



# Broward County

## Legislation Details (With Text)

**File #:** 23-004 **Version:** 1

**Status:** Agenda Ready

**In control:** QUASI-JUDICIAL HEARING

**On agenda:** 2/7/2023 **Final action:** 2/7/2023

**Title:** MOTION TO APPROVE plat note amendment to Cornerstone Downtown Coral Springs (002-MP-20).  
(Commission District 3)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit 1 - Staff Report, 2. Exhibit 2 - Location Map, 3. Exhibit 3 - Planning Council, 4. Exhibit 4 - City Letter, 5. Exhibit 5 - FDOT Letter, 6. Exhibit 6 - School Capacity Availability Determination Letter, 7. Exhibit 7 - Environmental Review Report, 8. Exhibit 8 - Archaeological and Historical Resource Review, 9. Exhibit 9 - Applications

Date	Ver.	Action By	Action	Result
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### Broward County Commission Regular Meeting

**Director's Name:** Leonard Vialpando

**Department:** Resilient Environment **Division:** Urban Planning Division (Quasi)

### Information

#### Requested Action

MOTION TO APPROVE plat note amendment to Cornerstone Downtown Coral Springs (002-MP-20).  
(Commission District 3)

#### Why Action is Necessary

Chapter 5, Article IX of the Broward County Code of Ordinances ("Land Development Code") requires changes to previously approved or recorded plats to be approved by the Board of County Commissioners.

#### What Action Accomplishes

Approves a plat note amendment subject to staff recommendations and conditions assuring compliance with the standards and requirements of the Land Development Code.

#### Is this Action Goal Related

No

#### Previous Action Taken

None taken.

#### Summary Explanation/Background

THE RESILIENT ENVIRONMENT DEPARTMENT AND THE URBAN PLANNING DIVISION RECOMMEND APPROVAL OF THE ABOVE MOTION, subject to staff recommendations and

conditions.

This plat is located on 7.1 acres on the southwest corner of Sample Road and University Drive, in the City of Coral Springs. The plat is currently restricted to: “100,000 square feet of commercial use, 210,000 square feet of office use, 138-room hotel and 352 mid-rise units.” The applicant is requesting to amend the note on the face of the plat to: “357 mid-rise units, 50,000 square feet of office use and 35,000 square feet of commercial use on Parcel A, 351 mid-rise units and 28,000 square feet of commercial use on Parcel B and a 144-room hotel and 10,000 square feet of commercial use on Parcel C.”

The dwelling units on this plat are not subject to Policy 02.16.2, regarding affordable housing, as the Broward County Land Use Plan amendment was adopted in 2005, prior to the Board’s adoption of the policy in 2006 (see Exhibit 3).

The Development Review Report is attached (see Exhibit 1).

**Source of Additional Information**

Josie P. Sesodia, AICP, Director, Urban Planning Division, (954) 357-6602.

**Fiscal Impact**

**Fiscal Impact/Cost Summary**

No fiscal impact.