



MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Lisa Frazier, AICP, Growth Management Director

DATE: May 2, 2024

RE: Resolution 2024-17, granting a conditional use to allow for a private school in RS-2 (Single-Family Residential District) zoning, on property located at the southeast corner of Port Malabar Boulevard and Bianca Drive (3.00 acres) (Case CU24-00002, Life Changer's Outreach Regiment, Inc.). (Quasi-Judicial Proceeding)

SUMMARY:

The subject property is a 3-acre parcel located at the intersection of Port Malabar Boulevard NE and Bianca Drive NE, specifically 2100 Port Malabar Boulevard NE. The current conditional use request is to allow a K-12 private school to be established in the RS-2 Single-Family Residential District. The applicant has provided a site sketch illustrating the existing layout of the site. They do not propose to make any changes except those required for operation of a private school at this time.

The applicant previously had a conditional use approval under Resolution 2022-63 enacted at the December 6, 2022, City Council meeting. However, site plan approval was not issued within one (1) year of the effective date of the resolution. The current conditional use request is necessary to provide the applicant with additional time to gain site plan approval.

City Council has the authority to request additional and reasonable conditions and safeguards associated with this conditional use.

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION:

Motion to approve a resolution granting a conditional use for Life Changer's Outreach Regiment, Inc., for property located at 2100 Port Malabar Boulevard NE.

Planning & Zoning Board Recommendation:

Planning and Zoning Board minutes are not fully transcribed at this time; the following is an excerpt:

Motion by Ms. Jordan, **Seconded** by Mr. Good to submit Case CU24-00002 to the City Council for approval, subject to the staff comments contained in the staff report.

Result: Carried 5 to 0

Aye: Olszewski, Good, Boerema, Jordan, Warner

Nay: None

Abstain: None

ATTACHMENTS:

1. CU24-00002 Staff Report
2. CU24-00002 Site Sketch
3. CU24-00002 Site Plan
4. CU24-00002 Citizen Participation Plan Report
5. CU24-00002 Application
6. CU24-00002 Letters of Authorization
7. CU24-00002 Legal Acknowledgment
8. CU24-00002 Legal Ad
9. CU24-00002 Resolution
10. CU24-00002 Correspondence