

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director
954-797-1101

SUBJECT: Master Site Plan MSP 11-1-00-1
Nova Southeastern University

AFFECTED DISTRICTS: District 2

TITLE OF AGENDA ITEM: Site Plan approval for the Business and Entrepreneurship School.

REPORT IN BRIEF:

A Master Plan was approved for this site (MSP 11-1-00) on March 7, 2001. This master plan indicated the library, business school, and parking garage. The details of the Business School were to be provided as a separate site plan.

The proposed site plan reflects the Business and Entrepreneurship School and the associated parking area. The site is accessed from SW 30th Street with connections to the Law School, parking garage, and library. A brick paver circular drive-way is provided at the entrance to the building. On-street parking is provided at 311 direct spaces and 763 spaces are adjacent to the building site. The proposed building consists of 261,301 square feet in a five-story building. The overall building height is 72' to top of roof with two stairwells at 80'-4" to top of parapet. The building's architectural material consists of pre-cast panels and glass with a sleek modern look. The pre-cast panels and window placement are consistent with other buildings newly erected on the Nova Southeastern University Campus.

PREVIOUS ACTIONS: None.

CONCURRENCES: The Site Plan Committee voted to approved MSP 11-2-00-2, on February 26, 2002, subject to the planning report (motion passed 5-0).

FISCAL IMPACT:

Has request been budgeted? yes no

If yes, expected cost: \$

Account Name:

If no, amount needed: \$

What account will funds be appropriated from:

Additional Comments:

RECOMMENDATION(S): Staff recommends approval of application SP 11-1-00 subject to the conditions listed below prior to the issuance of a building permit.

1. Provide radius dimensions on curves, where applicable.
2. Provide for the location of the handicap accessible parking spaces in the shortest direct route to serve a particular building.
3. Provide paint colors on the site plan.

Attachment(s): Staff report, land use map, subject site map, aerial, site plans

Application #: MSP 11-1-00
Nova Southeastern University
Master Plan
Exhibit "A"

Revisions: February 27, 2002
Original Report Date: February 20, 2002

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

APPLICANT INFORMATION

Owner / Agent:

Name: Nova Southeastern University, Inc.
Address: 3301 College Avenue
City: Davie, FL.
Phone: 954 262-8832

BACKGROUND INFORMATION

Application Request: Site Plan Approval
Phase II of NSU Business and Entrepreneurship School

Address/Location: 3301 College Avenue

Land Use Plan Designation: Community Facility

Existing Zoning: CF, Community Facilities

Existing Use: Nova Southeastern University

Proposed Use: Business and Entrepreneurship School - Phase II

Surrounding Land Use:

North, South, East and West: Community Facility

Surrounding Zoning:

North, South, East and West: Community Facility

BACKGROUND INFORMATION

Previous request on the same property: A Master Plan was approved for this site (MSP 11-1-00) on March 7, 2001. This master plan indicated the library, business school, and parking garage. The details of the Business School were to be provided as a separate site plan.

A variance request was also approved for the Master Plan (V-01-5-01) by Town Council on March 7, 2001. The variance request allowed for an eighty-five foot high business school. At the time, Town Council was concerned that the Town would need additional fire equipment to service any emergency to the site. A letter from the Fire Marshall is on file stating that no additional fire safety equipment would be required to serve a building of this height.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site Plan:* The proposed site plan reflects the Business and Entrepreneurship School and the associated parking area. The site is accessed from SW 30th Street with connections to the Law School, parking garage, and library. A brick paver circular drive-way is provided at the entrance to the building. On-street parking is provided at 311 direct spaces and 763 spaces are adjacent to the building site.

overall building height is 72' to top of roof with two stairwells at 80'-4" to top of parapet. The building's look. The pre-cast panels and window placement are consistent with other buildings newly erected on the Nova Southeastern University Campus.

3. *Landscaping*: The landscaping provided mirrors the landscape material utilized throughout the Phase utilized throughout the accesses to the site. The majority of the existing tree and palm materials within the limits of work will be relocated on site.

Summary of Significant Development Review Agency Comments

The Town Engineering Department has reviewed the plans and has the following comments required to be addressed prior to the issuance of engineering permits:

All site improvements are required to be bonded for prior to the issuance of permit.

- Provide copies of drainage calculations;
- Landscape to be located a minimum of 10' from utility lines;
- Provide a 10' separation between water and sewer lines; and
- Indicate directional arrows for traffic flow.

The Utilities Department requires that prior to water and sewer plan approval, by the Town Engineer and execution of water and main extension applications to the County agencies by the Town, the Builder shall be required to execute a Water and/or Sewer Service Agreement.

Applicable Codes and Ordinances

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

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.

Staff Analysis

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

Staff Recommendation

Recommendation: Based upon the above, staff recommends approval of application SP 11-1-00 subject to the conditions listed below prior to the issuance of a building permit.

1. Provide radius dimensions on curves, where applicable.
2. Provide for the location of the handicap accessible parking spaces in the shortest direct route to serve a particular building.
3. Provide paint colors on the site plan.

Site Plan Committee

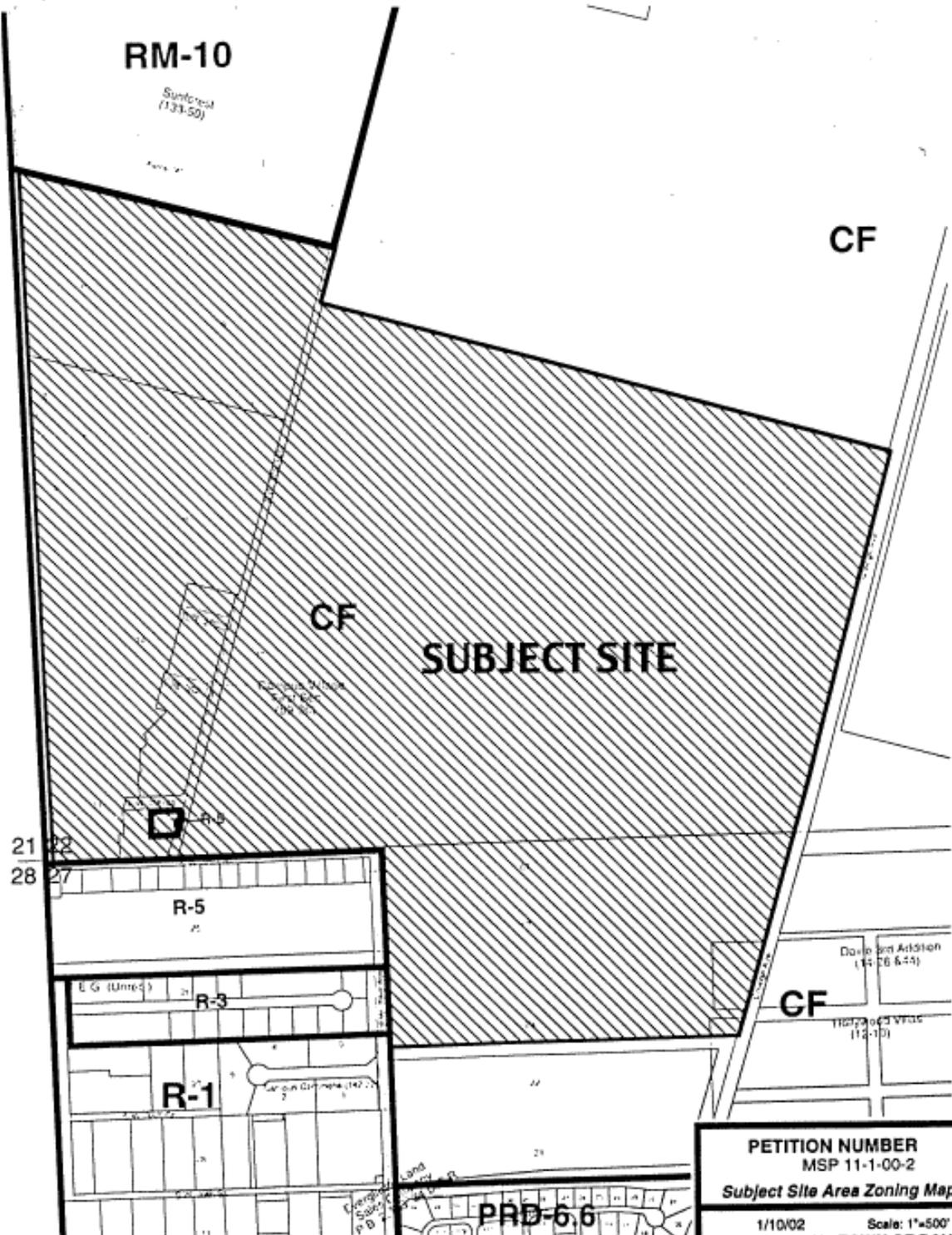
The Site Plan Committee recommended approval, on a motion made by Mr. Engel and seconded by Vice-Mayor Aucamp, subject to the planning report (5-0).

Exhibits

Land Use Map, Subject Site, Aerial

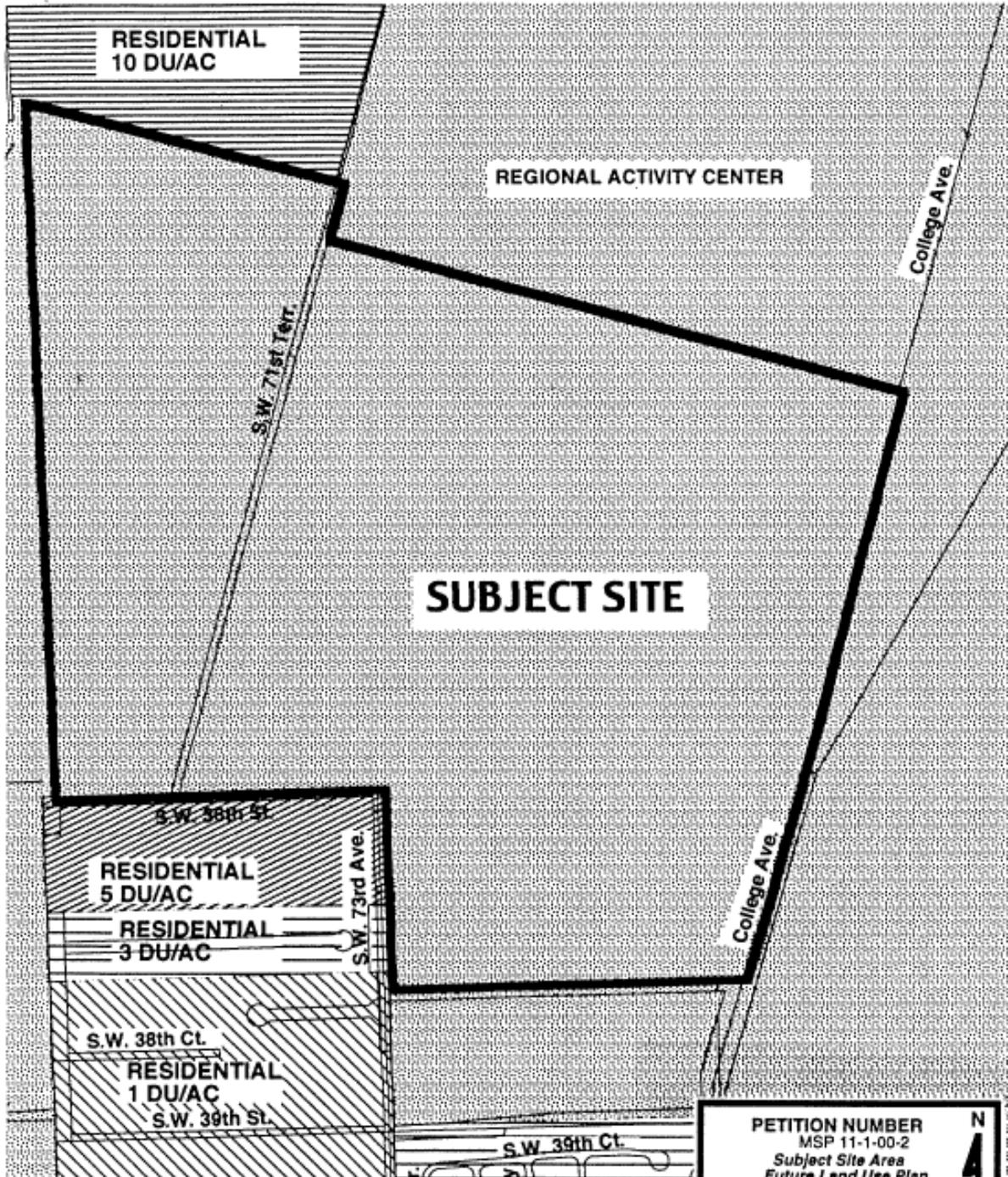
Prepared by: _____

Reviewed by: _____



PETITION NUMBER
 MSP 11-1-00-2
Subject Site Area Zoning Map

1/10/02 Scale: 1"=500'
PREPARED BY: TOWN OF DAVIE
PLANNING & ZONING DIVISION - GIS



PETITION NUMBER
MSP 11-1-00-2
Subject Site Area
Future Land Use Plan

1/10/02 Scale: 1"=500'

PREPARED BY: TOWN OF DAVIE
PLANNING & ZONING DIVISION - GIS

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