



# Town Council Agenda Report

**SUBJECT:** Site Plan

Application No. SP 11-8-99

Project Name: Pine Island Park  
Location: 3800 SW 92nd Avenue

**CONTACT PERSON/NUMBER:** Scott McClure / PH. 797-1072

**TITLE OF AGENDA ITEM:** Pine Island Park Multi-purpose facility

**REPORT IN BRIEF:** The proposed building is a 19,079 square foot multipurpose Community Center located on the west side of Pine Island Road and east of the existing soccer fields. The proposed height will be 34'-4" to the top of the tallest roof line. Building materials will consist of stucco walls, accent banding, decorative metal canopies with metal seam roofing and scored wall accents. The color scheme will be in various shades of beige and tan with darker shades being located at the bottom bands of the building. All exterior doors, window frames and steel structural members will be in white with all metal roofing materials in a dark shade of blue/green.

**PREVIOUS ACTIONS:** A variance request was approved on March 17, 1993 to reduce the amount of required parking from 506 spaces to 463 spaces. A rezoning request was approved at second reading on September 1, 1999, to change the zoning of the subject site from A-1, Agricultural District to CF, Community Facility together with a voluntary deed restriction.

**CONCURRENCES:** *Based upon the above, staff recommends approval of application SP 11-8-99 subject to the following.*

1. Taking the SW 92 Avenue label off of the site and landscape plan.
2. Specifying 36" high shrubs around all utilities.
3. Specifying Ixora 'Nora Grant' in place of 'coccinea' due to low availability.
4. Changing the tree planting design along the walkways in the clock tower court yard to a linear design.
5. Providing the required planting notes on the landscape detail sheet.
6. Providing a signed and sealed landscape plan from a Florida Registered Landscape Architect.

**RECOMMENDATION(S):** Site Plan Committee Recommendation: Motion to recommend Approval subject to the planning report (3-0, Motion by: Mr. Arnold, Seconded by: Mr. Engel with Mr. Evans absent) December 7, 1999.

**Attachment(s):** Planning Report, Subject Site Map, Land Use Map, Aerial

**Application #:** SP 11-8-99  
Pine Island Park

**Revisions:**

**Exhibit "A":**

**Original Report Date:** December 7, 1999

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**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

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**APPLICANT INFORMATION**

**Owner:**

**Name:** Town of Davie

**Address:** 6591 Orange Drive

**City:** Davie, Fl.

**Agent:**

**Name:** Robert Middaugh

**Address:** 6591 Orange Drive

**City:** Davie, FL

**Phone:** (954) 797-1035

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**BACKGROUND INFORMATION**

**Application Request:** Site Plan approval for Pine Island Park Multipurpose Facility

**Address/Location:** 3800 SW. 92nd Avenue

**Land Use Plan Designation:** Residential (1 du/ac)

**Zoning:** AG, Agricultural (1 du/ac)

**Existing Use:** The subject site is an undeveloped portion of Pine Island Park.

**Proposed Use:** Multipurpose Community Facility within Pine Island Park

**Site Area:** 146,288 square feet.

**Surrounding Land Use:**

**North:** Residential (1 du/ac)

**South:** Residential (1 du/ac)

**East:** Pine Island Road

**West:** Residential (1 du/ac)

**Surrounding Zoning:**

**North:** AG, Agricultural (1du/ac)

**South:** AG, Agricultural (1du/ac)

**East:** RM-10, Medium Density Dwelling District (10 du/ac)

**West:** AG, Agricultural (1du/ac)

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## ZONING HISTORY

**Related Zoning History:** An application is currently in review to rezone the subject site from AG to RS.

**Variance History:** A variance is currently in review to increase the height of the proposed multipurpose recreation building from 25 feet to 35 feet.

**Previous Requests on Same Property:** None

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## DEVELOPMENT PLAN DETAILS

**Development Details:**

The Applicant's SUBMISSION indicates the following:

1. *Building, materials:* The proposed building is a 19,079 square foot multipurpose Community Center located on the west side of Pine Island Road and east of the existing soccer fields. The proposed height will be 34'-4" to the top of the tallest roof line. Building materials will consist of stucco walls, accent banding, decorative metal canopies with metal seam roofing and smooth scored wall accents. The color scheme will be in various shades of beige and tan with darker shades being located at the bottom bands of the building. All exterior doors, window frames and steel structural members will be in white with all metal roofing materials in dark shade of blue/green.
2. *Access points/number of parking spaces :* There are two ingress/egress points off an existing internal access road to the west of the building. Two hundred and seventy nine parking spaces are required for this use with 89 provided adjacent to the facility.

A total of 520 additional spaces are provided for within the existing parking lots on the north, west, and south sides of the site.

3. *Drainage/Open Space information:* There is 50.3% open space provided on the subject site.
4. *Landscaping:* Landscaping will reflect Live Oak and Jacaranda trees in the parking areas as well as along the south, west and north perimeters. The Pine Island Road perimeter design will be included within the master plan development. Royal Palms align the south most entrance to the facility up to the drop off area. A clock sign tower is proposed in the center courtyard area as a focal point to the main entrance planted with Ligustrum trees and low shrubs.
5. *Signage:* Signage will include two 5' high monument signs on both sides of the south entrance to the building with the lettering of "Pine Island Park Multi purpose Facility".

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### **Summary of Significant Development Review Agency Comments**

None

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### **Applicable Codes and Ordinances**

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

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### **Comprehensive Plan Considerations**

**Planning Area:** The proposed project is within the Planning Area 5 which is comprised of residential uses developed at a density of three to 22 dwelling units per acre and commercial development, existing and proposed, along University Drive and Orange Drive corridors.

**Broward County Land Use Plan:** The subject site is located within Flexibility Zone 100 and was platted in 1989 under the name, "Pine Island Park". The plat is restricted to park use only.

## Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

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### Staff Recommendation

**Recommendation:** *Based upon the above, staff recommends approval of application SP 11-8-99 subject to the conditions listed below.*

1. Taking the SW 92 Avenue label off of the site and landscape plan.
  2. Specifying 36" high shrubs around all utilities.
  3. Specifying Ixora 'Nora Grant' in place of coccinea due to low availability.
  4. Changing the tree planting design along the walkways in the clock tower court yard to a linear planting design.
  5. Providing the required planting notes on the landscape detail sheet.
  6. Providing a signed and sealed landscape plan from a Florida Registered Landscape Architect.
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### Site Plan Committee

**Site Plan Committee Recommendation:** Motion to recommend Approval subject to the planning report (3-0, Motion by: Mr. Arnold, Seconded by: Mr. Engel with Mr. Evans absent) December 7, 1999.

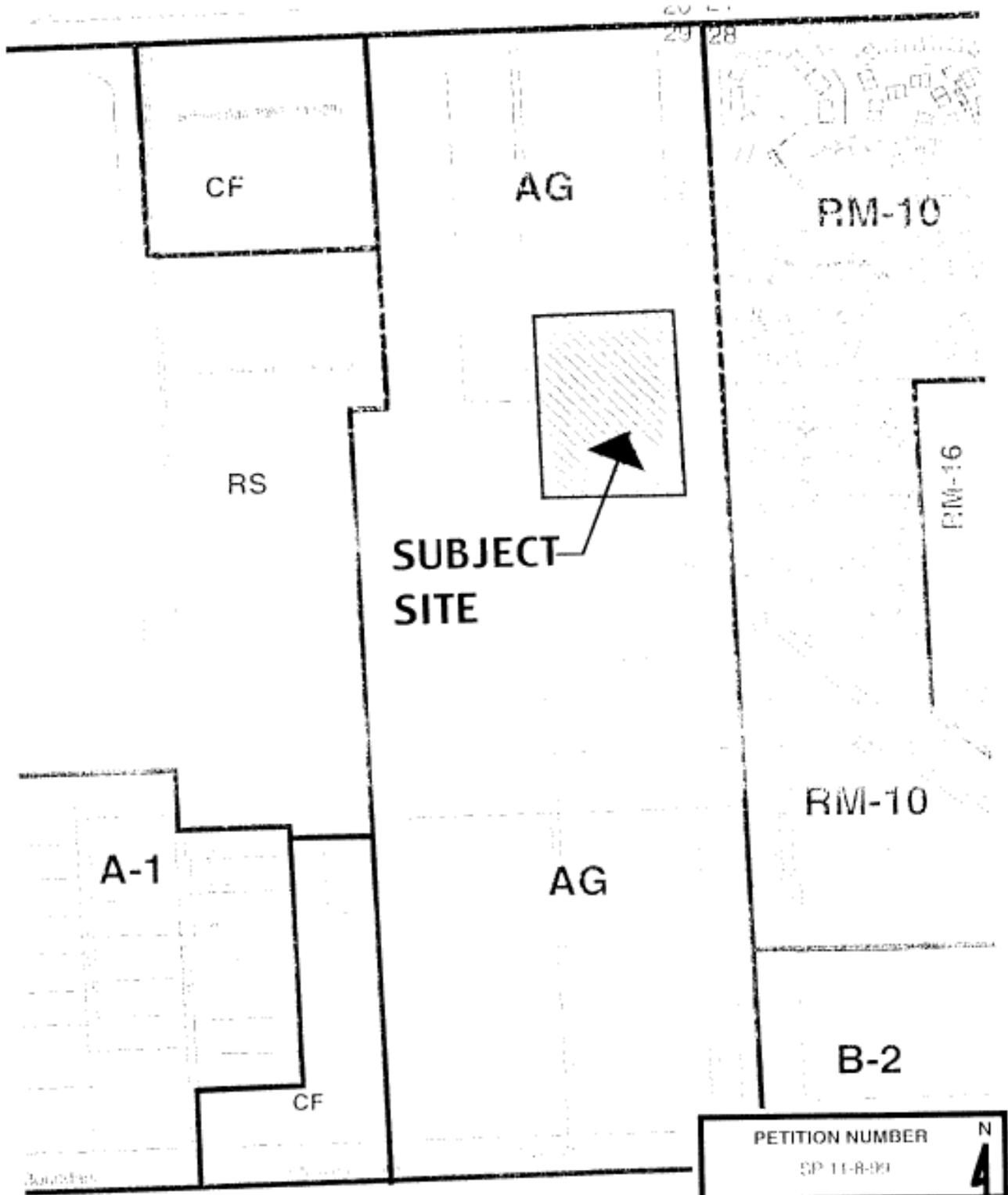
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### Exhibits

Subject Site Map, Land Use Map, Aerial

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



PETITION NUMBER	N
SP 11-8-09	4
PREPARED BY THE PLANNING & ZONING DIVISION	



