

STAFF REPORT  
Nova University No. 1  
241-MP-89

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 8, 1990 for a not-for-profit independent educational institution of higher learning, and restricted to the building which were existing on March 2, 1990, plus a 23,000 square foot physical plant building, a 120,000 square foot law school, a 60,000 square foot business school and a 10,000 square foot science lab. The property is located on 190.1 acres on the south side of Southwest 30 Street, between Southwest 75 Avenue and College Avenue, in the Town of Davie. The plat was recorded on February 5, 1991 (Plat Book 146, Page 49).

The current note on the face of the plat, approved by the Board on September 23, 2008 (Instrument No. 108242321) reads as follows:

**Parcel A-1 of this plat is restricted to 200,000 square feet of office use and 40,000 square feet of retail use.**

The balance of this plat is restricted to 1,463,000 square feet of college classroom and office facilities (709,000 square feet existing, 754,000 square feet proposed); 985,000 square feet of dormitory buildings (385,000 square feet existing, 600,000 square feet proposed), consisting of 2,911 residential dormitory beds (1,161 beds existing, 1,750 beds proposed); a 76,000 square foot sports training facility (56,000 square feet existing, 20,000 square feet proposed) with 15,000 square feet of existing bleachers and 97,000 square feet of existing ancillary covered practice field; a 287,000 square foot existing student center; 2,000 square feet of pre-k classroom and office space (450 square feet existing and 1,550 square feet proposed); an 127,000 square foot elementary school (42,000 square feet existing and 85,000 square feet proposed); a 52,000 square foot middle school (32,000 square feet existing and 20,000 square feet proposed); an 87,000 square foot high school (65,000 square feet existing, 22,000 square feet proposed), 70,000 square feet of auditorium/performing arts/classroom for grades K-12; an 84,000 square foot sports center for grades K-12 (24,000 square feet existing, 60,000 square feet proposed); a 50 meter competition pool for grades K-12; 85,000 square feet of utility buildings (20,000 sq. ft. existing, 65,000 sq. ft. proposed); 15,000 bleacher seats associated with campus spectator activities; 22,000 square feet of modular buildings associated with campus spectator activities (2,000 square feet existing and 20,000 square feet proposed); 20,000 square feet of modular classroom and office buildings (7,000 square feet existing and 13,000 square feet proposed); and a 325,000 square foot existing library.

The applicant is requesting to eliminate the 200,000 square feet of office use and 40,000 square feet of retail use and add 250 high rise units and 15,000 square feet of commercial use to Parcel A-1. The proposed note language reads as follows:

**Parcel A-1 of this plat is restricted to 250 high rise units and 15,000 square feet of commercial use.**

The balance of this plat is restricted to 1,463,000 square feet of college classroom and office facilities (709,000 square feet existing, 754,000 square feet proposed); 985,000 square feet of dormitory buildings (385,000 square feet existing, 600,000 square feet proposed), consisting of 2,911 residential dormitory beds (1,161 beds existing, 1,750 beds proposed); a 76,000 square foot sports training facility (56,000 square feet existing, 20,000 square feet proposed) with 15,000 square feet of existing bleachers and 97,000 square feet of existing ancillary covered practice field; a 287,000 square foot existing student center; 2,000 square feet of pre-k classroom and office space (450 square feet existing and 1,550 square feet proposed); an 127,000 square foot elementary school (42,000 square feet existing and 85,000 square feet proposed); a 52,000 square foot middle school (32,000 square feet existing and 20,000 square feet proposed); an 87,000 square foot high school (65,000 square feet existing, 22,000 square feet proposed), 70,000 square feet of auditorium/performing arts/classroom for grades K-12; an 84,000 square foot sports center for grades K-12 (24,000 square feet existing, 60,000 square feet proposed); a 50 meter competition pool for grades K-12; 85,000 square feet of utility buildings (20,000 sq. ft. existing, 65,000 sq. ft. proposed); 15,000 bleacher seats associated with campus spectator activities; 22,000 square feet of modular buildings associated with campus spectator activities (2,000 square feet existing and 20,000 square feet proposed); 20,000 square feet of modular classroom and office buildings (7,000 square feet existing and 13,000 square feet proposed); and a 325,000 square foot existing library.

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 a decrease of 390 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 assessed for the remainder of the plat were satisfied by waiver or through a traffic concurrency agreement which required the construction of a transit terminal. The impact fees subject to waiver were waived by the Board pursuant to satisfying the requirements of Section 5-184(b)(2)(3), which states, "the County Commission may waive, upon a request therefor, dedications of land, payments of money in lieu thereof, or other fees required by this division if the County Commission finds that the proposed building will serve a public purpose and promote the public health or safety, or is for a public library or a public park except for commercial recreation uses)." The development proposed in this request on Parcel A-1 has not been identified by the applicant as meeting the above conditions; therefore, the PM peak hour trips generated by this request which do not satisfy the above conditions shall be subject to transportation concurrency fees. Additionally, the 250 high rise units shall be subject to school impact, regional park impact and administrative fees. The fees will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. 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 2019-042 adopted January 23, 2019 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 and is not adjacent to a site in the inventory. The Environmental Review Report coordinated by the Planning and Development Management Division is attached.

The Aviation Department has advised that this property is within 20,000-feet of Fort Lauderdale-Hollywood International Airport. Any proposed construction, 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. 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 21, 2020**.

The amended note must also include language stating the following:

- A) Any structure within this plat must comply with Section 2B.1.f., Development Review requirements of the Broward County Land Use Plan regarding hazards to air navigation.
- B) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval are not issued for **Parcel A-1** by **May 21, 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
- C) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed for **Parcel A-1** by **May 21, 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.

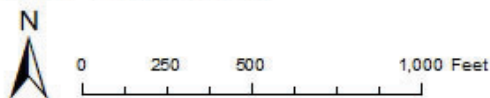
*JWP*



**Commission District No. 7**  
**Municipality: Davie**  
**S/T/R: 22 & 27/50/41**




**241-MP-89**  
**Nova University**  
**Plat No. 1**



Prepared by: Planning and Development Management Division  
Date Flown: January 2018



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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Nova University Plat No. 1 (Parcel A-1)  
(241-MP-89) Town of Davie

DATE: February 19, 2019

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat as follows:

FROM: Parcel A-1 is restricted to 200,000 square feet of office and 40,000 square feet of retail.

TO: Parcel A-1 is restricted to 250 high rise units and 15,000 square feet of commercial uses.

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 south side of Southwest 30 Street, between Southwest 76 Avenue and College Avenue.

Regarding the proposed uses, 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.

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.

**Nova University Plat No. 1**  
**February 19, 2019**  
**Page Two**

BBB:GSM

cc: Rick Lemack, Town Administrator  
Town of Davie

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





RESOLUTION NO. R 2019-042

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS NOVA UNIVERSITY NO. 1, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the plat known as "Nova University No. 1" was recorded in the public records of Broward County in Plat Book 146, Page 49;

WHEREAS, the owner desires to amend the restrictive note associated with said plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this amendment 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 "Nova University No. 1" Plat (Plat Book 146, Page 49 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 23<sup>RD</sup> DAY OF JANUARY, 2019.

  
MAYOR/COUNCILMEMBER

ATTEST:  
  
TOWN CLERK

APPROVED THIS 23<sup>RD</sup> DAY OF JANUARY, 2019.

Approved as to Form and Legality:

  
TOWN ATTORNEY

**ENVIRONMENTAL REVIEW AND COMMENTS REPORT  
TO THE PLANNING AND DEVELOPMENT MANAGEMENT DIRECTOR**

**Application:** Delegation Request to amend the note to 250 high rise units and 15,000 square feet commercial use on Parcel A-1.  
**File Number:** 241-MP-89  
**Project Name:** Nova University Plat No. 1  
**Comments Due:** February 19, 2019  
**Development Type:** Parcel A-1: Residential (250 High Rise Units); Commercial (15,000 Square Feet)

The Planning and Development Management Division of the Broward County Environmental Protection and Growth Management Department (EPGMD) has coordinated with other Divisions in this Department along with the County Health Department to provide the following comments on the above referenced plat:

**Surface Water Management**

This plat is located in the Town of Davie and is in the Central Broward Water Control District. Surface water management plans for this plat must meet the criteria of the Water Control District. A surface water management permit must be obtained from this District prior to any construction.

**Potable Water Review**

This plat will be served by the Town of Davie's Water Treatment Plant which has a capacity of 10.000 MGD and a maximum daily flow of 9.580 MGD, and the estimated project's flow is 0.089 MGD. Therefore, according to the Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses at this point in time.

**Wastewater Review**

Wastewater Treatment Plant:	<b>Davie 2</b>
Flow Data:	<b>As of 12/18</b>
EPGMD Licensed Capacity	<b>4.8500 MGD</b>
12 Month Average Flow:	<b>1.0900 MGD</b>
Existing Flow Reserved by Building Permit:	<b>0.1080 MGD</b>
Total Committed Flow:	<b>1.1980 MGD</b>
Estimated Project Flow:	<b>0.0640 MGD</b>

In accordance with Section 5-182(g) of the Broward County Land Development Code, to date the existing wastewater treatment and disposal facility has sufficient plant capacity to provide for the wastewater treatment and disposal needs of the development proposed by this application.

The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.

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**Natural Resources Preservation**

This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 H:V) to a depth of two 2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of south Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section.

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the Town of Davie if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dadb9c>

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**Additional Comments Addressing Certain Environmental Protection Actions Needed to Implement the Project**

1. An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
2. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
3. A demolition notice of the existing use may be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
4. A Storage Tank License may be required if there will be fuel storage associated with either an emergency generator system or a service station. Contact the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.
5. The subject plat is in the vicinity of a known contaminated site and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.

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Be advised that approval of a plat note amendment does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of Building Permit approval. Connections to such systems are approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of Building Permits by the appropriate Building Department for any structures that are to be built on the platted site. These comments do not indicate a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.



Planning and Development Management Division  
Environmental Protection and Growth Management Department  
Board of County Commissioners, Broward County, Florida

**Application to Amend or Revise Level of Approved Development**

**INSTRUCTIONS**

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in **black ink**.

**PROJECT INFORMATION**

Plat Name Nova University No. 1

Plat Number \_\_\_\_\_ Plat Book - Page 146 - 49 (If recorded)

Owner/Applicant NOVA Southeastern University Inc. Phone \_\_\_\_\_

Address 3301 College Ave. City Davie State FL Zip Code 33314

Owner's E-mail Address djalfonso@nova.edu Fax # \_\_\_\_\_

Agent Nectaria M. Chakas, Esq. / Lochrie & Chakas, P.A. Phone 954-779-1123

Contact Person Nectaria M. Chakas

Address 1401 East Broward Boulevard City Fort Lauderdale State FL Zip Code 33301

Agent's E-mail Address nchakas@lochrielaw.com Fax # \_\_\_\_\_

**PROPOSED CHANGES**

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat See attached narrative

Proposed note for entire plat See attached narrative

**PLEASE ANSWER THE FOLLOWING QUESTIONS**

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?  
 Yes  No  Don't Know  
 If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)?  Yes  No  
 If YES, provide LUPA number: \_\_\_\_\_

Does the note represent a change in TRIPS?  Increase  Decrease  No Change  
 Does the note represent a major change in Land Use?  Yes  No

Will project be served by an approved potable water plant? If YES, state name and address.  Yes  No  
Broward County

Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
Broward County

Are on-site wells for potable water currently in use or proposed?  Yes  No  
 If YES, see page 2 of this form for additional required documentation.

Are septic tanks current in use or proposed?  Yes  No  
 If YES, see page 2 of this form for additional required documentation.

Estimate or state the total number of on-site parking spaces to be provided SPACES \_\_\_\_\_

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS N/A

Number of students for a daycare center or school STUDENTS N/A

Reasons for this request (Attach additional sheet if necessary.) See attached narrative

**FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT**

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Development Management staff if you have any questions.

**Please see reverse side for Required Documentation and Owner/Agent Certification**

**REQUIRED DOCUMENTATION:** Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- Recorded or approved plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- Current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- Signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check for the application fees made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

*School Concurrency Submission Requirements*

- **RESIDENTIAL APPLICATIONS ONLY:** Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.

**REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS**

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
Parcel "A" is vacant; this amendment is only for A-1; it does not affect the remainder of parcels.	15,000 sq ft/decrease of commercial use 250 du/		No	Yes	

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

**OWNER/AGENT CERTIFICATION**

State of Florida

County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent Neobria Chakas

Sworn and subscribed to before me this    day of January, 2019

by Neobria Chakas  He/she is personally known to me or

Has presented nk

Signature of Notary Public Elizabeth Mendez

Type or Print Name Elizabeth Mendez

Notary Identification: ELIZABETH MENDEZ, Notary Public - State of Florida, Commission # FF 243021, Expiration Date: Apr 01, 2019

**FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Time                      Application Date                      Acceptance Date                     

Comments Due                      C.C. Mtg. Date                      Fee \$                     

Plats       Survey       Site Plan       City Letter       Agreements

Other Attachments(Describe)                     

Title of Request                     

Distribute to:  Full Review       Planning Council       School Board       Land Use & Permitting

Health Department (on septic tanks and/or wells)       Zoning Code Services (unincorporated area only)

Planning & Redevelopment (unincorporated area only)       Other                     

Adjacent City                      Received by



1401 EAST BROWARD BOULEVARD, SUITE 303  
FORT LAUDERDALE, FLORIDA 33301  
DIRECT PHONE: 954.779.1123  
E-MAIL: NCHAKAS@LOCHRIELAW.COM  
MAIN PHONE: 954.779.1119  
FAX: 954.779.1117

**Owners:** Nova Southeastern University, Inc.

**Project Address:** 3301 College Ave., 7500/7550 SW 30 Street, Davie, FL 33314

**Project Name:** NOVA University No. 1 - Plat Note Amendment

**January 11, 2019**

**Scope of Work**

**1. General Description.** Nova Southeastern University, Inc. (the "Applicant") is requesting a plat note amendment to the NOVA University No. 1 Plat (PB 146, Page 49) ("Plat"). The last amendment to notation on plat was recorded on November 7, 2008. The plat note was amended in November 7, 2008 by Official Records Book 45799, Book 833. The Applicant is requesting to amend Parcel A-1 of the Plat. This proposed plat note amendment accomplishes the following:

- a. **Amendment to Parcel A-1.** Applicant is proposing to add 250 high rise units to Parcel A-1 and to reduce the square footage of commercial uses to 15,000 sf of commercial use (was 200,000 sf of office and 40,000sf of retail) (Sketches and legal descriptions for Parcel A-1 are included with this submittal).
- b. No changes are proposed to the remainder of the Plat.
- c. This will result in a net reduction in traffic and will allow 225,000 sf of commercial uses to be released into the Regional Activity Center pool for allocation to other projects.

**2. New Plat Note Language.** Below is the current language and the proposed language:

**CURRENT PLAT NOTE:**

**Parcel A-1** of this plat (see attached legal description) is restricted to 200,000 square feet of office and 40,000 square feet of retail.

**The balance of this plat is restricted to:**

1,463,000 square feet of college classroom and office facilities (709,000 square feet existing, 754,000 square feet proposed); 985,000 square feet of dormitory buildings (385,000 square feet existing, 600,000 square feet proposed), consisting of 2,911 residential dormitory beds (1,161 beds existing, 1,750 beds proposed); a 76,000 square foot sports training facility (56,000 square feet existing, 20,000 square feet proposed) with 15,000 square feet of existing bleachers and 97,000 square feet of existing ancillary covered practice field; a 287,000 square foot existing student center; 2,000 square feet of pre-k classroom and office space (450 square feet existing and 1,550 square feet proposed); an 127,000 square foot elementary school (42,000 square feet existing and 85,000 square feet proposed); a 52,000 square foot middle school (32,000 square feet existing and 20,000 square feet proposed); an 87,000 square foot high school (65,000 square feet existing, 22,000 square feet proposed), 70,000 square feet of auditorium/performing arts/classroom for grades K-12; an 84,000 square foot sports center for grades K-12 (24,000 square feet existing, 60,000 square feet proposed); a 50 meter competition pool for grades K-12; 85,000 square feet of utility buildings (20,000 sq. ft. existing, 65,000 sq. ft. proposed); 15,000 bleacher seats associated with campus spectator activities; 22,000 square feet of modular buildings associated with campus spectator activities

(2,000 square feet existing and 20,000 square feet proposed); 20,000 square feet of modular classroom and office buildings (7,000 square feet existing and 13,000 square feet proposed); and a 325,000 square foot existing library.

Freestanding banks or banks with drive-thru facilities are not permitted within the plat. Commercial/retail uses are not permitted within the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

**PROPOSED PLAT NOTE:**

Parcel A-1 of this plat (see attached legal description) is restricted to **250 high rise units and 15,000 square feet of commercial uses.** ~~200,000 square feet of office, 40,000 square feet of retail.~~

The balance of this plat is restricted to 1,463,000 square feet of college classroom and office facilities (709,000 square feet existing, 754,000 square feet proposed); 985,000 square feet of dormitory buildings (385,000 square feet existing, 600,000 square feet proposed), consisting of 2,911 residential dormitory beds (1,161 beds existing, 1,750 beds proposed); a 76,000 square foot sports training facility (56,000 square feet existing, 20,000 square feet proposed) with 15,000 square feet of existing bleachers and 97,000 square feet of existing ancillary covered practice field; a 287,000 square foot existing student center; 2,000 square feet of pre-k classroom and office space (450 square feet existing and 1,550 square feet proposed); an 127,000 square foot elementary school (42,000 square feet existing and 85,000 square feet proposed); a 52,000 square foot middle school (32,000 square feet existing and 20,000 square feet proposed); an 87,000 square foot high school (65,000 square feet existing, 22,000 square feet proposed), 70,000 square feet of auditorium/performing arts/classroom for grades K-12; an 84,000 square foot sports center for grades K-12 (24,000 square feet existing,

60,000 square feet proposed); a 50 meter competition pool for grades K-12; 85,000 square feet of utility buildings (20,000 sq. ft. existing, 65,000 sq. ft. proposed); 15,000 bleacher seats associated with campus spectator activities; 22,000 square feet of modular buildings associated with campus spectator activities (2,000 square feet existing and 20,000 square feet proposed); 20,000 square feet of modular classroom and office buildings (7,000 square feet existing and 13,000 square feet proposed); and a 325,000 square foot existing library.

Freestanding banks or banks with drive-thru facilities are not permitted within the plat. Commercial/retail uses are not permitted within the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.



FOR: UNIVERSITY ASSOCIATES, LTD.

## SKETCH AND DESCRIPTION "PARCEL A-1"

### LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", NOVA UNIVERSITY NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE VACATED 55 FOOT RIGHT OF WAY FOR S.W. 76th AVENUE (KIRKLAND ROAD) AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 26189, PAGE 323 OF SAID PUBLIC RECORDS DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL "B", "YOUNG WORLD PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 43 OF SAID PUBLIC RECORDS; THENCE NORTH 88°32'32" EAST ALONG THE EASTERLY EXTENSION OF THE NORTH BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 31.51 FEET; THENCE SOUTH 09°28'55" EAST, A DISTANCE OF 26.68 FEET; THENCE SOUTH 12°54'33" EAST, A DISTANCE OF 53.06 FEET; THENCE SOUTH 34°38'48" EAST, A DISTANCE OF 129.60 FEET; THENCE SOUTH 36°06'15" EAST, A DISTANCE OF 116.65 FEET; THENCE SOUTH 05°44'08" EAST, A DISTANCE OF 101.89 FEET; THENCE SOUTH 10°56'46" WEST, A DISTANCE OF 44.02 FEET; THENCE SOUTH 00°00'10" WEST, A DISTANCE OF 90.88 FEET; THENCE SOUTH 03°59'54" EAST, A DISTANCE OF 80.67 FEET; THENCE SOUTH 13°55'22" EAST, A DISTANCE OF 49.84 FEET; THENCE SOUTH 04°25'17" EAST, A DISTANCE OF 36.32 FEET; THENCE SOUTH 13°05'30" WEST, A DISTANCE OF 73.64 FEET; THENCE SOUTH 64°13'08" WEST, A DISTANCE OF 84.84 FEET; THENCE SOUTH 39°06'51" WEST, A DISTANCE OF 105.13 FEET; THENCE SOUTH 88°39'14" WEST, A DISTANCE OF 17.73 FEET; THENCE NORTH 02°19'26" WEST ALONG THE EAST BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 869.95 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. CONTAINING 117,789 SQUARE FEET OR 2.704 ACRES MORE OR LESS.

### NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE EAST BOUNDARY OF PARCEL "B", "YOUNG WORLD PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA WHICH BEARS SOUTH 02°19'26" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

### CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

### LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- L ARC LENGTH
- O.R.B. OFFICAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- R RADIUS
- R/W RIGHT-OF-WAY
- Δ CENTRAL ANGLE
- ////// NON VEHICULAR ACCESS LINE

GRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271

 JAN 08 2019

RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER NO 5799  
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

R:\SURVEY\2013\13-0036-175-12 UNIVERSITY PARK PLAZA\DRAWINGS\SKETCH\_AND\_DESC\E. TRANSFER

~~PARCEL 130036-175-12 TRANSFER FROM~~  
THIS IS ONLY A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D
1. REVISE DESCRIPTION VERBAGE	5/8/18	RY	RY
2. REVISE SKETCH TITLE	11/15/18	RY	RY



**GRAVEN • THOMPSON & ASSOCIATES, INC.**

ENGINEERS • PLANNERS • SURVEYOR'S

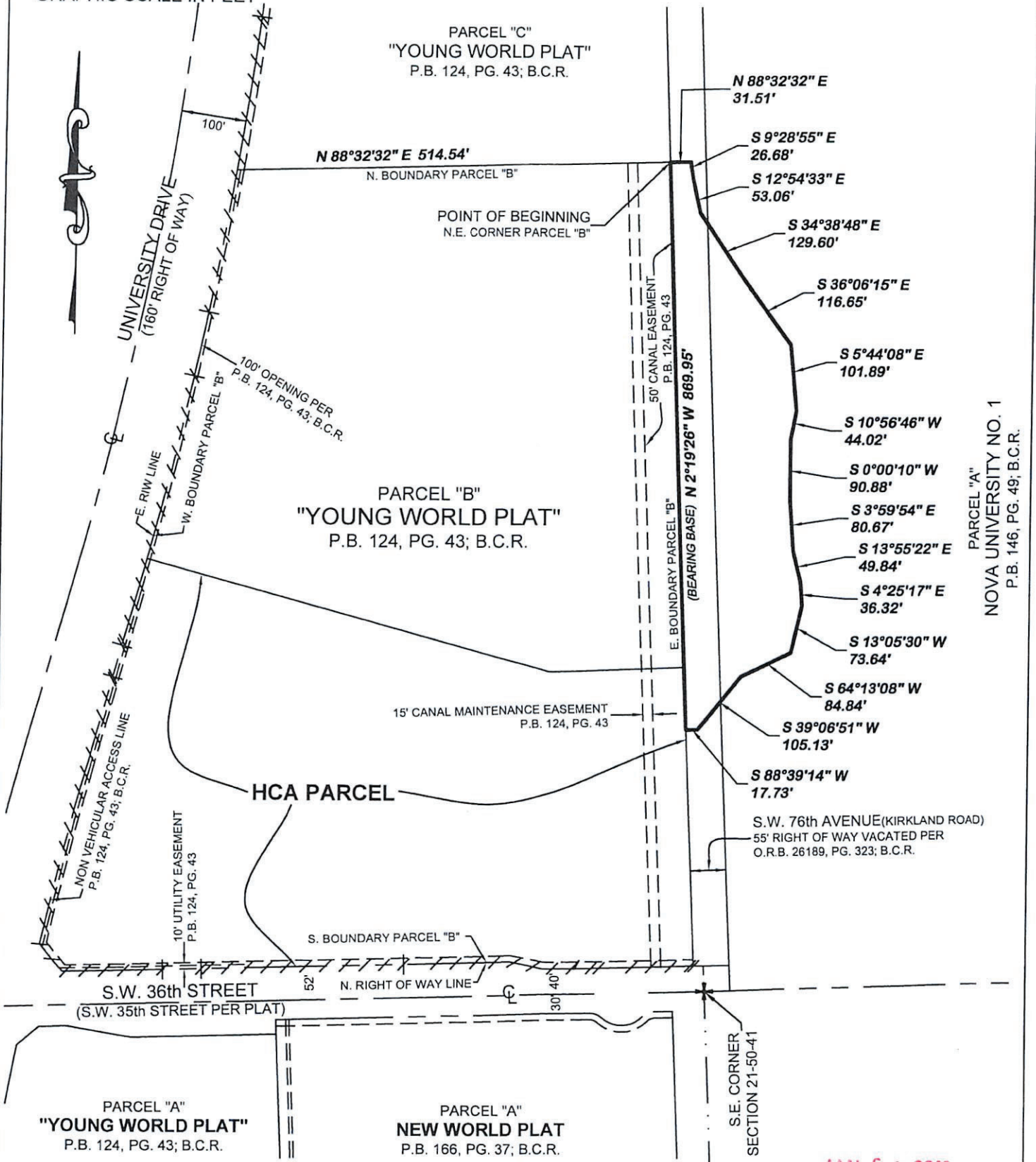
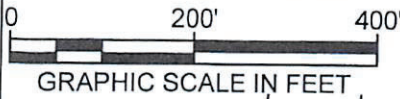
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400

FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271

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JOB NO.: 13-0036-175	SHEET 1 OF 2 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: DMD	DATED: 07-2817

# "PARCEL A-1"



PARCEL "A"  
NOVA UNIVERSITY NO. 1  
P.B. 146, PG. 49; B.C.R.

JAN 08 2019

R:\SURVEY\2013\13-0036-175-12 UNIVERSITY PARK PLAZA\DRAWINGS\SKETCH\_AND\_DESC\E. TRANSFER

**Craven Thompson & Associates, Inc.**  
 ENGINEERS PLANNERS SURVEYOR'S  
 3583 N.W. 63RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400  
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JOB NO.: 13-0036-175	SHEET 2 OF 2 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: DMD	DATED: 07-28-17