

**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 Oppenheimer Nolan, Deputy Planning and Zoning Manager

SUBJECT: Nova Southeastern University - Amendment to the Master Site Plan

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: Amendment to the Master Site Plan for
Nova Southeastern University.
3301 College Avenue, Davie Florida

REPORT IN BRIEF:

Background

The Town Council adopted Ordinance 2004-001 on January 7, 2004 approving the zoning creation and designation of the Regional Activity Center - Academical Village (RAC-AV). This designation was placed upon the entire property currently owned by NSU, except a few individual parcels. As part of the ordinance and rezoning, a Master Plan was approved, consistent within the zoning designation for the entire campus.

As provided for within the regulations, any buildings identified on the Master Plan do not require review and recommendations by Site Plan Committee or approval by Town Council so long as they are consistent with the criteria established by the zoning district. Upon a finding by staff of inconsistency with the regulations, the applicant can appeal directly to the Town Council. In addition, any deviation or change to the Master Plan requires the normal procedure of review by Site Plan Committee and subsequent approval by Town Council.

The Master Plan

The Amendment to the NSU Master Plan identifies the overall lay-out of the NSU campus and new buildings. The first page of the Master Plan documents all on-going projects on the NSU campus and proposed projects. On-going projects include the law school addition, transit center, and University Center.

Major modifications and additions to the Master Plan include the following:

- University Park Plaza (mixed-use)
- University Plaza Hotel
- University Plaza Conference Center
- Medical Research Center
- Miami Dolphins Indoor Sports Pavilion
- Campus Linear Park

- Canal Park
- Campus Law/Amphitheater
- Tennis Center
- Student Residences

The criteria to review the modifications are detailed in Sections 12-32.400 through 12-32.419. of the land development code. The intent of the district is to encourage and promote large-scale development and redevelopment that facilitate a coordinated and balanced mix of land uses. The mix of land uses are to provide recreation/entertainment, various employment opportunities, and encourage the use of intermodal transit terminals connecting to local and regional transit routes.

The design lay-out of the campus allows students, faculty and others to circulate throughout the campus through shaded and safe pedestrian paths, realignment of streets and creation of new street connections. The addition of the transit center and the regular use of the NSU shuttle system work together to encourage use of the centrally located parking facilities on the campus.

The proposed new buildings, as part of this submittal are the Miami Dolphins Indoor Sports Pavilion and University Plaza.

University Plaza

The University Plaza is proposed for the southwestern portion of the NSU site on 30 acres. There are five (5) main parcels consisting of a total of 228,330 sq. ft. of retail, 495 residential units, a hotel, and 788,033 sq. ft. of office. The project anticipates being built in two (2) phases. In addition, parking garages are located within each parcel and a total of 4,363 parking spaces are anticipated at the completion of Phase 2.

The design of the University Plaza utilizes with a central boulevard leading to a traditional street grid with a hotel/conference center at one end and medical research center at the other. In the central core is an outdoors plaza complete with fountain and outdoor seating. This is located directly in front of the proposed Barnes and Noble bookstore. Townhomes and residential apartments are integrated into the overall design of the center including above the retail and offices.

The proposed architecture of the University Plaza is based upon the design of small villages throughout Europe that evolve over time. This results in buildings compatible and consistent with each other but not identical. The proposed architecture far exceeds the requirements of the RAC-AV zoning designation.

The overall height of the center cannot exceed 15 stories. However, only one portion of a building is proposed for 15 stories and this portion is then buffered with lower building heights along University Drive. The remaining structures are no more than 9 stories.

The proposed University Center will result in a destination location on University Drive. It is the beginning of the recognition that Davie is a university town complete with all the amenities found in such locations.

Miami Dolphins Indoor Sports Pavilion

Proposed internal to the campus, located off Abe Fischler Boulevard is the Miami Dolphins Indoor Training Facility. The design of the facility is consistent with those used throughout the football community and will be the first such dome in south Florida.

The structure is 70 feet in height and shaped as a dome. It is air-conditioned, provides artificial turf, and limited seating. The purpose of the dome is to allow football players to practice regardless of the outside natural conditions. These structures are inflated mesh panels, able to be quickly deflated in the event of a storm, accessed through air-locks to maintain a stabilized internal pressure. While the bubble has limited opportunity for ornamentation, landscaping and accents around the main entrances has been provided around the structure and additional landscaping along Abe Fischler Boulevard

Other Modifications

In addition to the major changes identified above, the ball fields have been realigned and centralized, the waterways have been reconfigured for a more natural appearance, and the main NSU academic campus has been consolidated into the northeast. The University School is proposed to be relocated to make room for the expanded sports complex and better connect the campus and University Center.

By approving the modifications identified in this plan, NSU can apply for and receive building permits for the projects submitted with complete sets of architecture. Buildings identified only in foot-print will still require review by staff DRC prior to approval of any building permits. If minor deviations (less than 20%) are made to this plan, staff has the ability to approve these internally. Major modifications and/or deviations to the plan or buildings not identified as part of the master plan require review by the Site Plan Committee and approval by Town Council prior to the issuance of building permits.

Conclusion

In conclusion, the proposed changes to the NSU Master Plan are consistent with the land development code. In addition, the changes represent the next step in recognizing the success of the Regional Activity Center in providing a sense of place for the entire Davie community.

PREVIOUS ACTIONS: N/A

CONCURRENCES: N/A

FISCAL IMPACT: N/A

RECOMMENDATION(S): Motion to approve.

Attachment(s): Master Site Plan