



Resilient Environment Department

URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT

Project Description			
Plat Name:	Cornerstone Downtown Coral Springs	Number:	002-MP-02
Application Type:	Note Amendment	Legistar Number:	23-004
Applicant:	Coral Sample LLC/Cornerstone Hotel, LLC/MCREF III Coral Springs Apartments, LLC	Commission District:	3
Agent:	Dunay, Miskel & Backman, LLP	Section/Twn./Range:	28/48/41
Location:	Southwest Corner of University Drive and Sample Road	Platted Area:	Acres
Municipality:	Coral Springs	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	February 7, 2023		

A location map showing the parcels designated within the plat for the purpose of assigning development entitlement is attached, see **Exhibit 2**.

The Application is attached as **Exhibit 9**. The Urban Planning Division (UPD) 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:	April 21, 2020	Plat Book and Page Number:	183-412
Date Recorded:	August 10, 2020	Current Instrument Number:	116660489
Plat Note Restriction			
Original Plat:	This plat is restricted to 100,000 square feet of commercial use, 210,000 square feet of office use, 138 room hotel and 352 mid-rise units.		
Proposed Note:	This plat is restricted 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.		
Waiver:	Not Applicable		

In accordance with Broward County Land Development Code, mid-rise units are defined as four (4) or more attached dwelling units in a building with four (4) to eight (8) stories (exclusive of parking levels).

1. Land Use

Planning Council has reviewed this application and determined that the City of Coral Spring Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat for uses permitted in the “Local Activity Center” (LAC) land use category, see **Exhibit 3**. The proposed residential, commercial, hotel and office uses are subject to the recorded “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center” (O.R.B. 45755, PGS. 907-912, B.C.R.).

Amendments PC 04-27 and PCT 04-09, were adopted by the Broward County Commission on May 24, 2005, subject to the following voluntary restriction:

- Pursue and participate in a subordinated 2nd mortgage program utilizing 1% impact fee.

2. Affordable Housing

The dwelling units on this plat are not subject to Policy 02.16.2 (formerly Policy 1.07.07) regarding affordable housing, as the referenced BCLUP amendment was adopted prior to the County’s adoption of the policy, effective June 27, 2006.

3. Municipal Review

The City of Coral Springs has submitted a letter of No Objection supporting the application, see **Exhibit 4**.

4. 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.

This project is located on University Drive (State Road 817). Florida Department of Transportation (FDOT) has issued a pre-approval letter, see the attached. Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards," see **Exhibit 5**.

5. Concurrency – Transportation

This plat is located within the North Central Concurrency Management Area, which is subject to transportation concurrency fees, as defined in Section 5-182.1(a)(1)a) of Land Development Code. The proposed note amendment will be a decrease of 342 trips per P.M. peak hour.

	Existing Use Trips per Peak Hour (PM)	Proposed Use Trips per Peak Hour (PM)
Residential	137	276
Non-Residential	1,717	1,236
Total	1,854 – 1,512 = 342 Trips per PM Peak Hour	

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 County
Plant name:	Coral Springs Water Service (11/22)	Broward County North Regional (BCUD4) (09/22)
Design Capacity:	16.00 MGD	95.00 MGD
Annual Average Flow:	6.97 MGD	70.04 MGD
Estimated Project Flow:	0.263 MGD	0.259 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, or that sufficient capacity will exist at time of building permit approval.

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

The proposed 708 mid-rise units is anticipated to generate 57 (16 elementary, 13 middle and 28 high school) students, and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public-school concurrency. School Board staff has reviewed this application and determined that this request satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development.

This plat will be subject to school impact fees which 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. See the attached School Capacity Availability Determination received from the School Board, **Exhibit 6**.

7. Impact Fee Payment

All impact fees (school impact, park impact, transportation concurrency and administrative fees) will be calculated by the Urban Planning 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.

8. Environmental Review

The plat note amendment application has been reviewed by Environmental Permitting Division. **Exhibit 7** provides recommendations to the developer regarding environmental permitting for the future development.

9. Additional Environmental Protection Actions

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

10. Archaeological and Historical Resource Review

This plat has been reviewed the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. See the attached Archaeological and Historical Resource Comments, **Exhibit 8**.

11. Aviation

The Broward County Aviation Department (BCAD) has no objections to this plat. The applicant is advised by BCAD that any proposed construction on this property with a height exceeding 200 feet, or the use of cranes or other high-lift equipment, must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply to this development. Based on the location of the proposed project, the FAA may need to conduct a 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>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

12. Utilities

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

13. 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 Urban Planning Division's web page at: 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 North Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)a) of the Land Development Code.
2. 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. See the attached School Capacity Availability Determination received from the School Board, see the attached SCAD letter, see **Exhibit 6**.
3. This plat satisfies the solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.
4. This plat satisfies the regional park 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 **February 7, 2024**.
2. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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.

HWC