public while conducting these activities for safety ideal learning conditions.

Staff Response: No response required.