

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

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

SUBJECT: Site Plan
Application No., SP 9-3-00
Project Name and Location: Jewish Federation (Davie Campus)

TITLE OF AGENDA ITEM: Jewish Federation (Davie Campus)

REPORT IN BRIEF: The applicant proposes a 23,277 square foot child services building, a 17,624 square foot federation building and a 1,139 square foot auxiliary building located on the existing campus. The children's service building will be sited to the north of the existing J.C.C building where the existing sports fields are currently located. The Federation Building will be sited on the south end of the property adjacent to Stirling Road and Pine Island Road. The Auxiliary building will be located toward the east end of the site to the north of the tennis courts. The Federation building will be 39' to the top of the parapet. Building materials will consist of Jerusalem stone accents, stucco walls, metal seam roof canopies and roof top screening enclosures to hide mechanical equipment. The children's service building will be a single floor structure with a height of 32' to the top of the parapet. Light and dark beige stucco walls and metal seam roof canopies are reflected on the elevations. The Auxiliary building will be a single story structure with a height of approximately 17' to the highest point of its pitched metal seam roof. Landscaping will remain as previously approved for the exception of the plantings around the three main proposed structures. Parking will remain as existing for the exception of 66 spaces to the north of the proposed Federation Building. Parking is provided consistent with a shared usage study accompanying this application.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committee: Motion to approve the two buildings excluding the fitness center. (motion carried 4-0, Jeff Evans absent, January 9, 2001).

RECOMMENDATION(S): Based upon the above, staff recommends approval of application SP 9-3-00 subject to the following conditions prior to the issuance of a building permit.

1. Revising the lighting plan to meet Engineering's approval.
2. Eliminating the fitness building from the submittal sets and noting on all necessary sheets as future development.

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

Application #: 9-3-00
Jewish Federation (Davie Campus)

Revisions:

Exhibit "A"

Original Report Date: January 9, 2000

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

APPLICANT INFORMATION

Owner:

Name: Jewish Federation Of Broward
County, Inc.

Address: 8358 W. Oakland Pk. Blvd.

City: Ft. Laud., FL 33351

Phone: 954 748-8400

Agent:

Name: Zimmerman Management
Services, Inc.

Address: 9000 Sheridan St.

City: Pembroke Pines, FL 33024

Phone: 954-431-7111

BACKGROUND INFORMATION

Application Request: Site Plan approval

Address/Location: 5850 Pine Island Road

Land Use Plan Designation: Community Facility

Existing Zoning: CF (Community Facility District)

Existing Use: Jewish Community Center (JCC)

Proposed Use: JCC expansion, office building

Surrounding Land Use:

North: Community Facility
South: Traffic way
East: Commercial
West: Traffic way

Surrounding Zoning:

North: CF, Community Facility
South: Stirling Road
East: A-1, Agricultural District
West: Pine Island Road

ZONING HISTORY

Previous request on the same property:

A variance request was approved on March 17, 1993 to reduce the amount of required parking from 506 spaces to 463 spaces.

A rezoning request was approved at second reading on September 1, 1999, to change the zoning of the subject site from A-1, Agricultural District to CF, Community Facility together with a voluntary deed restriction.

A boundary plat titled "Davie Campus" was approved by Town Council on September 1, 1999.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant proposes a 23,277 square foot child services building, a 17,624 square foot federation building and a 1,139 square foot auxiliary building located on the existing campus. The children's service building will be sited to the north of the existing J.C.C building where the existing sports fields are currently located. The Federation Building will be sited on the south end of the property adjacent to Stirling Road and Pine Island Road. The Auxiliary building will be located toward the east end of the site to the north of the tennis courts.
2. *Building:* The Federation building will be 39' to the top of the parapet. Building materials will consist of Jerusalem stone accents, stucco walls, metal seam roof canopies and roof top screening enclosures to hide mechanical equipment. The

children's service building will be a single floor structure with a height of 32' to the top of the parapet. Light and dark beige stucco walls and metal seam roof canopies are reflected on the elevations. The Auxiliary building will be a single story structure with a height of approximately 17' to the highest point of its pitched metal seam roof.

3. *Landscaping:* Landscaping will remain as previously approved for the exception of the plantings around the three main proposed structures. The Children's Service Building Live Oaks, Foxtail Palms, and relocated Beauty Leafs around the building perimeters with an understory of Cat Palms and Ixora. The Federation Building shows Live Oaks, Foxtail Palms, and Crepe Myrtle adjacent to the front and sides of the building. Royal Palms will be planted within the courtyard at the rear of the building. Alexander Palms, Bismarkia Palms, Royal Palms, Clusia trees and Crepe Myrtle trees will be planted around the rear courtyard.
4. *Parking:* Parking will remain as existing for the exception of 66 spaces to the north of the proposed Federation Building. Parking is provided consistent with a shared usage study accompanying this application.
5. *Drainage/Open Space information.* There is approximately 66% of gross open space within the JCC campus area.

Summary of Significant Development Review Agency Comments

The Engineering Department is requesting the lighting plan be revised to meet staffs approval.

Applicable 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 proposed project is within the Planning Area No. 10 generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. This area is the westernmost boundary of the the Town not including the Ivanhoe Area. The subject area west of University Drive is developed predominately of commercial uses such as retail centers and office buildings and small scale residential areas. The area also includes several parcels of community facility uses such as libraries, churches and private school.

Broward County Land Use Plan: The subject site is located within Flexibility Zone

102. The site is governed by two plats; the “Davie Campus” Plat controlling the new Day School, restricted to 53, 122 square feet of educational facility use. This plat was approved by Town Council on September 1, 1999. The remaining portion of the property is governed by the plat titled “Country Address II” with no recorded restrictions.

Staff Analysis/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 9-3-00. subject to the conditions listed below prior to the issuance of a building permit.*

1. Revising the lighting plan to meet Engineering’s approval.
2. Eliminating the fitness building from the submittal sets and noting on all necessary sheets as future development.

Site Plan Committee

SITE PLAN COMMITTEE RECOMMENDATION: Motion to approve the two buildings excluding the fitness center. (motion carried 4-0, Jeff Evans absent, January 9, 2001).

Exhibits

Parking Analysis, Land Use Map, Subject Site, Aerial, Site Plan

Prepared by: _____

Reviewed by: _____



H.J. ZIMMERMAN & ASSOCIATES, INC.

9000 West Sheridan Street / Suite 100 / Pembroke Pines, Florida 33024 / (954) 431-7111 / Facsimile (954) 431-7600

December 27, 2000

Town of Davie
6591 Orange Drive
Davie, FL 33314



ATTENTION: Mr. Jeff Katims, Town Planner

Re: Davie Campus - Jewish Federation of Broward County

Dear Mr. Katims:

In response to our last meeting, I am pleased to provide you with the following information:

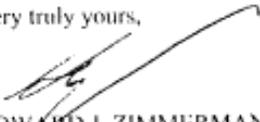
1. I have enclosed a reduced site plan for the Davie Campus upon which I have numbered the various buildings, both existing and proposed. The campus is a multi-faceted use complex that serves both the youth and adult population of our community.
 - a. **Building 1** is the David Posnack Jewish Community Center (DPJCC). This building presently contains approximately 90,000 sf. and **Building 1A** is a proposed addition to the DPJCC of 33,000 sf. Housed within this entire complex are administrative offices, meeting rooms, two (2) gyms, racquetball courts, swimming facilities, theater, auditorium, arts and crafts room, day care/preschool facility, physical fitness center, cardiovascular rehabilitation center, and a multitude of meeting rooms.
 - b. **Building 2** is a proposed Children's Services Building, which is designed to provide cultural facilities and meeting rooms for youth activities. The building consists primarily of meeting rooms, together with a theatrical facility where children have the opportunity to work in the arts. Many rooms are predominantly used for children to do their homework after school, a day care facility, and congregational and program rooms during summer camp.
 - c. **Buildings 3 and 4** are the existing buildings of the David Posnack Hebrew Day School (Grades K-5) and operates only during the normal school year.
 - d. **Buildings 5 and 6** are yet to be constructed and will contain additional facilities for the school, i.e., auditorium, cafeteria, library, etc.



Jeff Katims
Page Two
December 27, 2000

- e. **Building 7** is a proposed office building for the Jewish Federation of Broward County consisting of approximately 30,000 sf. The building is solely an office building housing the administrative offices for the Jewish Federation as well as offices for the Central Agency for Jewish Education (CAGE).
 - f. **Building 8** is a field building that contains bathrooms and storage facilities for the maintenance of the tennis courts, ballfields and other open areas.
2. Enclosed is a reduced layout of the entire day school portion of the campus, including existing and future buildings.
 3. Enclosed is a revised parking schedule based upon the parking study that was conducted, together with the revisions to your current parking code. As you can see by the schedule, we have calculated the parking for the DJICC based upon the study conducted which demonstrates that an appropriate parking ratio of 1 car per 350 sf. is more than adequate. The usage for the Day School, Children's Services Building, and the Federation Building were based upon your current code and results in a surplus of 42 cars over that which will be required.

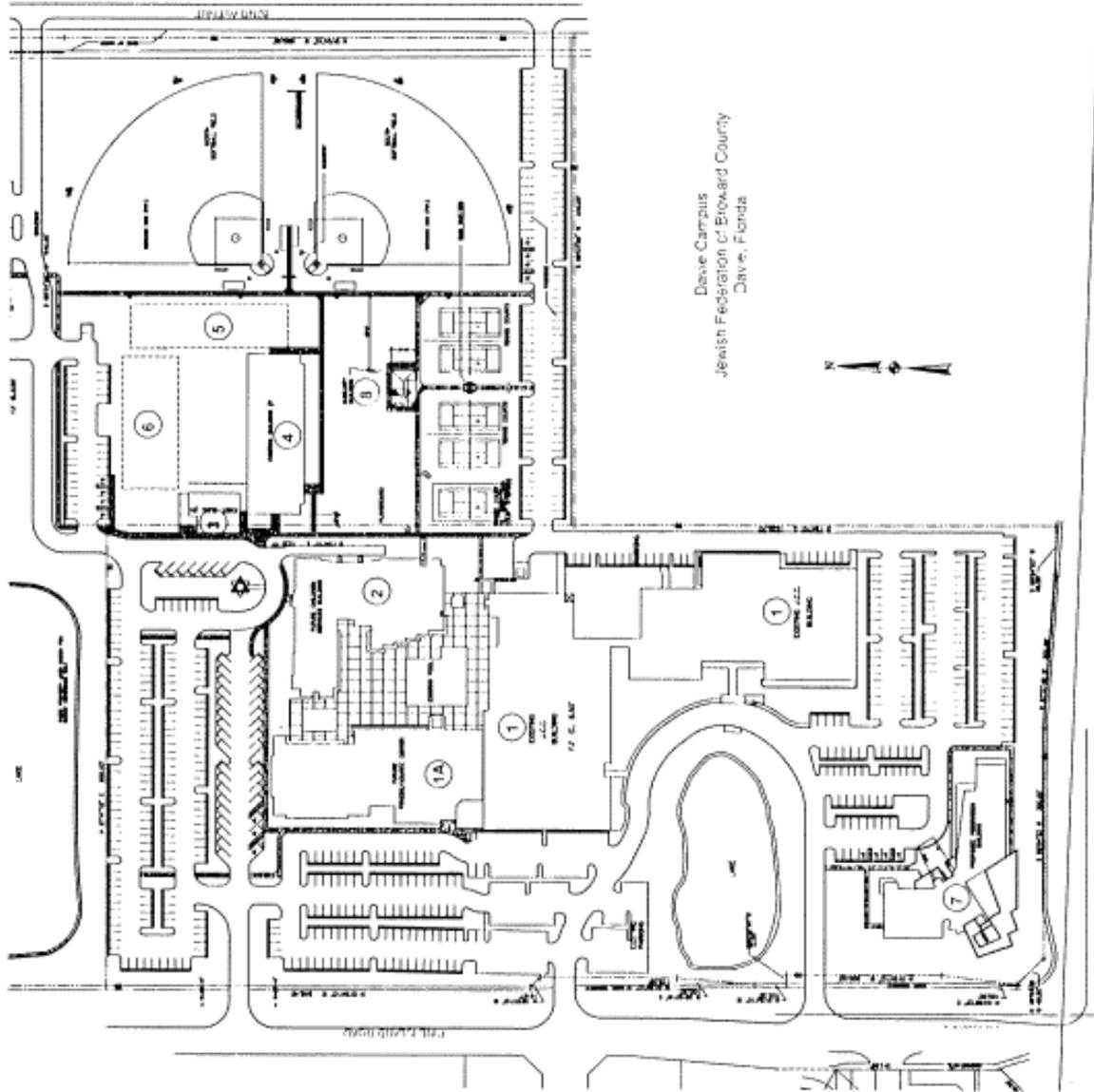
Very truly yours,



HOWARD J. ZIMMERMAN

HJZ:tz
Enclosure(s)
3 - WPDA/11/00/5 KADMS/0715/12/27/00





SUMMARY REPORT

This report is prepared to summarize the myriad of information that has been submitted relative to the parking characteristics and needs of the Davie Campus of the Jewish Federation.

1. The subject property is a unique parcel and is probably one-of-a-kind in Broward County. It is a multi-use, 40-acre site whose uses mandate different parking ratios. The uses within the campus vary so greatly that many of the uses do not operate concurrently and rarely, if at all, is the campus fully utilized. The following facts have been established:
 - a. A parking study conducted of the existing 90,000 sf. JCC has determined that the parking ratio for the existing facility equals one (1) car for every 400 sf. For the purpose of developing an appropriate parking ratio and to allow for any error in computation, it was arbitrarily decided to utilize a more restrictive parking ratio of one (1) car for each 350 sf. to meet the needs of the existing and future facility.
 - b. The new Community Day School houses students under the legal driving age (Grades K-5) and for the purpose of determining sufficient parking for this facility, we have utilized the standards set forth in the Davie Code of Ordinances.
 - c. The Jewish Federation office building is a conventional office structure of approximately 30,000 sf. and parking has been provided at the code ratio of one (1) car per 300 sf.
 - d. The Children's Services Building is a very unique facility and does not fall under any classification presently existing in the Davie parking code. For the purpose of computing the required parking on the campus, we have utilized the one (1) car per 300 sf. ratio for the following reasons:
 - (1) During the school year, this facility is vacant throughout the day until after school hours.
 - (2) It is utilized by children substantially all of which are under the driving age, many of whom will come from the day school existing on the campus for which parking is already provided. During the non-school year, this building is utilized as a summer camp headquarters and once again occupied by children of the non-driving age.
2. The attached schedule summarizes the parking needs, based upon the above information, and will provide more than sufficient parking facilities to

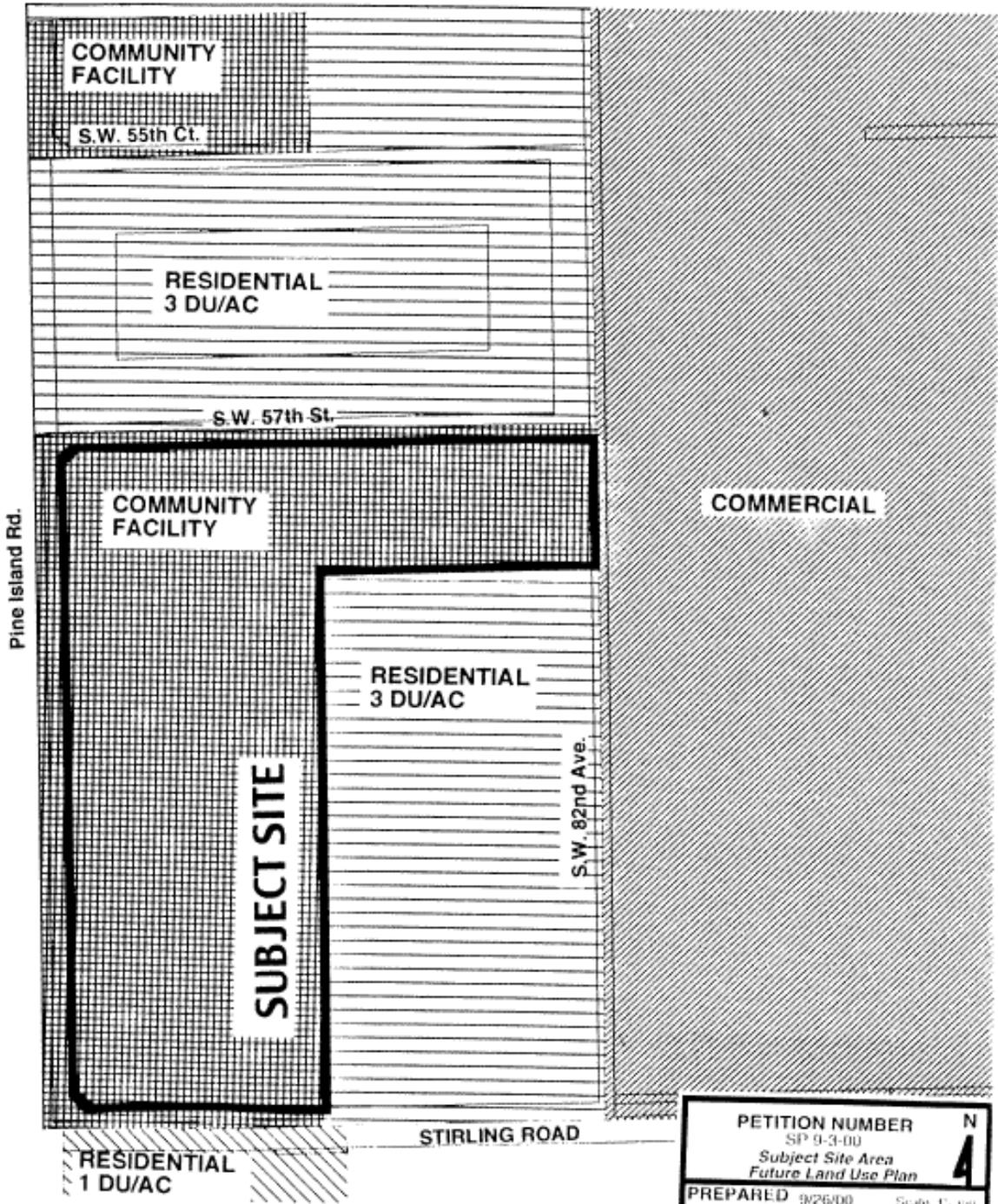
accommodate the uses located on the campus greatly influenced by the fact that many of the uses are not concurrent. As mentioned earlier, the day school is closed during the summer when the Children's Services Building is utilized and camp facilities; the Children's Services Building is utilized after school is closed for their normal day and is vacant during school hours. The JCC auditorium and public assembly facilities are utilized in the evening when the office facilities are closed and unoccupied. The adult activity center within the JCC again is substantially used in the afternoon and evening hours when facilities such as the offices are not being utilized. The defining statistic that goes to the essence of this summary is the fact that at the present time, that at peak usage hours there are over 200 empty parking spaces out of the 463 spaces presently existing on the campus. With the addition of over 275 new spaces, the parking needs of the facility will be more than adequately provided for.

1. WHAT IS THE JCC SUMMARY WFO 11291

DAVIE CAMPUS

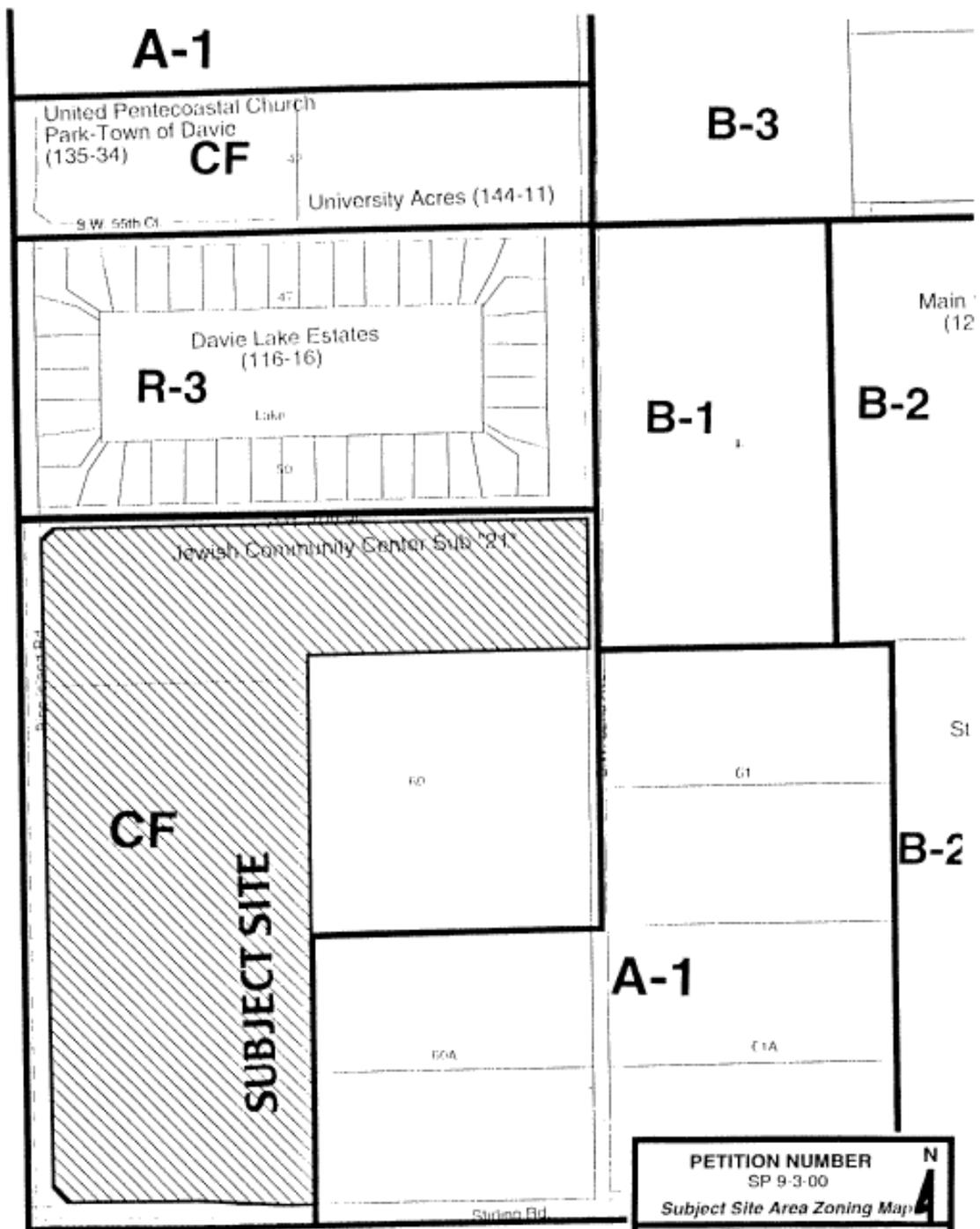
Jewish Federation of Broward County
 Davide Posnack Jewish Community Center
 David Posnack Hebrew Day School

Existing JCC	90,000	
New JCC (fitness area)	33,000	
Total Completed JCC	<u>123,000</u>	
123,000 s.f. / 350 s.f./sp		351
[1:350 parking ratio based on peak hour parking demand study]		
 New Day School		
26 classrm @ 2 sp/cr.		52
non classrm area = 23,000		115
23,000 s.f. / 200 s.f./sp		
 Children Services Building		
23,244 s.f. / 300 s.f./sp		77
[Parking based on revised parking ordinance @ 1:300]		
 Federation Building		
31,369 s.f. / 300 s.f./sp		105
[Parking based on revised parking ordinance @ 1:300]		
 Total Required Spaces		700
Total Spaces Provided		<u>742</u>
Surplus Parking Spaces		42

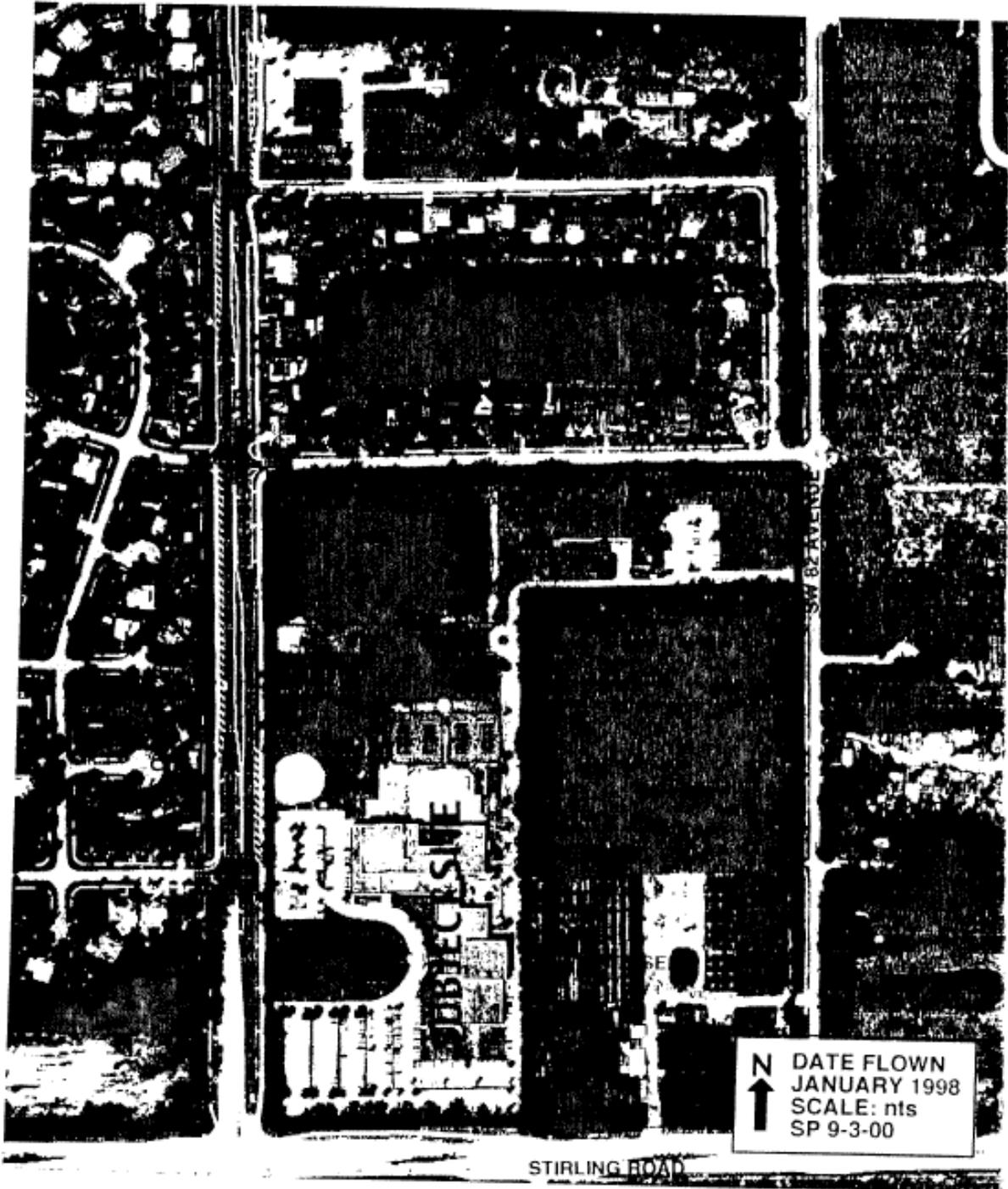


PETITION NUMBER **N**
SP 9-3-00
Subject Site Area
Future Land Use Plan **4**

PREPARED 9/26/00 Scale: 1"=100'
BY THE PLANNING &
ZONING DIVISION



PETITION NUMBER
 SP 9-3-00
Subject Site Area Zoning Map
PREPARED 10-1-00 Scale: 1" = 300'
BY THE PLANNING & ZONING DIVISION



N
↑
DATE FLOWN
JANUARY 1998
SCALE: nts
SP 9-3-00

STIRLING ROAD