

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director / (954) 797-1101
Prepared by: Bradley Swing, AICP, Planner II

SUBJECT: Plat, P 7-5-02 Summit Questa, Miller Legg & Associates, Inc./Jedco, Inc., 5451 SW 64 Avenue/Generally located on the west side of Davie Road, north of Stirling Road.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT KNOWN AS SUMMIT QUESTA AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE

REPORT IN BRIEF: The applicant requests approval of the resolution for the proposed plat to be known as Summit Questa. The subject site area consists of approximately 429,184 square feet or 9.853 acres for the proposed development of a 22,019 square foot School consisting of 2,200 square feet of existing pre-school; 7,127 square feet of elementary school (4,955 square feet existing, 2,172 square feet proposed); 4,172 square feet of middle school (1,955 square feet existing, 2,172 square feet proposed); 2,565 square feet of existing library; and 6,000 square feet of assembly hall. Access is provided by a 50-foot full access opening on Davie Road approximately 110 feet north of the south plat limits. Turn lane improvements include a southbound right turn lane on Davie Road at the 50 foot opening with 134 feet of storage and 100 feet of transition. An additional five (5) feet by sixty (60) feet of right-of-way is provided on Davie Road adjacent to the south plat limit for an approved paved pedestrian access landing pad conforming with the provisions of the Americans with Disabilities Act (ADA). A sidewalk is provided along Davie Road adjacent to this plat.

PREVIOUS ACTIONS: None

CONCURRENCES: At the May 14, 2003, Planning and Zoning Board meeting, Ms. Lee made a motion, seconded by Vice-Chair Bender, to approve (Motion carried 5-0).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration. In addition the following conditions must be met prior to final approval:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. A mylar copy of the plat shall be provided to the Planning and Zoning Division upon recordation.

Attachment(s): Plat, Resolution, Future Land Use Map, Subject Site, Zoning Map and Aerial Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT KNOWN AS SUMMIT QUESTA AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat to be known as Summit Questa has been approved by the Town Planning and Zoning Board on May 14, 2003.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The boundary plat known as Summit Questa is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2003.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2003.

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

APPLICANT INFORMATION

<u>Owner:</u>	<u>Agent/ Council:</u>
Name: Jedco, Inc. c/o Summit Questa School	Name: Karen Lynch, Project Mgr. Miller Legg & Associates, Inc.
Address: 5451 SW 64 Avenue	Address: 1800 Douglas Road, Suite 200
City: Davie, FL 33314	City: Pembroke Pines, FL 33024
Phone: (954) 584-3466	Phone: (954) 436-7000

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Approval of the resolution for the proposed ~~subdivision~~ boundary plat to be known as Summit Questa.

Affected District: District 2

Address/Location: 5451 SW 64 Avenue/Generally located on the west side of Davie Road, north of Stirling Road.

Future Land Use Plan Designation: Special Classification Residential (2 DU/AC), Residential/Office.

Existing Zoning: CF, Community Facilities

Existing Use: 11,675 square foot School.

Proposed Use: 22,019 square foot School consisting of 2,200 square feet of existing pre-school; 7,127 square feet of elementary school (4,955 square feet existing, 2,172 square feet proposed); 4,172 square feet of middle school (1,955 square feet existing, 2,172 square feet proposed); 2,565 square feet of existing library; and 6,000 square feet of assembly hall.

Parcel Size: 9.853 acres (429,184 square feet)

Surrounding Existing Use:

North: Church/Bishop Kardas Memorial Home
South: Vacant Land
East: SW 64 Avenue/Davie Road
West: Single Family Residential

Surrounding Future Land Use Plan Designation:

North: Special Classification Residential (2 DU/AC), Residential/Office
South: Classification Residential (2 DU/AC), Residential/Office
East: Residential/Office
West: Residential (1 DU/AC)

Surrounding Zoning:

North: CF, Community Facilities
South: A-1, Agricultural District, RO, Residential Office
East: RO, Residential Office
West: A-1, Agricultural District

ZONING HISTORY

Related Zoning History: None

Previous Requests on Same Property: On April 18, 2001, Town Council approved a site development plan for Summit Questa Montessori School with a 3,000 square foot classroom building, minor landscape improvements and additional parking for the existing school campus.

APPLICATION DETAILS

The applicant's submission indicates the following:

1. The subject site area consists of approximately 429,184 square feet or 9.853 acres.
2. The note restricting the plat to 2,200 square feet of existing pre-school; 7,127 square feet of elementary school (4,955 square feet existing, 2,172 square feet proposed); 4,172 square feet of middle school (1,955 square feet existing, 2,172 square feet proposed); 2,565 square feet of existing library; and 6,000 square feet of assembly hall.
3. Access is provided by a 50-foot full access opening on Davie Road approximately 110 feet north of the south plat limits.

4. Turn lane improvements include a southbound right turn lane on Davie Road at the 50 foot opening with 134 feet of storage and 100 feet of transition.
 5. An additional five (5) feet by sixty (60) feet of right-of-way is provided on Davie Road adjacent to the south plat limit for an approved paved pedestrian access landing pad conforming with the provisions of the Americans with Disabilities Act (ADA).
 6. A sidewalk is provided along Davie Road adjacent to this plat.
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SIGNIFICANT DEVELOPMENT REVIEW AGENCY COMMENTS

All agency comments have been satisfied.

APPLICABLE CODES AND ORDINANCES

Section 12-360(B)(1) of the Land Development Code, platting requirements.

Comprehensive Plan Considerations

Planning Area: The subject property is within Planning Area 9. This Planning 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 proposed plat is in Flexibility Zone 113.

Applicable Goals, Objectives & Policies: The proposed plat is generally consistent with the goals, objectives and policies of the Comprehensive Plan.

Staff Analysis/ Findings of Fact

The proposed plat is generally consistent with the Comprehensive Plan and Land Development Code as it relates to use, location, size.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions must be met prior to final approval:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

2. A mylar copy of the plat shall be provided to the Planning and Zoning Division upon recordation.

Planning and Zoning Board Recommendation

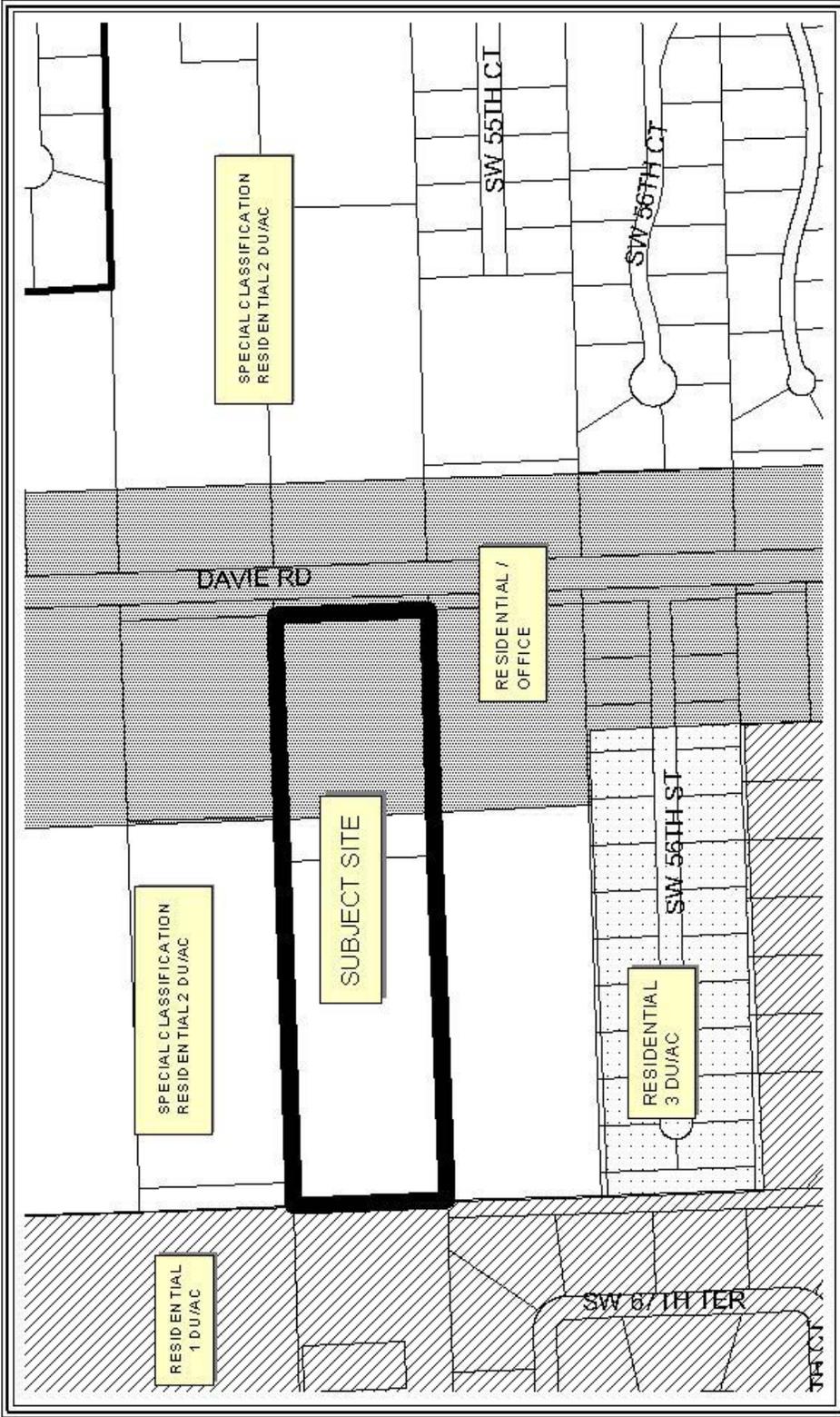
At the May 14, 2002, Planning and Zoning Board meeting, Ms. Lee made a motion, seconded by Vice-Chair Bender, to approve. (Motion carried 5-0)

Exhibits

1. Plat
2. Future Land Use Map
3. Subject Site, Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____



PLAT
P 7-5-02
Future Land Use Map

Date Flown: 12/8/01



Seal of the Town of Davie, Florida, featuring a central emblem surrounded by the text 'TOWN OF DAVIE, FLORIDA'.

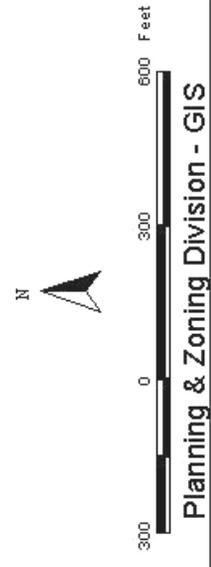
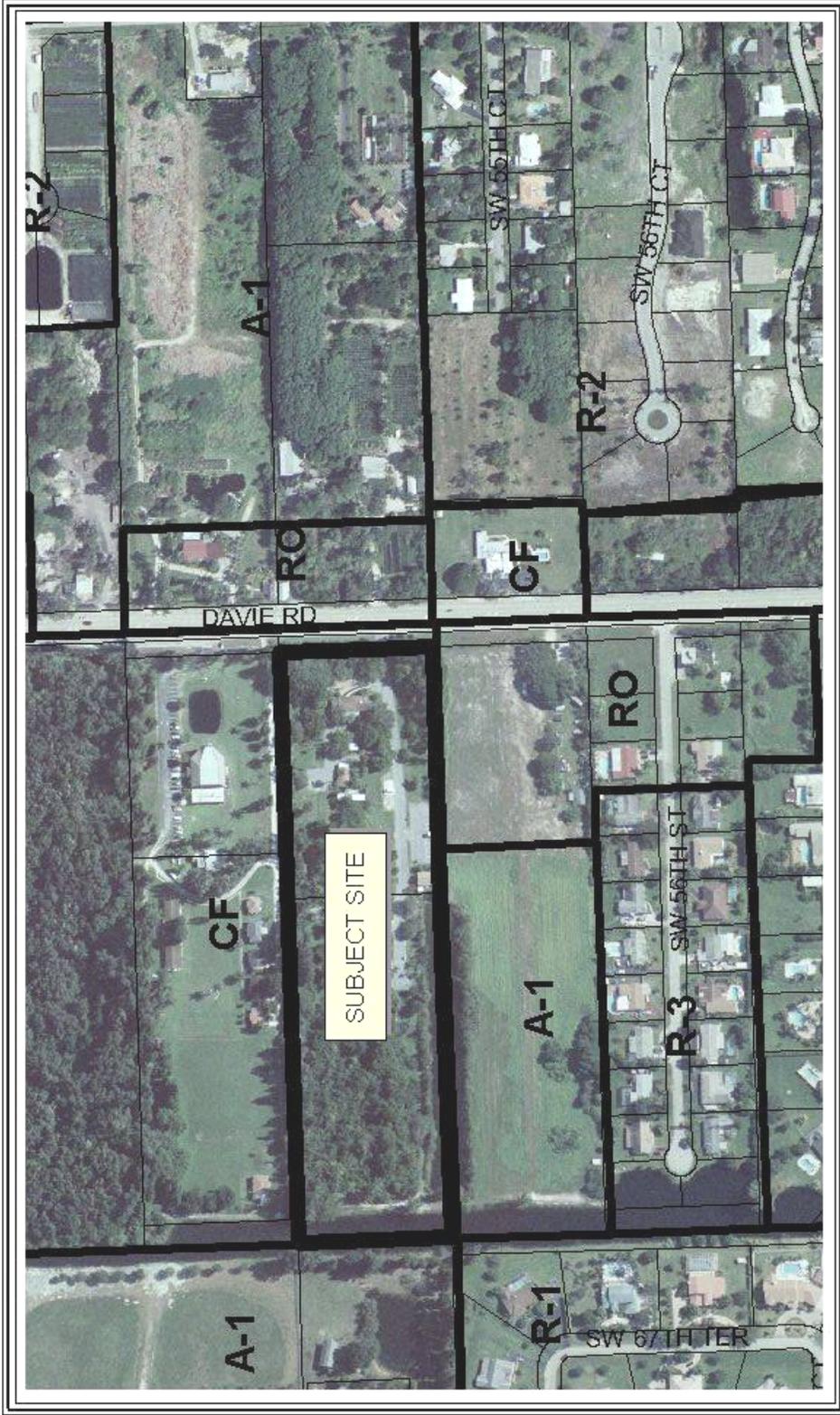


N



300 0 300 600 Feet

Planning & Zoning Division - GIS



**PLAT
P 7-5-02
Subject Site and Aerial Map**

Date Flown: 12/31/01