




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

FROM: Barbara Blake Boy, Executive Director 

RE: Sun Credit (003-MP-20)
City of Cooper City

DATE: March 1, 2021

This memorandum updates our previous comments regarding the referenced plat dated March 12, 2020.

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 “Estate” land use category. This plat is generally located on the southeast corner of Stirling Road and Northwest 92 Avenue.

Regarding the proposed bank with drive-thru use, Planning Council staff has received written documentation that on February 9, 2021, the City utilized the “5% residential-to-commercial” flexibility provision for the subject property, which permits commercial uses within areas designated “Residential” on parcels less than ten (10) acres in size and which will be used for offices and/or neighborhood retail sales of merchandise or services. Therefore, the proposed bank with drive-thru facility use is in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that this allocation of “flexibility” was not subject to Policy 2.10.1 of the Broward County Land Use Plan as the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not located adjacent to another municipality.

The effective land use plan shows the following land uses surrounding the plat:

North:	Office Park
South:	Estate
East:	Estate
West:	Estate

Sun Credit
March 1, 2021
Page Two

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:DBT

cc: Joseph Napoli, City Manager
City of Cooper City

Jason Chockley, Assistant Director, Community Development Department
City of Cooper City

