



SPECIAL LAND USE JUSTIFICATION STATEMENT

Please fill out the following in **COMPLETE DETAIL**, a restatement does not satisfy code requirements.

GENERAL STANDARDS (Section 13-35f)

1.	<p>The proposed special land use will be in harmony with nearby uses permitted under Article III of the Land Development Code.</p> <p>Luna Christian Academy (LCA) is a newly established Private Christian School currently servicing students in grades 1-3. However, as student enrollment increases, LCA will start to service students in grades K-8. In the same manner as a traditional school, instruction will be held inside of the facility during regular school hours. Students will be given a 30-minute recess break which will be held in the existing playground area located on the Northwest side of the building. Students attending LCA are currently minors ranging between the ages of 5-10 years old. Therefore, they are prohibited from venturing outside of the premises at any time during the school day. Morning drop-off will be held between 8:00-8:30am and afternoon pick-up will be held between 2:30-3:00pm at the rear of the building. All staff personnel at LCA will leave the premises no later than 4pm. Businesses in the surrounding area will not be affected in any way by LCA business activity. There will be no additional construction or modifications to any part of the site.</p>
	<p>The proposed special land use will be in harmony with nearby existing uses.</p> <p>LCA is the only Christian Private school located in the plaza offering educational services to elementary students. Therefore, no other businesses in the plaza will feel the pressure of having to compete for customers. As a matter of fact, the surrounding businesses may experience a rise in clientele due to LCAs presence. For example, Abundant Abilities services young children with Autism. Therefore, Autistic students at LCA will benefit from the services that Abundant Abilities provide thus increasing their clientele. Also, parents who want to learn a trade may find ABC Institute to be a good fit since it is in the same location as their child's school. Furthermore, parents seeking medical assistance will benefit from the convenience of having a CareMax and a Back in Action nearby.</p>
3.	<p>The proposed special land use must be reasonably compatible with surrounding and adjacent uses in its function, its hours of operation, the type and amount of traffic to be generated, the building size and setbacks, and its relationships to the land values.</p> <p>School hours at LCA are 8:30am- 2:30pm. The adjacent business, Back in Action opens at 10:00am and closes at 7pm which will not create any conflicts with LCA morning pick up and afternoon drop off hours. Back in Action and CareMax opens at 8:00am and closes after LCA operating hours. Furthermore, commuters of LCA will be utilizing the parking lot located at the rear end of the building on a daily basis thus not creating any conflict with the flow of traffic in the plaza. Even in the future, when LCA is operating at full capacity, the number of commuters in the parking lot during AM drop off and PM pick up will not affect the adjacent businesses.</p>
4.	<p>The proposed special land use will be in the best interests of the City, the convenience of the community, the public welfare, and be a substantial improvement to the property in the immediate vicinity.</p> <p>The proposed Special Land Use for the Approval of LCA will be built for the adjacent families who wants their child to receive a quality education in a God-centered environment. The community can rest assured that LCA will bring up law-abiding and respectful citizens who are empathetic and passionate about the safe well-being</p>



	of others. LCA will provide scholarship opportunities to families to pay for their tuition with little out of pocket expenses. Parents of LCA will benefit from small class sizes and Individualized Instructions from certified teachers who are passionate about student learning. The goal of LCA is to help children grow spiritually, academically, and emotionally.
5.	<p>The proposed special land use will contribute to the economic stability of the community.</p> <p>The proposed Special Land Use for LCA will generate about ten (10) staff members such as teachers, paraprofessionals, security, and office staff. LCA will bring stability to the community by hiring staff from the community who have the credentials for this type of job. LCA will generate clientele to the other businesses in the plaza, especially Dunkin Donuts who provides sweet treats that parents and children enjoy and Abundant Abilities who services young children with Autism.</p>
6.	<p>The proposed special land use will not decrease public benefit or increase undesirable impacts other than those resulting from use of the site as permitted by right under Article III of the Land Development Code or some other special land use permitted on the site.</p> <p>LCA will enhance the public benefit by providing educational services to an existing residential population immediately surrounding the plaza. The plaza will further benefit by having the added security of additional patrons, possibly decreasing potential crime. LCA daily operations will not, in any way, create conflicts or cause any negative impact to the adjacent businesses or community. The picnic area will be exclusively used by LCA students.</p>
7.	<p>The proposed special land use will not result in more intensive development than what is approved by the land use element of the Comprehensive Plan.</p> <p>LCA will not intensify the development of the surrounding community as it will occupy an existing empty space which was previously used as a school with no increase to the building's current square footage. The only modification will be the addition of a playset on the existing playground area located on the Northwest side of the building. The existing playground area is fenced in and a playground set will be placed along the north end side (See attached Site Plan for details) of the enclosed fence. The playset equipment will not take up more than 900 Sqft of space and will consist of no more than 3 swing and 2 slides. As can be seen, LCA is intended to work in harmony with all entities involved, by no means LCA will take a detour in its objectives.</p>
8.	<p>The proposed special land use will be consistent with goals, objectives, and policies of the Comprehensive Plan.</p> <p>Because this use is proposed in an existing plaza, it will be consistent with the goals, objectives and policies of the Comprehensive Plan of the community.</p>

SPECIFIC STANDARDS FOR ALL USES (Section 13-35g)

1.	<p>The proposed use will not reduce the level of service provided on any street to a lower level than would result from a development permitted by right.</p> <p>The proposed facility will not in any means modify or interfere with the free development of businesses. We will work in harmony with all parties involved including surrounding areas, and streets.</p>
2.	<p>The proposed use will not result in significantly greater amount of through traffic on local streets than would result from a development permitted by right.</p> <p>LCA will be in an existing center (previously a school) with a maximum capacity not to exceed 100 students.</p>



	Typical patrons would be commuters dropping off children along the rear of the building, providing little to no impact to the current flow of traffic. At full capacity, LCA will generate less than 100 vehicles during AM drop off and PM pick up. if every parent has and that is only if each child rode in a vehicle alone. In many cases, multiple children will arrive in one vehicle. The number of cars entering the plaza will not in any means affect the through traffic on the adjacent main street Coconut Creek Parkway, or the inside of the Plaza, although it may benefit other businesses to have traffic and exposure to new customers.
3.	The proposed use will not require extension or enlargement of the thoroughfare system at a higher net public cost than would result from a development permitted by right.
	The addition of LCA to the plaza is proposed within an existing space with no plans for expansion or further development. Therefore, no additional traffic will be generated.
4.	The proposed use will not require enlargement or alteration of utility facilities, drainage systems, and other utility systems other than what would result from a development permitted by right.
	LCA is proposed within an existing space within a building at the plaza. The use will not require alteration of utilities or drainage. Any necessary interior modifications shall be done in accordance with building code requirements.
5.	The proposed use will not demand greater municipal public safety services exceeding the demand resulting from a development permitted by right.
	LCA will maintain normal business hours consistent with city requirements. Because of this, there will be no additional demand for after-hours public safety service.
6.	If a special land use is combined with other special land uses or permitted uses on a site, the overall intensity and scale of uses on the site is appropriate given the adequacy of proposed buffers and setbacks and the land uses of surrounding properties.
	The use is not combined with any other use in the center. The plaza was developed with the City of Coconut Creek approved buffer, setback and other site requirements.

STANDARDS FOR NONRESIDENTIAL USES IN RESIDENTIAL DISTRICTS (Sec. 13-35h)

1.	The location of the proposed special land use will not be hazardous or inconvenient to the residential character of the area where it is to be located.
	Click here to enter text
2.	The size of the special land use application and nature and intensity of the operations involved will not be hazardous or inconvenient to the residential character of the area or to long range development in accordance with the land use element of the Comprehensive Plan.
	Click here to enter text
3.	The location of the special land use will not result in isolating an existing or planned residential area from other residential development.
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4.	The design of buildings for commercial and office space special land uses in residential districts shall be in a manner similar to residential structures in the same general area or neighborhood. Such a finding shall be based on consideration of building mask, height,

Agent Authorization Letter

ASSOC BUILDERS & CONTRACTOR
Property Owners Name: FLORIDA EAST COAST CHAPTER

CORPORATION
Corporation or Partnership

3700-3730 COCONUT CREEK PKWY #200, COCONUT CREEK, FL 33066
Mailing Address

954-984-0075
Phone & E-mail

Date: _____

To: Department of Sustainable Dev.
City of Coconut Creek
4800 West Copans Rd.
Coconut Creek, FL 33066

RE: **Proposed Project:** Luna Christian Academy

(A brief description of the work to be performed)

Project Location: 3720 Coconut Creek Parkway, Coconut Creek, FL 33066

KEYES COCONUT CREEK INVESTORS PLAT 125-31 B (PARCEL X LESS POR DECD AS BEG AT NE COR PAR X, E 127.66 W 103.67, NW 18-00, NW 18-07 N 37.36 E 140 TO PGE

(Property Address, Legal Description etc...)

The undersigned, being the current owner of the above referenced property, authorizes;

LUNA RAPHAEL , LUNA CHRISTIAN ACADEMY
Agents Name Company Name

to apply for a building permit for the above referenced project on my behalf. This will allow my agent to answer any and all questions on my behalf and to sign any and all documents for me; however, I understand that I shall be responsible to ensure that my project complies with the City of Coconut Creek Building Code.

M. Sonny Maken

Print Name
Of Individual Owner OR
Authorizing Officer

S. Maken

Signature
of Individual Owner OR
of Authorizing Officer
(I have authority to bind the Corporation)

8/25/23

Date