

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

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

PREPARED BY: Marcie O. Nolan, Acting Deputy Planning and Zoning Manager

SUBJECT: SE 6-1-07/07-97/Miami Dolphins/7500 Southwest 30th Street/Generally located on the south side of Southwest 30th Street, approximately 750' East of University Drive

AFFECTED DISTRICT: District 1

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: SE 6-1-07 / Miami Dolphins Modular Building

REPORT IN BRIEF: The petitioner is requesting approval of a Special Use Permit in order to continue the use of two (2) temporary modular buildings on the subject site associated with Temporary Use Permit Application, TU 6-1-07. The purpose of these modular buildings are for meeting and teaching space for coaches and players of the Miami Dolphins for the duration of the 2007 football season.

The existing modular buildings are located on the eastside of the existing Miami Dolphins Training Facility in an existing parking lot. Internal vehicular traffic will be blocked with barricades acceptable to the Town of Davie. The modular buildings will be setback 25' from the training facility (main building) and approximately 400' from Southwest 30th Street. The location of the modular buildings meets the requirements of the Land Development Code for the Regional Activity Center-Academical Village zoning district.

PREVIOUS ACTIONS: N/A

CONCURRENCES:

At the August 8, 2007 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve Special Use Permit Application, SE 6-1-07 Miami Dolphins. (**Motion carried 4-0, Mr. Pignato was absent**)

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration subject to the two (2) modular buildings being removed at the end of the 2007 football season.

Attachment(s): Planning Report

Exhibit "A"

Application: SE 6-1-07/07-97/Miami Dolphins

Original Report Date: 8/1/07

Revision(s): 8/9/07

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

Applicant Information

Owner:

Name: Nova Southeastern University
Address: 3301 College Avenue
City: Davie, FL, 33314
Phone: (954) 262-8837

Petitioner:

Name: Miami Dolphins
Address: 7500 SW 30th Street
City: Davie, FL, 33314
Phone: (954) 444-4585

Background Information

Date of Notification: 8/1/07 **Number** **of**
Notifications: 21

Application Request: Special Permit to allow two (2) temporary modular buildings to be used for classrooms for the coaches and players of the Miami Dolphins, pursuant to Land Development Code §12-35 Special Uses, which allows unique and unanticipated uses to be reviewed as a Special Permit.

Address: 7500 Southwest 30th Street

Location: Generally located on the south side of Southwest 30th Street, approximately 750' East of University Drive

Future Land Use

Plan Map Designation: RAC, Regional Activity Center

Zoning: RAC-AV, Regional Activity Center, Academical Village

Existing Use: Dolphins Training Facility

Net Parcel Size: 2.9 acres

Proposed Use:

Continue use of two (2) modular buildings on the Dolphins Training Facility

		<u>Surrounding Land</u>		
		<u>Use</u>	<u>Plan</u>	<u>Map</u>
		<u>Surrounding Uses:</u>		
		<u>Designations:</u>		
North:	Apartments Complex	RAC		
South:	Nova Southeastern University	RAC		
East:	Nova Southeastern University	RAC		
West:	Nova Southeastern University	RAC		
		<u>Surrounding Zoning:</u>		
North:	RM-10, Medium Density Dwelling District			
South:	RAC-AV, Regional Activity Center – Academical Village District			
East:	RAC-AV, Regional Activity Center – Academical Village District			
West:	RAC-AV, Regional Activity Center – Academical Village District			

Zoning History

Previous requests on same property:

Temporary Use Application (TU 6-1-07 Miami Dolphins), at the July 18, 2007 Town Council, this Temporary Use Application for two (2) modular buildings up to sixty (60) days was approved.

Applicable Codes and Ordinances

Land Development Code, Section 12-308, review for special permits.

Land Development Code, Section 12-35, Special uses are those uses which have some special impact or uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. A request for such use shall take the form of an application for special permit, processed in accordance with the regulations contained in Article X.

Land Development Code, Section 12-83, Conventional Nonresidential Development Standards, RAC-AV, Regional Activity Center-Academical Village requires the following minimums: parcel size: 20 acres, 75' minimum setback, 30' setback from road right-of-ways, and 75' maximum building height.

Comprehensive Plan Considerations

Planning Area:

The subject site is located in Planning Area 8. This planning area is the “heart” of Davie, and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential development that serve the rapidly growing SFEC.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 99.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7: Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

Application Details

The petitioner is requesting approval of a Special Use Permit in order to continue the use of two (2) temporary modular buildings on the subject site associated with Temporary Use Permit Application, TU 6-1-07. The purpose of these modular buildings are for meeting and teaching space for coaches and players of the Miami Dolphins for the duration of the 2007 football season.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie, Bamford Park Multi-Purpose Room, on July 6, 2007 and July 13, 2007, attached is the petitioner's Citizen Participation Report.

Staff Analysis

The existing modular buildings are located on the eastside of the existing Miami Dolphins Training Facility in an existing parking lot. Internal vehicular traffic will be blocked with barricades acceptable to the Town of Davie. The modular buildings will be setback 25' from the training facility (main building) and approximately 400' from Southwest 30th Street. The location of the modular buildings meets the requirements of the Land Development Code for the Regional Activity Center-Academical Village zoning district.

The following information is staff's analysis based on the criteria established in the Town of Davie's, Land Development Code, Section 12-308(A)(1) for special use permit applications:

- (i) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

The use of existing temporary modular buildings is consistent with the underlying land use category of Community Facilities.

- (ii) The proposed change will not create an unrelated incompatible use;

The continuation of existing temporary modular buildings within the overall Dolphins Training Facility will be screened and inaccessible to the general public. The use of the two (2) modular buildings will not create an incompatible use.

- (iii) The proposed change will not adversely affect living conditions in the neighborhood or the town;

The existing modular building will have no adverse impacts on living conditions in the neighborhood or in the Town as the surrounding occupancies are Community Facilities. The modular buildings are set interior to the subject site, and are temporary.

(iv) The proposed change will not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

No increase in traffic will be generated by the use of the existing temporary modular buildings in comparison to the traffic for the permanent Dolphins Training Facility.

(v) The proposed change will not adversely affect surrounding property values;

The existing temporary modular buildings will have no impact on surrounding property values the as property surrounding the site is zoning Regional Activity Center-Academical Village, and the use is temporary.

(vi) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;

The existing temporary modular building would not deter any of the surrounding property owners from developing or improving their properties, as the surrounding properties will not be negatively impacted either visually or by additional traffic issues.

(vii) The proposed change does not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.

This request is a permitted use; the temporary trailer will continue for the 2007 football season.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration subject to the two (2) modular buildings being removed at the end of the 2007 football season.

Planning and Zoning Board Recommendation

At the August 8, 2007 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve Special Use Permit Application, SE 6-1-07 Miami Dolphins. **(Motion carried 4-0, Mr. Pignato was absent)**

Town Council Recommendation

Exhibits

1. Justification Letter
2. Site Plan
3. Mail-out Map
4. Mail-out
5. Public Participation Notice

6. Public Participation Summaries
 7. Future Land Use Plan Map
 8. Aerial, Zoning, and Subject Site Map
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Prepared by: _____

Reviewed by: _____

Exhibit 1 (*Justification Letter*)



MIAMI DOLPHINS

June 11, 2007

VIA HAND DELIVERY

Town Council
Planning and Zoning Board
Town of Davie

Re: Justification for Temporary Placement of Mobile Meeting Rooms at the Dolphins Training Facility Located at 7500 SW 30th Street, Davie, Florida.

Dear Council Members and Board Members:

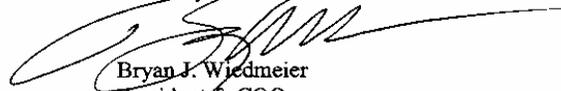
Since 1993 we have been blessed to have our football and business operations located at our Training Facility on the campus of Nova Southeastern University. During this same period our game and business have benefited from having everyone in one location. Also during this time our League rules have changed to permit us to have more players on our roster, creating a greater need for a larger coaching and football support staff. Despite the increase in roster size and the employment of more coaches and support staff, we have not added to nor have we reconfigured our existing player meeting space.

The success of our on field performance is dependent on our coaches meeting with and teaching our players the systems and game plans we employ and the systems employed by our opponents. Critical to this off-field coaching function is providing an environment where our players can learn. We currently have many players sitting outside their position meeting rooms unable to see the video screen and unable to learn what needs to be taught for us to be successful on the field. This critical need for more meeting space will exist during the preseason and regular season.

We are currently discussing with engineers and architects various options for reconfiguring our existing meeting room space using the current foot print of the Training Facility, as well as the possibility of adding space to the existing structure of the Training Facility. Unfortunately neither option will address our immediate need for more meeting space as we prepare for our 2007 training camp and regular season. The only viable solution to our meeting space crisis is to temporarily locate two mobile meeting rooms in our east parking lot. The temporary mobile meeting rooms are a short term solution, not the long term solution, to our immediate crisis for more meeting space. We intend for the mobile meeting rooms to be removed following the conclusion of our 2007 season.

If the need for more meeting space did not directly impact our ability to be successful on the field we would not be requesting that you consider our Special Permit Application. However, providing ample space for our coaches to meet with and teach our players is critical to our success. Please feel free to contact me with any questions or concerns. We look forward to working with you and appreciate your consideration of our request.

Sincerely,



Bryan J. Wjedmeier
President & COO

MIAMI DOLPHINS, LTD. • 7500 SOUTHWEST 30TH STREET • DAVIE, FLORIDA 33314 • (954) 452-7000

Exhibit 3 (Mail-out Map)

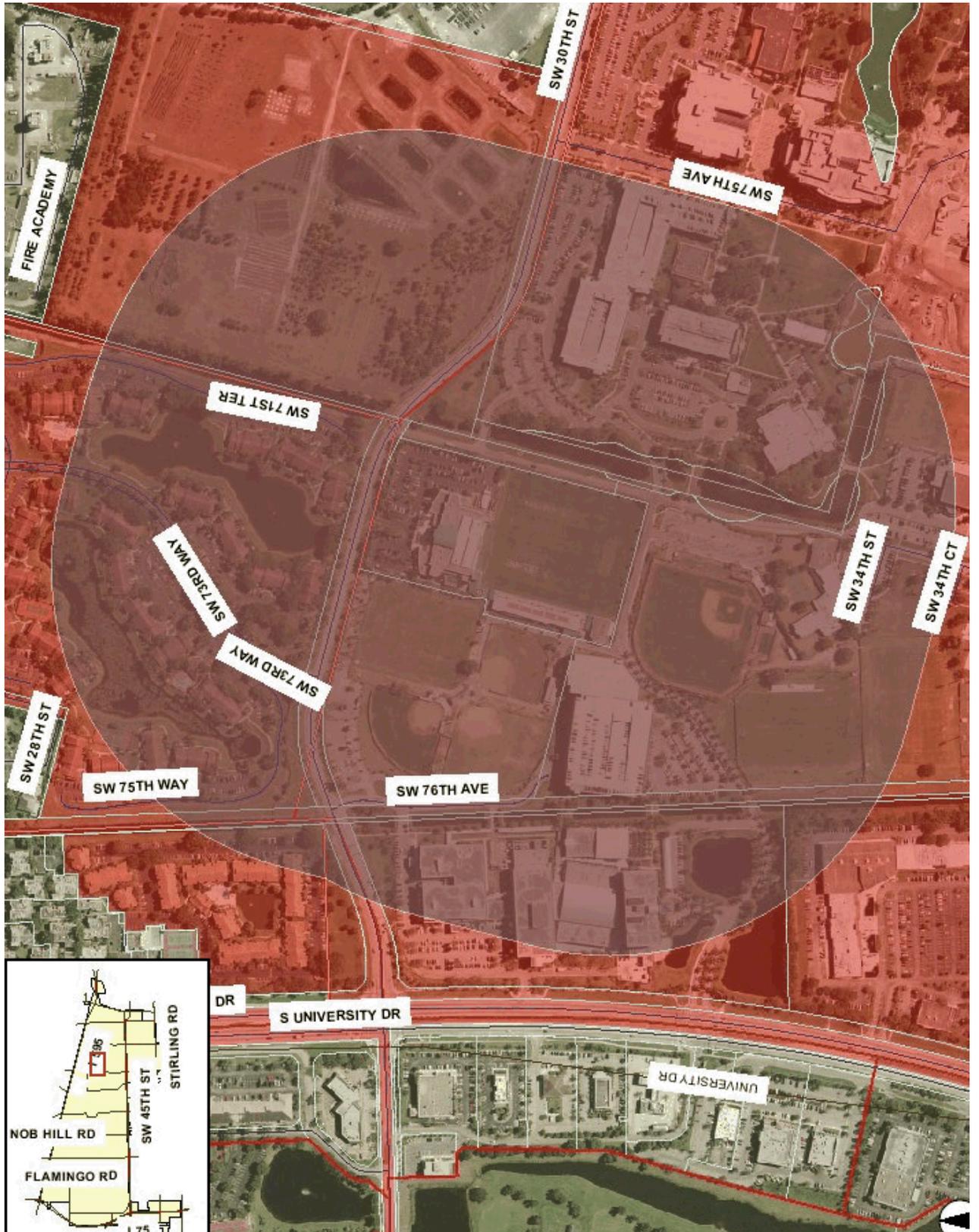


Exhibit 4 (Mail-out)

6-1-07 MIAMI DOLPHINS
CENTRAL BROWARD WATER CONTROL
8020 STIRLING ROAD
HOLLYWOOD FL 33024

SE 6-1-07 MIAMI DOLPHINS
CENTRAL BROWARD WATER CONTROL
8020 STIRLING ROAD
HOLLYWOOD FL 33024

SE 6-1-07 MIAMI DOLPHINS
CENTRAL BROWARD WATER CONTROL
8020 STIRLING ROAD
HOLLYWOOD FL 33024

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CENTRAL BROWARD WATER CONTROL
8020 STIRLING ROAD
HOLLYWOOD FL 33024

SE 6-1-07 MIAMI DOLPHINS
CENTRAL BROWARD WATER CONTROL
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HOLLYWOOD FL 33024

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HOLLYWOOD FL 33024

SE 6-1-07 MIAMI DOLPHINS
CENTRAL BROWARD WATER CONTROL
8020 STIRLING ROAD
HOLLYWOOD FL 33024

SE 6-1-07 MIAMI DOLPHINS
CITY NATIONAL BANK OF FL TRUSTEE
PO BOX 87407 (35348)
CHICAGO IL 60680-0407

6-1-07 MIAMI DOLPHINS
NOVA SOUTHEASTERN UNIVERSITY INC
3301 COLLEGE AVE
DAVIE FL 33314-7721

SE 6-1-07 MIAMI DOLPHINS
NOVA SOUTHEASTERN UNIVERSITY INC
3301 COLLEGE AVE
DAVIE FL 33314-7721

SE 6-1-07 MIAMI DOLPHINS
NOVA SOUTHEASTERN UNIVERSITY INC
3301 COLLEGE AVE
DAVIE FL 33314-7721

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3301 COLLEGE AVE
DAVIE FL 33314

SE 6-1-07 MIAMI DOLPHINS
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3301 COLLEGE AVE
DAVIE FL 33314-7721

SE 6-1-07 MIAMI DOLPHINS
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DAVIE FL 33314-7721

SE 6-1-07 MIAMI DOLPHINS
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3301 COLLEGE AVE
DAVIE FL 33314-7721

SE 6-1-07 MIAMI DOLPHINS
NOVA SOUTHEASTERN UNIVERSITY INC
3301 COLLEGE AVE
DAVIE FL 33314-7721

6-1-07 MIAMI DOLPHINS
NOVA SOUTHEASTERN UNIVERSITY INC
3301 COLLEGE AVE
DAVIE FL 33314-7721

SE 6-1-07 MIAMI DOLPHINS
THITF/STATE OF FLORIDA
115 S ANDREWS AVE
FORT LAUDERDALE FL 33301-1801

SE 6-1-07 MIAMI DOLPHINS
UNIVERSITY ASSOCIATES LTD
5761 BIRD ROAD
MIAMI FL 33155

Exhibit 5 (Public Participation Notice)



MIAMI DOLPHINS

Meeting Notice

Central Boward Water Control
8020 Stirling Road
Hollywood, FL 33021

June 28, 2007

RE: **Citizen Participation Plan Meeting for:** Temporary Placement of Mobile Meeting Rooms at the Dolphins Training Facility Located at 7500 S.W. 30th Street, Davie, Florida
Project Number: SE 6-1-07

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to temporary placement of mobile meeting rooms at the Dolphins Training Facility for a parcel located at 7500 Southwest 30th Street, Davie, Florida 33314. We have an immediate and critical need for additional meeting space for our offensive line and defensive line. We are currently discussing with engineers and architects various options for reconfiguring our existing meeting room space using the current footprint of the Training Facility, as well as the possibility of adding space to the existing structure of the Training Facility. We would like to place two temporary mobile meeting rooms in our east parking lot. The temporary mobile meetings rooms are a short term solution, not the long term solution, to our immediate crisis for more meeting space. We intend for the mobile meeting rooms to be removed following the conclusion of our 2007 season.

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 1,000 feet of the subject site prior to the Town initiating their review of the application. We have scheduled the following meetings.

First Citizen Participation Meeting:

Date: Friday, July 6, 2007
Time: 6:00pm
Location: Bamford Park, Multi-Sports Complex Building (tel. 954/797-1147)
3801 South Pine Island Road
Davie, FL 33328

Second Citizen Participation Meeting:

Date: Friday, July 13, 2007
Time: 1:00pm
Location: Bamford Park, Multi-Sports Complex Building (tel. 954/797-1147)
3801 South Pine Island Road
Davie, FL 33328

If you wish to submit written comments, please send them to:

Matt Thomas
7500 Southwest 30th Street
Davie, FL 33314
(954) 452-7000

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

Sincerely,

MIAMI DOLPHINS, LTD.

Bryan J. Wiedmeier
President & Chief Operating Officer

Attachments: Location Map

Exhibit 6 (Public Participation Summary/Report)

07-13-07 04:33pm From-MDL Admin

+011

T=754 P.02/02 F=438



MIAMI DOLPHINS

July 13, 2007

VIA FACSIMILE & HAND DELIVERY

Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, FL 33314

RE: **Summary of Public Participation Meetings**
Citizen Participation Plan for: Temporary Placement of Mobile Meeting Rooms at the Dolphins Training Facility Located at 7500 S.W. 30th Street, Davie, Florida
Project Number: SE 6-1-07

Dear Staff:

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, we, Miami Dolphins, Ltd., advertised and notified all the property owners surrounding the subject property within 1,000 feet and invited them to two (2) Public Participation Meetings at Bamford Park's Multi Sports Complex Building located at 3801 South Pine Island Road, Davie, Florida. The Meetings were on the following dates at the following times:

First Citizen Participation Meeting:
Date: Friday, July 6, 2007
Time: 6:00pm

Second Citizen Participation Meeting:
Date: Friday, July 13, 2007
Time: 1:00pm

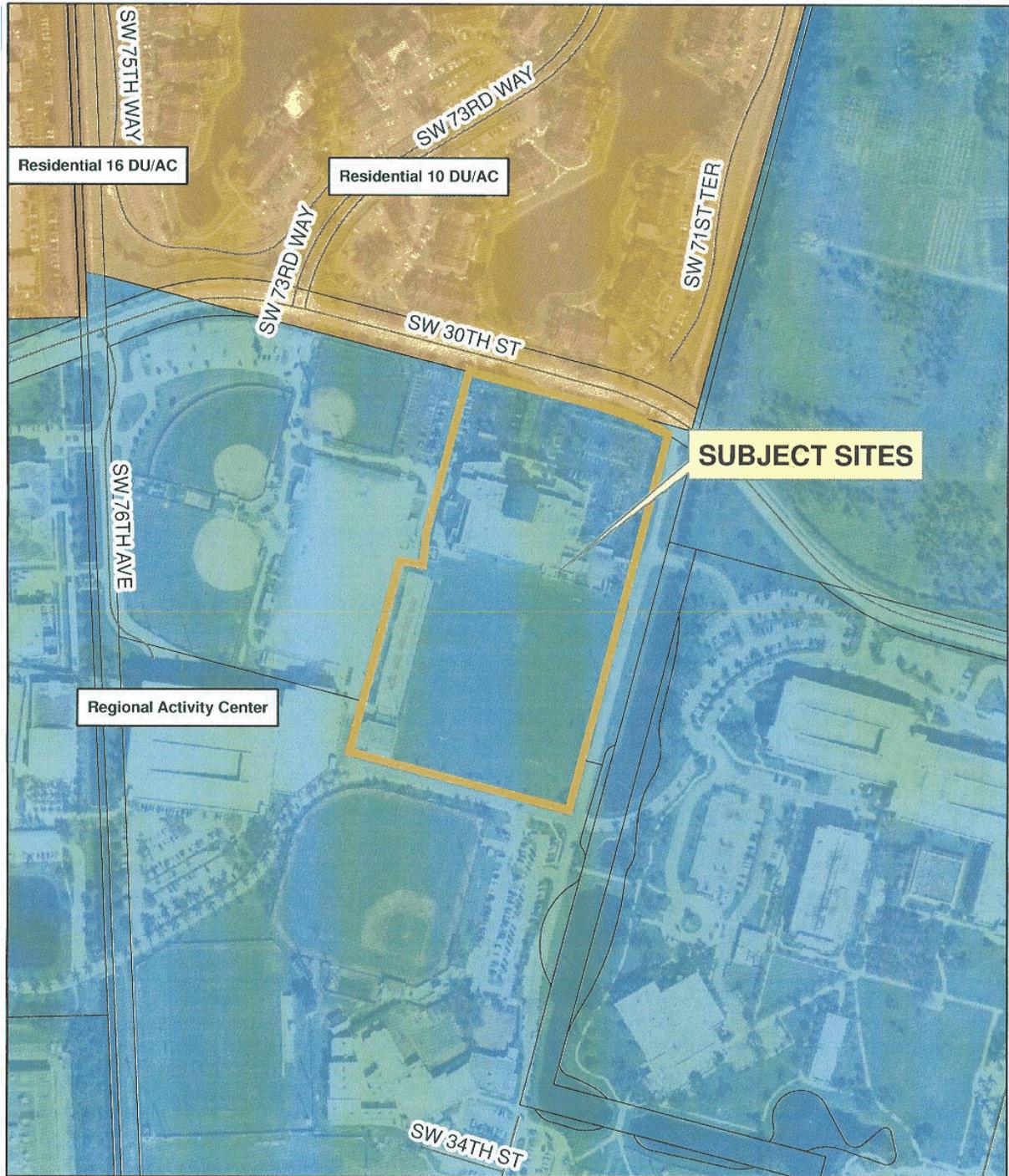
The above scheduled meetings were held, however none of the Town of Davie property owners attended.

The Miami Dolphins, Ltd., hope the above information fulfilled the requirements of Public Participation Ordinance concerning this application process.

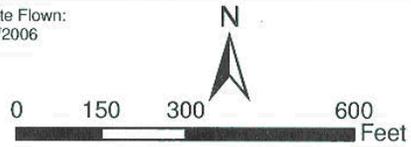
Sincerely,


Matthew H. Thomas
Staff Counsel

Exhibit 7 (Future Land Use Plan Map)



Date Flown:
12/2006

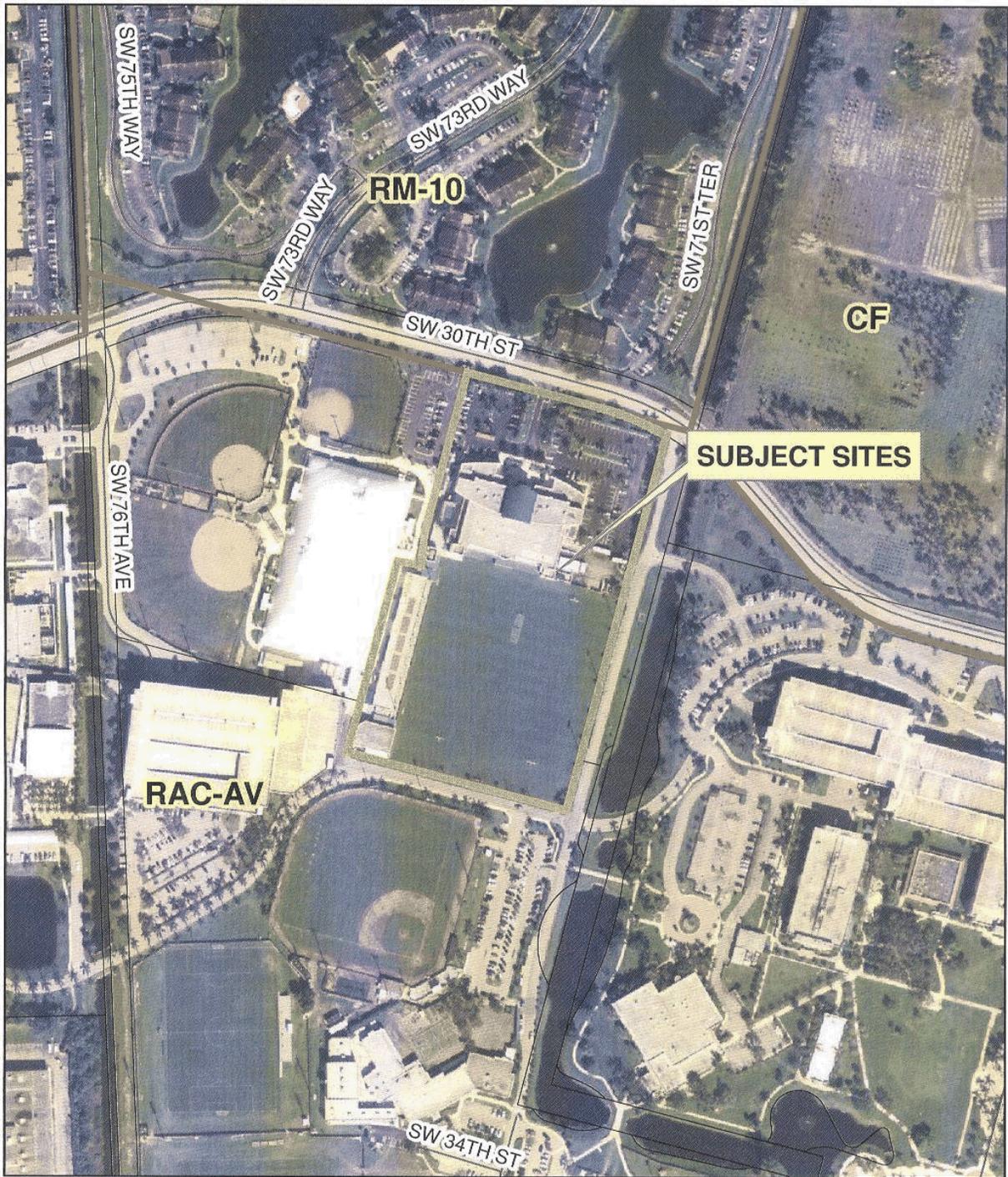


Prepared by the Town of Davie GIS Division

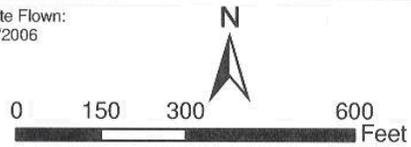
Future Land Use Map

Prepared by: ID
Date Prepared: 7/19/07

Exhibit 8 (Aerial, Zoning, and Subject Site Map)



Date Flown:
12/2006



Prepared by the Town of Davie GIS Division

Zoning and Aerial Map

Prepared by: ID
Date Prepared: 7/19/07

