

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

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

DG 12-2-00, Parkway Christian Church - Davie Plat - 1200 South Flamingo Road, Generally located at the northeast corner of Flamingo Road and SW 14 Street.

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "PARKWAY CHRISTIAN CHURCH - DAVIE PLAT", AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

In order to construct a 34,500 square foot school building, the applicant proposes to amend the restrictive note on the Plat from 28,000 square feet of church use and 13,500 square feet of school use; to 28,000 square feet of church use and 48,000 square feet of school use. This request is consistent with the permitted uses of the CF, Community Facility District, deed restrictions associated with the CF zoning of the property and the conceptual plan the applicant presented to Council. Staff recommendation of 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 note amendment shall be deemed denied by the Town of Davie.

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: Not Applicable

RECOMMENDATION(S): Motion to approve subject to finding of sufficient roadway capacity.

Attachment(s): Resolution, Planning report, Justification, Plat, Revised Site Plan, Land Use map, Subject Site map, and Aerial.

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "PARKWAY CHRISTIAN CHURCH - DAVIE PLAT", AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as Parkway Christian Church - Davie Plat was recorded in the public records of Broward County in Plat Book 157, Page 42; and

WHEREAS, the owners desire to revise the restrictive note associated with said plat; and

WHEREAS, Broward County requires 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 the proposed revision to the restrictive note shown on the Parkway Christian Church - Davie Plat, the proposed revision being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. The approval of this Resolution is subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the request shall be deemed denied by the Town of Davie.

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2001.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2001.

Application #: DG 12-2-00

Revisions:

Parkway Christian Church - Davie Plat

Exhibit "A"

Original Report Date: May 15, 2001

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

Applicant Information

Owner:

Name: Parkway Christian Church

Agent:

Name: Arnold Ramos

Address: 1200 S. Flamingo Rd.

Address: 5681 SW 9 Street

City: Davie, FL 33325

City: Plantation, FL 33317

Phone: (954) 476-0020

Phone: (954) 584-7704

Background Information

Application Request: To amend the restrictive note on the Plat from 28,000 square feet of church use and 13,500 square feet of school use; to 28,000 square feet of church use and 48,000 square feet of school use.

Address/Location: 1200 South Flamingo Road, Generally located at the northeast corner of Flamingo Road and SW 14 Street.

Land Use Plan Designation: Residential (5 du/ac)

Zoning: CF, Community Facility District

Existing Use: 28,000 square-foot church and 13,500 square foot school with 140 children per day in preschool through kindergarten, with the school closing at 3:00pm..

Proposed Use: 28,000 square-foot church, and 48,000 square foot school with 140 children per day in preschool and 300 full time children per day in kindergarten through fifth grade, with the school closing at 5:00pm..

Parcel Size: 8.632 acres (376, 009.92 square feet)

Surrounding Uses:

North: Nursery
South: Horse Ranch
East: C.H.E. Acres
West: Little Lake Estates

**Surrounding Land
Use Plan Designation:**

Residential 5 DU/AC
Residential 5 DU/AC
Residential 5 DU/AC
Residential 1 DU/AC

Surrounding Zoning:

North: AG, Agricultural District
South: AG, Agricultural District
East: RM-5, Low Medium Dwelling District
West: R-1, Estate Dwelling District

Zoning History

Related Zoning History: None.

Previous Request on same property:

1. Town Council approved rezoning petition ZB 9-1-92 on November 4, 1992, which rezoned the property from AG, Agricultural District to CF, Community Facilities District with voluntary deed restrictions.
2. Town Council approved plat request P 6-3-93 on August 18, 1993, with a plat note restricting the plat to 28,000 square feet of church use and 13,500 square feet of school use.
3. Town Council approved the site plan application SP 11-3-94 for this parcel on February 16, 1995.
4. Town Council approved the site plan modification SP 12-3-95 for this parcel on January 9, 1996. The modification consisted of providing stabilized grass parking in lieu of paved parking and changing the building elevation from a stimulated brick finish to a stucco finish for the sanctuary and education buildings.
5. On June 6, 2001, Town Council approved Ordinance No. 2001-27 which rezoned the subject site from CF, Community Facility District to CF, Community Facility District amending the voluntary deed restriction, limiting the number of preschool students to 140 full time and the number of Kindergarten and 5th grade students to 300 and further limiting the school hours to a completion time of 5:00PM.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

None

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 2. This area 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 S.W. 100 Ave. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Comprehensive Plan: The Broward County Comprehensive Plan requires that any changes to the restrictive note on the plat be reviewed and approved or disapproved by the municipality, and with final approval by Broward County Commission.

Flexibility Zone: The proposed plat is in Flexibility Zone 113.

Concurrency Considerations: Based upon the most recently distributed edition of the Broward County Overcapacity Roadway Map, the subject area is in a compact deferral area.

Applicable Goals, Objectives & Policies: Several plan policies require consideration of traffic impacts from proposed development, and maintenance of adopted levels of service (see concurrency considerations).

Staff Analysis

The applicant is proposing to expand the school facilities on this site. The amended Declaration of Restrictions that were provided with the rezoning limits the parcel to a church and 140 children per day preschool and 300 children per day for kindergarten through 5th grade with the school closing at 5:00 pm. The applicant states that no other site modifications are planned at this time in association with the school building.

Staff finds the delegation request is consistent with the CF, Community Facility District permitted uses, and is subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not

met, the delegation request shall be deemed denied by the Town of Davie.

Findings of Fact

The proposed change is not contrary to the Land Development Code or the adopted Comprehensive Plan, as amended, or any element or portion thereof.

Staff Recommendation

Recommendation: Based upon the above and the positive findings of fact, staff recommends approval of application number DG 12-2-00, subject to finding of sufficient roadway capacity.

Exhibits

Resolution, Planning Report, Justification letter, Plat, Revised Site Plan, Land Use Map, Subject Site, and Aerial

Prepared By: _____ Reviewed By: _____



Parkway Christian Church

(Disciples of Christ)

1200 S. Flamingo Road, Davie, Florida 33325

Telephone (954) 476-0020

June 18, 2001

Mark Kutney
Director, Development Services Dept.
Town of Davie
6591 Orange Drive
Davie, FL 33314

Re: Amended Note on Parkway Christian Church
Davie, Florida Plat

Dear Mr. Kutney:

We are requesting approval by the Town of Davie to amend the current note on the Parkway Christian Church Plat located at 1200 S. Flamingo Road. The current note restricts the church to 28,000 square feet and the school to 13,500 square feet.

The requested change, since there is currently no traffic problem on Flamingo Road, is to increase the school by 34,500 square feet. Parkway Christian School has been located in Davie for 5 years now with experience of over 45 years while in Plantation. With the growth of the church and population in West Broward, parents are asking us to expand the school to include kindergarten through 5th grade.

The attached Conceptual Site Plan is what we intend to do, and once the Plat is amended, we will go through the Site Plan approval process with the Town of Davie.

Thank you for your assistance in this matter.

Sincerely,

Arnold Ramos

95-DR0446

PAT 800/157 PAGE 42

PARKWAY CHRISTIAN CHURCH - DAVIE

A PORTION OF THE 10.16 ACRES DESCRIBED IN PARAGRAPH 10 OF THE 17TH RANGE 09 EAST, TOWN 37 N, RANGE 09 EAST, BROWN COUNTY, FLORIDA.

APPLICANT: PARKWAY CHRISTIAN CHURCH
1000 W. WINDY HILL ROAD
DAVIE, FLORIDA 32626



DESCRIPTION

The subject property is a portion of the 10.16 acres described in paragraph 10 of the 17th Range 09 East, Town 37 N, Range 09 East, Brown County, Florida. The property is currently zoned R-1 and is being proposed for rezoning to R-15. The proposed development consists of a 1.5-acre lot to be used for a church building and parking lot.

EXISTING USE

The subject property is currently used as a residential lot. The existing structure is a small, single-story building that is in poor condition and is to be demolished.

PROPOSED USE

The proposed use is a church building and parking lot. The church building is to be a single-story structure with a total area of approximately 1,500 square feet. The parking lot is to be approximately 1,000 square feet.

COMMENTS

The proposed development is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Development Plan. The rezoning is necessary to allow the church to expand its facilities and provide a place of worship for the community.

APPLICANT'S REPRESENTATIVE: *[Signature]*
DATE: 02-24-95

SHEET 1 OF 2

02-24-95-09:39 AM
O.R. Book 23170 P. 598

PLANNING AND ZONING DEPARTMENT
CITY OF MEMPHIS, TN
APPROVED: *[Signature]*

PLANNING AND ZONING DEPARTMENT
CITY OF MEMPHIS, TN
APPROVED: *[Signature]*

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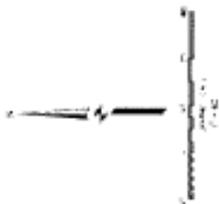
PLANNING AND ZONING DEPARTMENT
CITY OF MEMPHIS, TN
APPROVED: *[Signature]*

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CITY OF MEMPHIS, TN
APPROVED: *[Signature]*

PARKWAY CHRISTIAN CHURCH - DAVIE

A PORTION OF THE SOUTH-WEST ONE-QUARTER SECTION 10, TOWNSHIP 30 SOUTH, RANGE 40 EAST,
CITY OF DAVIE, DEKALB COUNTY, FLORIDA.



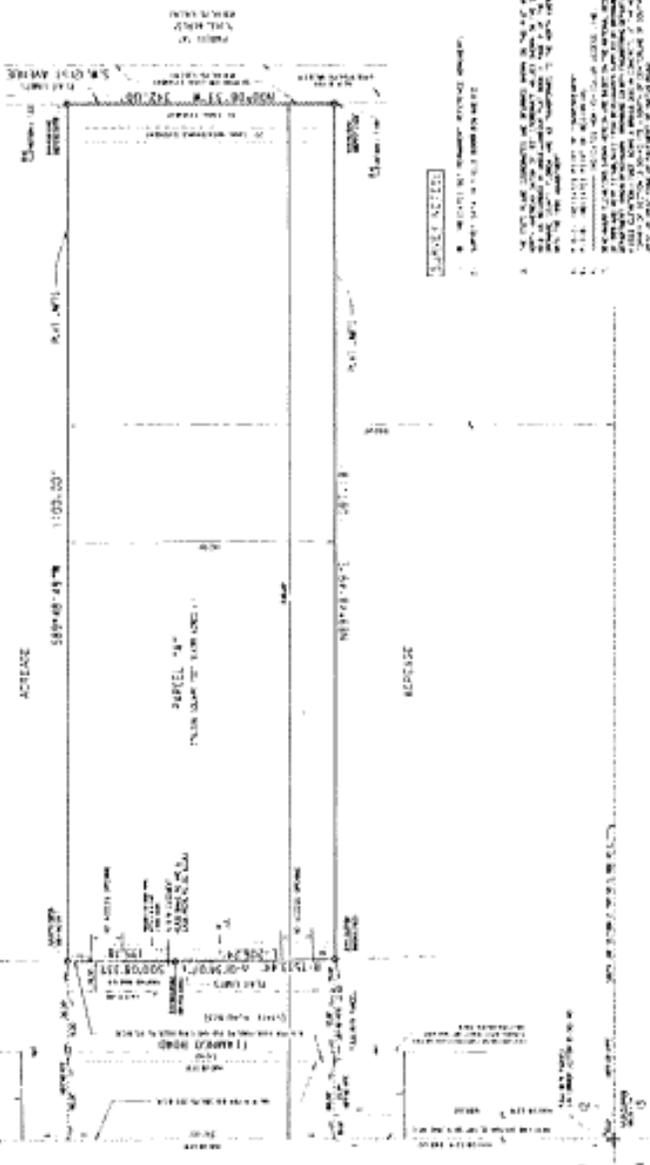
PREPARED BY
DANIEL M. TORRES, P.E.
REGISTERED PROFESSIONAL ENGINEER
1000 WEST WINDY HILLS
DAVIE, FLORIDA 33317
TEL: 954-271-1111
WWW.DANIELM.TORRES.COM

LEGEND

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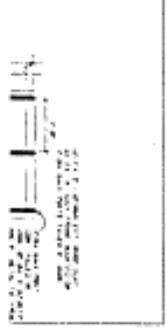
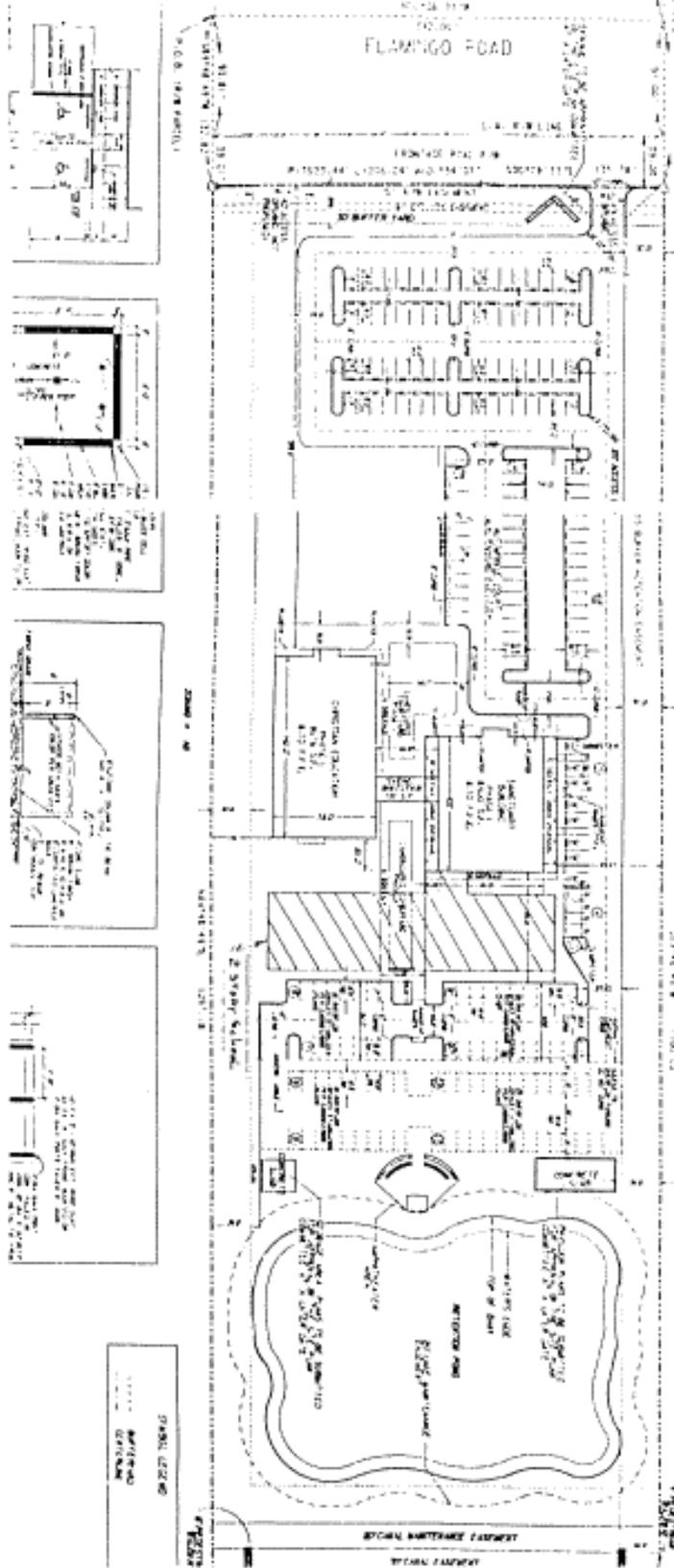
1.1	EXISTING LOT
1.2	EXISTING ROAD
1.3	EXISTING DRIVE
1.4	EXISTING SIDEWALK
1.5	EXISTING CURB
1.6	EXISTING DRIVEWAY
1.7	EXISTING DRIVEWAY
1.8	EXISTING DRIVEWAY
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NOTES

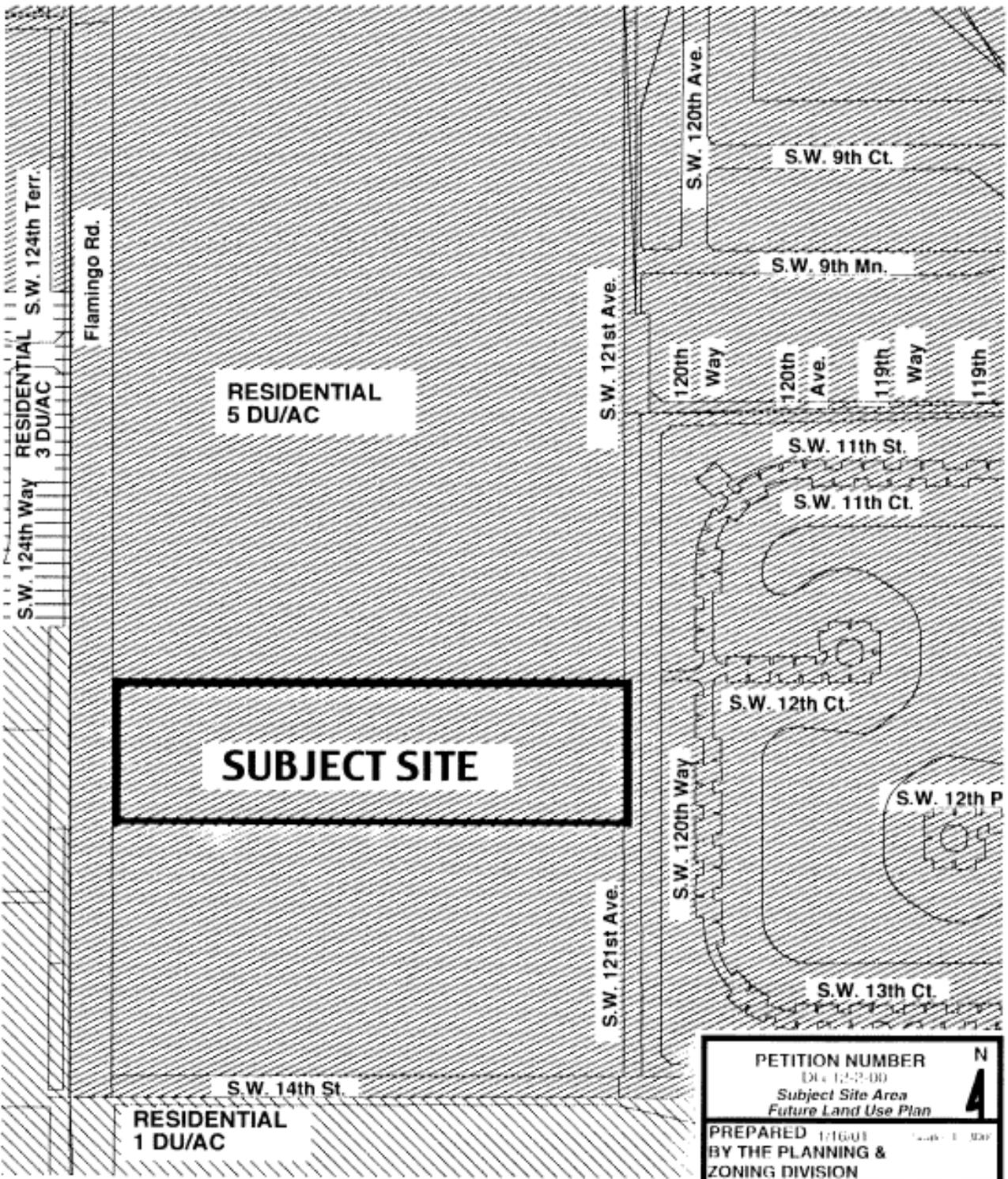
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DATE: 08/14/2008
TIME: 10:00 AM



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RESIDENTIAL
5 DU/AC

SUBJECT SITE

S.W. 124th Way
RESIDENTIAL 3 DU/AC
S.W. 124th Terr.

Flamingo Rd.

S.W. 121st Ave.

S.W. 120th Ave.

S.W. 9th Ct.

S.W. 9th Mn.

120th Way

120th Ave.

119th Way

119th

S.W. 11th St.

S.W. 11th Ct.

S.W. 12th Ct.

S.W. 120th Way

S.W. 12th P

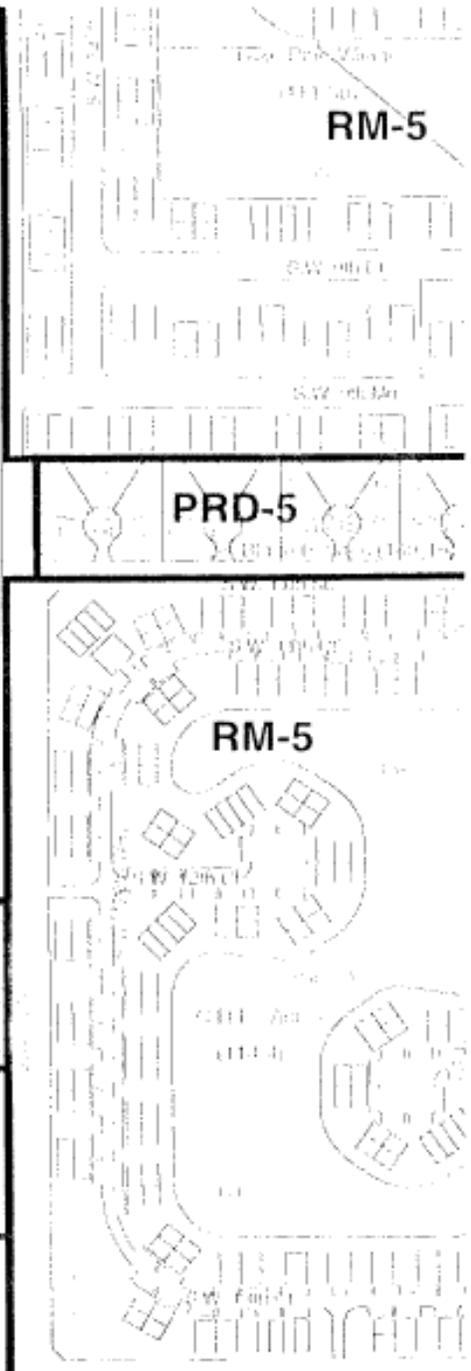
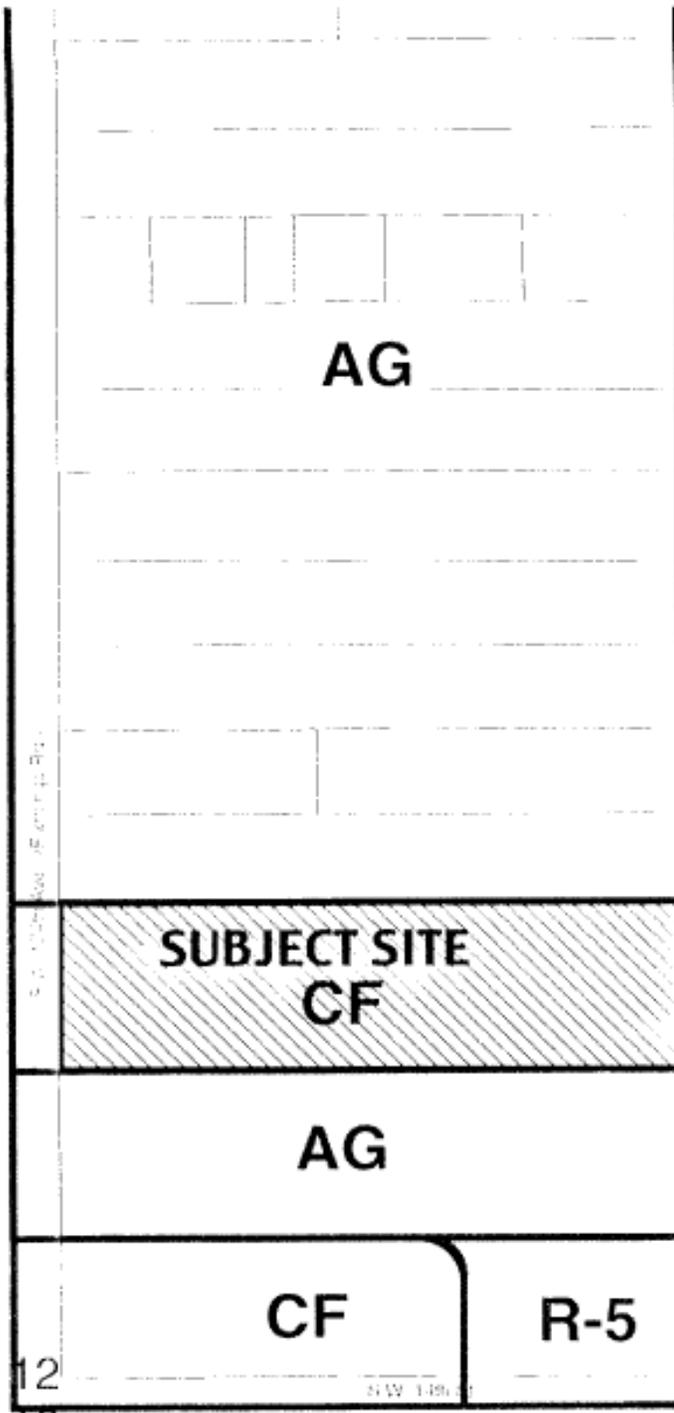
S.W. 121st Ave.

S.W. 13th Ct.

S.W. 14th St.

RESIDENTIAL
1 DU/AC

PETITION NUMBER DA 12-2-00 <i>Subject Site Area</i> <i>Future Land Use Plan</i>		N 4
PREPARED 1/16/01 BY THE PLANNING & ZONING DIVISION		

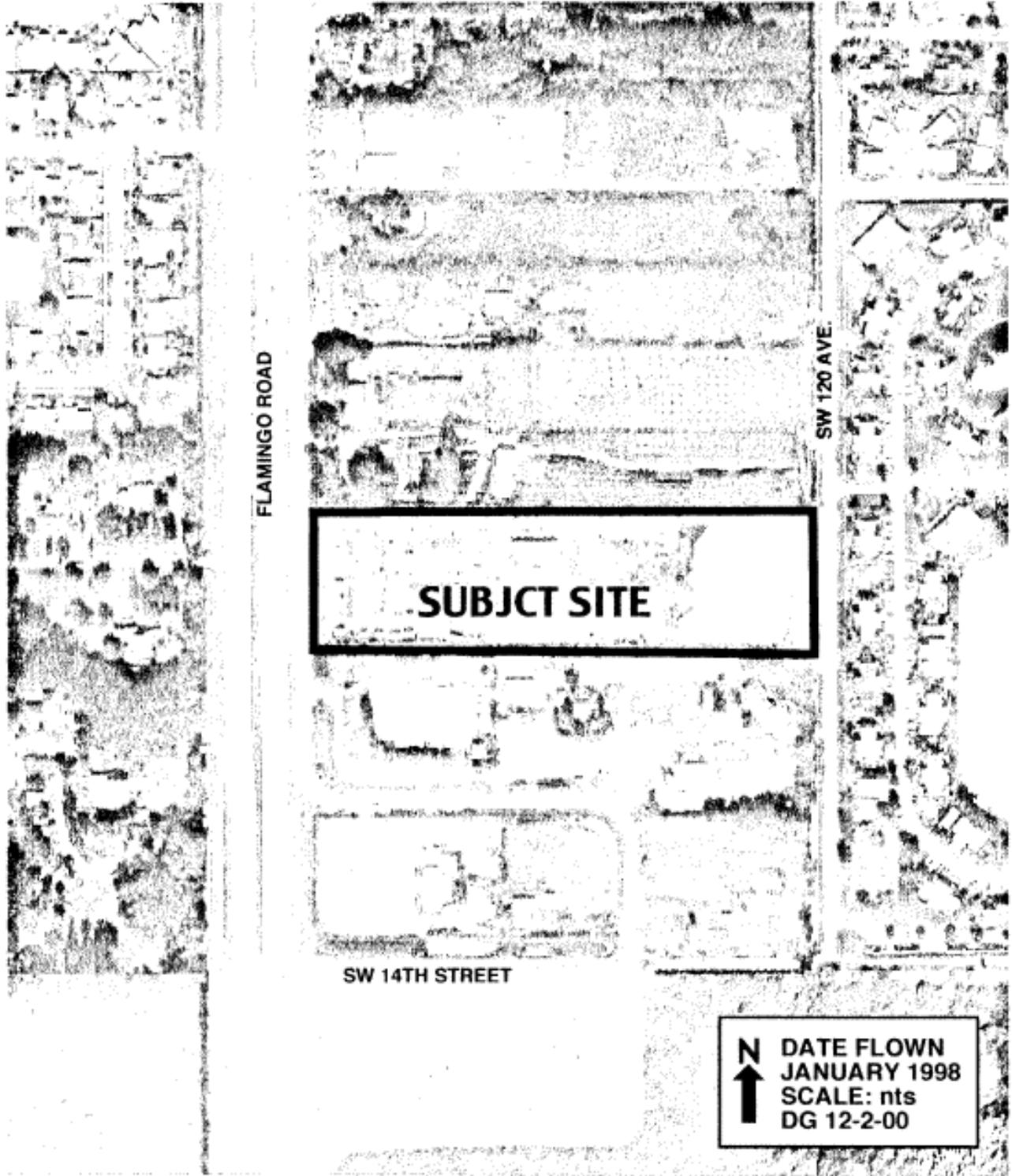


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PETITION NUMBER
DG 12-2-00

Subject Site Area Zoning Map

PREPARED 1/16/01 *Scale: 1" = 90'*
BY THE PLANNING & ZONING DIVISION



FLAMINGO ROAD

SW 120 AVE.

SUBJECT SITE

SW 14TH STREET

N
↑
DATE FLOWN
JANUARY 1998
SCALE: nts
DG 12-2-00