

JUSTIFICATION STATEMENT

Hannah's Home of South Florida

PCN: 60424025000001190

Modification to a previously granted Special Exception

Minor Site Plan Modification

Initial Submittal: July 11, 2018

ReSubmittal: July 30, 2018

Planning and Zoning Submittal: August 6, 2018

REQUEST

On behalf of the Applicant, JMorton Planning & Landscape Architecture is requesting a modification to a previously granted Special Exception (SE 1-09), and a Minor Site Plan modification to an approved Master Site Plan (SPR 07-13) to Hannah's Home of South Florida ("Property") to revise the phasing of building construction and timeline for development. The minor site plan modification is for Phases I, II and III of the Master Site Plan and the addition of a storage structure. The modification to the previously granted Special Exception is per Section 78-362-Applicability of Division 3-Special Exception Uses. The final buildout of the site will accommodate a maximum of 21 residents/students as approved on the Master Site Plan.

SITE CHARACTERISTICS

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. The initial Master Site Plan for Phase I improvements for the addition of a nursery/day care facility along with a dormitory to the existing structure have been completed. This request for a Minor Site Plan modification is to introduce three (3) phases of development for the subject property. The subject property currently has a future land use designation of Residential Low Density (LDR) and a zoning designation of R-1 Residential.

Development History

The following is a history of development for the subject property:

Date	Event	Case No.
November 12, 2009	School use approved as a special exception use within the R-1 Residential Zoning District by Village Council.	SE 1-09
June 14, 2012	Variance approved to install a freestanding entry sign by Village Council.	VAR 5-12
June 20, 2013	Freestanding entry sign approved by Planning and Zoning Advisory Board.	SPR 02-13
September 19, 2013	Master Site Plan approved by the Planning and Zoning Advisory Board.	SPR 07-13
October 10, 2013	Master Site Plan approved by the Village Council.	SPR 07-13
January 15, 2015	Minor Site Plan modification approval by Planning and Zoning Advisory Board	SPM 13-14

Surrounding Properties

The Property is surrounded by residential uses to the north, south, east and west. North, south and east are in the R-1 Residential Zoning District. Much of the western property line is bordered by R-2 Residential Zoning District.

MODIFICATION TO THE SPECIAL EXCEPTION CRITERIA

The modification to the previously granted special exception meets the criteria set forth in Sec. 78-363 of Division 3-Special Uses by meeting the following criteria:

1. The proposed use is a permitted special exception use.

Yes. The School is an existing use that is permitted by Special Exception in the R-1 Zoning District.

2. The use is designed, located and proposed to be operated so that the public health, safety, welfare and morals will be protected.

Yes. The School Master Site Plan met all criteria when it was approved by Village Council on 10/10/13. Six (6) Conditions of Approval were proposed. Only the phasing and timeline of building construction, Conditions of Approval 2-3, are being requested to be revised. The Master Site Plan element locations will not be revised.

3. The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

Yes. The revised Conditions of Approval for phasing and construction timeline will not change the approved use of the School. The approved Master Site Plan will remain unchanged.

4. The use will be compatible with adjoining development and the proposed character of the district where it is to be located.

Yes. A School use is permitted as a Special Exception in the R-1 Residential Zoning District. The existing Master Site Plan supporting the Special Exception was approved in October 2013 with six (6) Conditions of Approval.

5. Adequate landscaping and screening is provided as required in this chapter.

Yes. Adequate landscaping and screening is provided as shown on the Master Site Plan that was approved on October 10, 2013 under Case No. SPR 07-13. The Staff report evaluation supports that the Landscape Review has met Code requirements as shown on the approved plan.

6. Adequate off-street parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

Yes. Adequate parking and loading is provided as shown on the Master Site Plan that was approved on October 10, 2013 under Case No. SPR 07-13. The Staff report evaluation supports that there is adequate parking provided per Code. 30 spaces are required, and 35 spaces will be provided.

MINOR SITE PLAN MODIFICATIONS: PHASING AND THE ADDITION OF A STORAGE STRUCTURE

The Village Council previously approved Hannah's Home Master Site Plan for three phases. To date the original Phase I has been completed. With this proposal the Applicant is requesting to revise and reset the phases and timeline of construction for the remaining site elements due to availability of funding to

construct the remaining improvements. In addition, they are requesting the site plan be amended to include a 15-foot by 30-foot storage structure and generator.

Phases per DO SPR-07-13	Proposed Phases	Change
<u>Phase I:</u> Addition of nursery and dorm to existing structure with addition of required parking within 12 months of order: Completed	Revise and reset <u>Phase I</u> to chapel and necessary parking within 5 years of date of order.	New Phase I to include chapel and addition of necessary parking within 5 years of date of order.
<u>Phase II:</u> 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.	<u>Phase II:</u> Four 1-story duplex dorms, caretaker's residence, shed, generator and addition of required parking within 10 years of order.	Switch 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.
<u>Phase III:</u> 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.	<u>Phase III:</u> 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 within 15 years of the order.	Switch 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.

Note: No modification to previously approved building layouts or finishes is proposed in this application.

Based on the above justification and attached information, the petitioner respectfully requests approval for the Minor Site Plan Modification and the Modification of the previously granted Special Exception.

STATUS OF CONDITIONS PER 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. **[Re-assigned to Phase III in this application]**
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. **[The four (4) single story dormitories and caretaker's residence, along with necessary parking are re-assigned to Phase II of this application. The chapel has been reassigned as a new Phase I in this application. 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. **[Ongoing]**
5. 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 **[Ongoing]**
6. 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]**