



**CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

**DATE:** September 21, 2015

**TO:** Robert Baldwin, City Manager

**VIA:** Marc LaFerrier, AICP, Director

**FROM:** Corinne Lajoie, AICP, Principal Planner, LEED G.A. *M. Lajoie*

**SUBJECT:** **VA-79-15/SP-64-15:** The applicant, Archbishop Thomas G. Wenski, Archdiocese of Miami, is requesting a variance and site plan approval to allow the installation of three (3) modular classrooms to be located at 441 NE 2<sup>nd</sup> Street.

**VARIANCE**

To provide no upgrades to the existing Vehicle Use Area on the property; the City's Land Development Code requires properties with a structural addition of more than 500 square feet to bring the entire Vehicle Use Area to meet current landscape requirements; per Section 275-50.

**SITE PLAN**

To allow the installation of three (3) modular classrooms.

**PROPERTY INFORMATION**

**EXISTING ZONING:** Single Family (RS-8000)  
**LAND USE DESIGNATION:** Regional Activity Center (RAC)

The subject property is located at the north west corner of NE 2 Street and NE 5 Avenue, where St. Maurice at the Church of the Resurrection is located. The property is approximately six (6) acres in size and currently has a chapel and two (2) additional buildings that serve as a multi-purpose building, rectory and residence for the priest.

St. Maurice catholic church has recently relocated to the former Church of the Resurrection property. However, the St. Maurice Early Childhood Education Center (ECEC) remained at St. Maurice's former location, as there is currently no building on the Church of the Resurrection site for the ECEC to occupy. As such, the applicant is proposing to locate three (3) modular classrooms on the subject property to allow the ECEC to relocate.

## **VARIANCE**

The three (3) proposed modular classrooms are approximately 4,032 square feet in total area. The City's Land Development Code (LDC) requires the entire Vehicular Use Area (VUA), which includes parking lot and driveways, to meet today's code regarding landscaping if any addition is greater than 500 square feet. The proposed improvements are occurring on less than one third (1/3) of an acre, or approximately five percent (5%) of the property. As such, the applicant is proposing to maintain the majority of the property, including the VUA, in its current condition.

## **SITE PLAN**

The applicant is proposing to locate three (3) modular classrooms on the west side of the property, north of the existing metal building which serves as a multi-purpose building and west of the rectory and residence. This location is the furthest possible location from the neighboring residential homes located on the east side of NE 5 Avenue.

As part of the improvements proposed, the plans include planting seven (7) Live Oak trees and maintaining two (2) existing Black Olive trees. One (1) Schefflera tree is proposed to be removed and will require a tree removal permit prior to removal.

## **DEVELOPMENT REVIEW COMMITTEE (DRC)**

The site plan modification was reviewed by the DRC, which includes representative from the BSO Fire, Public Services, the City's landscape consultant and the Planning Division. The applicant has the remaining outstanding DRC comments that must be addressed prior to issuance of a building permit.

1. **TRAFFIC STUDY:** per Section 605-30(K), a traffic study is required for all development generating in excess of 25 peak hour trips.
2. **RAC Traffic Impact Mitigation Fee** – Based on the Traffic Study provided by Charles O. Buckalew dated 9/10/15, 53 PM Peak hour trips will be generated, therefore \$1,126.78 ( $\$21.26 \times 53 \text{ trips} = 1,126.78$ ) is due prior to issuance of a building permit (Planning).
3. Removal of any trees requires submittal and prior approval of a tree removal (Planning).
4. Provide a Knox pad lock for locked gate on NE 5 Ave to provide fire department access. Note: closest fire hydrants are on NE 5 Ave. Contact the Dania Beach Fire Marshal's Office at 954-342-4262 for an application (BSO Fire).

## **STAFF RECOMMENDATION**

Approval the site plan and variance resolution with the outstanding DRC comments as condition of approval.