TOWN OF DAVIE
PLANNING & ZONING DIVISION
6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399
Phone: 954.797.1103 • Fax: 954.797.1204 • www.davie-fl.gov

PLANNING REPORT

Project Name
Kingdom Halls of Jehovah's Witnesses

Application	
Request/Number:	Site Plan (SP) /14-126
Owner	Han-Mi Baptist Church, Inc.
Petitioner	Pillar Consultants, Inc.
Project Planner	Lise Bazinet
Date of Report	12/02/2014
Date of Public Participation	06/03/2014 and 06/09/2014
Date of Public Notification	N/A
Date of Board Review	12/09/2014
Date of Town Council Review	01/07/2015

Location/Site	
Folio/Identification Number	50-40-13-01-0248
Address	2150 Flamingo Road
Nearest North/South Road	Flamingo Road
Nearest East/West Road	SW 20th Street
Size (Approx. Acres)	4.7
Existing Use	Vacant
Future Land Use	Residential 1 DU/Acre
Zoning	CF
Council District	4
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Flexibility Zone	100
Planning Area	2
Utilities Provider	City of Sunrise
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	N/A

Key Points

- The request is to allow the development of a new 9,734 sq. ft. place of public assembly and an 853 sq. ft. detached maintenance building.
- In 2008, a different place of public assembly (Han-Mi Baptist Church) was approved

on the property but was never built.

- Delegation requests to modify an existing non-vehicular access line (NVAL) near the southwest corner of the property and to vacate existing platted easements are being reviewed concurrently.

History

1. Previous Requests:
    - Rezoning Application (ZB 2-1-02), from AG, Agricultural District to CF, Community Facility was conditionally approved by Town Council on March 5, 2003. This application as proposed meets conditions of approval.

    - Variance Application (V 2-1-02), to reduce the minimum separation between places of worship from 2,500 feet to 2,300 feet was approved by Town Council on February 19, 2003.

    - Site Plan Application (SP 2-6-07), for a house of worship was approved by Town Council on January 16, 2008.

2. Concurrent Requests:
    - Delegation Request (DG 14-127 Kingdom Halls of Jehovah's Witnesses), to modify an existing non-vehicular access line (NVAL) at the southwest corner of the site.

    - Delegation Request (DG 14-129 Kingdom Halls of Jehovah's Witnesses); to vacate existing platted easements.

Analysis

1. Site: The site plan houses a one-story place of public assembly and parking areas as well as a pond at the rear of the property for site drainage purposes. In addition, a detached 853 SF maintenance building is located towards the rear of the property.

2. Architecture: The proposed place of public assembly has a vernacular architectural design. The elevation denotes decorative stone veneer at the base of walls and at columns. In addition, semi-arched cover entrances with stucco banding are proposed at the west elevation. A standing seam metal has been chosen as roof material. A tile insert area with a 6 inches stucco banding to break the area between the doors at the east elevation has been proposed. The building will be painted in earth tones of off white and the trims will be in slate.

3. Access and Parking: The access to the site exists through two access openings at the north and south sides of the western property line through Frontage Road. The applicant is providing a total of 140 parking spaces, meeting minimum requirements.

5. Lighting: The lighting design meets code requirements and is consistent with the night sky ordinance with full cut off lighting fixtures.

6. Signage: Signage is not part of this application.
7. Landscaping: The landscape design meets code requirements. The design includes 152 trees, 21 palms and 113 shrubs.

8. Drainage: The drainage design consists of catch basin and drainage pipes to exfiltration trenches located under parking aisles to handle storm water retention.

9. Compatibility: The proposed facility is compatible with other uses in the surrounding area.

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

Attachments
1. Petitioner Documentation 2. Land Use Map 3. Zoning Map 4. Public Participation

PILLAR CONSULTANTS, INC.

Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting

5230 South University Drive – Suite 104
Davie, Florida 33328
Phone (954) 680-6533 Fax (954) 680-0323

April 22, 2014

Mr. David Abramson
Planning and Zoning Division
Town of Davie
6591 Orange Drive
Davie, Florida 33314

Re: Kingdom Halls Site Plan, Delegation (Vacation of easements) & Delegation (NVAL)
Pillar Job No. 04023C

Dear David,

We are currently applying for a Site Plan Application, Delegation (Vacation of easements) & Delegation (NVAL opening) for a project known as Kingdom Halls.

Site Plan (SP)
The proposed project is 4.7 Acres on an existing vacant undeveloped piece of land located at 2150 Flamingo Road. The site is zoned CF (community facility) and a House of worship is proposed (9734 SF) along with a maintenance building (853). The minimum parking is provided.

Delegation Request (Vacation of Easements)
There are existing drainage easements that were recorded on the attached Plat. We are requesting to vacated these drainage easements as they do not work with the proposed site plan.

Delegation Request (NVAL)
There is an existing NVAL opening for ingress and egress near the South-West corner of the site. The applicant is requesting a 50' NVAL opening (for egress only) centered and located 35.50' south of the North West property corner.

Should you have any questions, please do not hesitate to contact me.

Sincerely,
PILLAR CONSULTANTS, INC.

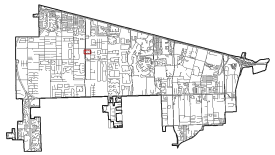
Jason Wilson
Director of Engineering

Land Use Map

- Address points
- Town Boundary
- Land Use Future
  - FLU_Name
  - Commerce Office
  - Commercial
  - Commercial Recreation
  - Community Facility
  - Conservation
  - Estate Residential
  - Industrial
  - Low 3 Residential
  - Recreation /Open Space
  - Regional Activity Center
  - Residential 1 DU/AC
  - Residential 10 DU/AC
  - Residential 16 DU/AC
  - Residential 22 DU/AC
  - Residential 3 DU/AC
  - Residential 5 DU/AC
  - Residential Irregular 6.380
  - Residential Office
  - Special Classification Residential 2 DU/AC
  - Special Classification Residential 3.5 DU/AC
  - Special Classification Residential 3.6 DU/AC
  - Special Classification Residential 4 DU/AC
  - Special Classification Residential 6 DU/AC
  - Special Classification Residential 7 DU/AC
  - Special Classification Residential 8 DU/AC
  - Special Classification Residential 8.5 DU/AC
  - Transit Oriented Corridor
  - Transportation
  - Utility
- Streets
  - DEDICATION
  - STATE RD
  - COUNTY RD
  - LOCAL PAVED RD
  - LOCAL UNPAVED RD
  - PRIVATE RD
- Parcels
- Water_Features
- Parks and Open Space

N

178 ft



GIS MAP DISCLAIMER

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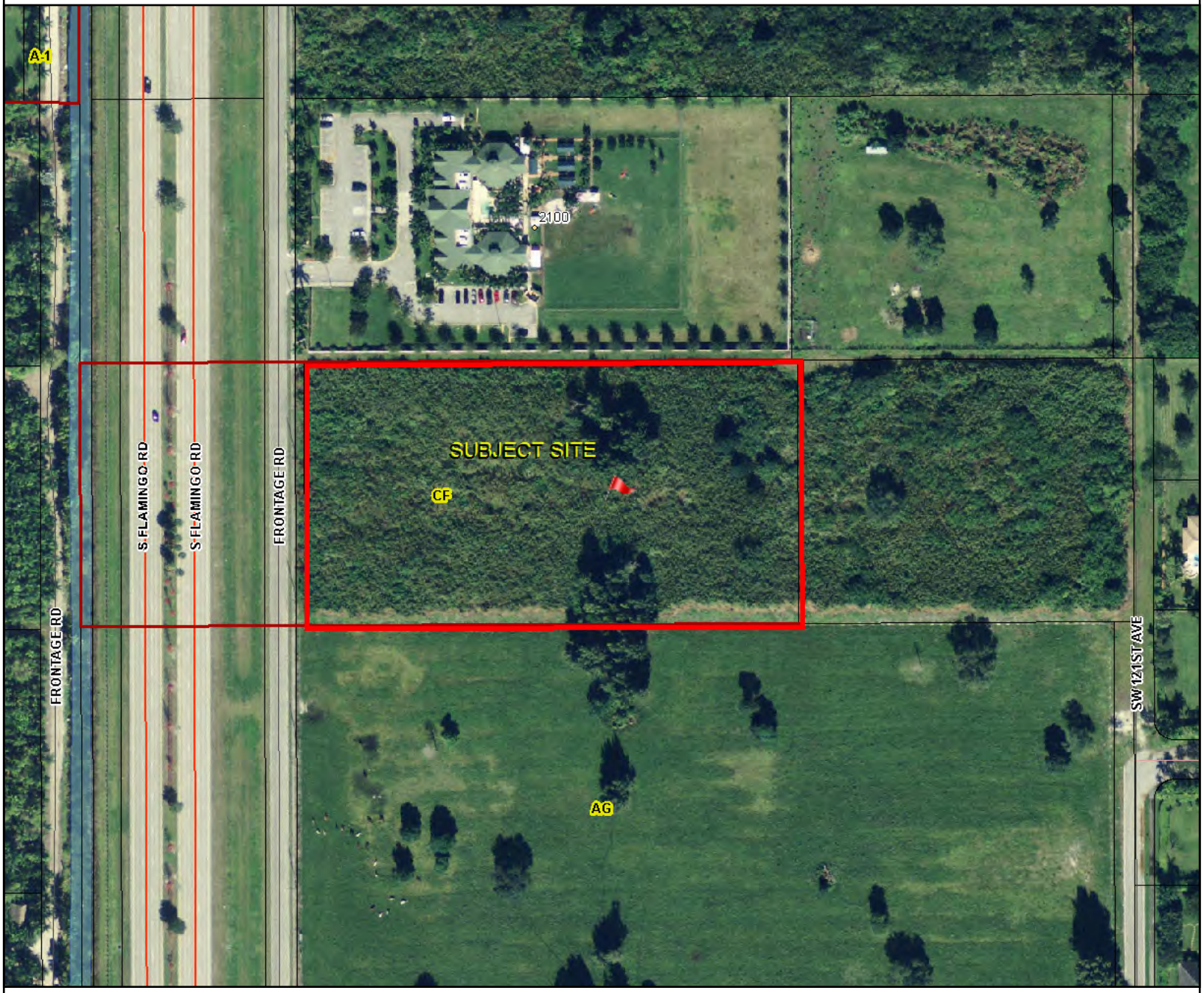
Zoning Map



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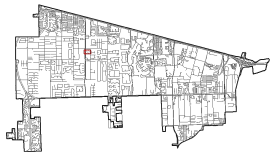
  - PRIVATE RD
- Parcels
- Water_Features
- Parks and Open Space

N

178 ft



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PILLAR CONSULTANTS, INC.

Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting

5230 South University Drive – Suite 104
Davie, Florida 33328
Phone (954) 680-6533 Fax (954) 680-0323

May 23, 2014

Mrs. Lise Bazinet
Town of Davie Planning & Zoning Division
6591 S.W. 45th St.
Davie, FL 33314

Re: Kingdom Halls: Site Plan
Citizen Participation Plan
04023C

Dear Lise:

As required by Davie Ordinance No. 2004-31, we are enclosing a copy of the proposed citizen participation plan related to the referenced project. We have also enclosed the following materials:

- A list of affected parties as provided by your office
- A copy of a notification letter which contains a description of the proposed project, time and place for the two public hearings, and that the residents are invited to examine the plans for the proposed improvements and provide us with comments about the project.

We will provide a certification letter stating that all affected parties have been notified accordingly. Also, upon completion of the public hearings we will prepare a citizen participation report in accordance with Section 12-319.8 of the Davie code.

We hope that the above satisfies the requirement of public participation in the Site Plan review process.

Sincerely,

Pillar Consultants, Inc.

Jason Wilson
Director of Engineering

Kingdom Halls
CITIZEN PARTICIPATION PLAN

SHEDULE PUBLIC HEARINGS FOR THURSDAY, JUNE 3, 2014 AT 6:00 P.M., LOCATED AT PILLAR CONSULTANTS CONFERENCE ROOM, 5230 S. UNIVERSITY DR, SUITE 104 AND MONDAY, JUNE 9 2014 AT 6:00 P.M. LOCATED AT THE PILLAR CONSULTANTS CONFERENCE ROOM, 5230 S. UNIVERSITY DR, SUITE 104 TO DISCUSS THE PROPOSED SIGNAGE AND LISTEN TO RECOMMENTDATIONS.

|

NOTIFY PROPOERTY OWNERS AND INTERESTED PARTIES ABOUT MEETING AS PER LIST SUPPLIED BY TOWN OF DAVIE.

|

PRESENT PROJECT AT PUBLIC MEETING AND LISTEN TO COMMENTS AND SUGGESTIONS MADE BY PARTICIPANTS.

|

WORK OUT POSSIBLE SOLUTION TO ADDRESS CONCERNS RAISED BY THE PUBLIC.

|

ATTEND SECOND PUBLIC HEARING TO PRESENT POSSIBLE SOLUTIONS TO CONCERNS RAISED BY THE PUBLIC.

|

WRITE A WRITTEN RESPONSE SETTING FORTH THE RESULTS OF THE CITIZEN PARTICIPATION PLAN PRIOR TO TOWN COUNCIL MEETING.

MEETING NOTICE

05-23-14

Re: Citizen Participation Plan Meeting for: Proposed Site Plan
Project Number: 2014-50126

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to proposed Site Plan for a development called Kingdom Halls of Davie (please see attached plan and location map). The Applicant proposes to construct a house of worship at the subject site.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notice to all property owners within 500 feet of the subject site prior the Town initiating their review of the application. We have scheduled the following meetings.

First citizen Participation Meeting:
Date: **Tuesday, June 3, 2014**
Time: **6:00 pm**
Location: **Pillar Consultants Conference Room**
5230 S. University Drive, Suite 104
Davie, FL 33328

Second Citizen Participation Meeting:
Date: **Monday, June 9th, 2014**
Time: **6:00 pm**
Location: **Same as above**

If you wish to submit written comments, please send them to:
Jason Wilson
5230 S. University Dr., Davie, FL 33328
954-680-6533

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,

Jason Wilson
Pillar Consultants, Inc.
Attachments: Location Map
(MEMBERS OF TOWN COUNCIL MAYBE PRESENT)

Kingdom Halls of Davie

Town of Davie, Florida

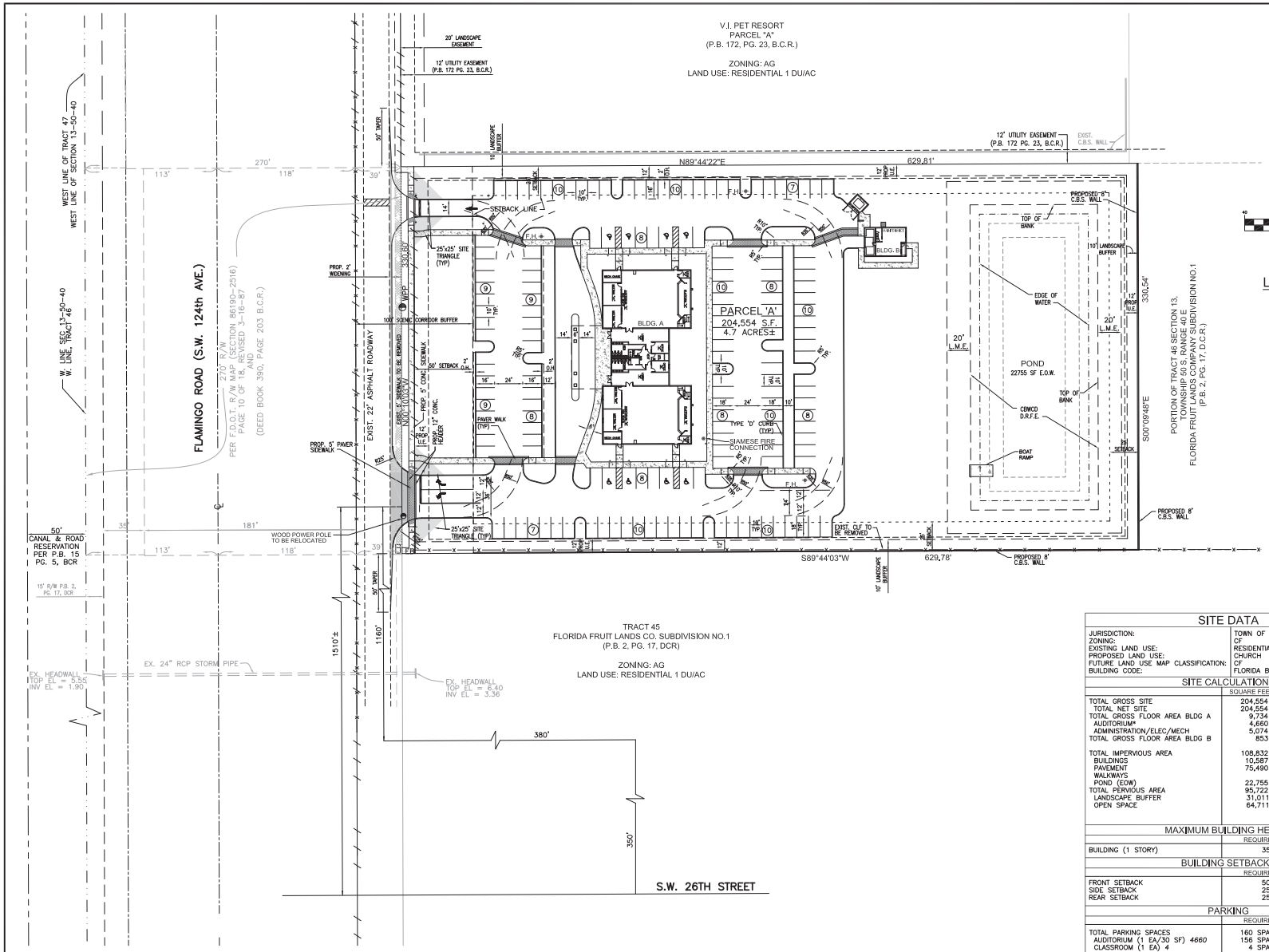
Location Map

Prepared by

Pillar Consultants, Inc.

5230 S. University Drive Suite 104
Davie, Florida 33328
(954) 680-6533

5/21/14
Project No. 04023C



LEGEND:

AC	ACREAGE
BCR	BROWARD COUNTY RECORDS
MDCR	MIAMI DADE COUNTY RECORDS
DESC	DESCRIPTION
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
℄	CENTERLINE
R/W	RIGHT-OF-WAY
SEC	SECTION
S.F.	SQUARE FEET
EXIST.	EXISTING
PROP.	PROPOSED
CBS	CONCRETE BLOCK STRUCTURE
CLF	CHAINLINK FENCE
FH	FIRE HYDRANT
GV	GATE VALVE
WPP	WOOD POWER POLE
TYP	TYPICAL
U.E.	UTILITY EASEMENT
CBWCD	CENTRAL BROWARD WATER CONTROL DISTRICT
D.R.F.E.	DRAINAGE, RETENTION & FLOWAGE EASEMENT
D.E.	DRAINAGE EASEMENT
L.A.E.	LAKE ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
	FIRE HYDRANT
	GATE VALVE
	WATER METER
	SANITARY SEWER MANHOLE
	CATCH BASIN
	EXISTING ELEVATION
	PROPOSED ELEVATION
	FLOW DIRECTION

SITE DATA

JURISDICTION:	TOWN OF DAVIE
ZONING:	CF
EXISTING LAND USE:	RESIDENTIAL 1DU/AC
PROPOSED LAND USE:	CHURCH
FUTURE LAND USE MAP CLASSIFICATION:	CF
BUILDING CODE:	FLORIDA BUILDING CODE 2011 EDITION

SITE CALCULATIONS

	SQUARE FEET	ACRES	PERCENT
TOTAL GROSS SITE	204,554	4.70	100.0%
TOTAL NET SITE	204,554	4.70	100.0%
TOTAL GROSS FLOOR AREA BLDG A	9,734	0.22	4.7%
AUDITORIUM*	4,660		
ADMINISTRATION/ELEC/MECH	5,074		
TOTAL GROSS FLOOR AREA BLDG B	853	0.02	0.0%
TOTAL IMPERVIOUS AREA	108,832	2.50	53.2%
BUILDINGS	10,587	0.24	5.1%
PAVEMENT	75,490	1.73	36.8%
WALKWAYS			
POND (EOW)	22,755	0.52	11.1%
TOTAL PERVIOUS AREA	95,722	2.20	46.8%
LANDSCAPE BUFFER	31,011	0.71	15.2%
OPEN SPACE	64,711	1.49	31.7%

MAXIMUM BUILDING HEIGHT

	REQUIRED	PROVIDED
BUILDING (1 STORY)	35 FT.	35 FT.

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT SETBACK	50 FT.	122 FT.
SIDE SETBACK	25 FT.	25 FT.
REAR SETBACK	25 FT.	165 FT.

PARKING

	REQUIRED	PROVIDED
TOTAL PARKING SPACES	160 SPACES	160 SPACES
AUDITORIUM (1 EA/30 SF) *4660*	156 SPACES	
CLASSROOM (1 EA) *4*	4 SPACES	
STANDARD		152 SPACES
HANDICAP	7 SPACES	8 SPACES
COMPACT *>25%*	>40 SPACES	

LEGAL DESCRIPTION:

ALL OF PARCEL "A" HAN MI BAPTIST CHURCH ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 104, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. CONTAINING 204,553.9 SQUARE FEET (4.70 ACRES) MORE OR LESS.

JAY CORLISS EVANS
LICENSE No. 39461
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET TITLE
SITE PLAN

REVISIONS

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting
5230 S. University Drive – Suite 104
Davie, Florida 33328
Phone: (954) 680-6533 Fax: (954) 680-0323
P.E. # 39461

KINGDOM HALLS - DAVIE
TOWN OF DAVIE
BROWARD COUNTY, FLORIDA

SCALE: 1"=40'
DATE: 04/03/13
DRAWN BY: JRW
SHEET No.
SP-1
04023C

PILLAR CONSULTANTS, INC.

Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting

5230 South University Drive – Suite 104
Davie, Florida 33328
Phone (954) 680-6533 Fax (954) 680-0323

June 22, 2014

Mr. Lise Bazinet
Town of Davie Planning & Zoning Division
6591 S.W. 45th St.
Davie, FL 33314

Re: Kingdom Halls – Site Plan
Citizen Participation Plan Report and Mailing Certification

Dear Lise:

As required by Davie Ordinance No. 2004-31, we are reporting on the results from the Public Participation Plan. Pillar Consultants, Inc. certifies that all residents and/or property owners (provided by the Town of Davie) were notified via regular mail prior to the 1st meeting.

The first meeting was held on Tuesday, June 3, 2014, 6:00 p.m., at Pillar Consultants conference room, located at 5230 S. University Drive, Suite 104. There were no attendees.

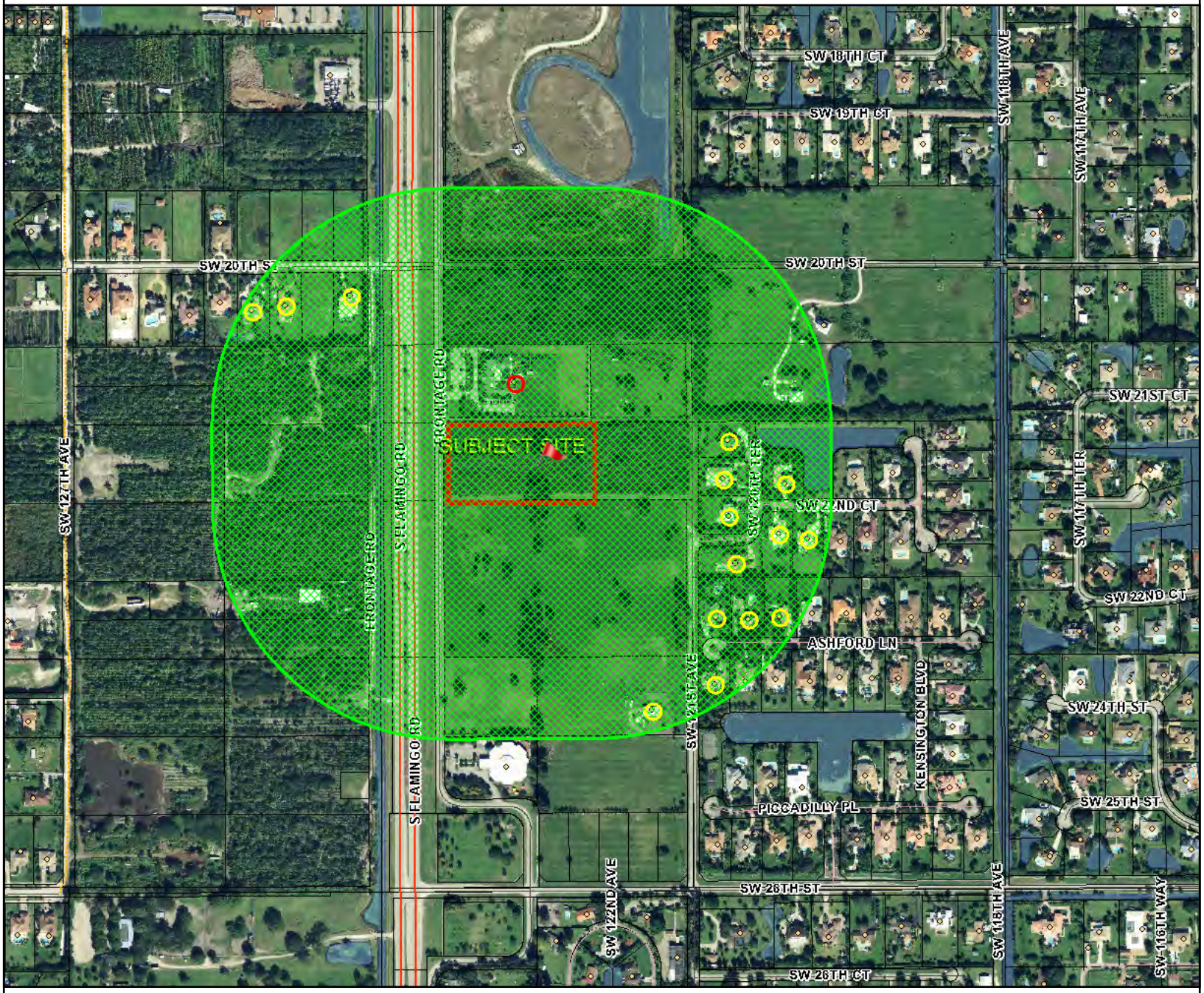
The second meeting was held on Monday, June 9, 2014, 6:00 p.m. also at the Pillar Consultants conference room, located at 5230 S. University Drive, Suite 104. There were no attendees.

In conclusion, we trust the above satisfies the requirement of citizen participation required for the Site plan process. If you have any questions or concerns, please call me at your earliest convenience.

Sincerely,
PILLAR CONSULTANTS, INC.

Jason Wilson
Director of Engineering

1,000 Radius Buffer



Address points

Town Boundary

Streets

DEDICATION

STATE RD

COUNTY RD

LOCAL PAVED RD

LOCAL UNPAVED RD

PRIVATE RD

Parcels

Water_Features

Parks and Open Space

N

599 ft

GIS MAP DISCLAIMER

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NAME	ADDRESS	CITY	STATE	ZIP
BAMBOO MANAGEMENT LLC	12555 SW 14 ST	DAVIE	FL	33325
BARRETT,FRANK E & MARY R	2181 SW 120 TER	DAVIE	FL	33325
BENCIVENGA,MICHAEL & ROSINA	12001 ASHFORD LN	DAVIE	FL	33325
BILOTTI,DAVID	12430 SW 20 ST	DAVIE	FL	33325
BROWARD COUNTY	115 S ANDREWS AVE RM 326	FORT LAUDERDALE	FL	33301
CARO,GEORGE & DEBRA	12010 SW 22 CT	DAVIE	FL	33325
CASTANO,FRANCIS F & CLARA I	17768 NW 62ND AVE	ALACHUA	FL	32615
CASTILLO,ELENA L	1921 NW 74 AVE	PEMBROKE PINES	FL	33024
CHICCONE,MICHAEL J & E G	2141 SW 120 TER	DAVIE	FL	33325
DIBIASE,DOROTHY FAM LTD	PO BOX 780	LYNNFIELD	MA	1940
DIEGUEZ,CHARLES H	11330 SW 21 ST	MIRAMAR	FL	33025
EVERGLADES BOTANICAL LC	2075 S FLAMINGO RD	DAVIE	FL	33325
FLAMINGO ROAD AGRICULTURAL	3141 DEAN CT #704	MINNEAPOLIS	MN	55416
FLORIDA DEPT OF TRANSPORTATION	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309
FLORIDA POWER & LIGHT CO	PO BOX 14000	JUNO BEACH	FL	33408
FOSTER,JOHN W N & INGRID M	12080 ASHFORD LN	DAVIE	FL	33325
GILMORE,JOHN N & HYE SUK	2811 NW 5TH AVE	MIAMI	FL	33127
HAMLET HOMEOWNERS ASSN INC	10250 NORMANDY BLVD #702	JACKSONVILLE	FL	32221
HAMLET OF DAVIE HMWNRS ASSN INC	PO BOX 770850	CORAL SPRINGS	FL	33077
HAN-MI BAPTIST CHURCH INC	268 RIVERWALK CIR	SUNRISE	FL	33326
HURLEY,ARTHUR J & SUSAN M &	11800 SW 20 ST	DAVIE	FL	33325
HURLEY,JASON A	11820 SW 20 ST	DAVIE	FL	33325
ISHOONA I BEBLIS LIV TR	10261 LARGO SASSETTA CT	LAS VEGAS	NV	89135
KARASIK,GREGORY	11980 SW 22 CT	DAVIE	FL	33325
KAZMAN,KATHLEEN & LAWRENCE	12025 SW 22 CT	DAVIE	FL	33325
KIDD,WALTER A	876 NW 135 TER	PEMBROKE PINES	FL	33028
LICATA,MAUREEN	12520 SW 20 ST	DAVIE	FL	33325
LOUBRIEL,ETHAN	2221 SW 120 TER	DAVIE	FL	33325
MAY,PHILIP A	709 KITTYHAWK WAY	NORTH PALM BEACH	FL	33408
MIELE-SIMONSON ESTATES HOA	931 HARRISON ST	HOLLYWOOD	FL	33019
MOSES FAMILY LTD PRTNR	2799 NW 55 AVE	LAUDERHILL	FL	33313
PARADISE PINES HOMEOWNERS	PO BOX 550274	DAVIE	FL	33355
PEREZ,MIGUEL	12550 SW 20 ST	DAVIE	FL	33325
PUBLIC LAND	6591 ORANGE DR	DAVIE	FL	33314
RENAUD,OLIVIER	12081 ASHFORD LN	DAVIE	FL	33325
ROBINSON,JAMIE II	12040 SW 22 CT	DAVIE	FL	33325
SANCHEZ,MAURICIO & SIUPING	13203 SW 21 ST	MIRAMAR	FL	33027
SCHMIDT,JUSTIN B	12070 SW 22 CT	DAVIE	FL	33325
SHERIDAN HOUSE INC	1700 S FLAMINGO RD	DAVIE	FL	33325
SINGH,INDRANIE & SISNARAINE	2301 NW 87 AVE	SUNRISE	FL	33322
T & K OF MIAMI INC	16020 NW 2 AVE	MIAMI	FL	33169
TAIT,GREGORY R & CAROL A	12041 ASHFORD LN	DAVIE	FL	33325
TOWN OF DAVIE	6591 ORANGE DR	DAVIE	FL	33314
VICCOR INC	2100 S FLAMINGO RD	DAVIE	FL	33325
VIETNAMESE BUDDHIST CULTURAL	2321 SW 127 AVE	DAVIE	FL	33325
WEEKLEY BROS LEASING LTD	20701 STIRLING ROAD	PEMBROKE PINES	FL	33332

Current Occupant	2100 FLAMINGO RD	Davie	FL	33325
Current Occupant	12001 ASHFORD LN	Davie	FL	33325
Current Occupant	12041 ASHFORD LN	Davie	FL	33325
Current Occupant	12080 ASHFORD LN	Davie	FL	33325
Current Occupant	12081 ASHFORD LN	Davie	FL	33325
Current Occupant	2141 SW 120 TER	Davie	FL	33325
Current Occupant	2221 SW 120 TER	Davie	FL	33325
Current Occupant	12520 SW 20 ST	Davie	FL	33325
Current Occupant	12010 SW 22 CT	Davie	FL	33325
Current Occupant	12025 SW 22 CT	Davie	FL	33325
Current Occupant	12040 SW 22 CT	Davie	FL	33325
Current Occupant	2181 SW 120 TER	Davie	FL	33325
Current Occupant	2531 SW 121 AVE	Davie	FL	33325
Current Occupant	12070 SW 22 CT	Davie	FL	33325
Current Occupant	12490 SW 20 ST	Davie	FL	33325
Current Occupant	12430 SW 20 ST	Davie	FL	33325