



Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**

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**DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT**

Project Description			
Plat Name:	Windsor Square	Number:	004-MP-93
Application Type:	Note Amendment	Legistar Number:	21-1456
Applicant:	Coral Springs Development, LLC	Commission District:	3
Agent:	Greenspoon Marder, LLC	Section/Twn./Range:	07/48/41
Location:	North side of Wiles Road, west of Coral Ridge Drive	Platted Area:	11.83 Acres
Municipality:	Coral Springs	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	September 21, 2021		

A location map of the plat is attached as **Exhibit 2**.

The Application is attached as **Exhibit 7**. The Planning and Development Management Division (PDMD) distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code.

Platting History and Development Rights			
Plat Board Approval:	November 16, 1993	Plat Book and Page Number:	158-26
Date Recorded:	May 17, 1995	Current Instrument Number:	95206638
Plat Note Restriction			
Original Plat:	This plat is restricted to any combination of commercial uses not exceeding 145,933 square feet of commercial uses.		
Proposed Note:	This plat is restricted to <b>47 townhouse units on Parcel A</b> , and Parcel B is restricted to any combination of commercial uses not exceeding 145,933 square feet.		
Waiver:	Not Applicable		

**1. Land Use**

Planning Council staff has reviewed the proposed plat note is consistent with the effective Land Use Plan for the City of Coral Springs. That plan designates the area covered by Parcel A of this plat for the uses permitted in the “Community Facilities” (i.e. the northern approximate 0.9 gross acres) and the “Medium (10.1 du/ac) Residential” (i.e. the southern approximate 5.1 gross acres) land use categories. The existing commercial uses are within Parcel B of this plat and will remain as is.

Parcel A of the referenced plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendment PC 20-6, which was adopted by the Broward County Commission on November 10, 2020, and applicant agreed to voluntarily restrict the development to a maximum of 147 townhomes. Planning Council staff notes that all restrictions for Parcel A of the above referenced plat must be in coordination with “Wyndham Lakes Plaza” plat, see **Exhibit 3**.

**2. Affordable Housing**

The residential dwelling units from are not subject to Broward County Land Use Plan Policy 2.16.2 as the associated amendment did not propose any additional residential units to the BCLUP.

**3. Access**

Staff from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed this application and have no objection to this note amendment.

**4. Municipal Review**

The City of Coral Springs has submitted a letter of no objections dated January 5, 2021 supporting the application, see **Exhibit 4**.

**5. Concurrency – Transportation**

This plat is located within the Northcentral Concurrency Management Area, which is subject to transportation concurrency fees, as defined in Section 5- 182.1(a)(5)a) of Land Development Code. The proposed note amendment generates an addition of 31 trips per P.M. peak hour.

	Existing Use Trips per Peak Hour (PM)	Proposed Use Trips per Peak Hour (PM)
Residential	0	31
Non-Residential	805	0
Difference	Addition of 31 Trips per Peak Hour	

This plat was recorded with a note requiring development to occur before five (5) years from date of plat approval. This note is no longer required by the Land Development Code.

**6. Concurrency - Water and Wastewater Capacity**

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	City of Coral Springs	Broward
Plant name:	Coral Springs (04/21)	Broward County North Regional (03/21)
Design Capacity:	16.00 MGD	95.00 MGD
Annual Average Flow:	71.68 MGD	73.29 MGD
Estimated Project Flow:	0.031 MGD	0.025 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat note does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system.

**7. Concurrency – Regional Parks**

Broward County Parks and Recreation Division reviews all projects for Regional Park impacts and have reviewed this application and have no objection to this note amendment. This plat with the amended note satisfies the regional park concurrency requirement of Broward County Land Development Code.

**8. Concurrency - Public School**

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, this plat generates several students, and in accordance with Section 5-182(9)(b) of the Land Development Code, determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. The townhouse development proposed by this plat will be subject to school impact fees. The School Board staff provided a School Capacity Availability Determination (SCAD) letter attached as **Exhibit 5**.

**9. Impact Fee Payment**

All impact fees will be calculated by Planning and Development Management Division, Development and Environmental Review Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance.

**10. Environmental Review**

This plat has been reviewed by Environmental Engineering and Permitting Division. **Exhibit 6** provides recommendations to the developer regarding environmental permitting for the future development.

**11. Historic Resources**

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 City of Coral Springs, outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the Julie Krolak, Director of Development Services for the City of Coral Springs at 954-344-1028 to seek project review for compliance with the municipal historic preservation regulations.

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).

**12. Aviation**

The applicant is advised that any proposed construction or use of cranes or other high-lift equipment must be reviewed to determine if the following apply: Federal Aviation Regulation Part 77; Florida Statutes Chapter 333; and/or the Broward County Airport Zoning Ordinance. Based on the location, 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://oaaaa.faa.gov>.

**13. Utilities**

Florida Power and Light (FPL) and AT&T have been advised of this plat and provided no comments.

**14. Notice to Applicant**

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.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Planning and Development Management Division's web page at: [www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf)

**FINDINGS**

Staff have reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Northcentral Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(5)a) of the Land Development Code.
2. This plat satisfies the drainage, water, wastewater, and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.
3. This plat has been reviewed by the School Board and satisfies the public-school concurrency requirements of Section 5-182.9 (a)(1) of the Land Development Code.
4. This plat satisfied the regional parks and recreation concurrency requirement of Section 5-182.7 of the Broward County Land Development Code.

**RECOMMENDATIONS**

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

1. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **September 21, 2022**.
2. Delete the plat note that references expiration of the Findings of Adequacy.

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.

DP