

624 Anastasia Avenue
Somerset Academy Charter School
Preliminary Zoning Analysis for Application for Change of Use,
Conditional Use and Site Plan review

Project Architect: Civica Architects -Rolando Llanes
Development Review Committee Level I: May 7, 2010
Development Review Committee Level II: May 7, 2010
Board of Architects: To be provided if required
Waste Management approval: To be provided if required
Historic property: N/A

<i>CODE SECTION/DOCUMENT</i>	<i>REQUIRED/ALLOWED</i>	<i>PROVIDED</i>
Land-use map, Plate of 6 of 18	Religious/Institutional	Proposing Land-Use change of Religious/Institutional
Zoning map, Plate 6 of 18	Special Use District (S)	Special Use-School Use proposing Conditional-Use
Section 4-204. Special Use (S) District.		
	A. Purpose and applicability. The purpose of the Special Use (s) district is to provide a zoning classification which accommodates uses which have the potential of adversely impacting adjacent uses, but which enhance the quality of life of the citizens of the City.	Church Use will remain
	C. Conditional Uses. 15. Schools	Planning and Zoning Board review and City Commission approval required.
	D. Performance standards: 1. Setbacks:	1a-d. Complies- no change to the building

	<p>a. Front: Twenty-five (25) feet. b. Side: Twenty (20) feet. c. Rear: Five (5) feet. d. Setback from canal, waterway, lake or bay: Thirty-five (35) feet.</p> <p>2. Height: forty-five (45) feet.</p> <p>3. Landscaped open space: Thirty-five (35%) percent minimum.</p> <p>4. Floor area ratio: a. .35, when adjacent to a single-family residential district.</p>	<p>a. Front: b. Side: c. Rear: d: canal: N/A</p> <p>2. Complies - no change to the building</p> <p>Existing:</p> <p>3. Complies – no change to the existing site</p> <p>Existing:</p> <p>4a. Complies - no change to the FAR</p> <p>Existing:</p>
<p>Section 5-1105. Landscape requirements</p>		
	<p>A. Public right-of-way. Properties within S zoning districts shall be required to install the improvements.</p>	<p>To be approved by Public Works and Public Service.</p>
<p>Section 5-1403. Parking, driveway, and vehicular use areas: provision, location and setbacks.</p>		
	<p>B. General location.</p> <p>1. Special Use Districts. All required parking in Special Use Districts shall be provided behind buildings, in enclosed garages, and/or in the interior side setback area behind the front building line.</p>	<p>Existing parking is in the side street setback –legal non-conforming.</p> <p>Note: based on survey done by Raul Izquierdo, Land Surveyor and Mapper No. 6099.</p> <p>Field Date: 03/25/2010</p>

	<p>C. Setbacks.</p> <p>1. All parts of parking spaces shall be set back from building entrances and exits a distance of at least 3 feet from the outside edge of the open door.</p> <p>5. Vehicular use areas shall be set back:</p> <p>a. sufficient distance to comply with perimeter landscaping and sight triangle requirements; or</p> <p>b. If no perimeter landscaping requirement or sight triangle applies: 18 inches from all property lines.</p>	<p>Provide note on plans stating compliance with this requirement</p>
<p>Section 5-1406. Visibility Triangles</p>		
	<p>A. General.</p> <p>1. Triangles of visibility that are required shall be kept clear of visual obstructions between a height of 2½ feet and 8 feet above the established grade.</p>	<p>Provide note stating compliance with this Requirement.</p> <p>Proposed enhanced hedge must comply.</p>
	<p>B. Ingress and egress driveways in Special Use Districts that connect to streets shall provide triangles of visibility as follows:</p> <p>2. If there is no sidewalk between the property line and the street then the legs of the triangle shall:</p> <p>a. Be 10 feet long; and</p> <p>b. Meet at the point of intersection of a line that extends from the edge of the driveway and a line that extends from the edge of pavement of the abutting street.</p>	<p>Provide required triangles of Visibility.</p>

<p>Section 5-1409. Amount of required parking.</p>		
	<p>B. Calculation of parking requirements.</p> <p>Existing parking spaces as per survey signed and sealed by Raul Izquierdo, Land Surveyor, dated 03/25/2010 - 90 90 pkg. spaces</p> <p>1. One (1) space per FTE, plus one (1) space per four (4) students aged sixteen (16) years or older or older based on maximum capacity.</p> <p>Required parking:</p> <p># of FTE's 50 = 50 spaces</p> <p># of students age 16 or older = 0</p> <p>Day Care: 1680.0 sq.ft (1/100 = 17 pkg. spcs)</p> <p>Church/Admin.: 1821.0 sq.ft. (1/300 = 6 pkg. spcs)</p> <p>Total Pkg. spaces reqd. = 73</p>	<p>1. Proposing Grade level: K-8 no required parking for students, only FTE pkg. required. See below:</p> <p>Existing pkg. spaces = 90</p> <p>School staff - 50 Pkg. spaces</p> <p>Day Care: 17 Pkg. spaces</p> <p>Church Admin.: 6 pkg. spaces</p> <p>Visitors: 12 pkg. spaces</p> <p>Access. Spaces: 5 pkg. spaces</p> <p>Total: 90 pkg. spaces provided</p> <p>*** site plan not accurate</p>
<p>Other</p>		
<p>1. Signage separate permit – no provisions in Zoning Code.</p> <p>2. Playgrounds areas: Recreational Equipment(non movable) allowed only on</p>	<p>Planning and Zoning Board review and City Commission approval required for proposed/future signage</p>	

<p>interior side or rear yard only.</p> <p>3. Survey & site plans differ on the number of parking spaces. The numbered spaces on the site plans do not reflect what is at the site. Need to verify with survey.</p> <p>4. Provide existing setbacks from survey on site plans</p> <p>5. Provide existing height of building</p> <p>6. Provide existing open landscape sq. ft and %.</p> <p>7. Is cafeteria/food service area existing or proposed? Parking not calculated for these uses until verified and confirmed by Architect.</p>		
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Date: April 26, 2010, August 23, 2010, January 12, 2011, March 8, 2011
 Martha Salazar-Blanco, Zoning Official