

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Philip Bachers, Planner I

SUBJECT: SPM 2-2-06 / 06-40 / Calvary Free Will Baptist Church / 8530 Stirling Rd. / Generally located on the south side of Stirling Road and east of Pine Island Road

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SPM 2-2-06 / 04-256 / Calvary Free Will Baptist Church / 8530 Stirling Rd.

REPORT IN BRIEF:

The subject site is a 208,036 sq. ft. (4.77 acre) parcel of land situated south of Stirling Rd. and east of Pine Island Rd.. The petitioner is proposing a one-story 4,270 sq. ft. Fellowship Hall. The subject site is currently a developed parcel and is zoned CF, Commercial Facility District with an underlying land use of residential 1 DU/acre; to the east is vacant land lying within Cooper City; to the south is vacant land lying within Cooper City; to the west is vacant land lying within the Town of Davie zoned A-1, Agricultural District.

The proposed Fellowship Hall building is similar in architectural design to development on the site for the sanctuary building. The building distinguishes itself by exterior walls painted with earth tone colors. The design consists of clean, simple, straight lines. Rectangular doors and windows are located proportionately apart from one another and are mill-finish. The painted stucco walls are Sherwin Williams Tradition Ivory (SW2214) and three 2 inch horizontal reveals spaced 4 ft. apart in Red Cent (SW 6341). The roof is parapet. As per land development code, all mechanical equipment on the roof will be hidden from public view.

Access into the site is via a driveway from Stirling Rd.. A two-way drive aisle and a one-way drive-thru for off-loading create a clockwise traffic rotation along the eastern portion of the site. Vehicular traffic enters and parks in front of and beyond the proposed building, with the majority of parking beyond the existing church building and the proposed structure.

The subject site is located at a commercial node, just east of the intersection of Pine Island Rd. and Stirling Road. The proposed Fellowship Hall is a compatible use with the existing church building and classrooms on-site.

PREVIOUS ACTIONS:

There are none.

CONCURRENCES: At the November 21, 2006 Site Plan Committee meeting, Mr. Engel made a motion, seconded by Mr. Aucamp, to table to December 12, 2006. Motion carried 5-0.

At the December 12, 2006 Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Mr. Aucamp, to approve subject to the planning report and the following: that the property owners would provide a letter stating that the sanctuary building and fellowship hall would not be used simultaneously (to ensure adequate parking on the site); that the air conditioning units be screened either

by raising the parapet or lowering the roof; modify the curb at the first parking space directly in front as you enter the site; and show the kiosk on the site plan. (Motion carried 5-0)

FISCAL IMPACT: N/A

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following recommendations are requested to be met prior to final site plan approval:

Planning and Zoning Division Recommendations:

1. Signed and sealed plans are required for presentation to Town Council
2. approval by South Broward Water Control District is required prior to appearance at Town Council
3. establish curbing along pedestrian walkway in front of Fellowship Hall to help define pedestrian areas from vehicular areas

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

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

Applicant Information

Owner/Petitioner:

Name: Calvary Free Will Baptist Church

Address: 8530 Stirling Rd.

City: Hollywood, FL 33323

Phone: (954) 432-2550

Background Information

Application Request: Site plan modification approval for a new 4,270 sq. ft. Fellowship Hall building for an existing church

Address/Location: 8530 Stirling Rd./ Generally located on the south side of Stirling Road and east of Pine Island Road

Future Land

Use Plan Map: Residential 1 DU/acre

Zoning: CF, Community Facility

Existing(s): Place of worship

Proposed Use(s): Place of worship

Parcel Size: 208,036 sq. ft. (4.77Acres)

Surrounding Land

Use Plan Map Designations:

Surrounding Uses:

North: Community Facility (Jewish Federation of South Broward); Residential single-family dwellings

South: Vacant Land/Cooper City

East: Vacant Land/Cooper City

West: Vacant Land

Community Facility/Residential

Not in the Town of Davie

Not in the Town of Davie

Residential 1 D.U./acre

Surrounding Zoning:

North: CF, Community Facility; R-3 Residential 3 DU/acre

South: Not in the Town of Davie (Cooper City)

East: Not in the Town of Davie (Cooper City)

West: A-1, Agricultural District

Zoning History

Related Zoning History: CF zoning was in-place at time of annexation.

Previous Requests on same property:

Site Plan Application, SP 3-1-86, Hollywood Free Will Baptist Church, approved by Davie Town Council on September 17, 1986 was for an addition to an existing place of worship.

Administrative Special Permit, ASP 2-2-06, to allow a reduction of the required side setback of 25 ft. required to 22.67 ft., a reduction of 2.33 ft.; approved July 2, 2006 by Davie Town Council.

Applicable Codes and Ordinances

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

Land Development Code (Section 12-24(J)), Community Facilities (CF) District. The CF District is intended to implement the community facilities classification of the Town of Davie Comprehensive Plan by providing areas for location of community facilities.

Land Development Code (Section 12-54), Nonresidential Performance Standards for CF, Commercial Facility District, requires the minimum of 30% landscape surface ratio and maximum height of 35ft.

Land Development Code (Section 12-83), Minimum setbacks are 50 ft. front; 25 ft. side, and 25 ft. rear. Maximum height is 35 ft. Maximum building coverage is 40%. Minimum open space is 40%.

Land Development Code (Section 12-208 (A)(22)), Requirements for off-street parking, for office, business, professional, governmental, and financial institutions requires one (1) space for every 300 square feet of gross floor area.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half. Commercial development also exists along Griffin Road within this planning area. Several small-scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8-acre industrial park are located within this planning area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses varying scales, a Girl Scout campground facility, and a private school.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 101.

Applicable Goals, Objectives & Policies:

Future Land Use Element, Objective 4: Pursuant to the adopted Davie Future Land Use Plan Map, land uses, intensities and densities shall be distributed and concentrated in such a manner so as to promote an economically sound community and discourage urban sprawl.

Future Land Use Element, Policy Group 13: Community Facilities Use: Policy 13-1: The Community Facilities category shall provide for the development of a wide range of activity centers necessary to satisfy the demands of the existing and future Town populations.

Future Land Use Element, Policy Group 13: Community Facilities Use: Policy 13-2: Community Facilities may be permitted in land use categories other than to Community Facilities category, provided such development is compatible with and does not adversely affect the development of the surrounding land for designated purposes.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Element, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The applicant’s submission indicates the following:

Site: The subject site is a 208,036 sq. ft. (4.77 acre) parcel of land situated south of Stirling Rd. and east of Pine Island Rd. The petitioner is proposing a one-story 4,270 sq. ft. Fellowship Hall. The subject site is currently a developed parcel and is zoned CF, Commercial Facility District with an underlying land use of residential 1 DU/acre; to the east is vacant land lying within Cooper City; to the south is vacant land lying within Cooper City; to the west vacant land lying within the Town of Davie zoned A-1, Agricultural District.

The petitioner’s site design meets the intent of the CF, Community Facilities District. The subject site is designed for pedestrian movement on the property with a sidewalk from Stirling Road which would service both the existing building and the proposed Fellowship Hall. A dumpster enclosure is proposed on the west portion of the property concealed from Stirling Rd. by multiple buildings, and by its enclosure.

Architecture: The proposed Fellowship Hall building is similar in architectural design to development on the site for the sanctuary building. The building distinguishes itself by exterior walls painted with earth tone colors. The design consists of clean, simple, straight lines. Rectangular doors and windows are located proportionately apart from one another and are mill-finish. The painted stucco walls are Sherwin Williams Tradition Ivory (SW2214); and three 2-inch horizontal reveals are spaced 4 ft. apart and painted in Red Cent (SW 6341), these provide aesthetic relief from the mass of the wall. The roof is parapet design. As per land development code, all mechanical equipment on the roof will be hidden from public view.

Access and Parking: Access into the site is via a driveway from Stirling Rd. A two-way drive aisle and a one-way drive-thru for off-loading create a clockwise traffic rotation along the eastern portion of the

site. Vehicular traffic enters and parks in front of and to the rear of the proposed building, with the majority of parking behind the existing church building and the proposed structure.

Lighting: Lighting design meets the current Land Development Code that requires an average of one (1) foot-candle for exterior parking facilities and no spillover of more than one (1) foot-candle at property lines. Additionally, the lighting plan maintains the minimum one-half (0.5) foot-candle along public and private roadways per code.

Signage: Signage is not part of this site plan modification. All signs shall meet code prior to the issuance of a building permit.

Landscaping: The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code. The plan illustrates plant material placed within the site including Gumbo Limbo, Silver Buttonwood, Cassia, Brazilian Beautyleaf, and Sabal Palm, with the plantings along the existing landscape buffers, and within the parking islands.

Drainage: The subject property lies within Central Broward Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit. On-site drainage is served by the undeveloped land on the on the south portion of the site.

Open Space and Recreation: The recreational trail is located on the north side of Stirling Rd., and is not part of this parcel.

Compatibility: The subject site is located just east of the intersection of Pine Island Rd. and Stirling Road. The proposed building presents an architectural style of stucco and earth tones consistent with what currently exists on-site. Additionally, the building is compatible with the commercial structures in terms of mass, scale, and architectural style.

Significant Development Review Agency Comments

The petitioner has addressed all Development Review Committee (DRC) members' comments as part of the site plan modification review process.

Staff Analysis

The submitted site plan modification is zoned CF, Community Facilities District and is designated Residential, 1 DU/acre on the Town of Davie Future Land Use Map. The proposed building is permitted in both this zoning district and land use category. The architectural design of the Fellowship Hall reflects both the existing uses on-site and nearby adjacent uses to the north at the South Broward Jewish Community Center. The color scheme of the proposed building is complimentary to the existing on-site buildings. Improvements in landscaping for the site as a whole will result from the required updating for existing landscaping and the new material to be added as required in the site plan process.

Staff Findings of Fact

Staff finds that site plan modification is consistent with the general purpose and intent of the CF, Community Facilities District regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan modification is in conformance with all applicable Codes and Ordinances in terms of site

design, circulation, setbacks and buffering, and parking requirements. The proposed site plan is compatible with the surrounding uses and properties.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following recommendations are requested to be met prior to final site plan approval:

Planning and Zoning Division Recommendations:

Placement of signage and a raised sidewalk/curb for the pedestrian area in front of the proposed Fellowship Hall will help to define the pedestrian area and provide safety for the pedestrian traffic.

Site Plan Committee Recommendation

At the November 21, 2006 Site Plan Committee meeting Mr. Engel made a motion, seconded by Mr. Aucamp, to table to December 12, 2006. Motion carried 5-0.

At the December 12, 2006 Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Mr. Aucamp, to approve subject to the planning report and the following: that the property owners would provide a letter stating that the sanctuary building and fellowship hall would not be used simultaneously (to ensure adequate parking on the site); that the air conditioning units be screened either by raising the parapet or lowering the roof; modify the curb at the first parking space directly in front as you enter the site; and show the kiosk on the site plan. (Motion carried 5-0)

Town Council Action

Exhibits

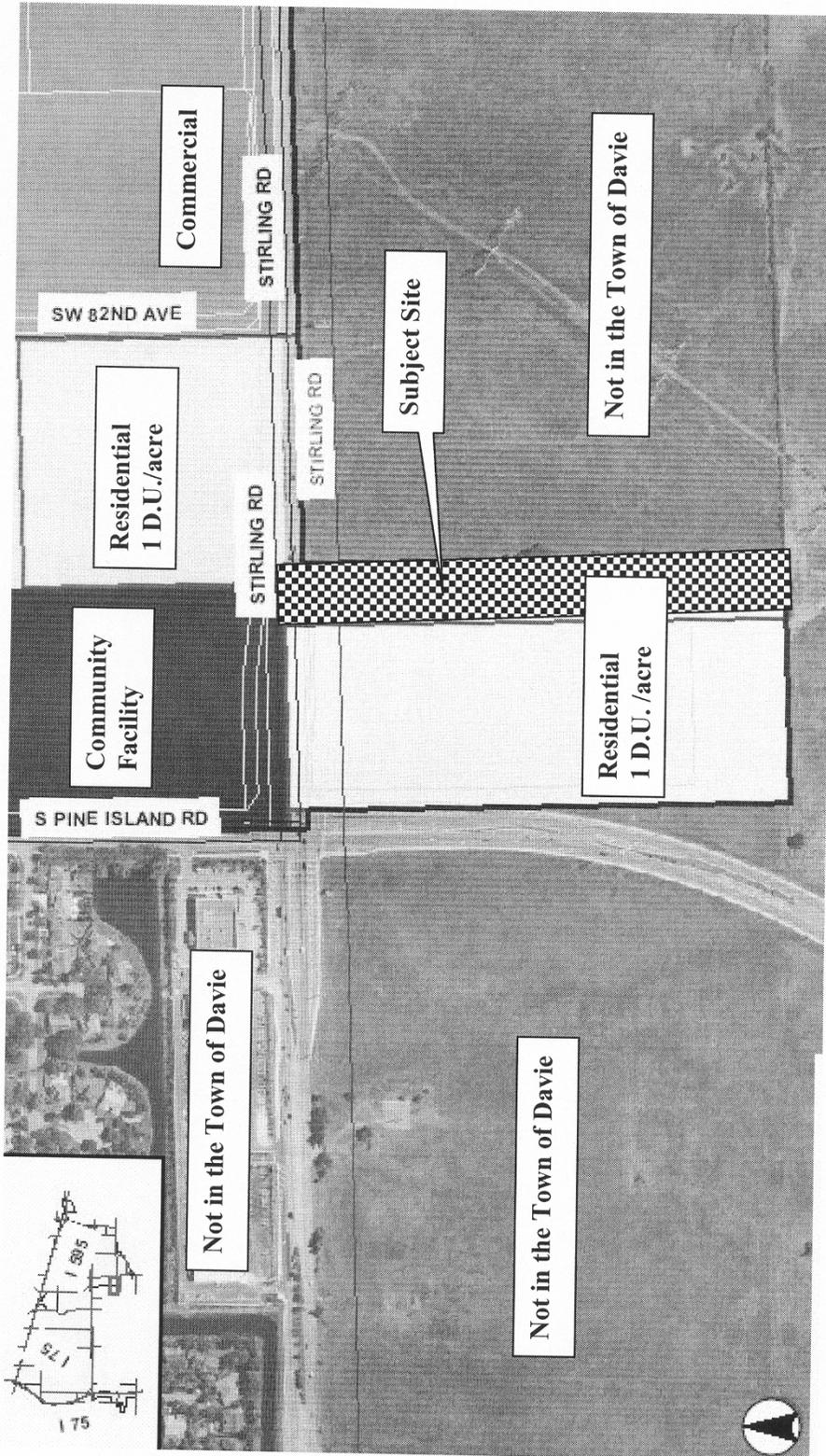
1. Site Plan
2. Future Land Use Plan Map
3. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

File Location: *Philip Bachers\permits\Site Plans\SPM 2-2-06 Cavalry Free Will Baptist Church*

Exhibit 2 (Future Land Use Map)

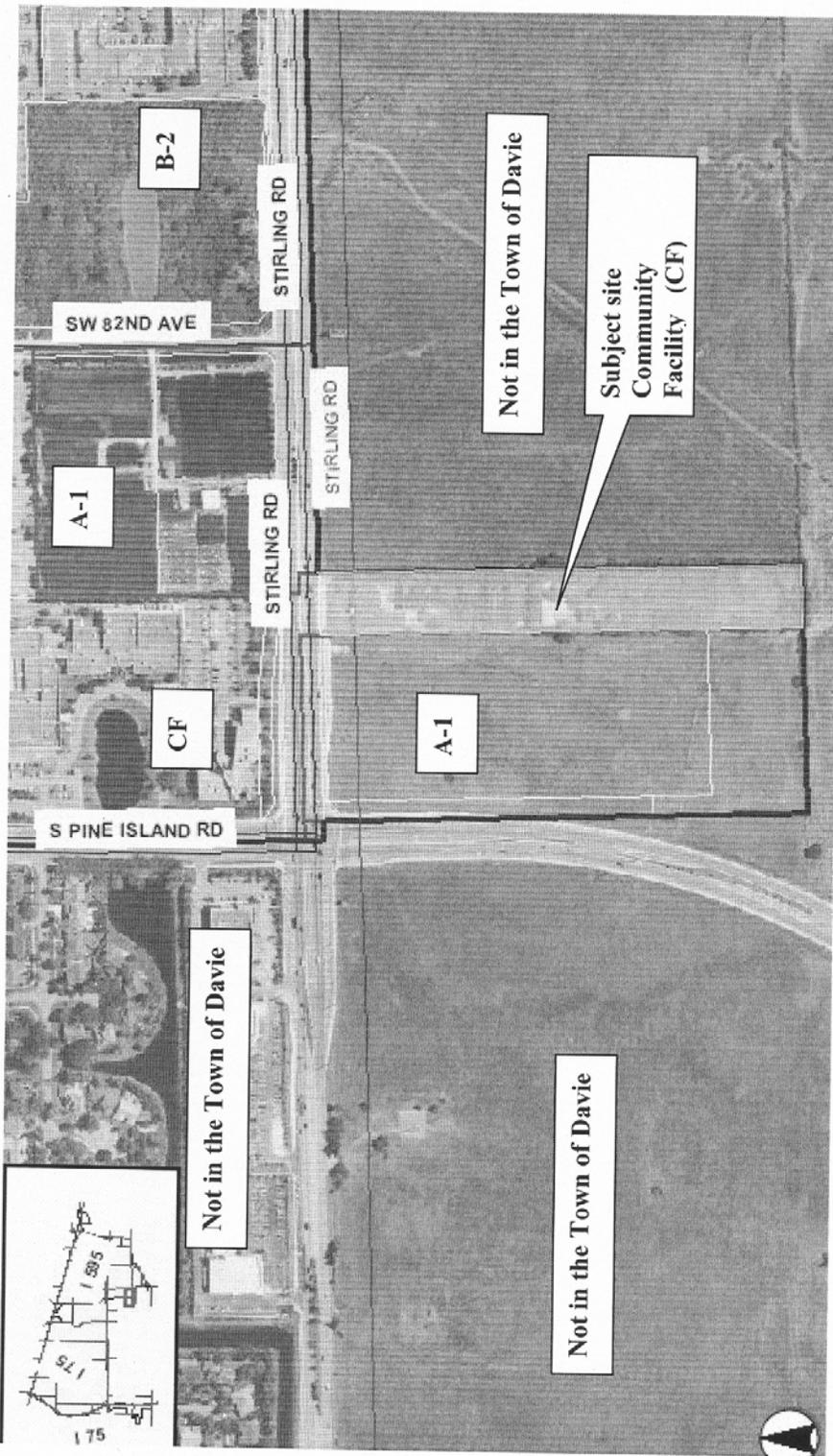


Town of Davie
 Development Services Department
 Planning & Zoning Division
 Future Land Use Map



SPM 2-2-06 Site Plan Modification
 Calvary Free Will Baptist Church
 8530 Stirling Rd.
 Scale: Not-to-scale

Exhibit 3 (Aerial, Zoning, and Subject Site Map)



Town of Davie
 Development Services Department
 Planning & Zoning Division
 Aerial, Subject Site, Zoning Map



SPM 2-2-06 Site Plan Modification
 Calvary Free Will Baptist Church
 8530 Stirling Rd.
 Scale: Not-to-scale