

STATEMENT OF COMPLIANCE WITH THE COMPREHENSIVE PLAN

The proposed site plan amendment is consistent with, among others, the following Goals and/or Policies of the City's Comprehensive Plan:

Objective 1.1. Future Growth will be managed through the continued implementation and enforcement of subdivision and other land development regulations includes a review process for accessing adequacy of public services and facilities.

Manner Addressed: The proposed site plan amendment had been evaluated for concurrency to ensure that adequate public services and facilities are available for the proposed addition of the Pre-Kindergarten program. This assessment has also included, but is not limited to, the provision of an update to the previously provided traffic study and evaluation and existing and proposed future roadways with a limit on the maximum number of students.

Objective 1.2. The City shall continue to implement a concurrency management system as part of its land development regulations to monitor and manage new growth in conformance with Section 163.3180, Florida Statutes, as amended.

Manner Addressed: The proposed site plan amendment had been evaluated for concurrency to ensure that adequate public services and facilities are available for the proposed addition of a Pre-Kindergarten and Kindergarten program. This assessment has also included, but is not limited to, the provision of an amendment to the previously provided traffic study and evaluation and existing and proposed future roadways with a limit on the maximum number of students.

Policy 1.2.1. All private land development should be located in areas where public facilities and services are available or are scheduled to be available in accordance with the City's adopted Capital Improvement Element prior to receiving a certificate of occupancy.¹

Manner Addressed. There exist adequate public facilities already in the area where the proposed site plan is occurring. As part of the prior site plan amendment approved in 2015 the applicant has constructed a sidewalk to increase pedestrian connectivity.

Policy 1.4.2. The City will implement requirements in the Land Development Regulations to limit vehicular access between different land uses or levels of intensity.

Manner Addressed. While the driveway is existing and is platted, the applicant through the site plan amendment process has agreed to restrict egress to right turn only which helps differentiate vehicular movement between different land uses.

Policy 1.4.5. The City shall continue to implement adopted concurrency management procedures, which identify the cumulative impacts of proposed development on local public services and facilities and regional roadway networks.

¹ See also Policies 1.2.2 through 1.2.4 for similar policy goals which are addressed in the same manner as Policy 1.2.2

Manner Addressed: The proposed site plan amendment had been evaluated for concurrency to ensure that adequate public services and facilities are available for the proposed Pre-Kindergarten program. This assessment has also included, but is not limited to, the provision of an amendment to the traffic study and evaluation and existing and proposed future roadways with a limit on the maximum number of students.

Policy 4.01. Following the effective date of the City's Land Use Plan, the City shall not grant a development permit for a proposed development unless the City has determined that public facilities are adequate to serve the needs of the proposed development or unless the developer agrees in writing that no certificates of occupancy shall be issued for the proposed development until public facilities are adequate to serve its needs.

Manner Addressed: The proposed site plan amendment had been evaluated for concurrency to ensure that adequate public services and facilities are available for the proposed school. This assessment has also included, but is not limited to, the provision of an amendment to the previously provided traffic study and evaluation and existing and proposed future roadways with a limit on the maximum number of students.

STATEMENT OF COMPLIANCE WITH ZONING CODE

The proposed site plan amendment is consistent with the zoning code. This property is governed by the Broward County Zoning Code. The buildings were built in compliance with the zoning code and are inhabited according to the zoning code. The parking and stacking are consistent with the prior approved uses and the County Code on these two items.

The proposed amendment to the site plan only relates to the addition of a Pre-Kindergarten and Kindergarten program being offered at the school and there being a change in operator. All conditions of the prior approval will be reflected and remain as part of the proposed site plan amendment. The site is characterized by an abundance of open space and reflects the school use for which it was planned, including abundant parking and vehicular stacking spaces, and overall efficient traffic circulation.

The proposed site plan amendment is consistent with the approved and existing use of the subject property, insofar as the main building is designed as an academic school, and has been in use for this same use since the property was first developed. The applicant is not proposing a materially new use of the premises. The subject property design and approximately 10 acre size are ample to accommodate the house of worship and school use in a manner that is compatible with the adjacent neighborhood. To wit, the subject property: (i) is designated Community Facility on the City's future land use plan map; (ii) is located on an arterial roadway with its own access to and from the roadway that is not shared with another parcel; (iii) has abundant vehicular stacking for the proposed use; (iv) has sufficient parking capacity for the addition of Pre-Kindergarten and Kindergarten classes; and, (v) has a classroom building setback of more than 100 feet from the nearest residential property line.

All of this satisfies the requirements of the zoning code.