

Local Zoning Barriers to Opening Nonpublic Schools In Florida

A Report by Teach Florida and the
Teach Coalition Office of Jewish
Education and Policy Research*



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KEY FINDINGS

- Local zoning restrictions constitute a major barrier to opening a new school in Southern Florida.
- This is because of a patchwork of local laws that:
 - **Limit Where Schools Can Open** - Of 35 South Florida municipalities we reviewed, only 4 allow nonpublic schools to open in substantial parts of the city without lengthy, expensive, unpredictable approval processes.
 - **Discriminate Against Nonpublic Schools** - Allowing public schools to open in places where nonpublic schools cannot.
 - **Impose Extra Requirements on New Schools** - Such as completing costly traffic studies (regardless of school size), holding extra public hearings, meeting nebulous standards for “compatibility” and “scale,” and arbitrary requirements for lot size, fence height, building sharing, and more.
 - **Are Impossible to Understand** - With local zoning officials themselves struggling to explain all the requirements.
- The impact? Getting zoning approval for a new school in Southern Florida typically takes **12-18+ months** of reviews and hearings, and costs over **\$150,000 in legal, architect, and study fees**. Most schools simply can’t afford to wait this much time or spend this much extra money to get started.
- It is **impractical to change hundreds of regulations** in dozens of municipalities. So we recommend passing a state law **to pre-empt local zoning restrictions** allowing:
 - **Small nonpublic schools to open anywhere zoned for business uses.**
 - **All nonpublic schools** should receive the **same protections and flexibilities as public schools.**

1. OVERVIEW.

Nonpublic schools are an **increasingly integral** part of Florida’s K-12 education system. Their growth is due to a variety of factors, including changing preferences and the growth of state-sponsored scholarship programs. Florida nonpublic schools now educate 415,000 students, up 80,000 (+24%) from five years ago.

As the state grows, however, **nonpublic schools are struggling to find buildings** where they can open and grow. According to a Step Up for Students survey from August 2022, nonpublic schools were at 79% capacity at the time. Since then, their enrollment has grown by 17%, highlighting the need to continue expanding the system’s capacity.

Zoning restrictions imposed by cities and counties are a **key barrier** to nonpublic schools seeking to open or expand. **Nearly all localities in South Florida heavily restrict where new schools can operate.** Some have begun adding restrictions with the **express intent** of hobbling growth of nonpublic schools.

2. METHODOLOGY.

Matthew Scott, Esq. and planners at the law firm of Greenspoon Marder, LLP conducted a **comprehensive survey of Zoning Code requirements** for nonpublic and public schools for 35 localities in southern Florida, including most of the major cities as well as the three counties of Miami-Dade, Broward, and Palm Beach.

This research is summarized in a tabular form in Appendix A, detailing for each locality the different zoning districts where nonpublic schools may or may not be opened as a right, as well as any additional restrictions on nonpublic school operations.

The data show that out of all the major localities reviewed in the tri-county area, only 4 cities (Fort Lauderdale, Homestead, Pompano Beach, and Sunny Isles Beach) can be fairly described as permissive with regards to allowing new nonpublic schools. The remainder make it very **difficult, expensive, and at times impossible** to open or expand a school.

3. EXISTING ZONING REGULATIONS AND APPROVAL PROCESS.

Out of the 35 localities surveyed, 26 require a special permit for a nonpublic school to open in either all or almost all districts. This permit requires a public hearing and is usually known as a special exception, special use, or conditional use (referred to as “special exception” hereafter for brevity). This process can take 12-18+ months and cost more than \$150,000 in legal, architect, and other study fees. It also gives the locality almost unlimited discretion to deny a school if the decision-making body (planning and zoning board or city

commission) deems that the school does not meet any of the subjective special exception criteria.

Critically, this potential denial comes at the end of the process when a substantial amount of money and time has already been expended in preparing full architectural and civil drawings, traffic studies, and other documentation required by the locality as part of the application review. The denial is frequently based on the complaints of a small subset of nearby residents who come to the public hearing.

Property developers generally have a portfolio of multiple properties. They expect and account for the possibility that a certain number of projects will ultimately be denied.

However, schools generally operate from a single building or property. For these organizations, the prospect of going through the special exception process with no assurance of success often discourages schools from even trying. This risk of denial is particularly acute for schools because they frequently are under intense pressure to open in time for a new school year and/or to rapidly accommodate a growing student population.

4. DISTRICT-BASED RESTRICTIONS FOR NEW SCHOOLS.

Each municipality is broken up into zoning districts, with specific regulations as to what kind of building or enterprise you can operate in each district. For example, residential districts are often limited to housing of a specific density, whereas housing may not be permitted at all inside an industrial district.

Broward County (unincorporated) and Homestead are the only two localities that do not require a special exception in any district to open a new school (although each of those have other restrictions, as described below).

On the other hand, Margate, Miramar, Palm Beach Gardens, and Pembroke Pines do not allow schools by-right in even a single district. Most localities permit schools by-right in one district, usually a CF (Community Facilities) district or a similar one like the RAC-AV (Academical Village) in Davie, the PO (Public Ownership) district in Palm Beach County or GU (Government Use) district in Hollywood.

Some cities go further and permit schools in almost no districts, special exception or not. Miami Gardens only permits nonpublic schools in a few districts. North Miami Beach only permits schools in 3 of the 30 or so zoning districts. Plantation only permits schools in 3 districts, Southwest Ranches in only 2 districts, and Sunrise permits schools in only 1 district.

5. OTHER RESTRICTIONS PLACED ON SCHOOLS.

Even in the 9 localities that do permit both public and nonpublic schools by-right in more than one or two districts, this does not mean it is easy to open a school.

In Miami Gardens, for example, nonpublic schools are permitted by-right (albeit only in a few districts), but they are subject to a long list of requirements. These include subjective review criteria, such as “compatibility” and “scale” that are similar to the review criteria for a special exception process. “Compatibility” is a euphemistic zoning term of art, which is difficult to define, but powerful in practice as a way for local government or disgruntled neighbors to oppose any use of land deemed undesirable.

Broward County (unincorporated) does not require a special exception and permits schools by-right in 4 districts, but that means schools are not allowed at all in any other districts (including all commercial and industrial districts).

Finally, it is important to note that even a by-right approval process can differ a lot from city to city in terms of complexity and uncertainty. For example, in Deerfield Beach, a new school, even if by right, would require the full development review process including Development Review Committee (DRC) and three separate public hearings before the Community Appearance Board (CAB), Planning & Zoning Board and City Commission, introducing politics and NIMBYism to the development process.

6. DISCRIMINATION AGAINST NONPUBLIC SCHOOLS.

Many municipalities also distinguish between public and nonpublic schools and make it much harder to open a nonpublic school. Below are just a few examples of the disparate treatment of nonpublic and public schools with regards to the zoning approval process.

- In **Palm Beach County and Hollywood**, the aforementioned PO and CU districts only permit governmental buildings and uses. Essentially, public schools are broadly permitted in these districts, whereas nonpublic schools are not permitted by-right anywhere in those localities.
- In **Coconut Creek**, only public schools are permitted by-right in the CF district while nonpublic schools require a special exception. Public and parochial schools are permitted as a special exception in all other districts, while nonpublic schools are permitted as a special exception in only a few of the residential districts.
- In **Coral Springs**, only public schools are permitted by-right in the CF-E district while nonpublic schools require a special exception.
- In **Delray Beach**, schools are permitted by-right in 8 zoning districts – but only public schools, nonpublic schools require a special exception.

- In **Hialeah**, public schools are permitted by-right in almost all districts while nonpublic schools are only permitted in 4 districts and only with a special exception.

7. ADDITIONAL REQUIREMENTS PLACED ON SCHOOLS.

Many cities layer on a variety of other requirements which either significantly increase the cost of opening a school (often with questionable commensurate benefit to the public) or prevent the school from being able to open in the first place. Consistent with our analysis of the approval process, many of the requirements only apply to nonpublic schools and not public schools. These requirements include:

- having a **minimum lot size** of several acres for a new school campus
- opening only in **freestanding buildings** rather than allowing for shared buildings
- **prohibiting schools on arterial roadways** (i.e. most major north/south and east/west roads)
- requiring a certain **setback** or distance from residential, commercial or other types of uses
- submitting site plans to the zoning board **at least 9 months before opening**
- installing a **6-8 foot tall fence**
- providing an **impractical amount of open/recreational space**
- **placing all classrooms on the ground floor** of a building
- ensuring the **curriculum is “substantially similar” to that of a public school**

Often these requirements do not have logical consistency.

For example, 4 of the municipalities surveyed have development standards pertaining to locating on arterial roadways. Boynton Beach and West Palm Beach require schools to be on an arterial (or collector) roads while Margate and Sunrise prohibit schools from locating on an arterial. Impractical minimum lot size requirements are common but the requirement ranges from 1 acre (Boynton Beach and West Palm Beach) to 4-5 acres (Pembroke Pines and certain districts in Plantation) to 45 acres (for high schools in Margate)¹.

Beyond the physical development standards, application requirements vary widely and can be onerous.

Traffic studies are commonly required and make sense for a larger school but are unnecessary for a small specialty school. The City of Sunrise, for example, requires a traffic study covering a 2-mile radius as well as a narrative describing how student safety

¹ The 45-acre limitation is proposed as of November 4, 2024.

and off-premises private property rights will be assured. In practice, the traffic requirements often become an insurmountable challenge.

8. INCONSISTENT, CONFUSING, & CONTRADICTIONARY REGULATIONS.

Although not unique to regulation of schools, many of the restrictive zoning laws are decades old and adopted *ad hoc* over the years, resulting in an incoherent patchwork of regulations.

We already highlighted in the previous section that development standards adopted by some cities contradict those adopted by other cities.

Similarly, provisions within any individual city's Zoning Code frequently contradict one another or are impossible to decipher. Even developers, land use attorneys, and City staff themselves can't untangle the web of confusing regulations, much less the nonpublic

Case Study: City of Hialeah

In Hialeah, most zoning districts initially seem to permit schools by-right. However, Code Sec. 98-2036 – Nonpublic Schools states that nonpublic schools are permitted in R-3 residential districts and B-1, C-1 and C-2 commercial districts only by conditional use permit.

This could be interpreted in one of two ways: 1) They are allowed in these 4 districts by conditional use permit only, whereas in the other districts they are allowed by-right: 2) They are allowed only in these 4 districts, and only by conditional use permit. According to City staff, the 1st interpretation is correct. However, this is not clear from the Zoning code itself.

Furthermore, a nonpublic school operator would never know they need a conditional use permit in these four districts simply by reading of the code. The district-specific Code regulations do not indicate that nonpublic schools are a conditional use – you have to go to an entirely separate portion of the Code to find that.

Simply put, this web requires an exceptional amount of expertise to untangle.

schools (who have little of the expertise possessed by professional developers).

The city of Hialeah is an excellent example of this.

Examples of inconsistent and patchwork regulations in other localities include:

- The **Miami-Dade** County Code and its zoning regulations pertaining to nonpublic schools are particularly egregious, especially considering the sheer amount of zoning districts in that County. Here is an overview of the contradictions:²

² We will note that County staff were not able to provide answers when we reached out to them to clarify the Code sections relevant to nonpublic schools. Since unincorporated Miami-Dade County is one of the largest localities in South Florida, this means a massive market is off-limits to nonpublic schools (or at least requires an experienced land use attorney to navigate).

- According to the individual district regulations, schools are permitted in the RU-3, RU-4, BU-1, BU-2, BU-3, IU-1 districts (and the subdistricts such as RU-3B, RU-4L, etc.). They are also allowed in some other districts such as AU, ECPAD, UDBPAD, TND, and the Urban Center districts.
- According to Code Sec. 33-17, schools “wherein provisions are made for fifty or more persons to assemble” shall be located or placed only in business or industrial districts. Does this mean the RU-3 and RU-4 districts only allow schools of less than 50 students? Separately, subsections (3) and (4) of this section reference EU districts, where schools don’t seem to be permitted at all according to the individual district regulations.
- According to Code Sec. 33.18, “schools in GU, EU-2, EU-1C, EU-1, EU-S, EU-M, RU-1, RU-2, RU-1(M)(a), RU-1(M)(b), RU-TH, RU-5, RU-5A, PAD, IU-2, IU-3 and IU-C will be permitted only upon approval after public hearing”. So are they permitted in the EU, RU-1 and RU-2 districts after all? Do they have to be less than 50 students in those districts? Does that mean the schools in RU-3 and RU-4 are permitted by right (although again, only if less than 50 students)? What about the IU-2, IU-3, and IU-C, where it specifically says that “private schools and nonpublic educational facilities (...) are prohibited” in the subsections for those districts?
- In **Boca Raton**, single-family residential and R-2 districts allow schools only with a conditional use permit (CUP). R-3 districts allow school by-right. R-4 and R-5 districts again require a CUP. It is unclear why there is an inconsistency or why the R-3 districts are special.
- In **Cooper City**, the specific regulations for schools reference the PCD district even though the PCD regulations do not permit schools. Schools are shown as a permitted use in the zoning regulations for R-4 and PMUD districts, but they are not shown as a permitted use in the summary Use Table for those districts. When we reached out to City staff, they stated the Use table has errors.

9. ZONING BECOMING EVEN MORE RESTRICTIVE.

To make matters worse, many cities have made (or attempted to make) zoning more restrictive in the past few years through new ordinances, including:

- In 2024, **Hollywood** proposed onerous restrictions that passed through the Planning and Development Board, but were put on hold by city staff as they determine the implications of so severely limiting religious education.
- In 2024, **Hallandale Beach** passed several ordinances further restricting schools and making them conditional uses as opposed to by-right in many districts. As a result, only the ED district now permits schools by-right in Hallandale Beach.

- In 2023, **Hialeah** passed an ordinance adding new Code section 98.2035-2039 which prohibited nonpublic schools in all districts except for 4 where they are permitted with a special exception (*see also third bullet point in the beginning of this section*) and added substantial development standards (must be in standalone building, siting schools within shopping plazas, strip malls, office buildings, or warehouses is prohibited; pedestrian and auto circulation shall be separated; etc.).
- In 2015, **Homestead** amended *Chapter 30, Zoning regulation*, to prohibit schools in commercial and industrial zoning districts.

10. RECOMMENDATION: STATE PRE-EMPTION OF LOCAL ZONING RESTRICTIONS.

Local zoning restrictions make it very difficult, expensive, and at times impossible to open or expand a school in South Florida. As we have seen, this is especially true for nonpublic schools.

It is infeasible to address on a case-by-case basis by reforming the zoning code in each individual municipality. Many localities are openly hostile to nonpublic schools. Even where officials acknowledge that zoning regulations should be streamlined, a lack of political will and staff availability would likely preclude beneficial reforms or Code re-writes.

As such, state action is the best solution to this issue. The legislature should pass a law restricting local zoning boards from restricting new schools.

Indeed, the Florida legislature has already made a foray into local zoning preemption. In 2024, the legislature passed HB 1285 to preempt local zoning restrictions for schools opening in certain building types (e.g. churches, community centers, libraries).

Unfortunately, local officials have often interpreted HB 1285 as restrictively as possible. And several new schools attempting to open this year using HB 1285 were stymied by fire and building code restrictions.

We recommend further legislation that would decisively solve the problem of local restrictions on nonpublic schools by:

- Permitting small nonpublic schools to open in any property zoned for commercial use, regardless of any local zoning code requirements.
- Requiring local governments to give all the beneficial rights, permits, exemptions, exceptions, and processes that apply to public schools and apply them to nonpublic schools.
- Include enforcement language requiring local government to enact these changes.

APPENDIX A. ZONING REGULATIONS OVERVIEW BY MUNICIPALITY.

Notes on Reading the Table:

- One entry per municipality surveyed
- Zoning Districts are listed by their alphanumeric code (e.g. “I-1”, “RU-3”) and categorized as either:
 - “P”- permitted as of right,
 - “S” - permitted by special exception, conditional use, special process)
- Local zoning regulations change frequently; a competent land use attorney should be consulted before any major land purchase or building construction decisions are made.

CITY OR COUNTY	ZONING DISTRICTS WHERE SCHOOLS ARE PERMITTED	CODE REFERENCES	NOTES	SPECIFIC REQUIREMENTS FOR SCHOOLS
Broward County	P: I-1, CF, GP-1, GP-2 S: None	I-1, CF: Sec. 39.363 GP-1, GP-2: Sec. 39.654	Sec. 39.249 (A-1, A-2): Schools permitted as accessory to places of worship Sec. 39.263 (E-1, E-2, Rural Estate, Rural Ranches): Schools permitted as accessory to places of worship	
Miami-Dade County	P: RU-3, RU-3M, RU-3B, RU-4L, RU-4M, RU-4, RU-4A, RU-5 (kindergarten only), RU-5A (kindergarten only), BU-1, BU-1A, BU-2, BU-3, IU-1, AU, ECPAD, UDBPAD, TND, Urban Center districts, S S: None <i>Note: Due to the vast range of zoning districts, overlays, and specific area districts in Miami-Dade County, the summary here is extremely simplified and should not be</i>	RU-3: Sec. 33.203 RU-3M: Sec. 33.203.6 RU-3B: Sec. 33.204 RU-4L: Sec. 33.207.2 RU-4M: Sec. 33.207.3 RU-4: Sec. 33.208 RU-4A: Sec. 33.217 RU-5: Sec. 33.223.1 RU-5A: Sec. 33.223.6 BU-1: Sec. 33.238 BU-1A: Sec. 33.247	Sec. 33.17 – schools wherein provisions are made for fifty or more persons to assemble shall be located or placed only in business or industrial districts. Sec. 33.18 schools in GU, EU-2, EU-1C, EU-1, EU-S, EU-M, RU-1, RU-2, RU-1(M)(a), RU-1(M)(b), RU-TH, RU-5, RU-5A, PAD, IU-2, IU-3 and IU-C will be permitted only upon approval after public hearing. The County Code has a number of contradictory provisions which we were trying to clarify with County	Article XA (Educational and Child Care Facilities, Nonpublic): <ul style="list-style-type: none"> - Does not apply to Sunday schools - New and existing private schools are prohibited on sites outside of the UDB - The requirements herein (along with the requirements of the given zoning districts) apply if the district allows schools as permitted use, and schools in all other districts shall meet RU-3 requirements - No combination of residential use and private schools are permitted on the same property unless included in Sec. 33.151.17

	<i>relied upon except as a general overview.</i>	BU-2: Sec. 33.253 BU-3: Sec. 33.255 IU-1: Sec. 33.259 AU: Sec. 33.279 ECPAD: Sec. 33.284.28.4 Urban Center districts: Sec. 33.284.83 S: Sec. 33.452	staff but were unable to at the time of the drafting of this table.	<ul style="list-style-type: none"> - Subject to physical standards and review standard Article XI (Public Charter School Facilities): - Required public hearing in all districts - New and existing charter schools are prohibited outside of the UDB - Schools must submit written and graphic information to the Department for review - For multiple-use charter school facilities, the area used for the charter school during the hours of operation must be clearly defined - Subject to physical and review standards
Palm Beach County	Supplement 31 P: PO S: Subject to DRO Approval: Urban Redevelopment Area Overlay (URAO) including all sub-areas, Infill Redevelopment Overlay (IRO) including all sub-areas, MUPD in the Institutional future land use designation Class A Conditional Use: AGR, AR, RE, RT, RS, RM, CN, CLO, CC, CHO, CG, IL, IPF, PUD in Civic pod, MUPD (only in the Commercial future land use designations), PIPD in Commercial pod, TMD (Traditional Marketplace Development), TND in a Neighborhood Center only. Note: Palm Beach County has 20 separate overlay districts, which are location-	See Table 4.B.4.A , Institutional, Public, and Civic Use Matrix	Outside of the PO district (where schools are permitted by right), in the other districts listed in the left column, schools are permitted either “subject to DRO approval” or “subject to BCC Approval as a Class A Conditional Use”. DRO Approval is an administrative process where approval is granted by the Development Review Process. Class A Conditional Use permit requires a public hearing by the BCC (Board of County Commissioners).	Article 4, Definitions and Supplementary Use Standards for Specific Uses (14 – School (Elementary or Secondary)): <ul style="list-style-type: none"> - No setback shall be less than 25 feet - Private Schools to show pedestrian and bike access on site plan, provide bus and dropoff areas. - Charter Schools: subject to the standards and procedures of public schools Standards for a Class A Conditional Use: see Article 2 , Section 7.B Standards for a DRO Approval: see Article 2 , Chapter C, Section 5.B

	specific and were not considered in this analysis.			
Aventura	<p>P: CF, M1</p> <p>S: M1, RS1, RS2, RMF3, RMF3A, RMF4, RMF3B, B1, B2, B3, OP, MO, TC1, TC2, TC3, TC4</p>	<p>CF: Sec. 31.147</p> <p>M1: Sec. 31.146</p> <p>RS1, RS2, RMF3, RMF3A, RMF4, RMF3B: Sec. 31.143</p> <p>B1, B2, B3, OP, MO: Sec. 31.144</p> <p>TC1, TC2, TC3, TC4: Sec. 31.145</p>	Mostly private religious schools have been approved recently, none were controversial.	Sec. 31.73 (Conditional uses)
Boca Raton	<p>P: R-3, R-3-B, R-3-D, R-3-E, R-3-F, VC, PM-0.40, B-2 (kindergarten only)</p> <p>S: Single-family residential, R-2, R-4, R-5, R-5-A, CG (Commercial General), CHO (Commercial High Office), LIRP, EMD, M-3, LB (Civic Center and Limited Business), NCBD (kindergarten only)</p>	<p>Single-family residential: Sec. 28.340 – See Article II, Division 4</p> <p>R-2: Sec. 28.387</p> <p>R-3: Sec. 28.417</p> <p>R-3-B: Sec. 28.477</p> <p>R-3-D: Sec. 28.537</p> <p>R-3-E: Sec. 28.567</p> <p>R-3-F: Sec. 28.582</p> <p>R-4: Sec. 28.598</p> <p>R-5: Sec. 28.638</p> <p>R-5-A: Sec. 28.669</p> <p>CG: Sec. 28.934</p> <p>CHO: Sec. 28.940</p> <p>LIRP: Sec. 28.978</p> <p>M-3: Sec. 28.1124</p> <p>LB: Article II, Division 4</p> <p>VC: Sec. 28.1242</p>	Educational uses are permitted in a PMD (Planned Mobility Development) in the industrial LIRP, W-1, and M-3 districts (see Sec. 28.986 , Sec. 28.1028 , and Sec. 21.1132.1)	Division 4 (Conditional Use Approval)

		<p>PM-0.40: Sec. 28.1251.3</p> <p>EMD: Sec. 28.987</p> <p>NCBD: Sec. 28.719</p> <p>B-2: Sec. 28.797</p>		
Boynton Beach	<p>P: PUD, PID, PU</p> <p>S: R-1-AAB, R-1-AA, R-1-A, R-1, R-2, R-3</p>	<p>Part III, Chapter 3, Article IV, Section 3(D), Table 3-28</p> <p>Article IV, Sec. 4: Conditional use requirements</p>		<p>In the PID, only permitted if located on a lot that has a Governmental & Institutional (G&I) land use.</p> <p>In the R-1-AAB, R-1-AA, R-1-A, R-1 (single-family) districts, subject to note 33 in Article IV, Sec. 3, which includes the following provisions:</p> <ul style="list-style-type: none"> • Only located along arterials and collectors • Min. lot size of 1 acre • Min. frontage of 150 feet • Maximize distances between residential properties and outdoor play areas
Coconut Creek	<p>P: CF (public only)</p> <p>Each PCD/PUD has specific use regulations for schools, they are permitted by-right in the Hale PCD.</p> <p>S: Public and parochial schools are permitted as a special land use in all districts (except CF where they are by-right). Private schools are permitted as a special land use in the A-1, RS-1, RS-3, RS-4, RS-5, RC-5, RC-8, CF.</p>	<p>A-1: Sec. 13.332</p> <p>RS-1: Sec. 13.333</p> <p>RS-3: Sec. 13.334</p> <p>RS-4: Sec. 13.335</p> <p>RS-5: Sec. 13.336.1</p> <p>RC-5: Sec. 13.336.2</p> <p>RC-8: Sec. 13.337</p> <p>CF: Sec. 13.354</p>	<p>Per Sec. 13.331(n): Community facilities: “Any building or structure used for house of worship, public or parochial schools (...), when not permitted by right in the specific zoning district (...) may be permitted in any zoning district as a special land use.”</p> <p>List of existing schools:</p> <p>PUD Zoning</p> <p>Tradewinds Elementary</p> <p>Winston Park Elementary</p> <p>Lyons Creek Middle School</p> <p>RS-4 Zoning (Residential)</p> <p>Coconut Creek Elementary</p> <p>A-1 Zoning</p>	<p>In the residential districts, requires special use approval and subject to Sec. 13.339. Some of the dimensional standards within include:</p> <ul style="list-style-type: none"> • 2 acre min. lot size • 50% min open space • 10% max paved area <p>Special use standards: Sec. 13-35</p> <p>Includes general standards, specific standards, and standards for nonresidential uses (including schools) in residential districts.</p>

			<p>Coconut Creek High School Monarch High School</p> <p>Private Schools</p> <p>CF – North Broward Prep B-3 – South Florida Jewish Academy PUD – The Randazzo School PUD - Paideia Classical Academy</p>	
Cooper City	<p>P: R-4, PMUD, B1, B2, B3 S: X1 I-1 allows for special needs education center only</p>	<p>I-1, X-1: Sec. 23.152 PMUD: Sec. 23.70 R-4: Sec. 23.42 B1, B2, B3: See Use Table in Sec. 23.10</p>		<p>Sec. 23.96 (Day care center or school): Day care centers and elementary and secondary schools in the B-1, B-2, B-3 and PCD districts shall be located on a separate parcel of land that is not connected to or has no access to adjacent commercial uses, provided that such separate parcel of land may be under the same ownership as adjacent commercial uses. See Sec. 23.152 for Conditional Use criteria</p>
Coral Springs	<p>P: CF-E (public), S: RM-15, RM-20, RM-30, RM-40, B-2, B-3, CF-E (private), DT-MU</p>	<p>CF-E (public): Sec. 250767 CF-E (private): Sec. 250768 CF-G: Sec. 250747 RM-15: Sec. 250323 RM-20: Sec. 250353 RM-30: Sec. 250383 RM-40: Sec. 250413 B-2: Sec. 250568 B-3: Sec. 250586 DT-MU: Sec. 2501052.1</p>	<p>One of the few cities that has its own dedicated school zoning district (CF-E)</p>	<p>The regulations for each district specify that school buildings shall be located at least thirty (30) feet from any R zoned lands. Sec. 250153, Conditional Use Procedures and Requirements</p>
Dania Beach	<p>P: CF S: Estate, RS-18000, RS-12000, RS-8000, RS-6000,</p>	<p>Estate, RS-18000, RS-12000, RS-8000, RS-6000, RD-8000,</p>	<p>In the EDBB-MU, schools not permitted on East Dania Beach Boulevard frontage.</p>	<p>Special Exception uses: see Article 630.</p>

	RD-8000, NBHD-RES, RM, RM-1, RM-2, RMH, EDBB-MU, SFED-MU, GTWY-MU, PEDD, C-1, C-2, C-3, C-4	NBHD-RES, RM, RM-1, RM-2, RMH: Sec. 105.20 EDBB-MU, SFED-MU, GTWY-MU, C-1, C-2, C-3, C-4 : Sec. 110.20 PEDD: Sec. 320.30 CF: Sec. 330.10	City staff have not seen any applications for schools submitted recently.	
Davie	P: RAC-AV S: CF, Transit-Oriented Street, RAC-RTE, RAC-RTW, RAC-ED, RAC-TC, RAC-ND2, RAC-ND4	CF: Sec. 12.32 – see Sec. 12.34 RAC-AV: Sec. 12.437 Transit-Oriented Street, RAC-RTE, RAC-RTW, RAC-ED, RAC-TC, RAC-ND2, RAC-ND4: Sec. 12.438.7	Town council approval required for all schools except in the RAC-AV.	Education K-12 Standards for specific uses: Sec. 12.34 (MM). These apply in all districts except RAC-AV. <ul style="list-style-type: none"> - Requires traffic study - Perimeter fence or wall of 5 to 6 feet - Requires setbacks (min. 25 feet required, min. 75 feet when adjacent residential), etc. - Requires specific access and circulation standards - Includes some unique provisions such as: Classrooms can only be located on ground floor of building. All classroom buildings to be connected by paved, roofed walkways.
Deerfield Beach	P: CF, TOD, I-2 S: RS-5, RS-7, RM-10, RM-15, RM-25, B-1, B-2, DBR (City Main Street, Neighborhood Main Street, Local Street)	CF: Sec. 98.60 TOD: Sec. 98.63 RS-5: Sec. 98.45 RS-7: Sec. 98.46 RM-10: Sec. 98.47 RM-15: Sec. 98.48 RM-25: Sec. 98.49 B-1: Sec. 98.53 B-2: Sec. 98.54 DBR: Sec. 98.52A I-2: Sec. 98.56B	A new school, even if by-right, would require the full development review process including DRC, Community Appearance Board (CAB), Planning & Zoning Board and City Commission.	Conditional use standards: Sec. 98.85

<p>Delray Beach</p>	<p>P: Public only: A, RR, R-1, RL, RM, MH, PRD, CF</p> <p>S: R-1 (private), RL (private), RM (private), PRD (private), GC (Sunday schools only), PC (private), CF (private)</p>	<p>Please see individual sections for each district in Article 4.4.</p>		<p>Special requirements for specific uses: Sec. 4.3.3</p> <p>Subsection (HH): only applicable to public schools. Requires one-acre lot size, 100 feet for pick-up/drop-off, and a 15' landscaped perimeter when abutting residential.</p> <p>Subsection (HHH): Applicable to private schools.</p> <ul style="list-style-type: none"> • Includes min. square footage standards (75 sf per student) for playground areas • Includes min. classroom sizes (35 sf) per pupil • Requires 100-foot drop-off/loading area • Also, for private schools in the PC district, no more than 100 students are allowed.
<p>Fort Lauderdale</p>	<p>P: ROA (public and parochial), CB, B-1, B-2, CF, CF-S, CF-HS, RAC-CC, RAC-UV, RAC-RPO, RAC-TMU, SRAC-SAe, SRAC-SAw, NWRAC-MUe, NWRAC-MUw, NWRAC-MUone, UUV-NE, UUV-NW, UUV-SE, UUV-SW,</p> <p>S: RM-15, RMs-15 (existing only), RML-25, RMM-25, RMH-25, RMH-60, PEDD</p> <p>PUDs also permit schools as implied in the district purposes, as established at the time of rezoning if consistent with City's comprehensive plan.</p>	<p>ROA: Sec. 47.5.60</p> <p>CB: Sec. 47.6.10</p> <p>B-1: Sec. 47.6.11</p> <p>B-2: Sec. 47.6.12</p> <p>CF: Sec. 47.8.10</p> <p>CF-S: Sec. 47.8.12</p> <p>CF-HS: Sec. 47.8.13</p> <p>P: Sec. 47.8.14</p> <p>RAC-CC, RAC-UV, RAC-RPO, RAC-TMU, SRAC-SAe, SRAC-SAw, NWRAC-MUe, NWRAC-MUw, NWRAC-MUone: Sec. 47.13.10</p> <p>PEDD: Sec. 47.15.10</p> <p>UUV-NE, UUV-NW, UUV-SE, UUV-SW: Sec. 47.37B.3</p> <p>RM-15: Sec. 47.5.16</p> <p>RMs-15: Sec. 47.5.17</p>		<p>Conditional Use permit requirements: Sec. 47.24.3</p>

		<p>RML-25: Sec. 47.5.18</p> <p>RMM-25: Sec. 47.5.19</p> <p>RMH-25: Sec. 47.5.20</p> <p>RMH-60: Sec. 47.5.21</p> <p>PUD: Sec. 47.37.1</p>		
Hallandale Beach	<p>P: ED</p> <p>S: RS-5, RS-6, RS-7, RD-12, RM-18, RM-25, B-L, B-G, B-I, Hallandale Beach Boulevard (East, West), West RAC (Palms Gateway, Pembroke Road, Foster Road), Central RAC (Transit Core, RAC Neighborhood, Trans. Mixed Use)</p>	<p>RS-5: Sec. 32.141</p> <p>RS-6: Sec. 32.142</p> <p>RS-7: Sec. 32.143</p> <p>RD-12: Sec. 32.144</p> <p>RM-18: Sec. 32.145</p> <p>RM-25: Sec. 32.146</p> <p>B-L: Sec. 32.149</p> <p>B-G: Sec. 32-150</p> <p>B-I: Sec. 32-151</p> <p>ED: Sec. 32.157</p> <p>Hallandale Beach Boulevard: Sec. 32.209</p> <p>West RAC: Sec. 32.160.b</p> <p>Central RAC: Sec. 32.193</p>	<p>In 2024, City passed several ordinances further restricting schools and making them conditional uses as opposed to by-right in many districts. At this time, only the ED permits schools by-right.</p>	<p>Conditional uses: Sec. 32.964</p>
Hialeah	<p>P: A, R-1 and R-2 (public and church only), R-3-D, CR, CBD, C-3, GUD (public only), M-1, M-2, M-3, MH, RH-1, BDH, Hialeah Heights CDH Commercial Development District, NBD, HPD</p> <p>S: R-3, B-1, C-1, C-2</p>	<p>A: Sec. 98.451</p> <p>R-1: Sec. 98.497</p> <p>R-2: Sec. 98.542</p> <p>R-3: Sec. 98.587</p> <p>R-3-D: Sec. 98.637</p> <p>CR: Sec. 98.877</p> <p>CR Outside HDUC: Sec. 98.890</p> <p>B-1: Sec. 98.926</p>	<p>Secs. 98.2035-2039 pertaining to private schools (see rightmost column) was added by ordinance in 2023 as a result of concerns about private schools going into inappropriate places (shopping centers, strip malls, etc.)</p>	<p>See Secs. 98.2035-2039 which has additional standards pertaining to private schools, as outlined below. Such schools shall only be permitted with a conditional use permit in the R-3, B-1, C-1 and C-2 districts.</p> <p>Schools permitted in commercial districts shall clearly demonstrate in graphic form how the impact of and to the commercial area has been minimized through compliance with required minimum physical standards and added features to increase student safety.</p>

		<p>CBD: Sec. 98.972</p> <p>CBD Outside HDUC: Sec. 98.986</p> <p>C-1: Sec. 98.1066</p> <p>C-2: Sec. 98.1111</p> <p>C-3: Sec. 98.1156</p> <p>GUD: Sec. 98.1332</p> <p>M-1: Sec. 98.1371</p> <p>M-2: Sec. 98.1411</p> <p>M-3: Sec. 98.1451</p> <p>MH: Sec. 98.1601</p> <p>RH-1: Sec. 98.1604</p> <p>BDH: Sec. 98.1607.1</p> <p>Hialeah Heights CDH Commercial Development District: Sec. 98.1607.2</p> <p>(Other uses, not explicitly included in this section 98-1543, may be allowed subject to the approval of a conditional use permit.)</p> <p>NBD: Sec. 98.1630.1</p> <p>HPD: Sec. 98.1630.13</p>		<p>- Must be in standalone building, siting schools within shopping plazas, strip malls, office buildings, or warehouses is prohibited.</p> <p>- Pedestrian and auto circulation shall be separate</p> <p>- Stacking: min. of 4 auto spaces for 25 children; 8 spaces for 25 to 50 children; 10 spaces for 50 to 100 children.; thereafter 1 space for each additional 10 children. In addition, a buffer zone of 2 car lengths.</p> <p>Sec. 98-133 – criteria for granting Conditional Use Permit</p>
Hollywood	<p>P – GU (government owned/leased land)</p> <p>S – RS-1, RS-2, RS-3, RS-4, RS-5, RS-6, RS-7, RS-8, RS-9, RS-10, RM-9, RM-12, RM-18, RM-25, C-1, C-2, C-3, C-4, C-5, MC-1, TC-1, RC-1, RC-2, DH-1, DH-2, DH-3, FH-1, FH-</p>	<p>Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to</p>	<p>Special Exception required for virtually all zoning districts, meaning public hearing required.</p>	

	2, LT, ND-1, ND-2, ND-3, PS-1, PS-2, PS-3, PR, SS, YC, BRT-25-R, BRT-25-C, BRT-25-A1A-R, BRT-25, A1A-C, BWK-25-HD-R, BWK-25-HD-C, RM-25-SCB, SR7 RM, N-MU, C-SS-SR7, C-LP-SR7, C-JS-SR7, C-MU-SR7, S-MU-SR7, PEDD	capacity, hours of operation, parking, and circulation.		
Homestead	P: R-1, R-2, R-3, R-4, R-TH, R-CH, AU S: None	See Permitted Uses Table: Sec. 30-397	One of the most permissive cities for allowing schools by-right in single-family residential districts. However, the City Council amended the Chapter 30 Zoning regulation to prohibit the use of schools in commercial and industrial zoning districts on June 17th, 2015.	
Margate	S: B-1, B-2, B-3, CF, Corridor C, Gateway G, R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-3, R-3A	R-1, R-1A, R-1B, R-1C, R-1D: Sec. 40.510 R-2: Sec. 40.511 R-3: Sec. 40.512 R-3A: Sec. 40.513 B-1: Sec. 40.520 B-2: Sec. 40.521 – see Sec. 40.620 B-3: Sec. 40.523 – see Sec. 40.620 CF: Sec. 40.540 – see Sec. 40.620 Corridor C: Sec. 40.552 – see Sec. 40.620 Gateway G: Sec. 40.553 – see Sec. 40.620	Special Exception required for all zoning districts.	<ul style="list-style-type: none"> • Cannot be on arterial roadways • Must be in freestanding structure. As an exception, charter schools may be permitted as an accessory use in an existing community facility-type use. • Must provide drop-off area that does not interfere with existing circulation • Traffic study required which identifies dimensions of said drop off area <p>see Sec. 40.620 for further details on requirements.</p>

<p>Miami Beach</p>	<p>P: GU, SPE</p> <p>S: RM-1, RM-2, RM-3, CD-1, CD-2, CD-3, TC-1, TC-2, TC-3, TC-C</p>	<p>GU: Sec. 7.2.16.2</p> <p>SPE: Sec. 7.2.18.2</p> <p>RM-1: Sec. 7.2.4.2</p> <p>RM-2: Sec. 7.2.5.2</p> <p>RM-3: Sec. 7.2.6.2</p> <p>CD-1: Sec. 7.2.10.2</p> <p>CD-2: Sec. 7.2.11.2</p> <p>CD-3: Sec. 7.2.12.2</p> <p>TC-1, TC-2: Sec. 7.2.14.2</p> <p>TC-3: Sec. 7.2.14.3</p> <p>TC-C: Sec. 7.2.14.6</p>		<p>Conditional use standards Ch. 2.5.2</p>
<p>Miami Gardens</p>	<p>P (public): R-1, R-2, R-15, R-25, R-50, NC, BTO, PCD, OF, I-1, I-2, PD, AU, GP</p> <p>P (private): PCD, I-1, I-2, PD, GP</p> <p>S: None</p>	<p>R-1, R-2, R-15, R-25, R-50, NC, BTO, PCD, OF, I-1, I-2, PD, AU, GP: Sec. 34.287</p>	<p>City differentiates between private and public educational facilities, private schools only permitted in a few districts. Charter schools considered public if accredited and teach State-approved curriculum; considered private otherwise.</p>	<p>Special Exception use requirements, see Sec. 34-48.</p> <p>See Sec. 34-288 (20) for further details on specific requirements, summarized below:</p> <ul style="list-style-type: none"> Stacking for pickup/unloading of children: 1 space for less than 20 children, 2 spaces for 20-40 children, 4 spaces for 40-60 children, and 5 spaces for over 60 children Includes min. square footage standards for playground areas Includes min. classroom sizes per pupil Review standards include compatibility, buffering, landscape, circulation, noise, and operating times.
<p>Miami†</p>	<p>P: C (CI-HD), T6 in the Downtown Miami area</p> <p>S: T3 (R, L, O), T4 (R, L, O), T5 (R, L, O), T6 (R, L, O) outside the Downtown Miami area, C (CI), D (D1)</p>	<p>C (CI-HD), T3 (R, L, O), T4 (R, L, O), T5 (R, L, O), T6 (R, L, O), C (CI), D (D1): Table 3 Building Function: Uses</p>	<p>Miami has two special approval procedures: Warrant (which is administrative) and Exception (which requires public hearing). Schools generally permitted by Exception, except for the T5 (L), T5 (O), T6 (L), and T6 (O) where they are permitted by Warrant. In the T6</p>	<p>Miami defers to Chapters 33-151 and 152 of the Miami-Dade County Code for physical standards (i.e., classroom size, recreational space requirements, vehicle stacking).</p> <p>Warrant procedures: Sec. 7.1.2.4</p> <p>Exception procedures: Sec. 7.1.2.6</p>

	Please see Notes regarding the two standards of special approval review in the T5 and T6 transects.		districts in the Downtown Miami area, they are permitted by-right. In the urban areas of Miami, schools are permitted to meet their recreational area requirements off-site (i.e., by having an active permit with a nearby park where they can bring the children)	
Miramar	P: None S: RS2, RS3, RS4, RS5, RS6, RS7, RS8, T, RM1, RM2, RM3, RM4, CF	RS2, RS3, RS4, RS5, RS6, RS7, RS8, T, RM1, RM2, RM3, RM4: Sec. 402 CF: Sec. 403		Specific Use Regulations at Sec. 405.24 include the following: <ul style="list-style-type: none"> • Perimeter fence of 6 feet • Requires setbacks (min. 25 feet required, min. 75 feet when adjacent residential), etc. • Requires specific access and circulation standards. Driveways shall not completely encircle school building. • All classroom buildings to be connected by paved, roofed walkways. See Sec. 305 for requirements pertaining to Conditional Uses
North Miami	P: Public only: R-1 , R-2, R-4, R-5 , R-6, C-1, C-2BW, C-3, PU, BZ Public or private: PD-1, PD-2, PD-3, NRO (Major Corridor(PCD)), RAC S: Private schools: R-1, R-2, R-4, R-5, R-6, C-1, C-2BW, C-3, BZ	R-1, R-2, R-4, R-5, R-6, C-1, C-2BW, C-3, PU, BZ: Sec. 4.202 PD-1, PD-2, PD-3: Sec. 4.302 NRO (Major Corridor (PCD)): Sec. 4.305 RAC: Sec. 4.308	North Miami zoning code specifically distinguishes between public and private schools for most districts, where public schools are permitted by-right and private require special exception.	Section 3-401 , Conditional Uses. See Sec. 5-105 : Private/non-public educational facilities and child care facilities. Provides standards for when private schools may be combined with a residential use. Includes dimensional standards, which are supposed to mirror Section 33-151.11 of the Miami-Dade County Code, such as: <ul style="list-style-type: none"> • Min. size standards for outdoor areas • Stacking for pickup/unloading of children: 2 spaces for 20-40 children, 4 spaces for 40-60 children, and 5 spaces for over 60 children

				<ul style="list-style-type: none"> Min. size standards for classrooms
North Miami Beach	<p>P: MU/IB (Core, Transition, Edge)</p> <p>S: RD, RM-23</p>	<p>RD: Sec. 24.45</p> <p>RM-23: Sec. 24.48</p> <p>MU/IB: Sec. 24.58.8</p>	Only allows schools in 3 of the 30 or so zoning districts.	<p>As outlined in each respective district section:</p> <p>(a) The minimum site area shall be two (2) acres;</p> <p>(b) No structure or play equipment shall be located less than seventy-five (75) feet from any adjacent residential property;</p> <p>(c) Educational activities are of a secondary level or below with a curriculum substantially similar to that of a general public school curriculum.</p> <p>See Sec. 24-175 for Conditional Use standards.</p>
Palm Beach Gardens	<p>P: None</p> <p>S: AR, AE, RE, RR10, RR20, RL1, RL2, RL3, RM, CG1, CG2, CR, M1, M1A, P&I, NBOZ (West - Commercial), NBOZ (Central – Commercial), NBOZ (East – Commercial), PGA Boulevard Corridor Overlay</p>	<p>PGA Boulevard Corridor Overlay: Sec. 78.221</p> <p>NBOZ: Sec. 78.226</p> <p>All other districts: Sec. 78.159</p>	Major conditional use approval required in all districts. Public and private schools treated identically.	<p>Sec. 78.52 (Conditional uses)</p> <p>Sec. 78.159(j)(54) – Contains specific requirements for schools but they basically just require compliance with standard Code provisions.</p>
Parkland	<p>P: PUD, CF</p> <p>S: B-2, B-3, BCB-3, I-1, A-1, RS-1, RS-2, RS-2.5, RS-3, RS-4, BCRS-3, RM-5, RM-6, RM-7, RM-8, RM-9, RM-10</p>	<p>PUD: Sec. 10.3520</p> <p>CF: Sec. 10.5520</p> <p>B-2, B-3, BCB-3: Sec. 10.4505</p> <p>I-1: Sec. 10.5030</p> <p>A-1, RS-1, RS-2, RS-2.5, RS-3, RS-4, BCRS-3, RM-5, RM-6, RM-7, RM-8, RM-9, RM-10: Sec. 10.8010</p>		Special Exception criteria, Article 60
Pembroke Pines	<p>S: A, U, A-E, R-R, CF, REC, R-E, R-1A, R-1B, R-1C, R-1Z, R-MH, R-2, R-TH, R-MF, B-1, B-2, B-3, C-1, PO, I-L, I-M, I-H</p>	See Table of Permitted Uses, Sec. 155.501	Special Exception required in all districts.	<p>Specific requirements located in Sec. 155.526, which include:</p> <ul style="list-style-type: none"> Min. lot size of 4 acres Located in freestanding structure

				<ul style="list-style-type: none"> • 8-foot fence if near water and 6-foot masonry wall if near residential property • Requires traffic study and traffic/pedestrian operational plan • Physical environment requirements include drop-off/pick-up area, and other requirements. • Crossing guards required, buses cannot be stored on site
Plantation	<p>P: RP-7W (only as a non-profit)</p> <p>S: B-6P, CF-P</p>	<p>B-6P, CF-P: Sec. 27.100 Sec. 22.72(i) (RP-7W): Permitted - Educational, recreational, service and social centers not operated for profit and intended to serve the surrounding neighborhood</p> <p>In addition, in the RP-7W must be located on a parcel with a minimum lot size of 10,000 sf and min. lot width of 100 feet.</p>	<p>In addition to the Conditional Use application, a site plan would be required with considerable DRC review of external and internal traffic circulation, architectural design, drainage, landscaping design, pedestrian safety.</p>	<p>Specific Use Regulations: Sec. 27.105(l)</p> <ul style="list-style-type: none"> - Minimum of 5 acres when located within B6-P Educational Institutional district
Pompano Beach	<p>P: B-3, B-4, TO, CF, RPUD, PCD, PD-TO, LAC, PD-I, Downtown Pompano Beach Overlay, East Overlay District</p> <p>S (for elementary schools only:) RM-7, RM-12, RM-20, RM-30, RM-45</p>	<p>RM-7, RM-12, RM-20, RM-30, RM-45, B-3, B-4, TO, CF, RPUD, PCD, PD-TO, LAC, PDI: Sec. 155.4207</p> <p>See Table 155.3708.H.2 for Downtown Pompano Beach (DP) Overlay District sub-areas</p> <p>See Table 155.3709.E.2 for East Overlay District (EOD) sub-areas</p>	<p>No special requirements for schools, this is one of the most permissive cities. In the higher-density residential districts, permits elementary schools only and only by special exception.</p>	
Southwest Ranches	P: CB	CB: Sec. 050.040		Sec. 060.090(D) :

	S: CF	CF: Sec. 060.030 – see Sec. 060.090(D) for limitations		- Schools permitted only as accessory uses to places of worship, but are permitted uses if they fall under three exceptions pertaining to vested rights (see Code for more detail)
Sunny Isles Beach	P: CF, B-1, Business Overlay District, TCD S: None	CF: Sec. 265.29 B-1: Sec. 265.36 Business Overlay District: Sec. 256.38 TCD: Sec. 265.37		
Sunrise	P: CF S: None	CF: Sec. 16.77		<p>Has two separate sets of specific school requirements. The first is in the CF district, Sec. 16.77 (c)–</p> <ul style="list-style-type: none"> • Schools cannot be on arterial roadways • Site plan must be submitted at least 9 months prior to beginning of school year • Application must illustrate student safety features within 1,000 feet of the school site and provide a narrative explaining how student safety and off-premises private property rights will be assured. <p>The second is</p> <p>Sec. 16.110 – applies to schools that “do not intend to comply with the state requirements for educational facilities of the Florida Building Code”, see below:</p> <ul style="list-style-type: none"> • Must be in freestanding structure. • Provide separate parking area, bus drop off area, and student drop off area • Play areas to have a 5-foot perimeter wall or fence • Provide bike racks for students • Provide traffic study covering a 2-mile radius

<p>West Palm Beach</p>	<p>P: NMUD (Edge)¹, CMUD (Core I/IA, Core II, Transition), GC, CC2, CS</p> <p>S: CMUD (Edge), SF3, SF11, SF14, MF14, MF20, MF32, OC, POR, NC</p> <p>¹ Only permitted in specific areas.</p>	<p>NMUD Edge: Sec. 94.210 (Table VII-9)</p> <p>CMUD (Core I/IA, Core II, Transition, Edge): Sec. 94.215 (Table VII-17)</p> <p>SF3, SF11, SF14, MF14, MF20, MF32, OC, POR, NC, GC, CC2, CS: Sec. 94.272 (Table IX-1)</p>		<p>Where schools are permitted but not by-right, they are permitted as a Special Use, Class B (Sb). See Sec. 94-36.</p> <p>Extra requirements for special uses: Sec. 94.273, subsec. 68:</p> <ul style="list-style-type: none"> • Private schools must provide evidence curriculum will be equivalent to that offered by public schools • Min. lot size of one acre • Minimum 100-foot distance from residential zoning district or 10-foot distance from residential property line if located within residential zoning district • Vehicular access must be provided from a major or minor arterial, or from a collector. • VUAs to be at least 10 feet from residential property line and outdoor recreations areas at least 50 feet from residential property line. • Adequate off-street student pick-up and delivery facilities (i.e. circular driveway) • Walls or fences of appropriate height
<p>Weston</p>	<p>P: O-1, C-1, CF, PECD (private and commercial)</p> <p>S: I-1</p>	<p>I-1, O-1, C-1: Sec. 124.16</p> <p>CF: Sec. 124.18</p> <p>PECD: Sec. 124.22</p>		<p>See Sec. 124.81 for Special Exception criteria.</p>

About the Authors

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About the Organization

Teach Coalition, a project of the Orthodox Union, is a nonpartisan, multi-state, grassroots movement devoted to advocating for equitable funding for nonpublic schools. Teach Coalition works to make nonpublic schools better, safer and more affordable. Teach Coalition advocates on behalf of approximately 90% of Jewish day school and yeshivah students nationwide and counts more than 90,000 dedicated volunteers, activists and subscribers among its supporters.