

CITY OF BONITA SPRINGS, FLORIDA
ZONING RESOLUTION NO. 14-05

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA: CONSIDERING A SPECIAL EXCEPTION REQUEST BY GRACE CLASSICAL ACADEMY, INC., FOR A SPECIAL EXCEPTION FOR A PRIVATE SCHOOL (NONCOMMERCIAL, OTHER) IN THE AGRICULTURAL (AG-2) ZONING DISTRICT ON LAND LOCATED AT 3971 VIA DEL REY, BONITA SPRINGS, FLORIDA ON 8.9 +/- ACRES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Grace Classical Academy, Inc. has filed an application for a special exception for a school, noncommercial, other (private school) in the Agricultural (AG-2) zoning district, and

WHEREAS, the subject property is located at 3971 Via Del Rey, Bonita Springs, 34134 and is described more particularly as:

The Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of the Northwest quarter (NW 1/4) of Section 4, Township 48 South, Range 25 East, Lee County, Florida; less and except the West 50 feet for State Road 885A right-of-way, and; less and except any portion of the easterly side thereof committing right-of-way for Mango Drive (as described in OR Book 18289, Page 2742).

WHEREAS, a Public Hearing was advertised and heard on October 14, 2014 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case No. SPE14-15565-B0S who gave full consideration to the evidence available and recommended approval (7-0) and gave full and complete consideration of the record, consisting of the Staff Recommendation, the documents on file with the City and the testimony of all interested parties. The October 2, 2014 Staff report prepared by Community Department and evidence submitted at the Zoning Board hearing is on file with the City Clerk.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Bonita Springs, Lee County, Florida:

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the request for a special exception with the following conditions:

1. The development of this project must be consistent with the one page Site Plan entitled "Grace Classical Academy," stamped received August 29, 2014 (Attachment A), except as modified by the conditions below. This development must comply with all requirements of the City of Bonita Springs Land Development Code (LDC) at time of local Development Order Approval and/or Certificate of Use Permit application. If changes to the site plan are subsequently pursued, appropriate approvals may be necessary.
2. The special exception is limited to 48 students and 6 employees, or occupancy as set forth by the Bonita Springs Fire Control and Rescue

District, whichever is most restrictive. Any increase in enrollment or employees will require a modification to this special exception.

3. Private school hours of operation are limited to Monday through Friday, 8AM- 5PM, with occasional weekend events.
4. The development must comply with the City of Bonita Springs Noise Control ordinance.
5. Approval of this special exception does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the City of Bonita Springs Comprehensive Plan provisions.

B. Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of special exception, Bonita Springs City Council makes the following findings and conclusions:


1. The applicant has proven entitlement for the requested special exception by demonstrating compliance with the Bonita Springs Comprehensive Plan; and
2. The proposed request is consistent with LDC §4-1970; and
3. The proposed request, as conditioned, will comply with applicable city ordinances and other state regulations.

SECTION TWO: EFFECTIVE DATE

This resolution shall take effect immediately upon adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 6th day of November, 2014.

AUTHENTICATION:



 Mayor



 City Clerk

APPROVED AS TO FORM: 

 City Attorney

Vote:

Nelson	Aye	Simmons	Aye
McIntosh	Aye	Gibson	Aye
Martin	Aye	Lonkart	Aye
Slachta	Aye		

Date filed with City Clerk: 11-13-14

Attachment A

MAP OF SUNDAY CLASSES AND SERVICES

10:50 AM	Room
Babies	104/106
Toddlers	107/109
Preschool 2-4 Grade	108
Students	Sanctuary
Adults	Sanctuary

9:45 AM	Room
Babies	104/106
Preschool 2-4 Grade	108
4th-5th Grade	107
6th-8th Grade	109
High School	105/Multigym
College & Career	102
Adult Good News Class	101
Adult Bible Class	103
Adult Scripture Class	104

9:45 AM	Room
Continued...	107

6:30 PM	Room
Worship	Sanctuary
ADULT (1st-4th grade)	Sanctuary
Babies & Toddlers	107

