



# VILLAGE OF TEQUESTA

## DEPARTMENT OF COMMUNITY DEVELOPMENT

*Staff Report – Village Council Meeting – September 13, 2018*

- I. PETITION:** **SPM 12-18**  
Site Plan Modification
- LOCATION:** 4390 County Line Road  
Tequesta, FL 33469
- OWNER:** Hannah's Home of South Florida Inc.  
PO Box 4512  
Jupiter, FL 33469
- APPLICANT:** JMorton Planning  
3910 RCA Blvd  
Palm Beach Gardens, FL 33410
- REQUEST:** Application from Hannah's Home of South Florida Inc. for a Site Plan Modification to install a 450 sq. ft. storage structure and revise the phasing plan of previously approved Master Site Plan. The application also includes the installation of new landscaping. The subject property is located at 4390 County Line Road, Tequesta, FL 33469.

### LOCATION MAP



**Subject Application**  
**Hannah's Home**  
4390 County Line Road

## II. LAND USE AND ZONING

	EXISTING LAND USE	FUTURE LAND USE	ZONING
SUBJECT PROPERTY	Residential Low Density (LDR)	Residential Low Density (LDR)	R-1 Single Family Residential Dwelling

## III. BACKGROUND

Hannah's Home of South Florida is a boarding school for young expectant mothers, founded by Mrs. Carol Beresford. Hannah's Home is a non-profit organization and is licensed as a school with the Florida Department of Education. The 2.93-acre parcel is located at 4390 County Line Road, Tequesta, Florida.

*Throughout the years, Hannah's Home of South Florida received approvals for a series of applications as shown on the following summary:*

### Special Exception Use SEU-1-09

November 12, 2009 Village Council approved school use as a special exception use within the R-1 Residential Zoning District. The Special Exception order included conditions of approval.

### Variance VAR 5-12

June 14, 2012 Village Council approved variance to install a freestanding entry sign.

### Site Plan Review SPR 02-13

June 20, 2013 Planning and Zoning Advisory Board approved the site plan application to install a freestanding entry sign.

### Master Site Plan SPR 07-13

September 19, 2013 Planning and Zoning Advisory Board recommended approval of the Master Site Plan.

October 10, 2013 Village Council approved the Master Site Plan application SPR 07-13. The development order included conditions of approval (*See attached SPR 07-13 Development Order*).

### Site Plan Modification SPM 13-14

January 15, 2015 Planning and Zoning Advisory Board approved the application to install egress windows instead of doors on the nursery and dormitory rooms.

### Site Plan Modification SPM 01-15

March 19, 2015 Planning and Zoning Advisory Board approved the application to install a standing seam metal roof instead of a tile roof on the nursery addition.

### Site Plan Modification SPM 12-18

August 16, 2018 Planning and Zoning Board recommended approval of the application to install a 450 square foot storage structure and revise the previously approved Master Site Plan.

#### IV. STAFF ANALYSIS

On November 12, 2009, the Village Council approved a special exception use application for Hannah's Home of South Florida for a boarding school for young expectant mothers. The subject application modified the previously approved a *Special Exception Use* and it requires to be approved as such prior to site plan review.

Per code section 78-362 (2) Special Exception Uses the subject application could be approved administratively *"Small scale, exterior - exterior expansion, enlargement or revision of less than ten percent of the originally approved special exception site square footage and having construction costs of less than \$10,000.00 once within any eighteen month period"* (this category contemplates a change to the existing structure's footprint, and other site related revisions that flow therefrom). (b) Review and approval regarding the continuing special exception use is provided by the community development director, following which, the applicant shall submit an application for site plan modification. Community Development approved the minor Special Exception Use.

The subject site plan modification application includes the following two (2) proposed changes:

**A. Installation of a 450 sq. ft. storage structure**

The applicant is proposing a permanent structure to be used as a storage shed. This structure will be consistent with the building aesthetics of the proposed Master Site Plan in terms of colors and Key West Village style. The applicant is also proposing additional landscape to beautify the proposed structure.

The existing lot coverage calculation is 27,988 sq. ft. (22.1%). The subject application increases the existing lot coverage calculation by 450 sq. ft. The proposed lot coverage calculation is 28,438 sq. ft. (22.46%). Per code section 78-143, lot coverage requirement is max 37%. The proposed site plan modification is in compliance with code.

**B. Revision of the phasing plan of previously approved Master Site Plan**

On October 10, 2013, Village Council approved the Master Site Plan application SPR 07-13. The development order included conditions of approval (*See attached SPR 07-13 Development Order*).

The applicant provided the following update regarding compliance with the conditions of approvals required for the Master Site Plan development order SPR-07-13:

1. Building permits for Phase I, consisting of nursery and dormitory additions to the existing structure, including addition of any necessary parking spaces, shall be applied for within 12 months of the date of this order. **Completed**
2. Phase II, consisting of new construction of a 2 story dormitory, and the provision of lawn area between said new dormitory and existing structure, as well as perimeter landscaping, and the addition of any necessary parking spaces shall be completed within five years of the date of this order. **Subject application request: Phase II to be re-assigned to Phase III.**
3. Phase III, consisting of new construction of four (4) single story dormitory structures, a chapel and a caretaker's residence, the addition of any necessary parking spaces and the completion of all infrastructure and landscaping site improvements shall be completed within ten years of the date of this order. **Subject application request: The four (4) single story dormitories and caretaker's residence, along with necessary parking to be re-assigned to Phase II; the chapel has been reassigned as a new Phase I. Completion of infrastructure and landscaping improvements to remain in Phase III of this application.**

4. At final build-out of Phase III, the site will accommodate a maximum of 21 residents/students. **In process.**

The nursery/ day care is an accessory use to the school and shall not be open for use by non-residents/students of the facility. **In process.**

5. The Applicant shall provide the Village with documentation verifying that there are no environmental/land contamination issues from neighboring lands, prior to issuance of the first Phase I building permit. **Completed.**

The table below presents a summary of the revision that the applicant is proposing:

PHASES	APPROVED PHASES By SPR-07-13 (current)	PROPOSED PHASES	COMMENTS
PHASE I	Addition of nursery and dormitories to existing structure with addition of required parking within 12 months of order. STATUS: <b>Completed</b>	Revise and reset <b><u>Phase I</u></b> to include a chapel and necessary parking <b>within 5 years of the approval.</b>	New Phase I to include chapel and addition of necessary parking within 5 years of date of order.
PHASE II	One 2-story dorm, provision of lawn in between new dorm and existing structure perimeter landscaping and addition of required parking within 5 years of order.	Four 1-story duplex dorms, caretaker's residence, shed, generator and addition of required parking <b>within 10 years of order.</b>	Modify Phase II from one 2-story dorm and related lawn improvement to four 1-story dorms, caretaker's residence, shed, and generator. Move required perimeter landscaping to Phase III. Increase timeline from 5 years to 10 years.
PHASE III	Four 1-story duplex dorms, a chapel, caretaker's residence, addition of required parking and completion of all infrastructure and landscape site improvements within 10 years of the order.	One 2-story dorm, provision of lawn in between new dorm and existing structure, perimeter landscaping, addition of required parking and completion of all infrastructure and landscape site improvements <b>within 15 years of the order.</b>	Modify Phase III from four 1-story dorms to one 2-story dorm along with provision of related lawn improvements. Add required perimeter landscaping. Increase timeline from 10 to 15 years.

## I. FINAL REMARKS

**The Planning & Zoning Board recommended approval of the subject application at the August 16, 2018 meeting by 5-0 vote.** This development application met the requirements set on Section 78-334 notice of hearing. The notice of hearing will be advertised on September 3, 2018.



## EXISTING SITE CONDITIONS

