

STAFF REPORT  
Young World  
104-MP-83

A request to amend the note on the plat has been filed with the Planning and Development Management Division. This plat was approved by the Broward County Board of County Commissioners (“Board”) on May 7, 1985 for 290 townhouse units and 185,000 square feet of commercial use. The property is located on 56.6 acres on the east side of University Drive, between Southwest 30 Street and Southwest 39 Street, in the Town of Davie. The plat was recorded on August 25, 1985 (Plat Book 124, Page 43).

The current note on the face of the plat, approved by the Board on January 24, 2017 (Instrument No. 114675989) reads as follows:

The plat is currently restricted to 42,7000 square feet of classroom space, 66,750 of self-storage use, 17,000 square feet of commercial use, 8,000 square feet of bank, 50,000 square feet of office use, and 225 hotel rooms on Parcel A; 975,000 square feet of hospital use, 150,00 square feet of office use and 40,000 square feet of commercial use on Parcel B-2; 825 high rise units, 408,000 square feet of office use, 340,000 square feet of commercial use, 4,000 square feet of bank use, 250 hotel rooms, medical facility consisting of 603,000 square feet of classroom space, 140,000 square feet of clinic and 4,900 square of physical plant building on the remaining portions of Parcels B-1, C and D.

This restriction acknowledges the construction of a 4,503 square foot bank on Parcel B of the plat. However, for the purposes of impact fee assessment and concurrency review, the bank is vested for commercial use. Commercial/retail uses are not permitted within the office use and no additional freestanding banks or banks with drive-thru facilities are permitted except where they are specifically specified without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The applicant is requesting to reallocate entitlements on a portion of Parcel B-1 to Parcel B-2 by amending legal descriptions of Parcels B-1 and B-2 as illustrated in the attached sketch. The note language remains unchanged.

This request was evaluated by the Reviewing Agencies.

### **Land Use**

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the “Town of Davie Regional Activity Center” land use category. Planning Council staff note this plat is subject to the executed “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land uses in Regional Activity Center” as recorded in Official Record Book 41265, Page 15-20. The Town of Davie Regional Activity Center Permits 11,903 dwelling units. The first 8,729 dwelling units were not subject to Broward County land Use Plan Policy 2.16.2 (the associated amendment, PC 98-7, was adopted June 9, 1998); however, the additional 3,174 dwelling units were the subject of Broward County Land Use Plan amendment PCT 10-6, which was approved by the Broward County Commission on September 28,

2010. The amendment was subject to Policy 2.16.2 and was found to satisfy the same based on the Town of Davie's assessment of its affordable housing needs, solutions and accomplishments, and municipal actions that address the Town's implementation of affordable housing strategies.

### **Concurrency Review**

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. This request represents no change in the PM peak hour trips generated by development within the plat. The plat is located within the South Central Transportation Concurrency Management Area and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Broward County Land Development Code.

### **Impact Fees**

Road impact fees for 42,700 square feet of classroom space and 66,740 square feet of self-storage use on Parcel A; 185,000 square feet of commercial use on Parcels B-1 and B-2, a medical facility consisting of 603,000 square feet of classroom space, a 140,000 square foot clinic and a 4,900 square foot physical plant on Parcel C were paid, waived or exempted from impact fees. Additionally, 100,076 square feet of office use on Parcel B-1 was assessed impact fees that were satisfied by utilizing credit from 10,750 square feet of demolished commercial use and payment.

The impact fees assessed for any unbuilt development restricted in the plat note will be paid in accordance with the fee schedule specified in the Land Development Code at the time of review of construction plans submitted for County environmental review approval. Demolition credit applied towards the assessment of transportation concurrency fees may only be utilized for development which satisfies the above conditions. If a demolition permit for existing structures is issued more than eighteen (18) months prior to the date of development and environmental review of constructions plan, transportation concurrency fees shall be assessed and paid in accordance with the current fee schedule which may be amended every October 1, unless otherwise waived or exempted.

### **Reviewing Agency Comments**

The attached Resolution No. R 2018-331 adopted December 5, 2018 by the Town of Davie indicates no objection to the requested amendment.

This application has been reviewed by Highway Construction and Engineering Division staff who have no objections to this request.

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory. The Environmental Review Report coordinated by the Planning and Development Management Division is attached.

The Aviation Department has advised that any proposed construction on this property with a height exceeding 200 feet or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 or the Broward County Airport Zoning Ordinance apply. This plat is subject to the Notice to Prospective Purchasers of Potential Aircraft Overflights, Noise Impacts and Noise Mitigation Policy for Property in the Vicinity of County-Owned Airports recorded at Official Record Book 46238, Page 971. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

Broward County's consulting archaeologist has reviewed this request and, based on available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), has determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archeological or paleontological sensitivity. The consulting archaeologist also notes that this property is located in the Town of Davie and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. If any archaeological materials are discovered during the course of development, the property owner must notify the Planning Manager of the Town's Planning and Zoning Department at 954-797-1075, and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g).

In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).

Staff recommends **APPROVAL** of this request, provided the applicant:

- 1) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **May 7, 2020**.

The amended note must also include language stating the following:

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval are not issued for **Parcels B-1 and B-2** by **May 7, 2024**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or

- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed for **Parcels B-1 and B-2** by **May 7, 2024**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

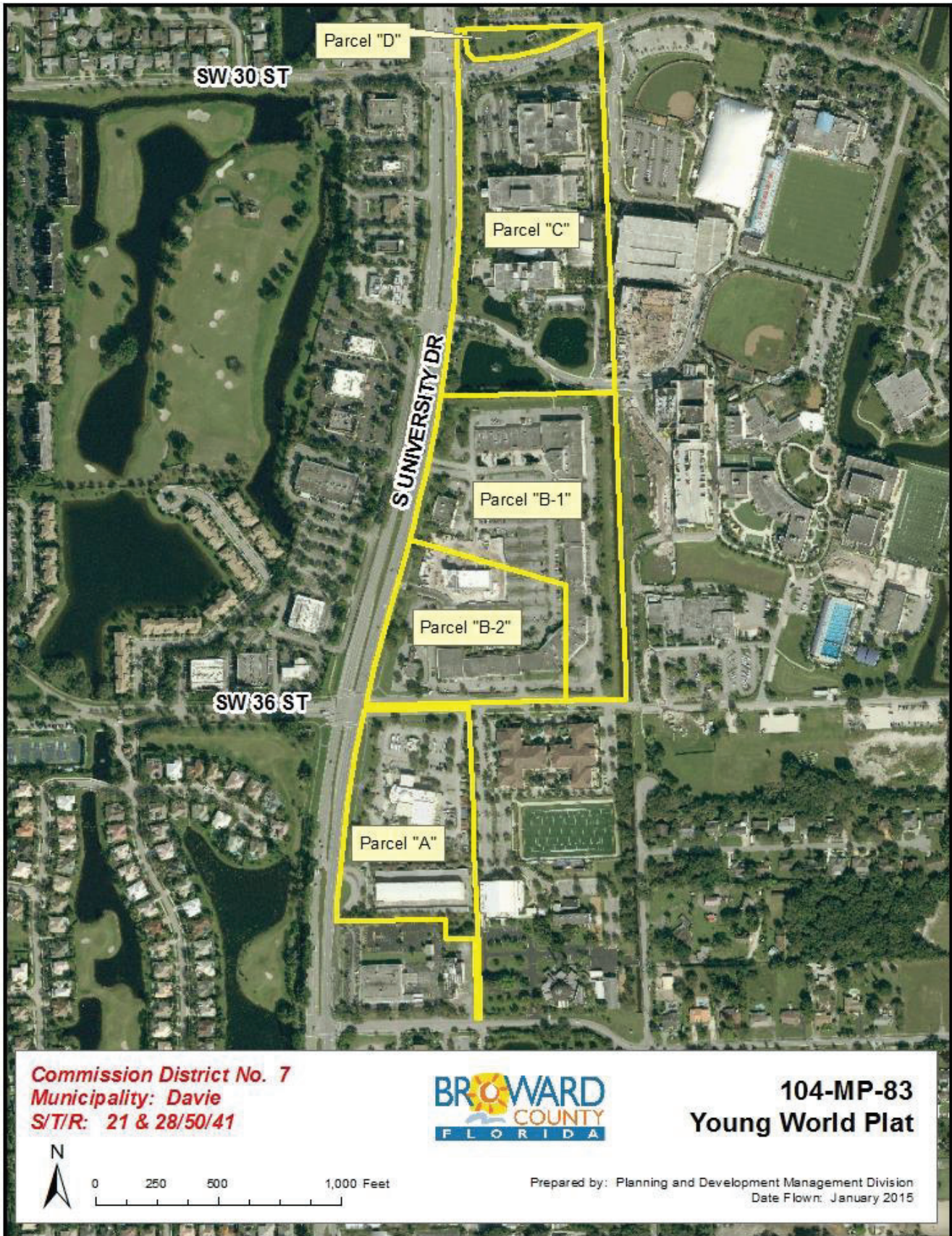
In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

*JWP*

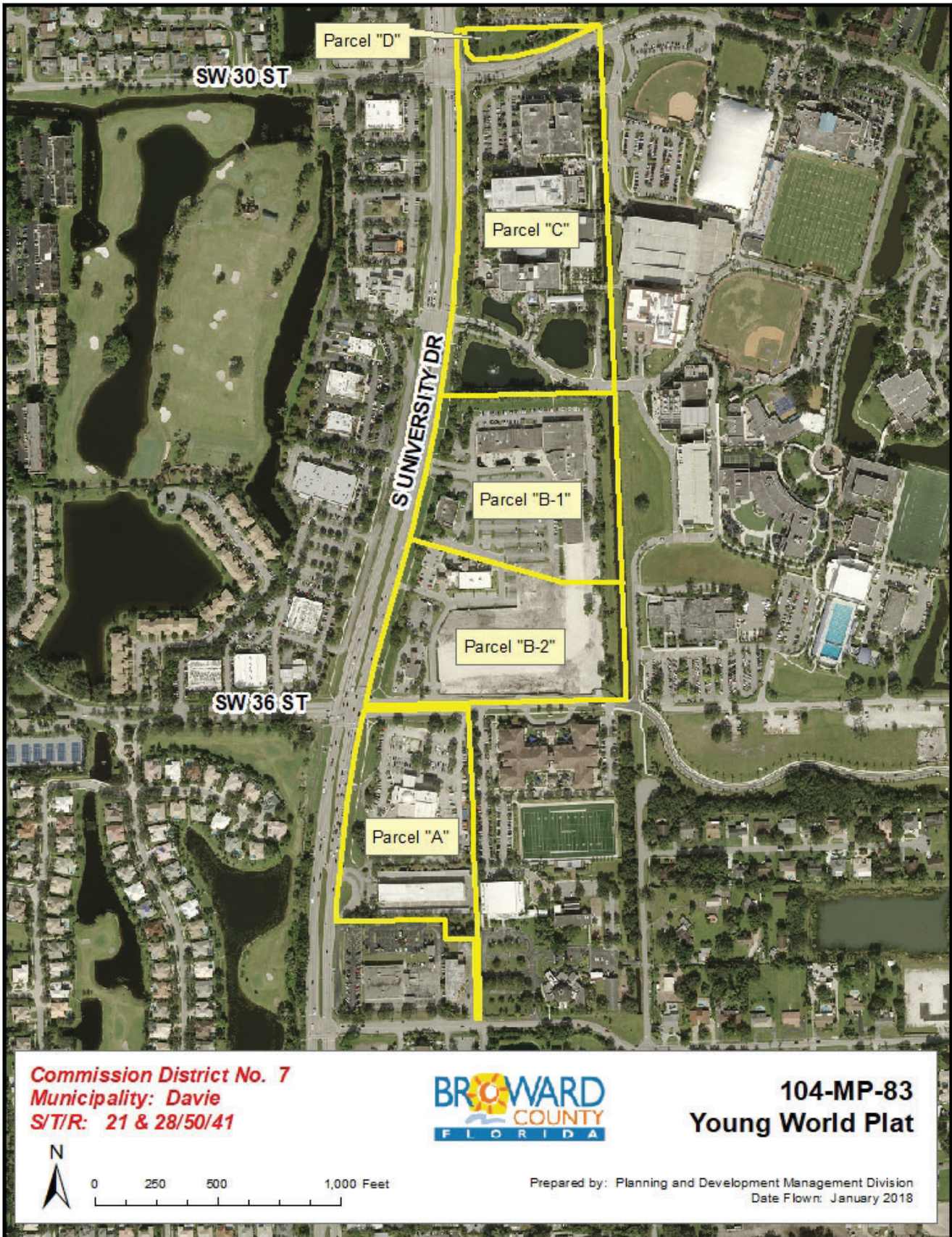


Existing






Proposed







TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Young World (104-MP-83)  
Town of Davie

DATE: February 13, 2019

Planning Council staff has reviewed the restrictive note on the above referenced plat as follows:

This plat is restricted to 42,700 square feet of classroom space, 66,750 square feet of self-storage, 17,000 square feet of commercial, 8,000 square feet of bank, 50,000 square feet of office use and 225 hotel rooms on Parcel A; 975,000 square feet of hospital use, 150,000 square feet of office use and 40,000 square feet of commercial use on Parcel B-2; 825 high-rise units, 408,000 square feet of office, 340,000 square feet of commercial, 4,000 square feet of bank, 250 hotel rooms, a medical facility consisting of 603,000 square feet of classroom space, 140,000 square foot clinic and 4,900 square foot physical plant building on the remaining portion of Parcel B-1, C and D.

The Future Land Use Element of the Town of Davie Comprehensive Plan is the effective land use plan for the Town of Davie. That plan designates the area covered by this plat for the uses permitted in the "Town of Davie Regional Activity Center" land use category. This plat is generally located on the east side of University Drive, between Southwest 30 Street and Father Gabriel O'Reilly Path.

This plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 41265, Pages 15-20.

Further, it is noted that the Town of Davie Regional Activity Center permits 11,903 dwelling units. The first 8,729 dwelling units were not subject to Broward County Land Use Plan Policy 2.16.2 (the associated amendment, PC 98-7, was adopted June 9, 1998); however, the additional 3,174 dwelling units were the subject of Broward County Land Use Plan amendment PCT 10-6, which was approved by the Broward County Commission on September 28, 2010. The amendment was subject to Policy 2.16.2 and was found to satisfy the same based on the Town of Davie's assessment of its affordable housing needs, solutions and accomplishments, and municipal actions that address the Town's implementation of affordable housing strategies.

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The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:KJW

cc: Rick Lemack, Town Administrator  
Town of Davie

David Quigley, Manager, Planning and Zoning Division  
Town of Davie





RESOLUTION NO. R 2018-331

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE BOUNDARY OF PARCELS B-1 AND B-2 ON THE PLAT KNOWN AS YOUNG WORLD PLAT, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the plat known as Young World Plat was recorded in the public records of Broward County, Plat Book 124 - Page 43;

WHEREAS, the owner desires to amend the boundary of Parcels B-1 and B-2 within said plat;  
and

WHEREAS, Broward County requires that the Town of Davie concur with this revision prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The Town Council of the Town of Davie does hereby approve the proposed amendment to the "Young World Plat" (Plat Book 124 - Page 43 of the Broward County Records) as described in Exhibit "A".

SECTION 2. Any improvements required to satisfy Transit Oriented Concurrency should be located within the Town of Davie on the local road network.

SECTION 3. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 5<sup>TH</sup> DAY OF DECEMBER, 2018.

  
MAYOR/COUNCILMEMBER

ATTEST:

  
TOWN CLERK

APPROVED THIS 5<sup>TH</sup> DAY OF DECEMBER, 2018.