



Town Council Agenda Report

SUBJECT: SITE PLAN MODIFICATION

Application No. and Location: SP 3-4-00, 14601 SW 14th Street

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Shenandoah Park Improvements

REPORT IN BRIEF: Proposed for the site is a 2,296 square foot single story activity building and 154' x 80' outdoor roller hockey arena. The building square footage will include an activity room, kitchen, restrooms and storage room as well as a covered picnic shelter area. The proposed height will be approximately 16' to the mean of roof. Building materials will consist of stucco walls painted in peach tones with a white metal seam roofing material. The building will be sited in a central location with pedestrian walks to parking as well as the park's activities. The hockey arena will be located adjacent to the existing arena toward the west side of the park. It will be fully enclosed with 4' high batten boards with chain link fencing mounted to the top of the boards. Landscaping will not be effected with the proposed additions.

PREVIOUS ACTIONS: None

CONCURRENCES: Motion to recommend approval subject to the planning report and the Development Review Committee's comments. (4-0, Mr. Amos abstained March 28, 2000).

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 3-4-00.* subject to all Development Review comments.

Attachment(s): Planning report, Land use map, Subject site map, Aerial.

Application #: SP 3-4-00
Shenandoah Park Improvements

Revisions:

Exhibit "A":

Original Report Date: March 28, 2000

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

APPLICANT INFORMATION

Owner:

Name: Town of Davie

Address: 6591 Orange Drive

City: Davie, Fl.

Agent:

Name: Robert Middaugh

Address: 6591 Orange Drive

City: Davie, FL

Phone: (954) 797-1035

BACKGROUND INFORMATION

Application Request: Site Plan approval for Shenandoah Park Activity building and hockey arena

Address/Location: 14601 SW 14th Street

Land Use Plan Designation: Residential (1 du/ac / 3.8 du/ac)

Zoning: RS (Recreation/Openpace)

Existing Use: The subject site is an undeveloped portion of Shenandoah Park.

Proposed Use: Activity building and outdoor roller hockey arena

Site Area: 17 acres for the entire park

Surrounding Land Use:

North: Residential (1 du/ac), Shenandoah Community

South: Residential (1 du/ac)

East: Residential (1du/ac), Shenandoah Community

West: Residential (3.8 du/ac), Shenandoah Community

Surrounding Zoning:

North: R-1 (Residential 1du/ac)

South: R-1 (Residential 1du/ac)

East: R-1 (Residential 1du/ac)

West: PRD 3.8 (Residential 3.8 du/ac)

ZONING HISTORY

Related Zoning History: None

Previous Requests on Same Property: None

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Building:* Proposed for the site is a 2,296 square foot single story activity building and 154' x 80' outdoor roller hockey arena. The building square footage will include an activity room, kitchen, restrooms and storage room as well as a covered picnic shelter area. The proposed height will be approximately 16' to the mean of roof. Building materials will consist of stucco walls painted in peach tones with a white metal seam roofing material. The building will be sited in a central location with pedestrian walks to parking as well as the park's activities. The hockey arena will be located adjacent to the existing arena toward the west side of the park. It will be fully enclosed with 4' high batten boards with chain link fencing mounted to the top of the boards.
2. *Access points/number of parking spaces :* There is one ingress/egress vehicular access point off of Shenandoah Parkway. Parking will remain as existing.
3. *Drainage/Open Space information:* Drainage will remain as existing.
4. *Landscaping:* Landscaping will not be effected with the proposed additions.

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 3. This area 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 consist of residential used 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 park subdivisions.

Broward County Land Use Plan: NA.

Staff Analysis and 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 3-4-00. subject to all Development Review comments.*

Site Plan Committee

Site Plan Committee Recommendation: Motion to recommend approval subject to the planning report and the Development Review Committee's comments. (4-0, Mr. Amos abstained March 28, 2000).

Exhibits

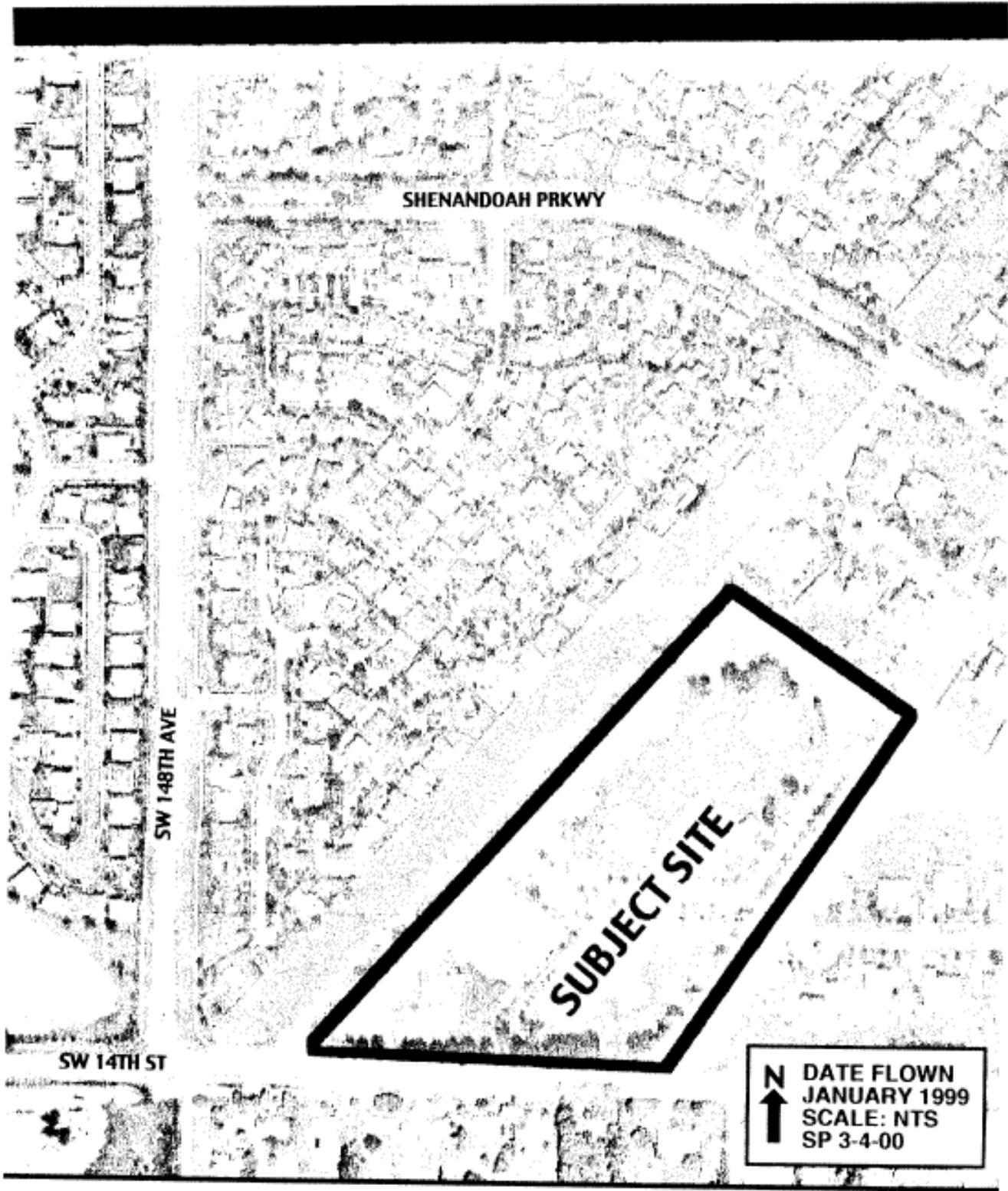
1. Subject Site Map
2. Land Use Map
3. Aerial

Prepared by: _____

Reviewed by: _____



PETITION NUMBER	N
SP 3-4-00	4
PREPARED 3/27/00	Scale: 1" = 300'
BY THE PLANNING & ZONING DIVISION	



SHENANDOAH PRKWY

SW 148TH AVE

SW 14TH ST

SUBJECT SITE

N DATE FLOWN
↑ JANUARY 1999
SCALE: NTS
SP 3-4-00