



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

MEMORANDUM

TO: Site Plan Committee

FROM: Lise Bazinet, Planner II

THROUGH: David Quigley, Planning and Zoning Manager
David Abramson, Deputy Planning and Zoning Manager *DP*

DATE: May 4, 2016

SUBJECT: Site Plan (SP13-021) Davie Christian Academy

Per the August 27, 2013 Site Plan Committee meeting, the applicant has submitted revised plans addressing the recommendations. Please also see attached meeting minutes and the applicant's responses to the recommendations for further reference.

Staff finds that the application complete and suitable for further review. If approved, staff recommends the following:

1. Illustrate on the site plan (Sheet A101) a T-Turn as noted within the applicant's responses.
2. Stripe a "No Parking" area within the new 20' fire access space along the western parking aisle.

SITE PLAN COMMITTEE

August 27, 2013

3. APPLICATIONS

Quasi-Judicial

3.1 Site Plan Modification (SPM) 13-21 Davie Christian Academy 6590 Southwest 39th Street (RAC-TC)

Chair Crowley verified that the petitioner waived the quasi-judicial procedure. The applicant, Troy Ammons, architect for Davie Christian Academy, was present; the owner was Enrique Sandoval. There was no one from the public who wished to speak.

Ms. Bazinet, representing staff, announced the application, noting they want to add a pre-fabricated building to be used as an additional classroom to an existing school and child care facility. Ms. Bazinet stated that staff found the application complete and suitable for transmittal for consideration, and the application will necessitate Town Council approval.

Mr. Ammons mentioned that the reason they are asking for the site plan variation is due to the small size of the building as compared to the large size of the site. In addition, Mr. Ammons stated they are reworking the parking lot to comply with the zoning code with three parallel parking/drop-off spaces and addition of new sidewalk. They will eliminate the landscape aisle in the middle of the parking lot per the Fire Marshall's request. Mr. Ammons noted there will be additional landscaping around the new building, which will be at the rear of the site. There will be a handicap ramp, stairs and covered entry. The building color will match that of the existing building.

Vice Chair Breslau verified that the Town Council would be making the design recommendation.

Mr. Khavanin asked about bus parking, and Mr. Ammons said that if a vehicle were parked in the drop-off area when the bus came, then the vehicle would have to move. Mr. Khavanin remarked that was not acceptable. Vice Chair Breslau suggested limiting the two parking spaces to five-minute drop-off only. Mr. Khavanin thought the bus would have trouble backing up, and the absence of the landscape island would create traffic difficulties. Mr. Ammons said the Fire Marshall was "adamant" about removing the landscape island. Discussion ensued on how to accommodate the buses and fire trucks.

Additionally, Mr. Khavanin stated there needed to be a curb to separate the asphalt from the green area. Mr. Ammons pointed out that it is an existing parking lot there except for the shaded areas that will be added. They did not want to re-curb the entire parking lot, due to financial considerations. He said they are going to repave, re-top, stripe it, and add a handicap space.

Vice Chair Breslau asked about the size of the bus. Mr. Ammons said it is full-sized, and he said there is no more room to expand the parking lot. Discussion ensued about the parking lot configuration.

Mr. Khavanin offered to work with Mr. Ammons' engineer to maximize the parking area. He also said he did not have a problem with the curb as it is, but has the problem with the bus parking conflict.

Ms. Lee wondered how to proceed when the Committee is reviewing a non-conforming property that is looking to be more non-conforming. She pointed out there was very little landscaping at present, and that will become worse when they take away the landscaping island. She recommended a landscape plan for the whole site. She also asked why "everything" was mulched and not sod, but Mr. Ammons did not know. Ms. Lee stated that the property does not meet the landscape code for Davie. Mr. Ammons commented that the main hardship is that the

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site is so large and the existing building only covers about 5% of the site. Ms. Lee reiterated that she wants to see a new landscaping plan for the entire site, and Mr. Ammons advised her there is tabulated data for the entire site. It was noted that the mulched area was a play area, and Ms. Lee said that should be specified on the plan.

Referring to p. L-001, Vice Chair Breslau commented that the landscaping should be in front of the building, not the rear. Mr. Ammons stated they tried to address the area around the new building, not the whole site. Vice Chair Breslau pointed out that the grass, plants, trees, and firebush are not visible from the road. Mr. Ammons said they would add whatever might be necessary.

Vice Chair Breslau also asked if they intended to skirt the building with lattice work, and Mr. Ammons responded that they were, and he would note it in the plans.

Chair Crowley asked about the catch basin in the front parking lot. Mr. Ammons replied that they have received a request for a civil engineering plan, which they will provide prior to the Town Council meeting. Mr. Ammons added that he would like comments now before the other plan is done.

Chair Crowley stated he would like to see the drainage plans, noting concerns that the flow arrows all appear to go offsite. Mr. Khavanin commented that any new parking areas would have to have a curb, and also they will need more detailed information on the sidewalk such as whether it would be flush or elevated with the grade. Mr. Ammons said their intention is to have it level with the parking lot, which Mr. Khavanin said would be unsafe for pedestrians. Mr. Khavanin reiterated that he will contact Mr. Ammons' engineer and work with him. He reiterated the problem with the bus stopping in the parking area. Other issues to be discussed involved lighting and the bus turning radius.

Vice Chair Breslau made a motion, seconded by Mr. Khavanin, to table with the following adjustments made to the plan when it comes back:

- That the curbing adjustments would be shown
- That the bus parking conflicts would be resolved
- Bus radius turning movements on all the turns would be shown
- Landscape plan will meet code and new landscaping plans will be shown
- Additionally, landscaping will be adjusted from the rear of the building to the front of the building where possible
- Additionally, that the lattice will be added to the bottom of the building and
- That the applicant will also show a detailed drainage plan.

In a voice vote, with Mr. Venis being absent, all voted in favor. **(Motion carried 4-0)**

Mr. Quigley noted it was not necessary to specify a date because the meeting is not advertised.

TROY AMMONS
REGISTERED ARCHITECT - AR11849
1907 NE 4th St. #1 Ph: 954-480-8181
DEERFIELD BEACH, FL

4-28-2016

Re: Response to SPC Comments
Davie Christian Academy - 6590 SW 39th St - Davie, Florida
ProjectDox number - 2013-00050021
Zoning District - RAC-TC

Please note, Revised sheets, A100 - Cover Sheet, A101 - Architectural Site Plan, A102 - Architectural Elevations, D101 - Architectural Site Demolition Plan, Arch Color Elevations, C101-Parking drainage added, and L-001 and L-002 - Landscape Plans Revised.

Comment: That the curbing adjustments would be shown.

Response: Pursuant to recent Zoning department meetings we determined Curbing is not necessary due to the limited amount of the parking lot work and since we will be using pervious pavers with stabilized edges to expand the parking lot. The existing parking lot has no curbing.

Comment: Bus parking conflicts should be resolved.

Response: There will be no bus storage on the site.

Comment: Bus radius turning movements on all the turns would be shown.

Response: Fire truck T-Turn is shown on the Architectural site plan and exceeds bus turning radius requirements.

Comment: Landscape plan will meet code, and new landscaping plans will be shown.

Additionally, landscaping will be adjusted from the rear of the building to the front of the building where possible.

Response: Landscape plan revised. Landscaping was moved and or added to the front of the building.

Comment: Lattice will be added to the bottom of the building.

Response: Lattice added, shown on Elevations.

Comment: Applicant will show a detailed drainage plan.

Response: Detailed drainage plan added. See new sheet C101.

Thank You
Troy Ammons, Architect





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PLANNING REPORT

Request:	Site Plan/Modification (SP/SPM)
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Application

Project Number/Name	13-021/Davie Christian Academy
Owner	Enrique Sandoval, Davie Christian Academy Inc.
Petitioner	Troy Ammons, Architect
Project Planner	Lise Bazinet
Date of Report	08/21/2013
Date of Public Participation	04/01/2013; and 04/11/2013
Date of Public Notification	N/A
Date of Board Review	08/27/2013
Date of Town Council Review	09/18/2013

Location and Site

Folio/Identification Number	50-41-27-18-0010
Address	6590 SW 39 th Street
Nearest North/South Road	Davie Road
Nearest East/West Road	Orange Drive
Size (Approx. Acres)	0.96
Existing Use	School/Child Care
Future Land Use	Regional Activity Center
Zoning	RAC-TC
Council District	1
Redevelopment Area	Community Redevelopment Agency (CRA)
Overlay District	N/A
Design Regulation	Western theme
Flexibility Zone	99
Planning Area	8
Utilities Provider	Town of Davie
Drainage District	Central Broward Water Control District (CBWCD)
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	N/A
Nearby Park	N/A
Nearby Bus Route	Route 9 and 12 (Davie Road/Nova Drive)

Key Points

- This request is to add a prefabricated building to an existing school/child care facility to be used as additional classroom space.
- The Western Theme design guidelines do not apply to institutional uses.
- This petition includes a design variation to allow the expansion of the existing facility by 840 square feet.



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History

Related Zoning Information:

- *Land Use Plan Amendment (LABC 98-1, Regional Activity Center):* At the September 17, 1997 Town Council meeting, the Town approved the Regional Activity Center Future Land Use Classification for the area including the subject site.

- *Rezoning (ZB 10-1-07, Regional Activity Center):* At the February 6, 2008 Town Council meeting, the Town adopted zoning and other land development regulations as part of the implementation of the Regional Activity Center Future Land Use Designation. The subject site was also rezoned from Mobile Home (T-1) District - Broward County to Davie Regional Research and High Tech (RAC-RTE) East District.

Previous Requests on same property: n/a

Concurrent Request(s): n/a

Analysis

1. **Site:** The proposed prefabricated building will be located towards the rear (southern) portion of the site, with limited visibility from the street. The building will be connected to the site by a ramp and existing walkways through-out the site. Other site improvements include the redesign of the parking area, drop-off area and landscape enhancements.

2. **Architecture:** The building is prefabricated and there is no architectural style or defining architectural elements. The proposed color is a grey bluish tone, which is consistent with the color on the existing building.

3. **Design Variation:** The Regional Activity Center (RAC) Code allows the Town Council to approve design variations where it can be shown that the design goals cannot reasonably be achieved in a given situation. The petitioner is requesting the following building design variation:

The existing and proposed buildings do not meet RAC development regulations such as frontage location (build-to-line) and type, building height and minimum number of stories, making them non-conforming structures. Section 12-32.516 Nonconformities states that an expansion of a nonconforming building shall be permitted as long as the cumulative square footage of such expansion within any five (5) year period does not exceed 25% of the gross floor area of a building. The following is staff analysis of the criteria to base decisions to approve, approve with conditions, or deny requests for design variation:

- (1) Whether the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this division that govern the standard for which variation is requested



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Due to the size of the existing building (1,828 square feet), the expansion is very limited in this case (only 457 square feet). The proposed allowable area for an expansion will not substantially affect the site and only equals to 840 square feet in this case.

(2) Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of the division that govern the standard for which variation is requested.

Full compliance with the RAC development regulations would entail complete reconstruction of the principal building, which does not appear to be economically feasible. The addition of a small building to the rear of the existing building appears to be a reasonable accommodation.

4. Compatibility: The additional prefabricated building is compatible with the current school/day care and adjacent uses.

Recommendations

Staff finds the application complete and suitable for transmittal further consideration.

Attachments

1. Applicant Documents
2. Zoning Map
3. Site Plan Package

Zoning Map



- Address points
- Town Boundary
- Zoning
- Streets
- DEDICATION
 - STATE RD
 - COUNTY RD
 - LOCAL PAVED RD
 - LOCAL UNPAVED RD
 - PRIVATE RD
- Parcels
- Water_Features
- Parks and Open Space



97 ft

