



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A PLAT NON-VEHICULAR ACCESS LINE AMENDMENT

Project Description			
Plat Name:	Monterra Plat	Number:	005-UP-03
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	21-112
Applicant:	CC Broward Property VI, LLC	Commission District:	5
Agent:	Craven Thompson & Associates, Inc.	Section/Twn./Range:	04/51/41
Location:	West side of University Drive, between Stirling Road and Sheridan Street	Platted Area:	499.5 Acres
Municipality:	Cooper City	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
FS 125.022 Waiver:	A Waiver of Extension was granted until May 6, 2022		
Meeting Date:	March 9, 2021		

A location map showing this 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:	April 19, 2005	Plat Book and Page Number:	175-155
Plat Recorded:	April 7, 2006	Current Instrument Number:	116600770
Plat Note Restriction			
Current Plat Note:	This plat is restricted to 149 single-family detached units on Parcel A; 300 low income garden apartments (96 one-bedroom, 156 two-bedroom and 48 three-bedroom) on Parcel B-1; 36,000 square feet of governmental offices and 14,000 square feet of fire station on Parcel B-2; 626 single family detached units, 294 townhouse units, 252 garden apartments on the remainder of Parcel B; 17,250 square feet of commercial use on Parcel C-1A; 7,600 square feet of commercial use on Parcel C-1B; a lake on Parcel C-1C; 31 single-family detached on Parcel C-2A; 175 age-restricted mid-rise units on Parcel C-2B1; 73,500 square feet of commercial use, 63,800 square feet of office use, 6,200 square feet of bank use, and 10,000 square feet of day care use on Parcel C-2B2; and 15,000 square feet of commercial use on Parcel C-3. (See attached Legal Description for Parcels C-2B1 & C-2B2)		

Existing NVAL (Parcel C-2 Only):	Parcel C-2 has three (3) openings in the NVAL along University Drive: <ul style="list-style-type: none"> • 100-foot access opening – left turns out prohibited • 50-foot access opening – right turns only • 120-foot full access opening
Proposed NVAL (Parcel C-2 Only):	Parcel C-2 will have three (3) openings with the 50-foot access opening relocated approximately 165 feet north of the existing location as shown and described in Exhibit 7 .
Extensions:	Not Applicable

1. Access

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum in **Exhibit 5**. This request shall meet the standards of the Broward County Land Development Code at the time of permit.

This project is located on South University Drive, which is a State Roadway. Florida Department of Transportation (FDOT) has issued a pre-approval letter, see **Exhibit 6**. 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."

2. Municipal Review

The City of Cooper City adopted Resolution No. 20-8-7 on August 25, 2020 supporting the application, which is attached in **Exhibit 3**. Adjacent Town of Davie indicate no objection to this request, see **Exhibit 4**.

RECOMMENDATIONS

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, and conditions.

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.

KDL