

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Council members

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

**SUBJECT:** Site Plan, SP 5-7-02, Davie Charter School, 4400 S Pine Island Road/Generally located at the northeast corner of Orange Drive and Pine Island Road

**AFFECTED DISTRICT:** District 3

**TITLE OF AGENDA ITEM:** SP 5-7-02, Davie Charter School, Academic, Inc./Peter Deutsh and Beulah Deutsh, 4400 S Pine Island Road (Planned Business Center B-3)

**REPORT IN BRIEF:** The applicant requests the site plan approval for the construction of 27,432 square feet of charter school at the northeast corner of Orange Drive and Pine Island Road. A charter school is a permitted use under the B-3 zoning district as a private school. The applicant has filed a delegation request for the plat note amendment to include the proposed 27,432 square-foot school in the existing plat. The proposed two-story school building will be built north of the existing Chevron gas station while the parking lot will be built east of the Chevron and west of the Discount Auto parks store. A six-foot wood picket fence with landscaping buffers including Live Oaks, Golden Shower Tree, Silver Buttonwood and Red Tip hedges along the north property line and SW 84 Avenue will separate the development from the existing single-family homes to the north.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the December 10, 2002 Site Plan Committee Meeting, Vice-Chair Aucamps made a motion, seconded by Ms. Aitken, to approve subject to staff's comments (Motion carried 4-1 with Mr. Crowley being opposed).

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration. In addition, the following conditions shall be met prior to final site plan approval:

1. The plat note amendment to allow the construction of 27,432 sq. ft. of charter school shall be approved and recorded prior to the final site plan approval.
2. A cross-access agreement shall be recorded prior to the final site plan approval.

**Attachment(s):** Planning Report, Land Use Map, Zoning and Aerial Map, Site Plan

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

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**APPLICANT INFORMATION**

<b><u>Owner:</u></b>		<b><u>Agent:</u></b>	
<b>Name:</b>	Peter & Beulah Deuttsh	<b>Name:</b>	Academic, Inc.
<b>Address:</b>	c/o 6255 Bird Road	<b>Address:</b>	6255 Bird Road
<b>City:</b>	Miami, FL 33155	<b>City:</b>	Miami, FL 33155
		<b>Phone:</b>	(305) 669-2906

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**BACKGROUND INFORMATION**

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

**Application Request:** Site plan approval for the construction of Davie Charter School

**Address/Location:** 4400 South Pine Island Road

**Future Land Use Plan Designation:** Residential (5 DU/AC)

**Zoning:** Planned Business (B-3) Center

**Existing Use:** Vacant

**Proposed Use:** Davie Charter School

**Parcel Size:** 5 acres (217,800 sq. ft.)

**Surrounding Uses:**

**North:** Single Family (Pine Island Bay)  
**South:** Orange Drive and Canal  
**East:** Single Family (Pine Island Bay)  
**West:** Pine Island Road, Vacant

**Surrounding Land**  
**Use Plan Designation:**

Residential (5 DU/AC)  
Right-Of-Way  
Residential (5 DU/AC)  
Residential (5 DU/AC)

**Surrounding Zoning:**

**North:** Low Medium Dwelling (RM-5) District  
**South:** Planned Business (B-3) Center  
**East:** Community Business (B-2) District  
**West:** Low Medium Dwelling (RM-5) District

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## ZONING HISTORY

### Previous Requests on same property:

The rezoning, ZB 12-3-90 Deutsch/Invex Corporation, from CC, U, NC, PRD-5 to B-3 was approved on December 19, 1990. A charter school is a permitted use under the B-3 zoning district as a private school.

The plat, The Orange Drive – Pine Island Plat, with a note restricting parcel “A” to 2000 square feet of commercial was approved on April 1, 1991. The construction of 27,432 square feet of charter school exceeds the approved development level of the parcel. A delegation request to amend the note for allowing the construction of a charter school and increasing the development level of parcel “A” was approved by the Town Council on December 4, 2002 and is pending for Broward County approval.

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## APPLICATION DETAILS

The applicant’s SUBMISSION indicates the following:

1. *Site:* The subject property is located in the B-3 (Community Business Center) district. It surrounded by Pine Island Road to the west and Orange Drive to the south. The proposed 27,432 square-foot two-story school building will be constructed north of the existing Chevron gas station while the parking lot will be built east of the Chevron gas station and west of the existing Discount Auto Parts store.

A six feet high existing wood picket fence with proposed landscaping buffers along the north property line and SW 84 Avenue will separate the proposed development from the existing single family homes to the north. The proposed recreation area to the north of the building will further reduce the impact of the project to the single family area.

2. *Building:* The proposed two-story building is identified by metal roof and stucco finish accented with wood sidings at the entrances on north and south elevations and the top of east and west elevations. It blends well with the surrounding structures in terms of massing, scale, articulation, and material. The wood brackets, wood sidings, chimneys and recessed windows give the building characters and add visual interests to the façades.

To maintain the architectural integrity, staff recommends that same architectural design elements should be carried on all the elevations. The rectangular decorative stucco detail on the north and south elevations should be continued on the east and west elevations to replace the circular detail. In addition, the windows and fenestrations should be consistent in terms of style and scale on all the elevations.

3. *Access and Parking:* The proposed school will share the existing accesses on Orange Drive and Pine Island Road with the gas station and Discount Auto Parts store. A cross-access agreement shall be recorded prior to the final site plan approval. A turn-around circular driveway is proposed on Pine Island Road for bus drop off and pick up. Seventy-three parking spaces including three handicap spaces are provided.
4. *Lighting:* New lighting is proposed to meet the code requirements. The spillover measured at the north property line is less than .2 footcandle which is much lower than the maximum allowable footcandle (.5) to minimize offensiveness to the single family development to the north.
5. *Landscaping:* The plan indicates that the front entrance to the site is enhanced by different layers of landscaping materials including Xanandu, Philodendron and Wax Myrtle. A continuous Silver Buttonwood hedge will be planted behind the proposed fence. Staff recommends that the hedge and landscaping materials at the front entrance be planted in front of the fence to soft the appearance and provide a more pedestrian oriented environment. The landscaping plan shall indicate the existing street trees and landscaping materials along Orange Drive and Pine Island Road. The continuity and integrity of landscaping design shall be maintained along these public right-of-ways. Orange Drive and Pine Island Road are Broward County Right-of-ways. A tri-party agreement between Broward County, the Town of Davie and the applicant for the swale trees planted within the Broward County right-of-ways is required prior to the issuance of landscape installation permits. In addition, the entrance at the south side of the building shall incorporate different layers of landscaping materials to break down the long roof line and frame the entrance.

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### **Significant Development Review Agency Comments**

All agency comments have been satisfied.

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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 site is located in Planning Area 5. Planning Area 5 is bound by Nova Drive on the north, University Drive on the east, and Nob Hill Road on the west. The southern limits are SW 36 Street, on the western portion. This planning area is comprised of residential uses developed at a density of three to 22 dwelling units per acre and commercial development, existing and proposed, along the University Drive and Orange Drive corridors. The Pine Island Ridge, classified as environmentally sensitive, has been preserved within this planning area.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 99.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 17: 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.

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### **Staff Analysis/Findings of Fact**

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances. A charter school, which is a private school, is allowed in the B-3 zoning district. In addition, the following conditions shall be revised prior to final site plan approval:

3. The plat note amendment to allow the construction of 27,432 sq. ft. of charter school shall be approved and recorded prior to the final site plan approval.
4. A cross-access agreement shall be recorded prior to the final site plan approval.
5. Same architectural design elements shall be carried on all the elevations to maintain the architectural integrity of the building.
  - The rectangular decorative stucco detail on the north and south elevations should be continued on the east and west elevations to replace the circular detail.
  - The windows and fenestrations shall be consistent in terms of style and scale on all the elevations.
6. The landscaping plan shall address the following comments:
  - The Silver Buttonwood hedge along the Pine Island Road and landscaping materials at the front entrance shall be planted in front of the fence.
  - The landscaping plan shall indicate the existing street trees and landscaping materials along Orange Drive and Pine Island Road. Continuity and integrity of landscaping design shall be maintained along these public right-of-ways.

- The entrance at the south side of the building shall be incorporated different layers of landscaping materials to break down the long roof line and frame the entrance.
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### **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, the following conditions shall be revised prior to final site plan approval:

1. The plat note amendment to allow the construction of 27,432 sq. ft. of charter school shall be approved and recorded prior to the final site plan approval.
  2. A cross-access agreement shall be recorded prior to the final site plan approval.
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### **Site Plan Committee Recommendation**

At the December 10, 2002 Site Plan Committee Meeting, Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve subject to staff's recommendations and the following: 1) make the east and west architecture match or be similar to the north and south sides; 2) provide a new rendering for the Town Council's review to reflect the actual green areas and the existing houses; 3) revise the landscape plan and bring it back to this Committee and address the special notes in staff's comments regarding the perimeter buffer, also focus on the north parking property line and focus on the east property line which concerned the residents; 4) change the chain-link fence to a metal picket fence; and 5) add "bollards" at the main entrance. (Motion carried 4-1 with Mr. Crowley being opposed).

**(The applicant has revised the site plan to address the above comments 1, 3, 4 & 5 as well as previous staff comments 3 & 4).**

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### **Town Council Actions**

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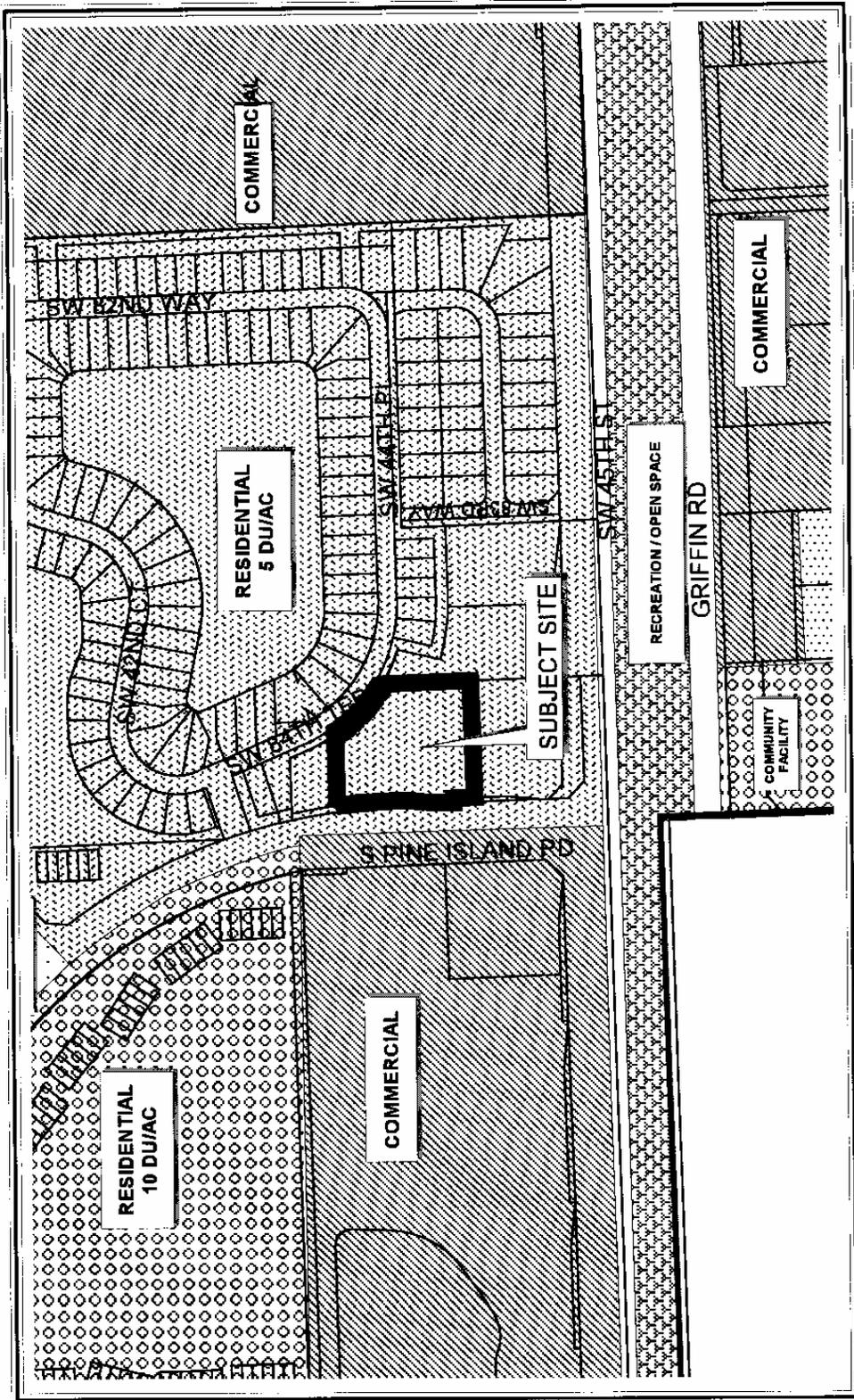
### **Exhibits**

1. Site Plan, Future Land Use Map, Zoning and Aerial Map, Color elevation and Color Samples

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

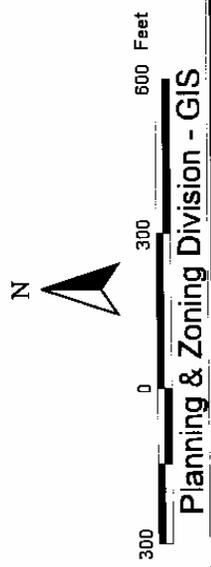
Reviewed by: \_\_\_\_\_

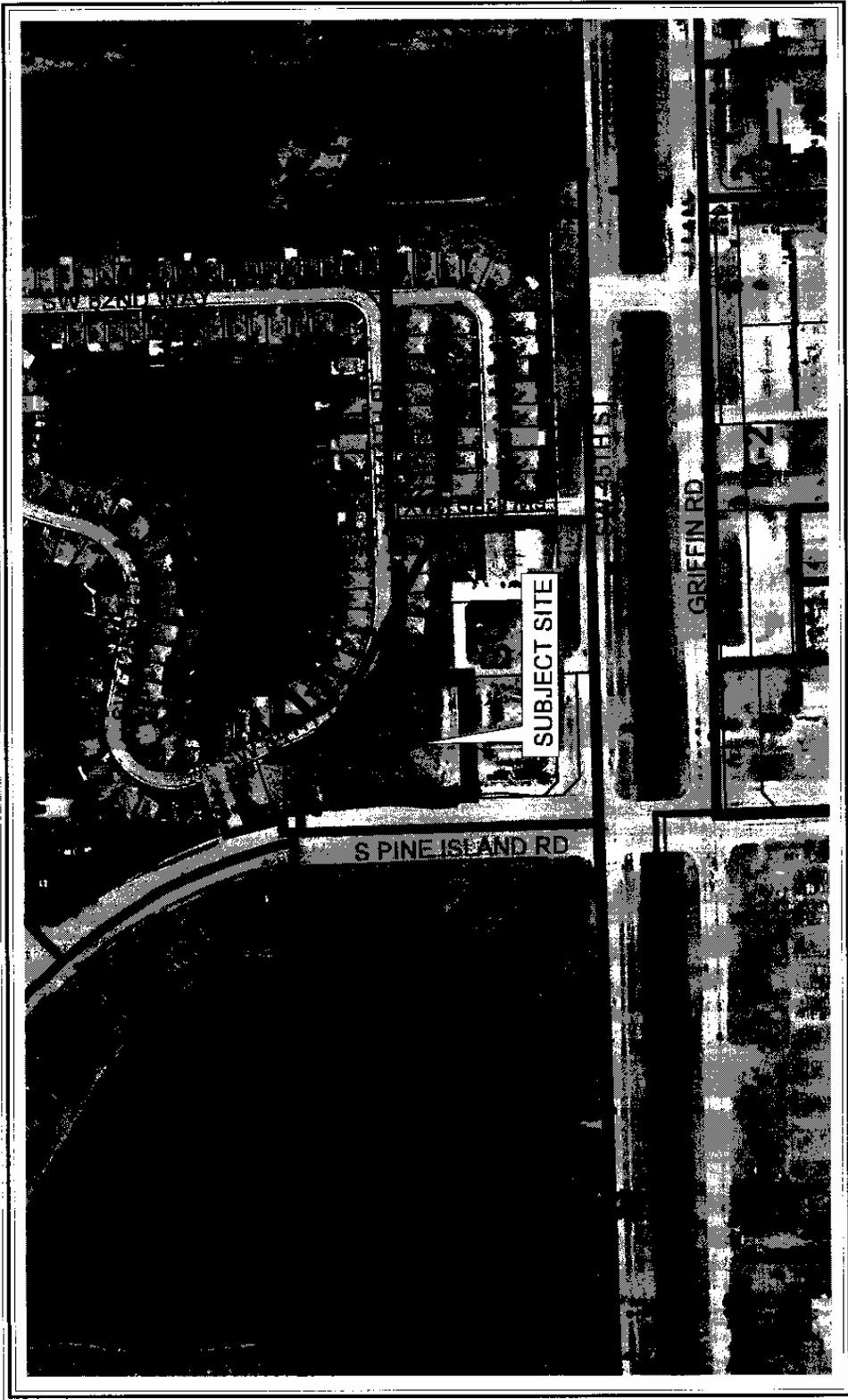




**SITE PLAN**  
**SP 5-7-02**  
**Future Land Use Map**

Date Prepared: 12/20/02  
 Prepared BY: ILD





Date Flown:  
12/31/00



300 0 300 600 Feet

Planning & Zoning Division - GIS



# SITE PLAN SP 5-7-02 Zoning and Aerial Map

Date Prepared: 12/20/02  
Prepared By: ILB