

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Council members

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

SUBJECT: Master Site Plan
Application No., MSP 11-1-00
Project Name and Location: Nova University Master Plan
3301 College Avenue

TITLE OF AGENDA ITEM: Nova University Master Plan

REPORT IN BRIEF: The proposed master plan reflects a four level parking garage, pedestrian and vehicular improvements, landscaping and the location of a future business school and previously approved library. All of the master plan elements will be located on the north central section of the campus constructed within a four phase plan as noted on sheet L201 of the site plan. The existing internal roadway alignment will be modified along the northern limits of the site plan to maintain off street parking as well as create a continuous east-west connection through the campus from the law school to Dolphin Drive. The new roadway will also link the the proposed parking garage with existing and proposed campus buildings. The main entrance to the north will be expanded and landscaped to create a grand vehicular approach leading to the main library. The entrance road will terminate into a circular drop off where pedestrians can then proceed through a landscaped courtyard of decorative pavers, planters and fountains to the north and west sides of the library. All existing trees on will be relocated and preserved on site.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committee: Motion to approve subject to and including staff's recommendations, Engineering comments, and to finalize landscape plans with staff at a later date (Motion carried 4-0, February 27, 2001).

RECOMMENDATION(S): Based upon the above, staff recommends approval of application MSP 11-1-00 subject to the following conditions prior to the issuance of a building permit.

1. Providing the missing landscape keys on the plant list for PD, TAB, CS and LAG.
2. Providing the parking garage elevations to the scale noted on the plans. area openspace, on-lot openspace, and VUA.

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

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

Revisions:

Exhibit "A"

Original Report Date: February 23, 2001

**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: Master Plan approval

Address/Location: 3301 College Avenue

Land Use Plan Designation: Community Facility

Existing Zoning: CF

Existing Use: University

Proposed Use: Parking garage, pedestrian walks, roadway realignment, and landscaping.

Surrounding Land Use:

North ,South, East and West: Community Facility

Surrounding Zoning:

ZONING HISTORY

Previous request on the same property:

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site Plan:* The proposed master plan reflects a four level parking garage, pedestrian and vehicular improvements, landscaping and the location of a future business school and previously approved library. All of the master plan elements will be located on the north central section of the campus constructed within a four phase plan as noted on sheet L201 of the site plan. The existing internal roadway alignment will be modified along the northern limits of the site plan to maintain off street parking as well as create a continuous east-west connection through the campus from the law school to Dolphin Drive. The new roadway will also link the the proposed parking garage with existing and proposed campus buildings. The main entrance to the north will be expanded and landscaped to create a grand vehicular approach leading to the main library. The entrance road will terminate into a circular drop off where pedestrians can then proceed through a landscaped courtyard of decorative pavers, planters and fountains to the north and west sides of the library.
2. *Buildings:* The proposed parking garage will be located in an open area of existing ground level parking with direct access to the main entrance road as well as the east-west roadway. The structure will consist of four levels accommodating 1,526 cars. The overall height to the top of the stairwell is 50.5'. The allowable height would be 43.75' considering a 25% increase for mechanical features (ie. stairwell). A variance has been processed to exceed the allowable height. The business school will not be part of this approval except for noting its future location within the site.
3. *Landscaping:* Landscaping will be enhanced throughout the proposed master plan to include all of the ground level parking areas, roadways, courtyards and open green areas around the business school and library. The north entrance reflects Royal Palms that line the sides of the roadway up to the main library. A center landscape median

has been designed to incorporate additional landscaping to include Date Palms, Chinese Fan Palms, shrubs and groundcovers. The pedestrian courtyards to the north and west sides of the library will have Royal Palms and Crepe Myrtle trees incorporated into a decorative paving design and fountain feature. The majority of the existing tree and palm materials within the limits of work will be relocated on site.

4. *Drainage/Open Space information* . Approximately 40.2% of the proposed 34 acre master plan has been devoted to pervious area.

Summary of Significant Development Review Agency Comments

None

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. Providing the missing landscape keys on the plant list for PD, TAB, CS and LAG.
2. Providing the parking garage elevations to the scale noted on the plans.

MSP 11-1-00

Site Plan Committee

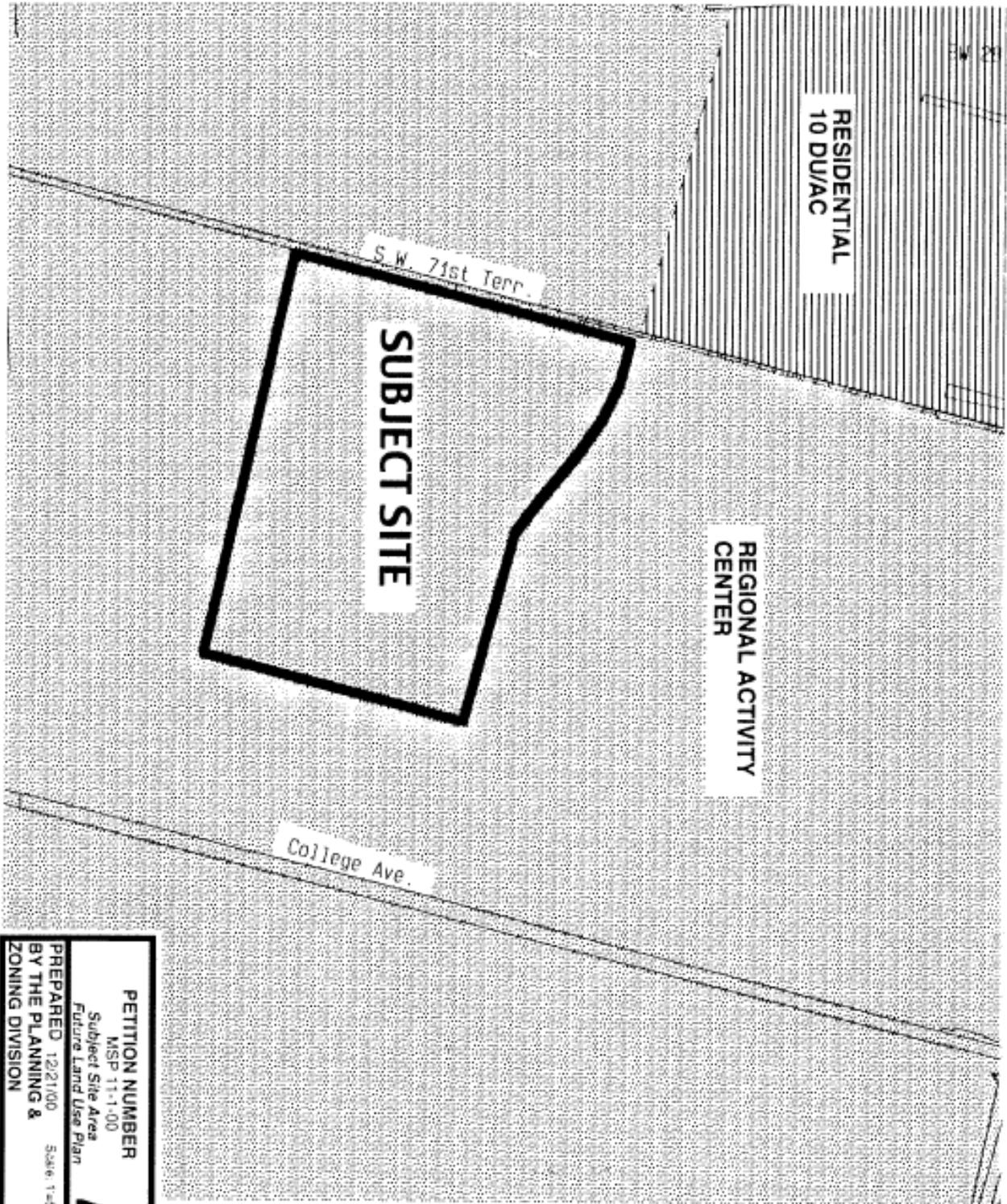
SITE PLAN COMMITTEE RECOMMENDATION: Motion to approve subject to and including staff's recommendations, Engineering comments, and to finalize landscape plans with staff at a later date. (Motion carried 4-0, February 27, 2001).

Exhibits

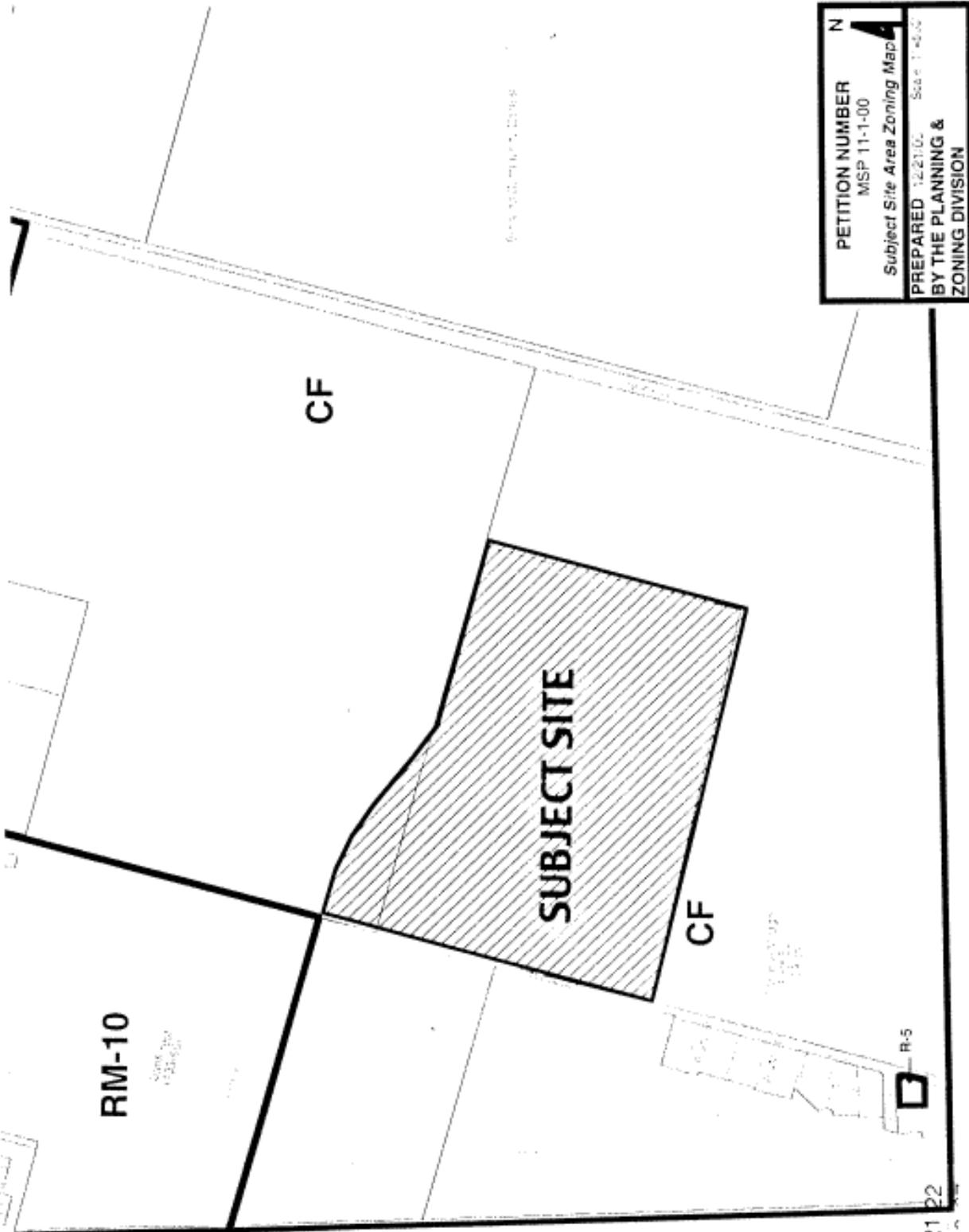
1. Land Use Map
2. Subject Site
3. Aerial

Prepared by: _____

Reviewed by: _____



PETITION NUMBER N
 MSP 11-1-00
 Subject Site Area
 Future Land Use Plan
PREPARED 12/21/00 Scale: 1"=500'
BY THE PLANNING & ZONING DIVISION



PETITION NUMBER
MSP 11-1-00

Subject Site: Area Zoning Map

PREPARED 12/21/00 **Scale** 1"=40.00'

BY THE PLANNING & ZONING DIVISION



MSP 11-1-00

