

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers
FROM/PHONE: Marcie Nolan, AICP, Development Services Director/(954) 797-1101
PREPARED BY: David M. Abramson, Deputy Planning and Zoning Manager
SUBJECT: Resolution, Delegation Request: DG 11-1-07, Young World Plat
AFFECTED DISTRICT: District 2
ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO AMEND THE NOTE ON THE PLAT KNOWN AS “YOUNG WORLD”; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: The petitioner, Ruden McClosky, requests approval of an amendment to the “Young World Plat” restrictive note. This request increases the plat note for the Academical Village. However, it is consistent with the approved Academical Village plan. Prior plat note amendments did not include the entire approved development needs of the plan and the adoption of the increased DRI thresholds enables NSU to submit the entire project as one plat note. Pursuant to this request, the restrictive note on the plat currently states:

FROM: This plat is restricted to 42,700 square feet of classroom 17,000 square feet of commercial, 66,750 square feet of self-storage and 8,000 square feet of bank on Parcel A; 525 high rise apartments, 180,000 square feet of office, and 300,000 square feet of commercial use including 4,000 square feet of bank on Parcel B; and a medical facility consisting of 603,000 square feet of classroom, a 140,000 square foot clinic and a 4,900 square foot physical plant on Parcel C.

The petitioner proposes the following:

TO: This plat is restricted to 42,700 square feet of classroom 17,000 square feet of commercial, 8,000 square feet of bank, 50,000 square feet of office, 225 room hotel and 66,750 square feet of self-storage on Parcel A; 100 room hotel, 825 high rise apartments, 408,000 square feet of office, 4,000 square feet of bank and 340,000 square feet of commercial use on Parcel B; and a medical facility consisting of 603,000 square feet of classroom, a 140,000 square foot clinic and a 4,900 square foot physical plant on Parcel C.

PREVIOUS ACTIONS: n/a

CONCURRENCES: n/a

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Resolution, Justification letter, Plat, Future Land Use Map, and Zoning & Subject Site Map

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "YOUNG WORLD PLAT," AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as "Young World Plat" was recorded in the public records of Broward County in Plat Book 124, Page 43; and,

WHEREAS, the owner desires to revise the restrictive note associated with said plat; and,

WHEREAS, Broward County requires that the Town of Davie concur with this revision prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve of the proposed revision to the restrictive note shown on the "Young World Plat." The proposed revision being specifically described in the "Attachment (*Justification*)" hereto.

SECTION 2. Any improvements required to satisfy Traffic Concurrence should be located within the Town of Davie on the local road network.

SECTION 3. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2008.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2008.

JUSTIFICATION

**Delegation Request to Amend the Note on the
Young World Plat (104-MP-83)**

The Young World Plat ("Plat") is located on the east side of University Drive and north of S.W. 39th Street in the Town of Davie. The Plat was originally approved by the County Commission on May 7, 1985 and was recorded on August 21, 1985. The Commission approved amendments to the plat note on January 19, 1988, June 6, 1995, October 6, 1998, August 10, 2004 and September 25, 2007. Pursuant to the September 25, 2007 plat note amendment, the note on the plat currently states:

This plat is restricted to 42,700 square feet of classroom space, 66,750 square feet of self-storage, 17,000 square feet of commercial and 8,000 square feet of bank on Parcel A; 525 high rise units, 180,000 square feet of office, 300,000 square feet of commercial and 4,000 square feet of bank on Parcel B; and a medical facility consisting of 603,000 square feet of classroom space, a 140,000 square foot clinic and a 4,900 square foot physical plant building on Parcel C.

The applicant proposes redevelopment of Parcels A and B of the Plat to better serve the needs of the community. The proposed plat note is as follows:

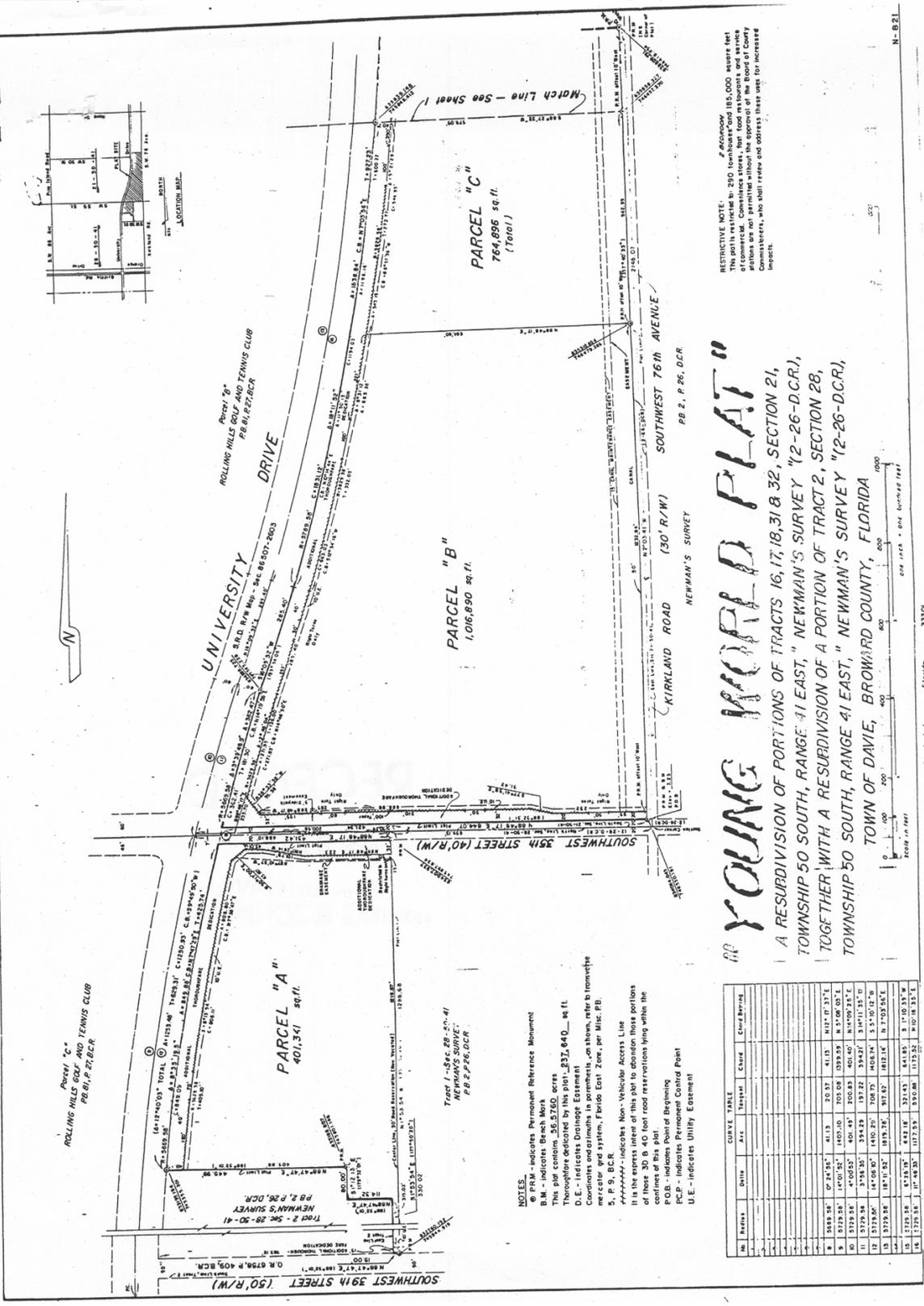
This plat is restricted to 42,700 square feet of classroom, 17,000 square feet of commercial, 8,000 square feet of bank, 50,000 square feet of office, 225 room hotel and 66,750 square feet of self-storage on Parcel A; 100 room hotel, 825 high rise apartments, 408,000 square feet of office, 4,000 square foot bank and 340,000 square feet of commercial use on Parcel B; and a medical facility consisting of 603,000 square feet of classroom, a 140,000 square foot clinic and a 4,900 square foot physical plant on Parcel C.

FTL:2386956:2

The Town of Davie is currently undertaking a study to identify transit improvements that will improve transit in the Town and the region. The Town and the Applicant would like the Transit Oriented Concurrency fees generated by this amendment used to implement some of the improvements recommended in this study. When the study is completed, the Applicant will request that the County Commission approve an agreement to earmark the Transit Oriented Concurrency fees for improvements in the area of this plat.

FTL:2386956:2

OPERTY OF THE MICROFILM DEPOSIT ADVANCED IMAGING SOLUTIONS INC. For More Information Please Call (854) 927-4404

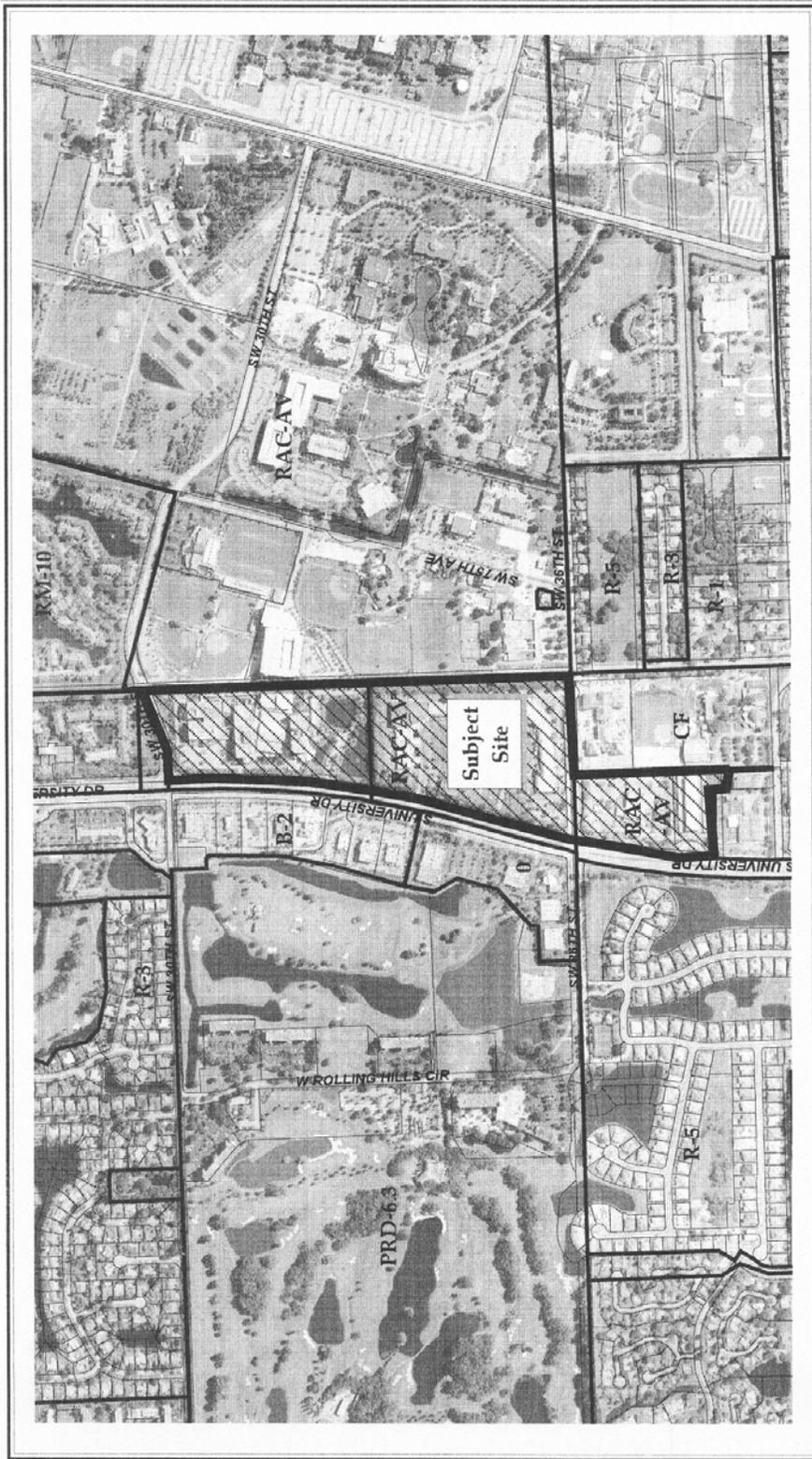


RESTRICTIVE NOTE:
The plat is restricted to 200 townships and 185,000 square feet of commercial. Commercial stores, for food and other purposes, shall be subject to the Board of County Commissioners, who shall review and address their use for increased impact.

YOUNG WORLD PLAT
A RESUBDIVISION OF PORTIONS OF TRACTS 16, 17, 18, 31 & 32, SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST, NEWMAN'S SURVEY '12-26-D.C.R.', TOGETHER WITH A RESUBDIVISION OF A PORTION OF TRACT 2, SECTION 28, TOWNSHIP 50 SOUTH, RANGE 41 EAST, NEWMAN'S SURVEY '12-26-D.C.R.', TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

- NOTES:**
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The Town of Davie
Development Service Department
Planning & Zoning Division



Scale



Delegation Application

Town of Davie, Florida

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