

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: David M. Abramson, Acting Deputy Planning and Zoning Manager

SUBJECT: Delegation Application: DG 6-3-07/07-102/Summit Questa Montessori School/5451 Southwest 64th Avenue/Generally located on the Westside of Southwest 64th Avenue between Griffin and Stirling Road

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS THE "SUMMIT QUESTA," AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: The petitioner (Miller Legg) is requesting to amend the restrictive note on the "Summit Questa" plat as recorded in PB 174, Pg 100/101 in the public records of Broward County:

From: "This plat is restricted to 2,200 square feet of existing Pre-School; 7,127 square feet of existing Elementary School (4,955 square feet existing, 2,172 square feet proposed); 4,127 square feet of Middle School (1,995 square feet existing, 2,172 square feet proposed); 2,565 square feet of existing Library; and 6,000 square feet of Assembly Hall."

To: "This plat is restricted to 5,116 square feet of Day Care, (3,116 square feet existing, 2,000 proposed); 1,500 square feet of portable covered play area for the Day Care, (1,042 existing, 458 proposed); 34,884 square feet of Private School (18,038 square feet existing; 16,846 square feet proposed); 2,400 square feet of portable covered play area for the Private School (694 existing; 1,706 proposed)"

This request is consistent with the Site Plan Modification Application (SPM 9-3-04, Summit Questa Montessori School) approved at the September 20, 2006 Town Council

meeting. Staff finds that the proposed amendment is consistent with the existing and proposed use of the subject site.

PREVIOUS ACTIONS: n/a

CONCURRENCES: n/a

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s):

Resolution, Justification letter, Plat, Future Land Use Map, Aerial, Zoning, & Subject Site Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS THE "SUMMIT QUESTA," AND PROVIDING AN EFFECTIVE DATE..

WHEREAS, the boundary plat known as "Summit Questa" was recorded in the public records of Broward County in Plat Book 174, Page 100/101; and,

WHEREAS, the owner desires to revise the restrictive note associated with said plat; and,

WHEREAS, Broward County requires that the Town of Davie concur with this revision prior to a review of the proposed revision by Broward County Commission.

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

SECTION 1. The Town Council of the Town of Davie does hereby approve of the proposed revision to the restrictive note shown on the "Summit Questa." The proposed revision being specifically described in the planning attachments hereto.

SECTION 2. Any improvements required to satisfy Transit Oriented Concurrency should be located within the Town of Davie on the local road network.

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2007.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2007.

Attachment (*Justification Letter*)



October 17, 2007

David Abramson
Planning and Zoning Division
Town of Davie
6591 Orange Drive
Davie, FL 33314

**Re: Miller Legg Project No.: 07-00158
Summit Questa Plat Note Amendment**

Dave, per our recent discussions with the Broward County Development Management Department, we have modified the requested plat note to meet the specific requirements with the County, for Private Schools. **The following is our revised justification statement for the Summit Questa Plat Restricting Note Amendment:**

The purpose of the Plat Note Amendment is to increase the amount of school use to allow for the recently approved Site Plan for the Summit Questa Montessori School.

The "Summit Questa" plat as recorded in Plat Book 174, Page 100/101 in the public records of Broward County, Florida is restricted 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 of proposed); 4,127 square feet of middle school (1,955 square feet existing, 2,172 square feet proposed); 2,565 square feet of existing library; and 5,000 square feet of assembly hall.

The proposed Plat Note Delegation Request is requesting to change the existing Plat Note Restrictions to:

- 1) 5,116 square feet of Day Care, (3,116 square feet existing, 2,000 proposed); 1,500 square feet of portable covered play area for the Day Care, (1,042 existing, 458 proposed)
- 2) 34,884 square feet of Private School (18,038 square feet existing; 16,846 square feet proposed);
2,400 square feet of portable covered play area for the Private School (694 existing; 1,706 proposed).

Should you have any questions regarding this, please don't hesitate to give me a call at 954-436-7000.

Sincerely,

Jill Cohen, RLA, AICP

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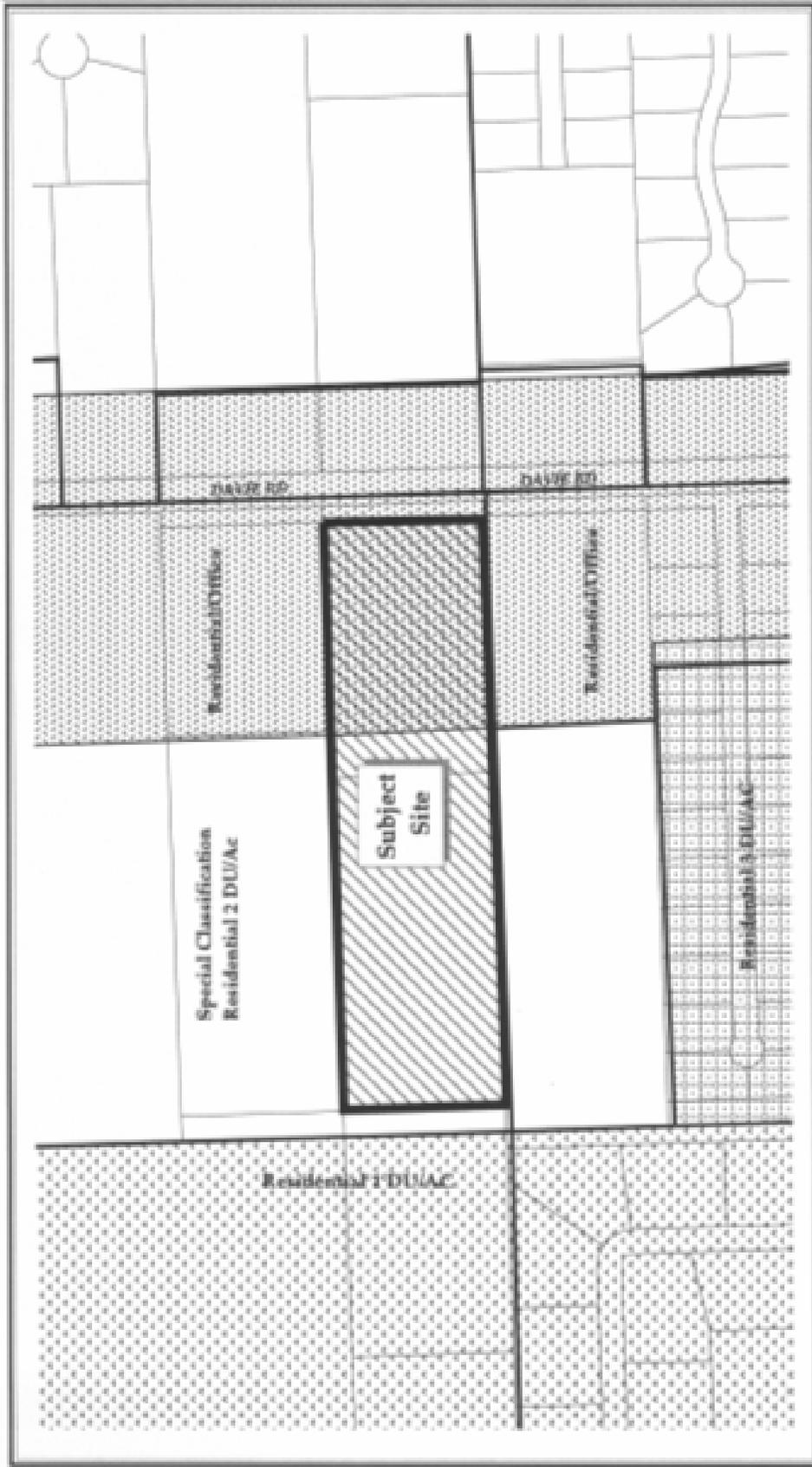
V:\Projects\2007\07-00158 - Summit Questa Plat Note Amend\Documents\Correspondence\Letters\Updated-10-17-07
Justification.dboouth Florida Office: 1800 N Douglas Road • Suite 200 • Pembroke Pines, Florida • 33024-3200

(954) 436-7000 • Fax: (954) 436-8664

www.millerlegg.com

Attachment (*Plat*)

Attachment (*Future Land Use Map*)



The Town of Davie
 Development Services Department
 Planning & Zoning Division



Scale



Future Land Use Map

Prepared By: D.M.A.
 Date Prepared: 6/15/05

Attachment (*Aerial, Zoning, and Subject Site Map*)



The Town of Davie
 Development Services Department
 Planning & Zoning Division



Scale



Aerial, Zoning, and Subject Site Map

Prepared By: D.M.A.
 Date Prepared: 6/13/05

