

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP/(954) 797-1101

**SUBJECT:** Site Plan  
SP 6-1-01 St. Bonaventure Catholic Church, 1301 SW 136 Avenue, Generally located at the northwest corner of SW 136 Avenue and SW 14 Street.

**TITLE OF AGENDA ITEM:** SP 6-1-01 St. Bonaventure Catholic Church, Jeffrey Evans, Architect, Petitioner/Archdiocese of Miami, Owner, 1301 SW 136 Avenue (CF)

### REPORT IN BRIEF:

The applicant requests approval of a 11.32 acre site located at the northwest corner of SW 136 Avenue and SW 14 Street. The proposal is for a 23,850 square foot church, parking, and landscaping. The building will be constructed with concrete walls, to be covered with stucco, and clay barrel tile roof. The color scheme reflects light sand walls, with simulated copper trim, and cut coral rock accents. The maximum height of the building is 35' to the half way point of the sloped roof, 75' to the steeple, and 88'8" to the top of the metal cross pursuant to variance V 2-2-01. Access to the site will continue to be provided via SW 14 Street and SW 136 Avenue. 334 parking spaces are required and 348 (169 or 40% in grass overflow) parking spaces have been provided in accordance with variance V 2-2-01. The site plan shows 30.9% open space for the overall site to include the existing and proposed areas. Alexander Palm, Yellow Tabebuia, Crepe Myrtle, Florida Royal Palm, Live Oak, Mahogany, Queen Palm, Yellow Tree Hibiscus and Bottle Palm are provided along the south perimeter, and the south 300 feet of the eastern and western perimeters. Shrub and accent material includes Cocoplum, Crinum Lilly, Cardboard Plant, Wax Jasimine, Spider Lilly, Florida Gama Grass, Varigated Arboricola with ground covers of Yellow African Iris, Giant Lilly Turf, Aztec Grass, and seasonal annuals.

**PREVIOUS ACTIONS:** None

### CONCURRENCES:

The Site Plan Committee recommended approval subject to the conditions in the planning report at its August 21, 2001 meeting (Motion carried 5-0).

**FISCAL IMPACT:** None

### RECOMMENDATION(S):

Motion to approve SP 6-1-01 subject to the following conditions prior to the issuance of a building permit:

1. Provision of a cross walk at the entrance to the grass overflow parking area south of the preschool building.
2. Provision of an irrigation plan.

**Attachment(s):** Planning Report, Land use map, Subject site map, Aerial

**Application #:** SP 6-1-01  
**Exhibit "A"**

**Revisions:**  
**Original Report Date:** 8/28/01

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

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**APPLICANT INFORMATION**

<b>Owner:</b>		<b>Agent:</b>	
<b>Name:</b>	Archdiocese of Miami	<b>Name:</b>	Jeffrey Evans
<b>Address:</b>	1301 SW 136 Avenue	<b>Address:</b>	13730 SR 84 #221
<b>City:</b>	Davie, FL 33325	<b>City:</b>	Davie, FL 33325
<b>Phone:</b>	(954)424-9504	<b>Phone:</b>	(954)474-6974

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**BACKGROUND INFORMATION**

**Application History:** No deferrals have been requested.

**Application Request:** Site plan approval.

**Address/Location:** 1301 SW 136 Avenue/Generally located at the northwest corner of SW 136 Avenue and SW 14 Street.

**Future Land Use Plan Designation:** Residential (3 DU/Acre)

**Zoning:** CF, Community Facilities District

**Existing Use:** 21,819 square foot parish hall, 9,772 square foot preschool building, 41,127 square foot elementary school (3 buildings).

**Proposed Use:** 23,850 square foot church, 21,819 square foot multipurpose building, 9,772 square foot preschool building, 41,127 square foot elementary school (3 buildings).

**Parcel Size:** 11.32 acres (493,099 square feet)

	<b><u>Surrounding Uses:</u></b>	<b><u>Surrounding Land</u></b>
<b>North:</b>	Shenandoah	<b><u>Use Plan Designation:</u></b>
<b>South:</b>	Single Family Residential	Residential (3 DU/AC)
<b>East:</b>	Western High School	Residential (1 DU/AC)
<b>West:</b>	Single Family Residential	Residential (5 DU/AC)
		Residential (3 DU/AC)

**Surrounding Zoning:**

<b>North:</b>	PRD-3.8, Planned Residential Development (3.8 DU/Acre)
<b>South:</b>	R-1, Estate Dwelling District
<b>East:</b>	CF, Community Facilities District
<b>West:</b>	R-1, Estate Dwelling District

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**ZONING HISTORY**

**Related Zoning History:** None.

**Previous Request on same property:** Town Council approved the rezoning from R-1 to CF on August 20, 1986.

Town Council approved the original site plan on August 9, 1995.

Town Council approved variance petition, V 2-2-01 on May 4, 2001; **FROM:** Section 12-208(A)(5) of the Land Development Code which requires 419 parking spaces on the subject site **TO:** reduce the number of required parking spaces by 85 for a total of 334; **FROM:** Section 12-33(L) of the Land Development Code which allows steeples to be a maximum of forty-three feet nine inches in height on the subject site **TO:** allow a steeple seventy-five feet in height with a metal cross on top for a total maximum height of eighty-eight feet eight inches.

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### APPLICATION DETAILS

#### **Development Details:**

The Applicant's SUBMISSION indicated the following:

1. *Site:* The applicant requests approval of a 11.32 acre site located at the northwest corner of SW 136 Avenue and SW 14 Street. The proposal is for a 23,850 square foot church, parking, and landscaping.
2. *Building:* The building will be constructed with concrete walls, to be covered with stucco, and clay barrel tile roof. The color scheme reflects light sand walls, with simulated copper trim, and cut coral rock accents. The maximum height of the building is 35' to the half way point of the sloped roof, 75' to the steeple, and 88'8" to the top of the metal cross pursuant to variance V 2-2-01.
3. *Access and Parking:* Access to the site will continue to be provided via SW 14 Street and SW 136 Avenue. 334 parking spaces are required and 348 (169 or 40% in grass overflow) parking spaces have been provided in accordance with variance V 2-2-01.
4. *Landscaping:* The site plan shows 30.9% open space for the overall site to include the existing and proposed areas. Alexander Palm, Yellow Tabebuia, Crepe Myrtle, Florida Royal Palm, Live Oak, Mahogany, Queen Palm, Yellow Tree Hibiscus and Bottle Palm are provided along the south perimeter, and the south 300 feet of the eastern and western perimeters. Shrub and accent material includes Cocoplum, Crinum Lilly, Cardboard Plant, Wax Jasimine, Spider Lilly, Florida Gama Grass, Varigated Arboricola with ground covers of Yellow African Iris, Giant Lilly Turf, Aztec Grass, and seasonal annuals.

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#### Summary of Significant Development Review Agency Comments

No significant comments

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#### Applicable Codes and Ordinances

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

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#### Comprehensive Plan Considerations

**Planning Area:** The subject property falls within Planning Area 3. Planning Area 3 is

bound by I-595 on the north side, I-75 on the west side, SW 14 Street on the south side and Flamingo Road on the east side. The planning area consists of residential uses developed at a density of 3 to 10 dwellings per acre, including the Shenandoah development, occupying the western half of the planning area, and several mobile home subdivisions.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 113.

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### **Staff Analysis & Findings of Fact**

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie and is developed pursuant to variance petition V 2-2-01.

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### **Staff Recommendation**

**Recommendation:** Based upon the above and the finding of facts in the positive, staff recommends **approval**, of the application SP 6-1-01 subject to the following conditions prior to the issuance of a building permit:

1. Provision of a cross walk at the entrance to the grass overflow parking area south of the preschool building.
  2. Provision of an irrigation plan.
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### **Site Plan Committee Recommendation**

The Site Plan Committee recommended approval subject to the conditions in the planning report at its August 21, 2001 meeting (Motion carried 5-0).

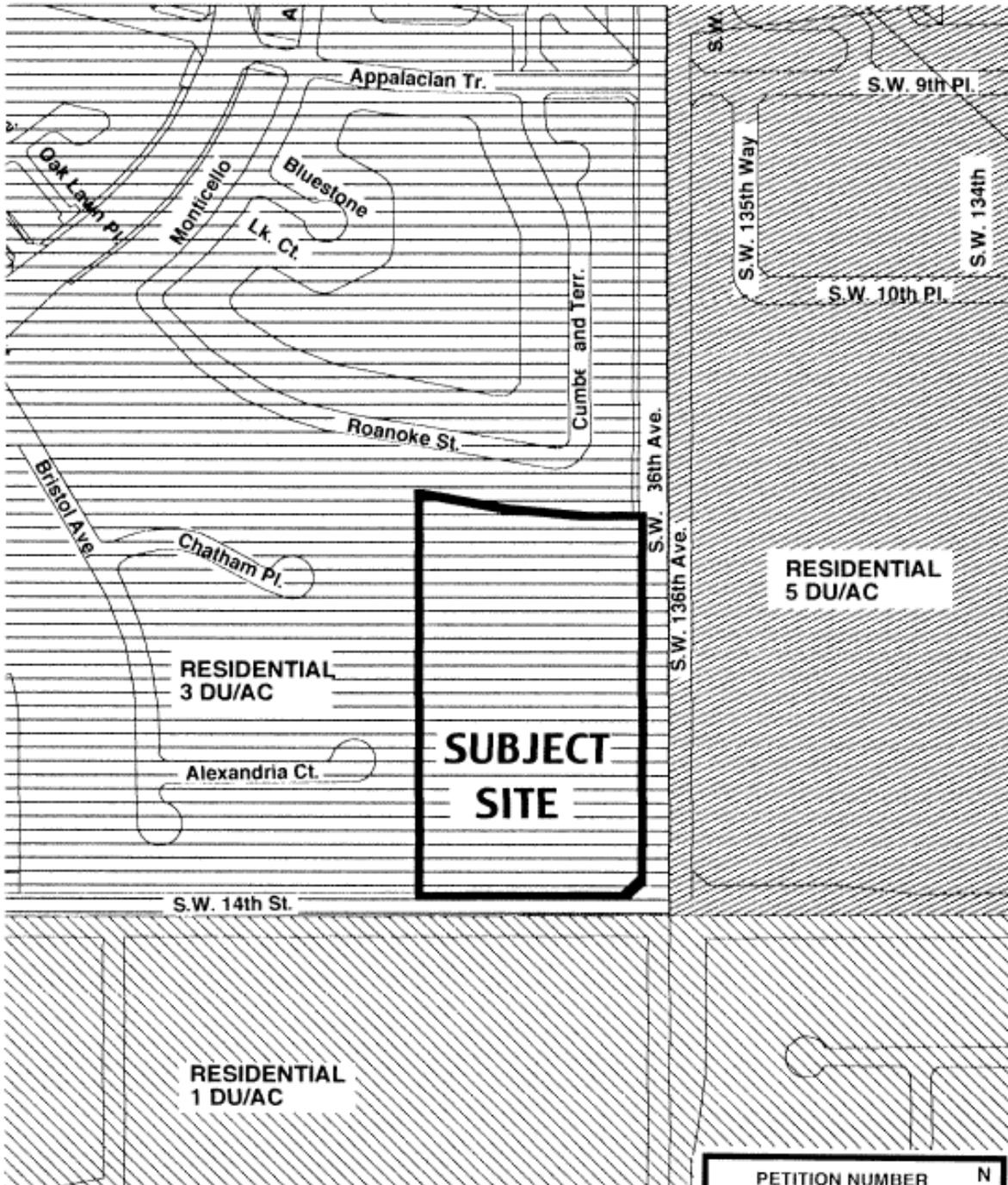
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### **Exhibits**

1. Site plan
2. Land use map
3. Subject site map
4. Aerial

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



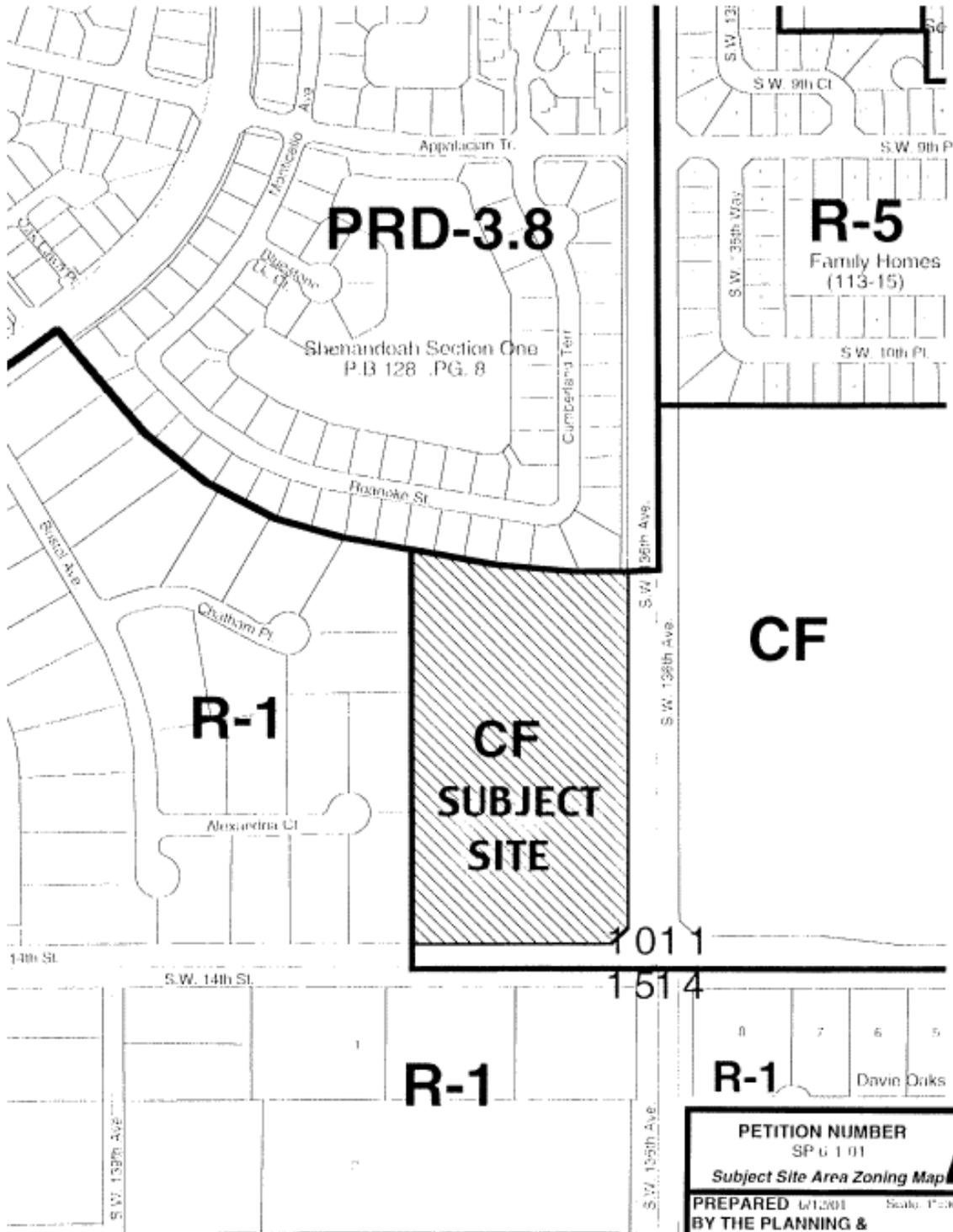
**SUBJECT SITE**

RESIDENTIAL  
3 DU/AC

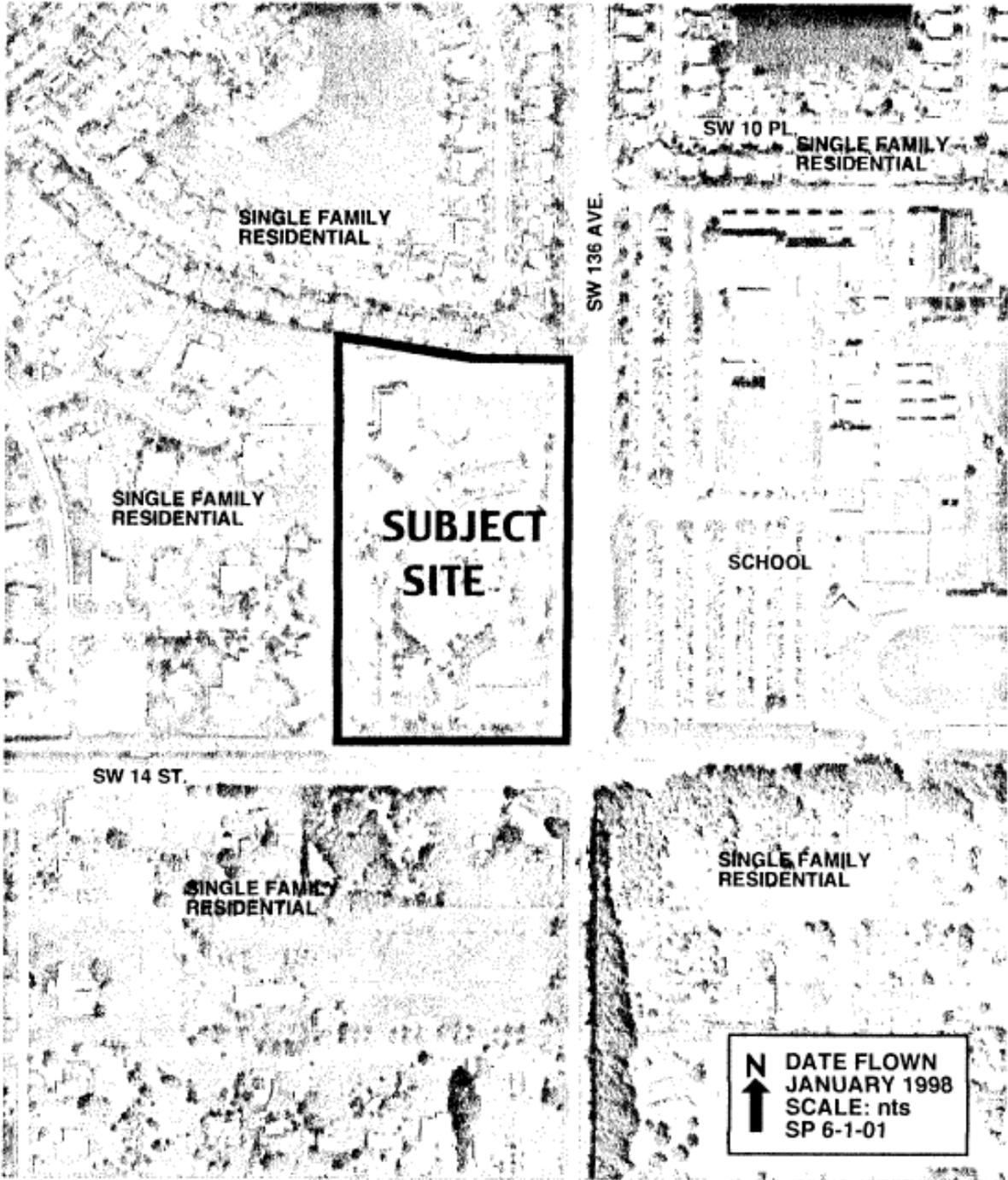
RESIDENTIAL  
5 DU/AC

RESIDENTIAL  
1 DU/AC

PETITION NUMBER SP 6-1-111 <i>Subject Site Area          Future Land Use Plan</i>		N <b>4</b>
PREPARED 6/12/01 BY THE PLANNING & ZONING DIVISION		



PETITION NUMBER  
 SP 6 1 01  
*Subject Site Area Zoning Map* **A**  
 PREPARED 6/12/01 Scale: 1"=200'  
 BY THE PLANNING &  
 ZONING DIVISION



SINGLE FAMILY RESIDENTIAL

SW 10 PL. SINGLE FAMILY RESIDENTIAL

SW 136 AVE.

SINGLE FAMILY RESIDENTIAL

SUBJECT SITE

SCHOOL

SW 14 ST.

SINGLE FAMILY RESIDENTIAL

SINGLE FAMILY RESIDENTIAL

N  
↑  
DATE FLOWN  
JANUARY 1998  
SCALE: nts  
SP 6-1-01