



# ***Macedonia Missionary Baptist Church of Broward County, Incorporated***

2380 NW 3<sup>rd</sup> Street ~ Pompano Beach, FL 33069

954-973-7768 (Church) ~ 954-917-0853 (Fax)

Dr. Louis Sanders, Pastor/Teacher

Macedonia Missionary Baptist Church of Broward County Incorporated (MMBC) has been a part of the Pompano Beach community for more than 92 years. It is the mission and goal of this organization to provide quality services to people within our surrounding area. MMBC would like to continue use of the 2340 NW 3<sup>rd</sup> St property adjacent to the church that has been converted into a daycare and virtual learning center for children ages 3-6.

## **SPECIAL EXCEPTION REVIEW STANDARDS – Section 155.2406.D**

1. The proposed usage of property is consistent with the comprehensive plan;
2. The proposed usage of property complies with all applicable zoning district standards;
3. Complies with all applicable use-specific standards in Article 4: Use Standards. In accordance with Article 4, Section 155.4206: B3 Child Care Facility Standards:
  - a. The facility will comply with all applicable regulations, which includes licensing by the Broward County Childcare Ordinance through Broward County's Childcare Licensing and Enforcement.
  - b. The planned outdoor play area will be located inside of a fenced area safely segregated from access ways, parking, and loading areas. There will be no activities in the play area after 6:00 pm at which time the facility will be closed and unstaffed.
  - c. To ensure the safety of the children as they arrive and leave the facility, a drop-off and pick-up area has been allocated in the adjacent parking lot on the west side of the facility. This will prohibit multiple cars on the roadway at any given time, eliminate the need for parents to cross vehicular access ways to enter or exit the facility, and provide a safer contained entrance and exit point. *(See attached picture diagram in conceptual site plan section)*
4. The proposed use of this property avoids overburdening the available capacity of existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection. *The operation of this early learning academy does NOT propose any adverse affect to the aforementioned. All services will be contained within the confines of the fenced property. Building structure currently exists and owned by the church. No additions will be made to this structure.*

5. The proposed daycare and virtual learning center is appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands. The immediate area in which the proposed property is located is surrounded by single family homes, apartment complexes, vacant lots and local churches. This will be an asset to the community as it will provide a valuable service to the people of the community.
6. Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
7. Adequately screens, buffers, or otherwise minimizes adverse visual impacts on adjacent lands. ***The visual impact of the proposed property usage would be an asset to the community.***
8. Avoids significant deterioration of water and air resources, scenic resources, and other natural resources. ***Due to the nature of the facility usage there is no danger of deterioration to water, air resources, scenic or other natural resources.***
9. Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians and safe road conditions around the site. ***Safe and convenient access to the facility will be made available through the use of adjacent parking lots on the campus of Macedonia Missionary Baptist Church.***
10. Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district.
11. The continued use of this building as a daycare/early learning center fulfills a demonstrated need for public convenience.
12. Complies with all other relevant city, state and federal laws and regulations.
13. The renewal of this special exception for a daycare/early learning will positively impact neighboring properties and/or the neighborhood in that it provides a service for family members within close proximity, provides a service for frontline workers and other working members of the surrounding area. Children attending this center will have the opportunity to learn other languages in addition to state mandated academics.

## LEGAL DESCRIPTION OF PROPERTY

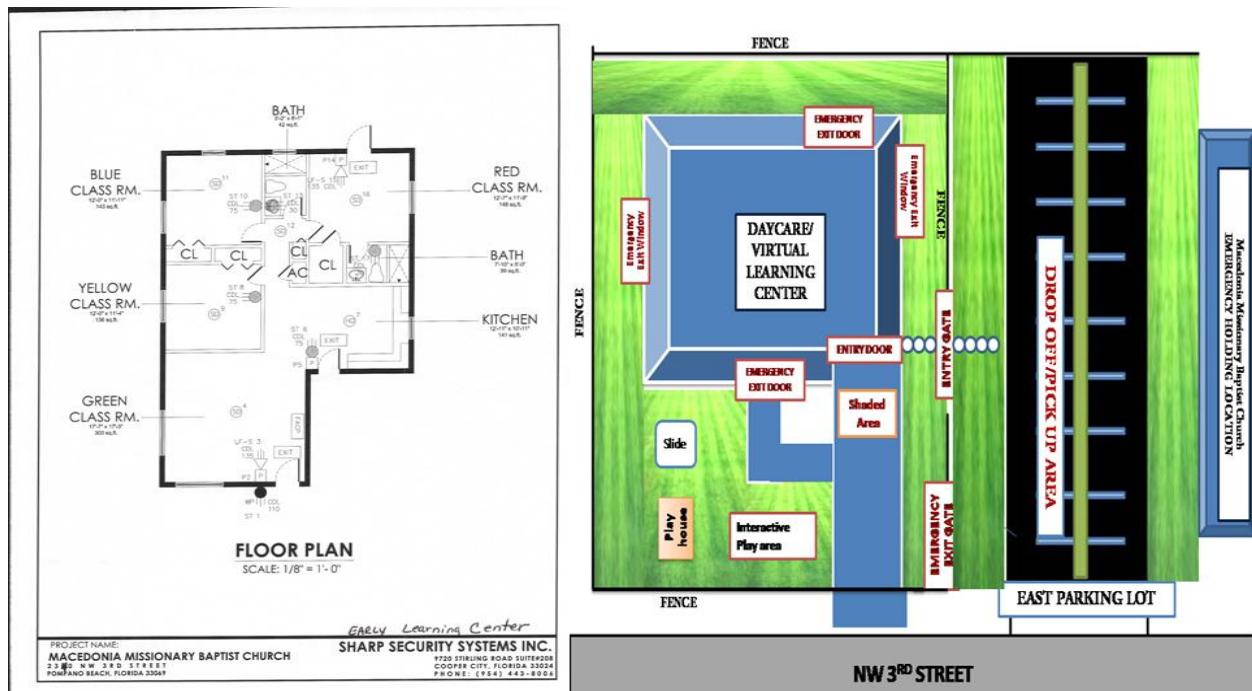
The abbreviated legal description of the property is: Collier City 31-1B & 33-48-42 lots 154-158 CC TOG with lots 248 thru 250 CC UNREC AKA: Parking facility of Macedonia Missionary Baptist Church.

The portion of property that is currently utilized for the early learning academy is at 2340 NW 3<sup>rd</sup> street, between Powerline Road on the West and 23<sup>rd</sup> Avenue on the east. The property previously housed an urban single-family dwelling with three-bedrooms, and 2 bathrooms. It included a large kitchen, living and dining area, covered carport, paved driveway, and outdoor attached utility area that house a washer and dryer. All bedrooms have been converted into classrooms with fire alarm pull stations and security cameras throughout.



# **CONCEPTUAL SITE PLAN DEMONSTRATING REQUESTED SPECIAL EXCEPTION**

The current building structure has three bedrooms. We will convert the existing bedrooms into classroom and office space. Two rooms will be painted and decorated to provide learning environments that will provide top notch learning experience for students. The third bedroom will be used as office space for the director. In the front grass area a few small outdoor play area pieces will be used for daily exercise/playtime. Artificial turf will be placed under the covered carport area to provide a place for children to have an outdoor area to have lunch as weather permits. Drop-off and pick-up parking will be in the parking lot on the west side of the proposed location. See attached picture of property.



Ophelia F. Sanders, PhD

August 24, 2020

## Macedonia Baptist Church Representative

Date

## Learning Center Interior View

