



Legislation Details (With Text)

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Title: CONDITIONAL USE REQUEST FOR A FRATERNAL LODGE FOR THE O'NEAL-PRIEST POST 4141 OF THE VETERANS OF FOREIGN WARS (VFW) TO LOCATE WITHIN THE SOUTH DELRAY SHOPPING CENTER AT 3001 S. FEDERAL HIGHWAY (QUASI-JUDICIAL HEARING)
Sponsors: Planning & Zoning Department
Indexes:
Code sections:
Attachments: 1. VFW 4141 Staff Report, 2. VFW 4141 Site Plan, 3. VFW 4141 Board Order, 4. VFW 4141 Floor Plan

Date	Ver.	Action By	Action	Result
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TO: Mayor and Commissioners
FROM: Timothy Stillings, Planning, Zoning and Building Director
THROUGH: Neal de Jesus, Interim City Manager
DATE: August 15, 2017

CONDITIONAL USE REQUEST FOR A FRATERNAL LODGE FOR THE O'NEAL-PRIEST POST 4141 OF THE VETERANS OF FOREIGN WARS (VFW) TO LOCATE WITHIN THE SOUTH DELRAY SHOPPING CENTER AT 3001 S. FEDERAL HIGHWAY (QUASI-JUDICIAL HEARING)

Recommended Action:

Motion to Approve a conditional use request to permit a fraternal lodge, Post 4141 of the Veterans of Foreign Wars (VFW), at the South Delray Shopping Center located at 3001 S. Federal Highway, pursuant to Land Development Regulations Section 2.4.5(E) and 4.4.12(D).

Background:

The VFW requests approval of a Conditional Use to allow the fraternal organization to locate within an existing 2,722 square feet tenant space within the South Delray shopping center. The VFW is a non-profit organization offering support to veterans and their families. The retail space faces Avenue L. The proposed improvements are converting the retail space into a lodge, including a bar, serving area, and table seating. No additional square footage or changes to the parking area or landscaping are proposed.

Pursuant to LDR Section 4.4.9(D)(4), social, fraternal, and recreational clubs and lodges not exceeding 3,500 sq. ft. of space are allowed as a conditional use in the the PC district. The proposed tenant space is 2,722 sq. ft, which is below the established

threshold for this use. Pursuant to LDR Section 4.4.12(H)(3) no clubs and lodges maybe located within 750 feet of another such facility. An analysis of the surrounding area indicates that no other clubs or lodges are within 750 feet of the proposed location.

Post 4141 is a members-only lodge. Currently, the membership is 267, which is down from 285 members in 2016. The lodge will be open Monday through Friday from noon until 10:00 pm, Saturdays from 11:00 am to 10:00 pm, and Sundays from 1:00 pm to 9:00 pm. Three to six events are held each year, typically recognizing patriotic holidays. The lodge will be run by two to three part time employees or volunteers. A new bar area will accommodate 24 seats and 26 seats will be provided around tables and two ADA accessible chairs, providing 52 seats.

On July 17, 2017, the Planning and Zoning Board reviewed the request and recommended approval (5-0) of the conditional use.

Attachments:

Planning and Zoning Board Staff Report

Site Plan

Floor Plan

Board Order

City Attorney Review:

Approve as to form and legal sufficiency.

Finance Department Review:

N/A

Funding Source:

N/A

Timing of Request:

N/A