



TOWN OF DAVIE
PLANNING & ZONING DIVISION
6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399
Phone: 954.797.1103 • www.davie-fl.gov

PLANNING REPORT

Project Name	
Atlantic Montessori Charter School	

Application	
Request/Number:	Site Plan (SP)/15-100
Owner	Moses Family Limited Partnership
Petitioner	Same as Owner
Project Planner	David Stallworth
Date of Report	10/12/2015
Date of Public Participation	04/14/2015; and 04/25/2015
Date of Public Notification	N/A
Date of Board Review	10/27/2015
Date of Town Council Review	12/02/2015

Location/Site	
Folio/Identification Number	50-40-13-11-0010
Address	2550 South Flamingo Road
Nearest North/South Road	Flamingo Road
Nearest East/West Road	Southwest 26th Street
Size (Approx. Acres)	2.37
Existing Use	Child Care Facility
Future Land Use	Residential 1 DU/Acre
Zoning	CF
Council District	4
Redevelopment Area	N/A
Overlay District	Scenic Corridor
Design Regulation	N/A
Flexibility Zone	100
Planning Area	2
Utilities Provider	Sunrise
Drainage District	Central Broward
Nearby Equestrian Trail	Peaceful Ridge
Nearby Recreational Trail	Peaceful Ridge
Nearby Park	N/A
Nearby Bus Route	N/A

Key Points
<ul style="list-style-type: none">• This is a request for Site Plan approval to facilitate a change of use from an existing child care facility to a primary-level (K-5) charter school consisting of 14 classrooms and up to 336 students.• There are corresponding requests for both a variance to building setbacks (the Code requires new schools to be situated at least 75 feet from an abutting residentially zoned property) and a plat note amendment to accommodate the proposed change in use.

- The request is subject to section 12-34(MM) of the Code involving existing buildings to be converted into new schools; this Code section was adopted in December of 2012.
- A traffic study was submitted for this project, per Code requirements. The study has been acknowledged by Town Engineering, and the project has been released from further review. The study, however, is based on student counts and other operational items that are difficult to control in practice.

History

1. **Related Zoning Information:**

- Rezoning (ZB) 6-2-97, a request to change +/-2.37 acres from the Agriculture (AG) to the Community Facilities (CF) Zoning District, was approved by the Town Council on 11/19/1997 .

2. **Previous Request(s):** The following requests were approved by the Town Council:

- Plat (P) 10-6-98, *DC Center*, a 5.37-acre boundary plat creating 2 parcels was approved on 3/3/1999 (RE: R99-73).
- Variance (V) 12-5-98, *Scarfo/Moses Family Trust*, a request for a reduction in parking requirements for a proposed child care facility (from 75 to 42), was approved on 3/3/1999.
- Site Plan (SP) 12-6-98, *Room to Grow Day Care Center*, to facilitate the development of a 15,000-square-foot day care facility to accommodate up to 300 children, was approved on 4/7/1999, subject to conditions.

3. **Concurrent Request(s):**

- Delegation (DG) 15-051, *Atlantic Montessori Charter School*, to change a plat note restriction on the “DC Center” plat to facilitate a new, primary-level charter school.
- Variance (V) 15-192, *Atlantic Montessori Charter School*, a request for relief from building setback requirements for new K-12 schools on properties adjacent to a residential zoning district.

Analysis

1. *Site:* The subject area is rectangular in shape and oriented east-to-west with continuous site frontage along the Flamingo Road frontage road to the west and south. The site is surrounded by vacant agricultural/residential to the north, east and south, and a major arterial roadway and vacant residential to the west.
2. *Fencing:* The Code requires the property to be enclosed by minimum 5-foot-high decorative security fencing and gates. Decorative picket and rail fencing is proposed along the site’s south and west property lines. The existing 6-foot chain-link fencing along the east and north property lines is compliant with a Condition that was imposed at time of the original Site Plan approval. Gates are proposed at both vehicular entrances and at the site’s pedestrian connection to Flamingo Road along the west side of the site. Fencing must be installed in a manner that does not obstruct existing fire hydrants or fire connections or affect accessibility or visibility during an emergency event.
3. *Access and parking:* The site currently has 43 parking spaces, two of which are accessibility spaces. A minimum of 42 parking spaces are required. Although the existing accessibility spaces will be situated along a proposed peak-hour vehicular queue lane, Engineering Staff has determined that any negative impact on these spaces during

peak queuing periods is negligible, therefore relocation will be unnecessary.

The subject property is limited to only 2 full-access points along the property's south and west road frontages. A pedestrian connection to the roadway is provided along the west side, while paved and clearly separated pedestrian walkways are provided throughout the subject property, as well as a covered drop-off and pick-up area in front of the building's main entrance. Bollards are also proposed along the drop-off and pick-up area. The subject property abuts the Flamingo Road frontage road. Flamingo Road is a State highway (Florida 823) and designated major arterial. The frontage road has a peculiar alignment between the subject property and the road's intersection with SW 26 Avenue, a designated minor collector. As a result, the subject property's southernmost access point lies less than 100 feet from a road bend.

The Code requires the applicant to submit a traffic study. As outlined in the study, the applicant proposes to close the south access point during peak periods of the day, thereby confining all vehicular entry and exit to the property's north access point. Peak-period traffic will circulate through the parking lot, stop and drop off or pick up at the building's main entrance, and eventually exit the premises. Queuing capacity is anticipated to be 20 vehicles deep at most before vehicle spill-over onto the frontage road could occur. The study proposes the use of school staff for traffic management during peak periods. Employee parking will be situated along the parking aisles designated for peak hour queuing, so no impact on visitor parking is anticipated. The applicant includes a general note on the Site Plan indicating that busing will not be used for regular student pick-up or drop-off. The traffic study has been acknowledged by Town Engineering, and the project has been released from further technical review. There are, however, significant site-related traffic and circulation concerns due to the study's reliance upon student counts and other operational items that are difficult to control in practice.

4. *Landscaping:* The landscape plan retains several of the existing Southern Live Oaks, Sabal Palms, Mangoes, Crepe Myrtles and Bald Cypresses on the property and provides new plantings such as Autograph Trees and additional Southern Live Oaks, along with ground shrubs and covers such as Red Tip Cocoplum and Weeping Fig.
5. *Compatibility:* The proposed K-5 charter school is considered a community facility which may be permitted contingent upon the approval of the associated Variance. Community facilities, according to the Town's Comprehensive Plan, may be permitted in land use categories other than the Community Facilities Future Land Use category, provided that such development does not adversely impact the development of the surrounding area. Complicated site-related traffic and circulation issues stemming from the change in use could have a negative impact on the surrounding area.

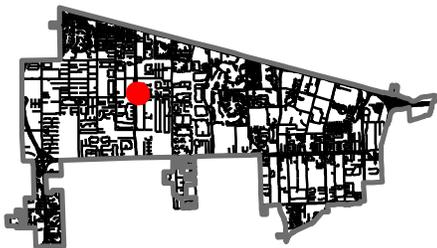
Recommendations

Staff finds the application complete and suitable for review. Staff recommends that the following Condition(s) be included:

1. Approval of the Site Plan shall be contingent upon approval of Variance (V) 15-192.

Attachments
<ol style="list-style-type: none">1. Petitioner Documentation2. Land Use Map3. Zoning Map4. Public Participation Information

Atlantic Montessori Charter School (Multiple Projects)



FUTURE LAND USE MAP

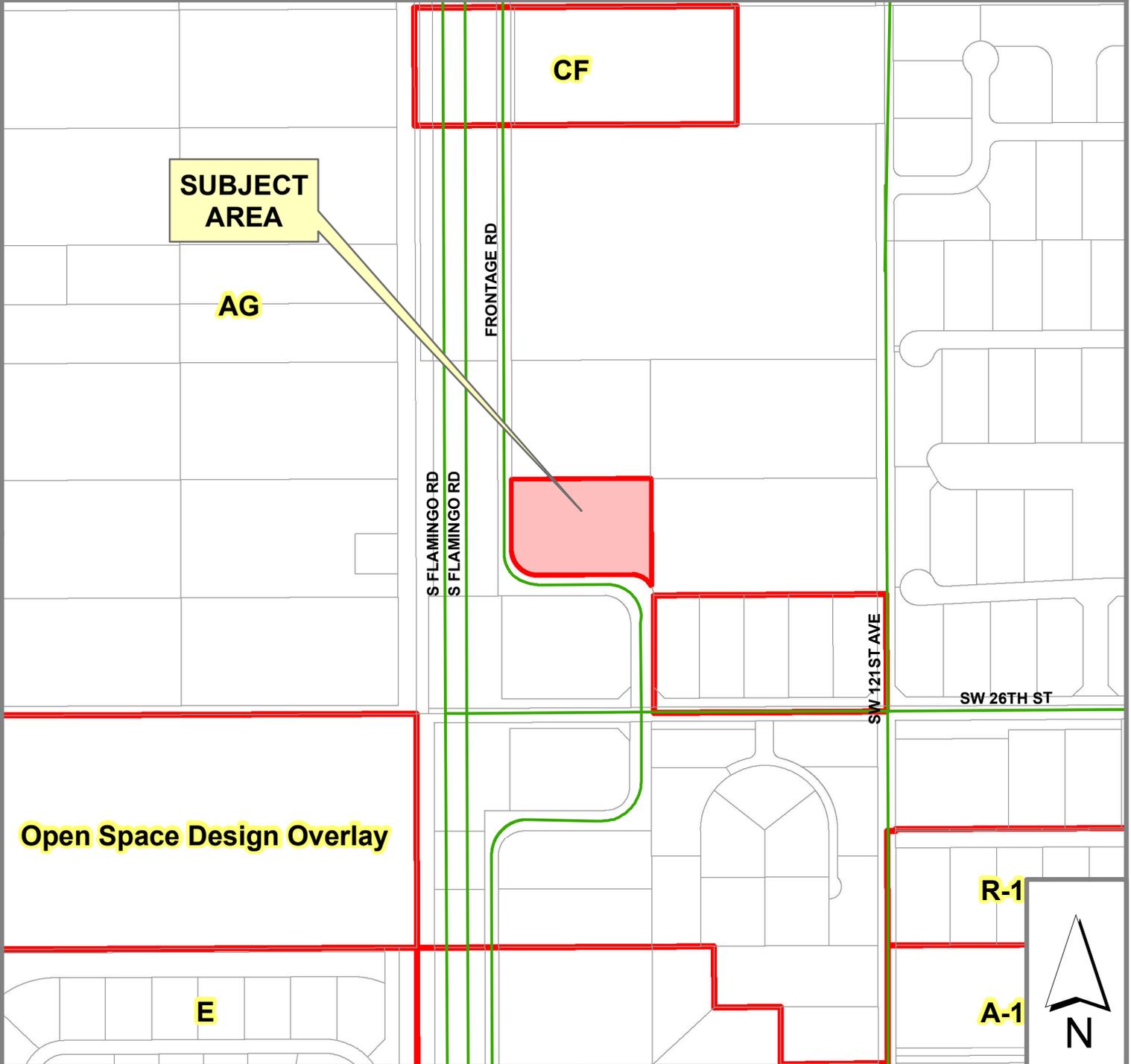
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GIS DISCLAIMER:

The information on this map is for graphical purposes only. It does not represent a legal survey, and it has not been prepared, nor is it suitable for legal, engineering or surveying purposes. While every effort has been made to ensure that this data is accurate and reliable, the Town of Davie shall not assume liability for any damages caused by errors or omissions in the data.

Atlantic Montessori Charter School (Multiple Projects)



Open Space Design Overlay

ZONING MAP

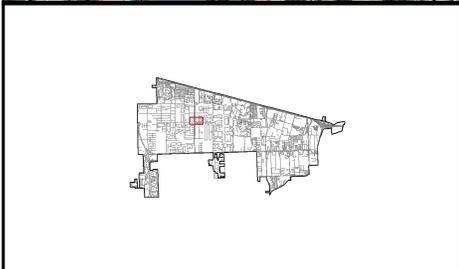
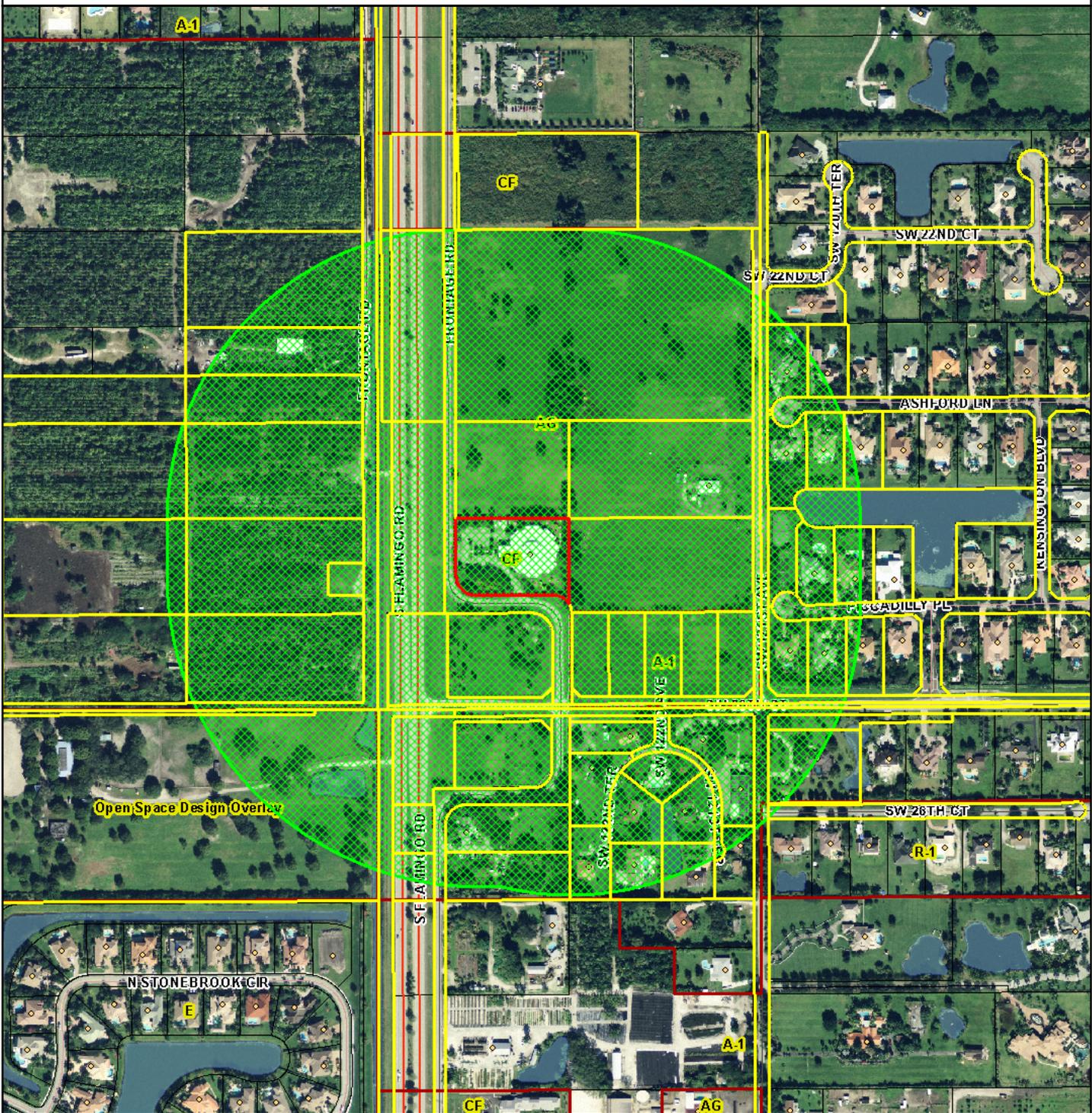
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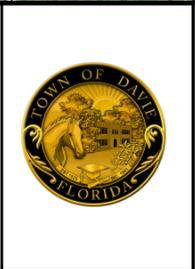
Atlantic Montessori Charter School (Multiple Projects)



N

502 ft

1000-FT NOTIFICATION
BUFFER



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NAME	NAME LINE1	ADDRESS	CITY	STATE	ZIP
ABDOOL,BEBI SHEMEZA	ABDOOL,NEIEEM	611 NW 86 AVE	PEMBROKE PINES	FL	33024
ANIMALS RECREATION &	REHAB CENTER LLC	2670 S FLAMINGO ROAD	DAVIE	FL	33330
BAMBOO MANAGEMENT LLC		12555 SW 14 ST	DAVIE	FL	33325
BEHAR,ROBERT J & DERETH A		12090 SW 26 CT	DAVIE	FL	33330
BOVIE,JOSEPHINE D	JOSEPHINE D BOVIE REV LIV TR	2695 SW 121 TER	DAVIE	FL	33330
BRICKMAN,GEORGE J &	BRICKMAN,ELIZABETH	12040 PICCADILLY PL	DAVIE	FL	33325
BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 326	FORT LAUDERDALE	FL	33301
CAPOTE,EVELING	CAPOTE,ORLANDO	7920 NW 171 ST	HIALEAH	FL	33015
CARDONA,MARTHA L		2691 SW 122 TER	DAVIE	FL	33330
DIBIASE,DOROTHY FAM LTD	PARTNERSHIP	PO BOX 780	LYNNFIELD	MA	1940
FETTE,CLAY D H/E	FILLER,DANIELLE ET AL	12040 ASHFORD LN	DAVIE	FL	33325
FLAMINGO ROAD AGRICULTURAL	OPERATIONS LLC C/O S QUINLIVAN	3141 DEAN CT #704	MINNEAPOLIS	MIN	55416
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309
FOSTER,JOHN W N & INGRID M		12080 ASHFORD LN	DAVIE	FL	33325
FROHRING,C A & LINDA J		2690 SW 122 TER	DAVIE	FL	33330
GRINER,WAYMON BONNER LE	GRINER,CHERYL L LE	2675 SW 121 TER	DAVIE	FL	33330
HAMLET OF DAVIE HOMEOWNERS ASSN	%BROCK MANAGEMENT	PO BOX 770850	CORAL SPRINGS	FL	33077
HAMMER,SAMUEL K &	HAMMER,DEBORAH A	12041 PICCADILLY PL	DAVIE	FL	33325
HAN-MI BAPTIST CHURCH INC		268 RIVERWALK CIR	SUNRISE	FL	33326
HARVEY,MICHAEL B		2670 SW 122 TER	DAVIE	FL	33330
HAYDU,THOMAS A		12040 SW 26 ST	DAVIE	FL	33325
ISHOONA I BEBLIS LIV TR	BEBLIS,ISHOONA I TRSTEE	10261 LARGO SASSETTA CT	LAS VEGAS	NV	89135
LABONTE,KATHLEEN F	HUM,MARGARET ETAL	17765 FOXWOOD WAY	BOCA RATON	FL	33487
MOSES FAMILY LTD PRTRN	D/B/A ROOM TO GROW ACADEMY	2799 NW 55 AVE	LAUDERHILL	FL	33313
PACC DEVELOPMENT LLC		15984 SW 61 CT	DAVIE	FL	33331
PARADISE PINES HOMEOWNERS	ASSOCIATION INC	8320 W SUNRISE BLVD #204	PLANTATION	FL	33322
PEGG,WILLIAM S & NANCY P &	PEGG,JOE H & PEGG,HAROLD S ETAL	1050 SANDY BLUFF RD	NASHVILLE	GA	31639
PLASENCIA,OSCAR		2603 SW 122 TER	DAVIE	FL	33330
PUBLIC LAND	% TOWN OF DAVIE, DAVID STALLWORTH - F	6591 ORANGE DR	DAVIE	FL	33314
RENAUD,OLIVIER		12081 ASHFORD LN	DAVIE	FL	33325
REYES,TIMOTHY	NORVE-REYES,MICHELLE K	2602 SW 122 AVE	DAVIE	FL	33330
SCHMIDT,JUSTIN B		12070 SW 22 CT	DAVIE	FL	33325
SCHULTZ,SHERI		12000 PICCADILLY PL	DAVIE	FL	33325

41 Entries

SELIGMAN,CATHY A H/E	SELIGMAN,FRED	12001 PICCADILLY PL	DAVIE	FL	33325
SOHMER,PAUL & DONNA		2651 SW 122 TER	DAVIE	FL	33330
STONEBRIDGE ESTATES LLC		12555 ORANGE DR #266	DAVIE	FL	33330
TAIT,GREGORY R & CAROL A		12041 ASHFORD LN	DAVIE	FL	33325
TOWN OF DAVIE	%DAVID STALLWORTH, PLANNER II	6591 ORANGE DR	DAVIE	FL	33314
WATTS,ERNEST L	WATTS,PAULA	12080 PICCADILLY PL	DAVIE	FL	33325
WEEKLEY BROS LEASING LTD		20701 STIRLING ROAD	PEMBROKE PINES	FL	33332
WOOD,ROBERT L	% STAN WOOD	2075 S FLAMINGO RD	DAVIE	FL	33325

20 Entries

CURR_OCC	ADDRESS_1	CITY	STATE	ZIP
CURRENT OCCUPANT	2531 SW 121 AVE	DAVIE,	FL	33325
CURRENT OCCUPANT	2640 SW 121 TER	DAVIE,	FL	33330
CURRENT OCCUPANT	2675 SW 121 TER	DAVIE,	FL	33330
CURRENT OCCUPANT	2601 SW 122 AVE	DAVIE,	FL	33330
CURRENT OCCUPANT	2602 SW 122 AVE	DAVIE,	FL	33330
CURRENT OCCUPANT	2603 SW 122 AVE	DAVIE,	FL	33330
CURRENT OCCUPANT	2651 SW 122 TER	DAVIE,	FL	33330
CURRENT OCCUPANT	2670 SW 122 TER	DAVIE,	FL	33330
CURRENT OCCUPANT	2690 SW 122 TER	DAVIE,	FL	33330
CURRENT OCCUPANT	2691 SW 122 TER	DAVIE,	FL	33330
CURRENT OCCUPANT	2670 SW 124 AVE	DAVIE,	FL	33330
CURRENT OCCUPANT	12040 ASHFORD LN	DAVIE,	FL	33325
CURRENT OCCUPANT	12080 ASHFORD LN	DAVIE,	FL	33325
CURRENT OCCUPANT	12081 ASHFORD LN	DAVIE,	FL	33325
CURRENT OCCUPANT	2550 FLAMINGO RD	DAVIE,	FL	33325
CURRENT OCCUPANT	2670 FLAMINGO RD	DAVIE,	FL	33330
CURRENT OCCUPANT	12001 PICCADILLY PL	DAVIE,	FL	33325
CURRENT OCCUPANT	12040 PICCADILLY PL	DAVIE,	FL	33325
CURRENT OCCUPANT	12041 PICCADILLY PL	DAVIE,	FL	33325
CURRENT OCCUPANT	12080 PICCADILLY PL	DAVIE,	FL	33325



Thursday, October 15, 2015

David Stallworth, AICP
Town of Davie
Planning and Zoning Department
6591 Orange Drive, FL 33314

RE: *Citizen Participation Plan Meeting – Atlantic Montessori Charter School (Delegation [DG] 15-009 and Site Plan [SP] 15-100)*

David Stallworth,

On April 13th, 2015 a public outreach meeting took place at Davie Police Department's Community Room at 1230 S Nob Hill Road, Davie, FL 33324 between the hours of 6:00-7:30 P.M. The purpose of this meeting was to discuss the Atlantic Montessori Charter School project, which is currently an existing day care. This meeting was mandatory under the Town of Davie Ordinance. The petitioner, Moses Family Ltd. Partnership, was required to hold this meeting and notify property owners within 1,000 feet of the subject site prior to the Town initiating their review of the application. This was done successfully. All property owners were notified of these meetings (see attached property owner list). To show proof of this meeting had taken place, attendees on behalf of the Moses Family Ltd. Partnership signed the provided sign in sheets and took photos proving the meeting took place.

A mounted site plan, full DRC plan set, traffic report, previously approved Town of Davie Building Permit plans and a mounted colored site plan was on display for participants of this public participation meeting to review. All but one of the participants of this meeting were either staff or parents who are supporting this project. One gentlemen arrived to the meeting and discussed with Kimley-Horn and Atlantic Montessori Charter School Staff about selling his land within this area purely for profit reasons.

Please contact me at (561) 404-7239 or alex.eppel@kimley-horn.com should you have any questions or concerns.

Sincerely,

Alex Eppel

Sign-In

Public Participation Meeting

4/13/15 6:00 PM-7:30 PM

Held at Davie Police Department 1230 S Nob Hill Road, Davie, FL 33324

Atlantic Montessori Charter School West Campus K-5

954-790-8943

Currently: Room to Grow Academy

2550 S Flamingo Road

Davie, FL

Name	Address	Phone	Email
Juana Garcia	1761 SW 125 way Miramar FL 33027	954-290-9370	jjrwgarcia@bellsouth.net
Betty Gordon	1642 NW 96 AVE Pembroke Pines, FL 33024	954-435-0237	msbettyg-1@gmail.com
Mark Richards	1690 S. Compass Ave Arling Beach FL 33495	561 404 7244	mark.richards@kimley-horn.com
Marin Ledix	9512 Royal Palm Blvd Coral Springs, FL 33067	954-280-8660	ledon.amcharter school@gmail.com
Sarah Oliveira	9312 Royal Palm Blvd Coral Springs, FL 33067	954-230-8660	sarahblomar2013@gmail.com
Maria A Gaoilan	10454 NW 19th St PINES FL 33028	(954) 973-8500	mgaoilan.ams@gmail.com
RON REITSMA	WIBBAY BRGS.	954 931 9129	RON REITSMA @AAT.NET

Sign-In

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Atlantic Montessori Charter School West Campus K-5
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2550 S Flamingo Road

Davie, FL

Name	Address	Phone	Email
Marcella Ahumada	1931 Sabal Palm Dr #305 DAVIE FL 33324	305-606-7107	marcella411@gmail.com
Betty Barrios	9023 NW 174 St. Hialeah, FL 33018	305-795-1018	bbarrios.arnes@gmail.com
Ada Gonzalez	5020 NW 190 St. Miami, FL 33055	305-962-7350	adaligiag@gmail.com
Rameh Nosi	12560 SW 12th St, Davie, FL 33325	954-667-9870	NORIRAMESH@GMAIL.COM
Irina Noci	12560 SW 12th St Davie FL 33325	954-604-0088	Irinanorideals@gmail.com
Ricardo Garcia	1761 SW 13th City Merritt, FL 33027	954-551-8025	rgarc335@Fl-dv.
Vanderline Thorpe	240 SW 65th Way Pembroke Pines, 33023 FL	954-638-5575	vndrlnthorpe10@qchoo.com



Thursday, October 15, 2015

David Stallworth, AICP
Town of Davie
Planning and Zoning Department
6591 Orange Drive, FL 33314

RE: *Citizen Participation Plan Meeting – Atlantic Montessori Charter School (Delegation [DG] 15-009 and Site Plan [SP] 15-100)*

David Stallworth,

On April 23rd, 2015 a public outreach meeting took place at Davie Police Department’s Community Room at 1230 S Nob Hill Road, Davie, FL 33324 between the hours of 6:00-7:30 P.M. The purpose of this meeting was to discuss the Atlantic Montessori Charter School project, which is currently an existing day care. This meeting was mandatory under the Town of Davie Ordinance. The petitioner, Moses Family Ltd. Partnership, was required to hold this meeting and notify property owners within 1,000 feet of the subject site prior to the Town initiating their review of the application. This was done successfully. All property owners were notified of these meetings (see attached property owner list). To show proof of this meeting had taken place, attendees on behalf of the Moses Family Ltd. Partnership signed the provided sign in sheets and took photos proving the meeting took place.

A mounted site plan, full DRC plan set, traffic report, previously approved Town of Davie Building Permit plans and a mounted colored site plan was on display for participants of this public participation meeting to review. At this meeting, we provided reassurance to residents that this school will not increase in square footage, that traffic will not negatively impact this area and even discussed the teaching style of a Montessori School. One specific concern of a citizen within this area was if the site was going to affect the live-stock or the “free-range” mentality that is provided in this area. Due to the fact that this citizen was able to review the previously approved plans and the proposed plans, this citizen saw that no additional square footage was being proposed. The citizen did not have any remaining issues and supported this school.

Towards the end of this meeting, a resident that was adjacent to the subject site arrived to the meeting to hear about the different age groups and services provided by the school. This individual was very impressed and provided Juana Garcia, school director, her resume and contact information.

All participants approved of this future project. Please contact me at (561) 404-7239 or alex.eppel@kimley-horn.com should you have any questions or concerns.

Sincerely,

Alex Eppel



Sign-In

Public Participation Meeting

4/23/15 ~~4/23/15~~ 6:00 PM-7:30 PM

Held at Davie Police Department 1230 S Nob Hill Road, Davie, FL 33324

Atlantic Montessori Charter School West Campus K-5

954-790-8943

Currently: Room to Grow Academy

2550 S Flamingo Road

Davie, FL

Name	Address	Phone	Email
Juanca Garcia	1761 SW 135 Way Miramar FL 33027	954 2909370	jirwgarci@bellsouth.net
Betty Gordon President Pines HOA	1642 NW 96 Ave Pembroke Pines 33024	954 435 0237	
Mark Schmidt	11920 SW 22 Ct	954 472 5508	ptravel2@aol.com
Celia Schmidt	11920 SW 22 Ct	"	"
Frank Barrett Mary Barrett	2181 SW 120 Terr	954 776-5450	F.BARRETT@BARRETTREZIL.NET
ALEX EPEL	1690 S CONGRESS AVE DELRAY BEACH FL	561-404-7337	Alex.Epel@kimly-hom.com
Marie Hedka	9112 Pidge Palm Coast Spring FL 33094	954, 240- 8266	MJHedka@hotmail.com

Sign-In

Public Participation Meeting

4/23/15 ~~4:30-5:30~~ 6:00 PM-7:30 PM

Held at Davie Police Department 1230 S Nob Hill Road, Davie, FL 33324
 Atlantic Montessori Charter School West Campus K-5
 954-790-8943

Currently: Room to Grow Academy
 2550 S Flamingo Road
 Davie, FL

Name	Address	Phone	Email
Susie Feijoo	11975 SW 22 CT	954-423-8894	Sfeijoo@comcast.net
Pilar Forman	6912 Miami Lakes Dr. E	305-812-2515	pilar.sugui@aol.com / ^{forman.pam@charterschool@gmail.com}
Ada Gonzalez	5020 NW 190 St.	305-962-7350	adalgiza@gmail.com
Epika Arias	11307 NW 16 CT.	(954) 203-0657	e11uv81@gmail.com
Betty Bannios	9023 NW 175 St.	(305) 725-1018	bbannios.amcs@gmail.com