

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Council members

FROM/PHONE: Mark Kutney, Development Services Director (954) 797-1101

SUBJECT: Site Plan
Application No., SP 2-1-01
Project Name and Location: Summit/Questa Montessori School
5451 SW 64th Avenue

TITLE OF AGENDA ITEM: Summit/Questa Montessori School

REPORT IN BRIEF: The applicant requests approval for a 3,000 square foot classroom building, minor landscape improvements and additional parking on the existing school campus. The campus currently has 8,738 square feet of building area used for classrooms, administrative offices, caretaker facility and storage within three (3) existing buildings. The total building area will be 11,738 square feet. The proposed building will be a single story structure set 6" off of an existing building wall. The purpose for the structure is to accommodate three (3) additional classrooms. The exterior will have cream colored stucco walls, white window frames, and a mixed brown and tan shingled roof. Minor landscape improvements have been proposed by adding shrubs and ground cover adjacent to the new building. The site is heavily screened and shaded by existing vegetation. The site requires twenty five (25) parking stalls with thirty four (34) provided. Five (5) parking spaces have been added.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committee: Motion to to approve based on the condition of accepting comments on the addition of the roof element to be an expanded coupla 40 feet long (motion carried, 4-0, James Marcellino absent, April 10. 2001).

RECOMMENDATION(S): Based upon the above, staff recommends approval of application SP 2-1-01.

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

Application #: SP 2-1-01
Summit/Questa Montessori School

Item No.

Exhibit "A":

Revisions:

Original Report Date: April 6, 2001

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

APPLICANT INFORMATION

Owner :

Name: JEDCO, Inc.

Address: 5451 SW 64th Avenue

City: Davie, Fl. 33314

Phone: (954) 584-3466

Agent:

Name: Donald M. Wilkin

Address: 1451 W. Cypress Creek Rd.

City: Fort Lauderdale, Fl. 33309

Phone: (954) 489-2738

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 5451 SW 64th Avenue

Land Use Plan Designation: Residential/office

Zoning: CF (Community Facility)

Existing Use: Montessori School

Surrounding Land Use:

North: Bishop Kardas Memorial Home

South: Undeveloped Tract

East: SW 64th Avenue

West: Single Family Residential

Surrounding Zoning:

North: CE (Community Facility)

South: A-1 (Residential 1 du/ac), RO (Residential Office)

East: RO (Residential Office) across Davie Road

West: A-1 (Residential 1 du/ac)

ZONING HISTORY

Previous Requests on Same Property: None

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests approval for a 3,000 square foot classroom building, minor landscape improvements and additional parking on the existing school campus. The campus currently has 8,738 square feet of building area used for classrooms, administrative offices, caretaker facility and storage within three (3) existing buildings. The total building area will be 11,738 square feet.
 2. *Building:* The proposed building will be a single story structure set 6" off of an existing building wall. The purpose for the structure is to accommodate three (3) additional classrooms. The exterior will have cream colored stucco walls, white window frames, and a mixed brown and tan shingled roof.
 3. *Landscaping:* Minor landscape improvements have been proposed by adding shrubs and ground cover adjacent to the new building. The site is heavily screened and shaded by existing vegetation.
 4. *Parking:* The site requires twenty five (25) parking stalls with thirty four (34) provided. Five (5) parking spaces have been added.
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Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

SP 2-1-01

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

Comprehensive Plan Considerations

Planning Area: The proposed project is within Planning Area No. 9. The area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The subject site is not subject to platting at this time however, the applicant is going through the platting process at this time for future development.

Staff Analysis and Findings of Fact

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

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 2-1-01.*

Site Plan Committee

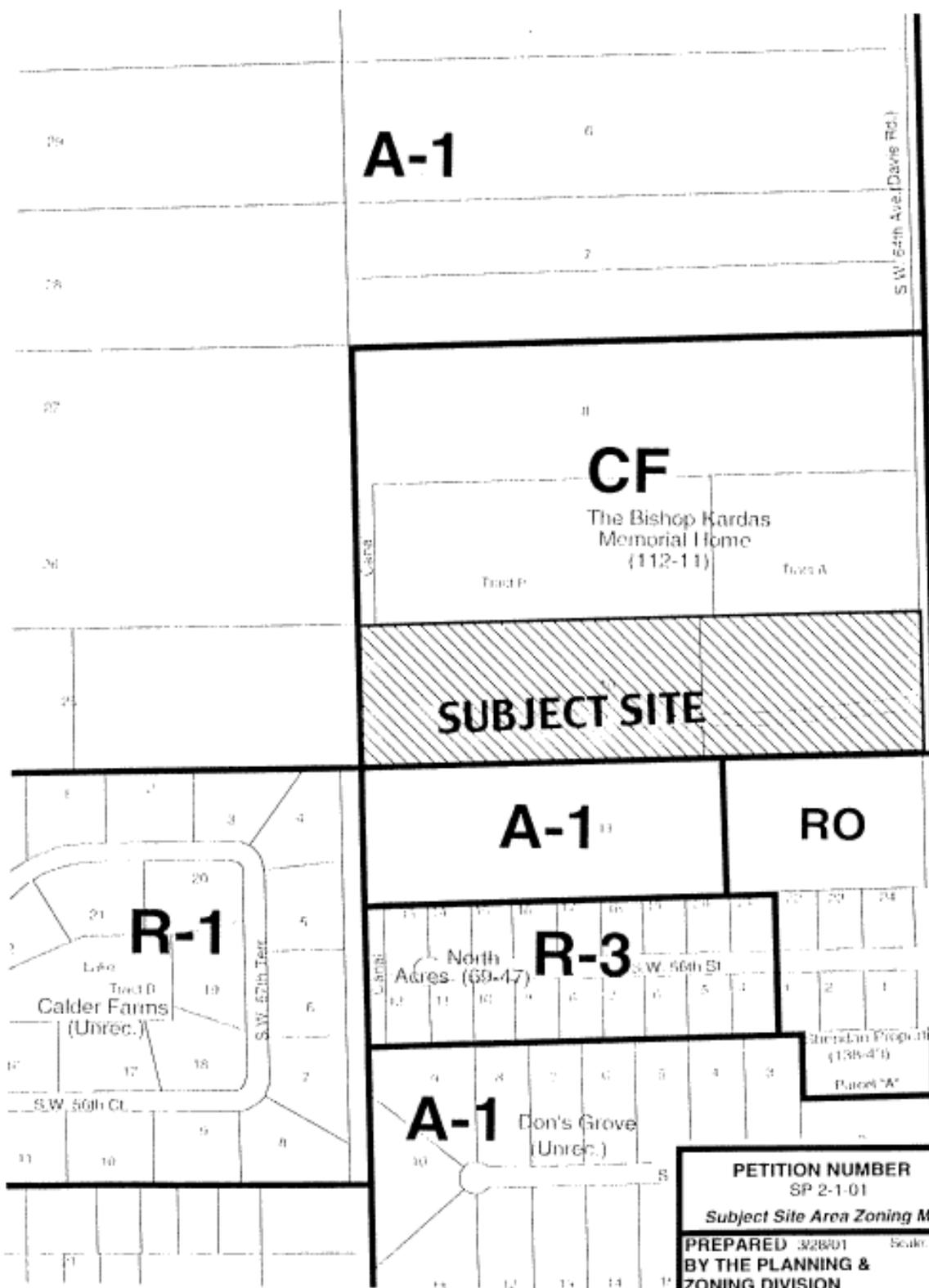
Site Plan Committee Recommendation: Site Plan Committee: Motion to to approve based on the condition of accepting comments on the addition of the roof element to be an expanded coupla 40 feet long (motion carried 4-0, James Marcellino absent, April 10. 2001).

Exhibits

1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: _____

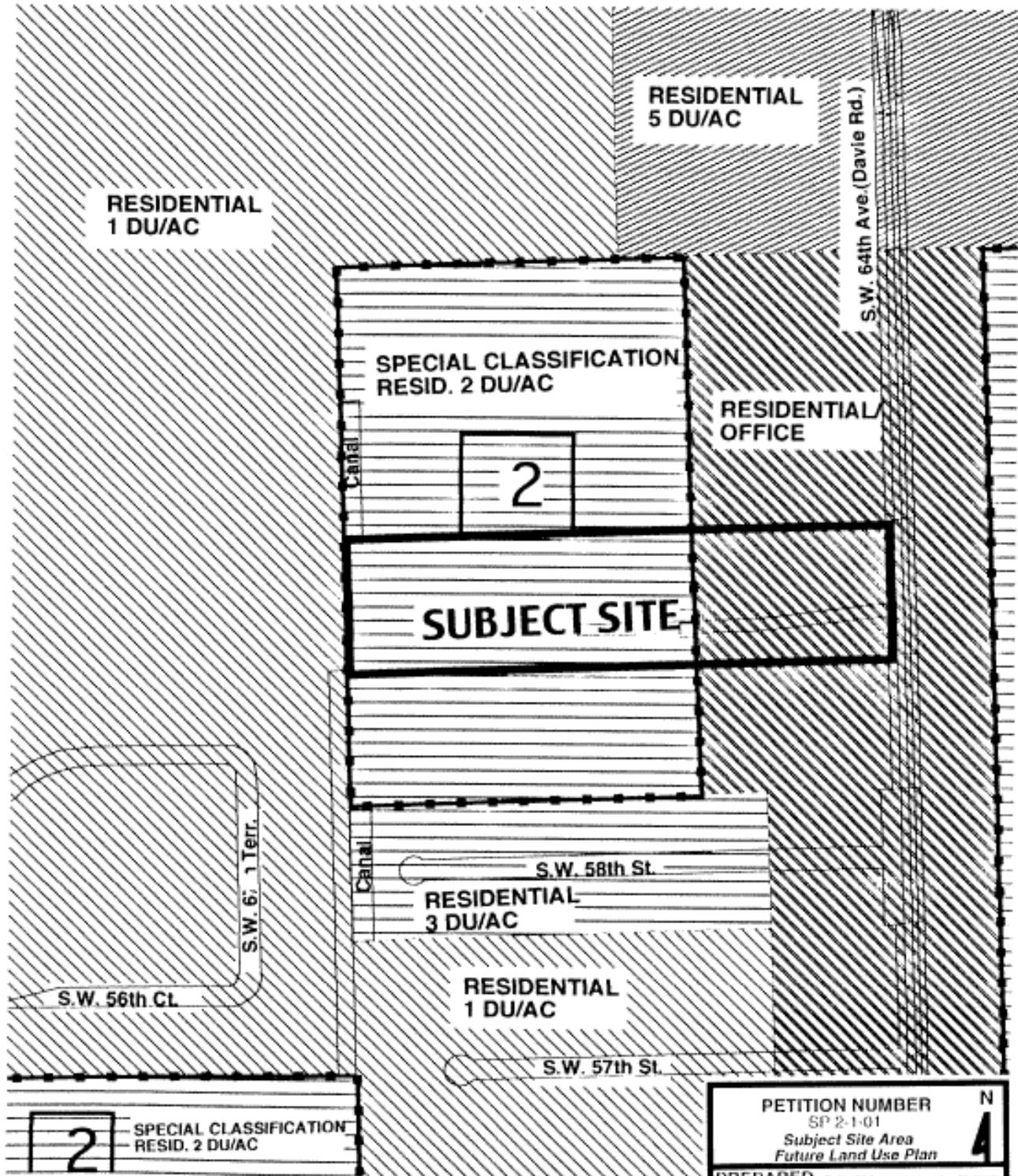
Reviewed by: _____



PETITION NUMBER
 SP 2-1-01
Subject Site Area Zoning Map

PREPARED 3/28/01 Scale: 1" = 100'
BY THE PLANNING & ZONING DIVISION





PETITION NUMBER
 SP 2-1-01
*Subject Site Area
 Future Land Use Plan*

N
4

PREPARED 3/28/01 12:00 PM
 BY THE PLANNING &
 ZONING DIVISION

