

Abundant Life Christian Centre – Private School

June 7, 2022

Planning and Zoning Board Meeting

ID 2022-257

and

ID 2022-258

APPLICANT

Bishop Richard Thomas - Abundant Life Christian Centre, Inc.

Two Requests:

Plat Note Amendment

and

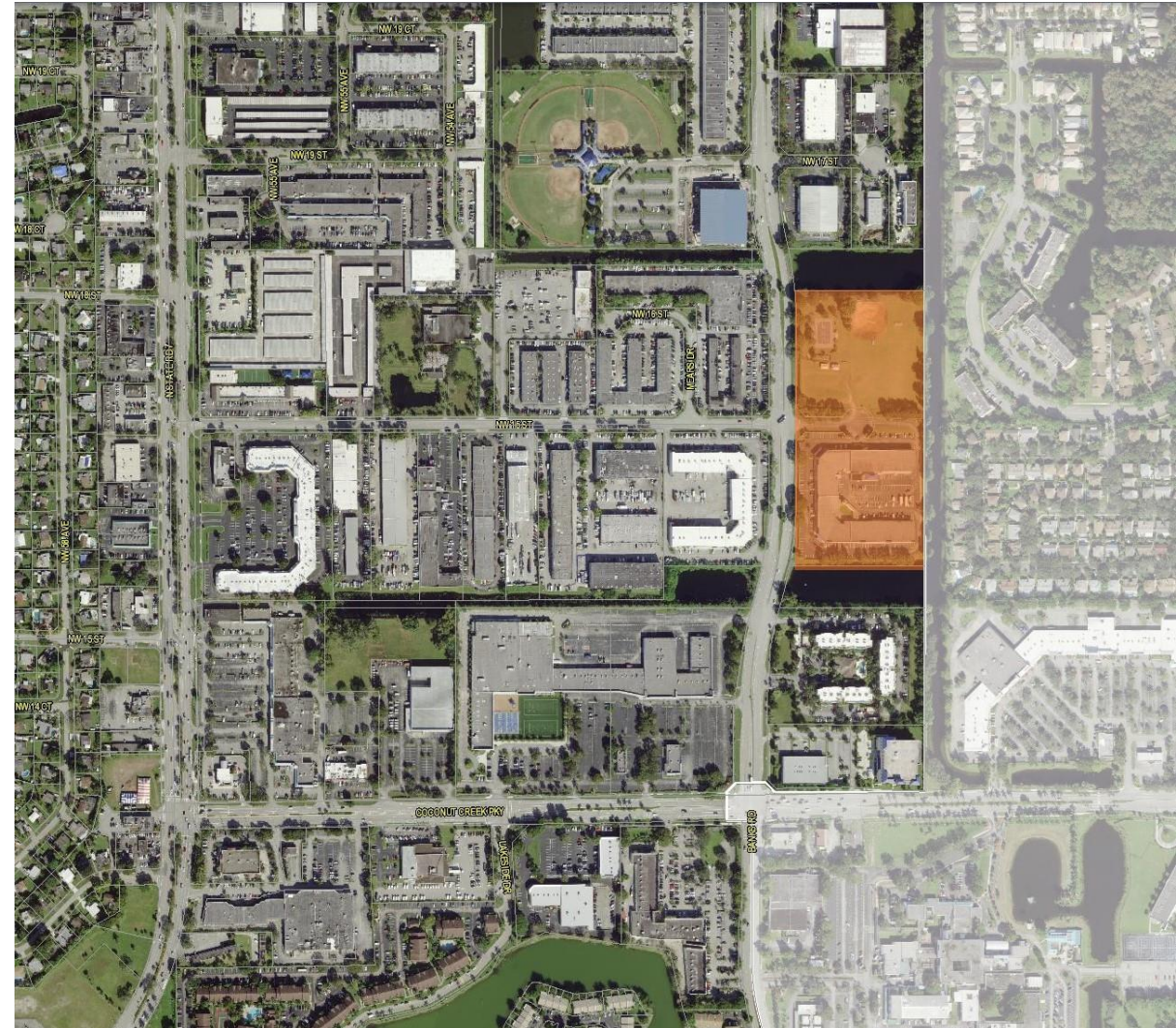
Special Exception

1490 Banks Rd

Within CRA

~11.6 acres

Central Park of Commerce (119-27)



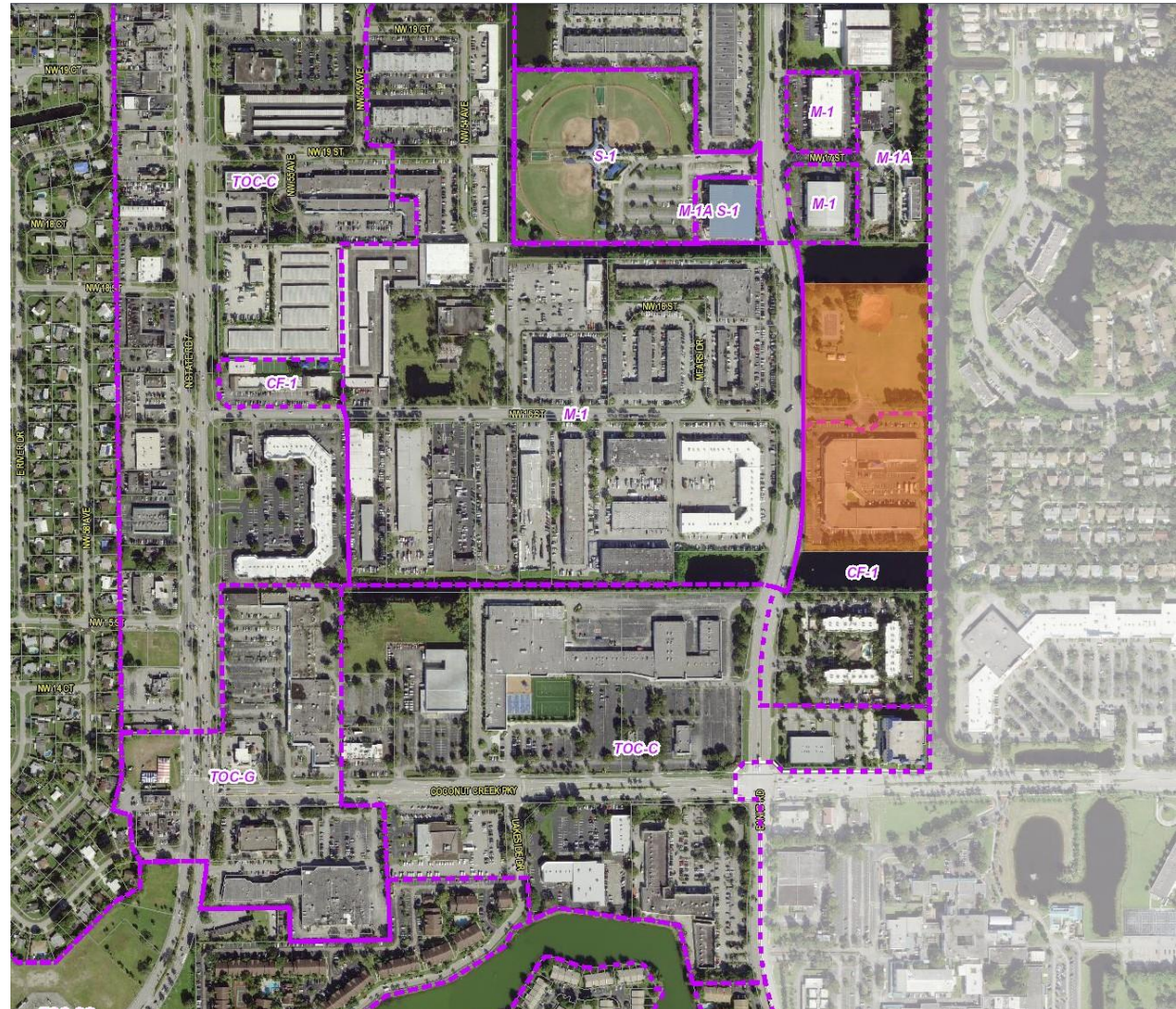


LOCATION MAP

Zoning:

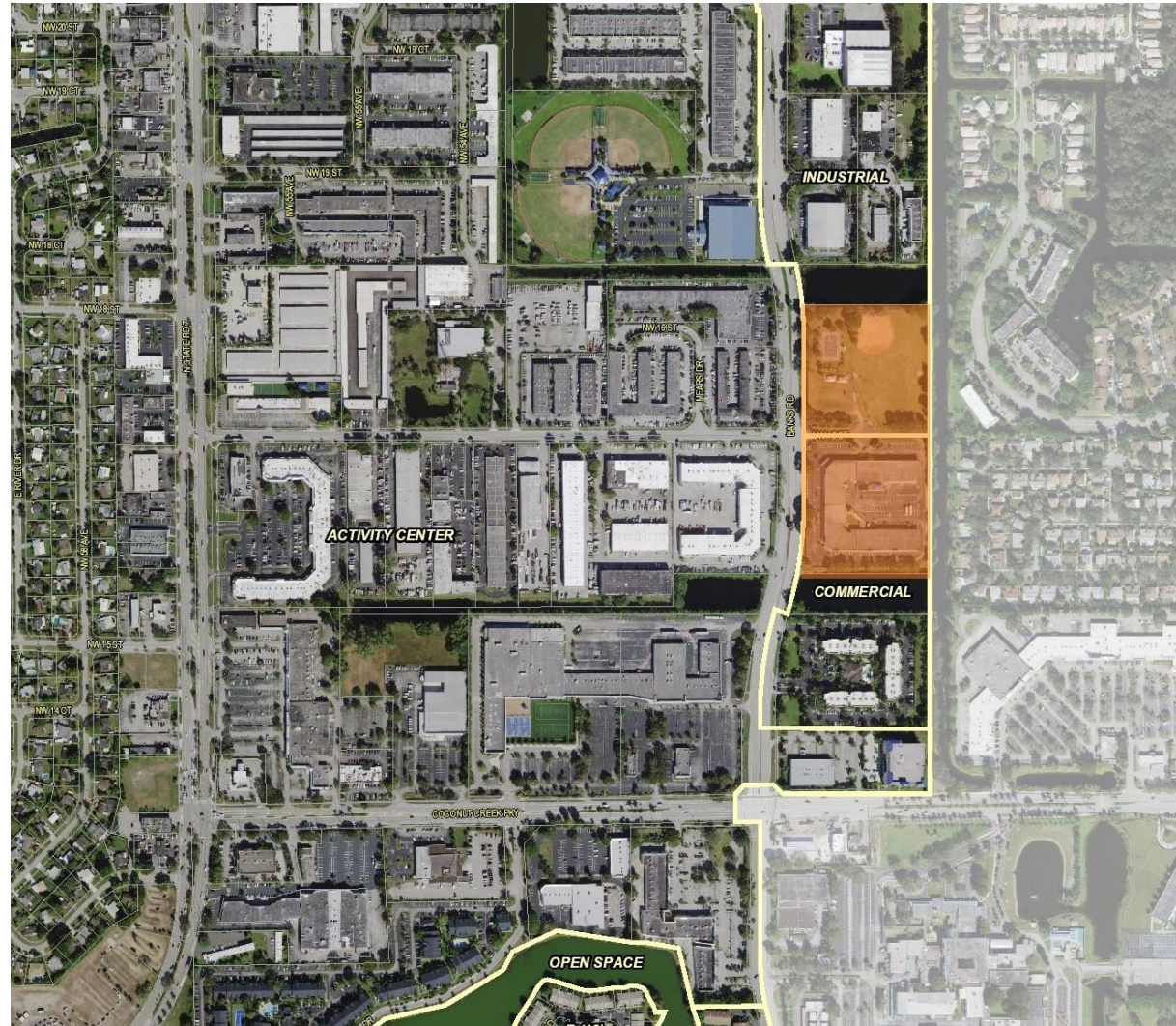
M-1A Industrial Park

CF-1 Community Facility



Land Use:

Commercial





9/10/1991

Applicant occupies property. CF-1 district permits schools incidental to church.

7/13/1994 City approves athletic fields on property as special exception use

2/15/2017

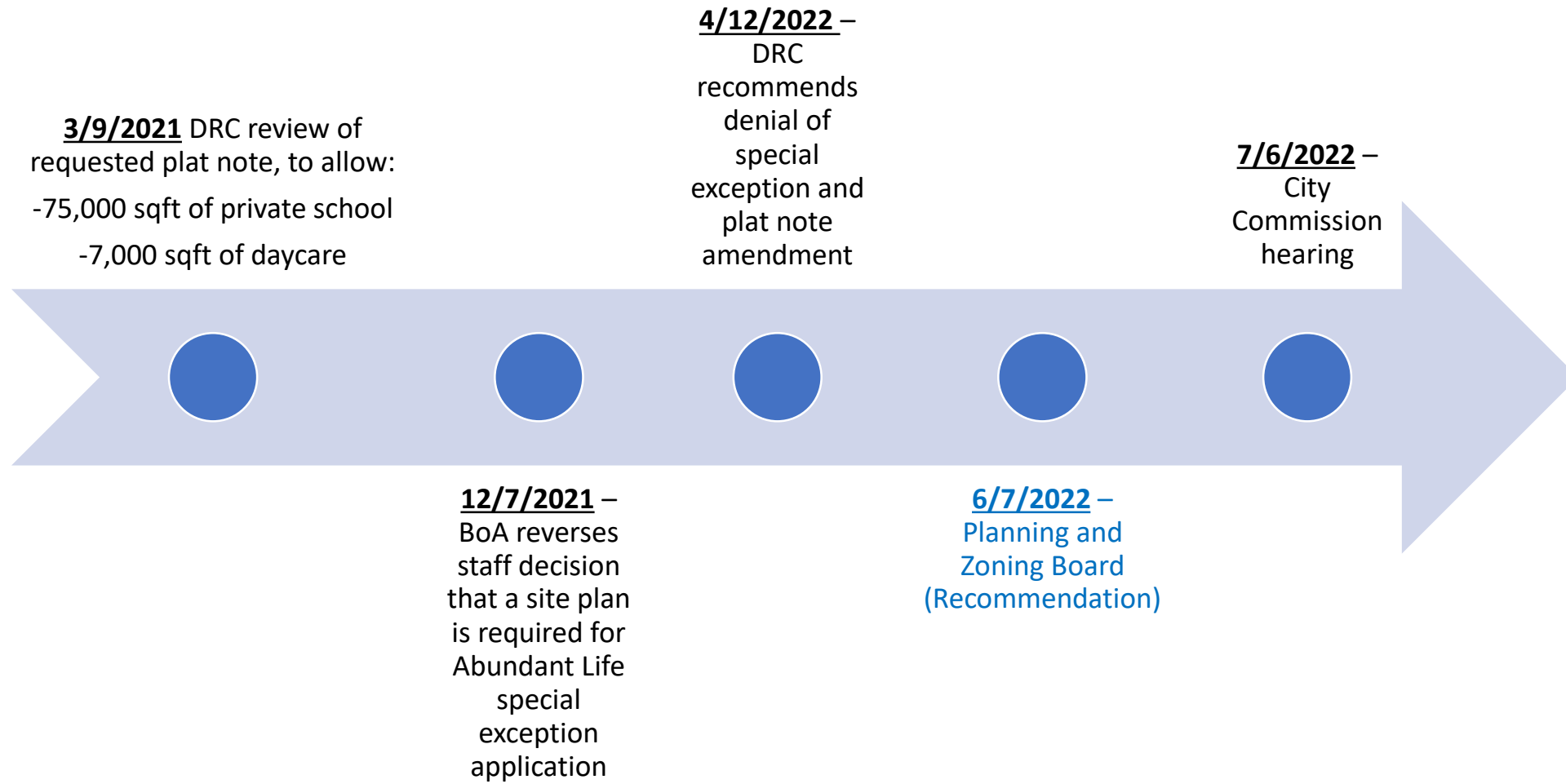
Ordinance 2017-1500.626 limits schools to accessory use of church

3/3/1992

Broward approved plat note restriction to allow 73,558 sqft church use

11/5/2007 City approves plat note amendment to allow:

- 50,752 sqft of church
- 23,881 sqft of existing private school
- 6,277 sqft of existing daycare



Plat Note Request

FROM:

Lots 1, 2 and 3, Block 2 are restricted to **50,572 square feet of church use** (43,330 square feet of existing and 7,422 square feet of proposed); **23,881 square feet of existing private school**; and 6,277 square feet of existing day care use.

[2007]

TO:

Lots 1, 2 and 3, Block 2 of this Plat are restricted to **75,000 square feet of private school** (including 20,000 square feet of auditorium) and 7,000 square feet of day care use.

[2022]

CF-1 REQUIREMENTS

- ❖ Public or private elementary, middle, or high school
- ❖ Special exception use – Sec. 11.3(B) Margate Zoning Code
- ❖ 4 Requirements

CF-1 REQUIREMENT 1 OF 4

- ✓ Schools shall not be located on roadways classified by Broward County Metropolitan Organization's Broward Highway Functional Classifications Map as arterial roadways. Access to schools shall not be from roadways classified by Broward County Metropolitan Organization's Broward County Highway Functional Classifications map as arterial roadways.

CF-1 REQUIREMENT 2 OF 4

- X** School must be located in freestanding single use structure(s), located on a parcel no smaller than the minimum size required by the School Board of Broward County for public schools. As an exception, charter schools may be permitted as an accessory use if located within an existing library, community service facility, museum, performing arts center, theatre, cinema, religious institution, Florida College System institution, college, or university facility, in accordance with F.S. 1002.33(18)(C).

Subject Property:

~ 11.6 ac

SBBC Acreage:

Elementary – 12 ac

Middle – 20 ac

High – 45 ac

CF-1 REQUIREMENT 3 OF 4

- X** School must provide a student drop off area for motorists that is dedicated to student drop off activities and **will not interfere with onsite parking or roadways adjacent to the school**. The appropriate length and dimensions of the drop off area shall be identified in a traffic study prepared by a professional engineer licensed in the State of Florida.

CF-1 REQUIREMENT 4 OF 4

- ✓ In order to allow sufficient time to secure required development order, building permit, and local business tax receipt approval, a special exception use application and fee must be filed with the Development Services Department at least nine (9) months before the start of the school year. This time requirement cannot be waived or reduced.

APPLICANT'S TRAFFIC STATEMENT – PAGE 2



Using the trip generation equations from the ITE document, a trip generation analysis was undertaken for the school. The results of this effort are documented in Table 1. As shown in Table 1, the Abundant Life Christian Academy is projected to generate approximately 1,234 daily trips, approximately 371 AM peak hour trips (224 inbound and 147 outbound) and approximately 111 trips during the typical afternoon peak hour (50 inbound and 61 outbound). Currently, approximately 30% of the student population does not attend the school campus (participate via virtual media).

[Prepared by Joaquin Vargas, P.E. on February 2, 2021]

APPLICANT'S TRAFFIC STATEMENT – PAGE 3

Vehicle Accumulation Study

A vehicle accumulation study was undertaken at the school. Vehicle counts were undertaken during the morning (7-9) and afternoon (2-4) peak periods on Thursday, January 28, 2021. The traffic count documented the maximum number of vehicles, at the school campus, every 5-minute period. During the traffic counts, no vehicle backed up onto Banks Road. The results of the vehicle accumulation count are presented in Table 2. During the morning peak period, a maximum of 106 vehicles were accumulated on site. These vehicles were either parked or within the inside circulation drive aisles. During the afternoon peak period, a maximum of 102 vehicles were recorded on site.

During the above traffic count period, 254 students¹ attended school. At maximum capacity, approximately 83% more students will be on site (465 divided by 254). Therefore, the maximum on-site vehicle accumulation expected at full capacity is approximately 194 vehicles (106 vehicles counted during the morning peak x 1.83).

[Prepared by Joaquin Vargas, P.E. on February 2, 2021]

APPLICANT'S TRAFFIC STATEMENT – PAGE 4



The school campus has approximately 310 parking spaces. Additionally, the internal circulation drive aisles, with a length of approximately 2,100 feet can accommodate approximately 95 circulating vehicles (at 22 feet per vehicle). Therefore, the school campus can accommodate a maximum of approximately 405 vehicles (310 parked vehicles + 95 circulating vehicles).

Based on the above, the maximum on-site vehicle accumulation anticipated at the Abundant Life Christian Academy, at 465 students, is approximately 194 vehicles and the site can accommodate approximately 405 on-site vehicles. Hence, the school has sufficient on-site accumulation capacity to prevent traffic from backing up onto Banks Road during the school's arrival and dismissal peak periods.

[Prepared by Joaquin Vargas, P.E. on February 2, 2021]

SPECIAL EXCEPTION REQUIREMENT 1 OF 10

- X The special exception **shall be consistent with** the purposes, goals, objectives and policies of the Margate Comprehensive Plan and **the Margate Code of Ordinances**.

[Section 31-54(c) of the Margate Code of Ordinances]

SPECIAL EXCEPTION REQUIREMENT 2 OF 10

- X** The establishment, maintenance or operation of the proposed use **shall not be detrimental to or endanger the public health, safety, or general welfare.**

[Section 31-54(c) of the Margate Code of Ordinances]

SPECIAL EXCEPTION REQUIREMENT 3 OF 10

- X The establishment, maintenance or operation of the proposed use shall only be approved if in the best interest of the city. It shall be determined that **a genuine need for the use is present in the city** to support and justify the approval order to avoid creating an excessive proliferation of said special exception use.

[Section 31-54(c) of the Margate Code of Ordinances]

SPECIAL EXCEPTION REQUIREMENT 4 OF 10

- ✓ The proposed use shall be compatible with the existing natural environment and community character of the properties within the immediate neighborhood.

[Section 31-54(c) of the Margate Code of Ordinances]

SPECIAL EXCEPTION REQUIREMENT 5 OF 10

- ✓ Utilities, roadway capacity, drainage, and other **necessary public facilities**, including police, fire and emergency services, **shall exist at the city's adopted levels of service**, or will be available concurrent with demand as provided for in the requirements of this Code of Ordinances.

[Section 31-54(c) of the Margate Code of Ordinances]

SPECIAL EXCEPTION REQUIREMENT 6 OF 10

- X** Adequate measures exist or shall be taken to **provide ingress and egress to the proposed use, for both vehicles and pedestrians, in a manner that minimizes traffic congestion on public streets**, and the use may not result in a significantly greater amount of traffic on local streets than would result from a development permitted by right.

[Section 31-54(c) of the Margate Code of Ordinances]

SPECIAL EXCEPTION REQUIREMENT 7 OF 10

- X** There shall be adequate parking areas and off street truck loading spaces (if applicable) consistent with the parking requirements of the Code, and **the layout of the parking and vehicular use areas shall be convenient and conducive to safe operation** consistent with city standards to the greatest extent possible.

[Section 31-54(c) of the Margate Code of Ordinances]

SPECIAL EXCEPTION REQUIREMENT 8 OF 10

- ✓ The establishment of the special exception shall not impede the development of surrounding properties for uses permitted in the zoning district nor have a negative impact on the value of those properties.

[Section 31-54(c) of the Margate Code of Ordinances]

SPECIAL EXCEPTION REQUIREMENT 9 OF 10

- X The design of the proposed use shall minimize adverse effects, including visual impacts, of the proposed use on adjacent property through the use of building orientation, setbacks, buffers, landscaping and other design criteria.

[Section 31-54(c) of the Margate Code of Ordinances]

SPECIAL EXCEPTION REQUIREMENT 10 OF 10

The city commission finds that the granting of the application will be in the best interest of the city.

[Section 31-54(c) of the Margate Code of Ordinances]

**The Development Review Committee
recommended **denial** on April 12, 2022**