



# Town Council Agenda Report

**SUBJECT:** Site Plan

Application No. SP 12-6-99

Project Name: Nova Health Professions Assembly Building No. 2

Location: 3301 College Avenue

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

**TITLE OF AGENDA ITEM:** Health Professions No. 2

**REPORT IN BRIEF:** The proposed building will be a two story, 30,671 square foot facility to include 6,600 square foot of classroom, 9,222 square foot of office and 12,778 square foot of assembly. The building will be located between the existing Health Professions Building to the west and multi level parking garage to the east. The front facade will face north with an architectural paving and landscape feature at the rear of the building. The building height will be 34'-9" to the mean of roof and approximately 29' to the roof deck. Parking will be handled by the existing 6 story parking garage approximately 120' to the east of the facility. The existing landscaping within the limits of work area has been relocated. All other existing trees will remain in place.

**PREVIOUS ACTIONS:** Town Council approved the site plan for the Health Professions Building No. 1 on December 21, 1994.

**CONCURRENCES:** Site Plan Committee Recommendation: Motion to recommend approval subject to the planning report item one (motion carried 5-0).

**RECOMMENDATION(S):** *Based upon the above, staff recommends approval of application SP 12-6-99 subject to the following condition prior to the issuance of a building permit.*

1. Providing proposed materials on the building elevations.

**Attachment(s):** Planning Report, Land Use Map, Subject Site Map, Aerial

Item No.

**Application #:** SP 12-6-99  
Nova Southeastern University  
Health Professions Building No. 2

**Item No.**

**Revisions:**

**Exhibit "A"**

**Original Report Date:** February 22, 2000

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

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**APPLICANT INFORMATION**

**Owner / Agent:**

**Name:** Nova Southeastern University, Inc.

**Address:** 3301 College Avenue

**City:** Davie, FL.

**Phone:** 954 262-8832

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**BACKGROUND INFORMATION**

**Application Request:** Site Plan approval

**Address/Location:** 3301 College Avenue

**Land Use Plan Designation:** Community Facility

**Existing Zoning:** CF, Community Facility District

**Existing Use:** Pedestrian park

**Proposed Use:** Classroom, office and assembly building

**Surrounding Land Use:**

**North:** Physical Plant

**South:** Existing Lake

**East:** Parking Garage

**West:** Assembly Building No.1

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**Surrounding Zoning:**

**North, South, East and West:** CF, Community Facility District

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**ZONING HISTORY**

**Previous request on the same property:** Town Council approved the site plan for the Health Professions Building No. 1 on December 21, 1994.

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**DEVELOPMENT PLAN DETAILS**

**Development Details:**

The Applicant's SUBMISSION indicates the following:

1. *Building:* The proposed building will be a two story, 30,671 square foot facility to include 6,600 square foot of classroom, 9,222 square foot of office and 12,778 square foot of assembly. The building will be located between the existing Health Professions Building to the west and multi level parking garage to the east. The front facade will face north with an architectural paving and landscape feature at the rear of the building. The building height will be 34'-9" to the mean of roof and approximately 29' to the roof deck. The majority of the facade will be in beige with gray and red accent colors and a natural metal roofing material. The color scheme will match the existing buildings remaining consistent with the overall campus.
2. *Parking:* Parking will be handled by the existing 6 story parking garage approximately 120' to the east of the facility.
3. *Landscaping:* The existing landscaping within the limits of work area has been relocated. All other existing trees will remain in place. Royal Palms are proposed within the rear courtyard planters with Mahogany, Jacaranda and Royal Poinciana trees placed in the open areas around the building. Solitare Palms and native shrubs are proposed adjacent to the building's north and west side.
4. *Drainage/Open Space information* . Existing retention areas to the south will accommodate the on-site drainage.

**Summary of Significant Development Review Agency Comments**

None

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**Applicable Codes and Ordinances**

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

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## Comprehensive Plan Considerations

**Planning Area:** The proposed project is within the Planning Area No. 8 characterized by older, small scale commercial development, older single-family residential neighborhoods, and newer large scale multi-family residential developments that serve the South Florida Education Center. The SFEC includes Nova Southeastern University, Florida Atlantic University, Broward Community College, Florida International University and Mcfatter Vocational School.

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### Staff Analysis

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

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### Staff Recommendation

**Recommendation:** *Based upon the above, staff recommends approval of application SP 12-6-99 subject to the conditions listed below prior to the issuance of a building permit.*

1. Providing building materials on the elevations.
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### Site Plan Committee

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to recommend approval subject to the planning report item one (motion carried 5-0).

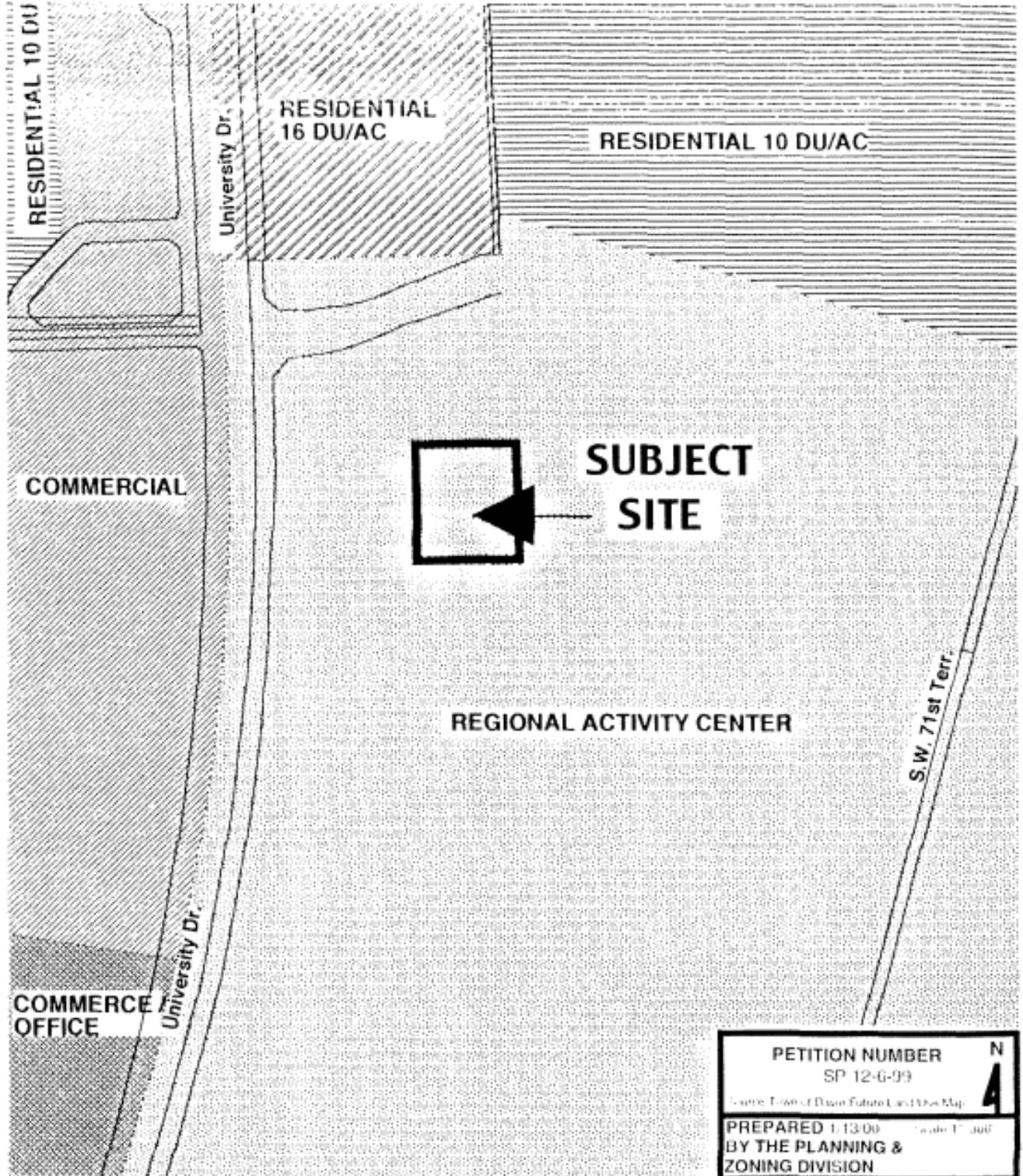
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### Exhibits

1. Land Use Map, Subject Site, Aerial

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



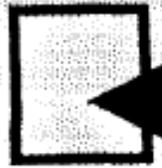
RESIDENTIAL 10 DU

University Dr.

RESIDENTIAL 16 DU/AC

RESIDENTIAL 10 DU/AC

COMMERCIAL



**SUBJECT  
SITE**

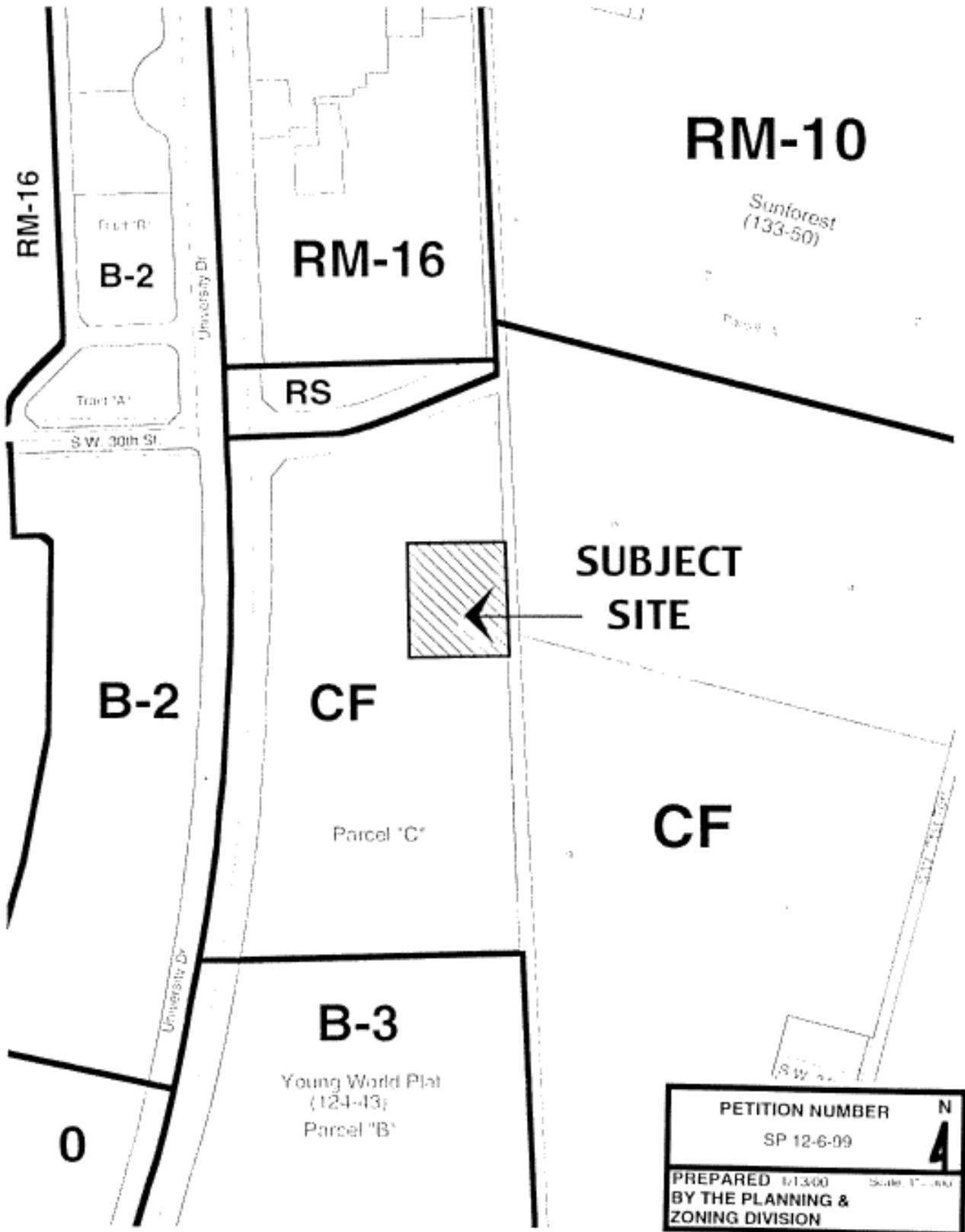
REGIONAL ACTIVITY CENTER

S.W. 71st Terr.

COMMERCE  
OFFICE

University Dr.

PETITION NUMBER SP 12-6-99	N <b>4</b>
PREPARED 1/13/00 BY THE PLANNING & ZONING DIVISION	



**RM-10**

Sunforest  
(133-50)

**RM-16**

Parcel "B"  
**B-2**

**RM-16**

University Dr

Tract "A"

**RS**

S.W. 30th St

**B-2**

**CF**

**SUBJECT  
SITE**

Parcel "C"

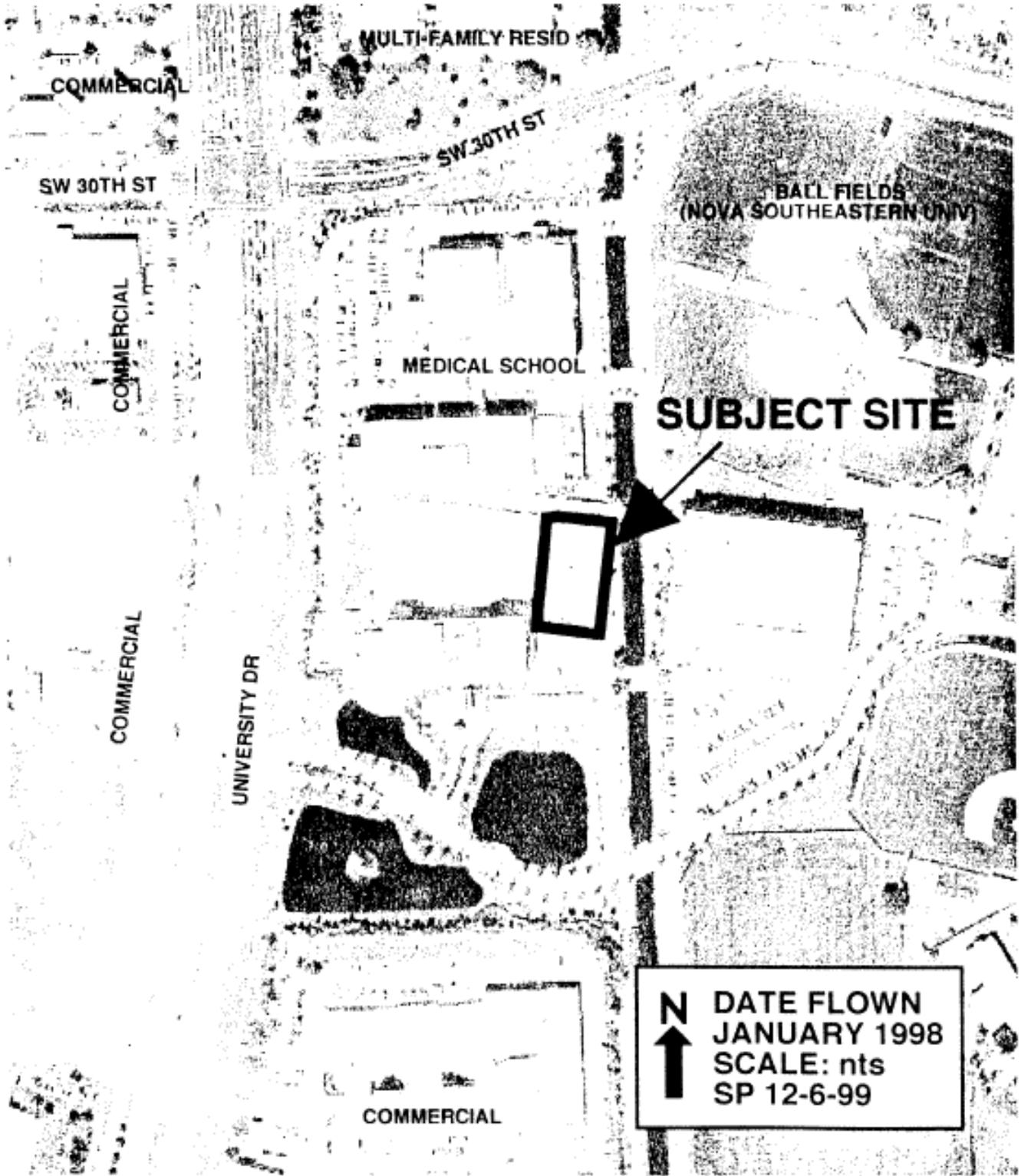
**CF**

**B-3**

Young World Plat  
(124-13)  
Parcel "B"

**0**

<b>PETITION NUMBER</b>	<b>N</b>
SP 12-6-09	<b>4</b>
<b>PREPARED 1/13/00</b> <small>Scale: 1" = 100'</small> <b>BY THE PLANNING &amp; ZONING DIVISION</b>	



COMMERCIAL

MULTI-FAMILY RESID

SW 30TH ST

SW 30TH ST

BALL FIELDS  
(NOVA SOUTHEASTERN UNIV)

COMMERCIAL

MEDICAL SCHOOL

**SUBJECT SITE**

COMMERCIAL

UNIVERSITY DR

**N**  
**↑**  
DATE FLOWN  
JANUARY 1998  
SCALE: nts  
SP 12-6-99

COMMERCIAL