
**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers
FROM/PHONE: Mark A. Kutney, AICP (797-1101)
SUBJECT: Site Plan

Application No., Project Name and Location:
SP 11-1-01, SW 61 Avenue Park, Generally located on the east side of
SW 61 Avenue approximately 1/8 mile north of Orange Drive.

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: SW 61 Avenue Park

REPORT IN BRIEF:

The applicant proposes to develop a Community Park on an existing 4.70 acre parcel which will provide for a 975 square foot one-story recreation building together with associated parking and landscaping. The architectural elements of the building consists of concrete textured stucco, with standing seam metal mansard roof. The gross building area will be 975 square feet with a mean roof height of 18.67'. Access to the parcel is being provided from a 25' opening onto SW 61 Avenue. The proposed park use requires 24 parking spaces with 24 provided. The storm drainage is handled by runoff contained on-site within a series of dry retention areas which total .39 acres in area and are interconnected.

PREVIOUS ACTIONS: None

CONCURRENCES:

Site Plan Committee recommended approval based upon the site plan comments and landscaping plan comments have been addressed as best as possible (Motion By: Mr. Aucamp, Seconded By: Mr. Crowley, Motion carried: 4-0, February 12, 2002)

FISCAL IMPACT: Not applicable

RECOMMENDATION(S): Motion to approve.

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

Item No.
7.28

Application #: SP 11-1-01

Revisions:

Exhibit "A": SW 61 Avenue Park

Original Report Date: December 13, 2000

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

APPLICANT INFORMATION

Owner/Agent

Name: Town of Davie

Division: Capital Projects - Bruce Bernard (797-1240)

Address: 6591 Orange Drive

City: Davie, FL 33314

BACKGROUND INFORMATION

Application Request: Site Plan Approval.

Address/Location: 4200 SW 61 Avenue, Generally located on the east side of SW 61 Avenue approximately 1/8 mile north of Orange Drive.

Land Use Designation: Regional Activity Center

Existing Zoning: RS, Recreation/Open Space District

Existing Use: Vacant

Proposed Use: Community Park

Parcel Size: 4.70 acres (204,732 square feet)

Surrounding Land Use:

North: Summerlake Apartments
South: Plant Nursery
East: W.A.B. Investments
West: Durben Subdivision

Land Use Plan Designation:

North: Regional Activity Center
South: Regional Activity Center
East: Regional Activity Center
West: Regional Activity Center

Surrounding Zoning:

North: RM-16, Medium-High Density Dwelling District
South: M-1, Light Industrial District
East: M-1, Light Industrial District
West: RM-10, Medium Density Dwelling District

ZONING HISTORY

Related Zoning History: None

Previous Request on same property: None

DEVELOPMENT PLAN DETAILS

Development Details:

The applicant's submission indicates the following:

1. **Building:** The applicant proposes to develop a Community Park on an existing 4.70 acre parcel which will provide for a 975 square foot one-story recreation building together with associated parking and landscaping. The architectural elements of the building consists of concrete textured stucco, with standing seam metal mansard roof. The gross building area will be 975 square feet with a mean roof height of 18.67'.
 2. **Access:** Access to the parcel is being provided from a 25' opening onto SW 61 Avenue. The proposed park use requires 24 parking spaces with 24 provided.
 3. **Drainage:** Re-utilizing the existing drainage system of the site but lessening the impact of the existing system by providing additional landscaped areas.
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Application Codes and Ordinances

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

Comprehensive Plan Considerations

Planning Area: The subject site is located within Planning Area 8, which is the "heart" of Davie, and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve rapidly growing South Florida Education Center. The planning area also encompasses the downtown Davie Business District, where western-theme architecture is required, the Davie Town Hall and Rodeo Arena, two large mobile home communities recently annexed into the Town, and industrial land. Planning Area 8 contains the Only CBDG redevelopment target area within the Town.

Flexibility Zone: The proposed plat is in Flexibility Zone 98.

Staff Analysis/Findings of Fact

The proposed plat is consistent with the Comprehensive Plan and Land Development Code regulations.

Staff Recommendation

Based upon the above, staff recommends **approval** of application SP 11-1-01. Staff met with the applicant to review the comments on February 13, 2002 and found the plans to be in compliance with all codes and staff comments.

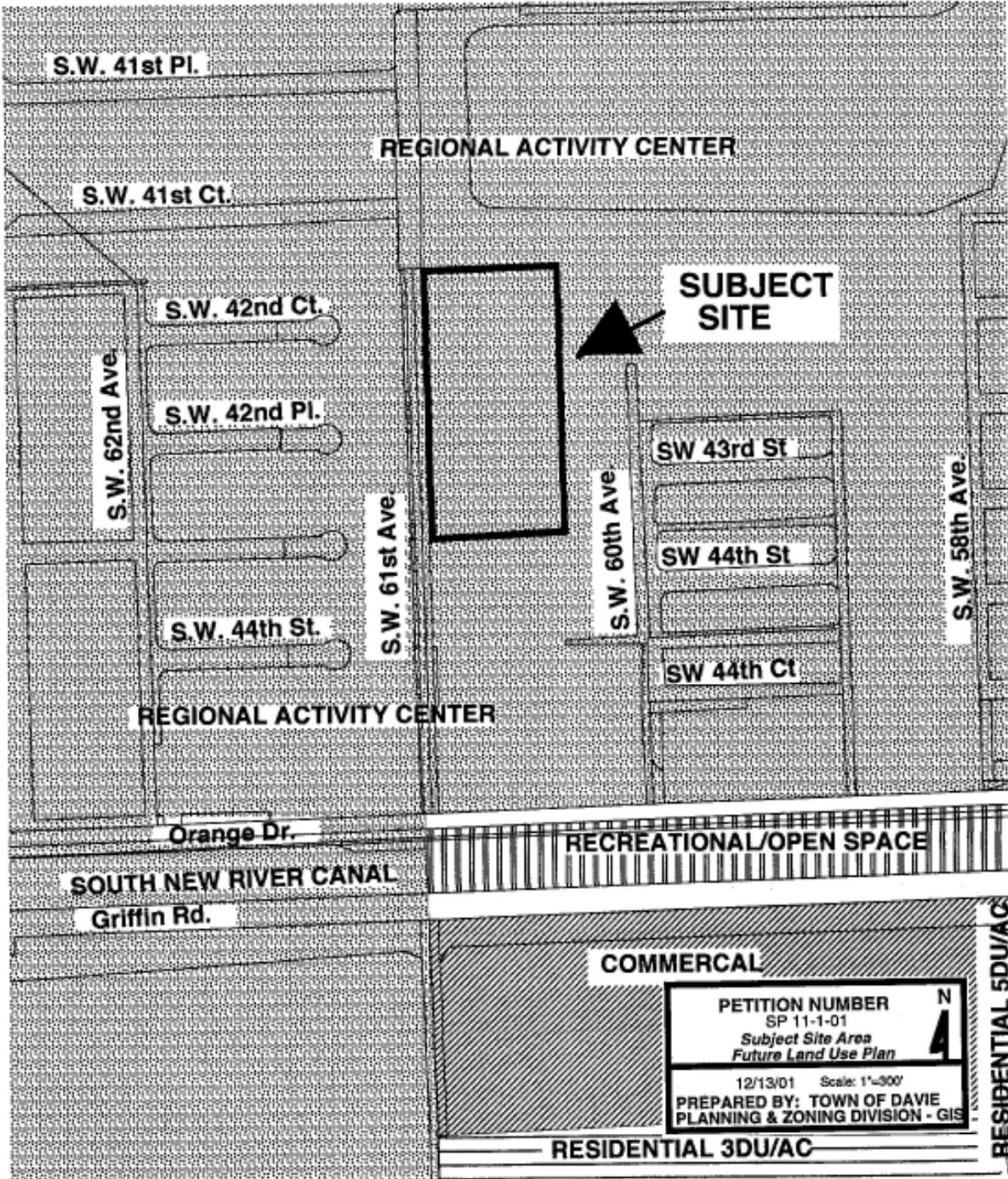
Site Plan Committee

SITE PLAN COMMITTEE RECOMMENDATION: Motion to approve based upon the site plan comments and landscaping plan comments have been addressed as best as possible (Motion By: Mr. Aucamp, Seconded By: Mr. Crowley, Motion carried: 4-0, February 12, 2002)

Exhibits

Land Use Map, Subject Site Map, Aerial.

Prepared By: *JMB* Reviewed By: *FL*



S.W. 41st Pl.

REGIONAL ACTIVITY CENTER

S.W. 41st Ct.

SUBJECT SITE

S.W. 42nd Ct.

S.W. 42nd Pl.

S.W. 62nd Ave.

S.W. 61st Ave.

S.W. 60th Ave.

S.W. 58th Ave.

SW 43rd St

SW 44th St

S.W. 44th St.

SW 44th Ct

REGIONAL ACTIVITY CENTER

Orange Dr.

RECREATIONAL/OPEN SPACE

SOUTH NEW RIVER CANAL

Griffin Rd.

COMMERCIAL

PETITION NUMBER
 SP 11-1-01
Subject Site Area
Future Land Use Plan

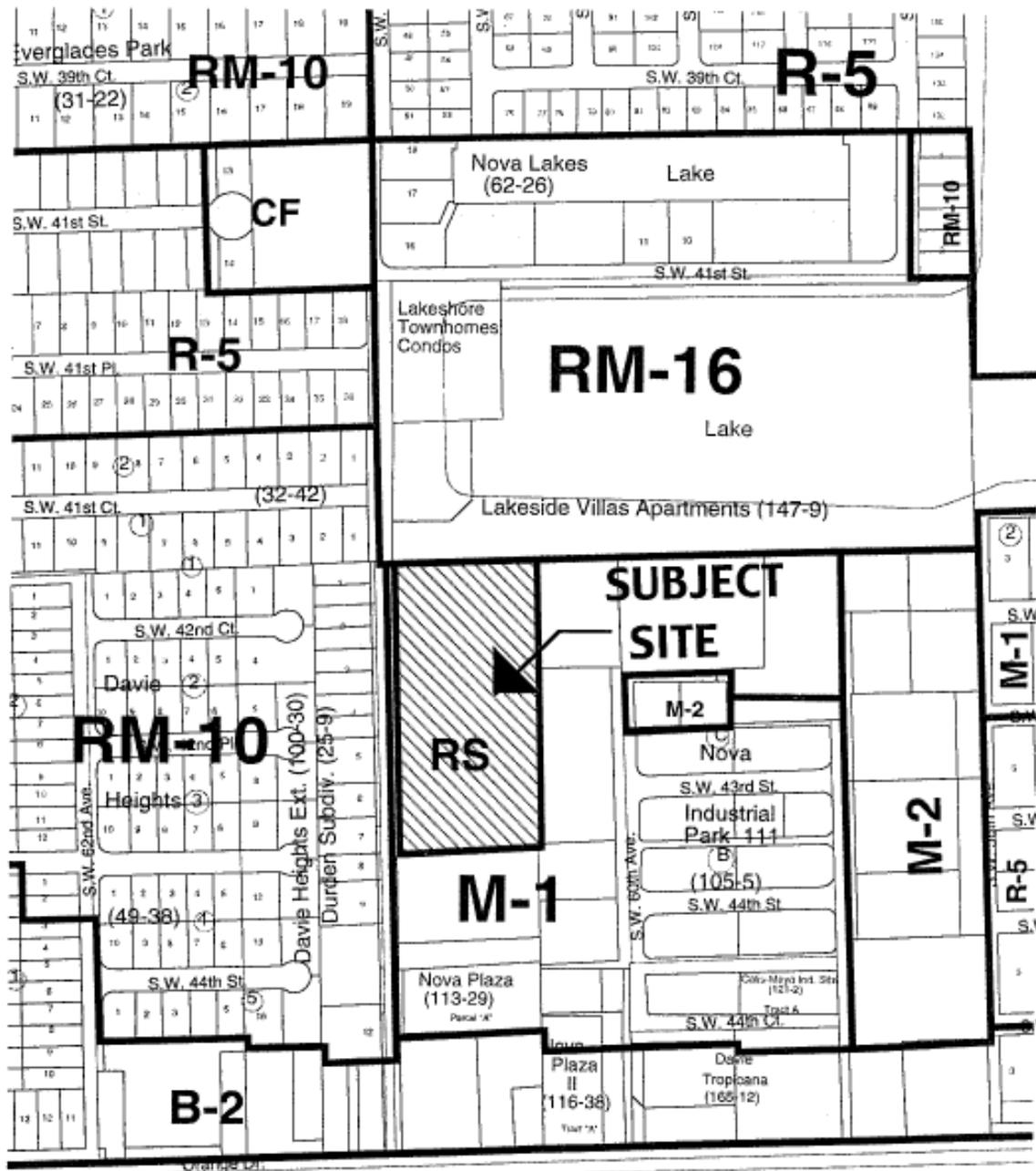
12/13/01 Scale: 1"=300'

PREPARED BY: TOWN OF DAVIE
 PLANNING & ZONING DIVISION - GIS



RESIDENTIAL 3DU/AC

RESIDENTIAL 5DU/AC



SOUTH NEW RIVER CANAL

Griffin Rd.

Griffin Corridor
(Downtown Zone)

District
(East Gateway Zone)

J



SUBJECT SITE

ORANGE DR.

GRIFFIN RD.

SW 6th St.

N
↑
DATE FLOWN
JANUARY 1998
SCALE: NTS
SP 11-1-01
PREPARED BY: TOWN OF DAVIE
PLANNING & ZONING DIVISION - GIS