




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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for High Point Rehabilitation Center, A Replat  
(139-MP-86) City of Cooper City

DATE: July 6, 2020

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

The Future Land Use Element of the City of Cooper City Comprehensive Plan is the effective land use plan for the City of Cooper City. That plan designates the area covered by this plat for the uses permitted in the "Residential 3-5" land use category. This plat is generally located on the east side of Cherry Road/Southwest 106 Avenue, between Stirling Road and Southwest 57 Street.

The proposed synagogue/church, private school and daycare uses are in compliance with the permitted uses of the effective land use plan.

Further, the density of the proposed development of ancillary retreat and dormitory uses totaling 62 beds/sleeping rooms (31 dwelling unit equivalents) on 6.4 acres of land in the platted area, including the immediately adjacent right-of-way, is 4.8 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

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:LRH

cc: Joseph Napoli, City Manager  
City of Cooper City

Matthew J. Wood, AICP, Director, Growth Management Department  
City of Cooper City