

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Council members

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

SUBJECT: Site Plan
Application No., SP 7-2-01
Project Name and Location: David Posnack Jewish Community Center
5850 Pine Island Road

TITLE OF AGENDA ITEM: David Posnack Jewish Community Center

REPORT IN BRIEF: The applicant proposes a 45,740 square foot fitness/aquatic center connecting to the existing JCC building to the south and fronting Pine Island Road to the west. The building will house a 11,457 sf. basketball court, 5,000 sf. workout facility, a raised running track and 2,556 sf of office space. The proposed structure will be 35' to the top of the roof peak. Building materials will consist of scored stucco on the lower portion of the building with metal panels on the upper portions. A metal seam roof painted green is proposed on the sloped sections of the roof. All other building colors will be in shades of beige to match the existing campus buildings. Landscaping will remain as previously approved for the exception of the plantings around the buildings foundation that will include Foxtail Palms, Jasmine, Gamma Grass, Arborcola, Ixora and Veitcha Palms. Parking will remain as previously approved.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committee - motion to approved subject to adding six additional trees on the south side of the north lake to match the existing trees in the parking lot. (Motion carried 4-0, October 9, 2001)

RECOMMENDATION(S): Based upon the above, staff recommends approval of application SP 7-2-01.

Attachments:

Planning Report, Land Use Map, Subject Site, Aerial

Application #: 7-2-01
David Posnack Jewish Community Center

Revisions:

Exhibit "A"

Original Report Date: September 21, 2001

**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: Fitness Aquatic Center

Surrounding Land Use:

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

Surrounding Zoning:

North: CF, Community Facility
South: CF, Community Facility
East: CF, Community Facility
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. *Building:* The applicant proposes a 45,740 square foot fitness/aquatic center connecting to the existing JCC building to the south and fronting Pine Island Road to the west. The building will house a 11,457 sf. basketball court, 5,000 sf. workout facility, a raised running track and 2,556 sf of office space. The proposed structure will be 35' to the top of the roof peak. Building materials will consist of scored stucco on the lower portion of the building with metal panels on the upper portions. A metal seam roof painted green is proposed on the sloped sections of the roof. All other building colors will be in shades of beige to match the existing campus buildings.
 2. *Landscaping:* Landscaping will remain as previously approved for the exception of the plantings around the buildings foundation that will include Foxtail Palms, Jasmine, Gamma Grass, Arborcola, Ixora and Veitcha Palms.
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3. *Parking:* Parking will remain as previously approved.
4. *Drainage/Open Space information.* There is approximately 66% of gross open space within the JCC campus area.

Summary of Significant Development Review Agency Comments

None

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 7-2-01.*

Site Plan Committee

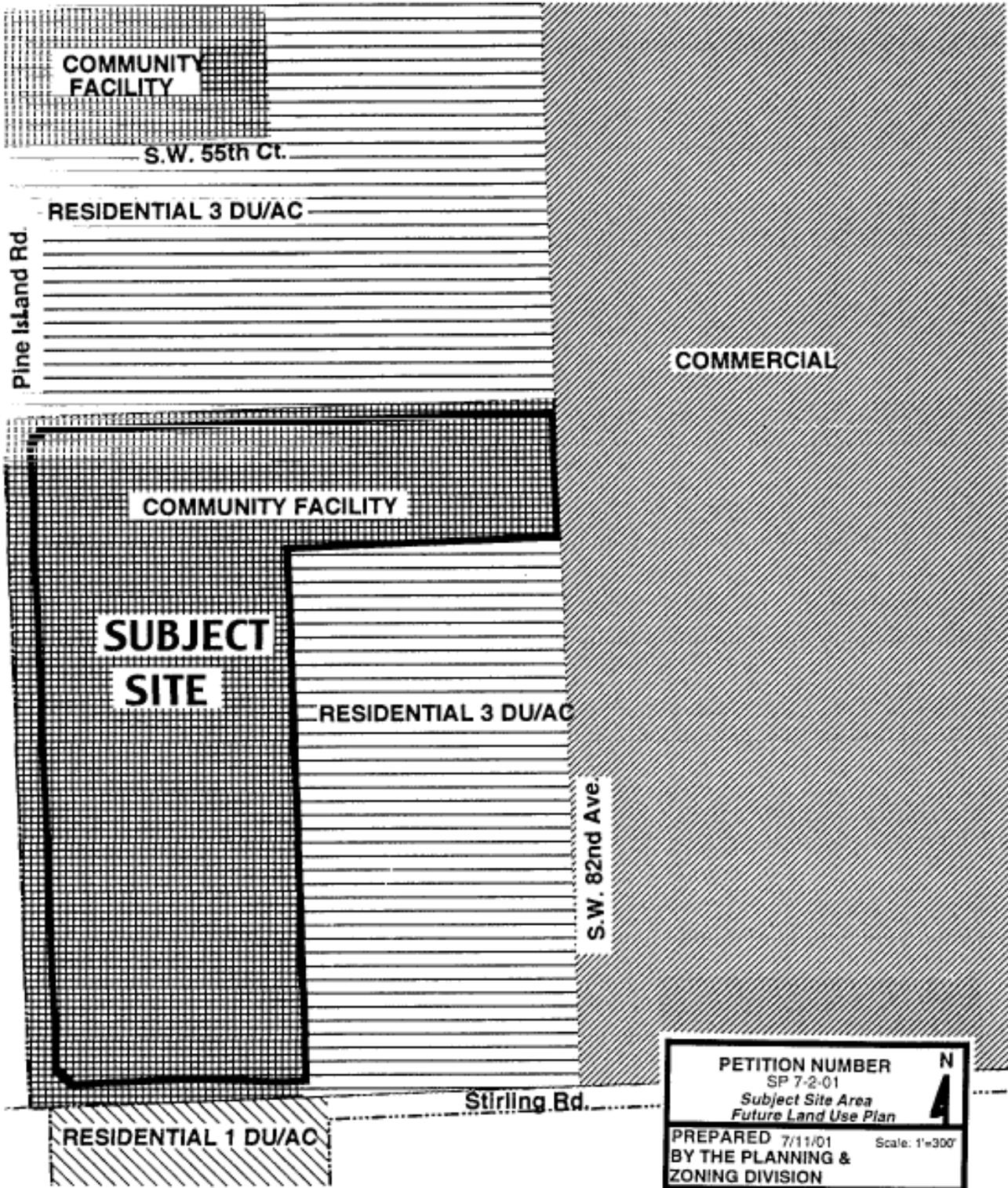
SITE PLAN COMMITTEE RECOMMENDATION: Site Plan Committee; motion to table per the applicants request (motion carried 4-0, Judy Paul absent, September 25, 2001).

Exhibits

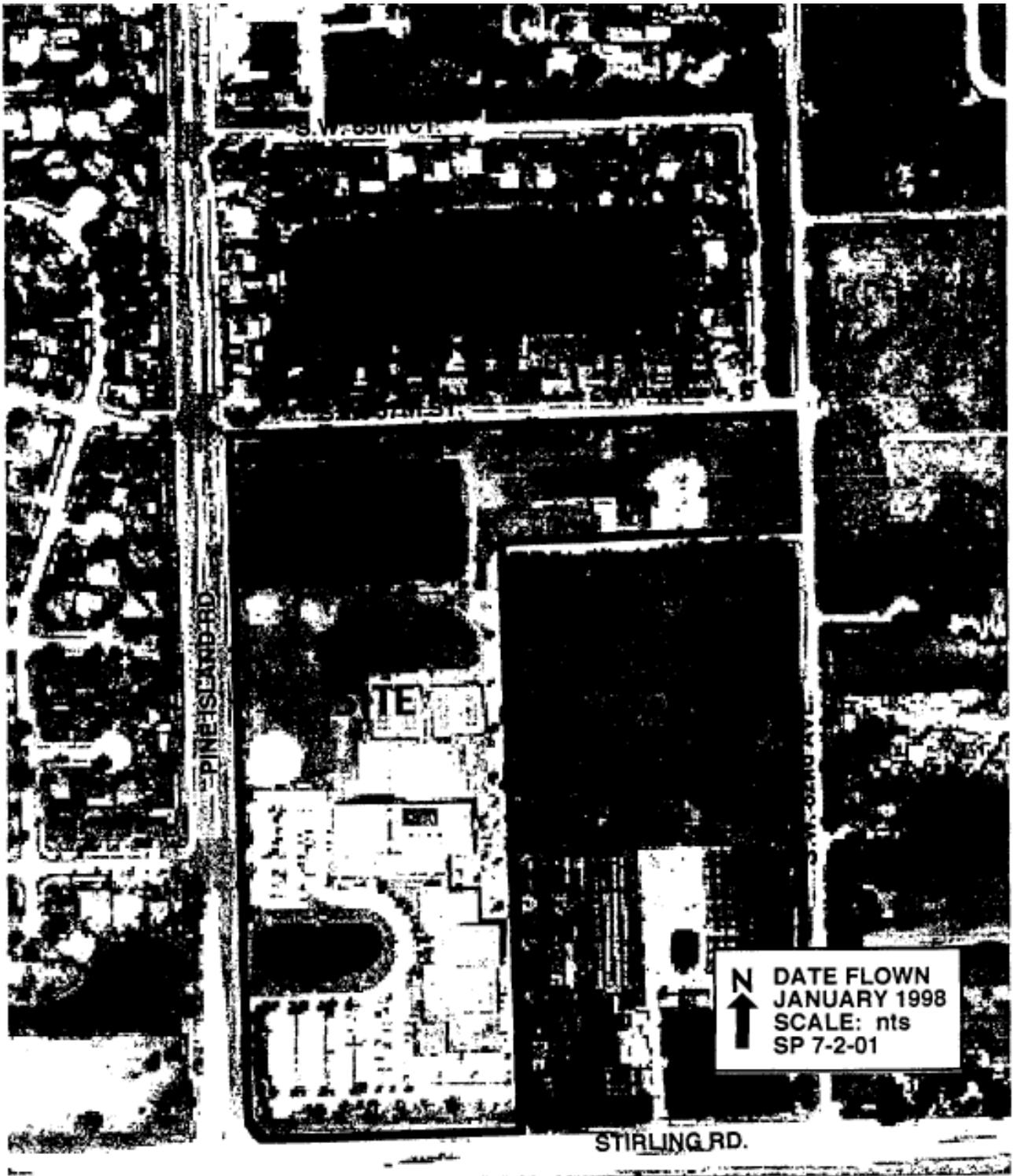
Land Use Map, Subject Site, Aerial, Site Plan

Prepared by: _____

Reviewed by: _____



SP 7-2-01



SP 7-2-01