



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 2-1-00, 1130 SW 133 Avenue
(Flamingo Elementary Site)

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

TITLE OF AGENDA ITEM: Boys and Girls Club

REPORT IN BRIEF: The applicant requests site plan approval for a 20,388 square foot Boys and Girls Club facility, drop off area, associated parking and landscaping. The club is designed to provide after school programs for children in a 4-6 mile radius of Flamingo Elementary School. The facility will be located within property leased to the club from the School Board through the Town of Davie. The building's front facade and drop off area will face the elementary school to the north. The elevations reflect a building height of 20'-10" at the lower portion to a maximum of 33'-1" to the top of the cupola feature in the center of the building. The building's uses will include a gymnasium, library, computer room, exercise room, game rooms and office space. The base exterior color will be beige to stay consistent with Flamingo Elementary. Hunter green will be used on the accent features as well as the standing metal seam roofing material on the cupola. The upper portion of the cupola wall will be painted in a dark terracotta. Code requires 100 parking spaces. Eighty eight spaces will be utilized from Flamingo Elementary with an additional sixteen spaces designed on site. A combined total of 104 spaces will be provided. Landscaping has been designed to accommodate the concerns of the adjacent residences.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committed moved to recommend approval subject to the planning report which contained an additional condition from Engineering that a retention berm be added to the site plan along the south property line and run 100' north along the west property line; that the patio sizes be consistent on all plans; that the west side sign be removed from the plans; that the bottom band of the building be painted a darker shade; and to revisit the location of the monument sign at a later date. (3-0, Sam Engel and Doug Amos absent, April 11, 2000).

RECOMMENDATION(S): Motion to approve application SP 2-1-00 subject to the following conditions prior to the issuance of a building permit.

1. Reducing the total wall signage to a maximum of 150 square feet.
2. Providing the color scheme and materials on the building elevations.
3. Providing the parking calculations on the site plan to reflect 1 space per 200 square foot of building area.
4. Providing materials and colors for proposed signage letters.

5. Revising the tree specifications to reflect 3” caliper trunks on all 14’ trees and 2.5” caliper on all 12’ trees.
6. Changing the Cat Palms on sides of the building for other palm species (ie. Alexander, Carpentaria, or Foxtail Palm).

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

Application #: SP 2-1-00
Boys and Girls Club

Item No. 7.16

Revisions: April 12, 2000

Exhibit "A":

Original Report Date: April 11, 2000

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

APPLICANT INFORMATION

Owner

Name: School Board of Broward County

Address: 600 SE 3rd Avenue

City: Ft. Lauderdale, FL.

Phone: (954) 765-7040

Agent:

Name: Boys and Girls Club of Broward County.

Address: 1401 NE 26th Street

City: Wilton Manors, FL.

Phone: (954) 537-1010

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: Flamingo Elementary site (1130 SW 133 Avenue)

Land Use Plan Designation: Residential (5 du/ac)

Zoning: A-1 (Agricultural 1du/ac)

Existing Use: The subject site is currently undeveloped

Surrounding Land Use:

North: Flamingo Elementary (Residential 5 du/ac)

South: Single family residential

East: Single family Residential

West: Western High School

Surrounding Zoning:

North: CF (Community Facility)

South: A-1 (Agricultural District, 1du/ac)

East: A-1 (Agricultural District, 1du/ac)

West: CF (Community Facility)

ZONING HISTORY

Previous Requests on Same Property: None

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant request site plan approval for a 20,388 square foot Boys and Girls Club facility, drop off area, associated parking and landscaping. The club is designed to provide after school programs for children in a 4-6 mile radius of Flamingo Elementary School. The facility will be located within property leased to the club from the School Board through the Town of Davie.
2. *Building:* The building's front facade and drop off area will face the elementary school to the north. The elevations reflect a building height of 20'-10" at the lower portion to a maximum of 33'-1" to the top of the cupula feature in the center of the building. The building's uses will include a gymnasium, library, computer room, exercise room, game rooms and office space. The base exterior color will be beige to stay consistent with Flamingo Elementary. Hunter green will be used on the accent features as well as the standing metal seam roofing material on the cupula. The upper portion of the cupula wall will be painted in a dark terracotta.
3. *Parking and access:* Code requires 100 parking spaces. Eighty eight spaces will be utilized from Flamingo Elementary with an additional sixteen spaces designed on site. A combined total of 104 spaces will be provided.
4. *Landscaping:* The Landscape plan provides for Mahogany and Live Oak trees as well as a continuous hedge of cocoplum along the south and east perimeters. The west perimeter has been left unplanted due to existing school conditions. The proposed parking area will be planted with native Slash Pine, Sabal Palms and Live Oak trees. The east and south retention areas have will also be planted with water tolerant species such a as Bald Cypress and Fakatchee grass.
5. *Signage:* The wall signs on the north and west elevations reflecting the Boys and Girls Club name and logo will be the only signage considered for approval at this time. The monument sign detail and location will be submitted at a later date.

6. *Drainage:* All on site drainage will be dispersed into the dry retention areas on the south and east sides of the building. The Engineering Department has also required the addition of a retention berm along the south property line and run 100' north along the west property line.

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. 3 bound by I-595 on the north side and Flamingo Road on the east side. The planning area consists of residential uses developed at a density of 3 to 10 dwelling units 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: The subject site is governed by the plat titled "Town of Davie Boys and Girls Club Plat" restricted to 20,388 square feet of Boys and Girls Club facility.

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 2-1-00 subject to the following conditions prior to the issuance of a building permit.*

1. Reducing the total wall signage to a maximum of 150 square feet.
2. Providing the color scheme and materials on the building elevations.
3. Providing the parking calculations on the site plan to reflect 1 space per 200 square foot of building area.
4. Providing materials and colors for proposed signage letters.
5. Revising the tree specifications to reflect 3" caliper trunks on all 14' trees and

2.5" caliper on all 12' trees.

6. Changing the Cat Palms on sides of the building for other palm species

(ie. Alexander, Carpentaria, or Foxtail Palm).

7. Providing a retention berm along the south property line and run 100' north along the west property line.

Site Plan Committee

Site Plan Committee Recommendation: Motion to recommend approval subject to the planning report which contained an additional condition from Engineering; that the patio sizes be consistent on all plans; that the west side sign be removed from the plans; that the bottom band of the building be painted a darker shade; and to revisit the location of the monument sign at a later date. (3-0, Sam Engel absent, April 11, 2000).

Exhibits

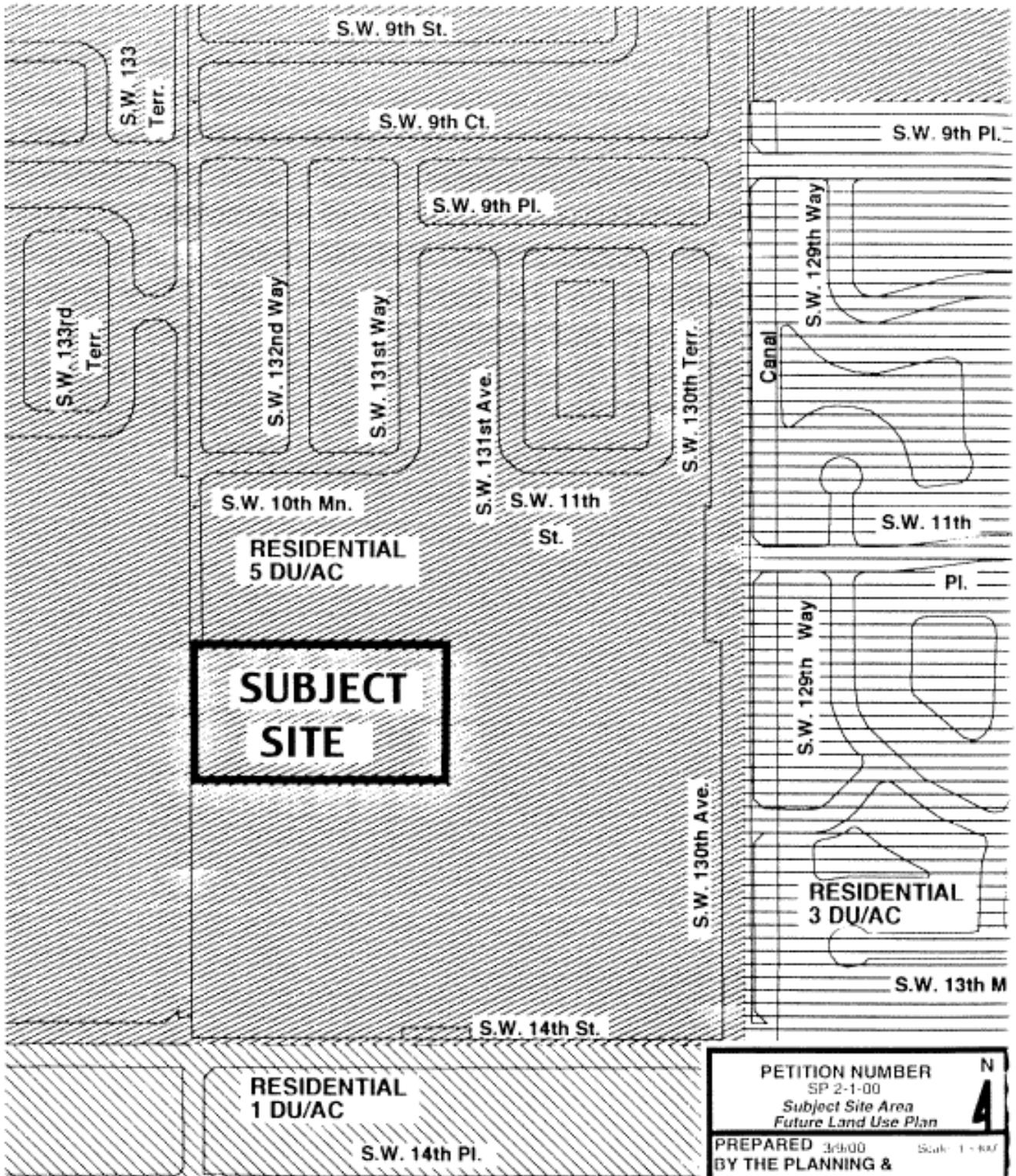
1. Land Use Map

2. Subject Site Map

3. Aerial

Prepared by: _____

Reviewed by: _____



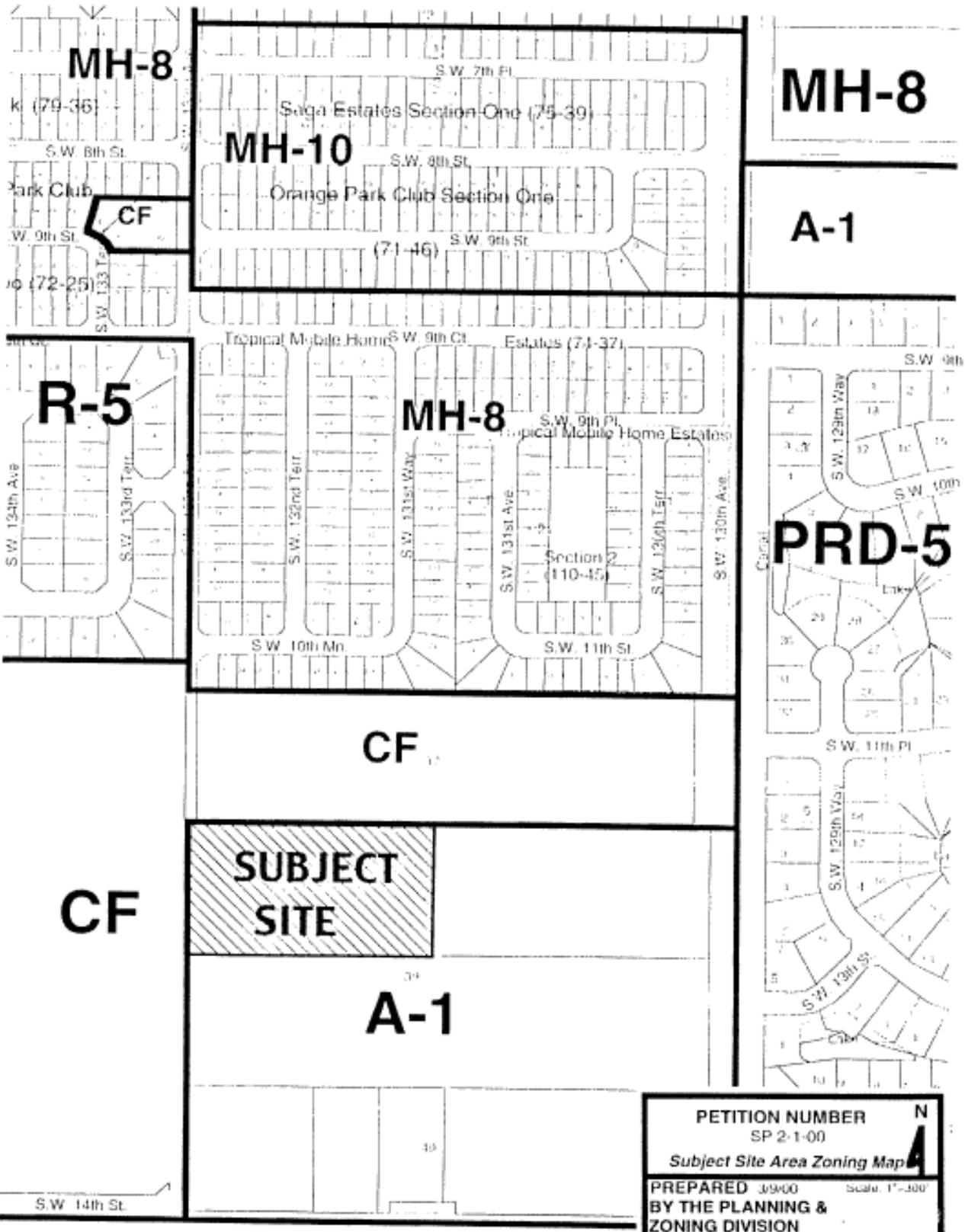
**SUBJECT
SITE**

**RESIDENTIAL
5 DU/AC**

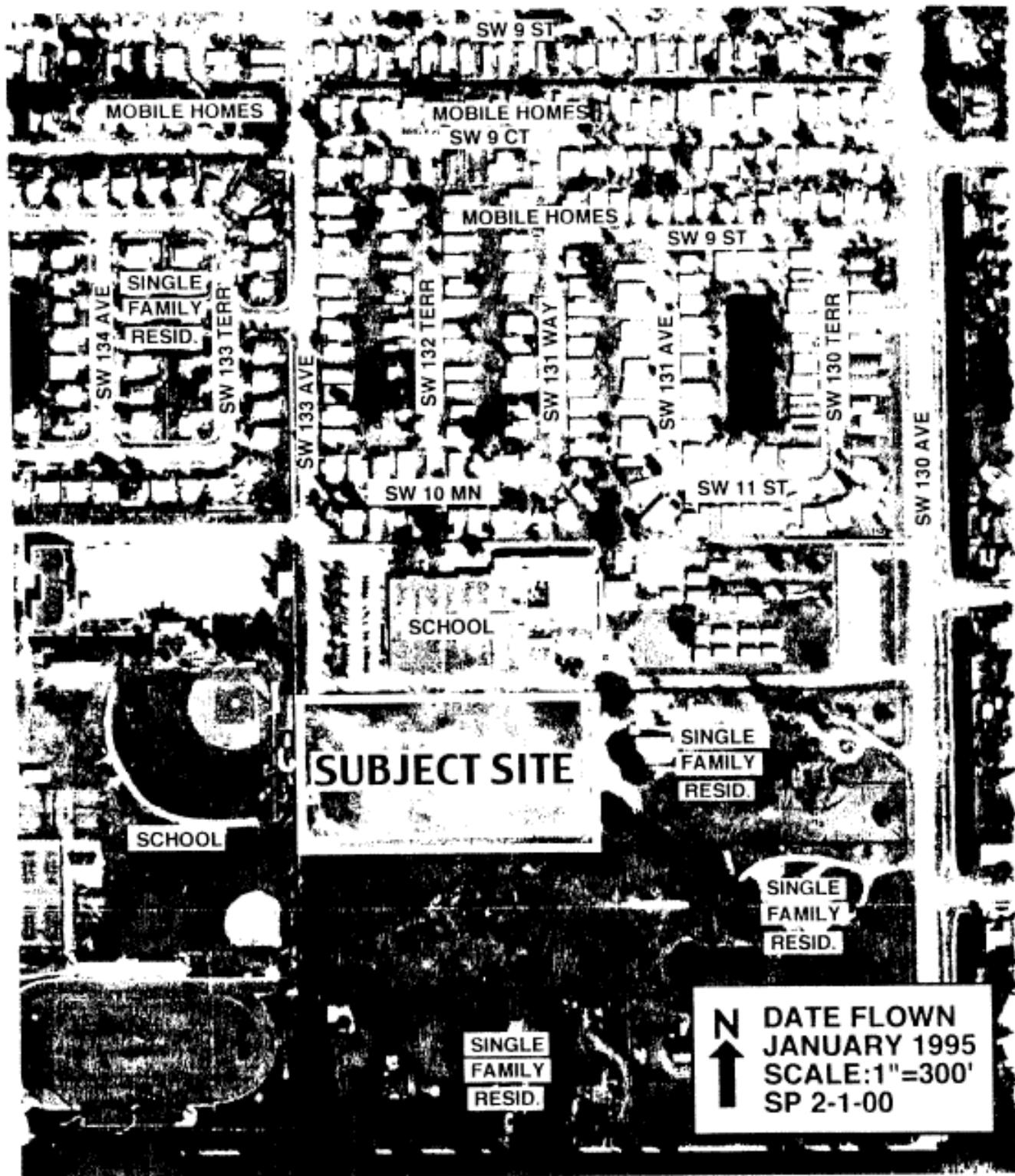
**RESIDENTIAL
3 DU/AC**

**RESIDENTIAL
1 DU/AC**

PETITION NUMBER SP 2-1-00 <i>Subject Site Area Future Land Use Plan</i>		N 4
PREPARED 3/9/00 Scale: 1" = 600' BY THE PLANNING & ZONING DIVISION		



PETITION NUMBER
 SP 2-1-00
 Subject Site Area Zoning Map
 PREPARED 3/9/00 Scale: 1"=300'
 BY THE PLANNING & ZONING DIVISION



MOBILE HOMES

MOBILE HOMES

SINGLE FAMILY RESID.

SW 9 CT

MOBILE HOMES

SW 9 ST

SW 134 AVE

SW 133 TERR

SW 133 AVE

SW 132 TERR

SW 131 WAY

SW 131 AVE

SW 130 TERR

SW 130 AVE

SW 10 MN

SW 11 ST

SCHOOL

SUBJECT SITE

SINGLE FAMILY RESID.

SCHOOL

SINGLE FAMILY RESID.

SINGLE FAMILY RESID.

N
↑
DATE FLOWN
JANUARY 1995
SCALE: 1"=300'
SP 2-1-00