



# City Commision Public Hearing

**POSNACK HOCHBERG**  
**Lower School East Campus**  
**Conditional Use & Variance**

Application #CU-22-118 & #V-22-821  
May 18, 2022

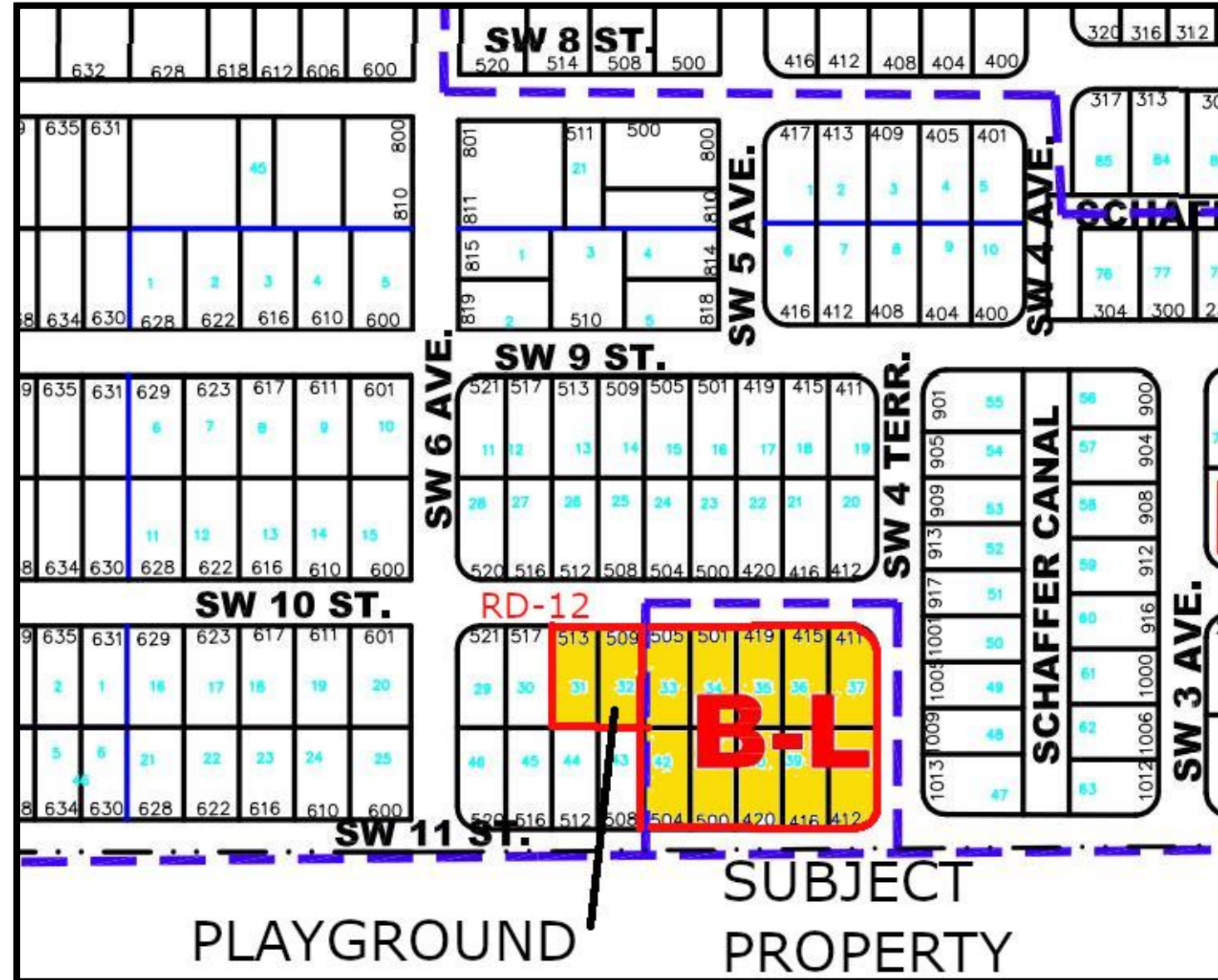


# ZONING MAP

**Applicant:**  
Hochberg Preparatory  
School, Inc.

**Project:**  
Playground for Posnack  
Hochberg Lower School  
East Campus

**Location:**  
509 & 513 SW 10th  
Street (Playground) –  
412 SW 11th St (School)







# AERIAL VIEW

**Applicant:**

Hochberg Preparatory  
School, Inc.

**Project:**

Playground for Posnack  
Hochberg Lower School  
East Campus

**Location:**

509 & 513 SW 10th  
Street (Playground) –  
412 SW 11th St (School)





# REQUEST

## Conditional Use Permit:

To operate a school within the RD-12 Zoning District and construct a **playground** at the properties located at 509 & 513 SW 10th Street. The proposed playground will serve the existing school property.

## Variance:

- To exceed the maximum allowable use of artificial turf in landscaped areas.



# BACKGROUND

- ***August 1, 2018*** - The City Commission approved the Major Development application for the existing school.
- ***October 2020*** - Construction of the school is completed.
- ***March/June 2020*** - The Applicant acquired the two adjacent parcels at 509 SW 10th Street and 513 SW 10th Street.
- ***March 23, 2022*** - The Planning & Zoning Board recommended approval of the subject applications.



# EXISTING CONDITIONS

Posnack  
Hochberg  
Lower School  
East Campus



View From SW 11<sup>th</sup> Street – Looking North



# EXISTING CONDITIONS

Posnack  
Hochberg  
Lower School  
East Campus



View From SW 10<sup>th</sup> Street ( two RD-12 parcels) – Looking South

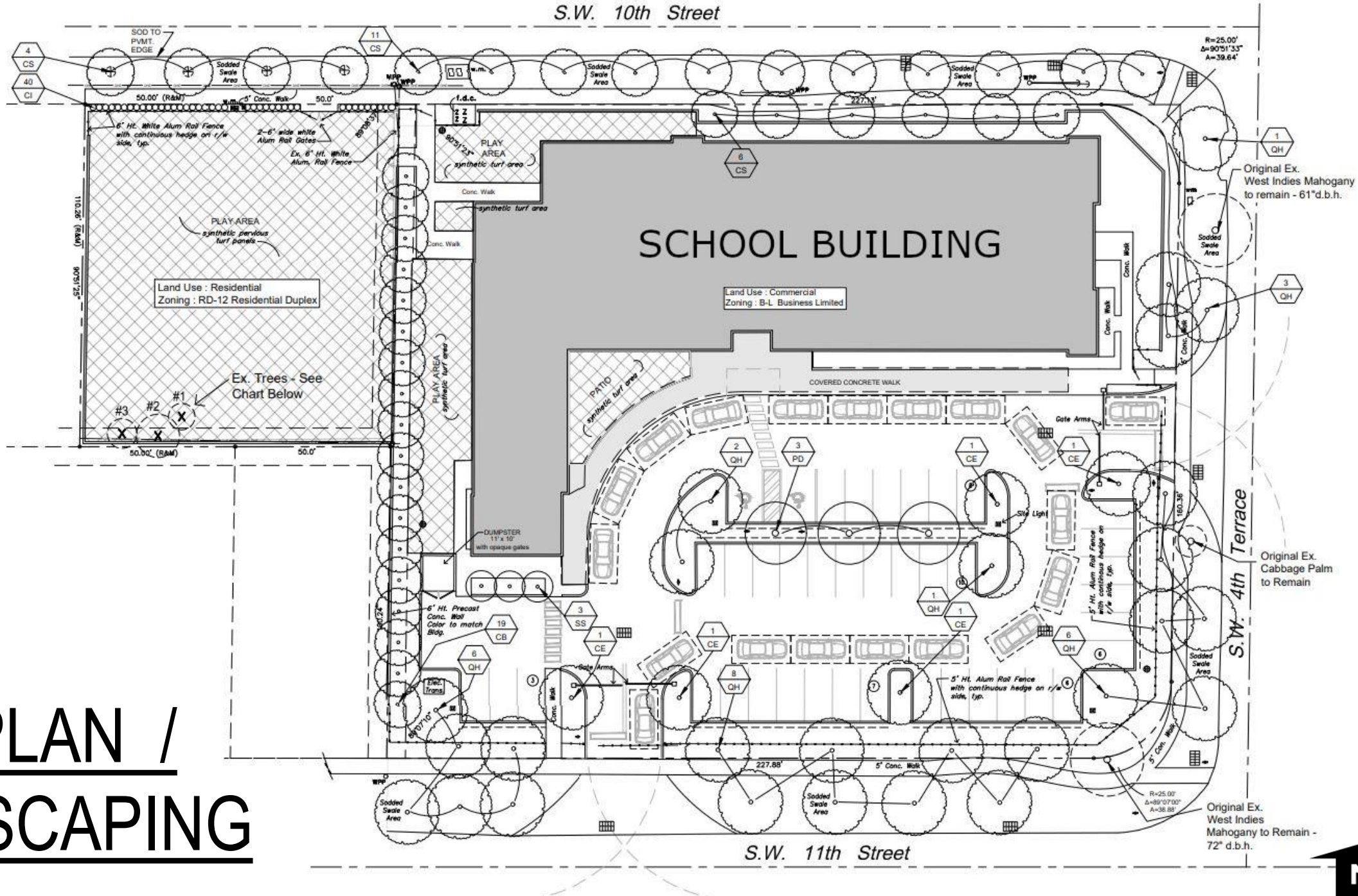
## APPLICABLE CODES AND ORDINANCES

- *The existing school property is zoned B-L, Business Limited District, which permits schools by right.*
- *The adjacent lots are zoned RD-12 District. Schools are permitted as a Conditional Use provided that no structure is located less than 50 feet from any adjacent residential use. **Conditional Use Permit is required.***
- *The use of artificial turf of the playground areas exceeds the maximum permitted. (30% is the maximum and 54% is proposed). **A variance is required.***
- ✓ **Landscaped Area:** *A minimum of 15 percent landscaped area is required for the existing school parcel and 25 percent of the RD-12 playground parcel. -The combined lots provide a total of 39%.*
- ✓ **Tree Requirements:** *One tree for each 1,500 SF of project site area is required.(44 trees are required and 45 trees are provided).*
- ✓ **Screening:** *A 6-foot masonry wall separating nonresidential uses from residential uses is required and provided.*

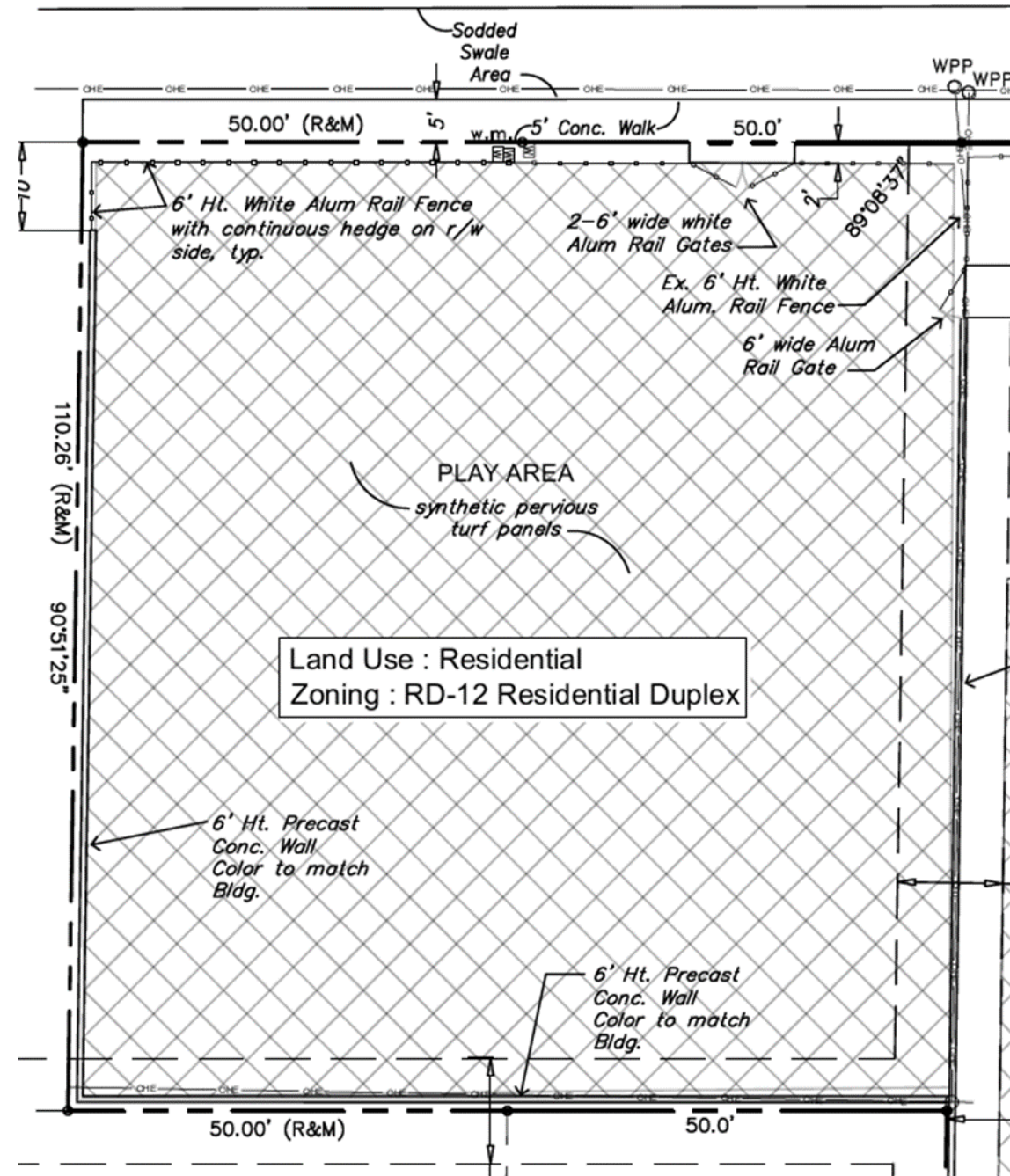




# SITE PLAN / LANDSCAPING



# SITE PLAN - PLAYGROUND







# REVIEW OF APPLICATION CRITERIA

## FINDINGS:

- *The Proposal has been found compliant with **8 of the 8** **Conditional Use** criteria.*
- *The Proposal has been found compliant with **3 of the 7** **Variance** criteria.*

# RECOMMENDATIONS - Conditional Use

## Conditional Use Permit Application:

Approval subject the following condition:

1. The Applicant shall execute a Unity of Title covenant tying the subject lots to the main school site prior to the issuance of the building permit for the improvements.
2. The playground shall not be used in the evening hours later than 8:00 PM.
3. The playground shall not be illuminated.
4. The capacity of the school shall remain as approved by the City Commission



# RECOMMENDATIONS - Variance

## Variance Application:

- *The request does not meet all the criteria for granting a variance, therefore, staff does not support approval of the variance as requested.*
- *Staff has no objection to a variance for artificial turf not to exceed 50%.*



QUESTIONS?