TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Services Director/(954) 797-1101

PREPARED BY: David M. Abramson, Acting Planning and Zoning Manager

SUBJECT: Site Plan Application: SP 2-6-07/07-59/Han-Mi Baptist Church/Generally located 660' south of Southwest 20th Street, on the east side of Flamingo Road

AFFECTED DISTRICT: District 3

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: SP 2-6-07/07-59/Han-Mi Baptist Church

REPORT IN BRIEF:
The subject site is 4.70 net acres (204,556 sq. ft.) in size and is located 660' south of Southwest 20th Street, on the east side of Flamingo Road. The proposed site plan consists of a one-story House of Worship consisting of approximately 9,983 sq. ft. on the subject site. A public sidewalk has been proposed outside of the subject site's western boundary line, parallel to Frontage Road. Pedestrian access to and from this sidewalk is through an internal path along the entrance drive. Additionally, a sixteen (16) foot drop-off lane has been proposed along the front (southern side) of the House of Worship.

The proposed vehicular access into the subject site is via one (1) opening. This opening is off Frontage Road through a 50' Non-Vehicular Access Line (NVAL) along western boundary line. Vehicular traffic within the center portion of the subject site will maneuver through two-way parking aisles on the eastern side of the building.

The architecture of the proposed House of Worship reflects a modern design including clean horizontal/vertical lines. The building's material consists of metal louvers, metal overhangs, and a standing seam metal roof. A portion of the roof is designed to be flat while the other half is angled to the southern side of the building were a metal overhang with columns stretches over a drop-off lane. Aluminum frames with glass storefront doors and windows are equally spaced along all elevations. The proposed vehicular access into the subject site is via two (2) openings. The first opening (the main access point) is located along University Drive (western boundary line), while the second opening is located along the Southwest 78th Avenue (eastern boundary line). After

vehicular traffic enters, it may maneuver thru two-way parking aisles around the proposed building that is centrally situated on the subject site.

The proposed one-story House of Worship can be considered compatible with the existing community facilities and residential properties located along Flamingo Road.

PREVIOUS ACTIONS: n/a

CONCURRENCES:
Mr. Breslau made a motion, seconded by Vice-Chair Engel, to approve subject to the following changes to the design: 1) all handicapped spaces will be connected to the sidewalks; 2) the applicant will re-examine the radius of the porte-cochere driveway to determine if the radius could be tightened so that the west exit might potentially be moved further east and away from the exit of the property; 3) on the landscaping, the applicant will add three Fox-Tail Palms, at 20-foot height on the north end of the property near the building and increase the size of the four Fox-Tails shown on the east side of the building up to 20-feet; 4) most importantly, the applicant will delete the corrugated metal panels on the wedge raised portion of the roof elevation and replace it with glass and with actual louvers, not metal panels; and 5) the perimeter berm on the west side of the property shall be adjusted to be consistent with the perimeter berm of the adjacent property owner to the north. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – yes; Ms. Lee – no; Mr. Venis – yes. **(Motion carried 4-1)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):
Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition shall be met prior to final site plan approval:

1. Provide letters of no objection from the Town of Davie Utilities Operations and City of Sunrise.
2. Provide manufacture paint color names/numbers on the exterior elevation sheets.
3. Reduce the font size of all the numbers along the perimeter of the photometric plan.
4. Provide the location of the proposed free-standing size.
5. Provide a letter from each of the agencies below ensuring Town of Davie concurrency will be met with the proposed development prior of issuance of any building permit:

a. Potable Water: *Applicable Utilities Department*
b. Sanitary Sewer: *Applicable Utilities Department*
c. Transportation: *Engineering Division*
d. Drainage System: *Applicable Water Control District*
e. Recreation: *Parks and Recreation Department*
f. Solid Waste: *Applicable Waste Management Company*
g. Police: *Police Department*
h. Fire: Fire Department
i.

Attachment(s): Planning Report, Site Plan

Exhibit "A"
Application: SP 2-6-07/07-59/Han-Mi Baptist Church
Original Report Date: 12/5/07 **Revision(s):** 12/13/07

Phone: (954) 349-2448

Phone: (954) 680-6533

Background Information

Application Request: The petitioner requests site plan approval for a House of Worship

Address: 2150 Flamingo Road

Location: Generally located 660' south of Southwest 20th Street, on the east side of Flamingo Road

Future Land Use Plan Map: Residential 1 DU/Acre

Existing Zoning(s): CF, Community Facility District

Existing Use(s): Vacant

Parcel Size: 4.70 net acres (204,556 sq. ft.)

Proposed Use(s): One-story House of Worship consisting of approximately 9,983 sq. ft.

Proposed Density: n/a

	Surrounding Use(s):	**Surrounding Land Use Plan Map Designation(s):**
North:	V.I. Pet Resort	Residential 1 DU/Acre
South:	Vacant	Residential 1 DU/Acre
East:	Paradise Pines	Residential 1 DU/Acre
West:	Vacant	Residential 1 DU/Acre

	Surrounding Zoning(s):
North:	A-1, Agricultural District
South:	A-1, Agricultural District
East:	A-1, Agricultural District
West:	A-1, Agricultural District

Zoning History

Related zoning history:

Previous requests on same property:

Concurrent Request(s) on same property:

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

Land Development Code (Section 12-24 (J)(5)), the CF, Community Facility The CF District is intended to implement the community facilities classification of the Town of Davie Comprehensive Plan by providing areas for location of community facilities.

Land Development Code (Section 12-83), Conventional Nonresidential Development Standards, CF, Community Facilities District, requires the following minimums: lot area of 43,560 square feet, frontage of 100 feet, front setback of 50 feet, side and rear setbacks of 25 feet, maximum building height of 35 feet, and 30 percent minimum open space.

Land Development Code (Section 12-208 (A)(5)), requirements for off-street parking, for churches; One (1) space for each thirty (30) square feet of auditorium or chapel area, plus one (1) space for each Sunday School classroom.

Land Development Code (Section 12-205 (5)), requires all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks along sidewalks, safety island, driveways, sight distance triangles and other places as needed.

Land Development Code (Section 12-107), site landscaping requirements for commercial and industrial districts over twenty thousand square feet.

Comprehensive Plan Considerations

Planning Area:
The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan:
The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies:
Future Land Use Plan, Policy 5-2: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Element, Land Use Compatibility and Community Appearance, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

1. *Site:* The subject site is 4.70 net acres (204,556 sq. ft.) in size and is located 660' south of Southwest 20th Street, on the east side of Flamingo Road. The proposed site plan consists of a one-story House of Worship consisting of approximately 9,983 sq. ft. on the subject site. A public sidewalk has been proposed outside of the subject site's western boundary line, parallel to Frontage Road. Pedestrian access to and from this sidewalk is through an internal path along the entrance drive. Additionally, a path has been placed on the eastern side of the building to provide pedestrian access to vehicular parking spaces. The proposed site plan illustrates one (1) dumpster enclosure with concrete walls and a CPTED gate at the rear (northern side) of the building. Lastly, a sixteen (16) foot drop-off lane has been proposed along the front (southern side) of the House of Worship.

2. *Architecture:* The architecture of the proposed House of Worship reflects a modern design including clean horizontal/vertical lines. The building's material consists of metal louvers, metal overhangs, and a standing seam metal roof. A portion of the roof is designed to be flat while the other half is angled to the southern side of the building were a metal overhang with columns stretches over a drop-off lane. Aluminum frames with glass storefront doors and windows are equally spaced along all elevations.

3. *Access and Parking:* The proposed vehicular access into the subject site is via one (1) opening. This opening is off Frontage Road through a 50' Non-Vehicular Access Line (NVAL) along western boundary line. Vehicular traffic within the center portion of the subject site will maneuver through two-way parking aisles on the eastern side of the building.

   The proposed site plan meets code requirements by providing (107) standard parking spaces, (22) stabilized grass parking spaces, and (4) handicapped spaces for a total of (133) spaces. Additionally, the vehicular use area (VUA) consists of 54,820 square feet or approximately 27% of the total subject site area.

4. *Lighting:* The lighting design meets Land Development Code requirements, not exceeding the maximum foot-candles of 1 at the property lines. Additionally, the petitioner is proposing a Washington Decorative Pole similar to the Sternberg Decorative Poles along Davie Road within the vehicular parking area.

5. *Signage:* Signage is not part of this site plan application. All signs shall meet code prior to the issuance of a building permit.

6. *Landscaping:* The petitioner's proposed landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and CF, Community Facility District. The landscape plan indicates Cocoplum Hedge, Green Buttonwood, Live Oak, Slash Pine, Satin Leaf, Silver Button Wood, Blue Flowering Plumago, and Crepe Myrtle. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle is a maximum of thirty-six (36) inches in height.

7. *Drainage:* Approval from Central Broward Drainage District shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit. In attempts to meet drainage requirements, the petitioner has proposed a 14,430 sq. ft. pond in southeastern portion of the subject site. This drainage area will also act as a buffer from the existing and future residential uses abutting the southeastern portion of the subject site.

8. *Trails:* The Peaceful Ridge Trail is located along Flamingo Road (Frontage Road) and Southwest 121st Avenue right-of-way adjacent to the subject site. This trail will accommodate leisure activities to and from the subject site and will also provide access numerous Davie parks and other trails.

9. *Flexibility Rule:* The petitioner is not proposing to utilize the Flexibility Rule in accordance with this site plan application.

10. *Waiver Request(s):* The petitioner is not requesting any waivers in accordance with this site plan application.

11. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Police, and Fire.

12. *Compatibility:* The proposed one-story House of Worship can be considered compatible with the existing community facilities and residential properties located along Flamingo Road.

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Engineering Division:

1. Provide additional 11 ft road right-of-way and construct concrete sidewalk along the Frontage road.
2. Provide 12 ft utility easement adjacent to the new road right-of-way.

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie Community Room on May 14, 2007 and May 16, 2007. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's site design meets the intent of the CF, Community Facility District. The propose site plan is consistent with the Comprehensive Plan and Future Land Use Plan Map designation of Residential 1 DU/Acre.

Staff finds that the site plan complies with the general purpose of the proposed CF, Community Facility District. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and parking requirements. The proposed site plan can be considered compatible with the existing community facilities and residential properties located along Flamingo Road.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition shall be met prior to final site plan approval:

6. Provide letters of no objection from the Town of Davie Utilities Operations and City of Sunrise.
7. Provide manufacture paint color names/numbers on the exterior elevation sheets.
8. Reduce the font size of all the numbers along the perimeter of the photometric plan.
9. Provide the location of the proposed free-standing size.
10. Provide a letter from each of the agencies below ensuring Town of Davie concurrency will be met with the proposed development prior of issuance of any building permit:
    a. Potable Water: *Applicable Utilities Department*
    b. Sanitary Sewer: *Applicable Utilities Department*
    c. Transportation: *Engineering Division*
    d. Drainage System: *Applicable Water Control District*
    e. Recreation: *Parks and Recreation Department*
    f. Solid Waste: *Applicable Waste Management Company*
    g. Police: *Police Department*
    h. Fire: Fire Department

Mr. Breslau made a motion, seconded by Vice-Chair Engel, to approve subject to the following changes to the design: 1) all handicapped spaces will be connected to the sidewalks; 2) the applicant will re-examine the radius of the porte-cochere driveway to determine if the radius could be tightened so that the west exit might potentially be moved further east and away from the exit of the property; 3) on the landscaping, the applicant will add three Fox-Tail Palms, at 20-foot height on the north end of the property near the building and increase the size of the four Fox-Tails shown on the east side of the building up to 20-feet; 4) most importantly, the applicant will delete the corrugated metal panels on the wedge raised portion of the roof elevation and replace it with glass and with actual louvers, not metal panels; and 5) the perimeter berm on the west side of the property shall be adjusted to be consistent with the perimeter berm of the adjacent property owner to the north. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – yes; Ms. Lee – no; Mr. Venis – yes. **(Motion carried 4-1)**

Exhibit 1 (*Mail-out Map*)

FLAMINGO RD

Exhibit 2 *(Mail-out)*

SP 2-6-07
BENCIVENGA,MICHAEL & ROSINA
12001 ASHFORD LN
DAVIE FL 33325-5239

SP 2-6-07
BRAHAM,DARRELL & MARGARET
11980 SW 22 CT
DAVIE FL 33325

SP 2-6-07
CARTER,JOHN T &
CARTER,JEANNETTE K
12000 ASHFORD LN
DAVIE FL 33325-5236

SP 2-6-07
CHICCONE,MICHAEL J & E G
2141 SW 120 TER
DAVIE FL 33325

SP 2-6-07
DIEGUEZ,CHARLES H
12040 ASHFORD LANE
DAVIE FL 33325-5236

SP 2-6-07
EVERGLADES BOTANICAL SERV
2075 S FLAMINGO RD
DAVIE FL 33325

SP 2-6-07
FLORIDA POWER & LIGHT CO
ATT: PROPERTY TAX DEPT
PO BOX 14000
JUNO BEACH FL 33408-0420

SP 2-6-07
GILMORE,JOHN N & HYE SUK
12490 SW 20 ST
DAVIE FL 33325

SP 2-6-07
HAMLET OF DAVIE HMWNRS ASSN INC
PO BOX 770850
CORAL SPRINGS FL 33077-0866

SP 2-6-07
KELLNER DEV INC
10462 HARRIER ST
DAVIE FL 33324

SP 2-6-07
BERGER,MARLENE
BERGER,LAWRENCE
11925 SW 22 CT
DAVIE FL 33325-5203

SP 2-6-07
BRAVERMAN,FELIX & MONICA
KAUFER
2130 SW 119 TR
DAVIE FL 33325

SP 2-6-07
CASTANO,FRANCIS F & CLARA I
2100 SW 127 AVE
DAVIE FL 33325

SP 2-6-07
CRONE,JOHN
2190 SW 119 TER
DAVIE FL 33325

SP 2-6-07
DODDS,MARK R &
DODDS,ANAT
1431 SW 106 TERR
DAVIE FL 33324

SP 2-6-07
FEIJOO,RICARDO & SUSAN
11975 SW 22 CT
DAVIE FL 33325

SP 2-6-07
FOSTER,JOHN W N & INGRID M
12080 ASHFORD LN
DAVIE FL 33325-5236

SP 2-6-07
HAMLET HOMEOWNERS ASSN INC
% PRO COMM MGMT INC
786 BLANDING BLVD #118
ORANGE PARK FL 32065

SP 2-6-07
HAN-MI BAPTIST CHURCH INC
848 GARDEN CT
PLANTATION FL 33317

SP 2-6-07
KELLY,JOHN &
KELLY,MARCY
12025 SW 22 CT
DAVIE FL 33325-5245

SP 2-6-07
BERNAL-CARLO,RUTH &
RODRIGUEZ,ALDO
12081 ASHFORD LANE
DAVIE FL 33325

SP 2-6-07
CARO,GEORGE &
CARO,DEBRA
12010 SW 22 CT
DAVIE FL 33325

SP 2-6-07
CHAMPION-ROBINSON,JOAN
12040 SW 22 CT
DAVIE FL 33325-5244

SP 2-6-07
DIBIASE,DOROTHY FAM LTD
PARTNERSHIP
PO BOX 780
LYNNFIELD MA 01940

SP 2-6-07
EVERGLADES BOTANICAL LC
2075 S FLAMINGO RD
DAVIE FL 33325

SP 2-6-07
FLORIDA DEPT OF TRANSPORTATION
OFFICE OF RIGHT OF WAY
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

SP 2-6-07
GARCIA,ART A &
GARCIA,LOURDES
11881 ASHFORD LANE
DAVIE FL 33325

SP 2-6-07
HAMLET HOMEOWNERS ASSN INC
% PRO COMM MGMT INC
786 BLANDING BLVD #118
ORANGE PARK FL 32065

SP 2-6-07
HURLEY,ARTHUR J & SUSAN M &
HURLEY,JASON A ETAL
3500 SW 121 AVE
DAVIE FL 33330

SP 2-6-07
KIDD,WALTER A
876 NW 135 TER
PEMBROKE PINES FL 33028

SP 2-6-07
KLATMAN,MARK J &
TRANFA,TRACY L
2181 SW 120 TER
DAVIE FL 33325

SP 2-6-07
LICATA,MAUREEN
12520 SW 20 ST
DAVIE FL 33325-5802

SP 2-6-07
MAY,PHILIP A
11981 ASHFORD LANE
DAVIE FL 33325-5238

SP 2-6-07
MIELE-SIMONSON ESTATES HOA
% SIMONESON REAL ESTATE
HOLDING
931 HARRISON ST
HOLLYWOOD FL 33019-1622

SP 2-6-07
PHILIPSON,BARON D & LAURIE
652 NW 133 DR
DAVIE FL 33325

SP 2-6-07
RIANO,HUGO & EVA C
12550 SW 20 ST
DAVIE FL 33325

SP 2-6-07
SCHMIDT,JUSTIN BARRETT
SCHMIDT,MARISA A
12070 SW 22 CT
DAVIE FL 33325

SP 2-6-07
SHERROD,JOAN E
12060 SW 19 CT
DAVIE FL 33325

SP 2-6-07
WEEKLEY BROS LEASING LTD
20701 STIRLING ROAD
PEMBROKE PINES FL 33332

SP 2-6-07
L & M ESTATES INC
11200 SW 3 ST
DAVIE FL 33325

SP 2-6-07
LOUBRIEL,ETHAN
PECK,GRETE AMY
2221 SW 120 TER
DAVIE FL 33325-5210

SP 2-6-07
MCINTYRE,LESTER &
MCINTYRE,LOURICE
11950 SW 22 CT
DAVIE FL 33325-5201

SP 2-6-07
MOSES FAMILY LTD PRTNR
D/B/A ROOM TO GROW ACADEMY
2799 NW 55 AVE
LAUDERHILL FL 33313

SP 2-6-07
QUINLIVAN,JOYCE E REV TRUST
QUINLIVAN,M R & QUINLIVAN,S M TR
3141 DEAN CT #704
MINNEAPOLIS MN 55416-5512

SP 2-6-07
ROBERTS,BRUCE D &
ROBERTS,DAWNE E
11901 ASHFORD LANE
DAVIE FL 33325-5238

SP 2-6-07
SCHMIDT,MARK L & CELIA
11920 SW 22 CT
DAVIE FL 33325

SP 2-6-07
SINGH,INDRANIE & SISNARAINE
2301 NW 87 AVE
SUNRISE FL 33322

SP 2-6-07
WEEKLEY,DANIEL D &
WEEKLEY,TROY L & WEEKLEY,WAYNE
20701 STIRLING RD
PEMBROKE PINES FL 33332

SP 2-6-07
LEZCANO,MIRTA
11941 ASHFORD LANE
DAVIE FL 33325-5238

SP 2-6-07
MARTIN,BARBARA REV LIV TR
11940 ASHFORD LANE
DAVIE FL 33325-5235

SP 2-6-07
MCKERCHIE,TERRY W & K-LYNN K
2160 SW 119 TER
DAVIE FL 33325

SP 2-6-07
PARADISE PINES HOMEOWNERS
ASSOCIATION INC
PO BOX 550274
DAVIE FL 33355

SP 2-6-07
RASCHE LIV TR
RASCHE,JAMES J & RASCHE,LINDA
11980 ASHFORD LANE
DAVIE FL 33325-5235

SP 2-6-07
SCHMIDT,GEORGE O
SCHMIDT,MARCIA A
11900 ASHFORD LANE
DAVIE FL 33325-5235

SP 2-6-07
SHERIDAN HOUSE INC
4200 SW 54 CT
DAVIE FL 33314

SP 2-6-07
TAIT,GREGORY R & CAROL A
12041 ASHFORD LN
DAVIE FL 33325-5239

SP 2-6-07
ZURK INC
16850-112 COLLINS AVE STE 160
SUNNY ISLES FL 33160

Exhibit 3 (*Public Participation Notice*)

PILLAR CONSULTANTS INC.

Lic. #QB-0015697

May 10, 2007

Town of Davie Planning & Zoning Division
5621 SW 58th Ct.
Davie, FL 33314-7468

Re: 4.63 Acres of Vacant Parcel of land
NOTICE OF PUBLIC HEARING

Dear Property Owner:

Please be advised, that on Monday May 14, 2007 and Wednesday May 16, 2007, we will be at the Pillar Consultant's Conference Room at 6:30 p.m. (located at 5230 S University Dr., Suite 104, Davie, FL 33328) to discuss the proposed improvements to the subject parcel of land. We will have plans of the proposed Community Facility development (consisting of a church) and be ready to answer any questions you may have and will listen to any suggestions.

Sincerely,

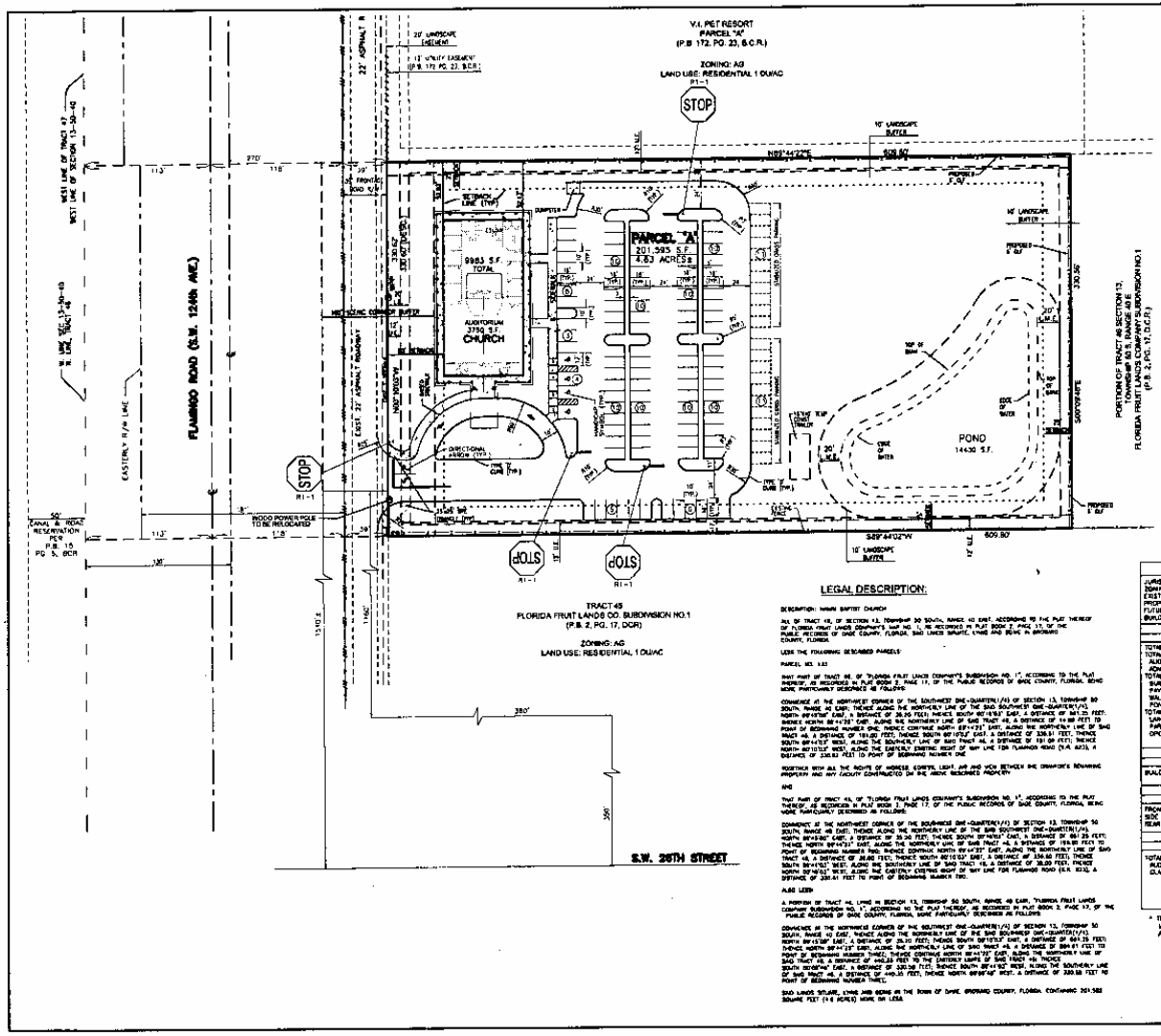
Pillar Consultants, Inc.

Jason Wilson
Project Engineer

Enclosures: Proposed Site Plan
Zoning &Aerial Map
Future Land Use Map
Meeting Location Map

Cc: Town of Davie Planning Division

General Contracting • Design/Build • Construction Management
Consulting Engineers • Planners • Surveyors
5230 SOUTH UNIVERSITY DRIVE, SUITE 104 • DAVIE, FLORIDA 33328 • OFFICE 954-680-6533 • FAX 954-680-0323



LEGEND:

AC	ACREAGE
SQ.FT.	SQUARE FEET
BCR	BROWARD COUNTY RECORDS
MDCR	MIAMI DADE COUNTY RECORDS
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
SEC	SECTION
R/W	RIGHT-OF-WAY
℄	CENTERLINE
FND	FOUND
DESC.	DESCRIBED
TYP.	TYPICAL
EXIST.	EXISTING
PROP.	PROPOSED
CBS	CONCRETE BLOCK STRUCTURE
CLF	CHAINLINK FENCE
CBWCD	CENTRAL BROWARD WATER CONTROL DISTRICT
D.E.	DRAINAGE EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
U.E.	UTILITY EASEMENT
FH	FIRE HYDRANT
GV	GATE VALVE
WPP	WOOD POWER POLE

SITE DATA

JURISDICTION:	TOWN OF DAVIE
ZONING:	CF
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	CHURCH
FUTURE LAND USE MAP CLASSIFICATION:	CF
BUILDING CODE:	FLORIDA BUILDING CODE 2005 EDITION

SITE CALCULATIONS

	SQUARE FEET	ACRES	PERCENT
TOTAL SITE	201,585	4.63	100%
TOTAL GROSS FLOOR AREA	9,983	0.23	
AUDITORIUM	2,730	0.06	
ADMINISTRATION/FLDE/NEEDS	6,533	0.14	
TOTAL IMPERVIOUS AREA	83,358	1.92	
BUILDING	9,983	0.23	
PAVEMENT	53,942	1.23	
WALKWAYS	5,963	0.13	
POND (EDW)	14,430	0.33	
TOTAL PERVIOUS AREA	117,227	2.70	
LANDSCAPE BUFFER	31,591	0.48	
PARKING AREA GREEN SPACE	5,350	0.12	
OPEN SPACE	80,332	2.06	

MAXIMUM BUILDING HEIGHT

	REQUIRED	PROVIDED
BUILDING (1 STORY)	35 FT.	35 FT.

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT SETBACK	50 FT.	50 FT.
SIDE SETBACK	25 FT.	25 FT.
REAR SETBACK	25 FT.	25 FT.

PARKING

	REQUIRED	PROVIDED
TOTAL PARKING SPACES	128 SPACES	128 SPACES
AUDITORIUM (1 EA/30 SF)	125 SPACES	
CLASSROOM (1 EA)	N/A	
STANDARD		103 SPACES
HANDICAP	4 SPACES	4 SPACES
COMPACT		0 SPACES
GRASS/ECO GRASS		22 SPACES

* THE AREA OF AUDITORIUM WAS ESTABLISHED BASED ON A MAXIMUM 200 PEOPLE OCCUPANCY FORSEEN AND 17.5 SF/PERSON AREA REQUIRED ACCORDING TO THE STANDARDS.

LEGAL DESCRIPTION:

DESCRIPTION: HANN BAPTIST CHURCH

ALL OF TRACT 46, OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF OF FLORIDA FRUIT LANDS COMPANY'S MAP NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

LESS THE FOLLOWING DESCRIBED PARCELS:

PARCEL NO. 1.03

THAT PART OF TRACT 46, OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 40 EAST; THENCE ALONG THE NORTHERLY LINE OF THE SAID SOUTHWEST ONE-QUARTER (1/4), NORTH 89°45'00" EAST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 00°15'00" EAST, A DISTANCE OF 641.25 FEET; THENCE NORTH 89°44'32" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 46, A DISTANCE OF 14.00 FEET TO POINT OF BEGINNING NUMBER ONE; THENCE CONTINUE NORTH 89°44'32" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 46, A DISTANCE OF 180.00 FEET; THENCE SOUTH 00°15'12" EAST, A DISTANCE OF 336.61 FEET; THENCE SOUTH 89°44'32" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT 46, A DISTANCE OF 191.00 FEET; THENCE NORTH 00°15'12" WEST, ALONG THE EASTERLY EXISTING RIGHT OF WAY LINE FOR FLAMINGO ROAD (S.R. 823), A DISTANCE OF 336.61 FEET TO POINT OF BEGINNING NUMBER ONE

TOGETHER WITH ALL THE RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

AND

THAT PART OF TRACT 46, OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 40 EAST; THENCE ALONG THE NORTHERLY LINE OF THE SAID SOUTHWEST ONE-QUARTER (1/4), NORTH 89°45'00" EAST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 00°15'00" EAST, A DISTANCE OF 641.25 FEET; THENCE NORTH 89°44'32" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 46, A DISTANCE OF 194.00 FEET TO POINT OF BEGINNING NUMBER TWO; THENCE CONTINUE NORTH 89°44'32" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 46, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°15'12" EAST, A DISTANCE OF 336.60 FEET; THENCE SOUTH 89°44'32" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT 46, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°15'12" WEST, ALONG THE EASTERLY EXISTING RIGHT OF WAY LINE FOR FLAMINGO ROAD (S.R. 823), A DISTANCE OF 336.61 FEET TO POINT OF BEGINNING NUMBER TWO.

ALSO LESS

A PORTION OF TRACT 46, LYING IN SECTION 13, TOWNSHIP 50 SOUTH, RANGE 40 EAST, "FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 40 EAST; THENCE ALONG THE NORTHERLY LINE OF THE SAID SOUTHWEST ONE-QUARTER (1/4), NORTH 89°45'00" EAST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 00°15'00" EAST, A DISTANCE OF 641.25 FEET; THENCE NORTH 89°44'32" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 46, A DISTANCE OF 194.01 FEET TO POINT OF BEGINNING NUMBER THREE; THENCE CONTINUE NORTH 89°44'32" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 46, A DISTANCE OF 440.33 FEET TO THE EASTERLY LINE OF SAID TRACT 46; THENCE ALONG THE SOUTHERLY LINE SOUTH 00°06'44" EAST, A DISTANCE OF 330.58 FEET; THENCE SOUTH 89°44'32" WEST, A DISTANCE OF 330.58 FEET TO POINT OF BEGINNING NUMBER THREE.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, CONTAINING 201,585 SQUARE FEET (4.6 ACRES) MORE OR LESS.

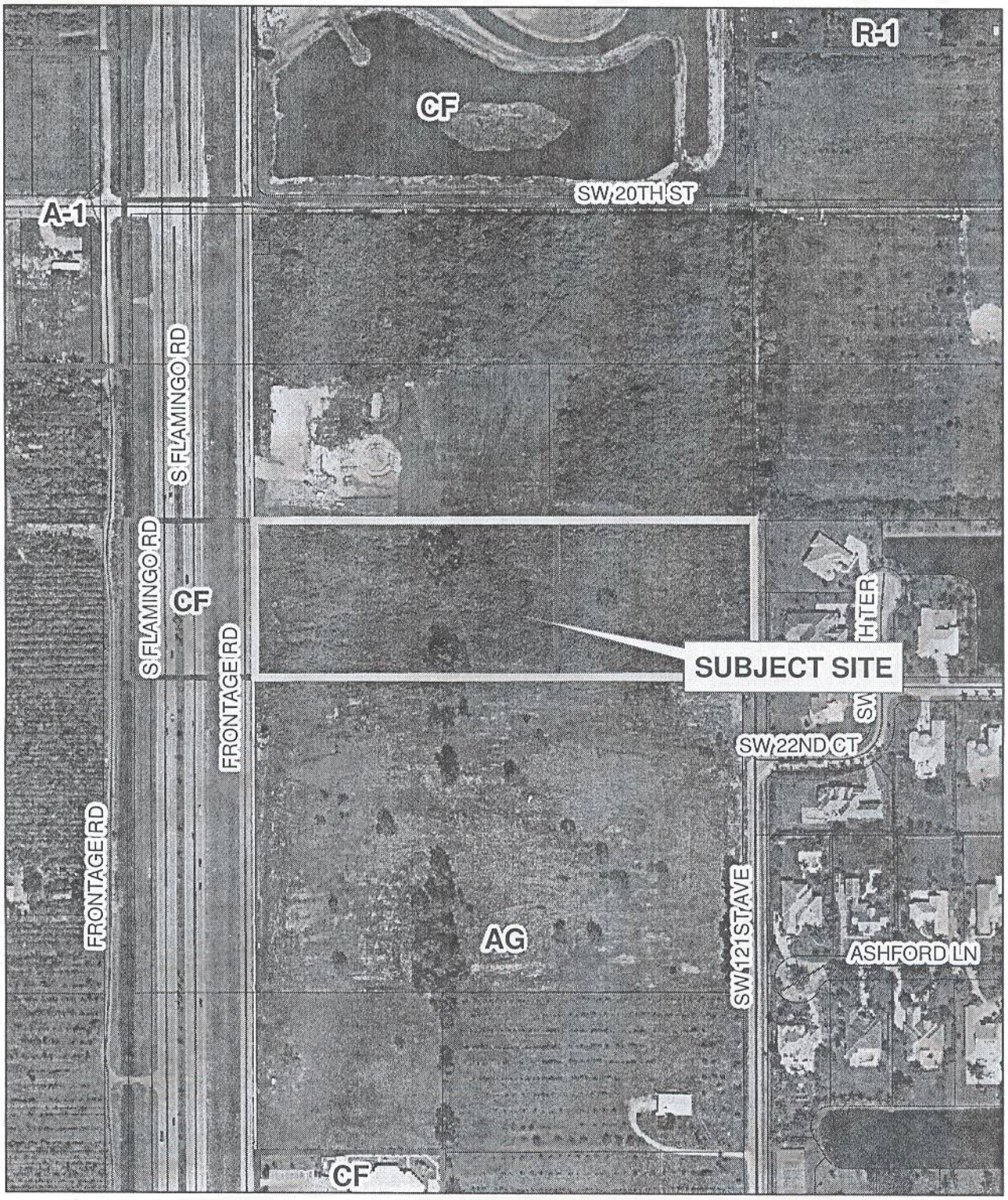
SHEET TITLE
SITE PLAN

REVISIONS
8/13/04
1/18/05
JMD 1163

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting
5230 S. University Drive - Suite 104
Davie, Florida 33328
Phone: (954) 680-6533 Fax: (954) 680-0323
P.E. # 39461

HAN MI BAPTIST CHURCH
TOWN OF DAVIE
BROWARD COUNTY, FLORIDA

SCALE: 1"=40'
DATE: 02/19/03
DRAWN BY: BAM
SHEET No. SP-1
04023



Date Flown:
12/2004

N

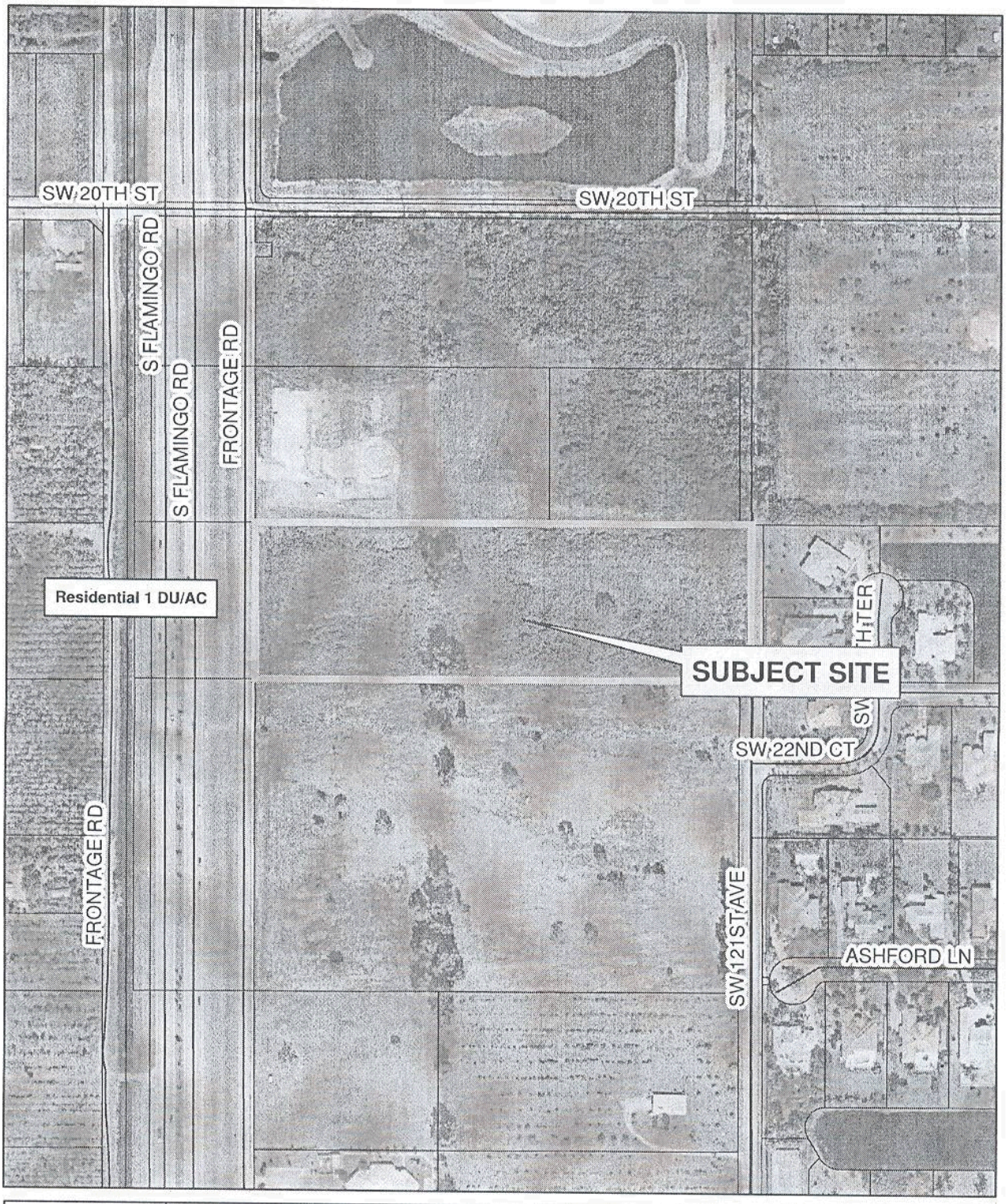
0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

Site Plan
SP 2-6-07

Zoning and Aerial Map

Prepared by: ID
Date Prepared: 5/3/07



Date Flown:
12/2004

N

0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

Site Plan
SP 2-6-07
Future Land Use Map

Prepared by: ID
Date Prepared: 5/3/07

MAPQUEST

5230 S University Dr
Davie FL
33328-5319 US

Notes:

Pillar Consultants, Inc.
5230 S. University Dr.
Suite 104
Davie, Fl 33328
(East side of University Dr.)

Save Ink!
Send maps and directions to your mobile phone
Try it Now!
MAPQUEST MOBILE

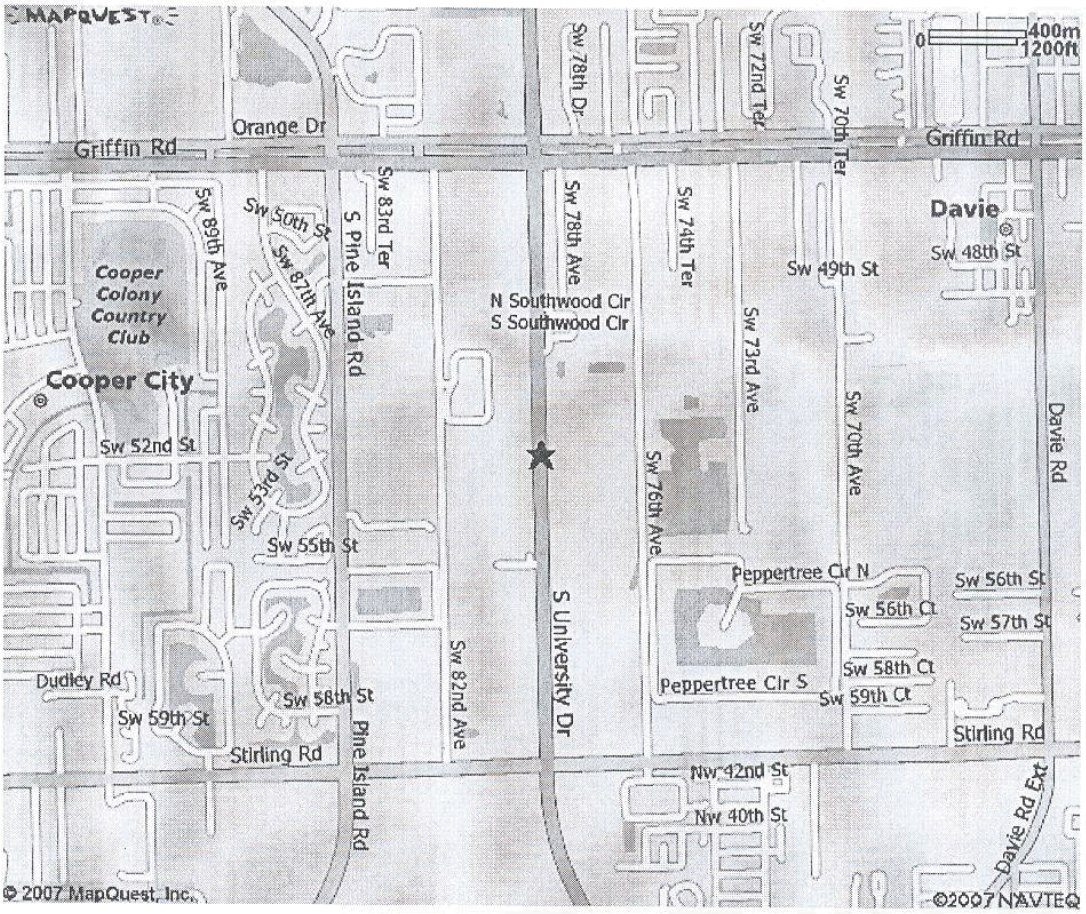


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Exhibit 4 (*Public Participation Sign-in Sheets*)

N/A

Exhibit 5 ***(Public Correspondence)***

N/A

Exhibit 6 ***(Public Participation Summary/Report)***

PILLAR
CONSULTANTS
INC.
Lic. #QB-0015697

May 18, 2007

Mr. David Abramson,
Acting Deputy Planning & Zoning Director
Town of Davie Planning & Zoning Division
6591 S.W. 45th St.
Davie, FL 33314

Re: **HAN-MI BAPTIST CHURCH**
Citizen Participation Plan Report and Mailing Certification
Pillar Job No. 04023

Dear David:

As required by Davie Ordinance No. 2004-31, we are reporting on the results from the Public Participation Plan. Pillar Consultants, Inc. certifies that all residents and/or property owners (list provided by the Town of Davie) were notified via regular mail prior to the 1st meeting.

The first meeting was held on May 14, 2007, 6:30PM., at the conference room located at 5230 S. University Drive, Suite 104, Davie, Florida 33328. No one showed up to this meeting so, the meeting was adjourned at 7:15PM. The second meeting was held on May 16, 2007, 6:30PM at 5230 S. University Drive, Suite 104, Davie, Florida 33328. No one showed up to this meeting so, the meeting was adjourned at 7:00PM.

Since no one showed up to the meetings, it is assumed that there were not any citizen concerns.

In conclusion, we hope that the above satisfies the requirement of the public participation ordinance with regard to the site plan review process. If you have any questions or concerns, please call me at your earliest convenience.

Sincerely,

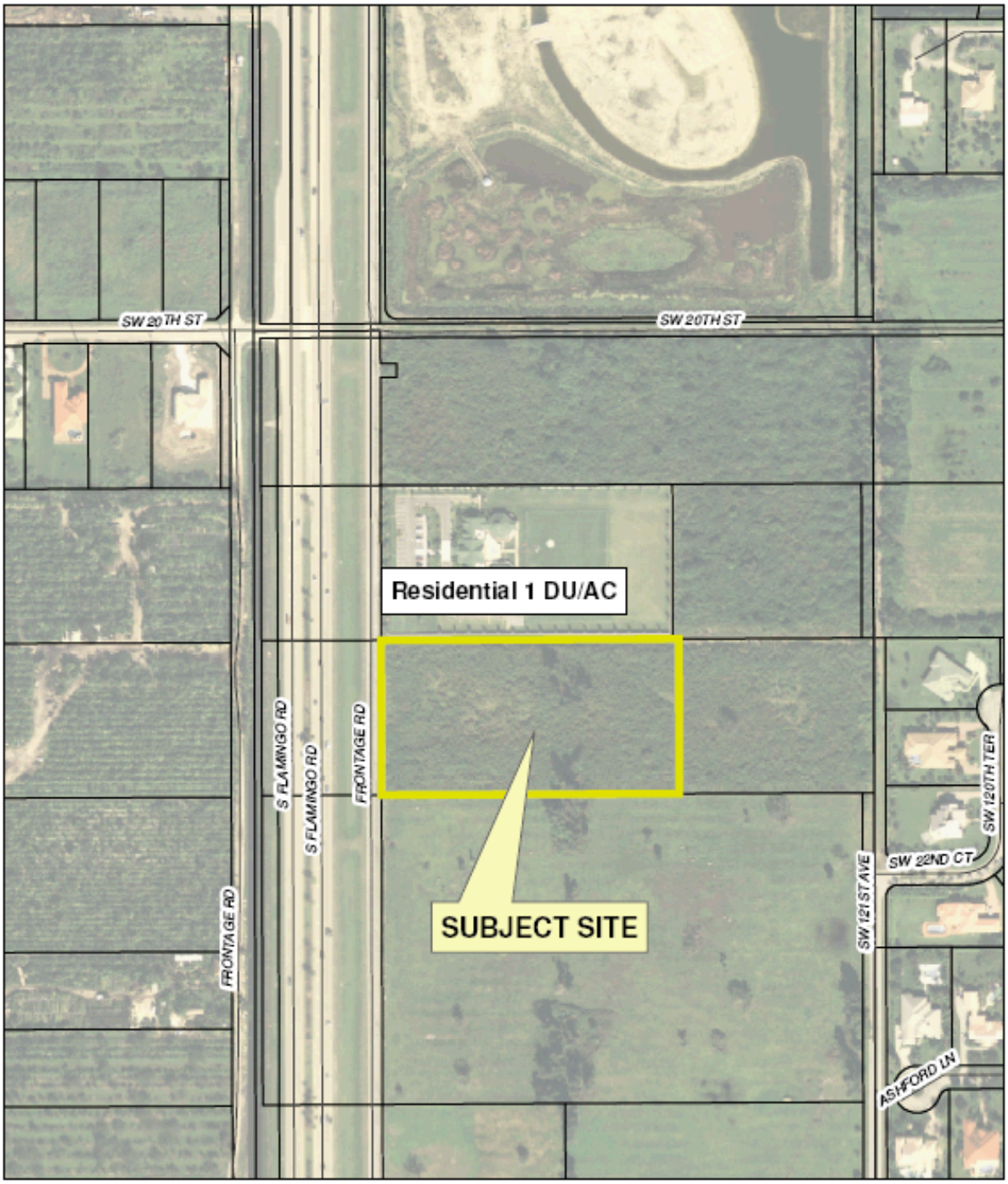
PILLAR CONSULTANTS, INC.

Jay C. Evans

Jay C. Evans, P.E.
President

General Contracting • Design/Build • Construction Management
Consulting Engineers • Planners • Surveyors
5230 SOUTH UNIVERSITY DRIVE, SUITE 104 • DAVIE, FLORIDA 33328 • OFFICE 954-680-6533 • FAX 954-680-0323

Exhibit 7 ***(Future Land Use Map)***



Date Flown:
12/2/06

N

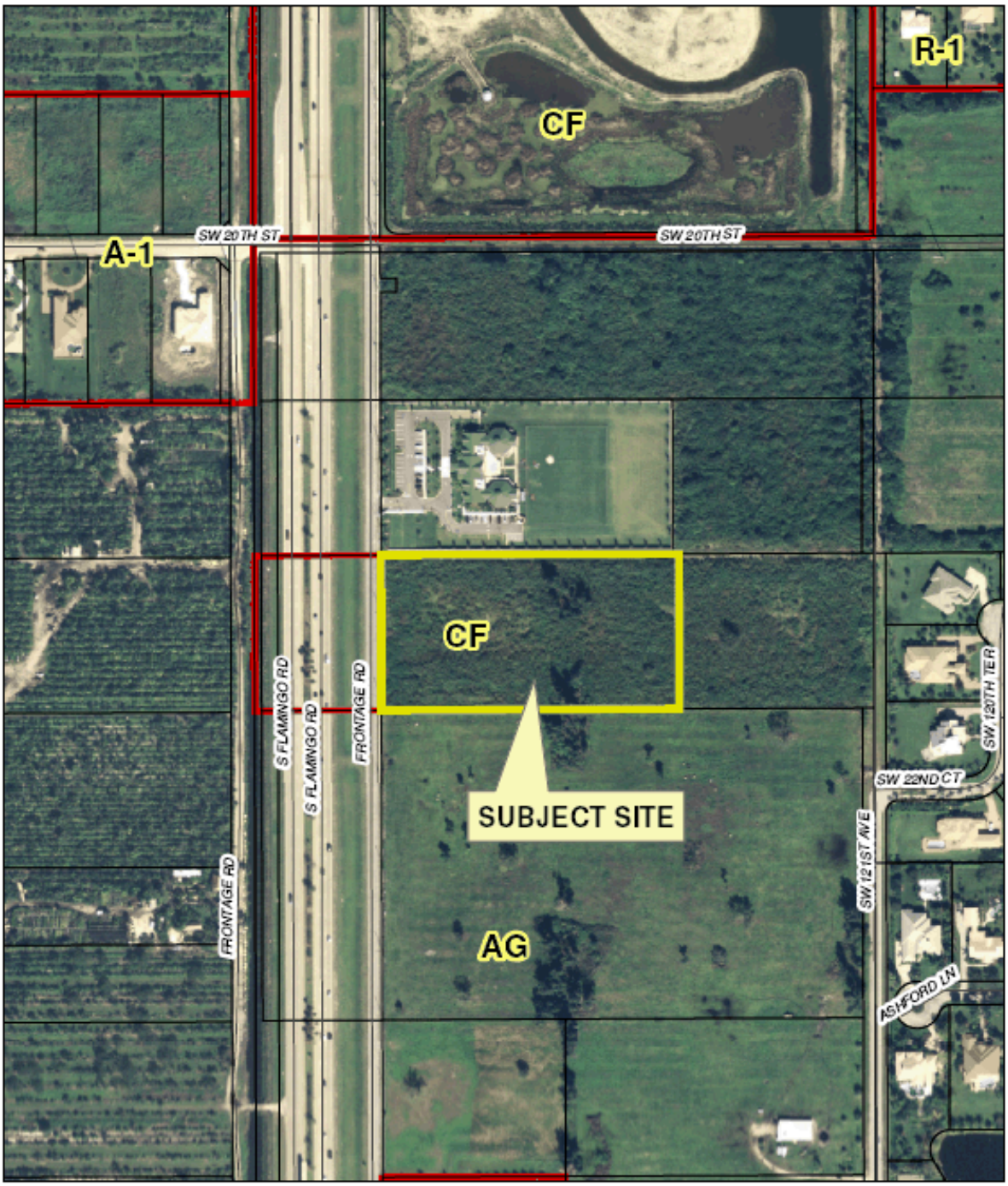
0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

Future Land Use Map

Prepared by : ID
Date Prepared: 12/5/07

Exhibit 8 ***(Aerial, Zoning, and Subject Site Map)***



Date Flown:
12/2/06

N

0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

Zoning and Aerial Map

Prepared by : ID
Date Prepared: 12/5/07